



**PLANNING COMMISSION AGENDA  
TUESDAY, DECEMBER 6, 2022 @ 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 NOVEMBER 1, 2022 PUBLIC HEARING**

**ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS**

- **NEXT WORK SESSION : JANUARY 17, 2023 @ 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 JANUARY 10, 2023 PUBLIC HEARINGS OR AS OTHERWISE NOTED.**

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

**ITEMS DEFERRED FROM NOVEMBER 1, 2022 MEETING:**

**Z-22-06 (Turnpike Rd)** – Bobby Wilson, of LBC Transportation LLC, requests to rezone approximately 1.13 combined acres at 2325, 2332, 2410, 2414, 2416, 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 the Economic Development Authority and are further described as Tax Map 175, Parcels 13, 14, 15, 19, 20, 21, and 3, as well as, Tax Map 183, Parcel 13. **Staff Coordinator: Julie Chop**

**UP-22-16 (Turnpike Rd)** – Bobby Wilson, of LBC Transportation LLC, requests a Use Permit for a shipping container/chassis storage yard on approximately 2.64 combined acres located at 2325, 2332, 2400, 2404, 2410, 2414, 2416, 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, the Economic Development Authority and are further described as Tax Map 175, Parcels 13, 14, 15, 17, 19, 20, 21, 22, 18, and 3, as well as, Tax Map 183, Parcels 17, 13, 14, 15, and 16. **Staff Coordinator: Julie Chop**

## **PUBLIC HEARING ITEM S:**

**UP-22-17 (PARK MANOR)** – Polk Pinewill Builders LLC, requests a Use Permit for four (4) duplexes on the approximate 0.92-acre property at 330 Park Manor Road. The property is currently zoned Urban Residential (UR). The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Single-Family Residential with Low to Medium Density. The property is owned by Polk Pinewill Builders LLC and is further described as Tax Map 644, Parcel 8. **Staff Coordinator: Amy Mervine**

## **NEW BUSINESS:**

- Nominations/Election of Officers
  - Chairman
  - Vice Chairman
  
- Approval of 2023 Planning Calendar

## **ADJOURNMENT:**