



AGENDA

SUFFOLK PLANNING COMMISSION

June 21, 2022

2:00 P.M.

-
1. Call to Order
 - A. Invocation
 - B. Roll Call
 2. Approval of minutes from previous meeting
 3. Family Transfer Subdivision Plat:
 - A. **FAMILY TRANSFER SUBDIVISION PLAT FTR2021-00010**, submitted by Peggy A. Byrum, applicant and 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 61, Parcel 40C, Whaleyville 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.
 4. 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, CUP2022-002, Hosier Road Shooting Range**: submitted by Jack Claude, Hoggard-Eure Associates, applicant, on behalf of Kevin Glenn, 1255 Hosier Road LLC, Hosier Road Associates II, LLC and Hosier Road Associates III, 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 shooting range, on property located at 1255 Hosier Road, Zoning Map 44, Parcels 126 and 127 and Zoning Map 45, Parcel 21. The affected area is further identified as being located in the Cypress Voting Borough, zoned M-2, Heavy Industrial District zoning district and A, Agriculture zoning

district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Rural Agriculture Use District.

- C. **CONDITIONAL USE PERMIT REQUEST, CUP2022-014, Hosier Road Private School:** submitted by Jack Claude, Hoggard-Eure Associates, applicant, on behalf of Kevin Glenn, Hosier Road Associates II, LLC and Hosier Road Associates III, 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 school, private, on property located at 1444 Hosier Road, Zoning Map 44, Parcel 127 and Zoning Map 45, Parcel 21. The affected area is further identified as being located in the Cypress Voting Borough, zoned A, Agriculture zoning district. The 2035 Comprehensive Plan designates this area as part of the Rural Agriculture Use District.
- D. **CONDITIONAL USE PERMIT REQUEST, CUP2022-009, Wall Street Cafe:** submitted by Domenick Epps, Wall Street Café Inc., applicant and property owner, on behalf of Danita Hayes, 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 bar and nightclub, on property located at 118 West Washington Street, Zoning Map 34G18(A), Parcel 301. The affected area is further identified as being located in the Suffolk Voting Borough, zoned CBD, Central Business District zoning district, and HC, Historic Conservation Overlay District. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Mixed Use Core District.
- E. **CONDITIONAL USE PERMIT REQUEST, CUP2022-011, Suffolk Christian Academy:** submitted by Tamra VanDorn, Suffolk Christian Academy, applicant, on behalf of the First Baptist Church, 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 school, secondary, on property located at 237 North Main Street, Zoning Map 34G18(A), Parcels 64, 65 and 66. The affected area is further identified as being located in the Suffolk Voting Borough, zoned CBD, Central Business District zoning district, and HC, Historic Conservation Overlay District. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Mixed Use Core Use District.
- F. **CONDITIONAL USE PERMIT REQUEST, CUP2022-012, Blue Point Live Entertainment:** submitted by David Dallman, Kimley-Horn, agent, on behalf of Jerry Miller, Blue Point Investment Group, LLC, the 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 a bar and nightclub, on property located on 5941 Harbour View Boulevard, Zoning Map 6*3*, Parcel 15. 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 Northern Growth Area, Core Support Use District.
- G. **CONDITIONAL USE PERMIT REQUEST, CUP2022-013, Telecommunications Fiber Optics POP Site:** submitted by Warren Williams, Hurt and Proffitt, agent, on behalf of William Hume, Shenandoah Cable Television, LLC, applicant, on behalf of Economic Development Authority, 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 Utility

Facility, not otherwise enumerated, on property located at 135 Hall Avenue, Zoning Map 34G24(3), Parcel A. The affected area is further identified as being located in the Whaleyville Voting Borough, zoned FRRD, Fairgrounds Revitalization and Redevelopment District zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Core Support Use District.

- H. EXCEPTION REQUEST, CEX2022-005, 2667 River Watch Drive:** submitted by Lennis Taylor, applicant and property owner, on behalf of Barry Taylor, 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 the installation of a fence to encroach into the 100-foot Resource Protection Area buffer, on property located at 2667 River Watch Drive, Zoning Map 26F*RB, Parcel 43. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned RLM, Residential Low-Medium Density zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.
- I. EXCEPTION REQUEST, CEX2022-006, 5261 River Club Drive:** submitted by Mary Chambers, applicant and property owner, on behalf of Michael Chambers, 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 the installation of a fence to encroach into the 100-foot Resource Protection Area buffer, on property located at 5261 River Club Drive, Zoning Map 6D*RF*1*A, Parcel 31. The affected area is further identified as being located in the Nansemond Voting Borough, zoned PD, Planned Development Overlay zoning district. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Core Support Use District.
- J. EXCEPTION REQUEST, CEX2022-007, 2603 S. Nansemond Drive:** submitted by Grant Ethridge, applicant and property owner, on behalf of Tammy Ethridge, 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 the installation of a fence to encroach into the 100-foot Resource Protection Area buffer, on property located at 2603 S. Nansemond Drive, Zoning Map 11A, Parcel 82. 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.
- K. EXCEPTION REQUEST, CEX2022-008, 5601 River Bluff Drive:** submitted by Carmen Wilson, applicant and property owner, on behalf of James Wilson, 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 the installation of a fence to encroach into the 100-foot Resource Protection Area buffer, on property located at 5601 River Bluff Drive, Zoning Map 12C*, Parcel A*Y*AY*C. 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.

L. ORDINANCE TEXT AMENDMENT, OTA2022-002, Minor Subdivisions, initiated by the City of Suffolk, for amendments to the Code of the City of Suffolk, Chapter 31, Unified Development Ordinance, Article 5, Subdivision, Section 31-506(a)(2)(A), Minor Subdivision, Appendix A, Definitions, and Appendix B, Submission Requirements, B-9, Final Plats or Site Plans. The purpose of the text amendment is to update and refine the Code of the City of Suffolk, Chapter 31, Unified Development Ordinance due to a change in circumstance.

5. Old Business

6. New Business

A. Status Report – City Council Meeting, May 18, 2022

B. Status Report - Preliminary Plats Approved - None

7. Commissioner's Comments

8. Adjournment