



AGENDA

SUFFOLK PLANNING COMMISSION

May 18, 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. **CONDITIONAL USE PERMIT REQUEST, CUP2020-028, Overton Funeral Home:** submitted by Claude Lym, Site Improvement Associates, applicant, on behalf of Cora Overton, Overton Cooke 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 expand an existing Funeral Home, on property located at 405 Johnson Avenue, Zoning Map 34G24(6)5, Parcels 1*2, 3 and 4. The affected area is further identified as being located in the Whaleyville Voting Borough, zoned RM, Residential Medium Density zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Core Support Use District.
 - B. **CONDITIONAL USE PERMIT REQUEST, CUP2021-010, Northgate Commercial Parking Lot:** submitted by David France, Kimley-Horn, on behalf of William A. Hudgins, Panattoni Development, applicant, on behalf of Cole Industrial 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 commercial parking lot, on property located on Industrial Drive, Zoning Map 20, Parcel 22H. 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 Northern Growth Area, Suburban Use District.
 - C. **EXCEPTION REQUEST, CEX2021-002, 3724 Bridlepath Lane:** submitted by Matthew Roth, Roth Environmental, LLC, agent, on behalf of Tanner Thomas, 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 3724 Bridlepath Lane, Zoning Map 12H, Parcel 1A*183. The affected area is further identified as being located in the Sleepy Hole Voting Borough, zoned PD, Planned Development Overlay zoning district. The 2035 Comprehensive Plan designates

this area as part of the Northern Growth Area, Inner-Ring Suburban Use District.

- D. EXCEPTION REQUEST, CEX2021-003, 9098 Eclipse Drive:** submitted by Jason Thomas, Painted Fern, applicant and agent, on behalf of Kristine Long, 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 pool, deck, and associated sidewalk to encroach into the 100-foot Resource Protection Area buffer, on property located at 9098 Eclipse Drive, Zoning Map 5, Parcel 18. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned RL, Residential Low Density zoning district. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Suburban Use District.

4. Old Business

- A. CONDITIONAL USE PERMIT REQUEST, CUP2021-003, Whitney I / II Solar Facility:** submitted by Piero Mellits, PE, Century Engineering, Inc., agent, on behalf of Michael Doniger, Vice President, Chaberton Solar Whitney, LLC, applicant, on behalf of Adam Rountree and Brandon Simpson, 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 the south-east quadrant of the intersection between Great Neck Road and Lucy Cross Road, Zoning Map 64, Parcel 58B. The affected area is further identified as being located in the Whaleyville Voting Borough, zoned A, Agriculture zoning district. The 2035 Comprehensive Plan designates this area as part of the Rural Agricultural Use District.
- B. EXCEPTION REQUEST, CEX2021-001, 2703 River Watch Drive:** submitted by Antron Boone, Precision Building, LLC, applicant, on behalf of Gary and Barbara Allemand, 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 a fence to encroach into the 100-foot Resource Protection Area buffer, on property located at 2703 River Watch Drive, Zoning Map 26F, Parcel RB*71. 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. New Business

- A.** Status Report – City Council Meeting, April 21, 2021
- B.** Status Report - Preliminary Plats Approved - None

6. Commissioner’s Comments

7. Adjournment