



PLANNING COMMISSION AGENDA  
TUESDAY, NOVEMBER 1, 2022 @ 1:30 P.M.  
CITY COUNCIL CHAMBER  
6<sup>TH</sup> FLOOR, CITY HALL  
801 CRAWFORD STREET

CALL TO ORDER **Commissioner Thaxton, Vice Chairman 1:30 p.m.**

ROLL CALL **6 Commissioners present (Commissioner Williams absent)**

[TRANSCRIPT](#) OF THE OCTOBER 4, 2022 PUBLIC HEARING **APPROVED 6-0**

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- NEXT WORK SESSION : DECEMBER 6, 2022 @ 12:30 P.M.  
(6<sup>TH</sup> 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 **DECEMBER 13, 2022** PUBLIC HEARINGS OR AS OTHERWISE NOTED.

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

ITEM DEFERRED FROM SEPTEMBER 6, 2022 MEETING :

**S-22-01 (MERRIMAC POINT)** – Riley R. Cyr, Attorney at Law, on behalf of Jeffrey and Colleen Stanek requests the closure of the grassy, dead end portion of Williamson Road to be evenly divided and maintained by the adjoining property owners. The closure area is adjacent to the applicant's home at 96 Williamson Road and abuts 100 Monitor Road. The Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates the property for Single Family Residential, Low to Medium Density. The property is right-of-way owned by the City of Portsmouth **Staff Coordinator: Carl Jackson *\*\*Planning Staff recommends a 60 day deferral\*\* Motion to defer for 60 days (January 13, 2023 meeting)*** **DEFERRED 6-0**

PUBLIC HEARING ITEM S:

**Z-22-05 (TOWNE POINT PLAZA)** – John Sandow, PE, on behalf of The Flats at Twin Pines, LLC, requests to rezone approximately 3.73 acres at 3993 Twin Pines Road from Conditional Multi-Family Urban Residential (UR-M-K) to Multi-Family Urban Residential (UR-M) in order to remove the existing proffers and develop an 82-unit multi-family dwelling development. The applicant is concurrently requesting a Use Permit for a multi-family dwelling (UP-22-15). The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this

property for Multi-Family Residential. The property is owned by The Flats at Twin Pines, LLC and is further described as Tax Map 846, Parcel 2.8. **Staff Coordinator: Amy Mervine APPROVED 6-0**

**UP-22-15 (TOWNE POINT PLAZA)** – John Sandow, PE, on behalf of The Flats at Twin Pines, LLC, requests a Use Permit for a four-story, 82-unit senior living multi-family dwelling on the approximately 3.73-acre property at 3993 Twin Pines Road with a proposed density of 22 dwelling units per acre. The property is currently zoned Conditional Multi-Family Urban Residential (UR-M-K). The applicant is concurrently requesting a Rezoning of the property to remove the existing proffers (Z-22-05). The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Multi-Family Residential. The property is owned by The Flats at Twin Pines, LLC and is further described as Tax Map 846, Parcel 2.8. **Staff Coordinator: Amy Mervine APPROVED 5-1 (Barnes) with amended conditions.**

**Z-22-06 (TURNPIKE ROAD)** – Bobby Wilson, of LBC Transportation LLC, requests to rezone approximately 0.95 combined acres at 2325, 2332, and 2400 Turnpike Road, as well as, 2410 and 2434 Spruce Street from Light Industrial (IL) to Industrial (IN) to allow for a Minor Subdivision to combine the properties with surrounding properties. The applicant is concurrently requesting a Use Permit for a shipping container/chassis storage yard (UP-22-16). The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates these properties as part of a Mixed-Use Corridor. The properties are owned by LBC Transportation LLC and are further described as Tax Map 175, Parcels 13, 14, 15, and 3, as well as, Tax Map 183, Parcel 13. **Staff Coordinator: Julie Chop DEFERRED 6-0**

**UP-22-16 (TURNPIKE ROAD)** – Bobby Wilson, of LBC Transportation LLC, requests a Use Permit for a shipping container/chassis storage yard on approximately 2.46 combined acres located at 2325, 2332, 2400, 2404, 2418, and 2421 Turnpike Road, as well as 2410, 2420, 2422, 2426, 2424, and 2434 Spruce Street. The properties are currently zoned Light Industrial (IL) and Industrial (IN). The applicant is concurrently requesting a Rezoning of the properties that are zoned IL to IN in order to combine all of the parcels through a Minor Subdivision (Z-22-06). The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates these properties as part of a Mixed-Use Corridor. The properties are owned by LBC Transportation LLC, as well as, Steven C. Williams & Alexis Smith and are further described as Tax Map 175, Parcels 13, 14, 15, 17, 22, 18, and 3, as well as, Tax Map 183, Parcels 17, 13, 14, 15, and 16.

**Staff Coordinator: Julie Chop DEFERRED 6-0**

**NEW BUSINESS: A RESOLUTION TO INTITATE AMENDMENTS TO THE ZONING ORDINANCE TO BE**

**PREPARED BY STAFF**

**APPROVED 6-0**

**ADJOURNMENT: 2:11 P.M.**