

**SUFFOLK PLANNING COMMISSION
LAND USE AGENDA SUMMARY
for
OCTOBER 20, 2020**



Notice is hereby given that the Suffolk Planning Commission will consider the following land use matters, as summarized below, on Tuesday, October 20, 2020 at 2:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers, 442 West Washington Street, Suffolk, Virginia.

Copies of the aforementioned files are available for inspection by contacting David Hainley, Director of Planning and Community Development. For more information or to schedule an appointment to view the files during normal operating hours, please telephone (757) 514-4005.

SUFFOLK PLANNING COMMISSION
LAND USE AGENDA SUMMARY
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CONDITIONAL USE PERMIT REQUEST, CUP2020-016, Helipad for Bon Secours Harbour View Hospital: to establish a helipad, on property located at 7250 Harbour Towne Parkway, Zoning Map 6, Parcel 3A*2C*4.

CONDITIONAL USE PERMIT REQUEST, CUP2020-017, to establish a place of worship, small, under 6,000 square feet in main sanctuary, on property located at 3219 Bridge Road, Zoning Map 12, Parcel 12J.

ORDINANCE TEXT AMENDMENT, OTA2020-001, to amend the Code of the City of Suffolk, Chapter 31, Unified Development Ordinance, Article 4, Zoning, Section 31-412, Special Corridor Overlay District (SCOD) and Section 31-419, Mixed Use Development Overlay District (MUD); and Article 6, Design and Improvement Standards, Section 31-603, Landscaping Standards; and Article 7, Supplemental Use Regulations, Section 31-707, Home Occupations; Section 31-714, Sign Regulations; and Section 31-717, Temporary Uses; and Appendix A-Definitions.

CUP2020-016

7250 Harbour Towne Pkwy

Helipad Summary

DESCRIPTION

CONDITIONAL USE PERMIT: Conditional Use Permit Request CUP2020-016, submitted by J. Randall Royal, Kimley-Horn & Associates, Inc., applicant, on behalf of Dan McCarthy, Vice President, Bon Secours Mercy Health, property owner, in accordance with Sections 31-306 and 31-406 of the Unified Development Ordinance.

APPLICANT: Submitted by J. Randall Royal, Kimley-Horn & Associates, Inc., applicant, on behalf of Dan McCarthy, Vice President, Bon Secours Mercy Health, property owner.

LOCATION: The affected property is located at 7250 Harbour Towne Parkway, Zoning Map 6, Parcel 3A*2C*4.

PRESENT ZONING AND LAND USE: The subject property is zoned MUD, Mixed Use Development Overlay District. The subject property is currently vacant and consists of a total of 18.96 acres.

SURROUNDING LAND USES:

- North - The Regal Harbour View Grande movie theatre, restaurants and retail, zoned B-2, General Commercial.
- South - Multifamily residential zoned MUD, Mixed Use Development Overlay District.
- East - Interstate I-664, zoned B-2, General Commercial.
- West - Multifamily residential zoned MUD, Mixed Use Development Overlay District.

COMPREHENSIVE PLAN: The City's 2035 Comprehensive Plan identifies this property as being located within the Northern Growth Area, Mixed Use Core Use District.

PROPOSAL: The applicant proposes to develop the subject property as a hospital with an associated helipad for emergency services. The subject property consists of a total of about nineteen (19) acres. The proposed helipad will be roughly 107 feet by 107 feet or approximately 0.26 acres. The helipad would be located on the north-eastern side of the property, which is adjacent to I-664 and an I-664 exit ramp. It is planned to be located behind the main hospital building and parking areas that take access from Harbour Towne Parkway such that no residences would directly front the helipad. The helipad is proposed to be available twenty-four (24) hours a day throughout the entire year in order to accommodate all emergencies.

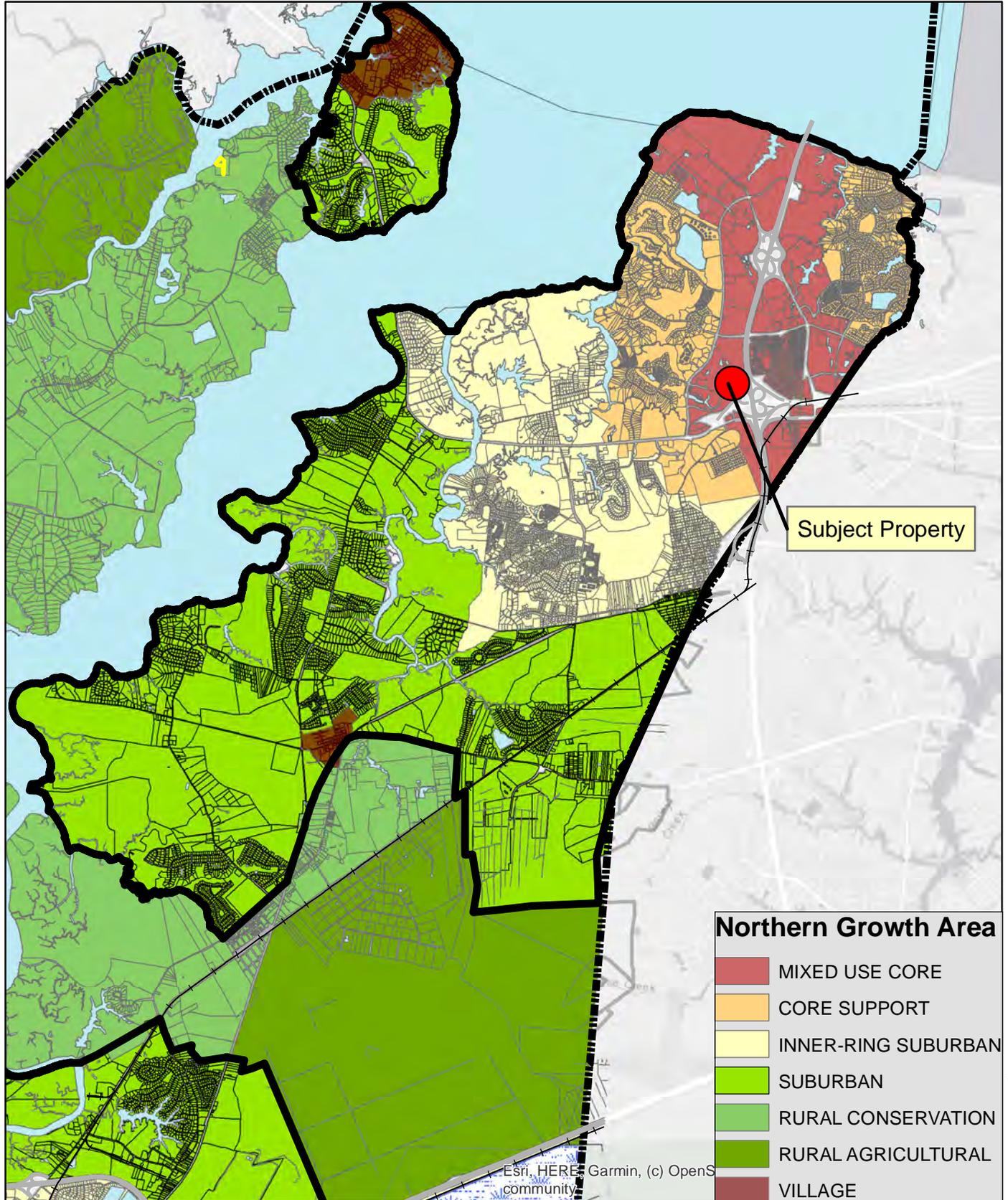
Page 30 of the "Harbour View Station Design Guidelines," hereinafter referred to as the Guidelines, provides a list of permitted land uses by-right within this development, this list includes general hospitals and outpatient or special hospitals; therefore, a Conditional Use Permit is not required for the principal use of the property. Helipads are not explicitly listed in the by-right uses, nor are they included in the description for uses that require a Conditional Use Permit in this development. Page 32 of the Guidelines states the following: "Conditional Use Permits shall follow normal application procedures (this is included specifically for large department store users,

60,000 s.f. and larger).” Since helipads were not specifically included as permitted uses in the Guidelines, Planning staff has determined that the proposed helipad use shall be treated similarly to helipads permitted in the B-2, General Commercial zoning district, as outlined in Section 31-406 of the Unified Development Ordinance because the B-2 district is most similar to MUD districts with regards to land uses and intensity. Helipads and airstrips both require a CUP in the B-2 zoning district; thus, the Conditional Use Permit process is most appropriate procedure for considering a helipad within Harbour View Station.



GENERAL LOCATION MAP

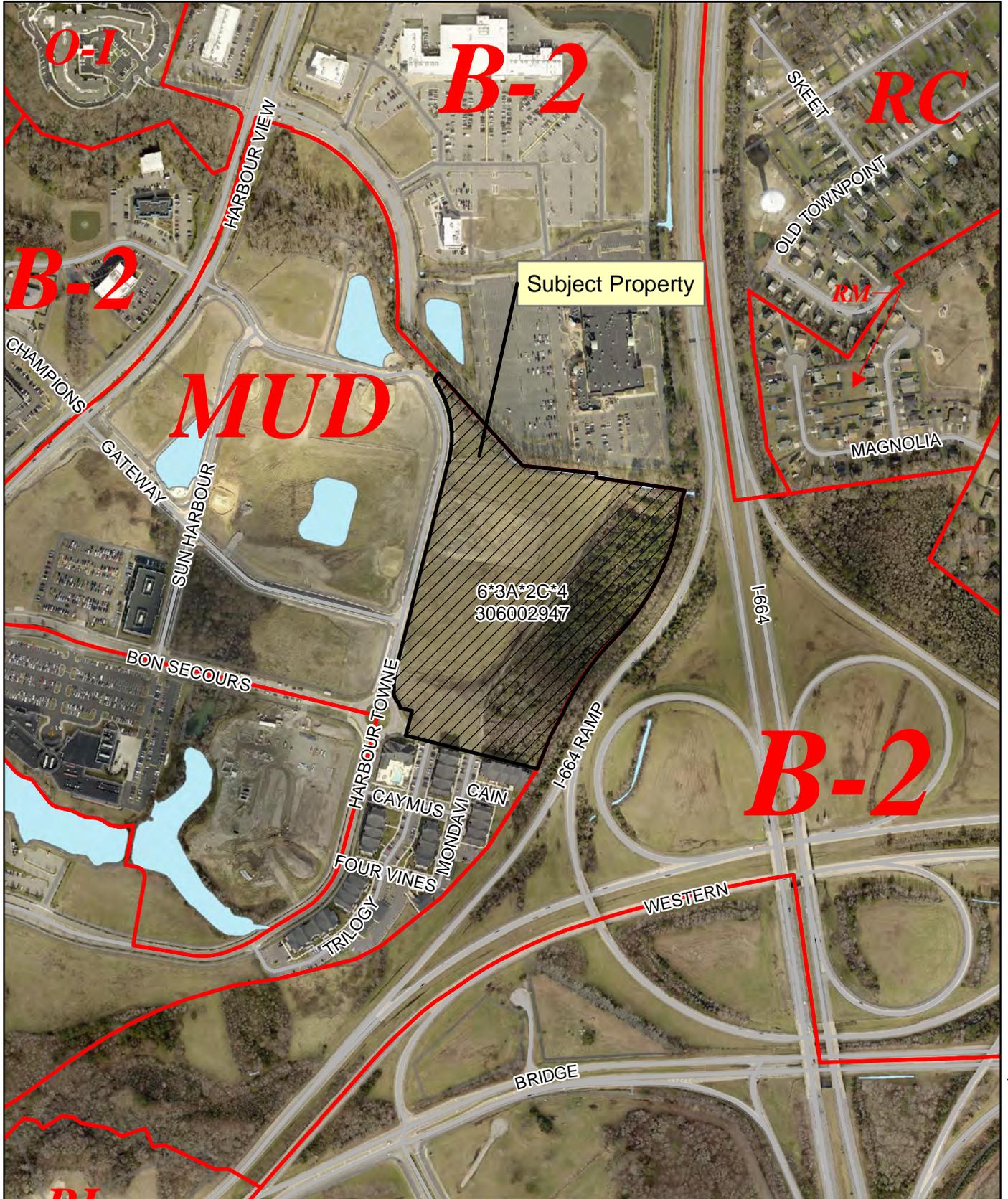
CUP2020-016





ZONING / LAND USE MAP

CUP2020-016



PROJECT NARRATIVE

REGULATORY REQUIREMENTS

Bon Secours Mercy Health is constructing the Bon Secours Harbour View Hospital on tax parcel 6*3A*2C*4 located at 7250 Harbour Towne Parkway in the Nansemond Borough of the City of Suffolk, Virginia and falls within the Harbour View Station MUD zoning district. The hospital use is permitted in the Harbour View Station MUD. As part of the Emergency Department (ED) for the hospital, a helipad is proposed on the site to provide a safe landing zone for emergency medical helicopters. The proposed Helipad is not expressly permitted in the MUD. It is the opinion of the City of Suffolk Planning staff that the commercial uses within the MUD requirements are substantially similar to the General Commercial District (B-2). Helipads and airstrips require a Conditional Use Permit (CUP) in the B-2 zoning district in accordance with Unified Development Ordinance (UDO) Section 31-406. This narrative and report accompanies the application for a conditional use permit for the proposed Helipad for the Bon Secours Harbour View Hospital in accordance with the requirements of UDO Section 31-306 and Appendix B, Section B-5.

PROJECT DESCRIPTION

The proposed use requiring a CUP is a Helipad for the proposed Bon Secours Harbour View Hospital. The Helipad is proposed along with the proposed hospital on tax parcel 6*3A*2C*4 located at 7250 Harbour Towne Parkway in the Nansemond Borough of the City of Suffolk, Virginia. The project parcel is approximately 19 acres and falls within the Harbour View Station MUD zoning district. A complete legal description for the subject property can be found in **Appendix B**. The Helipad occupies an area of approximately 107' x 107' on the subject property. This dimension reflects both hard surface and non-load bearing clearance areas all of which are in plane with the helipad landing surface.

The subject property is currently vacant land bounded by apartment developments to the south and west, a retail development to the north, and an off-ramp for Interstate 664 to the east. Harbour Towne Parkway defines the western boundary of the site and provides street frontage coupled with Bon Secours Drive for public vehicular access. The property is minimally impacted by various protection zones including a Riparian Buffer and some areas of wetlands. The project is not in close proximity to any airports or other uses which may impose restrictions on building height and/or location. Regardless, we have a subconsultant that will be handling all permits, reviews, etc. by the FAA and VDOT.

An exhibit titled "Exhibit for Helipad CUP" is provided in **Appendix A** and depicts the location of the proposed hospital, proposed helipad, and surrounding roads.

As referenced above, the proposed helipad will be designed by a helipad design subconsultant to be in compliance with all regional, state, and federal requirements. The helipad will be constructed on-grade in the general location and orientation shown on **Appendix A** and will meet all required applicable industry standards for safety and functionality. The helipad will be used for emergency medical treatment and thus will be used infrequently but will be available 24 hours a day throughout the entire year. The helipad is sited to provide adequate clearance from the proposed building, the existing trees along I-664, the existing apartments to the south, and the existing development to the north. It is our understanding that a

