



## AGENDA

### SUFFOLK PLANNING COMMISSION

April 19, 2022

2:00 P.M.

- 
1. Call to Order
    - A. Invocation
    - B. Roll Call
  2. Approval of minutes from previous meeting
  3. Public Hearings:
    - A. **REZONING REQUEST, RZN2021-002, (Conditional), Bob White Lane**, submitted by Bob Arnette, on behalf of Bob White Development, LLC, applicant, on behalf of Coastal Virginia Partners, LLC, contract purchaser, on behalf of Linda Knight and Alice Goldstein, property owners, 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 RR, Rural Residential zoning district, to RLM, Residential Low-Medium Density zoning district, for property located at the end of Bob White Lane, Zoning Map 12, Parcels 24 and 24G. 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.
    - B. **CONDITIONAL USE PERMIT REQUEST, CUP2021-013, Shady Pine Borrow Pit**: submitted by Brian Layne, Parrish-Layne Design Group, agent, on behalf of Ryan Nelms, Ryan Material, Inc., applicant, on behalf of Frederick and Lugayle Upchurch, 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 Surface Mining Operation (borrow pit), on property located on Shady Pine Lane, Zoning Map 9, Parcel 3. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned A, Agriculture zoning district. The 2035 Comprehensive Plan designates this area as part of the Rural Conservation Use District.
    - C. **CONDITIONAL USE PERMIT REQUEST, CUP2022-004, 315 Boat Street**: submitted by Adam Reese, Coup D'oiel Asset Management LLC, applicant and property owner, in accordance with Sections 31-306, 31-406, and 31-801 of the Unified Development Ordinance, to grant a Conditional Use Permit to restore a nonconforming residential structure to an extent of greater than 50% of its replacement cost, on property located at 315 Boat Street, Zoning Map 34G23(A), Parcel 138. The affected area is further identified as being located in the Whaleyville Voting Borough, zoned RC, Residential Compact zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Core Support Use District.

**D. EXCEPTION REQUEST, CEX2022-001, 127 Farrand Drive:** submitted by John Busch, 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 127 Farrand Drive, Zoning Map 26\*6\*HE, Parcel 65. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned RC, Residential Compact zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.

4. Old Business

5. New Business

**A.** Status Report – City Council Meeting, March 16, 2022

**B.** Status Report - Preliminary Plats Approved - None

6. Commissioner's Comments

7. Adjournment