



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

CALL TO ORDER:

ROLL CALL

[TRANSCRIPT](#) OF THE MAY 2, 2023 PUBLIC HEARING

ANNOUNCEMENT OF FUTURE CONFERENCES AND MEETINGS

- **NEXT WORK SESSION: Due to the “Fourth of July” Holiday please note our next scheduled work session is Tuesday, July 18, 2023 at 12:30 (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 JULY 11, 2023 PUBLIC HEARINGS OR AS OTHERWISE NOTED.

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

PUBLIC HEARING ITEMS :

UP-23-09 (Downtown) – The Book Club LLC requests a Use Permit to operate an Entertainment Establishment on the approximately 0.143 acres located at 620 High Street in the Downtown Urban Center (D1 T5) zoning district. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for mixed use downtown. The property is owned by Two Monkeys Inc and is further described as Tax Map 18, Parcel 130. **Staff Coordinator: Amy Mervine**

UP-23-12 (Downtown) – Tawana Frater, with Gentle Touch Learning Center LLC, requests a Use Permit to operate a Child Day Center on the approximately 1.75 acres located at 670 Lincoln Street in the Downtown Special District (SD) zoning district. The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for mixed use employment. The property is owned by The Runnymede Corporation and is further described as Tax Map 33, Parcel 79. **Staff Coordinator: Amy Mervine**

Z-23-04 (Downtown) – Don Scott, Esq., on behalf of SAFStor Real Estate Co., LLC, requests to rezone approximately 5.38 acres at 0 Effingham Street from Downtown D1 T5 sub-district to Conditional General Mixed-Use (GMU-K) in order to develop a self-service storage facility. The applicant is concurrently requesting a Use Permit for the self-service storage facility use (UP-23-11). The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Mixed-Use Employment. The property is owned by the Portsmouth Redevelopment and Housing Authority (PRHA) and is further described as Tax Map 29 Parcel 9. **Staff Coordinator: Julie Chop**

UP-23-11 (Downtown) – Don Scott, Esq., on behalf of SAFStor Real Estate Co., LLC, requests a Use Permit for a three-story, 103,350 square-foot self-service storage facility with 793 units on the approximately 5.38 acre property at 0 Effingham Street. The property is currently zoned Downtown (D1) in the T5 sub-district. The applicant is concurrently requesting a Rezoning of the property to Conditional General Mixed-Use (GMU-K) zoning district (Z-23-04). The Future Land Use Map of the *Build One Portsmouth Comprehensive Plan* designates this property for Mixed-Use Employment. The property is owned by the Portsmouth Redevelopment and Housing Authority (PRHA) and is further described as Tax Map 29 Parcel 9. **Staff Coordinator: Julie Chop**

NEW BUSINESS:

ADJOURNMENT: