

**SUFFOLK PLANNING COMMISSION
AGENDA FOR
JUNE 16, 2026**



**PREPARED BY THE CITY OF SUFFOLK DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT
KEVIN WYNE, AICP, DIRECTOR OF PLANNING & COMMUNITY
DEVELOPMENT**

**THE REGULAR MEETING WILL BE HELD AT 2:00 P.M. IN
THE SUFFOLK CITY COUNCIL CHAMBERS OF THE CITY HALL BUILDING**

**IF YOU CANNOT ATTEND OR NEED SPECIAL ACCOMODATIONS AT THE
MEETING, PLEASE CALL THE CITY OF SUFFOLK DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT AT (757) 514-4060
PRIOR TO 12:00 NOON ON FRIDAY, JUNE 12, 2026.**

**MILLS STAYLOR
CHAIRMAN**

Suffolk
VIRGINIA
It's a good time to be in Suffolk



AGENDA

SUFFOLK PLANNING COMMISSION

June 16, 2026

2:00 P.M.

-
1. Call to Order
 - A. Invocation
 - B. Pledge of Allegiance
 - C. Roll Call
 2. Approval of minutes from previous meeting
 3. Public Hearings:
 - A. **CONDITIONAL USE PERMIT REQUEST, CUP2026-00004, Myrtle Mitigation Bank:** submitted by James Parker, applicant on behalf of Clearwater Mitigation VI, LLC, property owner, in accordance with Section(s) 31-306 and 31-406 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a wetlands mitigation bank on property located at 2101 Buckhorn Drive, Zoning Map 30, Parcel 14. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned A, Agricultural Zoning District. The 2045 Comprehensive Plan designates this area as outside of the Growth Area, Rural Agriculture Land Use Type.
 - B. **CONDITIONAL USE PERMIT REQUEST, CUP2026-00007, Ocean Storage:** submitted by G. Thomas Minton III, applicant, on behalf of Bennett's Creek Partners, LLC, property owner, in accordance with Section(s) 31-306, 31-406, and 31-709 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a mini-warehouse use on property located along Shoulders Hill Road at Zoning Map 12, Parcel 55*1D*2*A. The affected area is further identified as being located in the Sleepy Hole Voting Borough, zoned B-2, General Commercial Zoning District and SCOD, Special Corridor Overlay District. The 2045 Comprehensive Plan designates this area as a part of the Northern Growth Area, Commercial Corridor Land Use Type.
 - C. **CONDITIONAL USE PERMIT REQUEST, CUP2026-00011, CEP Solar:** submitted by Paul Cozens, Old Myrtle Solar Farm, LLC, Applicant, on behalf of Susan Lynn Perry, property owner, in accordance with Sections 31-306, 31-406, and 31-724 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a solar energy facility on property located on Old Myrtle Road, Zoning Map 23, Parcels 2,3,4,5, and 20. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned A, Agricultural Zoning District. The 2045 Comprehensive Plan designates this area outside of the growth area, Rural Agriculture Land Use Type.

D. CONDITIONAL USE PERMIT REQUEST, CUP2026-00012, New Leaf Solar: submitted by Bill Lane, Old Myrtle Solar 1 LLC, applicant, on behalf of Bran-Del Suffolk, LLC, property owner, in accordance with Sections 31-306, 31-406, and 31-724 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a solar energy facility on property located on Old Myrtle Road, Zoning Map 22, Parcel 3. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned A, Agricultural Zoning District. The 2045 Comprehensive Plan designates this area as outside of the growth area, Rural Agriculture Land Use Type.

4. Old Business

5. New Business

A. Status Report - City Council Meeting, May 20, 2026

B. Status Report - Preliminary Plats Approved - None

6. Commissioner's Comments

7. Adjournment

MINUTES



SUFFOLK PLANNING COMMISSION

May 21, 2026

2:00 P.M.

The meeting of the Suffolk Planning Commission was held on Tuesday, May 21, 2026, at 2:00 p.m., in the Council Chambers of the Municipal Building, 442 W. Washington Street, Suffolk, Virginia, with the following persons present:

MEMBERS:

Mills Staylor, Chairman
Anita Hicks, Vice-Chairman
Oliver Creekmore
Johnnie Edwards
Gerald Goodman
Thomas Powell
Selena Thornton-Manuel

STAFF:

William Hutchings, Jr., City Attorney
Kevin Wyne, Dir. of Planning & Com. Dev.
Margaret Pittenger, Asst. Dir. of Planning
Jennifer Cobb, Asst. Dir. of Community Dev.
William Mellon, Zoning Administrator
Caitlin Aubut, Land Use Planning Manager
Jonathan McBride, Comp. Planning Manager
Goncalo Borges, Senior Planner
Shannon Wolfe, Senior Planner
Isabella Reynolds, Planner I
Catina Myrick, Administrative Analyst

The meeting was called to order by Chairman Staylor. Commissioner Thornton-Manuel offered the Invocation and led the Pledge of Allegiance. The roll was called by Mr. Wyne and the Chairman was informed that a quorum was present.

APPROVAL OF MINUTES:

The minutes of the previous meeting were approved as written.

FAMILY TRANSFER PLAT:

FAMILY TRANSFER SUBDIVISION PLAT FTR2025-005: submitted by Taylor Dickinson applicant, on behalf of Kenneth Dickinson and Jolene Dickinson, property owner, requesting a family subdivision pursuant to Section 31-514 of the Unified Development Ordinance, to approve a Family Subdivision Plat to create one (1) new parcel, on property located at 1293 Barnes Road. Zoning Map 50 Parcel 1*3. The affected property is further identified as being located in the Holy Neck Voting Borough, zoned A, Agriculture Zoning District. The City's 2045 Comprehensive Plan identifies this property as being located within the Rural Agricultural Land Use Type.

The first item of business was introduced by the Chairman followed by a staff report by Isabella Reynolds, Planner I. Ms. Reynolds stated that the applicant proposed to subdivide an approximately 1-acre parcel to their daughter, Taylor Dickinson. The Dickinson's have owned the property since 2017, thereby meeting the 3-year minimum holding requirement before a family subdivision can occur. Neither Kenneth, Jolene or Taylor Dickinson has received a previous family subdivision; therefore, this request fulfills those requirements. The lot dimensions and building setback lines for the proposed new parcel are consistent with the underlying zoning district and have adequate space for a separate dwelling and drain field. A deed of gift for the grantee has been prepared in conjunction with this plat, which prohibits the transfer of the property within 10 years of its receipt. Also, a sworn affidavit was signed acknowledging the purpose of this family subdivision is to provide separate places of residence for the grantee and to keep the family estate within the immediate family. In conclusion, staff determined this family subdivision request does sufficiently satisfies the criteria for a family subdivision and the proposed parcel

meets all zoning requirements as set forth in the UDO. Therefore, staff recommended approval of this application.

Commissioner Hicks made a motion to approve this application, seconded by Commissioner Thornton-Manuel and passed by a recorded vote of 7 to 0.

PUBLIC HEARINGS:

REZONING REQUEST, RZN2025-00010 (Conditional), Mount Lebanon Missionary Baptist Church: submitted by Kimberly Williams, The Mount Lebanon Missionary Baptist Church, applicant, on behalf of New Dominion Pictures Inc., 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 in order to change the zoning from M-1, Light Industrial Zoning District to O-I, Office Institutional (Conditional) Zoning District for property located at 1000 Film Way, Zoning Map 26F, Parcel (1A)*1A*A. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned M-1, Light Industrial Zoning District. The 2045 Comprehensive Plan designates this area as part of the Northern Growth Area, Office/Institutional Land Use Type.

CONDITIONAL USE PERMIT REQUEST, CUP2025-00021, Mount Lebanon Missionary Baptist Church: submitted by Kimberly Williams, The Mount Lebanon Missionary Baptist Church, applicant, on behalf of New Dominion Pictures Inc., property owner in accordance with Section(s) 31-306 and 31-406 of the Unified Development Ordinance, to grant the Conditional Use Permit to establish a “place of worship, large, at least 6,000 square feet in main sanctuary” use on property located at 1000 Film Way, Zoning Map 26F, Parcel (1A)*1A*A. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned M-1, Light Industrial Zoning District. The 2045 Comprehensive Plan designates this area as part of the Northern Growth Area, Office/Institutional Land Use Type.

The next item of business was introduced by the Chairman followed by a staff report by Isabella Reynolds, Planner I. Ms. Reynolds stated that the applicant proposed to rezone approximately 6 acres from M-1, Light Industrial to Office-Institutional

(Conditional) zoning district, for the purpose of establishing a place of worship on the subject property. The subject property used to be the location of the New Dominion Pictures film studio, which the applicant proposed to renovate the existing structure to facilitate the church. The property will be accessed from Film Way and has two existing entrances serving the parcel. Due to the layout of the existing parking lot and the proposed locations of the parking spaces, to ensure safe and orderly traffic circulation, there will be an entrance-only and an exit-only access. The applicant proposed 64 parking spaces, which satisfies the minimum requirement of parking spaces for the proposed use. A condition of approval for the CUP, is the parking spaces and drive aisles shall be properly striped and marked. Additionally, parking shall be permitted only in designated parking spaces, no parking shall be permitted on the grass or on Film Way. The proposed church will consist of 256 seats in the main sanctuary. The narrative provided by the applicant for the CUP stated that the some of the rooms will be used as classrooms for bible study and the other rooms will be offices to support the church. The proposed hours for Sunday, are 7 AM to 1 PM. Additionally, the applicant stated in the narrative there will be services and bible study held occasionally throughout the week. The proposed interior floorplan will be conditioned as part of the approval of the CUP. Also, condition of approval for the CUP, is the number of seats in the main sanctuary shall not exceed 256 seats. In

conclusion, the proposed rezoning request is consistent with the 2045 Comprehensive Plan and the UDO. The proposed rezoning from M-1, Light Industrial, to O-I, Office Institutional (Conditional) zoning district, aligns with the intent of the land use designation, as a primary use for the O-I land use designation is civic. Therefore, staff recommended approval of the rezoning application with the proffers noted in the staff report. Additionally, staff found the CUP request does sufficiently satisfy the criteria set forth in the UDO. The proposed use is aligned with the land use designation in the Comprehensive Plan and the proposed use is not anticipated to adversely impact the surrounding community. Therefore, staff recommended approval of the conditional use permit application with the conditions noted in the staff report.

The public hearing was opened for RZN2025-010 and speaking in favor of this application was Grady Palmer, 222 Central Park Avenue, Virginia Beach, VA.

There being no speakers in opposition, the public hearing was closed.

After discussion by the Commission, Commissioner Hicks made a motion to approve this application with the proffers, seconded by Commissioner Thornton-Manuel and passed by a recorded vote of 7 to 0.

The public hearing was opened for CUP2025-021 and speaking in favor of this application was Grady Palmer, 222 Central Park Avenue, Virginia Beach, VA.

There being no speakers in opposition, the public hearing was closed.

After discussion by the Commission, Commissioner Goodman made a motion to approve this application with the conditions, seconded by Commissioner Thornton-Manuel and passed by a recorded vote of 7 to 0.

CONDITIONAL USE PERMIT REQUEST, CUP2026-00010, Bizzy Bees Learning Experience: submitted by Rebekah Faulkner, applicant and property owner, in accordance with Sections 31-306, 31-406, and 31-701 of the Unified Development Ordinance, to grant the Conditional Use Permit to establish a family day home for up to 12 children on property located at 113 Mallard Drive, Zoning Map 25E, Parcel 3B*1. The affected area is further identified as being located in the Chuckatuck Voting Borough, zoned RC, Residential Compact Zoning District. The 2045 Comprehensive Plan designates this area as part of the Central Growth Area, Traditional Neighborhood Land Use Type.

The next item of business was introduced by the Chairman followed by a staff report by Caitlin Aubut, Land Use Planning Manager. Ms. Aubut stated that the applicant currently operates a family day home for four children, aged six weeks to five years, within their 1,450 square-foot single-family home. The applicant desires to expand their daycare operation to accommodate up to 12 children under the age of five, with daytime care hours from 6:30 AM to 6:00 PM, and overnight care from 6:00 PM to 6:30 AM. In-home daycare for up to four children – exclusive of the provider’s own children and any children who reside in the home as residential occupancy by a single family – is permitted as a matter of right. Family day homes must provide 35 square feet of open indoor space, or 50 square feet of indoor space with furniture, per child in care. This standard is derived from standard recommendations provided by the

American Academy of Pediatrics and the American Public Health Association. The applicant proposed to utilize 851.25 square feet of their 1,450 square foot home for the care of up to 12 children under the age of five as depicted on the floor plan. The proposal meets the indoor space requirements of UDO. Additionally, the applicant's sketch plan, depicts a 1,407 square-foot outdoor play area within the northern portion of the rear yard of the subject property. The applicant also provided photos showing outdoor play toys, a small slide, and swings within the play area. For family day homes, the UDO requires an outdoor play area of at least 1,000 square feet to be enclosed by a fence and located in such a way to provide "maximum peace and tranquility to adjoining residential uses and to protect the safety of the children". There is a shed at the rear of the property near the play area, which the applicant states will be locked at all times to prevent access. The applicant's photos depict a chain link fence on the northern side of the play area, and pursuant to requirements of the UDO, a condition of approval is proposed to require the play area to be fenced within the backyard. The proposal is compatible with the Suburban Neighborhood designation in the 2045 Comprehensive Plan and provides a critical service to parents and caregivers in the city. Considering the size of the property and the proposed scale of the proposed home daycare operation, staff believes the expanded operation would not have adverse impacts on the surrounding area and; therefore, recommended approval

of this application with the conditions noted in the staff report.

The public hearing was opened and speaking in favor of this application was Rebekah Faulkner, applicant. She asked for the Commission's approval of this application.

Also, speaking in favor of this application was Courtney Parker, 1500 Dutch Road, Suffolk, VA.

Also, speaking in favor of this application was Mr. Reynolds, 7709 South Quay Rd., Suffolk, VA.

Also, speaking in favor of this application was Henry Dixon, 4724 Camellia Drive, Suffolk, VA.

There being no speakers in opposition, the public hearing was closed.

After discussion by the Commission, Commissioner Thornton-Manuel made a motion to approve this application with the conditions, seconded by Commissioner Creekmore and passed by a recorded vote of 7 to 0.

ORDINANCE TEXT AMENDMENT, OTA2026-04, initiated by the City of Suffolk, for amendments to Section 31-406, Table 406-1, and Appendix A, Definitions, of the Unified Development Ordinance of the City of Suffolk, Virginia.

The next item of business was introduced by the Chairman followed by a staff report by Goncalo Borges, Senior Planner. Mr. Borges stated that this ordinance text amendment is to amend "Section 31-406", Table 406-1 and several definitions in Appendix "A". Upon analysis and further internal consultation with City staff, the

following uses were found to require alignment with the UDO (to be permitted, not permitted, or conditionally permitted). The use “Winery or micro brewery” does not have a definition in Appendix “A”. Staff proposed to add a consolidated definition representing the breadth of varying small-scale alcoholic beverage production uses that mirrors the capacity limits set by the Commonwealth’s Alcoholic Beverage Control Authority. Permitted accessory uses would include retail sales, on-site tasting rooms, and restaurants. This definition accommodates other alcoholic beverage production, beyond wine and beer, typically seen in contemporary cities, and will clearly delineate the size and use of a “Micro-brewery, Micro-distillery, Micro-winery, Micro-cidery, Micro-meadery in the City of Suffolk. Staff also proposed changes in the use table, Table 406-1. Currently, “Winery or micro-brewery” is only permitted by right in the B-2, General Commercial and M-2, Heavy Industrial zoning districts, and is conditionally permitted in A, Agriculture, VC, Village Center, CBD, Central Business District, M-1, Light Industrial, and FRRD, Fairgrounds Revitalization and Redevelopment District. To increase flexibility and create economic and cultural opportunities, and given the limited output and intensity of the use, staff believes that this use is compatible and appropriate to be permitted by-right in B-1, Neighborhood Commercial, VC, Village Center, and CBD, Central Business zoning districts. Staff proposed to add the use “Brewery, Distillery, Winery, Cidery,

Meadery” to Table 406-1 and a new definition to Appendix A. This use is defined as a facility that makes and/or packages alcoholic beverages for sale or distribution, either on-site or elsewhere. Larger operations—those producing at least 15,000 barrels annually (beer, wine, cider, or mead) or 36,000 gallons of spirits—may also include accessory uses like tasting rooms, lounges, restaurants, taprooms, or taverns. This new use will be permitted by-right in industrial districts, such as M-1, Light Industrial Zoning District, and M-2, Heavy Industrial Zoning District, and Conditionally permitted in B-1, Neighborhood Commercial District, B-2, General Commercial District, VC, Village Center Zoning District, CBD, Central Business District, and FRRD, Fairgrounds Revitalization and Redevelopment District. As observed throughout the Commonwealth of Virginia, micro and medium/large output breweries typically host associated cultural activities, such as live music and entertainment. To address these activities and accommodate the accessory uses proposed in the micro and medium/large output brewery/distillery/winery/cidery/meadery uses, staff proposed to allow “Live entertainment after 10:00 pm” as an accessory and conditionally permitted use in industrial districts such as M-1, Light Industrial Zoning District, and M-2, Heavy Industrial Zoning District. This would allow micro and non-micro establishments to apply for a Conditional Use Permit (CUP) to host live entertainment such as live music, karaoke, trivia, or stand-up comedy. The use “Arts,

crafts, and boutique” does not have a definition in Appendix “A”. Staff proposed to add a definition to Appendix “A”. This definition clarifies and sets spatial and land use parameters for this use. The proposed use allows for the establishment of arts and crafts retail, with accessory small workshop or studio use of up to 2,000 square feet. The UDO has a definition for “Custom manufacturing” in Appendix “A”. However, it was staff’s opinion that this definition should be updated to be clear on the footprint and intensity of the use, thus allowing for flexibility regarding the workshop environment, while maintaining custom manufacturing should be characterized by limited production and impact on the neighborhood/adjacent parcels. This new definition also allows for some flexibility because it establishes the accessory use of a retail shop up to 2,000 square feet, and also includes the possibility of adding instruction on-site. Currently, the use “Motion picture and video production (NAICS 51211)” does not have a definition. Therefore, in addition to amending the title of this use in Table 406-1 to remove the reference to the NAICS code, staff proposed to define this use as an establishment primarily engaged in producing, or producing and distributing motion pictures, videos, television programs, or television commercials. Currently, this use is only permitted by-right in the M-1, Light Industrial, and M-2, Heavy Industrial zoning districts. Staff proposed to amend the use table to have this use permitted by-right in the B-2, General Commercial, and O-I, Office/Institutional

zoning districts. The proposed amendments include conditionally permitting motion picture and video production facilities within the B-1, Neighborhood Commercial District, VC, Village Center Zoning District, CBD, Central Business District, and FRRD, Fairgrounds Revitalization and Redevelopment District. The use “Theater” currently does not have a definition in Appendix “A”. Staff proposed to add a definition to clarify that a theater is an indoor facility with a permanent stage or screen for the presentation of live or recorded entertainment, inclusive of an audience viewing hall or room with fixed seats. Additionally, staff proposed a small amendment to the use table to change this use from “not permitted” to conditionally permitted in the B-1, Neighborhood Commercial District. Staff found that sound production and recording is an important artistic and cultural activity within typical arts and cultural districts, and so far, this use has been absent from the use table. Staff proposed a definition that sets this use as an establishment that provides indoor audio recording/production and post-production services to produce master recordings with sound attenuation. For this new use, staff proposed that it be permitted by-right in the CBD, Central Business Zoning District, B-2, General Commercial Zoning District, O-I, Office/Institutional Zoning District, M-1, Light Industrial Zoning District, and M-2, Heavy Industrial Zoning District. Staff also proposed that this use be allowed as Conditional (C) in the B-1, Neighborhood Commercial Zoning District, VC, Village

Center Zoning District, and FRRD, Fairgrounds Revitalization and Redevelopment Zoning District. The proposed definition for sound studios states that they must have sound attenuation and are intended to operate at a commercial and professional level. The use “Research and development, offices” was not permitted in B-1, Neighborhood Commercial District, and it was allowed as a conditional use in B-2, General Commercial District, CBD, Central Business District, and FRRD, Fairgrounds Revitalization and Redevelopment District. Amendments are proposed to Table 406-1 to allow this use to be permitted by-right in B-1, B-2, CBD, and FRRD. This use is an office use, without laboratories or storage, and therefore it is appropriate to be located in districts that typically allow office uses, such as CBD. Staff decided that a “Business incubator” use would be a positive addition to the list of permitted and conditional uses within the city because it provides business and economic development opportunities, which this ordinance also aims to achieve, and offers the opportunity for neighborhood revitalization and rehabilitation/reuse of structures in the Downtown area, as well as in other areas of the city where economic and cultural stimulation is needed. Staff is defining this use as a single entity managed facility that provides shared workspace, resources, and business development support for multiple startup or emerging businesses. The use is proposed to be permitted by-right in B-1, Neighborhood Commercial District, B-2, General Commercial District, VC, Village

Center Zoning District, CBD, Central Business District, O-I, Office Institutional Zoning District, and FRRD, Fairgrounds Revitalization and Redevelopment District; and Conditional (C) in M-1, Light Industrial Zoning District, and M-2, Heavy Industrial Zoning District. The uses detailed above will be added or altered in Table 406-1 and Appendix “A”, Definitions. The aforementioned alterations and proposed new uses and definitions aim to align the UDO with the Arts and Cultural District. This proposed text amendment will simultaneously provide greater economic opportunity and flexibility for individuals (such as artists), businesses, organizations, and institutions attempting to establish themselves within the Downtown area of influence and its vicinity. In that regard, staff recommended approval of this ordinance text amendment as noted in Exhibit B in the staff report.

The public hearing was opened. There being no speakers in favor or in opposition, the public hearing was closed.

After discussion by the Commission, Commissioner Hicks made a motion to approve this ordinance text amendment, seconded by Commissioner Creekmore and passed by a recorded vote of 7 to 0.

ORDINANCE TEXT AMENDMENT, OTA2026-05, initiated by the City of Suffolk, for amendments to Section 31-406, Table 406-1, Section 31-701, Accessory Uses and Structures, and Appendix A, Definitions, of the Unified Development Ordinance of the City of Suffolk, Virginia.

The next item of business was introduced by the Chairman followed by a staff report

by Isabella Reynolds, Planner I. Ms. Reynolds stated that this ordinance text amendment proposes changes to the supplemental standards for accessory dwelling units (ADU's). Recently, the Governor signed a bill (SB531) into effect which changes the way localities in the Commonwealth can regulate accessory dwelling units (ADU's). This recently passed bill has a delayed effective date of July 1, 2027; however, staff proposed this ordinance text amendment in order to be in compliance with state regulations prior to the enactment of the bill. The state defines ADU's as independent dwelling units on a residential dwelling lot with its own living, bathroom, and kitchen space. Staff proposed a revised definition of ADU's in the UDO - the new definition will be – dwelling unit, accessory: A clearly subordinate dwelling unit which provides complete living, sleeping, sanitation, and cooking facilities that is suitable for occupancy as one (1) dwelling unit, which may be internal, attached, or detached from the principal dwelling. A new bill has been approved which will effectively mandate accessory dwelling units to be allowed by right in all single-family residential zoning districts in Virginia localities. Therefore, ADUs will be permitted as a matter of right in all Suffolk zoning districts that allow single-family dwellings; Agriculture (A), Rural Estate (RE), Rural Residential (RR), Residential Low (RL), Residential Low Medium (RLM), Residential Medium (RM), Residential Compact (RC), Residential Urban (RU), Residential Urban-12 (RU-12), Residential

Urban-18 (RU-18), Village Center (VC), Central Business District (CBD), and Fairgrounds Revitalization and Redevelopment District (FRRD). Staff conducted research and analyzed neighboring localities to see different standards for ADUs. One neighboring locality, Isle of Wight County, has a standard for ADUs that states no more than two (2) bedrooms are permitted in an accessory apartment. The City of Norfolk does not require an additional off-street parking spot for ADUs. Further, in Norfolk, an ADU can only be located on a lot that provides the minimum number of parking spaces required for the principal dwelling. Another nearby locality, Newport News, does not have any additional off-street parking requirements for ADUs. Staff proposed to amend the supplemental standards for ADU's within Section 31-701(b)(13). The requirement for a Conditional Use Permit (CUP) has been removed to permit ADUs by-right in applicable zoning district. To ensure the ADU is subordinate to the primary dwelling, ADU's are proposed to be regulated by lot coverage maximums and limited to two (2) bedrooms. There are proposed amendments of the procedural nature, including removing an outdated annual compliance review by the Zoning Administrator and requiring a Certificate of Occupancy to be obtained for detached ADU's. To ensure the preservation of prime agricultural land, in the A, RE, and RR zoning districts, on lots over four (4) acres in size must be within four-hundred (400) feet of the primary dwelling. To ensure ADUs

have adequate access, a standard is proposed to require a clear unobstructed path to a public right-of-way from the ADU. The requirement for an additional off-street parking space has been removed, only if the principal dwelling meets the minimum requirement for parking spaces. Another proposed standard is permitting ADUs to be rented out for thirty (30) consecutive days or longer. In conclusion, staff proposed to amend the ordinance on ADU's to ensure compliance with the state code and the recent State Bill. Overall, staff's goal with amending the ordinance on ADUs is to make it easier for property owners to obtain and build ADU's. By making ADU's more accessible there will be more housing options for the residents of Suffolk. Therefore, staff recommended approval of this ordinance text amendment.

