



AGENDA

SUFFOLK PLANNING COMMISSION

May 17, 2022

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, RZN2021-002, (Conditional), Bob White Lane**, submitted by Bob Arnette, on behalf of Bob White Development, LLC, applicant, on behalf of Coastal Virginia Partners, LLC, contract purchaser, on behalf of Linda Knight and Alice Goldstein, 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 RR, Rural Residential zoning district, to RLM, Residential Low-Medium Density zoning district, for property located at the end of Bob White Lane, Zoning Map 12, Parcels 24 and 24G. The affected area is further identified as being located in the Cypress Voting Borough, zoned RR, Rural Residential zoning district. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Suburban Use District.
 - B. **CONDITIONAL USE PERMIT REQUEST, CUP2021-016, White Marsh Plaza Event Venue**: submitted by Joel Nichols, agent, on behalf of George W. Adams, Jr., applicant, on behalf of, Big Bear, 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 Public Assembly not otherwise enumerated, on property located at 1226 White Marsh Road, Zoning Map 35, Parcels 168D. 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, Core Support Use District.
 - C. **CONDITIONAL USE PERMIT REQUEST, CUP2022-007, Rennee's Restaurant and Lounge**: submitted by Rennee Townsend, Rennee's Restaurant and Lounge, applicant and property owner, on behalf of Jeffrey Townsend, 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 bar and nightclub, on property located at 156 West Washington Street, Zoning Map 34G18(A), Parcel 312. The affected area is further identified as being located in the Suffolk Voting Borough, zoned CBD, Central Business District zoning district, and HC, Historic Conservation Overlay District. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Mixed Use Core District.

- D. **CONDITIONAL USE PERMIT REQUEST, CUP2022-008, High Tide Restaurant:** submitted by Katherine Mochurad, High Tide LLC, applicant and property owner, on behalf of Karen Tew, 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 bar and nightclub, on property located at 130 Commerce Street, Zoning Map 34G18(A), Parcel 246. The affected area is further identified as being located in the Suffolk Voting Borough, zoned CBD, Central Business District zoning district, and HC, Historic Conservation Overlay District. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Mixed Use Core District.

- E. **CONDITIONAL USE PERMIT REQUEST, CUP2022-010, 3708 Knotts Creek Lane:** submitted by Christopher Sutton, applicant and property owner, on behalf of Emily Sutton, 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, detached, on property located at 3708 Knotts Creek Lane, Zoning Map 12, Parcel 55M. 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, Inner-Ring Suburban District.

- F. **EXCEPTION REQUEST, CEX2022-004, 1261 River Road:** submitted by Daniel Dunn, All Phase Construction dba Bayou Brothers Pools, applicant, on behalf of Craig and Joanna Johnson, 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 the installation of a swimming pool to encroach into the 100-foot Resource Protection Area buffer, on property located at 1261 River Road, Zoning Map 26B, parcel 28. The affected area is further identified as being located in the Suffolk Voting Borough, zoned RLM, Residential Low-Medium Density zoning district. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Inner-Ring Suburban Use District.

- G. **ORDINANCE TEXT AMENDMENT, OTA2022-001, Street Improvement Standards,** initiated by the City of Suffolk, for amendments to the Code of the City of Suffolk, Chapter 31, Unified Development Ordinance, Article 6, Design and Improvement Standards, Section 31-612, Street Improvement Standards. The purpose of the text amendment is to update and refine the Code of the City of Suffolk, Chapter 31, Unified Development Ordinance due to a change in circumstance.

4. Old Business

5. New Business

- A. Presentation - Comprehensive Plan Update
- B. Status Report – City Council Meeting, April 20, 2022
- C. Status Report - Preliminary Plats Approved - None

6. Commissioner's Comments

7. Adjournment