



PLANNING COMMISSION AGENDA
TUESDAY, SEPTEMBER 6, 2022 @ 1:30 P.M.
CITY COUNCIL CHAMBER
6TH FLOOR, CITY HALL
801 CRAWFORD STREET

CALL TO ORDER **Commissioner Williams, Chairman**

ROLL CALL **6 Commissioners present**

[TRANSCRIPT](#) OF THE AUGUST 2, 2022 PUBLIC HEARING

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- NEXT WORK SESSION : OCTOBER 4, 2022 @ 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 11, 2022](#) PUBLIC HEARINGS OR AS OTHERWISE NOTED.

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

ITEM DEFERRED FROM JULY 5, 2022 MEETING :

S-22-01 (MERRIMAC POINT) – Mr. 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 (November 1, 2022 meeting)***

PUBLIC HEARING ITEM S:

UP-22-12 (UPTOWN) – Green Re-Leaf LLC requests a Use Permit for an urban agriculture facility to grow and cultivate industrial hemp on an approximately 1.45 acre property located at 1300 High Street in the Neighborhood Mixed-Use (NMU) zoning district and the Innovation Overlay District. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Commercial use. The property is owned by Cars 4 Less, Inc. and is identified as Tax Map 38, Parcel 133. **Staff Coordinator: Julie Chop, Motion to approve motion failed 3-3 (Curry, Paige, Barnes)**

CBE-22-05 (STERLING POINT) – Raffaele L. Allen requests a Chesapeake Bay Exception for a swimming pool within the Chesapeake Bay Resource Protection Area’s 100-foot buffer at 2440 Sterling Point Drive. The property is zoned General Residential, GR, and is further described as Tax Map 783, Parcel 39. The *Build One Portsmouth Comprehensive Plan* recommends low to medium single-family residential development for the property. **Staff Coordinator: Amy Mervine, Motion to approve. Motion failed for lack of a second.**

Second Motion: Motion to deny 5-1 (Curry)

CBE-22-06 (WILD DUCK LN) – Laurence Benson, with Kimley-Horn, on behalf of Justin Lichter, requests a Chesapeake Bay Exception for development of a warehouse/trans-load facility and associated infrastructure within the 100-foot buffer at 1 Wild Duck Lane. The property is zoned Industrial, IN, and is further described as Tax Map 719, Parcel 2. The *Build One Portsmouth Comprehensive Plan’s* Future Land Use Map recommends Heavy Industrial development for the property. **Staff Coordinator: Amy Mervine,**

Motion to approve, 2-4 (Williams,Thaxton, Paige, Barnes) motion failed

NEW BUSINESS: None

ADJOURNMENT: 2:29 p. m.