



PLANNING COMMISSION AGENDA
TUESDAY, SEPTEMBER 5, 2023 @ 1:30 P.M.
CITY COUNCIL CHAMBER
6TH FLOOR, CITY HALL
801 CRAWFORD STREET

CALL TO ORDER: 1:34p.m. Commissioner Thaxton, Chairperson

ROLL CALL Commissioner Jiggetts, Thaxton, Coleman, Taylor, Gee, Curry Present
Commissioner Hinds Absent

TRANSCRIPT OF THE AUGUST 1, 2023 PUBLIC HEARING Approved 6-0

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- NEXT WORK SESSION: Tuesday October 3, 2023 at 12:30
(6TH FLOOR CITY COUNCIL CONFERENCE ROOM) FOLLOWED BY
PUBLIC HEARING 1:30 P.M. (CITY COUNCIL CHAMBER)

ITEMS REVIEWED TODAY WILL BE PRESENTED TO CITY COUNCIL FOR ACTION
AT THEIR OCTOBER 10, 2023 PUBLIC HEARING OR AS OTHERWISE NOTED.

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

DEFERRED FROM THE JULY 18, 2023 PLANNING COMMISSION:

UP-23-12 (Downtown) – Tawana Frater, with Gentle Touch Learning Center LLC, requests a Use Permit to operate a child day center on approximately 1.75 acres located at 670 Lincoln Street in the Downtown Special District (D1 SD) zoning sub-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 Runnymede Corporation (George Loizou) and is further described as Tax Map 33, Parcel 79. **Staff Coordinator: Amy Mervine DENIED 5-1 (Gee)**

PUBLIC HEARING ITEMS:

UP-23-10 (Downtown) - Dr. Angela D. Reddix requests a Use Permit to operate an event space/banquet hall on the approximately 0.26-acre parcel located at 340 High Street in the Downtown D1 T-5 sub-zoning district and the Downtown Design District overlay. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for mixed-use downtown type land uses. The property is owned by OMD Enterprise LLC (Angela D. Reddix, Manager) and is further described as Tax Map 6, Parcel 91. **Staff Coordinator: Amy Mervine APPROVED 6-0 WITH CONDITIONS**

UP-23-16 (Carney Farm) - Cellco Partnership, on behalf of Verizon Wireless, requests a Use Permit to construct and operate a 125-foot monopole telecommunications tower with a 4-foot lightning rod, together with related communications equipment, on an 800 square foot fenced portion of the 6.5-acre parcel at 4710 High Street West in the General Residential (GR) zoning district. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Institutional/Public use. The property is owned by Richard Brubaker et al Trustees and is identified as Tax Map 759, Parcel 1. **Staff Coordinator: Julie Chop APPROVED 6-0 WITH CONDITIONS**

UP-23-17 (Collinswood) - Miguel Roldan requests a Use Permit to operate an entertainment establishment as part of a restaurant on a portion of the 2884 Airline Boulevard parcel designated as 2860 Airline Boulevard. The parcel is located in the General Mixed-Use (GMU) zoning district. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for mixed-use corridor. The property is owned by Michael Zarpas and is further described as Tax Map 577, Parcel 20. **Staff Coordinator: Valerie Malzone APPROVED 6-0 WITH CONDITIONS**

UP-23-18 (Commercial District 4) – George Williams requests a Use Permit to operate an entertainment establishment on the approximately 9.48-acre parcel located at 4010 Victory Boulevard in Suite 4012 C of the Victory Crossing Shopping Center in the General Mixed-Use (GMU) zoning district. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for commercial type land uses. The property is owned by Victory Crossing Marketplace LLC (Christopher Lee) and is further described as Tax Map 526, Parcel 2.2. **Staff Coordinator: Bill Landfair APPROVED 6-0 WITH CONDITIONS**

NEW BUSINESS: Adopted a resolution initiating staff to prepare amendments to the Portsmouth Zoning Ordinance to address side yard setbacks for single family dwellings on narrow lots. APPROVED 5-1 (Jiggetts)

ADJOURNMENT: 2:43 p.m.