



AGENDA

SUFFOLK PLANNING COMMISSION

July 7, 2020

2:00 P.M.

1. Call to Order
 - A. Invocation
 - B. Roll Call
2. Approval of minutes from previous meeting
3. Family Transfer Subdivision Plats:
 - A. **FAMILY TRANSFER SUBDIVISION PLAT FTR2020-00001**, submitted by Whitney G. Saunders, applicant, on behalf of Bennie L. Williams Sr., and Carole C. Williams, property owners, requesting a family transfer subdivision pursuant to Section 31-514 of the Unified Development Ordinance. The affected property is identified as Zoning Map 32, Parcel 7A*6, Holy Neck Voting Borough, zoned A, Agricultural Zoning District. The City's 2035 Comprehensive Plan identifies this property as being located within the Rural Agriculture Use District.
 - B. **FAMILY TRANSFER SUBDIVISION PLAT FTR2020-00003**, submitted by Frank M. Rawls, applicant, on behalf of Barbara Lowe Copeland, property owner, requesting a family transfer subdivision pursuant to Section 31-514 of the Unified Development Ordinance. The affected property is identified as Zoning Map 31, Parcel 7, Holy Neck Voting Borough, zoned A, Agricultural Zoning District. The City's 2035 Comprehensive Plan identifies this property as being located within the Rural Agriculture Use District.
4. Public Hearings:
 - A. **REZONING REQUEST, RZN2018-009, (Conditional), Turlington Woods**: submitted by Whitney G. Saunders, Saunders and Ojeda P. C., agent, on behalf of Bobby Glenn Johnson, Turlington Road Associates, 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 to change the zoning from A, Agricultural zoning district, to RLM, Residential Low Medium Density zoning district, for property located on the south side of Turlington Road, Zoning Map 43, Parcel 19. The affected area is further identified as being located in the Whaleyville Voting Borough, zoned A, Agricultural zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.

- B. REZONING REQUEST, RZN2020-004, (Conditional), Sam's Express Car Wash,** submitted by Whitney G. Saunders, Saunders & Ojeda P.C., agent, on behalf of Chris Morgan, SXCW Properties II, LLC, applicant, on behalf of HVS East LLC, property owner, in accordance with Sections 31-304 and 31-405 of the Unified Development Ordinance, to rezone and amend the previously approved proffered conditions, for property located at 6460 and 6472 Hampton Roads Parkway, Zoning Map 6, Parcels 27C*1*A and 27C*1*B. The purpose of this request is to modify the prohibited uses stated in the Land Use Design Standards pertaining to the development of Harbour View East. The affected area is further identified as being located in the Nansemond Voting Borough, zoned B-2, General Commercial Zoning District and O-I, Office Institutional Zoning District. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Mixed Use Core Use District.
- C. REZONING REQUEST, RZN2020-003, (Conditional), Somerton Auto Auction:** submitted by Whitney G. Saunders, Saunders & Ojeda, P.C., agent, on behalf of Ram Adar, BHT Properties Group, LLC, applicant, on behalf of Nicole Quinn and Joshua Pretlow, Jr., VCS LLC, property owners, in accordance with Sections 31-304 and 31-405 of the Unified Development Ordinance, to rezone and amend the official zoning map of the City of Suffolk to change the zoning from O-I, Office-Institutional zoning district to M-2, Heavy Industrial zoning district, for property located on Old Somerton Road, Zoning Map 44, Parcels 92A, 92D, and 94. The affected area is further identified as being located in the Whaleyville Voting Borough, zoned O-I, Office-Institutional zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.
- D. CONDITIONAL USE PERMIT REQUEST, CUP2020-004, Somerton Auto Auction:** submitted by Whitney G. Saunders, Saunders & Ojeda, P.C., agent, on behalf of Ram Adar, BHT Properties Group, LLC, applicant, on behalf of Nicole Quinn and Joshua Pretlow, Jr., VCS LLC, property owners, in accordance with Sections 31-306 and 31-406 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish an automobile auction, automobile graveyard, and automobile storage yard, Zoning Map 44, Parcels 92A, 92D, and 94. The affected area is further identified as being located in the Whaleyville Voting Borough, zoned O-I, Office-Institutional zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.
- E. CONDITIONAL USE PERMIT REQUEST, CUP2020-003, CrossPointe Freewill Baptist Church:** submitted by David Sexton, applicant and property owner, CrossPointe Freewill Baptist Church, 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 Day care, child (as accessory use to a permitted place of worship or school), and to expand an existing place of worship, large, at least 6,000 square feet in main sanctuary, on property located at 2460 Pruden Boulevard, Zoning Map 25A, Parcel 1*A. The purpose of this request is to increase maximum permitted enrollment from 50 to 100 children pertaining to the daycare use at CrossPointe Freewill Baptist Church and to expand the allowable capacity in the main sanctuary from 177 seats to 210 seats. The affected area is further identified as being located in the Suffolk 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.

- F. CONDITIONAL USE PERMIT REQUEST, CUP2020-007, Mini-Farm:** submitted by Andrew Jordan, P.E., Jordan Consulting Engineers P.C., applicant, on behalf of Ashley Gunn, 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 Mini-Farm (excluding concentrated animal feeding operation, concentrated aquatic animal production facility, or concentrated confined animal feeding operation), on property located at 6148 Whaleyville Boulevard, Zoning Map 64A2, Parcel (2)*71B and Zoning Map 64A, Parcel 70C. The affected area is further identified as being located in the Whaleyville Voting Borough, zoned VC, Village Center Zoning District. The 2035 Comprehensive Plan designates this area as part of the Whaleyville Village Use District.
- G. CONDITIONAL USE PERMIT REQUEST, CUP2020-006, Stable, commercial:** submitted by Andrew Jordan, P.E., Jordan Consulting Engineers P.C., applicant, on behalf of Ashley Gunn, 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 Stable, commercial, on property located at 6148 Whaleyville Boulevard, Zoning Map 64A2, Parcel (2)*71B and Zoning Map 64A, Parcel 70C. The affected area is further identified as being located in the Whaleyville Voting Borough, zoned VC, Village Center Zoning District. The 2035 Comprehensive Plan designates this area as part of the Whaleyville Village Use District.
- H. CONDITIONAL USE PERMIT REQUEST, CUP2020-009, Building Resilient Solutions:** submitted by Marcus and Paige Pollard, 139 North Main Street LLC, property owners, in accordance with Sections 31-306 and 31-406 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish Research and development, laboratories, on property located at 147 and 149 North Main Street, Zoning Map 34G18(A), Parcels 317*16 and 317*17. The affected area is further identified as being located in the Suffolk Voting Borough, zoned CBD, Central Business District. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Mixed Use Core Use District.

5. Old Business
6. New Business
 - A. Status Report – City Council Meeting, June 17, 2020
 - B. Status Report - Preliminary Plats Approved
7. Commissioner’s Comments
8. Adjournment