



AGENDA

SUFFOLK PLANNING COMMISSION

July 19, 2022

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. Public Hearings:
 - A. **REZONING REQUEST, RZN2022-010, Suffolk Downtown Library:** submitted by Gerry Jones, Director of Capital Programs and Building, applicant, on behalf of City of Suffolk, 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 RM, Residential Medium Density zoning district, to CBD, Central Business District zoning district, for property located at 114 Lee Street, Zoning Map 34G17(A), Parcels 176, 182 and 188. The affected area is further identified as being located in the Suffolk Voting Borough, zoned RM, Residential Medium Density zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Mixed Use Core Use District.
 - B. **CONDITIONAL USE PERMIT REQUEST, CUP2022-015, Suffolk Festival Event Park:** submitted by Gerry Jones, Director of Capital Programs and Building, applicant, on behalf of the City of Suffolk, 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 public park, on property located at 219 W. Washington Street and 101 S. Saratoga Street, Zoning Map 34G18(A), Parcels 361, 362, 363, 364, 365, and 368 and Zoning Map 34G17(A), Parcels 168 and 169. 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.
 - C. **REZONING REQUEST, RZN2021-020, (Conditional), Port 460 Logistics Center:** submitted by Dave France, Kimley-Horn, on behalf on Mark Matan, Matan Companies, LLP, on behalf of Murphys Mill Commons LLC and Jesse D. Williams, property owners, 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 B-2, General Commercial zoning district and A, Agriculture zoning district, to M-2, Heavy Industrial District zoning district, for property located at 2925 Pruden Boulevard, Zoning Map 25

Parcels 57, 57A, 57B, 57C, 57E and Zoning Map 24 Parcel 33 The affected area is further identified as being located in the Holy Neck Voting Borough, zoned B-2, General Commercial zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.

- D. **REZONING REQUEST, RZN2022-005, (Conditional), Glenwood Subdivision:** submitted by Bob Arnette, South Suffolk Development Group, LLC, applicant and contract purchaser, on behalf of Pat and Antoinette Cotturone and White Marsh Development, LLC, property owners, 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 A, Agricultural zoning district, and RR, Rural Residential zoning district to RU, Residential Urban zoning district, for property located at 1355 White Marsh Road, Zoning Map 35, Parcels 17 and 18. The affected area is further identified as being located in the Cypress Voting Borough, zoned A, Agricultural zoning district, and RR, Rural Residential zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Core Support Use District.

- E. **REZONING REQUEST, RZN2022-006, Linwood – Turlington Road Rezoning:** submitted by Grady Palmer, Williams Mullen, agent, on behalf of the Jonathan Ridout, HH Hunt Corporation, on behalf of HHH Land, LLC, 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 Millstone Subdivision, on property located at Zoning Map 44, a portion of Parcels 8V and 8P. The purpose of this request is to amend the proffers to increase the number of dwelling units by 42. The affected area is further identified as being located in the Whaleyville Voting Borough, zoned RLM, Resident Low-Medium Density zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.

- F. **EXCEPTION REQUEST, CEX2022-009, 4298 Pontiac Circle:** submitted by Frederick Wissen, applicant and property owner, on behalf of Trinidine Wissen, 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 4298 Pontiac Circle, Zoning Map 17A, Parcel 12. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned RE, Rural Estate zoning district. The 2035 Comprehensive Plan designates this area as part of the Rural Agriculture Use District.

- G. **ORDINANCE TEXT AMENDMENT, OTA2022-003, Exception Requests for Fences:** initiated by the City of Suffolk, for amendments to the Code of the City of Suffolk, Chapter 31, Unified Development Ordinance, Article 4, Zoning, Section 31-415 Chesapeake Bay Preservation Overlay District (CB), Section 31-415(d) Development Criteria for Resource Protection Areas. 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

- A. 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.
- B. 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.

6. New Business

- A.** Status Report – City Council Meeting, June 15, 2022
- B.** Status Report - Preliminary Plats Approved - None

7. Commissioner’s Comments

8. Adjournment