



AGENDA

SUFFOLK PLANNING COMMISSION

July 20, 2021

2:00 P.M.

-
1. Call to Order
 - A. Invocation
 - B. Roll Call
 2. Election of Officers
 3. Approval of minutes from previous meeting
 4. Family Transfer Plats
 - A. **FAMILY TRANSFER SUBDIVISION PLAT REQUEST, FTR2021-00001**, submitted by J.D. Vann, LS, agent, on behalf of Everett A. Darden, property owner, requesting a family transfer subdivision pursuant to Section 31-514 of the Unified Development Ordinance, to approve Family Transfer Subdivision Plat to create one (1) new parcel and associated right-of-way, on property located at 1518 Glen Haven Drive, Zoning Map 39, Parcel 7B. The affected property is further identified as being located in the Holy Neck Voting Borough, zoned A, Agricultural zoning district. The City's 2035 Comprehensive Plan identifies this property as being located within the Rural Agricultural Use District.
 - B. **FAMILY TRANSFER SUBDIVISION PLAT FTR2021-00004**, submitted by Frank Rawls, applicant, on behalf of Tina M. Sari, 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 43, Parcel 7*7, Holy Neck Voting Borough, zoned A, Agriculture zoning district. The City's 2035 Comprehensive Plan identifies this property as being located within the Rural Agricultural Use District.
 5. Public Hearings:
 - A. **REQUEST, RZN2021-010, Affordable Towing Automobile Storage Yard**: submitted by Issam Baraki, P.E., Site Improvements Associates, Inc., agent, on behalf of C The JEMS, 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 B-2, General Commercial zoning district, to M-1, Light Industrial zoning district, for property located 117 Philhower Drive, Zoning Map 36, Parcel 12. 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.

- B. REZONING REQUEST, RZN2021-014, (Conditional), Planters Station Commercial:** submitted by Melissa Venable, Land Planning Solutions, agent, on behalf of Scott Overton, Planters Station, LLC, applicant and property owner, in accordance with Section 31-304 and 31-305 of the Unified Development Ordinance, to rezone the official zoning map of the City of Suffolk to change the zoning from C-P, Commerce Park, to B-2, General Commercial zoning district, for property located at 3169 Godwin Boulevard, Zoning Map 25, Parcel 30. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned C-P, Commerce Park zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.
- C. CONDITIONAL USE PERMIT REQUEST, CUP2021-001, Chuckatuck Borrow Pit Expansion – 1142 Kirk Road:** submitted by Jeffrey A. Paxton, Paxton Contractors Corporation, applicant, on behalf of Russell Rose, Everets Properties, Inc., and Bruce R. Kirk, 5 Pines Corporation, 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 Surface Mining Operation - Sand or Gravel Extraction or Processing, on property located at 1142 Kirk Road, Zoning Map 9, Parcel 7. The purpose of this request is to permit the expansion of an existing Surface Mining Operation - Sand or Gravel Extraction or Processing, pertaining to the development of the Chuckatuck Borrow Pit (C5-2003). The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned A, Agricultural zoning district. The 2035 Comprehensive Plan designates this area as part of the Rural Agriculture Use District.
- D. CONDITIONAL USE PERMIT REQUEST, CUP2021-006, Affordable Towing Automobile Storage Yard:** submitted by Issam Baraki, P.E., Site Improvements Associates, Inc., agent, on behalf of C The JEMS, LLC, 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 automobile storage lot, including vehicle towed yards, on property located at 117 Philhower Drive, Zoning Map 36, Parcel 12. 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.
- E. CONDITIONAL USE PERMIT REQUEST, CUP2021-011, Solenis – Wilroy Road Solar Facility:** submitted by Amberli Young, Community Power Group LLC, applicant, on behalf of Julian Bray, Solenis 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 solar energy facility, on property located on Wilroy Road, Zoning Map 26, Parcel 28 and Zoning Map 27, Parcel 1C. 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 Conservation Use District and Central Growth Area, Suburban Use District.
- F. CONDITIONAL USE PERMIT REQUEST, CUP2021-014, Bennetts Creek Commons:** submitted by Chris Stubbs, Hoggard-Eure Associates, P.C., agent, on behalf of Sam Cohen, Bennetts Creek Commons, LLC, applicant and property owner, 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 multi-family garden apartment complex, on property located at 3351 Bridge Road and 3353 Bridge Road, Zoning Map 12, Parcels 34C and 34C*3. The purpose of this request is to increase the size and number of residential dwelling units with the establishment of additional dwellings, garden apartment pertaining to the development of Bennetts Creek Commons (C20-13). 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, Inner-Ring Suburban Use District.

- G. EXCEPTION REQUEST, CEX2021-007, 319 Turnstone Drive:** submitted by Michael Steverson, property owner, 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 319 Turnstone Drive, Zoning Map 12K, Parcel 26. 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.

6. New Business

- A. Motion** – A motion for the Committee on Ordinance to review Section 31-612(c)(3) and (f)8 of the UDO
- B.** Status Report – City Council Meeting, June 16, 2021
- C.** Status Report - Preliminary Plats Approved - None

7. Commissioner's Comments

8. Adjournment