



AGENDA

SUFFOLK PLANNING COMMISSION

June 15, 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, RZN2021-007, (Conditional), Murphy's Mill 10-Plex:** submitted by Frank Rawls, Ferguson Rawls and Raines, P.C, agent, on behalf of Bob Arnette, Murphy's Mill Road Associates, LLC, applicant, on behalf of Bryan Gayle and William Nelson, Suffolk Holms, LLC, 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 to change the zoning from B-2, General Commercial zoning district, to RU, Residential Urban zoning district, for property located at northeast quadrant of the bisection between the Rt. 58 Bypass and Murphy's Mill Road, Zoning Map 25, Parcel 70B. The affected area is further identified as being located in the Holy Neck 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.
 - B. **REZONING REQUEST, RZN2021-011, (Conditional), Meadows Landing, Phase 3:** submitted by Frank Rawls, Ferguson Rawls and Raines, P.C, agent, on behalf of Bob Arnette, Meadows Landing Associates, LLC, applicant, on behalf of Eleura Queen Cross Estate, 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 to change the zoning from A, Agriculture zoning district, to RLM, Residential Low-Medium Density zoning district, for property located at 2534 Jackson Road, Zoning Map 43, Parcels 22 and 21A. The affected area is further identified as being located in the Whaleysville Voting Borough, zoned A, Agriculture zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.
 - C. **CONDITIONAL USE PERMIT REQUEST, CUP2020-015, 2690 Bridge Road, Family Life Center:** submitted by Raeford Eure, Hoggard-Eure Associates P.C., applicant, on behalf of William R. Gardner, President, Sturtevant Funeral Home, 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 2690 Bridge Road, Zoning Map 5D(2A), Parcel A*2. The affected area is further identified as being located in the Sleepy Hole Voting Borough, zoned O-I, Office-Institutional zoning district. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Inner Ring Suburban Use District.

D. CONDITIONAL USE PERMIT REQUEST, CUP2021-009, CSG – Holland Road Solar Facility: submitted by Rafael Dobrzynski, Suffolk CSG LLC, applicant, on behalf of Morris H. Glover and Frances A. Glover 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 6245 Holland Road, Zoning Map 40, Parcel 48. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned A, Agriculture zoning district. The 2035 Comprehensive Plan designates this area as part of the Rural Agriculture Use District.

E. CONDITIONAL USE PERMIT REQUEST, CUP2021-012, Crocker Funeral Home Expansion: submitted by Nathan Lahy, Orbis Landscape Architecture, applicant, on behalf of Crocker Funeral Home, Inc., property owner, in accordance with Sections 31-306 and 31-406 of the Unified Development Ordinance, to grant a Conditional Use Permit to allow an expansion of an existing funeral home, on property located at 900 E. Washington Street and 108 N. Division Street, Zoning Map 35F, Parcels LA*22D, LA*22C and LA*22B. The affected area is further identified as being located in the Suffolk Voting Borough, zoned B-1, General Commercial zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Core Support Use District.

F. SUBDIVISION VARIANCE REQUEST, SBV2021-002, Godwin Park Phase 1: submitted by John H. Peterson III, The Terry Peterson Companies, applicant, on behalf of Northgate, LLC, and K & M Holdings, LLC, property owners, in accordance with Sections 31-308 and 31-515 of the Unified Development Ordinance, to grant a variance to the Cul-de-sac Length Standards of Section 31-612(c)(3) and Section 31-612(f), Connectivity and Secondary Access Standards, of the Unified Development Ordinance, on property located at 2999 Corporate Lane, 2922 Godwin Boulevard, and 2920 Godwin Boulevard, Zoning Map 26 Parcels 3*2, 3*1, and 3*3. The purpose of this request is to grant relief from the specified development standards of the Unified Development Ordinance pertaining to the development of the Godwin Park Residential Subdivision. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned MUD, Mixed use Development Overlay zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.

4. New Business

A. Status Report – City Council Meeting, May 19, 2021

B. Status Report - Preliminary Plats Approved - None

5. Commissioner’s Comments

6. Adjournment