minimum of two approach angles will be necessary to facilitate its use. Thus it will not need to come over the trees adjacent to the highway and the helipad.

Access to the helipad will be provided with the site design for the hospital. No additional vehicular traffic will be generated as a result of the helipad. A Traffic Impact Narrative is provided with this report and provides a discussion of the potential impacts of the helipad on nearby roads.

No additional water or sanitary sewer demand will result from the proposed helipad. The site plan is being developed in accordance with the Harbour View Station West Master Stormwater Plan and the percent impervious cover for the entire project (including the helipad) is demonstrated as being less than the allowable per the stormwater master plan. The exhibit found in **Appendix A** shows the location of the proposed stormwater management facility. The helipad will require electrical service which will be coordinated with the hospital building electrical engineer.

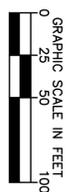
HELIPAD DESCRIPTION FROM HELIPAD SUBCONSULTANT

As a part of the new facility being built for Bon Secours Hospital in Suffolk, Virginia a ground helistop will be built with a walkway to the Emergency Room Entrance of the building. The ground helistop design will be based on a concrete slab landing surface that will be constructed for the TLOF. A concrete ramp will also be built from the TLOF to the ER entrance. Additional required items include AFFF fire extinguishers, perimeter lights for the helistop, walkway lights, obstruction lighting and a lighted windcone.

The criteria used to design this Helistop is the current FAA Advisory Circular 150/5390-2C "Heliport Design" along with any local and VDOT requirements. Additional documents such as NFPA 418 and FAA EB87 which are referenced in the FAA AC are also being used as part of this design. The design helicopter and concept for this new ground Helistop is the Airbus H-155. Based on the FAA AC the TLOF size for this heliport will be 50'x50' with a 10,000-pound weight capacity, the FATO will be a 80'x80' and the Safety Area will be 107'x 107'. This pad size and weight capacity will allow for the hospital to accommodate some future growth in helicopter size while serving the current fleet. These dimensions reflect both hard surface and non-load bearing clearance areas all of which are in plane with the helipad landing surface. See the definitions listed below for more complete descriptions.

- **TLOF**- The hard surface landing area. This area must be designed to meet the impact loadings as specified by FAA and local building codes. In an elevated situation this area must be equal to or greater than the design helicopters overall length.
- **FATO**- This area has a minimum distance between the TLOF in all areas equal to $\frac{3}{4} D - \frac{1}{2} RD$. The TLOF fits inside this area but this area is not required to be a hard surface or to support the design helicopter weight. There shall be no penetrations greater than 2" by the lighting equipment only in height into the FATO. The approach departure surfaces begin at the edge of this area.
- **Safety Area**- Area around the outside of the FATO. By design this area should be $\frac{1}{3}$ the rotor diameter of the design aircraft but not less than 10'
- **Design Aircraft**- The largest aircraft that this facility intends to accommodate.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROPOSED HELIPAD

