



AGENDA

SUFFOLK PLANNING COMMISSION

March 16, 2021

2:00 P.M.

1. Call to Order
 - A. Invocation
 - B. Roll Call
2. Approval of minutes from previous meeting
3. Public Hearings:
 - A. **REZONING REQUEST, RZN2020-009, (Conditional) Port Logistics Center - Lot 39:** submitted by John Knott, Monroe Lot 8 Owner, LLC, applicant and property owner, in accordance with Section 31-304 of the Unified Development Ordinance, to rezone and amend the official zoning map of the City of Suffolk to change the zoning from M-1, Light Industrial zoning district, to B-2, General Commercial zoning district, for property located at the intersection of Holland Road and Enterprise Drive, Zoning Map 32B, Parcel 3*39. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned M-1, Light Industrial zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.
 - B. **REZONING REQUEST, RZN2021-003, (Conditional), 115 C Street - The Meadows at Moore's Pointe:** submitted by Whitney Saunders, Saunders and Ojeda, P.C, Agent, on behalf of Bob Arnette, Moore's Pointe, LLC, applicant, on behalf of Wesley and Louise Johnson, property owners, in accordance with Sections 31-304 and 31-305 of the Unified Development Ordinance, to rezone and amend the official zoning map of the City of Suffolk to change the zoning from B-2, General Commercial zoning district, to RU, Residential Urban zoning district, for property located at 115 C Street, Zoning Map 36A, Parcels 202 and 202B. The affected area is further identified as being located in the Cypress Voting Borough, zoned B-2, General Commercial zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Inner-Ring Suburban Use District.
 - C. **REZONING REQUEST, RZN2021-005, Parker Enterprises Residential:** submitted by Scott Acey, MSA, agent, on behalf of Calvin Cole, Crystal Sea, LLC, applicant, on behalf of Bailey Parker, III, Parker Enterprises, property owner, in accordance with Section 31-304 of the Unified Development Ordinance, to rezone and amend the official zoning map of the City of Suffolk to change the zoning from B-1, Neighborhood Commercial zoning district, to RLM, Residential Low-Medium Density zoning district, for property located on the south side of Sleepy Hole Road, Zoning Map 19A, Parcel 63A. The affected area is further identified as

being located in the Sleepy Hole Voting Borough, zoned B-1, Neighborhood Commercial zoning district. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Suburban Use District.

- D. CONDITIONAL USE PERMIT REQUEST, CUP2020-027, 4372 Driver Lane, Accessory Dwelling Unit:** submitted by Felicia Moody Jones, applicant and property owner, in accordance with Sections 31-306 and 31-406 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish an Accessory Dwelling Unit, Detached, on property located at 4372 Driver Lane, Zoning Map 19, Parcel 37C. The affected area is further identified as being located in the Sleepy Hole Voting Borough, zoned RLM, Residential Low-Medium Density zoning district. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Suburban Use District.

- E. CONDITIONAL USE PERMIT REQUEST, CUP2021-004, Stratford Solar Facility:** submitted by Jay Linke, Birch Creek Development, LLC agent and applicant, on behalf of William B. and Barbara J. Hunter, property owners, in accordance with Sections 31-306 and 31-406 of the Unified Development Ordinance, in order to amend the previously approved conditions pertaining to the establishment of a solar facility, on property located on the west side of White Marsh Road, Zoning Map 45, Parcels 11, 11*1, and 13. The purpose of this request is to decrease the footprint of the proposed use by an area greater than five percent pertaining to the development of the Stratford Solar Facility in accordance with Conditional Use Permit, C12-17. The affected area is further identified as being located in the Cypress Voting Borough, zoned A, Agricultural zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Rural Agricultural Use District.

- F. EXCEPTION REQUEST, CEX2021-001, 2703 River Watch Drive:** submitted by Antron Boone, Precision Building, LLC, applicant, on behalf of Gary and Barbara Allemand, property owners, in accordance with Section 31-415 of the Unified Development Ordinance, to grant an Exception to the development criteria and buffer area requirements of the Chesapeake Bay Preservation Area to permit a fence to encroach into the 100-foot Resource Protection Area buffer, on property located at 2703 River Watch Drive, Zoning Map 26F, Parcel RB*71. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned PD, Planned Development Overlay zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.

4. Old Business

5. New Business

A. Status Report – City Council Meeting, February 17, 2021

B. Status Report - Preliminary Plats Approved - None

6. Commissioner’s Comments

7. Adjournment