The public hearing was opened. There being no speakers in favor or in opposition, the public hearing was closed.

After discussion by the Commission, Commissioner Hicks made a motion to approve this ordinance text amendment, seconded by Commissioner Goodman and passed by a recorded vote of 7 to 0.

SIGNIFICANT LAND USE ITEM:

CONDITIONAL USE PERMIT REQUEST, CUP2026-00004, Myrtle Mitigation Bank: to grant a Conditional Use Permit to establish a wetlands mitigation bank on property located at 2101 Buckhorn Drive, Zoning Map 30, Parcel 14.

Staff gave a brief discussion on the above significant land use application that will come before the Commission in June.

ADJOURNMENT:

There being no further business, the meeting was adjourned.



PLANNING COMMISSION
MEETING

May 21, 2026

MT: Hicks
2ND: Thornton-Manuel
TO: Approve

MT: Hicks
2ND: Thornton-Manuel
TO: Approve w/proffers

MT: Goodman
2ND: Thornton-Manuel
TO: Approve w/conditions

MT: Thornton-Manuel
2ND: Creekmore
TO: Approve w/conditions

VOTE: 7-0

VOTE: 7-0

VOTE: 7-0

VOTE: 7-0

FTR2025-05

RZN2025-010

CUP2025-021

CUP2026-010

PRESENT

ABSENT

YES

NO

YES

NO

YES

NO

YES

NO

Baur, Mary Ellen

X

Creekmore, Oliver

X

X

X

X

X

Edwards, Johnnie

X

X

X

X

X

Goodman, Gerald

X

X

X

X

X

Hicks, Anita

X

X

X

X

X

Powell, Thomas

X

X

X

X

X

Staylor, Mills

X

X

X

X

X

Thornton-Manuel, Selena

X

X

X

X

X



PLANNING COMMISSION
MEETING

May 21, 2026

MT: Hicks
2ND: Creekmore
TO: Approve

MT: Hicks
2ND: Goodman
TO: Approve

MT:
2ND:
TO:

MT:
2ND:
TO:

VOTE: 7-0

VOTE: 7-0

VOTE:

VOTE:

OTA2026-04

OTA2026-05

PRESENT

ABSENT

YES

NO

YES

NO

YES

NO

YES

NO

Baur, Mary Ellen

X

Creekmore, Oliver

X

X

X

Edwards, Johnnie

X

X

X

Goodman, Gerald

X

X

X

Hicks, Anita

X

X

X

Powell, Thomas

X

X

X

Staylor, Mills

X

X

X

Thornton-Manuel, Selena

X

X

X



DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT
Division of Planning

CITY OF SUFFOLK

442 W. WASHINGTON STREET, P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 514-4099

June 16, 2026

Suffolk Planning Commission
City of Suffolk, Virginia

Dear Commissioners:

Attached for your consideration is information pertaining to Conditional Use Permit Request CUP2026-004, submitted by James Parker, applicant on behalf of Clearwater Mitigation VI, 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 wetlands mitigation bank on property located within the City of Suffolk at 2101 Buckhorn Drive, identified as City of Suffolk Zoning Map 30, Parcel 14, and portions of property identified on Isle of Wight County property maps as tax map numbers 67-01-013, 67-01-016, and 67-01-018. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned A, Agricultural Zoning District. The 2045 Comprehensive Plan designates this area as outside of the Growth Area, Rural Agriculture Land Use Type.

Information and maps pertaining to this request are attached for your consideration. Please contact either myself or Isabella Reynolds, the staff planner handling this case, if you have any questions in advance of the meeting.

Respectfully submitted,

Kevin Wyne, AICP
Director of Planning & Community Development

Attachments

STAFF REPORT

DESCRIPTION

CONDITIONAL USE PERMIT REQUEST: Conditional Use Permit request, CUP2026-004, in accordance with Sections 31-306 and 31-406 of the Unified Development Ordinance, to establish a wetlands mitigation bank.

APPLICANT: Submitted by James Parker, Clearwater Mitigation VI, LLC, applicant and property owner.

LOCATION: The subject property is located at 2101 Buckhorn Drive and consists of four contiguous parcels located within the City of Suffolk and Isle of Wight County. The subject property is further identified as Zoning Map 30, Parcel 14 in the City of Suffolk and portions of property within the City of Suffolk identified on Isle of Wight County property maps as tax map numbers 67-01-013, 67-01-016, and 67-01-018.

PRESENT ZONING: The portion of the subject property within the City of Suffolk's jurisdictional boundary is currently zoned A, Agricultural zoning district and encompasses approximately 212 acres.

EXISTING LAND USE: The subject property is currently an active silviculture farm of loblolly pines.

PROPOSED LAND USE: The applicant proposes to rehabilitate degraded wetlands to establish a wetlands mitigation bank to provide mitigation credits for future development within two local watersheds.

SURROUNDING LAND USES:

- North: Undeveloped agricultural and forested land, with abandoned railroad right-of-way and single-family dwellings beyond, zoned A, Agricultural zoning district within the City of Suffolk, and zoned RAC, Rural Agricultural Conservation zoning district within Isle of Wight County.
- South: Undeveloped agricultural and forested land zoned A, Agricultural zoning district.
- East: Forested land, cropland and scattered single-family dwellings beyond zoned A, Agricultural zoning district.
- West: Undeveloped wooded land zoned A, Agricultural Zoning District, with cropland and scattered single-family dwellings beyond within Isle of Wight County, zoned RAC, Rural Agricultural Conservation zoning district.

COMPREHENSIVE PLAN: The City's 2045 Comprehensive Plan designates this area as outside of the growth areas, Rural Agriculture Land Use Type.

CHESAPEAKE BAY PRESERVATION AREA DESIGNATION: The property is within the Chesapeake Bay Preservation Area Overlay District and designated as a Resource Management Area (RMA).

FLOOD PLAIN: The property falls within Flood Zone X (areas of minimal risk) as shown on Flood Insurance Rate Map (FIRM) Panel 5101560185D of the City of Suffolk, Virginia 2015 Flood Map.

PUBLIC NOTICE: This request has been duly advertised in accordance with the public notice requirements set forth in Section 15.2-2204 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. Notice to the applicant, containing a copy of the staff report, was also sent June 12, 2026.

CASE HISTORY: The subject property has historically been logged under silviculture operations as a loblolly pine farm.

STAFF ANALYSIS

ISSUE

The applicant proposes to restore and rehabilitate approximately 212.25 acres of wetlands to establish a wetlands mitigation bank. The proposed wetland mitigation bank will encompass a total of four (4) parcels and will cross the City's jurisdictional boundary into Isle of Wight County. The subject parcel (T.M 30*14) within the City of Suffolk jurisdictional boundary will be subject to this CUP request. In Isle of Wight, wetland mitigation banks are permitted by-right. The overall Myrtle Mitigation Bank project comprises two sub-projects further identified as the main "Mitigation Bank" containing approximately 204.3 acres, and an "Ecological Restoration Project" containing approximately 7.9 acres. The work and goals for each project are consistent to (i) restore wetland functions and values and (ii) permanently protect restored natural resources through a conservation easement. The primary difference between the two projects is that the larger Mitigation Bank will provide compensatory wetland mitigation credits available for purchase, while the smaller Ecological Restoration Project will provide wetland mitigation credit to a singular customer/project. Both projects are functionally the same in being restored and offered for mitigation credit and are thus both defined as wetland mitigation banks within the Unified Development Ordinance and can be permitted under a single CUP. Both projects are also subject to similar U.S. Army Corps of Engineers (USACE) and Virginia Department of Environmental Quality (DEQ) oversight and permitting.

In addition to crossing jurisdictional boundaries between the City of Suffolk and Isle of Wight County, the project also spans across two watersheds, identified by their Hydrologic Unit Code (HUC). The majority of the site drains eastward towards Cohoon Creek and the Nansemond River within the Lower James River watershed, HUC 02080208. The remainder of the property drains southwest towards Corrowaugh Creek and the Blackwater River within the Chowan River watershed, HUC 03010202. Mitigation credits are generally required to be in the same HUC as the impacted project. The mitigation bank would provide wetland impact credits to both watersheds.

The current and historic operations of the property as a loblolly pine farm have resulted in the drainage of wetlands, loss of native habitat, and the introduction of non-point source pollution. The natural wetlands and associated buffers present on the site would need to be restored to establish the site as a wetlands mitigation bank. Restoration activities will consist of removing and/or plugging of ditches, targeted grading of linear planting beds, planting diverse native wetland

vegetation, and recreating habitats typical for native fauna.

CONSIDERATIONS AND CONCLUSIONS

1. Section 31-406 of the Unified Development Ordinance (UDO) requires that a Conditional Use Permit (CUP) be obtained to establish a wetlands mitigation bank use within the A, Agricultural Zoning District. As noted above, the portion of the project located within Isle of Wight County is permitted by-right, and the CUP is only applicable to the property located within Suffolk.
2. The applicant has requested a waiver from the requirements for a Traffic Impact Study, as the applicant stated the proposed wetland mitigation bank will not cause significant traffic impacts given the passive nature of the use. The Department of Public Works' Traffic Engineering Division has reviewed this request and not expressed any concerns.
3. An Environmental Site Assessment and Major Water Quality Impact Analysis was waived for this request, as the proposed use is to restore and rehabilitate the wetlands on the subject property. The Department of Public Works has reviewed the request and has not expressed concerns at this time.
4. The subject parcel will not be served by public water and sewer. There are no structures proposed on the subject property since the proposed use is restoring wetlands. The Department of Public Utilities has reviewed this request and stated that there are no foreseeable impacts to the City's water and sewer infrastructure from the proposed use.
5. When wetland impacts are unavoidable in order to develop a project, the impacts are required to be mitigated by the Virginia Department of Environmental Quality (DEQ) and U.S. Army Corps of Engineers (USACE). A common method of mitigating wetland impacts is through the purchase of credits from a wetlands mitigation bank within the same watershed as the development. Therefore, per the applicant, wetland restoration projects by their nature improve water quality and quantity benefits and thus meet state and local stormwater requirements. The applicant must still submit a site plan that satisfies Suffolk's erosion and sediment control requirements, and any stormwater requirements later identified under state and local regulations. The Department of Public Works' Engineering Division has reviewed this request and has not expressed concerns at this time.
6. Pursuant to Section 31-306 of the Unified Development Ordinance (UDO), a Conditional Use Permit provides a means of authorizing certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right. Rather, such uses are permitted through the approval of a Conditional Use Permit by City Council when the right set of circumstances and conditions are found acceptable.

Conditional Use Permit Approval Criteria, Section 31-306(c): As may be specified within each zoning district, uses permitted subject to conditional use review criteria shall be permitted only after review by the Planning Commission and approval by the City Council and only if the applicant demonstrates that:

- a) *The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 6 of the ordinance and any applicable supplemental use standards as set forth in Article 7 of the Ordinance.*

The proposed wetland mitigation bank is listed as a conditional use in the A zoning district and is required to comply with the development criteria set forth in Article 6 of the UDO. A design plan has also been reviewed relative to the supplemental use standards outlined in Article 7 and has been found acceptable. The proposed development will be required to demonstrate compliance with all UDO requirements at the time of site plan review. The applicant's narrative states that upon CUP approval, the applicant will pursue the requisite site plan reviews within Suffolk and Isle of Wight respectively, coordinating with each jurisdiction.

- b) *The proposed conditional use shall conform to the character of the neighborhood within the same zoning district in which it is located. The proposal as submitted or modified shall have no more adverse effects on health, safety or comfort of persons living or working in or driving through the neighborhood, or shall be no more injurious to property or improvements in the neighborhood, than would any other use generally permitted in the same district. In making such a determination, consideration should be given to the location, type and height of buildings or structures, the type and extent of landscaping and screening on the site and whether the proposed use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities.*

According to the 2045 Comprehensive Plan, the subject property is designated as the Rural Agriculture Land Use Type. This land use type is intended to maintain continued agricultural use and limited development. An intent of the Rural Agriculture designation is to protect and enhance natural scenic areas. The proposed mitigation bank's primary goal is to restore and enhance the wetlands on the subject property, and thus furthers this goal to preserve and restore natural areas. To ensure this, a condition of approval is proposed to require the wetland mitigation bank to be permanently protected by a conservation easement. Another intent of the Rural Agriculture land use designation is to deploy farming protection to protect water quality on adjacent stream systems, including headwaters. As previously mentioned, the property is currently a loblolly pine farm and has been for decades. The continued silviculture operations overtime has altered and degraded the on-site aquatic functions of the property. The proposed wetland bank will reestablish the ability to trap sediment and filter pollutants which will improve the water quality over time. Additionally, the restoration and perpetual protection of the wetlands will restore the natural wildlife habitat.

- c) *Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.*

The proposed use is not anticipated generate any traffic outside of initial construction traffic related to the grading and plating operations. The applicant stated in the design

plans that the construction entrance is located off of Old Myrtle Road in Isle of Wight, and utilizes the existing entrance for the silviculture operation. The applicant stated there will be no continuous traffic during construction as the traffic to and from the site will be limited to dropping off and picking up equipment. Once the construction and rehabilitation of the wetlands is complete there will be periodic visits to the property to monitor the wetlands. The proposed use is anticipated to generate minimal traffic and will not generate traffic hazards or congestion.

- d) *The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.*

The proposed use is not anticipated to be noxious or offensive to the surrounding community. As stated earlier in this report, the subject property is located in the Agricultural zoning district, with minimal residential properties nearby. The closest residential property is over 1,000 feet away from the subject property and is located in Isle of Wight. The current loblolly farm could generate more noise and dust during the logging operation than the proposed wetland mitigation bank, which will function as an undisturbed natural area that is not intended for public recreation. The property owner proposes to cut the remaining loblolly pines prior to the restoration of the wetlands. During the restoration and rehabilitation efforts there could be minimal noise and dust, however, once the wetland bank is established there will be no human activity occurring on the property, besides occasional monitoring of the wetlands.

- e) *The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.*

The proposed use will not negatively affect the use and enjoyment of the surrounding property owners or impair property values. As previously mentioned, the closest residential property is over 1,000 feet away from the property boundary in the City of Suffolk. The subject property will be restored to its original natural state with the rehabilitation of the wetlands.

- f) *The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.*

The proposed use will not inhibit orderly development or improvement of the surrounding community. The proposed wetland bank will enhance and protect the subject property which in turn could improve the rural character of the community.

- g) *The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

The wetland mitigation bank is not anticipated to be detrimental or endanger public health, safety, morals, comfort or general welfare, as an indirect impact of the proposed use is improvement to public health by improving the water quality of the watershed in

Suffolk and Isle of Wight.

- h) The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.*

The public interest and welfare is not anticipated to be compromised by the proposed mitigation bank, as it will be beneficial to the environment by restoring the degraded wetlands on the property. Additionally, the subject property will be protected in perpetuity by a conservation easement.

RECOMMENDATION

Staff finds that this Conditional Use Permit request meets the criteria set forth in Sections 31-306 of the Unified Development Ordinance. Staff believes the proposed wetlands mitigation bank will not have adverse impacts on the surrounding area and therefore recommends the Planning Commission forward Conditional Use Permit request CUP2026-004 to City Council with a recommendation of **approval**. Should the application be approved by City Council, the following conditions are recommended:

1. This Conditional Use Permit is granted specifically to establish a wetlands mitigation bank use for property located within the City of Suffolk at 2101 Buckhorn Drive, as identified on the City of Suffolk Zoning Map 30, Parcel 14, and also consisting of those portions of property, identified on the Isle of Wight Property Map, as a 9.92 acre portion of tax map no. 67-01-013, a 11.9 acre portion of tax map no. 67-01-016, and a 17.7 acre portion of tax map no. 67-01-018; as collectively shown on Exhibit "B", "Property Map".
2. The applicant shall prepare and submit a site plan to the Department of Planning and Community Development designed in substantial conformance with the sketch plans prepared by Clearwater Ventures titled "*Myrtle Mitigation Bank*" dated April 14, 2026 and "*Ecological Restoration Project*" dated February 17, 2026; as shown in Exhibit "C".
3. The applicant is required to obtain all necessary approvals and permits from the Department of Planning and Community Development. The development and operation of the mitigation bank shall further comply with applicable codes, ordinances and regulations of federal, state and local government.
4. The wetland mitigation bank shall be protected in perpetuity through real estate instruments, management plans, or other long-term mechanisms used for site protection approved by the Virginia Department of Environmental Quality and the United States Army Corps of Engineers.
5. The bank sponsor shall be responsible for monitoring the mitigation bank to determine the success and ecological health of the wetland credit bank and identify any potential problems.

Attachments:

General Location Map

Zoning / Land Use Map

Narrative Use of Property

CUP Project Area Map

DEQ Wetlands Restoration Memo to Stakeholders

Disclosure Statement Form

Proposed Ordinance

Exhibit A – Planning Commission Recommendation

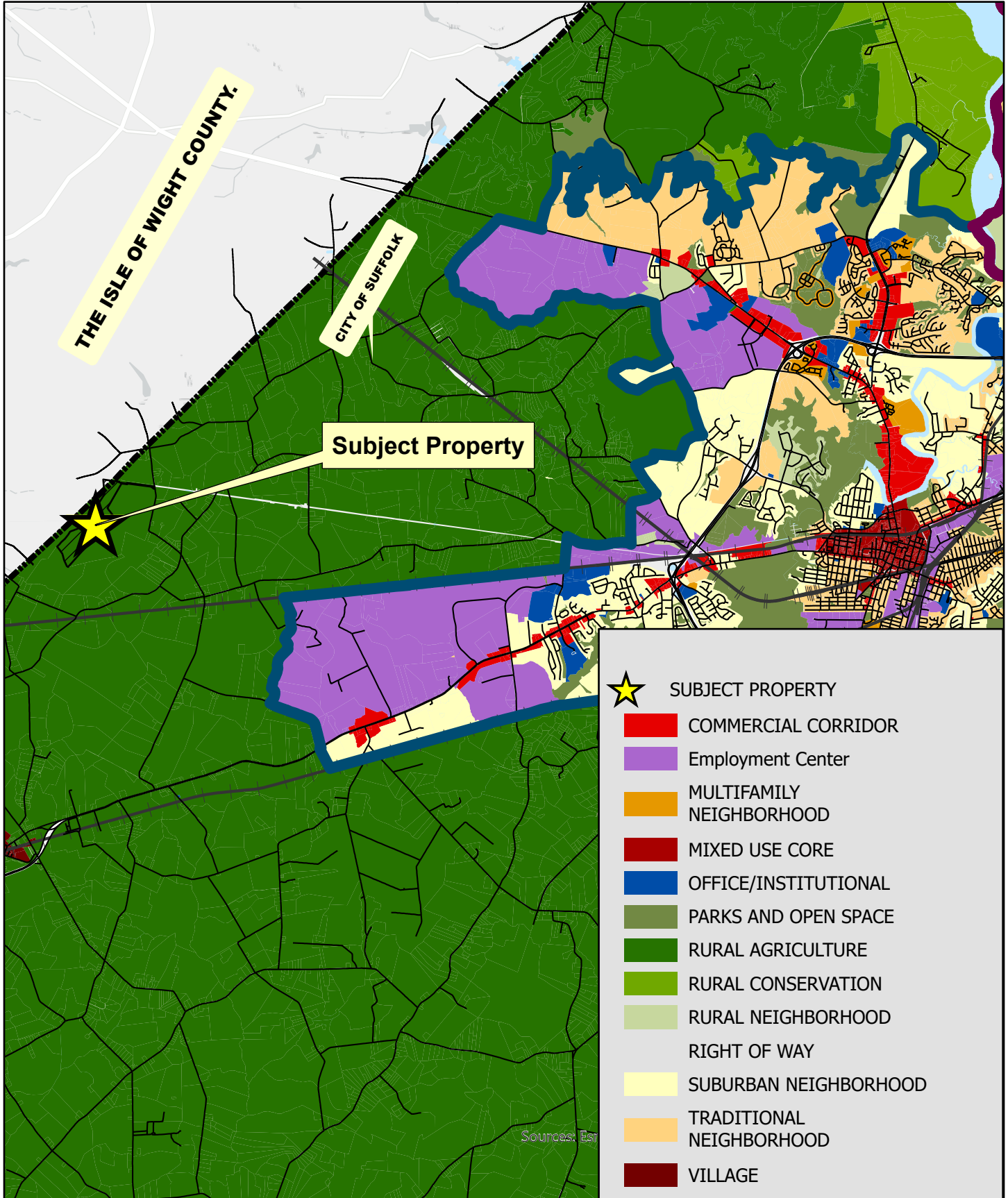
Exhibit B – Property Map

Exhibit C – “Myrtle Mitigation Bank and Ecological Restoration Project”

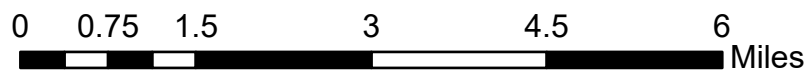


GENERAL LOCATION MAP

CUP2026-00004

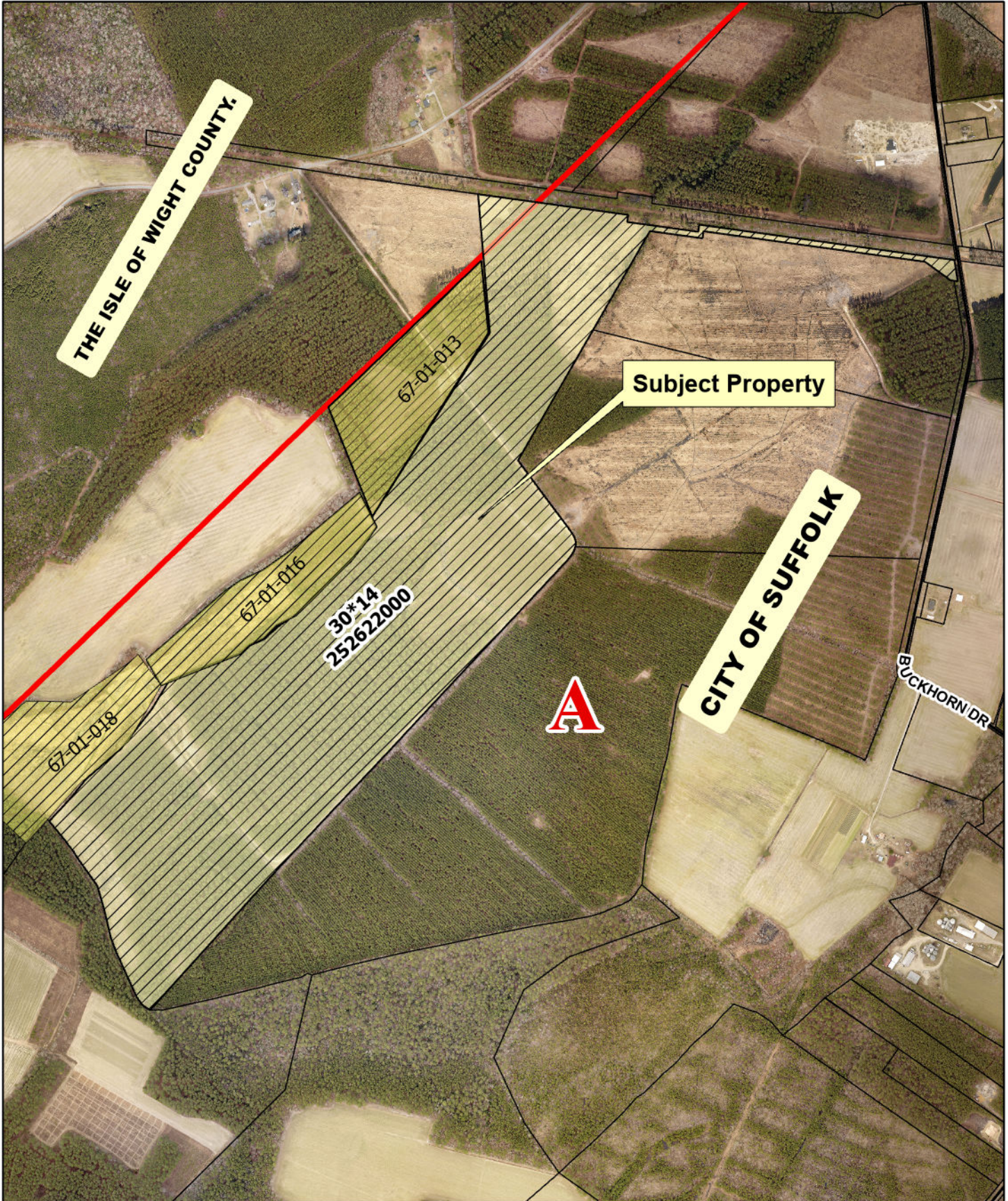


Author: KOSSAI
Date: 02-04-2026





ZONING / LAND USE MAP CUP2026-00004



Author: CAUBUT
Date: 06-08-2026

0 360 720 1,440 2,160 2,880
Feet

Image: Suffolk Pictometry 2024





Myrtle Mitigation Bank and Ecological Restoration Project Project Narrative

Updated April 30, 2026

Introduction

The landowner proposes to establish, design, construct, and operate an ecological restoration project under a single Nationwide Permit 27 authorization. This overall project is subject to the City of Suffolk CUP 2026-004 and consists of two separate project efforts, the “Myrtle Mitigation Bank” and the “Ecological Restoration Project.” The work and project outcomes for both the “Myrtle Mitigation Bank” and the “Ecological Restoration Project” are consistent throughout: i) restore wetland function and values, including hydrology, vegetation and soils, by removing all existing pine plantation management practices and ii) permanently protect aquatic resources and buffers under a conservation easement.