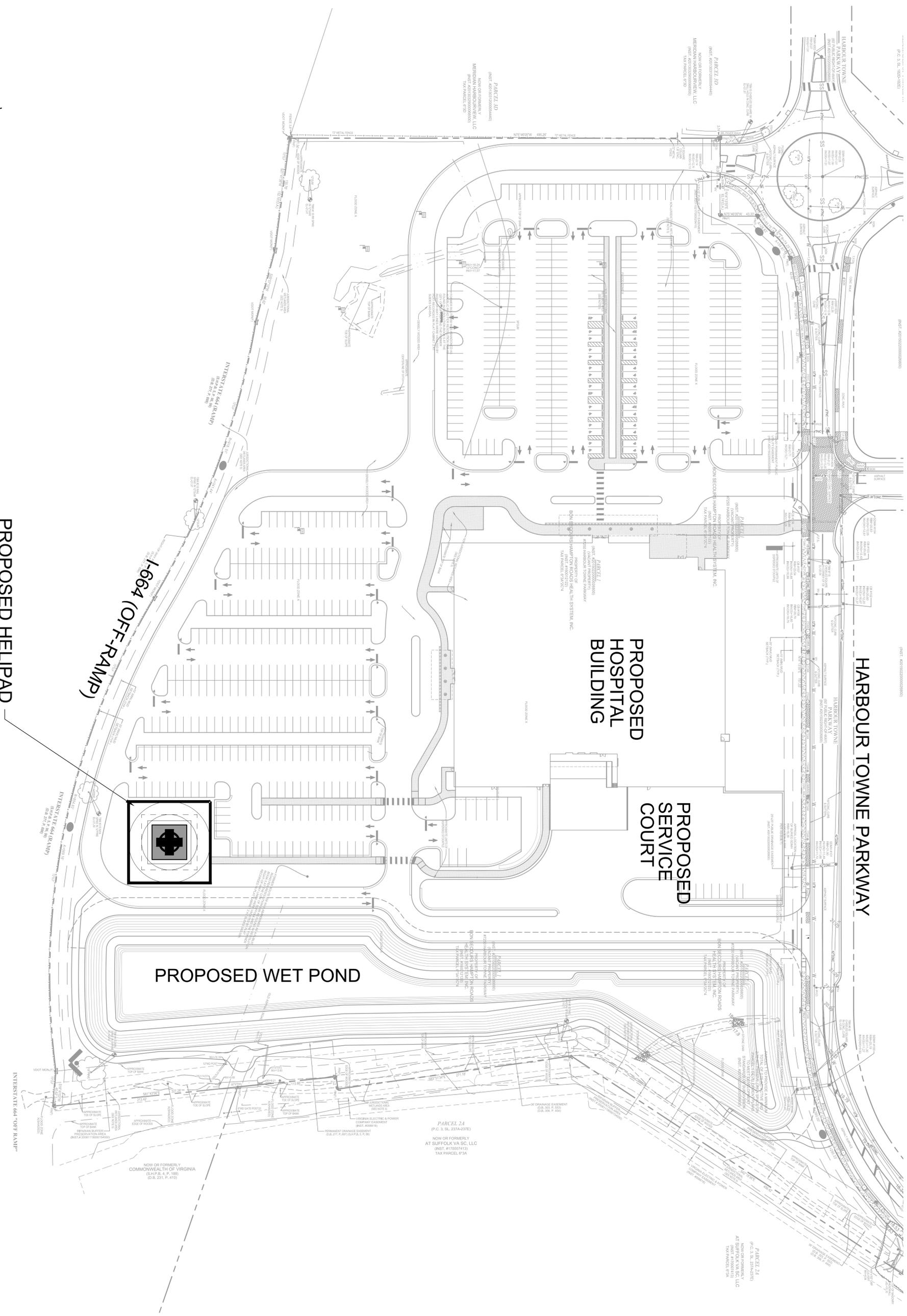
I-664 (OFF-RAMP)

PROPOSED WET POND

PROPOSED HOSPITAL BUILDING

PROPOSED SERVICE COURT

HARBOUR TOWNE PARKWAY



BON SECOURS HARBOUR VIEW HOSPITAL
PREPARED FOR
BON SECOURS MERCY HEALTH
SUFFOLK VA

EXHIBIT FOR HELIPAD CUP

KHA PROJECT 116188012
DATE 8/10/2020
SCALE AS SHOWN
DESIGNED BY LB
DRAWN BY JM
CHECKED BY LB

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
PHONE: 757-213-8600 FAX: 757-213-8601
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

SHEET NUMBER
1

CUP2020-017 3219 Bridge Road Church Summary

DESCRIPTION

CONDITIONAL USE PERMIT: Conditional Use Permit Request CUP2020-017 to establish a church, small, under 6,000 square feet, in accordance with Section(s) 31-306 and 31-406 of the Unified Development Ordinance.

APPLICANT: submitted by Lorenzo J. Mallory, Sr., Greater Dimensions Kingdom Ministries, applicant(s), on the behalf of S. Chris Jones, BCP, LLC, property owner(s)

LOCATION: The affected property is located at 3219 Bridge Road, Zoning Map 12, Parcel 12J.

PRESENT ZONING AND LAND USE: The subject property is zoned RL, Residential Low Density District. The property is 7,432 square feet in size and shares an associated parking lot.

SURROUNDING LAND USES:

- North: Residential Development; zoned RL, Residential Low Density zoning district.
- South: Residential Development; zoned RU, Urban Residential zoning district.
- East: Commercial building; zoned B-2, General Commercial zoning district.
- West: Commercial building; zoned B-2, General Commercial zoning district

COMPREHENSIVE PLAN: The City's 2035 Comprehensive Plan identifies this property as being located within the Suburban Use District, within the Northern Growth Area.

