



**PLANNING COMMISSION AGENDA  
TUESDAY, NOVEMBER 21, 2023 @ 1:30 P.M.  
CITY COUNCIL CHAMBER  
6<sup>TH</sup> FLOOR, CITY HALL  
801 CRAWFORD STREET**

**CALL TO ORDER:**

**ROLL CALL**

**TRANSCRIPT OF THE OCTOBER 3, 2023 PUBLIC HEARING**

**ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS**

- **NEXT WORK SESSION: Tuesday, December 5, 2023 at 12:30  
(6<sup>TH</sup> 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 DECEMBER 12, 2023 PUBLIC HEARINGS OR AS OTHERWISE NOTED.**

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

**PUBLIC HEARING ITEMS:**

**UP-23-13 (Mt Hermon)** – Keystone Investment Firm LLC requests a Use Permit to develop a 7-unit multi-family dwelling on the combined 0.449-acre parcels located at 2520 Turnpike Road and 2527 Moton Street in the General Mixed-Use (GMU) zoning district. The Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates this property for a mixed-use corridor. The properties are owned by Keystone Investment Firm LLC and is further described as Tax Map 183, Parcel 48 and 48.1. **Staff Coordinator: Bill Landfair**

**UP-23-19 (Westhaven)** – Joseph Pulley, with Arnhold Marketing Services, requests a Use Permit to construct a three-unit townhouse development on an approximately 0.22-acre parcel at 4423 King Street in the Urban Residential (UR) zoning district. The Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates this property for low to medium density single-family residential uses. The property is owned by Arnhold Marketing Services and is further described as Tax Map 308, Parcel 75. **Staff Coordinator: Valerie Malzone**

**UP-23-20 (King's Gate Crossing)** – Don Scott, Esq., on behalf of SAFStor Real Estate Co., LLC, requests a Use Permit for a four-story, 104,700 square-foot self-service storage facility with 800 units on the combined 2.19 acre property at 3206, 3208, and 3210 Airline Boulevard, and a portion of 3290 Airline Boulevard in the General Mixed-Use (GMU) zoning district. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates these

properties as a Mixed-Use Corridor. The properties are owned by Batton II LLC (Raymond Batton) and is further described as Tax Map 582 Parcel 2, 3, and 4 and Tax Map 583 Parcel 4. **Staff Coordinator: Julie Chop APPLICANT HAS REQUESTED A DEFERRAL**

**UP-23-21 (Hattonsville)** – Leif Berner requests a Use Permit to operate a shipping container/chassis storage yard on an approximately 5.4-acre parcel at 3015 Airline Boulevard in the Light Industrial (IL) zoning district. The Future Land Use Map of the Build One Portsmouth Comprehensive Plan designates this property as a mixed-use corridor. The property is owned by Berner Properties 3015 Airline LLC and is further described as Tax Map 574, Parcel 3. **Staff Coordinator: Valerie Malzone APPLICANT HAS REQUESTED A DEFERRAL**

**UP-23-22 (Victory Crossing)** – Tanita Brinkley requests a Use Permit to operate an entertainment establishment on approximately 9.48-acre parcel located at 4010 Victory Boulevard Suite B 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 use. The property is owned by Victory Crossing Marketplace LLC (Kory Lee) and is further described as Tax Map 526, Parcel 2.2. **Staff Coordinator: Bill Landfair**

**CA-23-03 (Citywide)** – The City of Portsmouth proposes to amend City Code Ch. 40.2 Zoning Ordinance to remove privately operated correctional facilities from the definition of the correctional facility use; prohibit privately operated correctional facilities within the City; and such additional modifications as may be deemed appropriate. **Staff Coordinator: Julie Chop**

#### **NEW BUSINESS:**

- **Resolution to update and amend the *Build One Portsmouth Comprehensive Plan***
- **Resolution to update and amend *City Code Ch. 33.1 Subdivision Ordinance***
- **Resolution to update and amend the Innovation Overlay District standards of *City Code Ch. 40.2 Zoning Ordinance***
- **Resolution to update dimensional allowances for residentially zoned lots in *City Code Ch. 40.2 Zoning Ordinance***

#### **ADJOURNMENT:**