1. **Overall Project:** The overall project is a combination of both the “Myrtle Mitigation Bank” and the “Ecological Restoration Project” and is approximately 264.42 acres, of which 256.5 acres are associated with the “Myrtle Mitigation Bank” and 7.92 acres are associated with the “Ecological Restoration Project.” The overall project spans across four parcels in Isle of Wight County and the City of Suffolk, Virginia.

Within the total project area, approximately 212.255 acres are within the City of Suffolk and subject to the CUP, of which 204.331 acres associated with the “Myrtle Mitigation Bank” and 7.92 acres associated with the “Ecological Restoration Project.” Reference the site statistical table on *Page 1* of Exhibit B – Design Plans for a detailed breakdown of the overall site area.

As mentioned previously, the project is comprised of two separate entitlement efforts. A summary of each effort is described below, and a map showing the limits of the project across the property is included as Exhibit A – CUP Map.

- a) **Myrtle Mitigation Bank:** Most of the project area is being entitled as a compensatory wetland mitigation bank known as the Myrtle Mitigation Bank (“Myrtle”, or “the Bank”) which is comprised of approximately 256.5 acres across all four parcels, within both Isle of Wight County and the City of Suffolk. Within this area, approximately 204.331 acres are subject to the City of Suffolk CUP.

Reference the site statistical table on *Page 2* of Exhibit B – Design Plans for a detailed breakdown of the Myrtle Mitigation Bank site area. *Pages 2 through 66* of Exhibit B – Design Plans are relevant to Myrtle Mitigation Bank only. Additionally, refer to Exhibit A-2 – Myrtle Mitigation Bank Development Plan which provides a visual overview of the project work on an aerial map.

b) Ecological Restoration Project (potential PRM): The remaining portion of the overall project is an area comprised of approximately 7.92 acres which is entirely within a single parcel in the City of Suffolk and subject to the CUP. This portion of the restoration effort will involve the same restoration activities, maintenance, monitoring, and long-term protections, but may be developed as either a “Permittee-Responsible Mitigation” site (“PRM”) or a second phase of the Myrtle Mitigation Bank. Like mitigation banks, PRMs are similarly subject to USACE and DEQ oversight, but the mitigation benefit is generated for a single customer/project, whereas a mitigation bank generates credits that may be sold to satisfy the compensatory mitigation needs of multiple permitted projects. While the distinction is relevant from a regulatory/crediting standpoint, the actual use, site conditions, and outcomes would be consistent across the property.

Reference the site statistical table on *Page 67* of Exhibit B – Design Plans for a detailed breakdown of the Ecological Restoration Project site area. *Pages 67 through 83* of Exhibit B are relevant to the Ecological Restoration Project only. Additionally, refer to Exhibit A-3 – Ecological Restoration Project Development Plan for a visual overview of the project work on an aerial map.

Project Summary

Both portions of the overall project will generate high-quality wetland mitigation credits from the restoration, rehabilitation, and permanent protection of wetlands and associated buffers within a strategically located watershed divide in southeastern Virginia.

Location

The project is located off Old Myrtle Road (36.738618°, -76.760369°) and the subject parcels span the boundary between Isle of Wight County and the City of Suffolk as well as spanning across a geographic watershed divide, with the majority of the site draining eastward to Cohoon Creek and the Nansemond River, tributaries of the Lower James River watershed (HUC 02080208). The remaining portions of the property drain south and west to Corrowaugh Creek and the Blackwater River, tributaries of the Chowan River watershed (HUC 03010202).

Baseline Conditions

Current and historic land use practices on the property consist primarily of managed loblolly pine plantation silviculture which substantially altered and degraded on-site aquatic resources, functions, and values. These practices have resulted in the drainage of wetlands, loss of native habitat, and the introduction of non-point source pollution, thereby diminishing the site’s natural hydrologic and ecological functions.

The proposed wetland rehabilitation and restoration activities will reverse these impacts and convert the existing pine plantation into a high-functioning, diverse non-tidal forested wetland complex.

Summary of Proposed Work

Within the Myrtle Mitigation Bank, the landowner proposes to restore and rehabilitate approximately 245.56 acres of degraded wetlands (228.27 acres of wetland and 17.29 acres of

wetland buffer), while preserving an additional 1.84 acres of existing wetlands and 4.73 acres of upland buffer. Within the Ecological Restoration Project/potential PRM area, the landowner proposes to restore and rehabilitate approximately 7.92 acres of degraded wetlands (6.07 acres of wetland and 1.85 acres of wetland buffer).

Restoration activities will focus on reestablishing natural hydrology, soil conditions, and native vegetation communities. Hydrologic restoration will be achieved through the removal and/or plugging of active ditch networks to restore natural surface and subsurface water flows and increase the duration and extent of soil saturation. Existing planting beds and furrows will be intersected and/or removed to reduce artificial drainage and promote increased dispersion and infiltration of surface waters.

Targeted grading activities will restore site topography and enhance wetland hydrologic function. These actions include grading excessive mounding and interior upland areas to approximate original ground elevations, as well as grading depressional features to facilitate surface water retention. Vegetative restoration will involve the reestablishment of diverse native woody and herbaceous wetland species appropriate for anticipated hydrologic and soil conditions.

Complete Design Plans are included for review, including grading details, erosion and sediment control measures, construction details, and planting schedules.

Permitting Requirements

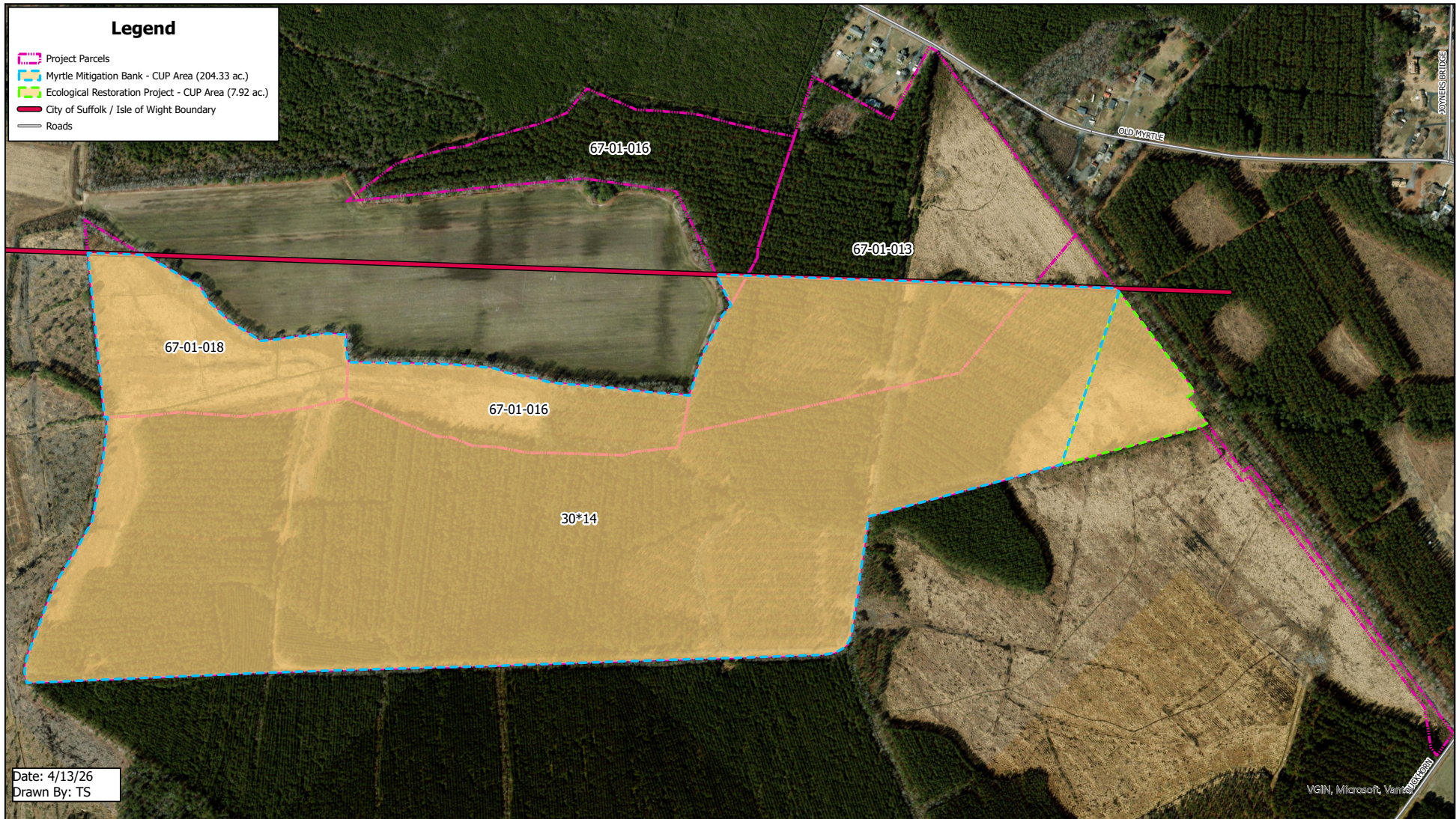
Upon approval of the requested Conditional Use Permit, the Applicant will pursue the requisite Site Plan reviews for land disturbance/E&S permits for the portions within Suffolk and Isle of Wight, respectively, and coordinate accordingly with each jurisdiction. With respect to stormwater requirements, our proposed work is limited to ecological restoration which will improve water quality (i.e. no traditional development and does not generate increased runoff). Based on DEQ guidance (Memo dated 9/9/2025 *Re: Permitting for Surface Water Restoration and Reforestation*, included as Exhibit D), this type of project is exempt from VSMP stormwater requirements.

Expected Outcomes

Upon implementation, the proposed restoration and preservation activities will reestablish the site's ability to trap sediment, filter pollutants, and provide high-quality wildlife habitat, resulting in measurable improvements to water quality and ecological function within both the James River and Chowan River watersheds. The Myrtle Mitigation Bank and Ecological Restoration Project / potential PRM area will provide long-term, sustainable compensatory mitigation benefits while supporting watershed-level restoration and conservation objectives and will be permanently protected under a conservation easement.

Legend

- Project Parcels
- Myrtle Mitigation Bank - CUP Area (204.33 ac.)
- Ecological Restoration Project - CUP Area (7.92 ac.)
- City of Suffolk / Isle of Wight Boundary
- Roads



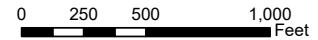
Date: 4/13/26
Drawn By: TS



MYRTLE MITIGATION BANK & ECOLOGICAL RESTORATION PROJECT

CUP Project Area Map

Lat: 36.738618°
Long: -76.760369°





Commonwealth of Virginia


VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

www.deq.virginia.gov

Stefanie K. Taillon
Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus
Director

MEMORANDUM

TO: Interested Stakeholders
FROM: Michael S. Rolband, Director 
DATE: September 9, 2025
RE: Permitting for Surface Water Restoration and Reforestation

I. Background

Several stakeholders have brought to the attention of the Virginia Department of Environmental Quality (DEQ) that there are still regulatory barriers delaying wetlands and stream restoration projects, particularly voluntary projects undertaken by the Natural Resources Conservation Service (NRCS), The Nature Conservancy (TNC), the Virginia Department of Wildlife Resources (DWR), and the Virginia Department of Conservation and Recreation (DCR). The purpose of this memorandum is to remove such regulatory barriers to the extent allowable.

One of the driving forces for these restoration efforts across much of Virginia has been the 2014 Chesapeake Bay Watershed Agreement¹ (the “Agreement,” <https://www.chesapeakebay.net/files/Chesapeake-Bay-Watershed-Agreement-Amended.pdf>). This Agreement includes all seven Bay jurisdictions (Virginia, Maryland, Pennsylvania, West Virginia, Delaware, New York, and Washington, D.C.), as well as the EPA on behalf of our federal partners and the Chesapeake Bay Commission. The Agreement recognizes the “continued challenges such as changes in population, loss of farm and forest lands and changing environmental conditions” (Agreement Preamble, pg. 3), while committing to a wide variety of Goals and Outcomes to improve Bay health and access.

Crucially, the Agreement “acknowledges that the Partnership cannot address every issue at once and that progress must be made in a strategic manner, focusing on efforts that will achieve the most cost-effective results” (Agreement Preamble, pg. 3). In order to guide that strategy, the Agreement lays out several specific Outcomes to be achieved, including Wetlands, Stream Health, Forest Buffers, and Tree Canopy. All four Outcomes include specific language on targets that need to be reached and metrics for measuring the partnership’s success (Agreement Vital

¹ The Agreement is currently undergoing a process of revision and amendment, with final approval expected by the Chesapeake Bay Program – Executive Council in December 2025. Changes to any of these Outcomes will be reflected in the Amended Agreement at that time.

Habitats, pg. 7-8). The Commonwealth of Virginia has committed to a large amount of stream and wetland restoration, wetland mitigation, and reforestation for decades.

II. The Challenge

Despite this clear commitment, complications persist – especially concerning whether potentially impacted waters and wetlands fall under the jurisdiction of the U.S. Army Corps of Engineers (Corps). If they do, then Nationwide Permit (NWP) #27 may apply, which already has a Section 401 Water Quality Certification from DEQ. If they do not, however, DEQ currently lacks an equivalent permitting mechanism, which can create confusion. This is largely because DEQ’s Virginia Water Protection (VWP) permitting program is designed to regulate impacts, not improvements.

Additional challenges can arise when DEQ attempts to apply stormwater regulatory requirements to restoration projects. These projects typically improve stormwater quality and reduce quantity, while the regulations are designed for projects that negatively affect stormwater conditions.

The challenge is to allow all DEQ programs to work together to remove regulatory barriers to stream and wetland restoration as well as reforestation.

For the purposes of this discussion, “restoration” refers to any activity conducted within surface waters, which is intended to improve water quality, habitat, or other functions and values of those surface waters and reforestation of land.

III. Solution: Streamlining DEQ Approvals

A. Stormwater Management: Existing Guidance

1. Common Sense: See Section 1.1.4, “The Need for ‘Common Sense’ in the Implementation of BMPs” in DEQ’s Stormwater Handbook (<https://online.encodeplus.com/regs/deq-va/doc-viewer.aspx#secid-16>). Use it – Virginia wants to restore wetlands, streams, and forests.
2. Wetland and Stream Restoration and Reforestation: Section 5.1.7 in the Stormwater Handbook (<https://online.encodeplus.com/regs/deq-va/doc-viewer.aspx#secid-1797>) states:

VDEQ acknowledges that the construction of these projects may change the predevelopment runoff characteristics of the land surface after the completion of construction in the post-development condition. In addition, these projects improve water quality benefits and they do not generate increased rates or volumes of runoff after construction. Thus, notwithstanding any other provision of the VESMA, when DEQ is acting as the VSMP authority, for permitting purposes, the following activities will need to comply with the soil erosion control requirements in Article 2 of Part V of the VESM Regulation (9VAC25-875-540 et seq.), but do not need to meet the water quantity and water quality technical criteria (Article 3 of Part V, 9VAC25-875-570 et seq.), unless otherwise required by federal law:

- *Wetland and stream restoration performed for permittee responsible mitigation (PRM);*
- *Wetland and stream restoration performed for a permitted municipal separate storm sewer system (MS4) to meet their MS4 permit nutrient reductions;*
- *In-lieu fee (ILF) mitigation programs, and mitigation banks as defined under 9VAC25-900-101; and*
- *Afforestation for nutrient banks or any purpose.*

This means wetlands and stream restoration, as well as reforestation, do not require post construction stormwater management (SWM) plans as common sense dictates that they improve stormwater quality and reduce stormwater quantity. These projects only need to meet erosion and sediment control (ESC) requirements, Chesapeake Bay Preservation Act (the “Bay Act”) requirements, and, if equal to or greater than 1 acre of land disturbance, the General VPDES Permit for Discharges of Stormwater from Construction Activities (the “Construction General Permit,” or CGP).

B. Stormwater Management: Plan Reviews

1. Project proponents should provide clearly on the project plan coversheet, signed and sealed by a Virginia Professional Engineer, the following statement:

*This [Stream Restoration/Wetland Restoration/Reforestation] project by its nature **improves water quality and quantity benefits** and thus meets DEQ’s stormwater requirements, therefore it is not required to be submitted to DEQ for review or approval.*

2. Project proponents should not submit such plans to DEQ, only to localities for ESC plan review when disturbed land areas exceed the threshold for that location that triggers an ESC plan review requirement.

C. Stormwater Management: Federal Permit Coverage

If the land disturbance is equal to or greater than 1 acre of land disturbance the federal requirement for coverage under the CGP applies. If the project is located within a locality where DEQ is the VSMP Authority, the applicant can enter the SWM Plan Approval date as the date the Registration Statement is submitted to DEQ. Submission of a Registration Statement to DEQ in this circumstance does not require submission of a stormwater management plan.

D. Virginia Water Protection (VWP) Permitting

Some wetland and stream restoration projects face challenges during the VWP permitting process due to proposed activities that may temporarily affect existing wetlands or streams. While these projects may involve grading, filling, or temporary flooding, it is important to recognize that their ultimate goal is to improve the overall ecological condition, functions, and value of these aquatic resources. Restoration of aquatic resources is not an impact, but rather an improvement and thus does not need a DEQ permit. DEQ has limited resources and needs to spend them on “loss of surface waters” and associated compliance.

E. Chesapeake Bay Program

Stream and/or wetland restoration, as well as reforestation projects are not exempt from Bay Act requirements, because they are authorized as a water dependent activity within Resource Protection Areas (RPA) under 9VAC25-830-140. As such, they require a site-specific RPA determination, and a Water Quality Impact Assessment. The nature of these types of projects inherently complies with the general performance criteria of the Bay Act. Consistent with the Bay Act, these projects require local government review and approval.

IV. Conclusion:

The Commonwealth of Virginia has long supported the restoration of wetlands, streams, and forests as essential strategies for improving water quality, enhancing habitat, and achieving Chesapeake Bay restoration goals. However, current regulatory frameworks – designed primarily to manage development impacts – can inadvertently delay voluntary restoration efforts that provide net ecological benefits.

To meet the Commonwealth's restoration commitments effectively and efficiently, it is critical that DEQ programs adapt their implementation practices to better align with the unique nature of restoration projects. This includes applying common-sense interpretations of DEQ's regulatory programs to remove unnecessary barriers while maintaining regulatory integrity.

City of Suffolk

Department of Planning and Community Development

DISCLOSURE STATEMENT FORM



OFFICE INFORMATION: To be completed by staff

Application Number:		Project Name:	
Project Address:		Date Submitted:	

The disclosures contained in this Form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. The completion and submission of this Form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Suffolk requiring action by the City Council or a City board, commission or other body.

PART 3 - APPLICANT DISCLOSURE: To be completed by Applicant

Important Notice: Only complete, hard-copy application forms with original signatures or other approved written consent from all property owners are accepted.

APPLICANT INFORMATION

Applicant Name: _____

Property Address(es): _____

Tax Map Number(s): _____

Account Number(s): _____

Is Applicant the owner of the subject property? YES NO

Does the Applicant have a Representative? YES NO

If yes, name of Representative: _____

Is Applicant a corporation, partnership, firm, business, trust, or unincorporated business? YES NO

If yes, list the names of all officers, directors, members, trustees, etc. below AND businesses that have a parent-subsidary or affiliated business entity relationship (see definitions below) with the applicant (attach list if necessary):

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contingent on the subject public action? YES NO

If yes, name of the official or employee, and description of the nature of their interest:

APPLICANT SERVICES DISCLOSURE

The Applicant must certify whether the following services are being provided in connection to the applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)		<hr/>
Real Estate Broker/Agent/Realtor		<hr/>
Accounting/Tax Preparation		<hr/>
Architect/Designer/Landscape Architect/Land Planner		<hr/>
Construction Contractor		<hr/>
Engineer/Surveyor/Agent		<hr/>
Legal Services		<hr/>

PART 4 – PROPERTY OWNER DISCLOSURE

PROPERTY OWNER DISCLOSURE

Property Owner Name: _____

(as listed on application)

Is the Owner a corporation, partnership, firm, business, trust or an unincorporated business? YES NO

If yes, the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary or affiliated business entity relationship (see definitions below) with the Applicant (attach list if necessary):

Does the subject property have a proposed or pending purchaser? YES NO

If yes, name of the proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contingent on the subject public action? YES NO

If yes, name of the official or employee, and description of the nature of their interest:

PROPERTY OWNER SERVICES DISCLOSURE

The Owner must certify whether the following services are being provided in connection to the Applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES	NO	SERVICE PROVIDER <i>(Name of entity and/or individual)</i>
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	_____
Real Estate Broker/Agent/Realtor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Accounting/Tax Preparation	<input type="checkbox"/>	<input type="checkbox"/>	_____
Architect/Designer/Landscape Architect/Land Planner	<input type="checkbox"/>	<input type="checkbox"/>	_____
Construction Contractor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Engineer/Surveyor/Agent	<input type="checkbox"/>	<input type="checkbox"/>	_____
Legal Services	<input type="checkbox"/>	<input type="checkbox"/>	_____

APPLICANT CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Applicant Name (Print)

Clearwater Mitigation VI LLC - James Parker (Manager)

Applicant Signature

X 

Date

4/14/2026


PROPERTY OWNER CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Property Owner Name (Print)

Clearwater Mitigation VI LLC - James Parker (Manager)

Property Owner Signature

X 

Date

4/14/2026

“Parent-subsiary relationship” means “a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation.” See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

“Affiliated business entity relationship” means “a relationship, other than parent-subsiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities.” See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

ORDINANCE NUMBER _____

AN ORDINANCE TO GRANT A CONDITIONAL USE PERMIT TO ESTABLISH A WETLANDS MITIGATION BANK WITHIN THE CITY OF SUFFOLK ON PROPERTY LOCATED AT 2101 BUCKHORN DRIVE, CONSISTING OF PROPERTY IDENTIFIED ON CITY OF SUFFOLK ZONING MAP 30, PARCEL 14, AND FURTHER CONSISTS OF THOSE PORTIONS OF PROPERTY IDENTIFIED ON THE ISLE OF WIGHT COUNTY PROPERTY MAP AS A 9.92 ACRE PORTION OF TAX MAP NO. 67-01-013, A 11.9 ACRE PORTION OF TAX MAP NO. 67-01-016, AND A 17.7-ACRE PORTION OF TAX MAP NO. 67-01-018. ACCOUNT NUMBER 252622000; CUP2026-004

WHEREAS, James Parker, Clearwater Mitigation VI, LLC, applicant and property owner, has requested a Conditional Use Permit to establish a wetlands mitigation bank for property within the city of Suffolk located at 2101 Buckhorn Drive, which land is designated on the Zoning Map of the City of Suffolk, Virginia, as Zoning Map 30, Parcel 14, and further consisting of those portions of property identified on the Isle of Wight County Property Map as a 9.92 acre portion of tax map no. 67-01-013, a 11.9 acre portion of tax map no. 67-01-016, and a 17.7 acre portion of tax map no. 67-01-018, which land is more particularly depicted on Exhibit "B", "Property Map", and is collectively referred to in this ordinance as the "the Property"; and,

WHEREAS, the procedural requirements of Article 3, Section 31-306 of the Code of the City of Suffolk, Virginia, 1998 (as amended), have been followed; and,

WHEREAS, in acting upon this request, the Planning Commission and City Council have considered the matters enunciated in Section 15.2-2284 of the Code of Virginia and Sections 31-102 and 31-306(c)(1 through 8) of the Code of the City of Suffolk, with respect to the purposes stated in Sections 15.2-220 and 15.2-2283 of the Code of Virginia; and,

WHEREAS, the Planning Commission has made a recommendation as stated in Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Suffolk, Virginia, that:

Section 1. Exhibits.

Exhibit "A", "Planning Commission Recommendation", Exhibit "B", "Property Map", and Exhibit "C", "Myrtle Mitigation Bank and Ecological Restoration Project", which are attached hereto, are hereby incorporated as part of this ordinance.

Section 2. Findings.

Council finds that the proposal for a Conditional Use Permit, as submitted or modified with conditions herein, the expressed purpose of which is a to establish a wetlands mitigation bank that is in conformity with the standards of the Unified Development Ordinance of the City of Suffolk and that it will have no more adverse effects on the health, safety or comfort of persons living, working in, or driving through the neighborhood, and will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted

in the same district, taking into consideration the location, type, and height of buildings or structures, the type and extent of landscaping and screening on site, and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities with the conditions set forth below.

These findings are based upon the consideration for the existing use and character of property, the Comprehensive Plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population, economic, and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services, the conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestall land, the conservation of properties and their values, and the encouragement of the most appropriate use of land throughout the City.

These findings are based upon a determination that the most reasonable and limited way of avoiding the adverse impacts of the wetlands mitigation bank use is by the imposition of the conditions provided herein.

Section 3. Permit Granted.

The Conditional Use Permit for the property be, and is hereby approved for the property, subject to the following conditions and the general conditions set forth in Section 4 hereof. The Conditional Use Permit specifically to establish a wetlands mitigation bank use in compliance with Sections 31-306 and 31-406 of the Code of the City of Suffolk.