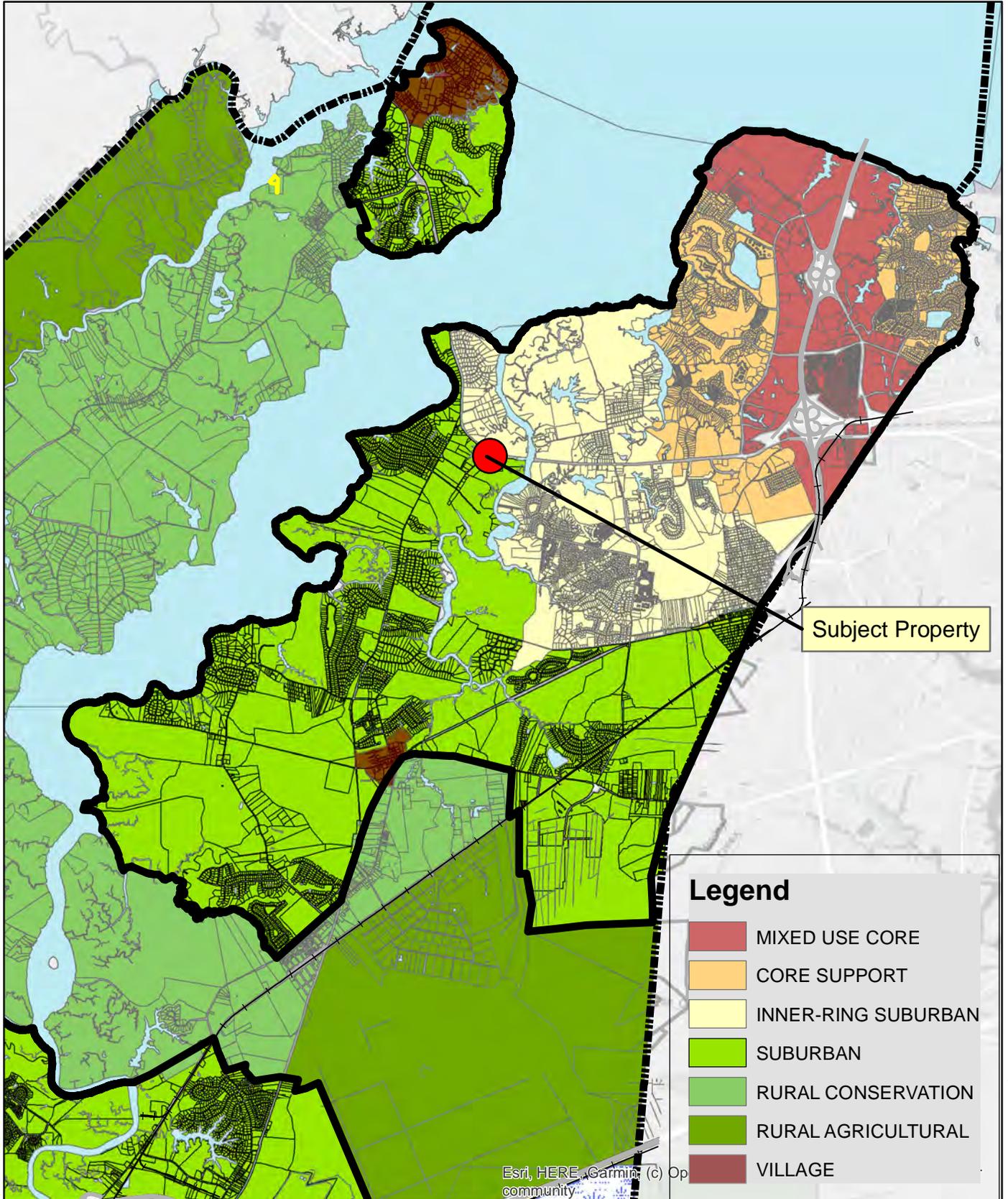
PROPOSAL: The applicant proposes to establish the former Bennett's Creek Pharmacy into a place of worship, small, under 6,000 square feet in main sanctuary. The property contains two separate units which are both commercial buildings on the site of a shopping center known as the Food Lion Shopping Center. The applicant is proposing to utilize the main sanctuary, bathrooms, one classroom, office space and a kitchen. The total square footage that is dedicated to the main sanctuary is approximately 2,075 square feet.

The proposed hours of operation are from 11:00 am to 3:00 pm on Sundays for service and 7:00 pm to 9:00pm on Wednesdays for Bible study. The church has approximately thirty (30) members and will have fifty (50) non-permanent pew chairs in the main sanctuary. There is a total of two hundred and thirteen (213) parking spaces with one hundred and seventy-seven (177) on Food Lion's property and thirty-six (36) parking spaces on the subject property including one designated handicap space.



