



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

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

ROLL CALL **7 Commissioners present**

[TRANSCRIPT](#) OF THE APRIL 6, 2021 PUBIC HEARING **Approved 7-0**

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 [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 Deferred to June 1, 2021 7-0**

THE APPLICANT HAS REQUESTED A DEFERRAL OF THIS APPLICATION TO THE JUNE 1, 2021 PUBLIC HEARING.

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**
Deferred to June 1, 2021 7-0

THE APPLICANT HAS REQUESTED A DEFERRAL OF THIS APPLICATION TO THE JUNE 1, 2021 PUBLIC HEARING.

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 Approved 7-0**

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**
Approved 6-1 with conditions

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 Approved 7-0**

NEW BUSINESS : Motion instructing staff to draft amendments to the Zoning Ordinance to reduce the requirement for the approval of text and map amendment and use permits from two City Council readings to one. **Approved 7-0**

ADJOURNMENT: 3:09 p.m.