



## AGENDA

### SUFFOLK PLANNING COMMISSION

November 15, 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. Family Transfer Subdivision:
  - A. **FAMILY TRANSFER SUBDIVISION PLAT REQUEST, FTR2022-00002:** submitted by Harvey D. Padgett, on behalf of Pamela D. Worrell property owner, requesting a family transfer subdivision pursuant to Section 31-514 of the Unified Development Ordinance, to approve Family Transfer Subdivision Plat to create one (1) new parcel, on property located on Quince Road, Zoning Map 41, Parcel 71. The affected property is further identified as being located in the Holy Neck Voting Borough, zoned A, Agricultural 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, 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.
  - B. **CONDITIONAL USE PERMIT REQUEST, CUP2022-018, Taco Bell Drive Thru:** submitted by Sarah McGowan, GPD Group, agent, on behalf of Lori Ginther, Taco Bell of America, LLC, applicant, on behalf of DHBH 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 drive-through use, on property located at 1523 Holland Road, Zoning Map 33A\*AW, Parcel B. The affected area is further identified as being located in the Holy

Neck Voting Borough, zoned B-1, Neighborhood Commercial District zoning district. The 2035 Comprehensive Plan designates this area as part of the Central Growth Area, Suburban Use District.

**C. CONDITIONAL USE PERMIT REQUEST, CUP2022-022, Northgate Lot J Parcel 3 Tractor Trailer Parking Lot:** submitted by W. Dave France, Kimley-Horn, agent, on behalf of Brian Werrell, NFI Real Estate, applicant, on behalf of McGowan Group, Inc, property owner, in accordance with Sections 31-306 and 31-406 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish parking, commercial (not owned or operated by a public agency), on property located at 130 Maya Way, Zoning Map 20\*22J, Parcel 3. The affected area is further identified as being located in the Cypress Voting Borough, zoned M-2, Heavy Industrial District zoning district. The 2035 Comprehensive Plan designates this area as part of the Northern Growth Area, Suburban Use District.

**D. ORDINANCE TEXT AMENDMENT, OTA2022-005, Flex Space,** initiated by the City of Suffolk, for amendments to the Code of the City of Suffolk, Chapter 31, Unified Development Ordinance, Article 7, Supplemental Use Regulations, Section 31-725, Flex Space and Appendix A, Definitions. 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.** School Proffer Policy Presentation

**B.** Status Report - City Council Meeting, October 19, 2022

**C.** Status Report - Preliminary Plats Approved – None

7. Commissioner's Comments

8. Adjournment