GENERAL LOCATION MAP

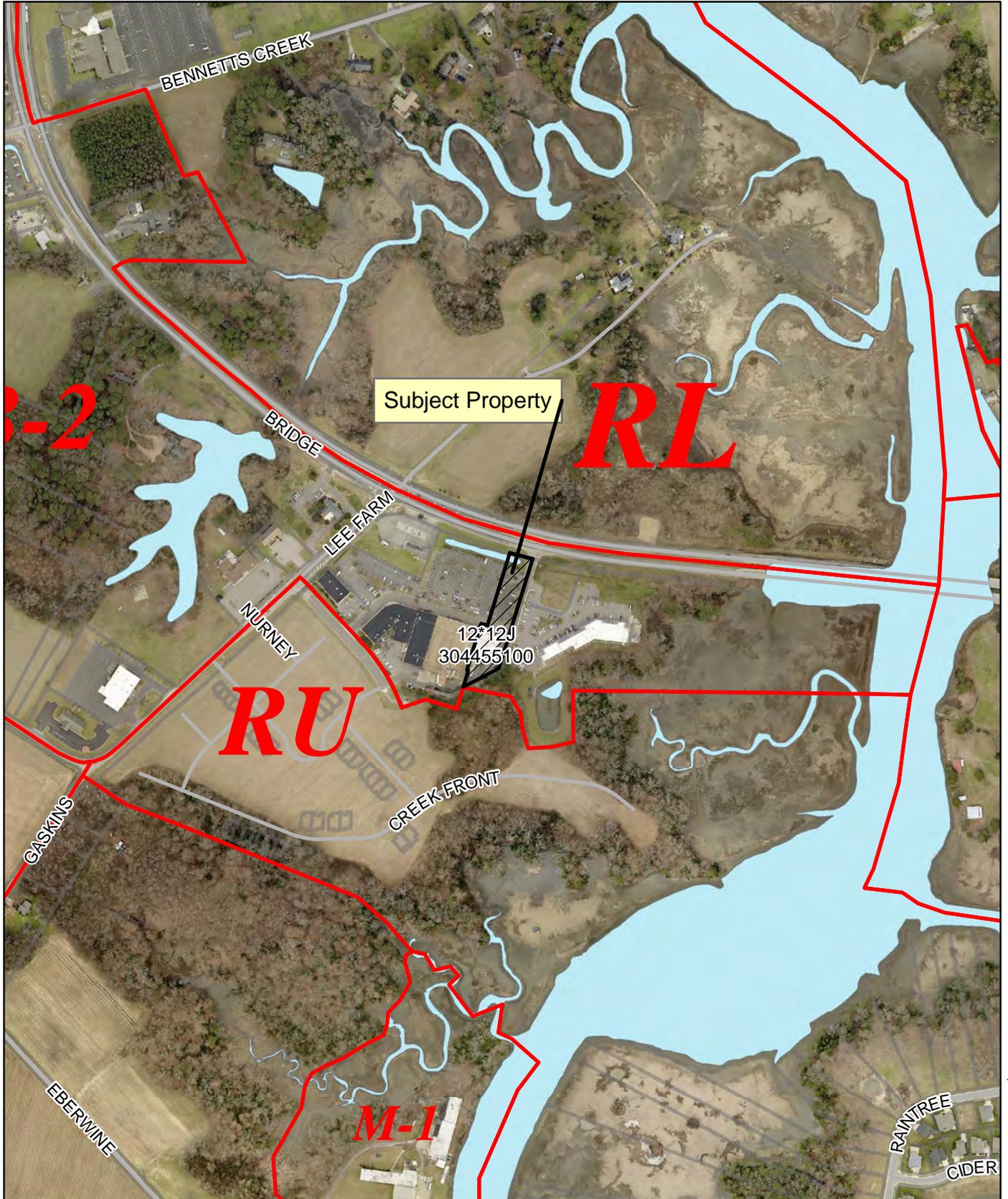
CUP2020-017





ZONING / LAND USE MAP

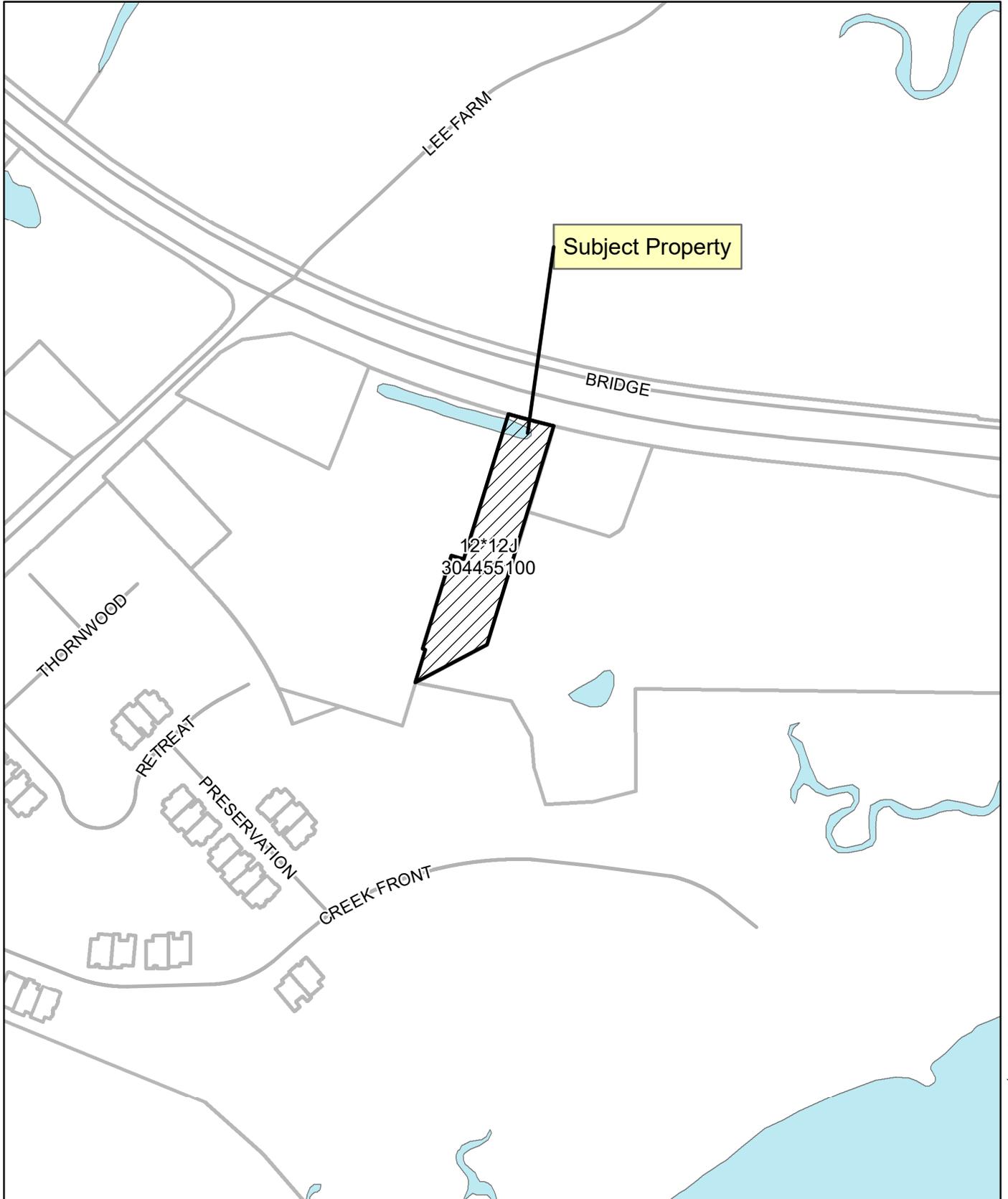
CUP2020-017





PROPERTY MAP CUP2020-017

EXHIBIT B



RECEIVED
AUG 31 2020
PLANNING

3219 Bridge Road CUP Application: Narrative of proposed use:

The property contains 2 separate units, 3217 and 3219 Bridge Road. Greater Dimensions Kingdom Ministries plans to occupy 3219 Bridge Road, which is the end unit and was the old Bennett's Creek Pharmacy location. Greater Dimensions is currently operating in the city, 1589 Bridge Rd and the proposed use for this location will be less intensive than the previous occupant.

