



AGENDA

SUFFOLK PLANNING COMMISSION

August 17, 2021

2:00 P.M.

1. Call to Order
 - A. Invocation
 - B. Roll Call
2. Approval of minutes from previous meeting
3. Family Transfer Plat:
 - A. **FAMILY TRANSFER SUBDIVISION PLAT REQUEST, FTR2021-00003:** Submitted by Courtney Rheuark, applicant, on behalf of Shirley B. Klages, 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 on 758 Babbtown Road, Zoning Map 55, Parcel 31A. The affected property is further identified as being located in the Whaleyville 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."
4. Public Hearings:
 - A. **REZONING REQUEST, RZN2021-008, (Conditional), Hillpoint Farms Planned Development:** submitted by Melissa Venable, Land Planning Solutions, agent, on behalf of Mark Lambert, River Highlands, LLC, applicant, and property owner, in accordance with Sections 31-304, 31-305, and 31-404 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 Hillpoint Boulevard, Zoning Map 26F, Parcels S*6. The purpose of this request, generally, is to amend the approved Master Plan for the Hillpoint Farms Planned Development by modifying the location and amount of previously approved residential, recreational, and active and passive open space land uses. The affected properties are located at 1000 Hillpoint Boulevard, Zoning Map 26F, Parcel S*6. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned PD, Planned Development Overlay District. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.
 - B. **REZONING REQUEST, RZN2021-016, 3332 Sleepy Hole Road:** submitted by Calvin Cole, Crystal Sea, LLC, applicant, on behalf of Ronald Smith, 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 RR, Rural Residential zoning district, to RLM, Residential Low Medium Density zoning district, for property located at 3332 Sleepy Hole Road, Zoning Map 19, Parcel 71. 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.

- C. EXCEPTION REQUEST, CEX2021-008, 2663 River Watch Drive:** submitted by Stacey Brett Roquemore, applicant and 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 2663 River Watch Drive, Zoning Map 26F*RB, Parcel 42. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned PD, Planned Development Overlay zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.

5. Old Business:

- A. 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.

6. New Business

- A.** Status Report – City Council Meeting, July 21, 2021
- B.** Status Report - Preliminary Plats Approved

7. Commissioner’s Comments

8. Adjournment