



PLANNING COMMISSION AGENDA
TUESDAY, MARCH 2, 2021 @ 1:30 P.M.
HELD VIRTUALLY
MICROSOFT TEAMS PLATFORM

CALL TO ORDER **Commissioner Williams 1:30 p.m.**

ROLL CALL **7 Commissioners Present**

[TRANSCRIPT](#) OF THE FEBRUARY 2, 2021 PUBLIC HEARING **Approved 7-0**

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- APRIL 6, 2021 PUBLIC HEARING 1:30 P.M.
HELD VIRTUALLY (MICROSOFT TEAMS PLATFORM)

ITEMS REVIEWED TODAY WILL BE PRESENTED TO CITY COUNCIL FOR ACTION AT THEIR [APRIL 13, 2021](#) OR [APRIL 27, 2021](#) PUBLIC HEARINGS OR AS OTHERWISE NOTED.

PLANNING COMMISSION RULES LIMIT A SPEAKER UP TO FIVE (5) MINUTES

PUBLIC HEARING ITEM S:

[Z-20-11](#) (Westhaven) and [UP-20-12](#) (Westhaven) **The applicant has withdrawn these applications.**

[CBE-21-01](#) (**Mimosa Cove**) – Rodney Flores of Pinnacle Group Engineering, Inc., on behalf of William S. Dodson, Jr., requests a Chesapeake Bay Exception for an attached garage, swimming pool, chicken coop, trellis, and associated Best Management Practices (BMPs) at 801 Mimosa Road. The property is zoned Urban Residential, UR, and is further described as Tax Map 637, Parcel 6.1. The *Build One Portsmouth* Comprehensive Plan recommends high density single-family residential development for the property. **Staff Coordinator: Stacy Porter Staff is recommending that this item be deferred to the April 6 meeting. DEFERRED 7-0**

[UP-21-01](#) (**Mount Hermon**) – Robert C. Barclay, IV, Esquire of Cooper, Spong and Davis, PC, on behalf of the Mount Hermon Community Improvement Foundation, requests a Use Permit at 3001 High Street for an entertainment establishment. The property is zoned General Mixed Use, GMU, and is further described as Tax Map 199, Parcel 11. The *Build One Portsmouth* Comprehensive Plan recommends commercial development. **Staff Coordinator: Stacy Porter APPROVED 7-0 WITH CONDITIONS**

UP-21-02 (I-264/164 M L King Expressway) – Kenjoh Outdoor, LLC requests a Use Permit to construct a new 14' x 48' (672 square foot), 50-foot high permanent freestanding outdoor advertising sign (“Billboard”) on a 1.914 acre lot located at 1420 Columbus Ave near the I-264/164 M L King Expressway westbound ramp (Exit 6). The Property is zoned Industrial (IN) and the Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates the property as Heavy Industrial. The property is owned by William A. Hall and is further described as Tax Map 208, Parcel 2.1. **Staff Coordinator: Carl Jackson APPROVED 7-0 WITH CONDITIONS**

UP-21-03 (Evergreen at Bethel) – Alvin Keels, of D&K Builders, requests a Use Permit for a 280-unit multi-family and mixed-use development consisting of seven four-story apartment buildings and a restaurant within a clubhouse on a 13.79 acre parcel at 4358 Greenwood Drive in the Multi-Family Urban Residential (UR-M) zoning district with a proposed density of 20.30 dwelling units per acre. The Future Land Use Map of the *Build One Portsmouth* Comprehensive Plan designates this property for Single-Family Residential – Low/Med. Density. The property is owned by the Cavalier Manor Development Group LLC and is identified as Tax Map 559, Parcel 1. **Staff Coordinator: Julie Chop**

MOTION TO APPROVE FAILED 3-4 (Commissioner Gee, Commissioner Paige, Commissioner Barnes)

MOTION TO DENY PASSED 4-3 (Commissioner Gee, Commissioner Paige, Commissioner Barnes)

NEW BUSINESS : MOTION TO APPROVE THE RES OUTION TO AUTHORIZE STAFF TO INITIATE AMENDMENTS TO THE ZONING ORDINANCE APPROVED 7-0

ADJOURNMENT : 3:20 P.M.

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