



PLANNING COMMISSION AGENDA
TUESDAY, SEPTEMBER 7, 2021 @ 1:30 P.M.
CITY COUNCIL CHAMBER
6TH FLOOR, CITY HALL
801 CRAWFORD STREET

CALL TO ORDER: 1:30 P.M.

ROLL CALL: 6 Commissioners present (Commissioner Youngblood absent)

[TRANSCRIPT](#) OF THE AUGUST 3, 2021 PUBLIC HEARING **Approved 6-0**

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- NEXT WORK SESSION : OCTOBER 5, 2021 @ 12:30 P.M.
(6TH FLOOR CITY COUNCIL CHAMBER) 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 12, 2021](#) PUBLIC HEARINGS OR AS OTHERWISE NOTED.

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

PUBLIC HEARING ITEM S:

Z-21-05 (Olde Towne) – Edward E. O'Brien requests a Rezoning of an approximately 0.139-acre property at 441 Washington Street from Historic Limited Office (HLO) to Historic Limited Business (HLB). The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Mixed-Use Downtown. The property is owned by 441 Washington Street LLC and is further described as Tax Map 12, Parcel 84.1. **Staff Coordinator: Julie Chop; Approved 6-0 with conditions**

UP-21-13 (Olde Towne) – Edward E. O'Brien requests a Use Permit for an entertainment establishment on the approximately 0.139-acre property at 441 Washington Street in the Historic Limited Office (HLO) zoning district. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Mixed-Use Downtown. The property is owned by 441 Washington Street LLC and is further described as Tax Map 12, Parcel 84.1.

Staff Coordinator: Julie Chop; Approved 6-0 with conditions

UP-21-14 (Churchland) – Adams Outdoor Advertising requests a Use Permit to update and convert an existing back-to-back static billboard into a back-to-back digital billboard of the same size and placement (14' x 48' feet) on a portion of a 0.68 acre lot located at 5720 High Street in the General Mixed-Use (GMU) zoning district. The Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates the property as Commercial. The property is owned by TowneBank and is further described as Tax Map 809, Parcel 10. **Staff Coordinator: Carl Jackson; Approved 6-0 with conditions**

CA-21-03 (Citywide) – The City of Portsmouth proposes to amend *City Code Ch. 40.2 Zoning Ordinance* to exempt existing structures in the Downtown (D1) district from the minimum required density; to amend the maximum permitted height for new construction in HR, HLO, and HLB; to add the event space/banquet hall use; to remove the garage sales/residential sales accessory use; to amend the use designation of several uses in the Use Table; to amend Table 40.2-304(2) Buffer Type Application of the landscaping sub-section; to exempt townhouse residential development from the open space set-aside requirement; to allow ground signs in the UR and UR-M zoning districts; to remove the common ownership subdivision requirement in the nonconformities sub-section; and to correct scrivener's errors throughout Zoning Ordinance. **Staff Coordinator: Julie Chop; Approved 6-0 with conditions**

NEW BUSINESS: UP-21-08 (Paradise Creek Industrial Corridor) – Stephen E. Heretick, on behalf of PER Properties, Inc., is requesting to amend the Use Permit conditions for UP-15-05 (amended and superseded by UP-19-12) at 3999 Veneer 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. **The applicant has requested a 60 day deferral. Approved 6-0 to the November 16, 2021 Planning Commission meeting**

Initiate a resolution: Motion to instruct staff to prepare draft amendments to the Zoning Ordinance to require use permits for car washes in the GMU, IN, and IL districts; to modify the Use Specific zoning standards pertaining to car washes in order to mitigate and minimize impacts on surrounding land uses; and to propose such additional modifications as deemed appropriate. **Approved 6-0**

ADJOURNMENT: 1:20 P.M.