While there will be minor interior modifications, there will not be any additional bathroom facilities added. There is ample parking onsite, traffic will be off peak and no modifications will be made to the outside of the building or to the site itself.

If you have any additional questions please do not hesitate to give me a call.

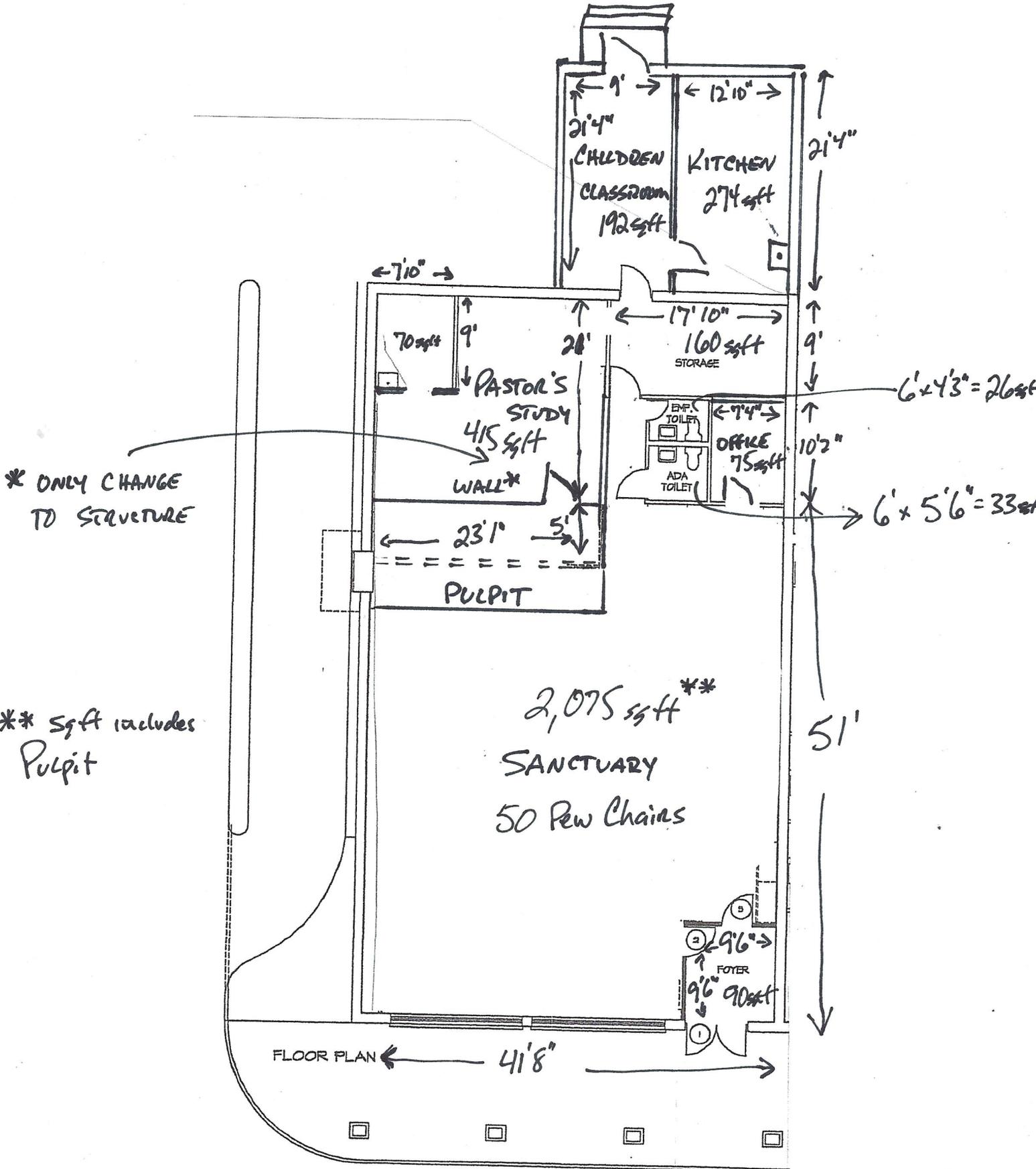
Regards,



Chris Jones,

575-676-4961

3219 BRIDGE ROAD



* ONLY CHANGE TO STRUCTURE

** sqft includes Pulpit

FLOOR PLAN ← 41'8" →

3219 BRIDGE ROAD

FOOD LION 177
3217/3219
BRIDGE RD 36

213 parking spaces



36 parking spaces

FOOD LION
PARKING
177
PARKING SPACES

EXISTING PARKING
S 25°11'10" W
277.72'