Conditions

1. This Conditional Use Permit is granted specifically to establish a wetlands mitigation bank use for property located within the City of Suffolk at 2101 Buckhorn Drive, consisting of property identified on City of Suffolk Zoning Map 30, Parcel 14, and further consisting of those portions of property identified on the Isle of Wight Property Map as a 9.92 acre portion of tax map no. 67-01-013, a 11.9 acre portion of tax map no. 67-01-016, and a 17.7 acre portion of tax map no. 67-01-018; as collectively shown on Exhibit "B", "Property Map".
2. The applicant shall prepare and submit a site plan to the Department of Planning and Community Development designed in substantial conformance with the sketch plans prepared by Clearwater Ventures titled "*Myrtle Mitigation Bank*" dated April 14, 2026 and "*Ecological Restoration Project*" dated February 17, 2026; as shown in Exhibit "C".
3. The applicant is required to obtain all necessary approvals and permits from the Department of Planning and Community Development. The development and operation of the mitigation bank shall further comply with applicable codes, ordinances and regulations of federal, state and local government.
4. The wetland mitigation bank shall be protected in perpetuity through real estate instruments, management plans, or other long-term mechanisms used for site protection approved by the Virginia Department of Environmental Quality and the United States Army Corps of Engineers.

5. The bank sponsor shall be responsible for monitoring the mitigation bank to determine the success and ecological health of the wetland credit bank and identify any potential problems.

Section 4. General Conditions.

- (a) The Conditional Use Permit may be revoked by City Council upon failure to comply with any of the conditions contained herein, after ten days' written notice to the property owner, or their successors in interest, and a hearing at which such persons shall have the opportunity to be heard.
- (b) To the extent applicable, the requirements set forth in Section 31-306 of the Code of the City of Suffolk, Virginia shall be met.
- (c) The commencement of the Use described in Section 3 of this ordinance shall be deemed acceptance by the property owner, or any party undertaking or maintaining such Use, of the conditions to which the Conditional Use Permit herein granted is subject.

Section 5. Severability.

It is the intention of the City Council that the provisions, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph, section or provision of this ordinance is declared unconstitutional or otherwise invalid by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, sections or provisions of this ordinance, to the extent that they can be enforced notwithstanding such determination.

Section 6. Recordation.

A certified copy of this ordinance shall be recorded, by the applicant, in the name of the property owner as grantor in the office of the Clerk of Circuit Court.

Section 7. Effective Date.

This ordinance shall be effective upon passage and shall not be published or codified. The Conditional Use authorized by this Permit shall be implemented within two (2) years from the date of approval by the City Council and shall terminate if not initiated within that time period.

READ AND PASSED: _____

TESTE: _____
Erika S. Dawley, City Clerk

Approved as to Form:

William E. Hutchings, Jr., City Attorney

CITY OF SUFFOLK PLANNING COMMISSION

**A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION
TO CITY COUNCIL RELATING TO CONDITIONAL USE PERMIT
CUP2026-004**

**TO GRANT A CONDITIONAL USE PERMIT TO ESTABLISH A WETLANDS
MITIGATION BANK ON PROPERTY LOCATED WITHIN THE CITY OF SUFFOLK
AT 2101 BUCKHORN DRIVE, ZONING MAP 30, PARCEL 14, ACCOUNT NUMBER
252622000, AND FURTHER CONSISTS OF THOSE PORTIONS OF PROPERTY
IDENTIFIED ON THE ISLE OF WIGHT COUNTY PROPERTY MAP AS A 9.92 ACRE
PORTION OF TAX MAP NO. 67-01-013, A 11.9 ACRE PORTION OF TAX MAP NO. 67-
01-016, AND A 17.7-ACRE PORTION OF TAX MAP NO. 67-01-018.**

WHEREAS, James Parker, Clearwater Mitigation VI, LLC, applicant and property owner, has requested a Conditional Use Permit to establish a wetlands mitigation bank for property within the city of Suffolk located at 2101 Buckhorn Drive, which land is designated on the Zoning Map of the City of Suffolk, Virginia, as Zoning Map 30, Parcel 14, and further consisting of those portions of property identified on the Isle of Wight County Property Map as a 9.92 acre portion of tax map no. 67-01-013, a 11.9 acre portion of tax map no. 67-01-016, and a 17.7 acre portion of tax map no. 67-01-018, which land is more particularly depicted on Exhibit "B", "Property Map"; and,

WHEREAS, the procedural requirements for the consideration of this request by the Planning Commission have been met.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Suffolk, Virginia, that:

Section 1. Findings.

The Suffolk Planning Commission finds that the proposal for a Conditional Use Permit, as submitted or modified herein:

- _____ a) Will have no more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood,
- _____ b) Will have more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood,
- _____ c) Will be no more injurious to property or improvements in the neighborhood, or
- _____ d) Will be more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities.

Section 2. Recommendation to Council.

The Planning Commission recommends to City Council that the request, CUP2025-015, be:

- _____ a) Granted as submitted, and that the City Council adopt the proposed Ordinance without modification.
- _____ b) Denied, and that Council not adopt the proposed Ordinance.
- _____ c) Granted with the modifications set forth on the attached listing of specific recommendations and that Council adopt the proposed Ordinance with such modifications.

READ AND ADOPTED: _____

TESTE: _____

CONDITIONAL USE PERMIT

CUP2026-004

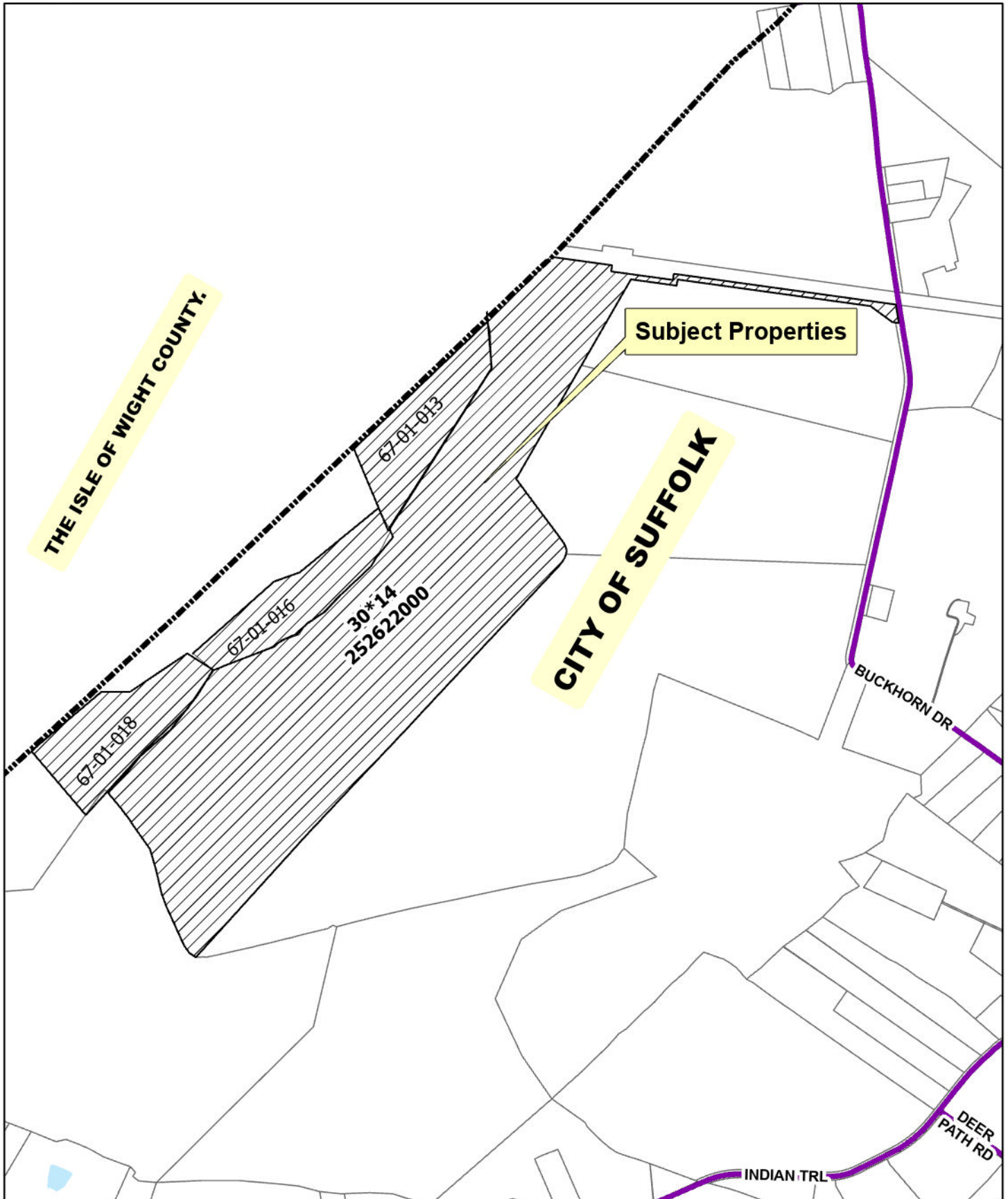
CONDITIONS

1. This Conditional Use Permit is granted specifically to establish a wetlands mitigation bank use for property located within the City of Suffolk at 2101 Buckhorn Drive, consisting of property identified on City of Suffolk Zoning Map 30, Parcel 14, and further consisting of those portions of property identified on the Isle of Wight Property Map as a 9.92 acre portion of tax map no. 67-01-013, a 11.9 acre portion of tax map no. 67-01-016, and a 17.7 acre portion of tax map no. 67-01-018; as collectively shown on Exhibit “B”, “Property Map”.
2. The applicant shall prepare and submit a site plan to the Department of Planning and Community Development designed in substantial conformance with the sketch plans prepared by Clearwater Ventures titled “*Myrtle Mitigation Bank*” dated April 14, 2026 and “*Ecological Restoration Project*” dated February 17, 2026; as shown in Exhibit “C”.
3. The applicant is required to obtain all necessary approvals and permits from the Department of Planning and Community Development. The development and operation of the mitigation bank shall further comply with applicable codes, ordinances and regulations of federal, state and local government.
4. The wetland mitigation bank shall be protected in perpetuity through real estate instruments, management plans, or other long-term mechanisms used for site protection approved by the Virginia Department of Environmental Quality and the United States Army Corps of Engineers.
5. The bank sponsor shall be responsible for monitoring the mitigation bank to determine the success and ecological health of the wetland credit bank and identify any potential problems.



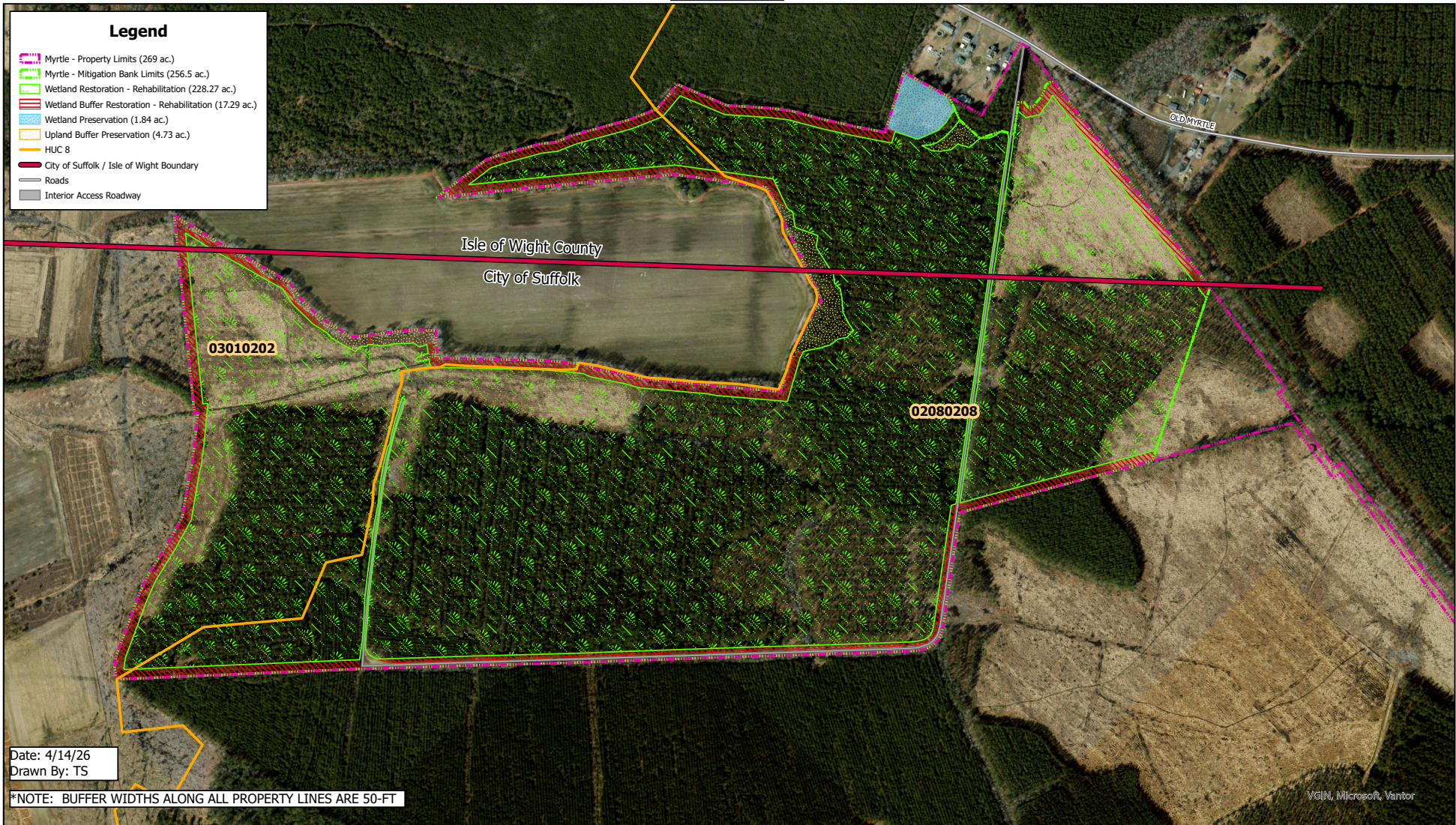
PROPERTY MAP CUP2026-00004

EXHIBIT B













Author: CAUBUT
Date: 06-05-2026





Legend

-  Myrtle - Property Limits (269 ac.)
-  Myrtle - Mitigation Bank Limits (256.5 ac.)
-  Wetland Restoration - Rehabilitation (228.27 ac.)
-  Wetland Buffer Restoration - Rehabilitation (17.29 ac.)
-  Wetland Preservation (1.84 ac.)
-  Upland Buffer Preservation (4.73 ac.)
-  HUC 8
-  City of Suffolk / Isle of Wight Boundary
-  Roads
-  Interior Access Roadway

Isle of Wight County
City of Suffolk

03010202

02080208

Date: 4/14/26
Drawn By: TS

*NOTE: BUFFER WIDTHS ALONG ALL PROPERTY LINES ARE 50-FT

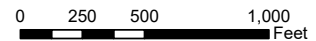
VGIN, Microsoft, Vantor

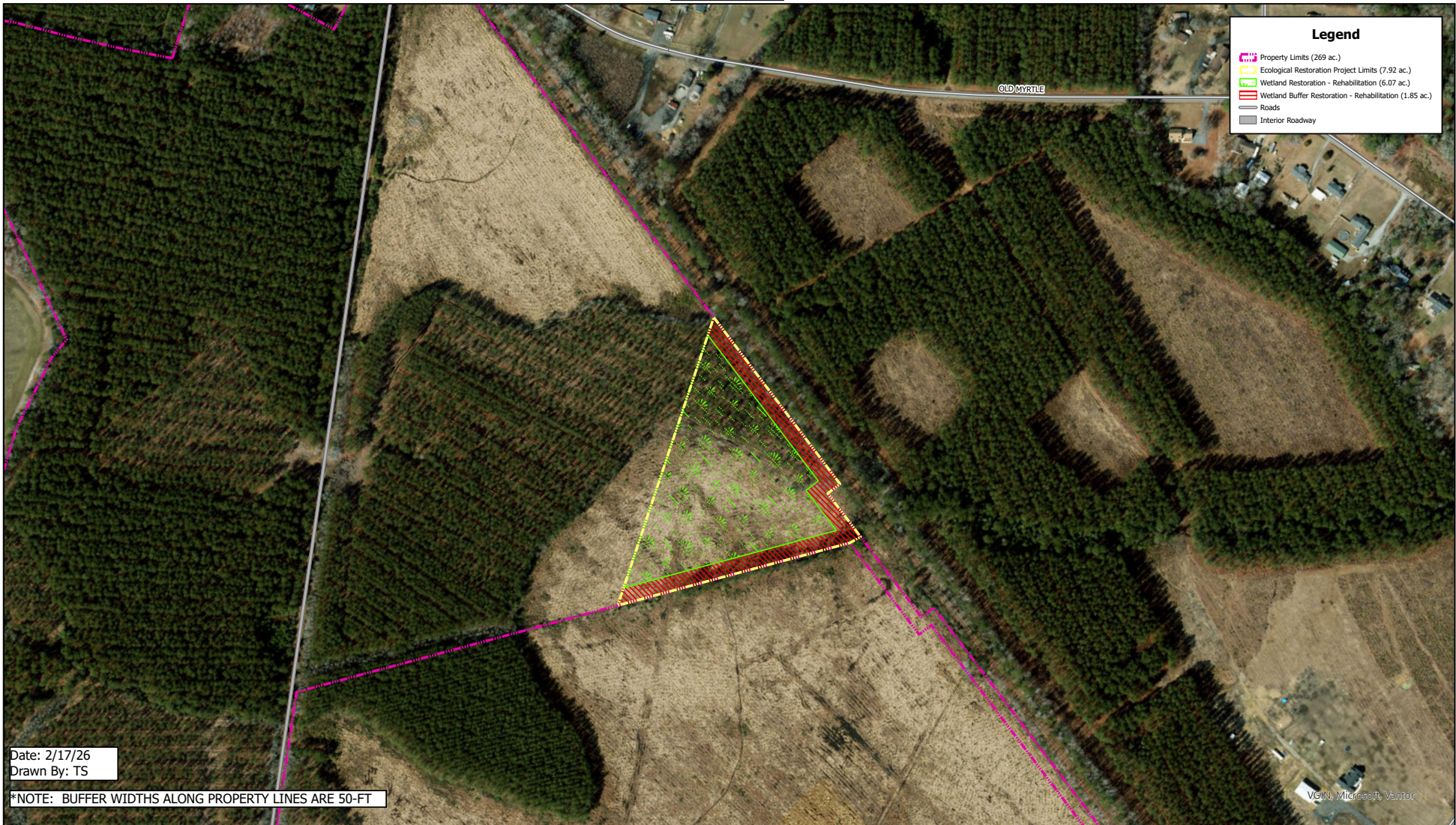


Lat: 36.738618°
Long: -76.760369°

MYRTLE MITIGATION BANK

Bank Development Plan





Legend

- Property Limits (269 ac.)
- Ecological Restoration Project Limits (7.92 ac.)
- Wetland Restoration - Rehabilitation (6.07 ac.)
- Wetland Buffer Restoration - Rehabilitation (1.85 ac.)
- Roads
- Interior Roadway

Date: 2/17/26
 Drawn By: TS

*NOTE: BUFFER WIDTHS ALONG PROPERTY LINES ARE 50-FT

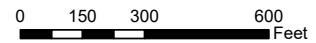
VeN, Microsoft, Vector



Lat: 36.745051
 Long: -76.755174

Ecological Restoration Project

Project Development Plan





CITY OF SUFFOLK

442 W. WASHINGTON STREET, P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT
Division of Planning

June 16, 2026

Suffolk Planning Commission
City of Suffolk, Virginia

Dear Commissioners:

Attached for your consideration is information pertaining to Conditional Use Permit Request CUP2026-007, submitted by G. Thomas Minton III, applicant, on behalf of Bennett's Creek Partners LLC, property owner, in accordance with Sections 31-306, 31-406, and 31-709 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a mini-warehouse use, on property located along Shoulders Hill Road, Zoning Map 12, Parcel 55*1D*2*A. The affected area is further identified as being located in the Sleepy Hole Voting Borough, zoned B-2, General Commercial Zoning District and SCOD, Special Corridor Overlay District. The 2045 Comprehensive Plan designates this area as part of the Northern Growth Area, Commercial Corridor Land Use Type.

Information and maps pertaining to this request are attached for your consideration. Please contact either myself or Isabella Reynolds, the staff planner handling this case, if you have any questions in advance of the meeting.

Respectfully submitted,

Kevin Wyne, AICP
Director of Planning & Community Development

Attachments

STAFF REPORT

DESCRIPTION

CONDITIONAL USE PERMIT REQUEST: Conditional Use Permit request, CUP2026-007, in accordance with Sections 31-306, 31-406, and 31-709 of the Unified Development Ordinance, to establish a mini-warehouse use.

APPLICANT: Submitted by G. Thomas Minton, applicant, on behalf of Bennett's Creek Partners, LLC, property owner.

LOCATION: The subject property is located along Shoulders Hill Road, Zoning Map 12, Parcel 55*1D*2*A.

PRESENT ZONING: The subject property (T.M. 12*55*1D*2*A) is zoned B-2, General Commercial and SCOD, Special Corridor Overlay

EXISTING LAND USE: The subject property totals 4.26 acres and currently operates as a construction equipment staging area.

PROPOSED LAND USE: The applicant proposes to establish an indoor mini-storage facility with outdoor recreational vehicle storage on the subject property.

SURROUNDING LAND USES:

North: Rollingbrook Villas, zoned RU, Residential Urban Zoning District.

South: Undeveloped land zoned B-2, General Commercial Zoning District.

East: Bennetts Creek Square zoned TND, Traditional Neighborhood Development Zoning District.

West: Attached single-family condo dwellings zoned RU, Residential Urban Zoning District.

COMPREHENSIVE PLAN: The City's 2045 Comprehensive Plan designates this area as part of the Northern Growth Area, Commercial Corridor Land Use Type.

CHESAPEAKE BAY PRESERVATION AREA DESIGNATION: The property is located within the City's Chesapeake Bay Preservation Area Overlay District (CBPA) and designated as a Resource Management Area (RMA).

FLOOD PLAIN: The properties fall within Flood Zone X (areas of minimal risk) as shown on Flood Insurance Rate Map (FIRM) Panel 5101560127E of the City of Suffolk, Virginia 2015 Flood Map.

PUBLIC NOTICE: This request has been duly advertised in accordance with the public notice requirements set forth in Section 15.2-2204 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. Notice to the applicant, containing a copy of the staff report, was also sent June 12, 2026.

CASE HISTORY: There is no relevant case history for the subject property.

STAFF ANALYSIS

ISSUE

The applicant is requesting a Conditional Use Permit (CUP) to establish an “Ocean Storage” mini-storage facility along Shoulders Hill Road. The applicant has stated that Ocean Storage will consist of interior self-storage units and an outdoor storage area for recreational vehicles (RVs). The applicant proposes approximately 48 parking spaces in the fenced outdoor storage area for boats, RVs, and trailers. Additionally, Ocean Storage will provide moving supplies for sale, and a conference room for use by facility tenants and the surrounding community. The proposed site will have approximately 105,000 square feet of storage and office space. The applicant proposes two (2) employees, one full-time manager and a relief manager. The facility's office hours will be 9:00 a.m. – 6:00 p.m. Monday through Friday, and 10:00 a.m. – 2:00 p.m. on Saturday and Sunday. Customers will be able to access the storage units until 9:30 p.m. at the latest. Any after-hour access to the storage units will be by a case to case basis and will require coordination with the site manager. The outdoor storage area will be accessible after-hours through a code-secured access gate.

CONSIDERATIONS AND CONCLUSIONS

1. Sections 31-206 and 31-406 of the Unified Development Ordinance (UDO) require that a Conditional Use Permit be obtained for a mini-warehouse use within the B-2, General Commercial Zoning District.
2. Section 31-709 of the UDO establishes supplemental use regulations for mini-storage warehouses as a primary use. The purpose of the standards is for the establishment and maintenance of safe and attractive mini-warehouses to ensure that such facilities will remain a long-term asset to the community;
 - *Screening:* The supplemental use regulations specify that all storage for mini-warehouse storage facilities shall be within a completely enclosed building. Outdoor accessory storage of recreational equipment on the same site is acceptable if such storage is appropriately screened from view from adjacent streets and residential properties. The applicant is proposing a fence and landscaping to screen the outdoor storage from the public right-of-way and residential development. The subject property is located within SCOD, which requires additional screening from the public right-of-way. The proposed screening is depicted in the attached concept plan and the applicant’s visual renderings.
 - *Loading Areas:* Per the provisions of Section 31-709, loading docks are not permitted as part of the storage building; therefore, the applicant proposes four loading spaces that will be striped within the parking lot. The proposed loading spaces will provide an area for the patrons of the storage facility a space free of vehicle traffic to load and unload items. Per the provision of Section 31-709(9)(D), loading docks and areas must be at the rear or side of the building, and not face a public street. As mentioned earlier, the applicant only proposes striped loading spaces, which will be located on

the side of the building and will not face Shoulders Hill Road.

