



PLANNING COMMISSION AGENDA
TUESDAY, April 6, 2021 @ 1:30 P.M.
HELD VIRTUALLY
MICROSOFT TEAMS PLATFORM

CALL TO ORDER **Commissioner Albert Williams, Chairman**

ROLL CALL **6 Commissioners Present**
Absent Commissioner : Paige

[TRANSCRIPT](#) OF THE MARCH 2, 2021 PUBIC HEARING **Approved 6-0**

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

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

ITEMS REVIEWED TODAY WILL BE PRESENTED TO CITY COUNCIL FOR ACTION AT THEIR **MAY 11, 2021** OR **MAY 25, 2021** PUBLIC HEARINGS OR AS OTHERWISE NOTED.

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

PUBLIC HEARING ITEM S:

UP-21-08 (PARADISE CREEK INDUSTRIAL CORRIDOR) - Stephen E. Heretick, on behalf of PER Properties, is requesting to amend the Use Permit conditions for UP-15-05 at 3999 Vener Rd. (formerly 3991 Elm Ave.) in the Industrial (IN) zoning district to allow the operation of two (2) self-contained enclosed cement mixers. The Future Land Use Map of the *Build One Portsmouth* Comprehensive Plan designates this property as Heavy Industrial. The property is owned by PER Properties, Inc. and is identified as Tax Map 387, Parcel 10
Staff Coordinator: Julie Chop A motion was made to move this item as the first item on the agenda. The applicant has requested a 60 day deferral of this item to the June 1, 2021 Planning Commission meeting. Approved 5-0 (Barnes left meeting)

CBE-21-02 (SWEETBRIAR) - Patricia W. Williams requests a Chesapeake Bay Exception for a rear deck addition at 5215 Sweetbriar Circle. The property is zoned General Residential, GR, and is further described as Tax Map 787, Parcel 26. The *Build One Portsmouth* Comprehensive Plan recommends low to medium single-family residential development for the property. **Staff Coordinator: Stacy Porter Approved 6-0 with conditions**

UP-21-04 (PRENTIS PLACE) - Robert C. Barclay, IV, Esquire, on behalf of Safe Harbor Behavioral Health, LLC, requests a Use Permit for a residential drug and alcohol treatment facility at 1819 Elm Avenue. The

property is zoned Neighborhood Mixed Use, NMU, and is further described as Tax Map 69, Parcel 18. The *Build One Portsmouth* Comprehensive Plan recommends mixed residential development. **Staff Coordinator: Stacy Porter Approved 6-0 with conditions**

UP-21-05 (GEORGE WASHINGTON HIGHWAY COMMERCIAL CORRIDOR) - Wayne Cummins requests a Use Permit for a Light Manufacturing business consisting of a metal fabrication shop and warehouse at 3409 George Washington Highway. The property is zoned General Mixed Use, GMU, and is further described as Tax Map 385, Parcel 3. The *Build One Portsmouth* Comprehensive Plan recommends commercial development. **Staff Coordinator: Stacy Porter Approved 5-1 with conditions (Commissioner Barnes)**

Z-21-01 (VICTORY VILLAGE) - Stephen R. Romine, on behalf of the Economic Development Authority, is requesting to rezone approximately 56.916 acres at 3560 Victory Blvd., 0 Campus Dr., 0 Victory Blvd., 0 Village Way, 111 Campus Dr., 0 Freedom Ave., 271 Freedom Ave., 175 Freedom Ave., and 3606 Victory Blvd. to an entertainment overlay district within the High Intensity Mixed-Use (MU-H) zoning district. The Future Land Use Map of the *Build One Portsmouth* Comprehensive Plan designates this property for Mixed-Use Employment. The property is owned by the Economic Development Authority and is further described as Tax Map 524, Parcel 1.2; Parcel 1.9; Parcel 2.1; Parcel 2.2; Parcel 2.3; Parcel 2.4; Parcel 2.5; Parcel 2.6; Parcel 2.7; Parcel 2.8; Parcel 3; Parcel 3.4; and Parcel 3.5. **Staff Coordinator: Julie Chop Approved 6-0**

UP-21-06 (VICTORY VILLAGE) - Stephen R. Romine, on behalf of the Economic Development Authority, is requesting a Use Permit for a casino gaming establishment on the approximately 38.74-acre property at 3560 Victory Blvd., 0 Campus Dr., 0 Victory Blvd., 0 Village Way., 111 Campus Dr., and 3606 Victory Blvd. in the High Intensity Mixed-Use (MU-H) zoning district. The Future Land Use Map of the *Build One Portsmouth* Comprehensive Plan designates this property for Mixed-Use Employment. The property is owned by the Economic Development Authority and is further described as Tax Map 524, Parcel 1.2; Parcel 1.9; Parcel 2.1; Parcel 2.2; Parcel 2.3; Parcel 2.4; Parcel 2.5; Parcel 3; Parcel 3.4; and Parcel 3.5. **Staff Coordinator: Julie Chop Approved 6-0 with conditions**

UP-21-07 (VICTORY VILLAGE) - Stephen R. Romine, on behalf of the Economic Development Authority, is requesting a Use Permit for a full service hotel on the approximately 38.74-acre property at 3560 Victory Blvd, 0 Campus Dr., 0 Victory Blvd., 0 Village Way., 111 Campus Dr., and 3606 Victory Blvd. in the High Intensity Mixed-Use (MU-H) zoning district. The Future Land Use Map of the *Build One Portsmouth* Comprehensive Plan designates this property for Mixed-Use Employment. The property is owned by the Economic Development Authority and is further described as Tax Map 524, Parcel 1.2; Parcel 1.9; Parcel 2.1; Parcel 2.2; Parcel 2.3; Parcel 2.4; Parcel 2.5; Parcel 3; Parcel 3.4; and Parcel 3.5. **Staff Coordinator: Julie Chop Approved 6-0 with conditions**

NEW BUSINESS : None

ADJOURNMENT: 3:40 p.m.