EXISTING PARKING

PARCEL
N/F
CHRISTOPHER S. JONES
P.C. 1 SLD 542
ZONED B-2
TM 12, PARCEL 121

HANDICAP

HANDICAP

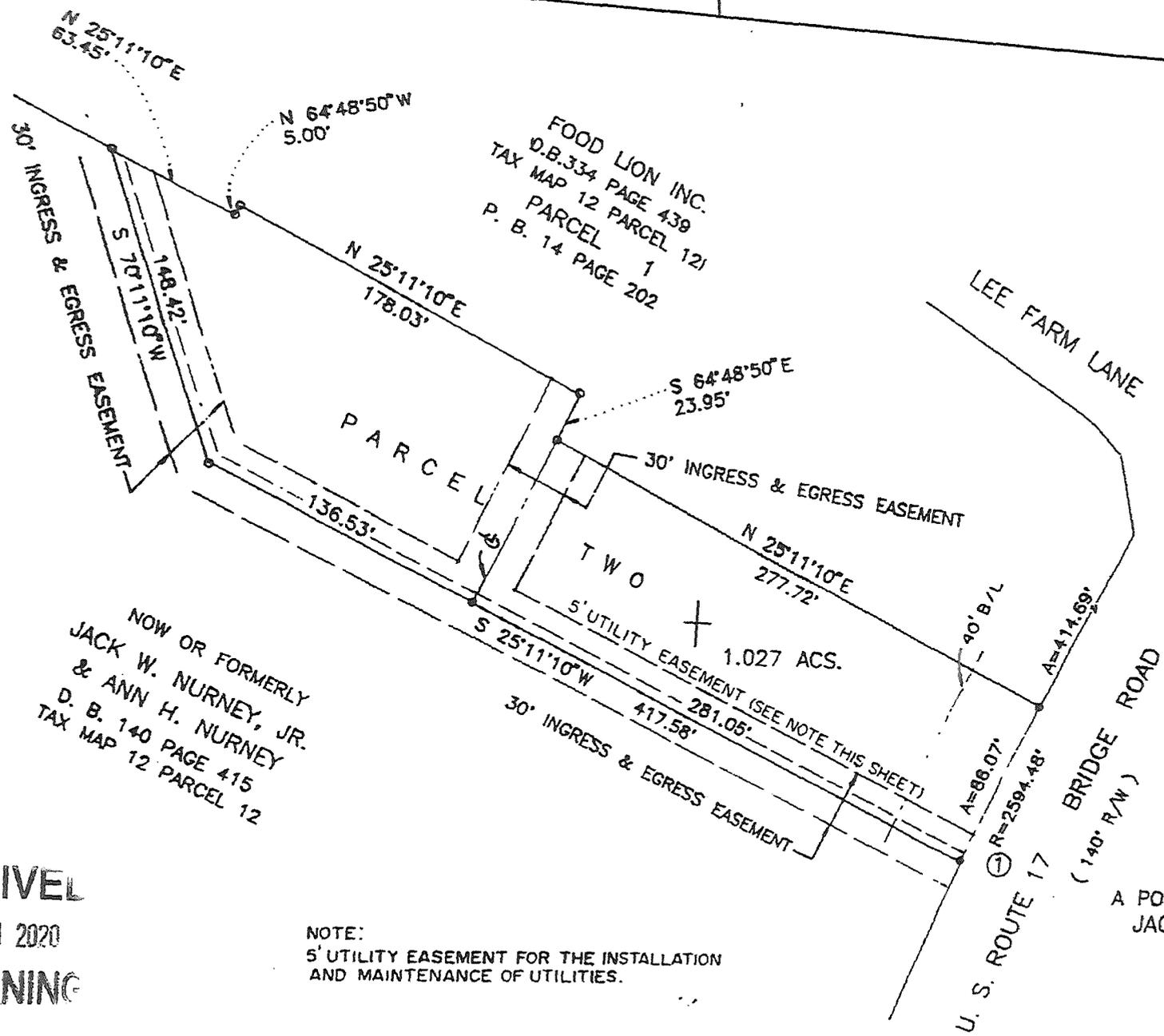
N 64°48'50" W
23.95'

3217 BRIDGE ROAD

3219 BRIDGE ROAD

03'

P 1528
P 121
P 1193
P 1512
P 1812



NOW OR FORMERLY
 JACK W. NURNEY, JR.
 & ANN H. NURNEY
 D. B. 140 PAGE 415
 TAX MAP 12 PARCEL 12

FOOD LION INC.
 D.B.334 PAGE 439
 TAX MAP 12 PARCEL 121
 PARCEL 1
 P. B. 14 PAGE 202

PLAT SHOWING
 SUBDIVISION OF
 A PORTION OF PROPERTY OWNED
 JACK W. NURNEY, JR. AND
 ANN H. NURNEY
 SLEEPY HOLE BOROUGH
 SUFFOLK, VIRGINIA

NOTE:
 5' UTILITY EASEMENT FOR THE INSTALLATION
 AND MAINTENANCE OF UTILITIES.

RECEIVED
 AUG 31 2020
 PLANNING

SCALE : 1" = 60' APRIL 11, 1994

ERNEST C. HAWKINS, JR. AND ASSOCIATES
 SURVEYORS AND PLANNERS
 SUFFOLK, VIRGINIA

JOB NO. 94-0441 SHEET 2 OF

NO	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
1	2594.48'	43.04'	86.07'	1°54'02"	2°12'30"	86.06'	N 67°01'54"W

OTA2020-001 Sign Ordinance Text Amendment

DESCRIPTION

ORDINANCE TEXT AMENDMENT OTA2020-001: Proposed amendments to the Code of the City of Suffolk, Chapter 31, Unified Development Ordinance (UDO), Article 4, Zoning, Section 31-412, Special Corridor Overlay District (SCOD) and Section 31-419, Mixed Use Development Overlay District (MUD); and Article 6, Design and Improvement Standards, Section 31-603, Landscaping Standards; and Article 7, Supplemental Use Regulations, Section 31-707, Home Occupations; Section 31-714, Sign Regulations; and Section 31-717, Temporary Uses; and Appendix A- Definitions. The purpose of the text amendments is to update and refine the Code of the City of Suffolk, Chapter 31, Unified Development Ordinance due to a change in circumstance.

APPLICANT: The proposed ordinance text amendment has been initiated by the City of Suffolk.

PROPOSAL: The amendments are necessary to comply with the U.S. Supreme Court case ruling, Reed vs. the Town of Gilbert, which restricts localities from using content-based sign regulations. To the extent practical, the proposed amendments maintain the standards as prescribed in the existing regulations. However, notable changes include the following:

- Permits are not required for temporary signs.
- Special event signs are now reclassified as yard signs and banners and, in specific commercial districts, are limited to six (6) times per year for each sign, not to exceed twenty (20) days per sign. Current regulations allow special event signs three (3) times per calendar year not to exceed thirty (30) days per event. In all other districts, signs may be posted for up to ninety (90) days. The previous regulations only allowed temporary signs up to sixty (60) days.
- Window sign coverage is increased from 10% to 20%.
- Electronic Message Boards allow a change in message not more than once every sixty (60) seconds. Current regulations allow a change in message not more than once every sixty (60) minutes.
- Three (3) additional permanent signs are permitted on culturally significant property. Culturally significant properties are those properties declared as properties or sites of historic, cultural, or environmental significant by the City, Commonwealth of Virginia, or the United States.
- Signs meeting certain provisions are permitted up to 45 feet tall and 450 square feet in area in the Mixed Use Development Overlay District (MUD).