



PLANNING COMMISSION AGENDA
TUESDAY, May 4, 2021 @ 1:30 P.M.
HELD VIRTUALLY
MICROSOFT TEAMS PLATFORM

CALL TO ORDER

ROLL CALL

[TRANSCRIPT](#) OF THE APRIL 6, 2021 PUBLIC HEARING

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 [JUNE 8, 2021](#) OR [JUNE 22, 2021](#) PUBLIC HEARINGS OR AS OTHERWISE NOTED.

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

PUBLIC HEARING ITEM S:

[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, pergola/trellis, chicken coop, 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**

[S-21-01](#) (BELMONT AVE) - W. Leighton Lord III of Nexsen Pruet, LLC, on behalf of BKT Enterprises, L.P. request the closure of a portion of Belmont Avenue in order to conduct redevelopment of their adjacent property occupied by Southeastern Freight Lines trucking company. The Future Land Use Map of the *Build One Portsmouth* Comprehensive Plan designates the property for Transportation. The property is right-of-way owned by the City of Portsmouth. **Staff Coordinator: Carl Jackson**

[Z-21-02](#) (UPTOWN) – Trenton Walker of Pyramid Enterprises, LLC requests the rezoning of 2217 and 2221 Queen Streets from Light Industrial, IL to Multi-family Urban Residential, UR-M to construct

a single-family dwelling on the combined lots. The properties are further described as Tax Map 76, Parcels 67 and 68. The *Build One Portsmouth* Comprehensive Plan recommends light industrial development **Staff Coordinator: Stacy Porter**

UP-21-09 (UPTOWN) – Alvin Keels, of D&K Builders, requests a Use Permit for a 52-unit townhouse development on approximately 4.1 acres of land located at 1107 and 1021 High Street in the Neighborhood Mixed-Use (NMU) zoning district with a proposed density of 12.65 dwelling units per acre. The Future Land Use Map of the *Build One Portsmouth* Comprehensive Plan designates this area as a Mixed-Use Corridor. The properties are owned by the Portsmouth Economic Development Authority and are identified as Tax Map 63, Parcel 3 and Parcel 4. **Staff Coordinator: Julie Chop**

CA-21-01 (CITYWIDE) – The City of Portsmouth is proposing to amend *City Code Ch. 40.2 Zoning Ordinance* to amend *Sec. 40.2-307* to expand the use of signs incorporating automatic changeable copy to all zoning districts with the exception of uses under the Residential Use Category; to amend *Sec. 40.2-307* to allow outdoor advertising signs to have no more than two sign faces; to amend *Sec. 40.2-535* to allow an application for a Special Exception to authorize the modification of a nonconforming sign (excluding nonconforming outdoor advertising signs); to amend *Sec. 40.2-533* to allow an application for a Use Permit to authorize the modification of a nonconforming outdoor advertising sign; and to amend *Sec. 40.2-301* to require 1.5 off-street parking spaces per dwelling unit for multi-family dwellings. **Staff Coordinator: Julie Chop**

NEW BUSINESS

ADJOURNMENT