- *Restrictions:* In accordance with the supplemental regulations for mini-warehouses in the UDO, no activities such as sales, repairs or servicing of goods, vehicles, equipment or materials and the like shall be permitted with mini-warehouse facilities. The applicant does propose to include outdoor storage of RVs, which is a permitted accessory use to the mini-warehouse use. A proposed condition of approval for the CUP request states that no vehicle repairs shall occur on the subject property. Additionally, in accordance with the supplemental regulations, a condition prohibiting the storage of hazardous and flammable materials is proposed.
 - *Building Design:* The supplemental standards restrict the maximum length of any single storage building to 200 feet. The building depicted in the conceptual plan complies with this requirement, and the conformance with the conceptual plan is proposed to be conditioned as part of an approval; this will ensure the maximum length of any side of the storage building shall be no more than two-hundred feet. The UDO also requires storage units to be accessed from an interior hallway; in the narrative provided by the applicant it states access to all units will be interior with a controlled central access at the front of building. Section 31-709 also requires multi-story mini-warehouse storage facilities to be designed to emulate multifamily or office buildings. The proposed Ocean Storage has incorporated design elements for the proposed building to so that it appears as an office building. Additionally, there are provisions in Section 31-709(9)(E) and the architectural requirements for SCOD that outline design elements and facades to be incorporated into the overall design of the mini-warehouse. To demonstrate compliance, the applicant supplied elevations of the proposed Ocean Storage which satisfies the criteria listed out in Section 31-709(9)(E), and compliance with the elevations of the proposed Ocean Storage are proposed as a condition of approval.
 - *Site Design Standards:* Per Section 31-709 of the UDO, applicants are required to provide sidewalks or other related pedestrian facilities incorporated in the site plan for a mini-storage warehouse to create an “office or multifamily complex ambiance”. On the conceptual plan provided by the applicant, there is a proposed multi-use path which will connect to the proposed sidewalk along Shoulders Hill Road. Additionally, Section 31-709 requires parking lots to be located away from the street. Due to the existing configuration of the subject parcel and the proposed location of the building, the parking lot is situated away from the street in a manner to ensure adequate traffic circulation.
3. A traffic memorandum was submitted with the application, which is discussed in further detail below. The Department of Public Works’ Traffic Engineering Division has reviewed this request and did not express any concerns.
 4. The subject parcel will be served by public water and sewer. The Department of Public Utilities has reviewed this request and did not express any concerns.
 5. An Environmental Site Assessment (ESA) was waived for this request in compliance with

Section 31-616 of the UDO, as the use is not a residential or assembly-related use. The Department of Public Works' Engineering Division has reviewed the CUP request and has no concerns at the time of this report.

6. The Department of Public Works' Engineering Division has reviewed the preliminary stormwater management and erosion and sediment control narratives. The subject parcel will be served by an underground stormwater detention pond, and the applicant provided a geotechnical soils report to ensure the underground stormwater detention pond will adequately function and serve the proposed use prior to site plan review. At the time of site plan submittal, the site must be fully designed to comply with all state and local stormwater management requirements.
7. Pursuant to Section 31-306 of the Unified Development Ordinance (UDO), a Conditional Use Permit provides a means of authorizing certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right. Rather, such uses are permitted through the approval of a Conditional Use Permit by City Council when the right set of circumstances and conditions are found acceptable.

Conditional Use Permit Approval Criteria, Section 31-306(c): As may be specified within each zoning district, uses permitted subject to conditional use review criteria shall be permitted only after review by the Planning Commission and approval by the City Council and only if the applicant demonstrates that:

- a) *The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 6 of the ordinance and any applicable supplemental use standards as set forth in Article 7 of the Ordinance.*

The proposed mini-warehouse is listed as a conditional use in the B-2 zoning district and is required to comply with the development criteria set forth in Article 6 and Article 7 of the UDO. As previously stated, the proposed use is in compliance with the supplemental standards outlined in Section 31-709 of the UDO. The proposed development will be required to demonstrate compliance with all UDO requirements at the time of site plan review.

- b) *The proposed conditional use shall conform to the character of the neighborhood within the same zoning district in which it is located. The proposal as submitted or modified shall have no more adverse effects on health, safety or comfort of persons living or working in or driving through the neighborhood, or shall be no more injurious to property or improvements in the neighborhood, than would any other use generally permitted in the same district. In making such a determination, consideration should be given to the location, type and height of buildings or structures, the type and extent of landscaping and screening on the site and whether the proposed use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities.*

According to the 2045 Comprehensive Plan, the subject property is designated as the Commercial Corridor Land Use Type. One of the intents of the Commercial Corridor

designation is to accommodate a wide range of commercial uses appropriate for the specific area and to encourage new buildings to be located near the primary street. Appropriate primary uses for the Commercial Corridor Land Use Type are retail, restaurant, and personal services. The proposed Ocean Storage adheres to the intent of the Commercial Corridor by providing a service to the surrounding community and the location is along an arterial road. Therefore, the proposed use is consistent with the Comprehensive Plan and will not be more injurious to the neighborhood than other uses permitted as a matter of right.

- c) *Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.*

As previously mentioned, a traffic memorandum was provided with this CUP request. As noted in the traffic memo, the trip generation for the mini-storage warehouse was estimated using the Institute of Transportation Engineer (ITE) 12th Edition Trip Generation Manual's "mini-warehouse" land use code, which can be calculated using a "per-unit" equation of trips per 100 units or a gross-floor area calculation of trips per 1,000 square feet. The gross floor area calculation tends to be the most conservative for conceptual planning and was thus utilized by the consultant preparing the traffic memo. Average daily trips for this specific site were calculated based on the originally proposed size of the proposed mini-warehouse (108,000 square feet) which yielded a calculation of approximately 139 daily vehicle trips (70 inbound trips and 69 outbound trips), with 9 trips during the AM peak hour and 15 trips during the PM peak hour. The current concept plan, which is being requested for approval, revised the size of the indoor storage facility down to 105,000 square feet, which yields a trip calculation of about 135 trips and the same AM and PM peak hour trips.

The traffic memo did not analyze weekend peak hour traffic; however, using the ITE calculation for Saturday peak-hour of generator results in about 18 trips on a peak weekend hour. Staff has noted that the traffic memo did not include trip generation for the outdoor RV/boat storage. The accessory RV/boat outdoor storage area is comprised of 56 rentable parking spaces. The ITE does not contain a land use code for RV/boat storage, so this is also typically calculated using the "per-unit" ITE calculation for mini-warehouses, which would result in a daily trip generation calculation of about 18 daily trips for the outdoor storage. However, do take note that the nature of RV and boat storage typically involves a customer dropping off their RV initially and then returning at intermittent intervals to drive or transport it, therefore, the trip estimation for this use is not high enough to significantly increase the total average *daily* trip generation for the site.

Shoulders Hill Road is an arterial road carrying approximately 14,000 daily vehicle trips. Shoulders Hill Road is scheduled for widening from two to three lanes (Phases II and III) in the current CIP. The Shoulders Hill Road Phase II widening project will occur between Laycock Lane and Bennet's Creek Park Road, and is currently in the preliminary engineering phase, with construction scheduled in 2028-2029. This

widening project will add capacity to Shoulders Hill Road. Meadow View Boulevard does not have daily traffic data yet, as it is currently being improved to public right-of-way standard for its primary function as another access to Bennett's Creek Quarter. However, given the dispersion of vehicle ingress/egress between the two proposed entrances detailed below, the proposed Ocean Storage facility is not anticipated to adversely impact traffic patterns of this section of Shoulders' Hill Road or on Meadow View Boulevard. Additionally, in the narrative provided by the applicant, based on traffic patterns at other facilities, the mini-storage operator anticipates minimal daily traffic once established, with no more than 10 vehicles per day on average.

A right-in/right-out entrance will be provided on Shoulders Hill Road and another full-access entrance will be provided on Meadow View Boulevard. Road frontage improvements will be required along Meadow View Boulevard in conjunction with its construction to public right-of-way standard. One of the improvements will be installing a right turn lane to provide ingress and egress to the subject property. Additionally, curb, gutter and a multi-use path will be required as part of the road frontage improvements along Meadow View Boulevard. A proposed condition of approval for this CUP request states that Meadow View Boulevard must be fully improved to current right-of-way standards (including installation of the aforesaid frontage improvements) prior to issuance of a Certificate of Occupancy for the mini-storage warehouse, which will ensure full access to the site as proposed in the conceptual plan.

- d) *The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.*

The proposed storage facility will consist of interior storage units, which will be accessed from an interior hallway within the building. A supplemental standard outlined in Section 31-709 of the UDO requires all storage units to be accessed from an interior hallway to reduce potential adverse impacts from the storage units. The proposed outdoor storage area is a permitted accessory use to the proposed mini-warehouse. To mitigate any potential adverse impacts from the outdoor storage, the storage area will be sufficiently screened with a fence, along with a landscape buffer. The proposed use is not anticipated to be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

- e) *The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.*

The proposed use is not expected to be injurious to the use and enjoyment of the properties in the immediate vicinity. To the immediate south of the subject property are undeveloped parcels zoned B-2, General Commercial zoning district. To the immediate west of the property are residential attached condo dwellings currently under construction. To mitigate any potential adverse impacts of the proposed use, there will be a fence, along with a 20-foot landscape buffer, adjacent to the residential property.

To the immediate north of the subject property will be the location of the clubhouse and dog park for Rollingbrook Villas at Bennetts Creek; to mitigate any potential negative impacts a 30-foot landscape buffer will be provided. The proposed Ocean Storage will be three stories in height, and, while compliant with the regulations of the UDO, may impede the view of the future and existing residential properties. This concern, however, must be weighed against the fact that the subject property is commercially zoned. The property owner is already entitled to develop the site for commercial purposes at a meaningful intensity, so staff's analysis is not only limited to whether a building of some scale may be erected on the subject parcel, but also if the proposed use and the form are appropriate for the area and can be appropriately conditioned. To that end, to mitigate any potential adverse impacts the proposed mini-warehouse storage will comply with the design and façade standards outlined in Section 31-709 of the UDO. It also bears noting that Virginia does not recognize a common-law or statutory right to an unobstructed view over neighboring private property; the potential obstruction of an adjacent view is therefore not sufficient on its own to conclude the mini-warehouse use is wholly inappropriate for the proposed location.

Lastly is it important to note, there is an existing Ocean Storage operating at 5246 Nansemond Parkway. That particular property is zoned M-1, Light Industrial zoning district, which permits mini-warehouses by-right. Based upon information from the City Assessor's public property information system, the residential properties adjacent to the east of the existing Ocean Storage on Nansemond Parkway have continued to experience annual increases in assessment value since its construction and commencement of operations in 2024. Therefore, the proposed use is not anticipated to be overtly injurious to the use and enjoyment of the surrounding properties or to substantially impair property values.

- f) *The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.*

The proposed use is not expected to impede orderly development and improvement of the surrounding properties. The subject property is located along Shoulders Hill Road, which is a major arterial road and is designated as a Commercial Corridor in the 2045 Comprehensive Plan. The zoning for the subject parcel is B-2, which permits by-right uses more intense than a mini-warehouse, such as mixed use dwellings, automobile repairs, and shopping centers. A shopping center and mixed use dwellings would generate more average daily vehicle trips than a mini-warehouse. From the intersection of Bennetts Creek Park Road and Shoulders Hill Road to the intersection of Bridge Road and Shoulders Hill Road, the properties adjacent to the west side of the road are all designated as commercial corridor land use type. The proposed mini-warehouse use will be compatible with the surrounding uses and the community. Take note that the subject property is located within SCOD, which requires additional landscaping to provide sufficient screening on the use from the public right-of-way.

- g) *The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

The proposed use is not anticipated to be detrimental or endanger the public health, safety, and the general welfare of the community. In accordance with the supplemental standards, access to all buildings shall be monitored by electronic security and/or facility staff at all times. As previously mentioned, the proposed storage facility will be staffed at all times by at least one employee. Additionally, the applicant has proposed that the facility will use sixty-five (65) to seventy-five (75) digital cameras which will be supervised and controlled twenty-four seven (24-7) with the assistance of AI technology. To minimize potential adverse impacts of the proposed use a condition of approval is that all rental vehicles store on site must be in working condition and up to date state registration. Another condition of approval of the CUP request is vehicle repairs are prohibited on the subject property.

- h) *The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.*

The public interest and welfare are not anticipated to be compromised by the proposed Ocean Storage. The subject property is zoned B-2 and the proposed use is in alignment with the intent of the zoning district. Several conditions of approval are proposed to mitigate impacts on adjacent residential communities; insuring that the storage area is screened from view of the public-right-of-way, precluding any storage junked vehicles outside of the screened storage area, and require compliance with applicable fire safety requirements. Ultimately, this proposal will develop a vacant parcel currently being used as a lay-downyard with an in-demand service, and the concerns regarding building height alone do not preclude the use from possibly being appropriate at this location.

RECOMMENDATION

It is staff's opinion that the site in question is appropriate for the proposed mini-warehouse, Ocean Storage. The proposed use is aligned with the Commercial Corridor land use designation in the 2045 Comprehensive Plan and does not conflict with the adjacent commercially zoned parcels. The storage facility is not anticipated to have adverse impacts to the surrounding community and neighborhood, with an appropriate landscaped buffer and fence established between the property and the residential homes to the west. Therefore, staff recommends the Planning Commission forward Conditional Use Permit Request CUP2026-007 to City Council with a recommendation of **approval**. Should the Conditional Use Permit application be approved, the following conditions are recommended with all Ordinance and Code requirements and to ensure compatibility of the proposed use with the surrounding area:

1. This Conditional Use Permit is granted specifically to establish a mini-warehouse, located along Shoulders Hill Road; as identified in Exhibit B "Property Map".

2. The applicant shall obtain all necessary permits prior to development and operation. The development and operations shall comply with applicable codes, ordinances and regulations of federal, state and local government.
3. The use shall be in substantial conformance with the concept plan titled “Conditional Use Permit Exhibit - Concept Plan” prepared by Pennoni and dated 05/14/2026; as identified in Exhibit “C”.
4. The engineering specifications for the permeable pavers comprising the northern emergency access drive, as generally depicted in Exhibit "C", shall be certified by a licensed engineer and submitted prior to approval of a site plan.
5. Right-of-way improvements to Meadow View Boulevard shall be constructed in accordance with engineering plan EPN2024-00007 approved on March 21, 2025, and shall be completed prior to the issuance of a Certificate of Occupancy for the mini-warehouse.
6. All outside storage of recreational vehicles and boats shall display current valid registration decals and shall be limited to the fenced area delineated on Exhibit “C”. Outdoor storage of inoperable equipment, vehicles, or junk as defined by the Suffolk City Code, shall be prohibited.
7. There shall be no storage of trucks, trailers, or moving vans.
8. No vehicle repairs shall be permitted on the subject property.
9. No hazardous or flammable materials shall be stored on the subject property.
10. The operator of the facility shall ensure reasonable access to all parts of the site for fire and emergency medical personnel and shall install a secured lock box or key box at gated entrances containing a key or other means of accessing the outdoor storage area during an emergency.
11. The applicant shall obtain all necessary building permits from the Division of Community Development and shall obtain approval of a Site Plan from the Division of Planning for the design of improvements associated with this request prior to the commencement of any land disturbance or construction activities on the property.

Attachments

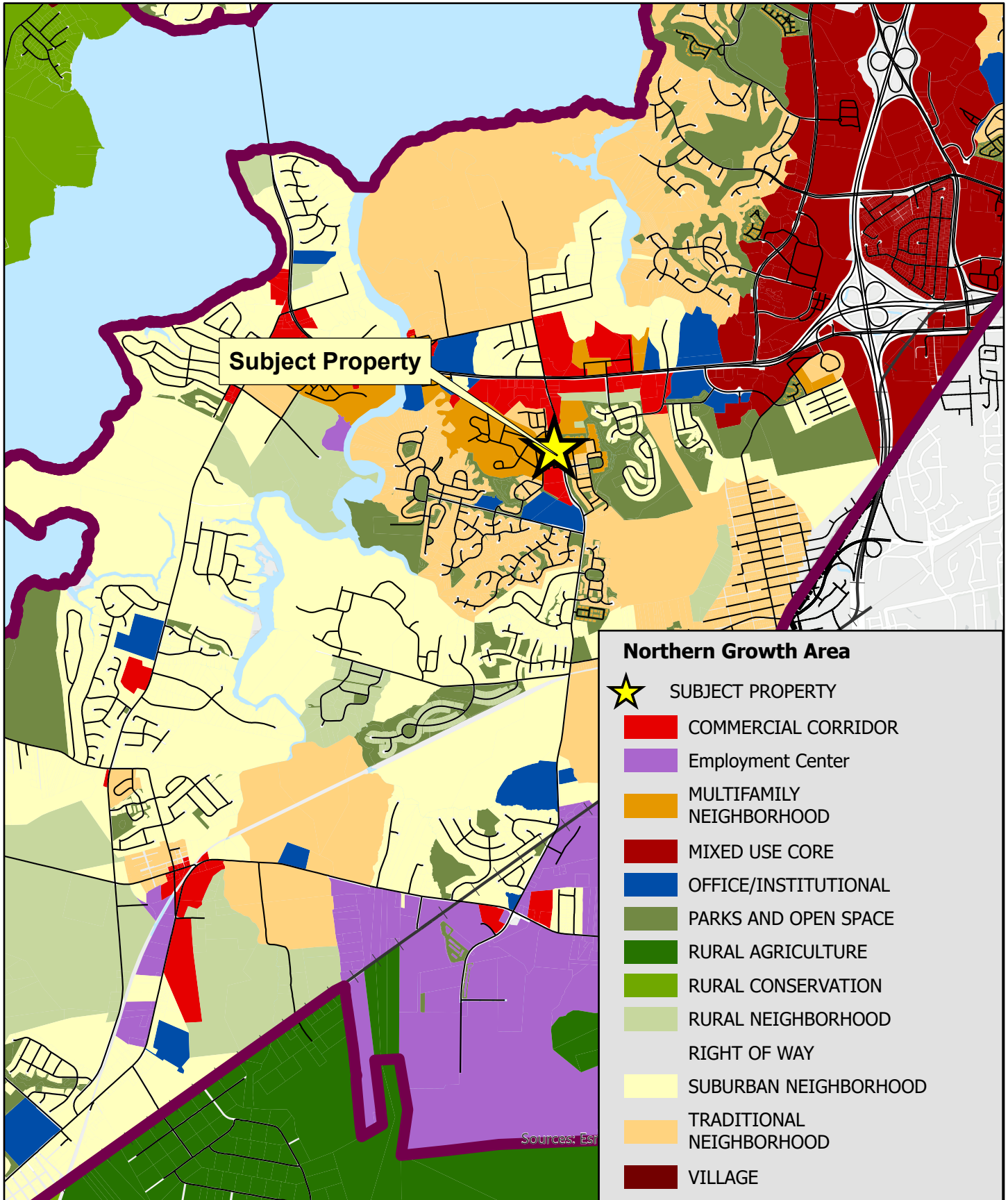
- General Location Map
- Zoning / Land Use Map
- Application Narrative
- Letter of Support
- Disclosure Statement
- Public Comments
- Proposed Ordinance
- Exhibit A – Planning Commission Recommendation
- Exhibit B – Property Map

- Exhibit C – “Conditional Use Permit Exhibit – Concept Plan”
- Exhibit D – “Conditional Use Permit Exhibit- Landscape Plan”
- Exhibit E- Elevation Package



GENERAL LOCATION MAP

CUP2026-00007



Author: KOSSAI
Date: 03-02-2026

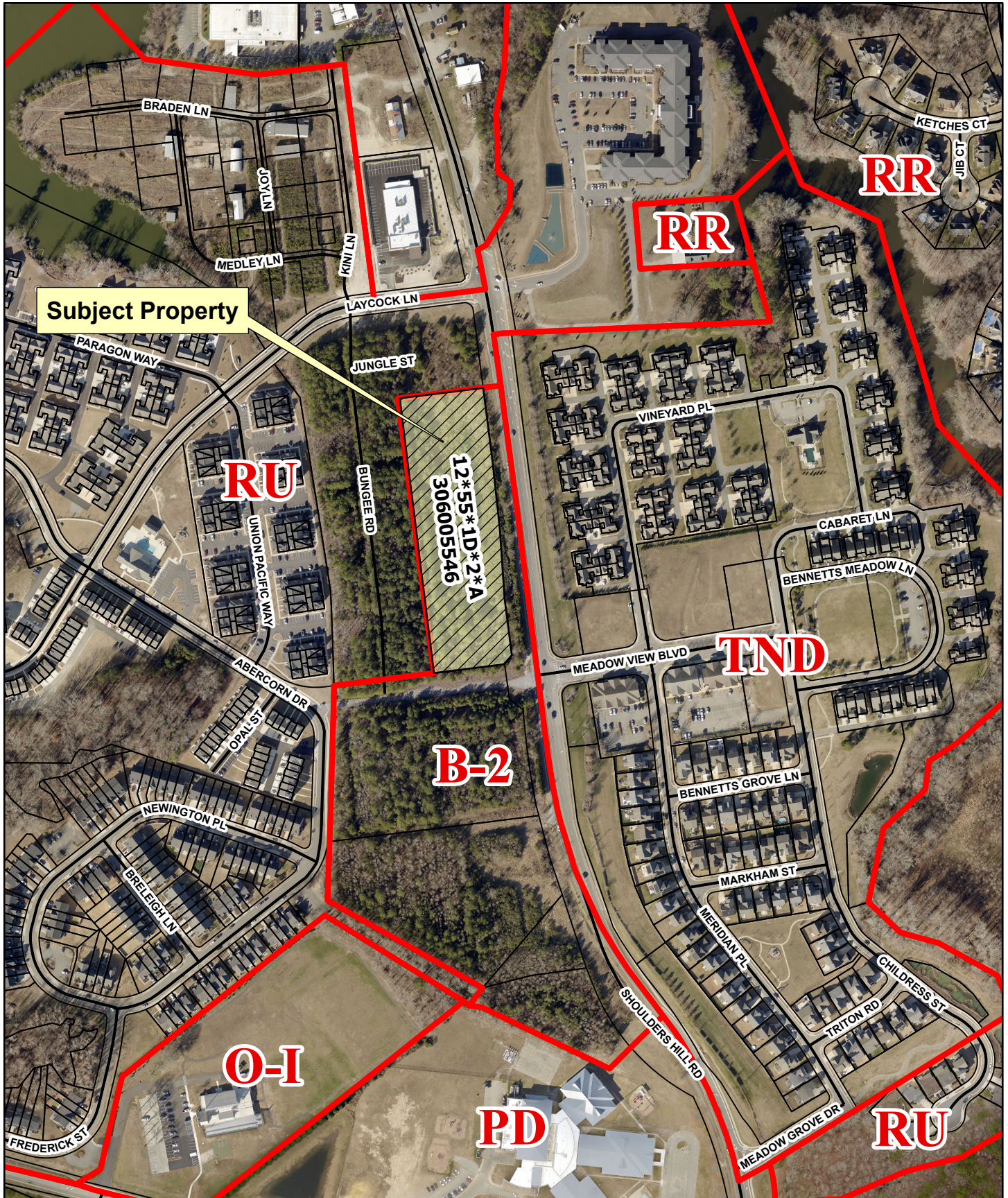
0 0.42 0.85 1.7 2.55 3.4 Miles





ZONING / LAND USE MAP

CUP2026-00007



Author: KOSSAI
Date: 03-02-2026

0 145 290 580 870 1,160
Feet

Image: Suffolk Pictometry 2024



Ocean Storage

Shoulder's Hill Road, Suffolk, VA

Ocean Storage intends to build a new state-of-the-art and fully climate-controlled facility on 4.2 acres located along Shoulder's Hill Road. The building will consist of three stories for a total square footage of approximately 108,000 SF and 16 vehicle parking spaces. All self storage units will be interior only with controlled access located at a designated covered loading area with three loading spaces.

Adjacent to the building, Ocean Storage intends to construct 48 parking spaces for boats, RV's and trailers on a paved, well-lit, and fully fenced in area. This will help alleviate the pressure from the neighborhoods who do not allow for parking of such vehicles.

With the boom in residential neighborhoods in this area of Suffolk, the need is great for both parking and climate-controlled storage. The office will also feature moving supplies for sale and a conference room for use by the tenants as well as the neighbors in the vicinity.

The facility will be manned by a full time manager as well as a relief manager, both of whom are also overseen by a district manager. Hours of operation for the office are 9am to 6pm Monday through Friday, 10am to 2pm Saturday and Sunday. The facility will feature between 65-75 digital cameras controlled and supervised 24-7 with the assistance of AI technology. There will not be a dumpster on the property which also helps to alleviate any noise concerns. Traffic is almost non-existent and minimal with no more than 10 vehicles per day on average.

As shown, the facility will feature a mix of architectural elements giving it a very professional look accented by glass and other high end features. Landscaping will enhance the curb appeal and will be professionally maintained to the highest standards. Ingress and egress will be made off of Shoulder's Hill Road and away from the residential areas in the rear of the property.

Thomas:

I hope you are doing well. Please consider this a letter of support for your proposed self storage project on Shoulders Hill Road. As an owner and the managing partner for The Arbors at Shoulders Hill, I believe that your proposed use will be a welcome amenity for our senior residents. We find that many of our seniors are downsizing from houses and often need a place to store extra belongings. Having your facility close by would be a welcome enhancement to the area for our residents.

Additionally, I am familiar with your professional management and topnotch security. Your prior developments have blended nicely into their surrounding neighborhoods. As such, I have no hesitation in supporting the addition of your project to the Shoulders Hill community.

Best Regards,
Brian Staub
Owner and Managing member of The Arbors at Shoulders Hill

Brian L. Staub
President
Marlyn Development Corporation
308 35th Street, Suite 101
Virginia Beach, VA 23451
Office Ph. (757) 437-1677

www.marlyndevelopment.com

City of Suffolk

Department of Planning and Community Development

DISCLOSURE STATEMENT FORM



OFFICE INFORMATION: To be completed by staff

Application Number:		Project Name:	
Project Address:		Date Submitted:	

The disclosures contained in this Form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. The completion and submission of this Form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Suffolk requiring action by the City Council or a City board, commission or other body.

PART 3 - APPLICANT DISCLOSURE: To be completed by Applicant

Important Notice: Only complete, hard-copy application forms with original signatures or other approved written consent from all property owners are accepted.

