



AGENDA

SUFFOLK PLANNING COMMISSION

October 18, 2022

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. **SUBDIVISION VARIANCE REQUEST, SBV2022-003, Lake Kilby Shores:** submitted by Matt Howard, Lake Kilby Properties, LLC, Applicant, on behalf of Bob Arnette, Coastal Virginia Partners, LLC, contract purchaser, and Harvey Sternat, attorney-in-fact, for Flojo Properties, LLC, and Diane Sternat ET ALS, property owners, in accordance with Section 31-515 of the Unified Development Ordinance, to grant a variance from the connectivity requirements for subdivisions. The subject property is located at Zoning Map 33, Parcels 47, 48, 48A, 49 and Zoning Map 34, Parcel 26. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned RE, Rural Estate zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.
 - B. **REZONING REQUEST, RZN2021-00018, (Conditional), Lake Kilby Shores:** submitted by Matt Howard, Lake Kilby Properties, LLC, Applicant, on behalf of Bob Arnette, Coastal Virginia Partners, LLC, contract purchaser, and Harvey Sternat, attorney-in-fact, for Flojo Properties, LLC, and Diane Sternat ET ALS, 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 RE, Rural Estate zoning district, to RM, Residential Medium Density zoning district (Conditional), for property located at Zoning Map 33, Parcels 47, 48, 48A, 49 and Zoning Map 34, Parcel 26. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned RE, Rural Estate zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.
 - C. **REZONING REQUEST, RZN2022-007, (Conditional), Ellis Farm:** submitted by Bob Arnette, Manning Road Development Group, LLC, applicant, on behalf of Coastal Virginia Partners, LLC, contract purchaser, 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 to RLM, Residential Low-Medium

Density zoning district, for property located at 494 Manning Road, Zoning Map 33, Parcels 75 and 75A. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned A, Agriculture zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District. *(The applicant has requested that this item be removed from the agenda and postponed to a later date.)*

- D. **REZONING REQUEST, RZN2022-009, (Conditional), Retreat at Creekside:** submitted by Melissa Venable, Land Planning Solutions, agent, on behalf of Brian Rowe, Weldenfield & Rowe, applicant, on behalf of Bennett's Creek Partners, LLC, 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 B-2, General Commercial zoning district, to RU, Residential Urban zoning district (Conditional), for property located at 5635 & 5551 Shoulders Hill Road, Zoning Map 12*55, Parcels 1J and 1D*2. The affected area is further identified as being located in the Sleepy Hole Voting Borough, zoned B-2, General Commercial zoning district. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Inner-Ring Use District.

- E. **REZONING REQUEST, RZN2022-011 (Conditional), Mini-Warehouse:** submitted by Melissa Venable, Land Planning Solutions, agent, on behalf of John Wright, Waverton Associates, applicant, on behalf of Bronco Credit Union, 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 O-I, Office-Institutional zoning district, to B-2, General Commercial zoning district, for property located at 3075 Godwin Boulevard, Zoning Map 25, Parcels 29M. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned O-I, Office-Institutional zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.

- F. **CONDITIONAL USE PERMIT, CUP2022-019, Mini-Warehouse:** submitted by Melissa Venable, Land Planning Solutions, agent, on behalf of John Wright, Waverton Associates, applicant, on behalf of Bronco Federal Credit Union, 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 3075 Godwin Boulevard, Zoning Map 25, Parcel 29M. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned O-I, Office-Institutional zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.

- G. **CONDITIONAL USE PERMIT REQUEST, CUP2022-021, 1013 Raven Hill Road:** submitted by Wendy Paulino, applicant and property owner, on behalf of Jose Paulino, 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 Day Care (family day home, 5 to 12 children), on property located at 1013 Raven Hill Road, Zoning Map 26L, Parcel 174. The affected area is further identified as being located in the Suffolk Voting Borough, zoned RLM, Residential Low-Medium Density zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Inner-Ring Suburban Use District.

5. New Business
 - A. Status Report - City Council Meeting, September 21, 2022
 - B. Status Report - Preliminary Plats Approved – None
6. Commissioner's Comments
7. Adjournment