



AGENDA

SUFFOLK PLANNING COMMISSION

July 21, 2020

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, RZN2019-008, (Conditional), Kemps Village:** submitted by Whitney G. Saunders, Saunders & Ojeda P.C., agent, on behalf of George B. Kemp, K & A Builders, applicant, on behalf of Mike Zarpas, 58 Suburban LLC, property owner, 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 M-2, Heavy Industrial zoning district and B-2, General Commercial zoning district, to RC, Compact Residential zoning district, for property located on the northeastern side of Suburban Drive, Zoning Map 35, Parcel 82. The affected area is further identified as being located in the Suffolk Voting Borough, zoned M-2, Heavy Industrial zoning district and B-2, General Commercial zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Inner Ring Suburban Use District.
 - B. **CONDITIONAL USE PERMIT REQUEST, CUP2020-003, CrossPointe Freewill Baptist Church:** submitted by David Sexton, applicant and property owner, CrossPointe Freewill Baptist Church, 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 Day care, child (as accessory use to a permitted place of worship or school), and to expand an existing place of worship, large, at least 6,000 square feet in main sanctuary, on property located at 2460 Pruden Boulevard, Zoning Map 25A, Parcel 1*A. The purpose of this request is to increase maximum permitted enrollment from 50 to 100 children pertaining to the daycare use at CrossPointe Freewill Baptist Church and to expand the allowable capacity in the main sanctuary from 177 seats to 210 seats. 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 Central Growth Area, Inner Ring Suburban Use District.

- C. **CONDITIONAL USE PERMIT REQUEST, CUP2020-011, Bridgeport Self Storage, 3832 Bridge Road:** submitted by Burt C. Cutright, BBP3, LLC, applicant, on behalf of BBP3, 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 Mini-warehouse, on property located at 3832 Bridge Road, Zoning Map 12, Parcel 55*2*E. The affected area is further identified as being located in the Nansemond 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.

- D. **CONDITIONAL USE PERMIT REQUEST, CUP2020-012, Bridgeport Daycare Facility, 3832 Bridge Road:** submitted by Burt C. Cutright, BBP3, LLC, applicant, on behalf of BBP3, 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 Daycare, Child Day Center, on property located at 3832 Bridge Road, Zoning Map 12, Parcel 55*2*E. The affected area is further identified as being located in the Nansemond 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.

- E. **CONDITIONAL USE PERMIT REQUEST, CUP2020-013, Chuckatuck Eight Borrow Pit, 1136 Audubon Road:** submitted by Richard L. Turner, Suffolk Materials LLC, applicant, on behalf of Chuckatuck Eight 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 Surface Mining (Borrow Pit), on property located at 1136 Audubon Road, Zoning Map 9, Parcel 4. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned A, Agricultural Zoning District. The 2035 Comprehensive Plan designates this area as part of the Suburban Use District.

- F. **EXCEPTION REQUEST, CEX2020-003, 5005 Pebble Creek Court:** submitted by Timothy and Susan Powell, 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 Overlay District to permit a retaining wall to encroach into the 100-foot Resource Protection Area buffer, on property located at 5005 Pebble Creek Court, Zoning Map 6C, Parcel J*1*3. The affected area is further identified as being located in the Nansemond Voting Borough, zoned PD, Planned Development Overlay District. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Core Support Use District.

- 5. Old Business

- 6. New Business

- A. Status Report – City Council Meeting, July 15, 2020

B. Status Report - Preliminary Plats Approved - None

7. Commissioner's Comments

8. Adjournment