APPLICANT INFORMATION

Applicant Name: Shoulders Hill Storage LLC - George T. Minton III

Property Address(es): Shoulders Hill Road and Meadow View Boulevard

Tax Map Number(s): 12*55*1D*2*A

Account Number(s): 306005546

Is Applicant the owner of the subject property? YES NO

Does the Applicant have a Representative? YES NO

If yes, name of Representative: _____

Is Applicant a corporation, partnership, firm, business, trust, or unincorporated business? YES NO

If yes, list the names of all officers, directors, members, trustees, etc. below AND businesses that have a parent-subsidiary or affiliated business entity relationship (see definitions below) with the applicant (attach list if necessary):

Ocean Storage LLC, Northampton Storage LLC, Coventry Storage LLC, Nansmond Storage LLC, Little Creek Storage LLC, Nettles Storage LLC, Birdneck Ocean Annex LLC

Greenyard Storage LLC, Edinburgh Storage LLC, Towne Point Storage LLC, Bay Storage Inc, North Independence Storage LLC, Battlefield Storage LLC

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contingent on the subject public action? YES NO

If yes, name of the official or employee, and description of the nature of their interest:

APPLICANT SERVICES DISCLOSURE

The Applicant must certify whether the following services are being provided in connection to the applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES NO (select one)	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="checkbox"/> <input checked="" type="checkbox"/>	T. B. D.
Real Estate Broker/Agent/Realtor	<input type="checkbox"/> <input checked="" type="checkbox"/>	N/A
Accounting/Tax Preparation	<input checked="" type="checkbox"/> <input type="checkbox"/>	BDO - Daniel Colonna
Architect/Designer/Landscape Architect/Land Planner	<input checked="" type="checkbox"/> <input type="checkbox"/>	RBA - Chris Elam and Tom Retnauer
Construction Contractor	<input type="checkbox"/> <input checked="" type="checkbox"/>	T. B. D.
Engineer/Surveyor/Agent	<input checked="" type="checkbox"/> <input type="checkbox"/>	Pennoni - Brad Martin
Legal Services	<input checked="" type="checkbox"/> <input type="checkbox"/>	Williams Mullen - Grady Palmer

PART 4 – PROPERTY OWNER DISCLOSURE

PROPERTY OWNER DISCLOSURE

Property Owner Name: Bennett's Creek Partners, LLC

(as listed on application)

Is the Owner a corporation, partnership, firm, business, trust or an unincorporated business? YES NO

If yes, the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary or affiliated business entity relationship (see definitions below) with the Applicant (attach list if necessary):

ORP Ventures, LLC : Shah Partners I, LLC

Does the subject property have a proposed or pending purchaser? YES NO

If yes, name of the proposed or pending purchaser: Shoulder's Hill Storage, LLC

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contingent on the subject public action? YES NO

If yes, name of the official or employee, and description of the nature of their interest:

PROPERTY OWNER SERVICES DISCLOSURE

The Owner must certify whether the following services are being provided in connection to the Applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES	NO	SERVICE PROVIDER
	(select one)		(Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TowneBank
Real Estate Broker/Agent/Realtor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Accounting/Tax Preparation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Architect/Designer/Landscape Architect/Land Planner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Construction Contractor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Engineer/Surveyor/Agent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Legal Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

APPLICANT CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Applicant Name (Print)	Applicant Signature	Date
<u>Shoulder's Hill Storage LLC</u>	<u>G. [Signature]</u>	<u>Feb. 23 2026</u>

PROPERTY OWNER CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Property Owner Name (Print)	Property Owner Signature	Date
<u>Bennett's Creek Partners, LLC</u>	<u>[Signature]</u>	<u>Feb 18, 2026</u>

"Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

"Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.



Public Comment Form

Please be advised that this form is for public comment for CUP2026-007, Ocean Storage, **only**.

All comments provided will be made available to Planning Commission members, City Council members, and the general public.

All comments provided by 5:00 PM on June 9, 2026, no less than one week prior to the Planning Commission's scheduled meeting, will be made available to Planning Commission members, City Council members, and the general public and included within staff's report. All comments received after the deadline may be presented in person by the commenter at the scheduled public hearing.

First Name	ELLEN
Last Name	KILEY
Street Address	949 Vineyard PI Unit D
Street Address Line 2	949 Vineyard PI Unit D
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I like in the condos across the street. A 3 story Storage unit is an eye sore & not needed. Also RVs & boats are too big & invasive for Shoulders Hill Rd! Please deny this request! Thank you!



Public Comment Form

Please be advised that this form is for public comment for CUP2026-007, Ocean Storage, **only**.

All comments provided will be made available to Planning Commission members, City Council members, and the general public.

All comments provided by 5:00 PM on June 9, 2026, no less than one week prior to the Planning Commission's scheduled meeting, will be made available to Planning Commission members, City Council members, and the general public and included within staff's report. All comments received after the deadline may be presented in person by the commenter at the scheduled public hearing.

First Name Marla

Last Name King

Street Address 1102 Union Pacific Way

City Suffolk

State Virginia

Zip Code 23435

Comment June 9, 2026

Thank you for reaching out to our community in regard to the potential sight of a storage facility. I am currently against this building request for the following reasons:

- (1) Increase in Traffic - Even with the work just recently done it stills remain heavy traffic flow on Shoulders Hill Road, in addition to getting in out of our development. We do not even have an "Emergency Route" for our development, or please correct me if I am wrong. Overall, we do not need additional traffic.
- (2) Too many storage buildings currently in the community (i.e., ten storage facilities within Shoulders Hill Road area)
- (3) Noise Disruption - if this storage facility is 24 hours this going to disturb the community as a whole this is a residential area Not a Commercial area. Please have them consider other locations would they want this in their backyard?
- (4) Structure is not conducive for the community (i.e., a three-level storage facility would be an eye-soar overall in general.

Once again, I appreciate the time you invested in communicating with us and we look forward to any further updates.

For these reasons, I respectfully ask that Conditional Use Permit CUP2026-007 be denied.



Public Comment Form

Please be advised that this form is for public comment for CUP2026-007, Ocean Storage, **only**.

All comments provided will be made available to Planning Commission members, City Council members, and the general public.

All comments provided by 5:00 PM on June 9, 2026, no less than one week prior to the Planning Commission’s scheduled meeting, will be made available to Planning Commission members, City Council members, and the general public and included within staff’s report. All comments received after the deadline may be presented in person by the commenter at the scheduled public hearing.

First Name	Erin
Last Name	Agdinaoay
Street Address	3028 Parkside Circle
City	Suffolk
State	Virginia
Zip Code	23435

Comment Dear Suffolk Planning Commission, City Staff, and City Council,

I respectfully request that the Planning Commission recommend denial of CUP 2026-007 for Ocean Storage.

I am a resident of the Sleepy Hole Borough and a local architect who cares deeply about Suffolk’s long-term quality of life, economic vitality, and thoughtful growth. My concerns are not rooted in opposition to storage facilities in general. Such facilities serve a purpose within a community. Rather, my concern is that this particular site represents a strategic opportunity for higher-value development that is more consistent with Suffolk’s long-term vision as outlined in the 2045 Comprehensive Plan.

The 2045 Comprehensive Plan emphasizes smart growth, economic opportunity, placemaking, and investment in quality development. In my view, CUP 2026-007 does not adequately advance several of the Plan’s stated “Guiding Values,” including “Support and enhance variety in character and types of places in the City,” “Support economic development opportunities with benefits across the community,” and “Maintain high-quality services and facilities as growth occurs.” The proposed storage facility would occupy a prominent site within a rapidly developing area of North Suffolk that has benefited from substantial public investment in roads, parks, schools, libraries, sidewalks, and multimodal infrastructure. Given its limited employment generation and low level of daily activity, the proposed use does not maximize the long-term potential of this strategically located parcel that is less than 2 miles (or a 45 minute walk) of an elementary school, a library, a public park, and several active, connected neighborhoods.

The Comprehensive Plan also identifies immediate and short-term priorities to promote fiscally responsible land use and development and to encourage employment-generating land uses in strategic locations that contribute positively to the surrounding environment. Approving a large-scale storage facility on this

site appears inconsistent with those objectives. Development decisions made today will shape this corridor for decades, and opportunities to attract higher-value employment and commercial activity may be permanently lost.

North Suffolk continues to experience significant residential growth, and public funds are being invested to improve transportation infrastructure, pedestrian connectivity, and community amenities. These investments should be leveraged to attract land uses that create jobs, generate economic activity, and contribute to a vibrant community. While storage facilities may satisfy market demand, they typically consume substantial acreage while generating relatively few permanent jobs and limited economic activity. Not every site is equally appropriate for this use. This parcel's location along a developing corridor with improved multimodal access presents an opportunity for office, medical, retail, restaurant, or mixed-use development that would provide greater long-term economic benefit to the City and surrounding neighborhoods.

Once developed as a storage facility, the site is likely to remain in that use for decades, limiting future opportunities for more active and economically productive development. Suffolk has invested heavily in nearby quality-of-life assets, including Creekside Elementary School, the North Suffolk Library, Bennett's Creek Park, and planned pedestrian and bicycle improvements such as the Shoulders Hill Road Multi-Use Path. The Comprehensive Plan and public engagement process both emphasize the desire for walkable environments, increased connectivity, enhanced landscaping, and access to a wider variety of destinations in North Suffolk. A storage facility, by its nature, is largely automobile-oriented and generates minimal pedestrian activity. As a result, it does little to support the vision of a connected, walkable community, and does not align to the L.5 and L.7 "Objectives and Actions" listed in the 2045 Comprehensive Plan with Suffolk Planning listed as the Lead or Support in the initiatives.

As a resident, I am excited about the future of this area. I look forward to improvements along Shoulders Hill Road and Bridge Road that will make it easier and safer for families to walk and bike between neighborhoods, parks, schools, and businesses. The investments being made today create an opportunity to shape a corridor that is active, attractive, and connected. A storage facility does not meaningfully contribute to that vision. By contrast, office, retail, medical, restaurant, and other active commercial uses could better complement the surrounding residential neighborhoods while creating a stronger sense of place and community identity.

The proposed development also raises concerns regarding architectural quality and compatibility with the surrounding area. As Shoulders Hill Road continues to evolve into a significant corridor, the City should encourage development that contributes positively to the public realm. Storage facilities generally provide limited street activation and often present long stretches of inactive frontage, creating an environment that is less engaging for pedestrians and cyclists. While the applicant describes the facility as "state-of-the-art," the architectural renderings indicate extensive use of EIFS materials, which can be susceptible to aging and maintenance concerns over time. The proposed design does not reflect the architectural character established by nearby residential communities and newer commercial developments. It would be a 3-story building out-of-scale from the nearby neighborhoods with materials that don't match the neighboring character.

I am also concerned about the proposed outdoor storage areas and screening strategy. The application includes eight-foot wood fencing intended to screen boats, RVs, and trailers; however, fencing alone does little to create a positive streetscape. While landscaping can help mitigate visual impacts, it cannot fully address the fundamental challenge of integrating a large storage facility into a corridor intended to support higher-quality development, pedestrian connectivity, and long-term community investment.

Finally, I have concerns regarding the traffic analysis provided with the application. The publicly available materials appear to include only a summary memorandum rather than the complete traffic study. Given the site's proximity to Bennett's Creek

Park, public boat launches, schools, and major intersections that are already affected by regional traffic patterns, additional transparency regarding the study's methodology would be beneficial. Questions remain regarding whether the analysis adequately considered seasonal boating activity, the operational impacts of trailers and oversized vehicles entering and exiting the site, turning movements near already-congested intersections, and future traffic conditions as surrounding development continues. A complete understanding of these impacts is important before approving a land use that may generate significant movements involving large vehicles.

Suffolk has made substantial investments in North Suffolk's infrastructure, parks, schools, libraries, and transportation network. The City now has an opportunity to ensure that development along this corridor aligns with the long-term vision established in the 2045 Comprehensive Plan. While storage facilities serve a legitimate purpose, this site is uniquely positioned to support higher-value development that generates employment, enhances community character, encourages multimodal activity, and contributes more significantly to Suffolk's long-term economic health.

For these reasons, I respectfully urge the Planning Commission to recommend denial of CUP 2026-007 for Ocean Storage and preserve this site for development that better advances Suffolk's vision for a vibrant, connected, and prosperous North Suffolk.

Thank you for your consideration.



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First Name	Victoria
Last Name	Lafayette
Street Address	1015 Paragon Way Unit B
City	Suffolk
State	Virginia
Zip Code	23435
Comment	Please do not build the proposed storage bldg on Shoulder Hill Rd. Unsightly bldg in the middle of our neighborhood. Shame on anyone that is doing this. I'm sure there's nothing like this sitting in your front area! NO!



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First Name	Cheryl
Last Name	Jarvis
Street Address	2316 Silver Charm Circle
City	Suffolk
State	Virginia
Zip Code	23435

Comment	<p>The communities along Shoulder Hill Rd really don't need a three story storage building that will be open 24/7. The investments home owners have made in their homes does not equate to having commercial property right across the street from them. Shoulders Hill Rd should be expanded before anything else is built.</p> <p>The citizens who currently live off and on Shoulder Hill Rd are constantly in traffic jams. We are concerned for emergency vehicles answering calls to the neighborhoods. Bennetts Creek Park Rd is a short, but vital road for all citizens of the city so they can enjoy the park, public library, and pay their taxes at the city offices</p> <p>ThePlanning Commision and City Council need to go back to the original plans and keep from infiltrating big box buildings into every planned community. We have lived In Surprising Suffolk since 1992. The backed up traffic, unsightly commercial buildings being built in neighborhoods everywhere, solar panels along major highways are not the "surprises" we had anticipated!</p>
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First Name	Terry
Last Name	Smith
Street Address	6025 Newington Place
City	SUFFOLK
State	Virginia
Zip Code	23435

Comment

I live in the Balmoral subdivision of Suffolk and oppose CUP2026-007 for the following reasons: When we moved into our home 7/2017, one of the big attractions was a quiet, peaceful, suburban neighborhood with a lot of surrounding greenspace, and a countryside setting with the old barn and the barns operated by Rodman's BBQ. We liked the area so much that I purchased a second home in 2018 for my son and his family in the same neighborhood. Since then, there has been non-stop construction, displacement of wildlife, loss of greenspace, massively increased traffic, etc. Then they started building warehouses and storage facilities down Shoulders Hill; and now want to build a large 3-story, faceless concrete building with 8' fences, and aggressive lighting surrounded on 3 sides by our residential communities. The landscaping berm proposed will take approximately 10 years to mature enough to buffer the light and noise generated by the moving trucks, diesel RV's, etc. It's an absolute eyesore at the gateway to our neighborhoods and makes me feel as though I am living in an industrial park. (It's enough that Caliber Collision and Enterprise Car Rental snuck right by us.) I'm curious as to how this will affect the salability, as well as the value of the new homes being built next to the proposed facility...keeping in mind that our real estate values are affected as well...which affects the city's tax revenues. We are also located in the 17 Corridor Tax District and pay an additional 25 cents/\$100 for the purpose of better infrastructure and a more landscaped and beautiful community. I feel like a storage facility will be a sub-optimal use of the land, in that it will only generate two employment opportunities and will generate less tax revenue than a retail business would, i.e., improved property value and personal property will be much less than other businesses, reducing the real estate and personal property tax revenue; and since only approximately 2% of a storage facility's gross income is retail, there will be very little sales tax revenue, placing more tax burden on the residents and other businesses. There are already 7 storage facilities within a 5 mile or less radius of the proposed facility, 4 clustered around Pughesville and I-664, 2 on Nansemond Parkway at Shoulder's Hill, and a new one on Shoulder's Hill; and many more in the close by Harbourview and Western Branch areas, all who have empty units available. (I checked them all.)

There is a city ordinance that prohibits RVs, Boats and oversized vehicles for a reason, and yet, this facility is proposing to store up to 48 of these vehicles behind an 8' fence while surrounded on 3 sides by residential properties. They are proposing a right turn only lane out of the facility onto Shoulder's Hill Road. What I foresee is those wanting to get onto RT 17 using our neighborhood to turn around and use either the new Meadowview Drive or Laycock Lane to make a left onto Shoulder's Hill. They are opting for no dumpster to reduce noise; however, what about the trash that will be generated? As a final note, our focus should be on housing people, not stuff. Thank you for this opportunity to express my voice.



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First Name	Peggy
Last Name	Buelow
Street Address	109 Beautyberry Court
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>Along with my household, I strongly oppose the building of any further storage facilities on Shoulders Hill Rd in Suffolk. Doing so represents irresponsible and illogical thinking with planning that creates:</p> <ul style="list-style-type: none">Destruction of the natural environment which affects local ecological systems in harmful ways and means less "green space" for human physical and mental health!Overcrowding on the road on which it is proposed to be built: Shoulders Hill is already overburdened by normal daily traffic which is exasperated regularly by cogs on the major corridors to which and into which it feeds;Additional demands on resources/utilizes for which citizens like us near the financial burden. <p>Please stop this project!!!</p>



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First Name	Amanda
Last Name	Haney
Street Address	1009 Paragon Way Unit A
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>I am writing to express my opposition to Conditional Use Permit Request CUP2026-007 (Ocean Storage).</p> <p>While I support responsible growth and economic development within the City of Suffolk, I do not believe that a self-storage facility represents the highest and best use of this property, particularly given its location near the entrance to an established residential community.</p> <p>Suffolk has experienced substantial residential growth in recent years, and new housing developments continue to be approved throughout the area. However, the infrastructure, services, and commercial amenities needed to support that growth have not kept pace. Residents are increasingly in need of additional grocery stores, restaurants, retail establishments, medical services, and other community-serving businesses that enhance quality of life and provide convenient access to everyday necessities.</p> <p>In addition, the location of this property makes the proposed use particularly concerning. As a gateway into a residential community, this site contributes to the first impression of the neighborhood and the surrounding area. Gateway locations should be developed in a manner that enhances community character, supports resident needs, and contributes positively to the long-term vision of the area. A storage facility is largely passive in nature and does little to create the sense of place, activity, or community benefit that such a prominent location could otherwise provide.</p> <p>The proposed storage facility does little to address the needs of Suffolk's growing population. While storage facilities may serve a purpose in certain locations, they generate limited economic activity, provide relatively few long-term employment opportunities, and offer minimal day-to-day benefit to surrounding residents. Approving another storage facility in a prominent location near a growing residential area represents a missed opportunity to encourage development that</p>

could better serve both current and future members of our community.

As Suffolk continues to grow, it is important that land-use decisions reflect a long-term vision for creating complete and sustainable communities. Strategic commercial development should be encouraged in areas experiencing significant population growth so that infrastructure, services, and amenities can grow alongside the residential base. Residents should not continue to see housing expansion without corresponding investment in the businesses and services that support daily life.

I respectfully urge the Planning Commission and City Council to consider whether this proposal aligns with the broader needs and future vision of the community. In my opinion, this property has greater potential to contribute to Suffolk's long-term growth and quality of life through development that provides meaningful services, employment opportunities, economic activity, and amenities that residents can actually utilize on a regular basis.

For these reasons, I respectfully request that CUP2026-007 be denied.

Thank you for your time, consideration, and service to the citizens of Suffolk.



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First Name	Chanice
Street Address	2023 Laycock Lane Unit 103
City	Suffolk
State	Virginia
Zip Code	23435

Comment	<p>To Whom It May Concern:</p> <p>I am a resident of the Array at Bennett's Creek Quarter and submit this comment for the public record Conditional Use Permit CUP-2026-007 for Ocean Storage. I strongly oppose the proposed Ocean Storage facility off Shoulder Hill Road for the following reasons:</p> <p>1. Increased Traffic Congestion: A new storage facility would increase traffic from customers, construction crews, and large vehicles such as RVs and boats, adding congestion and accelerating wear on local roads. This added traffic would worsen existing congestion, lengthen commute times, and create safety concerns for residents, school buses, pedestrians, and cyclists. As the Array, the Vistas at Bennett's Creek Quarter, and Rollingbrook Villas continue to grow, additional traffic from storage-unit users and construction vehicles would place further strain on local infrastructure. Residents already observe large trucks using Shoulder Hill Road from Bridge Road when they should not, including making unsafe lane changes.</p> <p>2. Aesthetic Concerns and Impact on Neighboring Communities: A commercial storage facility would alter the visual character of the area and could become an eyesore for neighboring communities. Its design, scale, lighting, signage, and landscaping may negatively affect the community's appearance and nearby property values.</p> <p>Recommendation: I respectfully urge all parties to deny Conditional Use Permit CUP-2026-007 for Ocean Storage. Thank you for your consideration of this public comment. Respectfully, Chanice</p>
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First Name	Velma
Last Name	Birkel
Street Address	925 B Vineyard Pl
City	Suffolk
State	Virginia
Zip Code	23435
Comment	Thank you for the presentation last week. Very informative. Please note that I am extremely AGAINST the building of a storage facility on Shoulders Hill Rd. My husband and I moved here from Norfolk, 12 years ago. We love the area because it was just a residential community. Now the city is allowing businesses to encroach into so many residential areas. When there are plenty of open areas that are not residential, but still not far away



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First Name	Jerri
Last Name	Cohen
Street Address	1029 Paragon Way Unit B
Street Address Line 2	Unit B
City	Suffolk
State	Virginia
Zip Code	23435
Comment	No to the storage unit right at the entrance to our community. There are numerous storage facilities at the other end of Shoulder's Hill Road and Portsmouth Blvd. Also, we already have Caliber Collison at the other entrance/exit to our community. Please consider these proposals when you've already had communities built. The leaders in Suffolk need to think about what they do to new thriving communities.



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First Name	Marc
Last Name	Parfitt
Street Address	1009 Paragon Way Unit A
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>Recommended Public Comment for CUP2026-007, Ocean Storage</p> <p>To the Suffolk Planning Commission, City Council Members, and Planning Staff:</p> <p>I am submitting this public comment in opposition to Conditional Use Permit CUP2026-007 for the proposed Ocean Storage facility near the entrance of our residential community in the Bennett's Creek / Shoulders Hill Road area.</p> <p>I live in a condominium association of 84 well-maintained homes, in a community that many residents chose because of its residential character, appearance, and quality of life. Over the last several years, this northern Suffolk area has experienced substantial residential growth, with more and more homes being built around us. However, that growth has not been matched by meaningful improvements in supporting infrastructure, traffic capacity, or community-serving commercial options.</p> <p>Residents in this area are already dealing with increasing traffic on roads that were not designed to comfortably support the level of residential expansion now occurring. At the same time, we still have limited nearby access to restaurants, retail, entertainment, family activities, and other businesses that would actually support the growing population. Instead of approving another storage facility, this location should be reserved for a more thoughtful and value-adding use that better serves the residents who already live here and the many new residents being added.</p> <p>A storage facility at this location does not meaningfully enhance the community. It does not provide the type of daily-use services residents need. It does not create a welcoming entrance to a residential neighborhood. It does not improve walkability, livability, dining, shopping, recreation, or quality of life. In my view, it would create the opposite effect by placing a largely utilitarian commercial use at a highly visible gateway location into an established residential area.</p>

This is especially concerning because there already appear to be multiple storage-related businesses along or near this same general corridor. Adding yet another storage facility does not address the needs of the community. It simply consumes valuable land that could be used for something far more beneficial, such as restaurants, small retail, professional services, family recreation, community gathering space, or other neighborhood-supporting businesses.

I am also concerned about the potential effect on property values and the long-term perception of our community. People deciding whether to purchase a home here will notice what surrounds the entrance and nearby roads. A storage facility is not an attractive or community-enhancing feature for residents, visitors, or future homebuyers. Our community has worked hard to maintain an appealing residential environment, and land-use decisions near our entrance should protect and strengthen that character, not weaken it.

I respectfully ask the Planning Commission and City Council to consider the broader planning question: What does this area actually need? With so much residential growth already approved and underway, the answer is not another storage building. The answer is balanced development that supports the people living here: better infrastructure, safer traffic flow, community-serving businesses, dining options, retail, recreation, and services that reduce the need for residents to drive outside the area for basic needs and family activities.

For these reasons, I respectfully oppose CUP2026-007 and ask that the City deny this conditional use permit. At a minimum, I ask that the City pause approval and require a more comprehensive review of whether this proposed use is truly compatible with the surrounding residential community, the existing traffic conditions, the long-term vision for the corridor, and the needs of northern Suffolk residents.

Thank you for considering my comments and for giving residents the opportunity to be heard.

This area does not need more storage for things. It needs more places for people.

Sincerely,
Marc Parfitt
Resident, Bennett's Creek / Northern Suffolk Area



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First Name	Elgin
Last Name	Green
Street Address	1007 Diamond Way
Street Address Line 2	Unit C
City	Suffolk
State	Virginia
Zip Code	23435

Comment

Why I Oppose the Proposed Storage Facility in the Bennett's Creek Area
 I am opposed to the proposed self-storage facility under Conditional Use Permit CUP2026-007 for the following reasons:

- 1. The Proposal Is Incompatible with the Character of the Area**
 The Bennett's Creek area is overwhelmingly residential in nature. Existing neighborhoods, along with the substantial amount of housing currently under construction, clearly demonstrate the community's intended character. Residents purchased homes here with the expectation that the surrounding area would continue to develop primarily as a residential community.
 A three-story self-storage facility is not consistent with that expectation and would be more appropriately located in an established commercial or business district farther south where similar uses are concentrated. While the property may currently be zoned B-2, the surrounding development pattern is predominantly residential, and this proposal is not compatible with that character.
 For this reason, Conditional Use Permit CUP2026-007 should be denied.
- 2. Traffic and Safety Concerns**
 Traffic conditions in the area are already challenging. Residents regularly experience congestion, difficult turning movements, and safety concerns at nearby intersections and access points. These issues exist today, even before consideration of a new commercial storage facility.
 Approving this project would introduce additional vehicle traffic and increase the number of trips entering and exiting the site. While a storage facility may not generate traffic at the same level as some other commercial uses, any increase in traffic at an already strained location is unnecessary and contrary to the interests of nearby residents.
 For this reason, Conditional Use Permit CUP2026-007 should be denied.
- 3. Negative Impact on Community Appeal and Property Enjoyment**
 One of the reasons many residents chose to live in Bennett's Creek is its residential appearance, sense of community, and remaining natural character.

