



**PLANNING COMMISSION AGENDA
TUESDAY, APRIL 4, 2023 @ 1:30 P.M.
CITY COUNCIL CHAMBER
6TH FLOOR, CITY HALL
801 CRAWFORD STREET**

CALL TO ORDER

ROLL CALL

[TRANSCRIPT](#) OF THE MARCH 7, 2023 PUBLIC HEARING

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- **NEXT WORK SESSION: MAY 2, 2023 @ 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 [MAY 9, 2023](#) PUBLIC HEARINGS OR AS OTHERWISE NOTED.**

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

ITEM DEFERRED FROM JANUARY 2023 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 The property is right-of-way owned by the City of Portsmouth **Staff Coordinator: Carl Jackson The applicant has withdrawn their application.**

PUBLIC HEARING ITEMS:

[UP-23-02](#) (Westhaven) – Nicole Clay, with Deep Creek Academy, requests a Use Permit to operate a child day center on approximately 6.5 acres located 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 Fred Riley and other Trustees and is further described as Tax Map 759, Parcel 1. **Staff Coordinator: Amy Mervine**

UP-23-03 (West Norfolk) – James Stevens, with PortRail Crane Service, requests a Use Permit to operate a shipping container storage yard on approximately 1.4 combined acres located at 3301 Mariner Avenue, 3300 West Norfolk Road, 3324 West Norfolk Road, and 3303 Broadway Street in the Light Industrial (IL) zoning district. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Light Industrial use. The property is owned by Roger and Glenna Woodington and is further described as Tax Map 702, Parcel 3, 4, 6 and 17. **Staff Coordinator: Amy Mervine**

Z-23-02 (Woodbine) – Scott Campbell, AIA, of VIA Design Architects, requests to rezone approximately 4.92 acres at 5311, 5315, 5319 High Street, and 3107 Honeysuckle Lane from General Residential (GR) to Multi-Family Urban Residential (UR-M) in order to develop a three-story 42-unit senior living multi-family dwelling development. The applicant is concurrently requesting a Use Permit for a multi-family dwelling (UP-23-04). The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Single-Family Residential – Low/Medium Density. The properties are owned by Portsmouth Redevelopment and Housing Authority (PRHA) and are further described as Tax Map 812, Parcels 1, 1.1, 1.2, and 1.3. **Staff Coordinator: Julie Chop**

UP-23-04 (Woodbine) – Scott Campbell, AIA, of VIA Design Architects, requests a Use Permit for a three-story, 42-unit senior living multi-family dwelling on approximately 4.92 acres at 5311, 5315, 5319 High Street, and 3107 Honeysuckle Lane with a proposed density of 8.5 dwelling units per acre. The property is currently zoned General Residential, GR. The applicant is concurrently requesting a Rezoning of the property to Multi-Family Urban Residential, UR-M (Z-23-02). The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Single-Family Residential – Low/Medium Density. The properties are owned by Portsmouth Redevelopment and Housing Authority (PRHA) and are further described as Tax Map 812, Parcels 1, 1.1, 1.2, and 1.3. **Staff Coordinator: Julie Chop**

UP-23-05 (Uptown) – Alvin Keels, of D&K Builders, requests an amendment to the existing UP-21-09 Use Permit for a 52-unit townhouse development on approximately 4.1 acres of land located at 1107 and 1021 High Street in the Neighborhood Mixed-Use (NMU) zoning district with a proposed density of 12.65 dwelling units per acre. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this area as a Mixed-Use Corridor. The properties are owned by the Portsmouth Economic Development Authority and are identified as Tax Map 63, Parcel 3 and Parcel 4 **Staff Coordinator: Julie Chop**

NEW BUSINESS:

ADJOURNMENT: