



AGENDA

SUFFOLK PLANNING COMMISSION

April 20, 2021

2:00 P.M.

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1. Call to Order
 - A. Invocation
 - B. Roll Call
 2. Approval of minutes from previous meeting
 3. Public Hearings:
 - A. **REZONING REQUEST, RZN2021-004, (Conditional), Hampton Roads Crossing, Park 216 Apartments, Phase 3** submitted by John H. Peterson, III, Terry / Peterson Residential Thirty, LLC and Terry Peterson Investment Thirty, LLC, applicant and property owner, 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 in order to amend the previously approved proffered conditions for property located at 1000 and 1010 University Boulevard, Zoning Map 13G, Parcels 2 and 2*3. The purpose of this request is to amend the previously accepted proffers pertaining to the development of Hampton Roads Crossing Mixed Use Development (RZ01-06 (as amended) (Conditional)). The affected area is further identified as being located in the Nansemond Voting Borough, zoned MUD, Mixed Use Development zoning district. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Mixed Use Core Use District.
 - B. **CONDITIONAL USE PERMIT REQUEST, CUP2021-002, Suffolk News Herald Mixed Use - Multi-Family Apartments:** submitted by Chris Johnson, Monument Development Sixteen, LLC, applicant, on behalf of Steve Stewart, Suffolk Publications, LLC, property owner, in accordance with Sections 31-306 and 31-406 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a Mixed Use – Dwelling, Multi-Family Apartment Building on property located at 130 S. Saratoga Street, Zoning Map 34G18(2), Parcel 5. The affected area is further identified as being located in the Suffolk Voting Borough, zoned CBD, Central Business District zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Mixed Use Core Use District.
 - C. **CONDITIONAL USE PERMIT REQUEST, CUP2021-003, Whitney I/ II Solar Facility:** submitted by Piero Mellits, PE, Century Engineering, Inc., agent, on behalf of Michael Doniger, Vice President, Chaberton Solar Whitney, LLC, applicant, on behalf of Adam Rountree and Brandon Simpson, property owners, in accordance with Sections 31-306 and 31-

406 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a solar energy facility, on property located at the south-east quadrant of the intersection between Great Neck Road and Lucy Cross Road, Zoning Map 64, Parcel 58B. The affected area is further identified as being located in the Whaleyville Voting Borough, zoned A, Agriculture zoning district. The 2035 Comprehensive Plan designates this area as part of the Rural Agricultural Use District.

D. CONDITIONAL USE PERMIT REQUEST, CUP2021-005, Borrego – Hosier Road Solar Facility: submitted by Alexander Deuson, P.E., Hosier Road Solar 1, LLC, c/o Borrego Solar Systems, Inc., applicants, on behalf of Patrick Fancy, Fancy Corporation, property owner, in accordance with Sections 31-306 and 31-406 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a Solar Energy Facility on property located on the west side of Hosier Road, Zoning Map 44, Parcel 125. The affected area is further identified as being located in the Cypress Voting Borough, zoned M-2, Heavy Industrial zoning district. The 2035 Comprehensive Plan designates this area as part of the Rural Agricultural Use District.

4. Old Business
5. New Business
 - A. Status Report – City Council Meeting, March 17, 2021
 - B. Status Report - Preliminary Plats Approved - None
6. Commissioner’s Comments
7. Adjournment