These qualities contribute to the area's attractiveness and quality of life. A three-story storage facility would detract from that character and create a commercial presence that is out of place within a residential setting. Large storage buildings are generally viewed as utilitarian structures and do little to enhance the visual appeal of a neighborhood. Instead, they can create the impression that residential development is giving way to commercial encroachment. Residents want this area to remain a desirable residential community, not become defined by large commercial storage facilities.

For this reason, Conditional Use Permit CUP2026-007 should be denied.

Conclusion

The proposed storage facility is inconsistent with the residential character of the Bennett's Creek area, would add to existing traffic concerns, and would diminish the community appeal that has attracted so many families to the area. For these reasons, I respectfully request that Conditional Use Permit CUP2026-007 be denied.



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First Name	Diana
Last Name	Walker
Street Address	2013 Laycock Ln Unit 100
City	Suffolk
State	Virginia
Zip Code	23435

Comment

Date: June 8, 2026
 To: City Council / Planning Commission Members /
 Re: Opposition to Ocean Storage - Shoulder Hill Road
 To Whom It May Concern:

I am a resident of the Array at Bennett's Creek Quarter and submit this comment for the public record Conditional Use Permit CUP-2026-007 for Ocean Storage. I strongly oppose the proposed Ocean Storage facility off Shoulder Hill Road for the following reasons:

- 1. Increased Traffic Congestion:**
 A new storage facility would increase traffic from customers, construction crews, and large vehicles such as RVs and boats, adding congestion and accelerating wear on local roads.
 This added traffic would worsen existing congestion, lengthen commute times, and create safety concerns for residents, school buses, pedestrians, and cyclists. As the Array, the Vistas at Bennett's Creek Quarter, and Rollingbrook Villas continue to grow, additional traffic from storage-unit users and construction vehicles would place further strain on local infrastructure. Residents already observe large trucks using Shoulder Hill Road from Bridge Road when they should not, including making unsafe lane changes.
- 2. Aesthetic Concerns and Impact on Neighboring Communities:**
 A commercial storage facility would alter the visual character of the area and could become an eyesore for neighboring communities. Its design, scale, lighting, signage, and landscaping may negatively affect the community's appearance and nearby property values.

Recommendation:
 I respectfully urge all parties to deny Conditional Use Permit CUP-2026-007 for Ocean Storage.
 Thank you for your consideration of this public comment.

Respectfully,
Diana Walker



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First Name	Paloma
Last Name	Mata Z
Street Address	2023 Laycock Ln
Street Address Line 2	Unit 105
City	Suffolk
State	Virginia
Zip Code	23435

Comment To Whom It May Concern:

I am a resident of the Array at Bennett's Creek Quarter and submit this comment for the public record Conditional Use Permit CUP-2026-007 for Ocean Storage.

I strongly oppose the proposed Ocean Storage facility off Shoulder Hill Road for the following reasons:

- 1. Increased Traffic Congestion:**

A new storage facility would increase traffic from customers, construction crews, and large vehicles such as RVs and boats, adding congestion and accelerating wear on local roads.

This added traffic would worsen existing congestion, lengthen commute times, and create safety concerns for residents, school buses, pedestrians and cyclists.

As the Array, the Vistas at Bennett's Creek Quarter, and Rollingbrook Villas continue to grow, additional traffic from storage-unit users and construction vehicles would place further strain on local infrastructure. Residents already observe large trucks using Shoulder Hill Road from Bridge Road when they should not, including making unsafe lane changes.
- 2. Aesthetic Concerns and Impact on Neighboring Communities:**

A commercial storage facility would alter the visual character of the area and could become an eyesore for neighboring communities. Its design, scale, lighting, signage, and landscaping may negatively affect the community's appearance and nearby property values.

Recommendation:

I respectfully urge all parties to deny Conditional Use Permit CUP-2026-007 for Ocean Storage.

Thank you for your consideration of this public comment.

Respectfully,

Paloma Mata Z



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First Name	Linda
Last Name	Smith
Street Address	1021 Paragon Way
Street Address Line 2	C
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I am opposed to the ocean storage facility building to be built on shoulders hill road. As a resident of bennetts creek, I feel this would bring down my property value and become a problem in the future. I respectfully request that this storage facility be denied by the city. Thank you, and have a blessed day.



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First Name	Jada
Last Name	Johnson
Street Address	2304 SILVER CHARM CIRCLE
City	Suffolk
State	Virginia
Zip Code	23435

Comment

I am writing to formally object to the Ocean Storage project planned for Shoulder Hill Road, and to voice my opposition to any further commercial development in this area. This parcel should never have been rezoned, and approving this facility would be a detriment to our community.

My opposition is rooted in several critical issues:

Gridlock and Traffic: Shoulder Hill Road cannot accommodate a commercial facility of this magnitude. Even after current road improvements are finished, the traffic generated by a site this large will cause severe congestion.

School Overcrowding: Our city should prioritize our kids over commercial storage units. We need to fund school expansions so that local students can move out of trailers and into proper classrooms.

Redundant Services: There is no demand for this project. There is already a major storage facility located just over two miles away, which is more than enough to handle the needs of our local community.

Pest and Health Hazards: Placing a massive storage complex near the Harris Teeter shopping center invites rodent problems. The potential for pests to travel between the storage units and a major grocery store is a genuine public health worry.

Loss of Wildlife: The influx of expensive housing developments has already driven local animals out of their natural habitats. We cannot continue to destroy what is left of our local environment for unnecessary commercial buildings.

Please listen to the residents who live here. I urge you to vote NO on the Ocean Storage proposal and protect the Shoulder Hill Road corridor.

Sincerely,

Jada Johnson



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First Name	Joseph
Last Name	McCain
Street Address	2009 Laycock Lane
Street Address Line 2	Unit 101
City	Suffolk
State	Virginia
Zip Code	23435

Comment

This proposed self-storage facility is not compatible with the character of this newly developed residential community. Residents invested in this neighborhood with the expectation that future development would enhance property values, neighborhood amenities, and quality of life. A large self-storage facility does not contribute to the residential character of the area and serves a regional commercial purpose rather than the needs of the surrounding neighborhood.

The proposed use provides limited community benefit while occupying land that could otherwise support residential-compatible development, such as parks, community gathering spaces, neighborhood-serving businesses, recreational amenities, or additional housing. Many communities are increasingly recognizing that storage facilities consume significant land while generating limited economic activity, employment opportunities, or neighborhood engagement.

Additional concerns include:

- * Increased traffic from moving trucks, trailers, and commercial vehicles on roads intended primarily for residential use.
- * Security lighting that may negatively affect nearby homes.
- * Noise associated with vehicle activity, loading, unloading, and facility operations.
- * The visual impact of large warehouse-style buildings, fencing, and security infrastructure adjacent to homes.
- * Potential negative effects on surrounding property values and neighborhood desirability.

The Planning Commission should carefully consider whether the public interest truly outweighs the impacts on existing homeowners. A self-storage facility may be appropriate in commercial or industrial corridors, but it is not an appropriate transition use adjacent to a newly established residential community.

For these reasons, I urge denial of CUP2026-007.



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First Name	Sonya
Last Name	Johnson
Street Address	2304 SILVER CHARM CIRCLE
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>Dear City Council Members,</p> <p>Please accept this statement as my official stance against the proposed Ocean Storage development on Shoulder Hill Road. I am firmly against this project and oppose any additional commercial zoning along this corridor. I ask that you deny this request due to the following pressing concerns:</p> <p>Infrastructure & Zoning Concerns: The original rezoning of this land was a mistake. The scale of what can be kept at this facility means traffic will become unmanageable, completely wiping out any benefits from the recent road construction.</p> <p>Investing in Our Youth: Instead of approving more commercial warehouses, Suffolk should focus its resources on expanding our school buildings. It is unacceptable that our children are still being taught in modular trailers.</p> <p>Surplus of Storage: We do not need this facility. With an existing storage center operating less than 2.5 miles down the road, the neighborhood's storage needs are already fully met.</p> <p>Rodent Mitigation: Commercial storage units frequently face pest issues. Because this site is so close to Harris Teeter, it creates a high risk for rodent migration, threatening the hygiene of our local shopping center.</p> <p>Environmental Impact: Our local wildlife has already been heavily displaced due to the construction of high-end residential communities. We must draw the line here and stop destroying the local ecosystem for commercial gain.</p> <p>I strongly advocate for the preservation of our neighborhood and request that the Council deny the application for Ocean Storage.</p> <p>Sincerely,</p>

Sonya Johnson
2304 Silver Charm Circle
Suffolk, VA 23435



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First Name	Cynthia
Last Name	Honcharik
Street Address	2001 Laycock Lane
Street Address Line 2	Unit 104
City	Suffolk
State	Virginia
Zip Code	23435

Comment Public Comment Regarding Conditional Use Permit CUP-2026-007
 Date: June 8, 2026
 To: City Council / Planning Commission Members /
 Re: Opposition to Ocean Storage – Shoulder Hill Road

To Whom It May Concern:

As President of the Array Condominium Board of Directors at Bennett's Creek Quarter, I submit this comment for the public record on behalf of approximately 155 residents of the Array at Bennett's Creek Quarter regarding Conditional Use Permit CUP-2026-007 for Ocean Storage.

We strongly oppose the proposed Ocean Storage facility off Shoulder Hill Road for the following reasons:

- 1. Increased Traffic Congestion:**
 A new storage facility would increase traffic from customers, construction crews, and large vehicles such as RVs and boats, adding congestion and accelerating wear on local roads.
 This added traffic would worsen existing congestion, lengthen commute times, and create safety concerns for residents, school buses, pedestrians, and cyclists.

As the Array, the Vistas at Bennett's Creek Quarter, and Rollingbrook Villas continue to grow, additional traffic from storage-unit users and construction vehicles would place further strain on local infrastructure. Residents already observe large trucks using Shoulder Hill Road from Bridge Road when they should not, including making unsafe lane changes.

- 2. Aesthetic Concerns and Impact on Neighboring Communities:**

A commercial storage facility would alter the visual character of the area and could become an eyesore for neighboring communities. Its design, scale, lighting, signage, and landscaping may negatively affect the community's appearance and nearby property values.

Recommendation:

On behalf of the Array at Bennett's Creek Quarter, I respectfully urge all parties to deny Conditional Use Permit CUP-2026-007 for Ocean Storage.

Thank you for your consideration of this public comment.

Respectfully submitted,

Cynthia Honcharik

President, Array Condominium Board of Directors

Array at Bennett's Creek Quarter



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First Name Christopher

Last Name Radomski

Street Address 1011 Paragon Way Unit D

City Suffolk

State Virginia

Zip Code 23435

Comment I am a resident of the Vineyards at Bennett's Creek Quarter Community. Ocean Storage is not a business that is good for this community. There are plenty of storage businesses near here on Nansmond and on Bridge street. It will add addition traffic to Shoulders Hill Road and make it even harder for us that live here to get out of our community. My home faces the direction of which the 3 story structure would be and it would tower above the home that near it. I prefer not to see such a structure from my front door. This area has businesses along Shoulder Hill Road but they are no higher than 2 story structure so this building will stick out like a sore thumb.



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First Name	Jabari
Last Name	Johnson
Street Address	2304 SILVER CHARM CIRCLE
City	Suffolk
State	Virginia
Zip Code	23435

Comment

I am writing to express my strong opposition to the proposed Ocean Storage facility on Shoulder Hill Road, as well as any further commercial zoning in this specific corridor.

I urge the Council to deny this request based on the following critical community concerns:

Traffic and Infrastructure Constraints: Even with completed road construction and future planned construction, Shoulder Hill Road cannot handle the volume and type of traffic this massive facility will generate. The sheer size of what can be stored there will inevitably worsen local traffic congestion. This land should not have been rezoned for this type of intensive commercial use.

Prioritizing Public Services (Schools): Our community's infrastructure is already strained. Instead of approving massive commercial storage facilities, our city's focus and resources should be directed toward expanding our local schools so our children can learn in permanent buildings rather than modular trailers.

Existing Storage Capacity: There is no demonstrated public need for this facility. Shoulder Hill Storage already operates a location just 2.3 miles away from the proposed site, which amply serves the storage needs of the entire surrounding area.

Environmental and Wildlife Displacement: Recent high-end residential developments have already displaced local wildlife. Introducing a sprawling commercial storage facility will further damage the local ecosystem.

Public Health and Pest Concerns: Large storage facilities inherently present pest control challenges. Adding one in close proximity to the Harris Teeter shopping center creates a significant risk for rodent migration between the two sites, posing a potential public health concern for nearby shoppers and residents.

For the future of our neighborhood, the safety of our roads, and the well-being of our students, I strongly urge the City Council to protect Shoulder Hill Road and deny the approval of Ocean Storage.

Thank you for your time, consideration, and service to our city.



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First Name	James
Last Name	Pierce
Street Address	1009 Diamond Way
Street Address Line 2	Unit C
City	Suffolk
State	Virginia
Zip Code	23435
Comment	This comment deals with the approval of another storage facility on Shoulders Hill Road. As a resident of this area, I believe it will be an unnecessary facility for this area. Between the area where Shoulders Hill Rd and Portsmouth Blvd meet there are already 3 storage units and more are not needed. Another storage unit business in this area is unnecessary and would be an ugly sight in a beautiful residential area. Please do not approve this facility.



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First Name	Jeanne
Last Name	swain
Street Address	852 Bennetts Meadow Ln
Street Address Line 2	852 Bennetts Meadow Ln
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>Proposed Ocean Storage Facility Conditional Use Permit CUP 2026-007</p> <p>I am opposed to approval of this Conditional Use Permit. Ocean Storage has another storage facility with 3 miles of this proposed location. This tract of land is right in the middle of large residential neighborhoods. The approval of this CPU will negatively impact the property value of surrounding homes. This facility will be open 24/7, bringing an increase of unwanted truck and personal vehicle traffic. There are, already, several storage facilities within the immediate vicinity. This facility will be an unwelcome eyesore.</p> <p>I respectfully request you vote to deny this conditional use permit.</p>



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First Name	Bernard
Last Name	Friedland
Street Address	856 Bennetts Meadow L
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I am opposed to the rezoning request to allow a storage facility on Should Hill Road. I live on Bennetts Meadow Lane and while in my home I am able to see the property where the storage facility would be built. The storage facility would be built in an area that is mostly residential and where traffic on Shoulder Hill Road is already very heavy. No truck signs are on Shoulder Hill Road and this facility would encourage more trucks to use the road. Having storage for boats and RVs would also cause additional traffic issues as well as people working on them at all hours. Only having people on the facility part time does not help to insure nearby residents are safe.



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First Name	Pamela
Last Name	Walchock
Street Address	1026 Paragon Way
Street Address Line 2	Unit D
City	Suffolk
State	Virginia
Zip Code	23435

Comment	Regarding the Ocean Storage conditional use permit on Shoulders Hill Road, it ABSOLUTELY SHOULD NOT be permitted. There are currently 3 other storage facilities within 2.5 miles from the planned area and one is an Ocean Storage. The traffic on Shoulders Hill is horrendous as it is and the residential building is not complete yet. The traffic study presented was prior to Ryan Homes coming to the area and the completion of Bennett's Creek Quarter(which) is still being built. The mere size of the facility and the fact that boats and large RV's will be stored there will be a tremendous eye sore in the area and the fact that access will be available 24/7 will disrupt the peace and calm of those whose homes are in close proximity. This conditional use permit should NOT be granted.
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First Name	Harvey
Last Name	Holton
Street Address	2306 Silver Charm Cir
Street Address Line 2	2306 Silver Charm Cir
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I feel that the new storage complex will only add to an already congested pattern of traffic on Shoulders Hill Road.. Please no more construction projects.I travel that road daily and it's already a problem.



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First Name	Katie
Last Name	Solopov
Street Address	1104 Union Pacific Way
City	SUFFOLK
State	Virginia
Zip Code	23435
Comment	<p>My family, neighbors, and I are all against using this land as a public storage facility. This is a residential area that is being encroached on by commercial use that is not helpful to the residents. There are tons of storage facilities on Shoulders Hill Road already, and there is plenty of other land available that would be better suited for storage without adversely impacting the residents. What we really need, if we allow any commercial space in this area, is something that helps the residents, like a childcare facility or park/recreational area that is family friendly and aesthetically pleasing. We live in a childcare desert, in a growing community full of families that need something besides storage facilities and industrial centers. The landscape is being ruined by all the construction and industrial facilities. In addition to upsetting current and long-standing residents, this will also deter new residents from moving in to all the new homes in this area if we do not support families and preserve the look and feel of the community. We want Suffolk to support all the hard working families in this residential community who are paying higher and higher real estate taxes to the city each year. Please do not approve this conditional use permit.</p>



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First Name	Amy
Last Name	Grom
Street Address	1027 Paragon Way
Street Address Line 2	Unit D
City	Suffolk
State	Virginia
Zip Code	23435

Comment

I am a resident of the neighborhood adjacent to this site, the Vineyards at Bennetts Creek Quarter and I am writing to oppose CUP2026-007, the proposed three-story Ocean Storage self-storage facility and outdoor vehicle-storage yard at the intersection of Shoulders Hill Road (VA Route 626) and Meadow View Boulevard.

My central objection is traffic and access safety. Turning onto and off of Shoulders Hill Road is already difficult for much of the day. The applicant's own materials acknowledge that the road carries roughly 14,000 vehicles per day. There have been many times where wait times at the intersection have been long and are even more difficult when 664 is backed up and people have to take alternative roads. Shoulders Hill to Bridge Rd is a frequent bypass. Adding a commercial traffic generator here — served by a right-in/right-out entrance — will worsen conditions residents already navigate with difficulty, and the application does not demonstrate otherwise.

I ask the Commission to weigh the following specific deficiencies in the applicant's traffic submission:

The applicant did not submit a traffic impact analysis. What was provided in the summary report is a one-page document that describes itself as a "high-level" and "planning-level" summary. It expressly offers to perform additional traffic analysis "should additional traffic analysis be requested as the project advances." The Commission should require that analysis before approving the use, not after.

The "negligible impact" conclusion measures the wrong thing and uses obsolete data. Comparing roughly 139 new daily trips to 14,000 daily vehicles makes the project sound trivial. But residents such as myself, do not struggle because of the total volume on the road — we struggle to find a safe gap to enter or cross it. The

relevant questions (the level of service at this intersection, how long turning vehicles will wait, and how far queues will extend during peak periods) were not analyzed. A percentage of average daily traffic does not answer what the negligible impact actually is. The VDOT traffic data for 2024 is obsolete since many new homes/condos have been built by Napolitano (now Eastman homes) since then, and many more are planned at the intersection of Laycock and Shoulders Hill by Ryan Homes Rollingbrook Villas. How is traffic forecasted given the additional homes in the area since 2024 and the addition of Enterprise Car Rental?

The trip estimate appears to omit the outdoor vehicle storage. Trips were calculated using only the "Mini-Warehouse" land-use category applied to the approximately 108,000-square-foot building. The project also includes roughly 87,000 square feet of outdoor vehicle storage with 56 oversized spaces (40 to 45 feet long). That is a separate use generating its own trips, and it does not appear to be reflected in the estimate.

The trips this use generates are exactly the kind that make turning hard. Self-storage and RV/boat/trailer storage disproportionately involves large, slow-moving vehicles — moving trucks, vehicles towing trailers, RVs, and boats. These accelerate slowly, take far longer to complete a turn, and block the sightlines of drivers behind them. An "average daily trip" in a national manual treats a loaded box truck towing a trailer the same as a passenger car. At a right-in/right-out on a road carrying 14,000 vehicles a day, that is precisely the movement that creates backups and near-misses.

The conclusion rests on roadway improvements that do not yet exist. The Traffic Summary Memo's assessment expressly assumes completion of the Meadow View Boulevard extension and frontage improvements that are "currently under construction." If those improvements are delayed, or if the full-movement access via Meadow View Boulevard is not open when the facility begins operating, all site traffic will funnel through the right-in/right-out on Shoulders Hill Road — a worse condition than the one analyzed. Approval should not rest on the assumption that infrastructure not yet built will perform as planned. Additionally, large RV's/boats/trailers will have to traverse through the neighborhoods on Laycock and Abercorn to get to and from Meadow View Boulevard where school buses pick up and drop off children during the school year, and children cross these two streets often to get to the community's swimming pool.

Self-storage demand peaks when the analysis isn't looking. The peak-hour figures cited reflect weekday commuter peaks. Self-storage and vehicle-storage activity tends to spike on weekends and at month-end (move-in and move-out), when residents are also on the road — periods the summary does not examine. There can also be heavy traffic on Shoulders Hill Road on the weekends as well and especially when I664 is backed up.

For these reasons, I respectfully ask the Commission to deny the application as submitted.

At a minimum, I ask that no permit be granted until the applicant provides a full traffic impact analysis that:

1. accounts for both the storage building and the outdoor vehicle-storage yard;
2. evaluates intersection level of service, turning-movement delay, and queuing at the Shoulders Hill Road access during both weekday and weekend peak periods;
3. is reviewed by VDOT and City traffic staff; utilizes data that forecasts the new home sales and plans from Eastwood and Ryan Homes and until any resulting requirements — such as a dedicated turn or deceleration lane on Shoulders Hill Road — are made binding conditions of approval.

Thank you for considering these comments.



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First Name	Nicole
Last Name	Patrick-Eason
Street Address	1002 Opal St Unit 101
Street Address Line 2	UNIT 101
City	Suffolk
State	Virginia
Zip Code	23435
Comment	As a resident of Bennetts Creek, purchased a townhome in 2023 with the expectation of there being homes built in this area not businesses. There are plenty of storage facilities in the area less than a mile down the road. What is the reason to have one built instead of homes? I oppose the building of another storage facility.



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First Name	Thomas
Last Name	McKay
Street Address	1029 Paragon Way Unit A
Street Address Line 2	1029 Paragon Way Unit A
City	Suffolk
State	Virginia
Zip Code	23435
Comment	The proposed storage facility will squeeze a commercial business into a narrow strip of land between Shoulders Hill Road and a sizeable residential neighborhood. The way the growing number of commercial enterprises are squeezing themselves in leaves zero buffering green space between people's homes and commercial buildings and parking lots. Despite the pretty facades and fences, this will be an eyesore next to attractive residential properties.



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First Name	Nancy
Last Name	McKsy
Street Address	1029 Paragon Way
Street Address Line 2	Unit A
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I am definitely against the construction of Ocesn Storage. Down the road on Shoulders Hill are at least 2 recently constructed storage units and Nansemond Parkway has fairly new ones also. They are all located in non-residential areas. There is no need for another storage unit and certainly not located in a residential area where property values will be affected. If our property values are lowered, Suffolk will get less revenue from real estate taxes. This will affect all residents.



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First Name	Nancy
Last Name	McKay
Street Address	1029 Paragon Way
Street Address Line 2	Unit A
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I am definitely against the construction of Ocean Storage. The traffic is already too heavy on Shoulders Hill Road and will only get worse as more people move into the new homes currently being built. The planned expansion of Shoulders Hill Road will be years in the future but the traffic is now.



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First Name	Robin
Last Name	Holton
Street Address	2306 Silver Charm Cir
Street Address Line 2	2306 Silver Charm Cir
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>I am opposed to the construction of Ocean Storage building and storage lot on Shoulders Hill Road. I attended the session at BCRC and I appreciate the city manager and city council members holding this meeting and asking for feedback from residents of North Suffolk. I believe that all comments made were in opposition to this proposed construction. This building would be obviously out of character to the surrounding residential homes, would block the view from many homes and cause traffic on that road to be interrupted. A 3 story building would block the sun from many homes to the west of it for about half of most days. Even if the road was widened and a traffic light installed, having RV's and boats on trailers pulling into and out of that place would cause traffic problems and safety concerns. My major concern is that when I asked the question- "is there data indicating there is a need for additional storage in N. Suffolk?" - the answer I was given is that " the developer or business owner thinks that there is a need"!!! I was shocked that all of this work had gone into this proposal without the City (planning commission or city council staff) having evidence of a need for this business! Please, Please, Please do not allow this building to be constructed on Shoulders Hill Road. If a business is constructed there it should be a single story building that is open no more then 10 hours during the day so bright lights and noise are less likely to disturb residents nearby.</p> <p>Thank you for allowing this opportunity to voice my concerns, Robin Lane Holton</p>



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First Name	Celia
Last Name	Friedland
Street Address	856 Bennetts Meadow Lane
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I am not in favor of this 3 story builing in a primary residential area. Shoulder Hill Rd. has a no truck sign and this building will encourage more trucks.;The plan shows a drive area in the middle of the building area which is an additional entrance between the two crossing roads-just another trraffic problem! The storage area will allow parking for boats and RVs-people can work all hours on their equipment. Since there is not inspection of storage areas, this could be a storage area for guns, explosive equipment and drugs in an area near homes, churches and schools nearby.I believe this building would make the villas to be built a less desirable place to live.



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First Name	Sara
Last Name	Innella
Street Address	947 Vineyard PI
Street Address Line 2	Unit A
City	Suffolk
State	Virginia
Zip Code	23435

Comment	<p>As a relatively new resident of Suffolk City, I feel that adding an extremely large storage unit to this community would be detrimental to the aesthetics of the residential area. With numerous storage units already in the vicinity, adding another one of such volume would not be enhancing the community. It would be taking away from the residential feel and look which drew me to this area 6 years ago. Why are you trying to change the feel of the community? In my humble opinion adding this monstrosity plus parking for RVs, boats, campers etc. would only benefit the owners of the unit....not the residents who are here and have established the communities for raising their families in a quiet, suburban environment. Not a commercial environment.</p> <p>Please take into consideration these families and what brought them to this "hamlet".</p> <p>Would you want to look out your front window or walk your children to the park or school and see this large monster and all that it includes in your neighborhood? If you do ---they build it in your front yard....not ours.</p>
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First Name	Charles
Last Name	Sledge
Street Address	3613 Deerfield Dr.
City	Suffolk
State	Virginia
Zip Code	23435

Comment

I have reviewed the applicant’s Conditional Use Permit submittal and would like to request clarification on several items that appear inconsistent or incomplete. These issues directly affect the accuracy of the proposal and the evaluation of its potential impacts.

1. Trash Disposal and Site Maintenance
 Page 14 states that the facility will not provide any means of trash disposal, including no dumpster. Storage facilities typically generate a significant amount of waste, and without a defined waste-management plan, there is a heightened risk of illegal dumping or accumulation of debris on-site or along adjacent roadways. Request: Please clarify how solid waste will be managed and what measures will be in place to prevent improper disposal.

2. Conflicting Traffic Estimates
 The submittal contains contradictory traffic information:
 Page 14: “No more than 10 vehicles.”
 Page 20: “Approximately 139 vehicles per day.”
 These figures are not compatible. Accurate trip generation is essential for evaluating impacts on Shoulders Hill Road and surrounding neighborhoods. Request: Please confirm which traffic estimate is correct and provide supporting documentation or a revised traffic analysis if necessary.

3. Ingress/Egress Location Inconsistencies
 Page 14 states that ingress/egress will be located on Shoulders Hill Road “away from residential areas.”
 Page 20 states that there will be two entrances: one on Shoulders Hill Road and one on Meadow Blvd.

The Meadow Blvd. entrance appears to connect directly to the proposed signalized intersection, which would route traffic toward residential areas. Request: Please clarify the intended number and location of entrances and provide updated site access information if the design has changed.

4. Conference Room Use and Potential Business Activity

The submittal notes that a conference room will be available for tenants. This is not typical for a standard storage facility and suggests the possibility of business meetings or customer interactions occurring on-site.

Request: Please clarify whether tenants will be permitted to conduct business operations, meet with clients, or use storage units as offices or storefronts, and whether such activity was included in the traffic projections.

5. Site Work Appearing to Precede CUP Approval

It has been stated that no work may begin until the CUP is approved. However, the site currently shows signs of preparation, including:

Entrances cut on Shoulders Hill Road and Meadow Blvd

Meadow Blvd. already paved

Additional clearing beyond what was used for the Rt. 17/Shoulders Hill project

Request: Please confirm what work, if any, has been authorized on the site, and whether any of the recent clearing or entrance work is related to the proposed development.

Conclusion

These items materially affect the interpretation of the proposal and the assessment of its impacts. I respectfully request that the applicant provide clarification or corrected information so that staff and the public can accurately evaluate the CUP request.

Thank you for your attention to these concerns.



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First Name	Andrea
Last Name	Vincent
Street Address	1905 Union Pacific Way
City	Suffolk
State	Virginia
Zip Code	23435
Comment	Please do not put a storage facility near our community. It's hard enough already trying to get out of our neighborhood to turn left onto Shoulder's Hill. An entire housing community is in the process of being built. We have enough stuff unless they plan to put a traffic light to help people safely get out.



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First Name	Honey Mae
Last Name	Ilustrisimo
Street Address	2005 Laycock Ln
Street Address Line 2	Unit 103
City	Suffolk
State	Virginia
Zip Code	23435
Comment	Our community does NOT want a storage facility built outside of it!



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First Name	Alex
Last Name	Litchfield
Street Address	2011 Laycock Ln Unit 101
Street Address Line 2	2011 Laycock Ln Unit 101
City	Suffolk
State	Virginia
Zip Code	23435
Comment	Strongly against another large storage facility being built so close to our development Bennett's Creek Quarter. There are already so many storage facilities near by and large distribution sites as well. This is not the best use of the available property for Suffolk's long-term growth. A storage facility creates very little daily activity, few permanent jobs, and limited economic benefit compared to housing, neighborhood-serving businesses, or mixed-use development.



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First Name	Kyle
Last Name	Martin
Street Address	119 Zuella Court
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>We moved to Suffolk in 2013 to get away from everything. All around us on the pen were businesses etc. We used to live in the neighborhood directly across from there and at the time they said it would be all residential on the other side. That turned out to be a lie. If you want Suffolk to thrive, split business from residential like thriving areas do.</p> <p>I know why leadership wants to do it. Kick backs and money. Well if that is the case, where is the money going? We have a deficit in Suffolk how???? We have grown by 60K people in 10 years and have a deficit? My wife teaches at nansemond river. The high school is way over crowded, due to funding they wanted to push doing anything with it until 2030. Can you imagine teaching in a classroom meant for 20-25 students that has 35-40 In it now?</p> <p>We keep building storage and stupid stuff right in the middle of residential areas. You just built a storage place on shoulders hill and have a plethora of them on Portsmouth blvd. Wouldn't need so many if we didn't keep pushing people out of single family homes because they can't afford them.</p> <p>Suffolk got rid of bus driver and teacher positions to get the deficit short fall. My daughter sits at bowser elementary for 1.5 hours after school because you don't have enough bus drivers. Yet, keep building.</p> <p>I ask that you stand up unlike most of our politicians that don't have a backbone and defend the people that voted you in.</p> <p>Focus on infrastructure first because it's all shot to hell with all the residential and business building in the area. Can't even expand shoulders hill now. Have you been on it when the tunnel is closed???</p>



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First Name Margaret

Last Name Hurst

Street Address 933 Vineyard PI Unit B

Street Address Line 2 933 Vineyard PI Unit B

City Suffolk

State Virginia

Zip Code 23435

Comment Please do not approve the Oceans storage unit request to build on Shoulder's Hill Rd & Meadow View Blvd. This will be a tremendous eyesore because of it being three stories with extra parking for RVs boats etc. and located in the middle of neighborhoods. We have a school nearby we have a library nearby we have a rec center nearby these are the things that should be built in neighborhoods. A company tried to build a storage unit at the corner of Pughsville Road and shoulder's Hill Road and thank God that was not approved. I hope this one will also not be approved because of the location. There are plenty of places for them to go build on Nansemond Parkway or down near Tractor Supply without being built in the middle of homes/neighborhoods! Please, would you want this at your front door or your back door? I think not. Thank you for considering all our comments & complaints in this matter.



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First Name	William
Last Name	Landrum
Street Address	1025 Paragon Way Unit A
Street Address Line 2	1025 Paragon Way Unit A
City	Suffolk
State	Virginia
Zip Code	23435
Comment	While nothing in the field next to Bennett Creek Gardens will be ideal, the building of a storage facility will have far less traffick implications than almost any other type of facility. That spot would work very well for a medical arts building. But that would be bring heavy traffic. Do we need another BBQ restaurant? No.



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First Name	June
Street Address	1027 Paragon Way
Street Address Line 2	Unit B
City	Suffolk
State	Virginia
Zip Code	23435
Comment	NOOO MORE Storage Facilities are needed. For heaven's sake, they are everywhere. This Community cannot handle the additional traffic it will cause! Builders are all about the money and greed. Whichever council person voted for it, let them build one across the street from their home.



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First Name	Joseph
Street Address	1027 Paragon Way
Street Address Line 2	Unit B
City	Suffolk
State	Virginia
Zip Code	23435
Comment	There are storage units already on Shoulder Hill Rd. I see no reason why we need another one. It will make traffic worse than it is now.



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First Name	Carolyn
Last Name	Drew
Street Address	1011 Diamond Way Unit D
City	Suffolk
State	Virginia
Zip Code	23435
Comment	Please do not approve another storage facility for Shoulders Hill Rd. When I moved into my condo off Shoulders Hill Rd 2 years ago, had I known Suffolk planned to make it a business thoroughfare, I wouldn't have purchased my condo. This area is now being overrun by warehouses, storage facilities, and a collision center. The last thing we need is another self- storage business.



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First Name	Lynn
Last Name	Petrie
Street Address	1603 Union Pacific Way
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>It is very discouraging to hear the proposal of a 3 story storage facility being built so close to my home and others in Bennett's Creek Quarter and Bennett's Creek Square.</p> <p>Traffic is awful and dangerous at times already pretty much any part of the day. I was almost hit head-on at Shoulders Hill Road and Laycock by a speeding truck. A storage facility will be an unsightly construction to our community and the infrastructure cannot handle this additional traffic for this business. There are already 2 at Portsmouth Blvd. and Shoulders Hill Road and a newer one at the other end of Shoulders Hill Road. Please vote no for this construction. Thank you.</p>



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First Name	Nancy
Last Name	McKay
Street Address	1029 Paragon Way
Street Address Line 2	Unit A
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I am very much against the construction of Ocean Storage. It will not fit in with the community at all and will be an eyesore. At three stories high it will be the highest thing in the area. Our community will have to look at RVs and other large vehicles when we walk out our door. This will affect our property values and future buyers who will not want to live here.



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First Name	Benjamin
Last Name	Shirey
Street Address	2002 Laycock Lane Unit 100
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>If the intent of this commercially zoned property is to provide walkable commercial options, a storage facility is the wrong business. Open air storage facilities are eyesores, storage facilities will not provide any jobs or tangible benefit to a heavily residential area, and Shoulder's Hill Road is not meant for the heavy trucks and machinery that will be often used in storage facilities.</p> <p>If you want to zone the area commercial, that's fine. But a storage facility does not provide any employment, tax, or infrastructure benefit to Bennett's Creek or the community at large.</p>



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First Name	Penny
Last Name	Gosselin
Street Address	2019 Laycock Lane, Unit 104
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I would like to oppose this storage unit being built at the entrance of my residential community. There is already multiple storage units right around this area and the traffic to get in and out of the neighborhood is bad enough. When we purchased our home it was done so as it was a neighborhood not a business area. My feeling of having a storage unit at the entrance will diminish all of our homes value, attract unwanted people driving through and around the neighborhood roads. It will definitely be an eyesore and diminish our homes value. I don't know of anyone within the Bennets Creek community that is in favor of another business on our doorstep.



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First Name	Trisha
Last Name	James
Street Address	2021 Laycock Lane
Street Address Line 2	Unit 100
City	Suffolk
State	Virginia
Zip Code	23435

Comment To Whom It May Concern:

I am writing to formally oppose the proposed construction of a storage facility adjacent to my neighborhood. I live off a two-lane road that was never designed to handle commercial traffic, and I have serious concerns about what this development would mean for my safety, my quality of life, and my home.

****Traffic & Road Safety****
 I access my home daily via a two-lane road that already has limited capacity. A storage facility will bring a steady stream of commercial vehicles, moving trucks, and customer traffic onto a road that simply cannot handle it safely. As a resident who travels this road every day, I am genuinely concerned about the increased risk of accidents and congestion. I respectfully request that a formal traffic impact study be required before this project receives any approval.

****Noise & Light Pollution****
 Storage facilities frequently operate with extended or even 24-hour access. That means ongoing noise from vehicles and loading activity at all hours, along with bright security lighting aimed directly toward our residential area. I moved to this neighborhood for its peace and quiet, and this facility would fundamentally disrupt that — affecting my sleep, my family's well-being, and the character of the community I call home.

****Property Values****
 My home is the most significant investment I have made. The introduction of a commercial storage facility into a residential area is well known to negatively impact surrounding property values. I am concerned that approving this proposal would not only diminish the value of my home, but also open the door to further commercial development in what has always been a residential community.

I respectfully ask that this proposal be denied. At a minimum, I request that a full traffic and environmental impact review be conducted, with adequate opportunity for residents like me to be heard before any final decision is made.

Thank you for considering my comments.



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First Name	Trinea
Last Name	Joyner
Street Address	1011 Paragon Way Unit A
City	Suffolk
State	Virginia
Zip Code	23435
Comment	Please do not allow Ocean Storage to go up on Shoulder's Hill right outside of our home development. We already have a storage facility less than a mile away. The space should be used for something much more beneficial for the community. Something that will benefits families and retirees. Something that provides positive use that upgrades the area. A nice high end private school for childcare or boutiques and an ice cream parlor would be nice.



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First Name	Dimple
Last Name	Shah
Street Address	100 Meridian PI
City	Suffolk
State	Virginia
Zip Code	23435
Comment	After reviewing the proposal, I strongly believe we do not need it. Thank you



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First Name	Diane
Last Name	Johnson
Street Address	3224 Gardenia Court
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>To: Members of the Rezoning Committee</p> <p>RE: Opposition to Proposed 105,000-Square-Foot Three-Story Self-Storage Facility</p> <p>Dear Committee Members,</p> <p>I am writing to respectfully oppose the proposed rezoning request that would allow construction of a 105,000-square-foot, three-story self-storage facility adjacent to and directly in front of our neighborhood.</p> <p>While we understand the need for responsible economic development, this proposal is incompatible with the character and long-term vision of our residential community. The scale, location, and nature of the project would have significant adverse impacts on nearby homeowners and should not be approved.</p> <p>First, the proposed facility is simply too large for its location. A three-story commercial storage complex encompassing 105,000 square feet would create a massive visual presence at the entrance to our neighborhood. Rather than serving as an attractive gateway to the community, residents and visitors would be greeted by what is essentially a large warehouse-style structure. Such a development is inconsistent with the residential character that homeowners relied upon when purchasing property in this area. Notably, Ocean Storage has a storage facility 2 miles away that is not at capacity.</p> <p>Second, the project raises concerns regarding property values. Numerous homeowners have made substantial investments in their homes and expect neighboring development to complement, rather than detract from, the community. A large commercial storage facility situated directly adjacent to residential properties has the potential to negatively affect the desirability and marketability of nearby homes.</p>

Third, the proposal will generate additional traffic and safety concerns. Although storage facilities may not produce the same traffic volume as retail centers, they create a continuous flow of vehicles, moving trucks, trailers, contractors, and delivery vehicles. Increased traffic entering and exiting the facility creates additional conflict points and raises concerns for pedestrians, cyclists, children, and residents traveling to and from the neighborhood.

Additionally, the project will introduce lighting, noise, and operational impacts that are not consistent with a residential environment. Security lighting, vehicle activity, gate operations, and after-hours access can negatively affect nearby residents and diminish the quality of life enjoyed by homeowners.

We respectfully request that the Rezoning Committee deny this application and encourage consideration of alternative uses that are more compatible with the surrounding neighborhood, preserve community character, and better support the long-term interests of area residents.

Thank you for your consideration and your service to our community.

We respectfully request that the Rezoning Committee deny this application and encourage consideration of alternative uses that are more compatible with the surrounding neighborhood, preserve community character, and better support the long-term interests of area residents.



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First Name	Kathleen
Last Name	Rodriguez
Street Address	1103 Union Pacific Way
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>I think we have excessive ought storage places. There is a new one at the end of shoulders hill road and several on portsmouth blvd. Putting a storage facility in a residential area is ruining suffolk. There are all townhomes, condos and single family homes and now they want to put a storage facility. No. We have enough traffic to deal with and its only going to get worse when Ryan homes and the Vistas finish building . People want peace when there home. Why you all mix commercial with residential I will never understand. It will ruin the community. They are ruining Suffolk with all this building.</p> <p>Thank you for your time.</p>



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First Name	Cynthia
Last Name	Honcharik
Street Address	2001 Laycock Lane
Street Address Line 2	Unit 104
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>The beautiful community in which I reside does not by any circumstances need a storage facility in our neighborhood. The increased construction and delays in the neighborhood are more than enough for those trying to get to their ultimate destination. Having this storage unit will increase traffic on shoulder hill road and through our community as well.</p> <p>There is storage facility less than 3 miles down the road. We do not need or want a storage unit in our area. We do not need to look like a strip mall/shopping plaza.</p> <p>Enough is enough. Respectfully, leave residential areas alone .</p> <p>R/ Ms.Honcharik</p>



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First Name	Kristal
Last Name	Creevey
Street Address	5017 Shoulders Hill Rd
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>Thank you for reaching out to the community for our input. I am writing to express my strong opposition to the proposed rezoning of the property on Shoulders Hill Rd.</p> <p>Our community does not need another storage facility, nor do we need additional development on one of the few remaining undeveloped parcels of land in the area. Residents have watched more and more open space disappear over the years, and it is time to prioritize the people who already live here rather than continuing to approve projects that permanently alter the character of our community.</p> <p>Some main concerns are as such.</p> <p>Increased traffic on roads that are already heavily traveled, creating additional congestion and potential safety issues for residents.</p> <p>Negative impacts on nearby neighborhoods, including noise, increased commercial activity, and reduced quality of life.</p> <p>Loss of valuable open space and wildlife habitat. Undeveloped land provides important environmental benefits and serves as a refuge for local wildlife that is already being displaced by ongoing development.</p> <p>A lack of demonstrated community need. Another storage facility does not provide a meaningful benefit that justifies sacrificing more open land.</p> <p>Please deny this rezoning application and any future development on Shoulder Hill Rd maybe even perhaps Suffolk as a whole to help preserve the character, environment, and livability of our neighborhood.</p> <p>Thank you for your time and consideration.</p>



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First Name	David
Last Name	Harris
Street Address	1019 Paragon Way Unit C
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>We are residents and homeowners in Bennett's Creek Quarter, and we write in firm opposition to the proposed storage facility on Shoulders Hill Road.</p> <p>The Shoulders Hill and Nansemond Parkway corridor already bears a significant and disproportionate concentration of commercial and industrial uses that are incompatible with our residential community. There are currently no fewer than four storage facilities within a two-mile radius: Public Storage, CubeSmart, Ocean Storage, and My Storage, one of which was constructed within the last year alone. Adding yet another such facility would represent a clear failure of responsible land-use planning and a disregard for the character of our neighborhood.</p> <p>This concern does not exist in isolation. The proposed warehouse project near Bob White on Shoulders Hill is already facing substantial community opposition and remains on hold, a signal that residents have reached a tipping point regarding the industrial creep along this corridor.</p> <p>Additionally, the existing auto repair facility at the entrance to our community already detracts from our neighborhood's appearance and quality of life, with overflow vehicle parking regularly spilling onto surrounding roadways. A proposed rental car facility directly behind that shop would only compound these problems.</p> <p>The cumulative effect of these industrial and commercial developments- storage units, warehouses, auto repair shops, and rental car lots is the systematic degradation of the Shoulders Hill Road corridor and the peaceful, residential environment that homeowners in Bennett's Creek have invested in and depend upon. Each approval makes the next easier to justify, and our community cannot afford to allow that precedent to continue.</p> <p>We respectfully urge you and the Council to oppose this proposal and to take a broader look at the concentration of incompatible land uses along Shoulders Hill Road. Our community deserves thoughtful development that enhances, not</p>

erodes, its character and livability.

Thank you for your time and for your service to our community.



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First Name	Suzanne
Last Name	Foster
Street Address	4112 Bluebill Drive
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>Hello Ms Wright,</p> <p>I am a resident in Driver. I follow you on Facebook, and I saw your post about Ocean Storage. Here is what I have to offer on the topic. I'm thanking you in advance for taking the time to address this issue and for taking the time to read my input.</p> <ol style="list-style-type: none">1. Why another storage unit on Shoulder's Hill Road? There is already one there, and that ONE is enough.2. Storage units are aesthetically unattractive for a road that feeds mostly residential properties; yet the city is changing that, unfortunately and sadly.3. Shoulders Hill is not the road for storage units and warehouses. There is a beautiful school on this road, a beautiful park off of this road, a church on this road, medical offices off this road, a cemetery on this road and unfortunately warehouses /storage units, a collision center, and now an upcoming Enterprise car rental that its residents did NOT want on this road.4. The residents who live off of Shoulder's Hill Road (Bob White Lane, Pughsville, Bennetts Creek Park area) sit precariously between two extremely busy corridors, that being Bridge Road and Nansemond Parkway. It is already a struggle to live within those two roads. Hear me out on this struggle and why something else is needed.5. Personally, for me, if wasn't for the Food Lion and Burger King on Bridge Road, I don't know what I'd do when traffic is backed up to Florence Bowser because of the train or when 17/Bridge Road is backed up because of construction, accidents, or sheer volume. The Food Lion and Burger King have been a saving grace! This brings me to my next point.

6. If the city must bring some sort of “business” in the way of quick, easy dollars due to warehouses and storage units, why not give some thought to what could be a “saving grace” to the residents off of Shoulder’s Hill Road living between Bridge Road and Nansemond Parkway? Why not build an attractive, yet small shopping strip with businesses that could help the residents; like an Aldi’s, a nice coffee shop like Gather in Chesapeake, a nice restaurant like Amicis or another pizza place, a Wing-King, a Chinese restaurant, a Zeros sub shop, something, anything that would provide staples to the community between the two very busy roads. The city would have to reach out and solicit for these types of businesses, but why not? Why must it be another storage unit that brings nothing to the community?

7. If the above small shopping strip were to happen, it would also help alleviate traffic on Bridge Road and Nansemond Parkway, especially when these residents needed basic items/essentials/food because there would be no need to venture out to Bridge Road or Nansemond Parkway. With more growth happening on Bob White Lane, it only makes sense to offer a small strip/shopping center to residents who are “road-locked.” Planning is essential for this rather than a quick sale for quick dollars, which seems to be the case yet again with Ocean Storage.

Thank you for taking the time to read my input as a 26 year resident of Suffolk who lived in Hargrove Landing and now Driver Pointe.

Have a nice evening,
Suzanne Foster



Public Comment Form

Please be advised that this form is for public comment for CUP2026-007, Ocean Storage, **only**.

All comments provided will be made available to Planning Commission members, City Council members, and the general public.

All comments provided by 5:00 PM on June 9, 2026, no less than one week prior to the Planning Commission's scheduled meeting, will be made available to Planning Commission members, City Council members, and the general public and included within staff's report. All comments received after the deadline may be presented in person by the commenter at the scheduled public hearing.

First Name	Jesse
Last Name	McAllister
Street Address	202 Triton Rd.
City	Suffolk
State	Virginia
Zip Code	23435
Comment	<p>I am writing to express my opposition and non-concurrence with the proposed zoning request for the storage facility planned across from our neighborhood.</p> <p>Many residents purchased homes in this area with the understanding or expectation that future development in this corridor would consist of mixed-use growth, including retail, restaurants, services, and other community-oriented businesses that would create value, convenience, and economic activity. The proposal for a large storage facility appears inconsistent with those expectations and raises concerns regarding whether this represents the highest and best use of valuable commercial land.</p> <p>While storage facilities may serve a purpose, this area already appears to have multiple nearby storage options, including a large existing facility 2 miles further on Shoulders Hill (and new within the last 2-3 years)! Given this, we question whether additional storage capacity is truly needed versus developments that would provide greater benefit to the surrounding community. There is just no need for this.</p> <p>V/r,</p> <p>McAllister Residence</p> <p>202 Triton Rd, Suffolk, VA 23435</p>



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First Name Johanna

Last Name Lee

Street Address 3406 Mintonville Point Dr

City Suffolk

State Virginia

Zip Code 23435

Comment I respectfully ask that you oppose the proposed storage facility on Shoulders Hill Road. Quite frankly, I don't believe our area needs another one. I was already surprised to see two different storage facilities built side by side on Nansemond Parkway, and there is another on Shoulders Hill Road just a short distance away. With so many existing facilities in such close proximity, it is difficult to see the need for yet another.

Thank you for your time and consideration.



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First Name	Thomas
Last Name	Rein
Street Address	119 Suffolk Meadows Blvd
Street Address Line 2	119 Suffolk Meadows Blvd
City	Suffolk
State	Virginia
Zip Code	23435

Comment

I attended a City Council meeting a few years back when a proposed 55+ community was being proposed on the adjacent site or one very close to this particular piece of property. If my memory still holds I remember Kevin Wynne stating that the City wanted to ensure that the strip of land directly on Shoulders Hill Road at this location should contain retail shops, restaurants, professional offices such as doctors, etc. that the abundant residential community surrounding this property could easily walk to and add value to their lives. It was a long conversation because I think the developer either wanted this piece of property also or was looking for a change to the original setback for his property from Shoulders Hill. Understanding that traffic along that section of roadway is already overwhelming even with the proposed widening, it makes more sense to put business there that the nearby residents could walk to and enjoy (local retail shops, restaurants, professional services, etc.) vs a self storage facility of which there are many within a couple miles (including outside storage) that have available units for rent. This building does not meet the definition of being an integral part of a walkable community which is how every one of the previous rezonings on this stretch of roadway were rationalized. As a resident who resides off of Shoulders Hill Road and drives along it multiple times every day I am requesting that you deny this application for a self storage facility. There are many alternative locations right down the road including the open parcel where a 450,000 sq ft warehouse had been started and then stopped and now appears to be in limbo. Do the right thing here and vote no.



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First Name	Bonnie
Last Name	Wagner
Street Address	921-D Vineyard Place
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I am very opposed to a storage facility being built across the street from my neighborhood. It will be an eyesore and will lower the value of my house. Please do not let this happen. Sincerely, Bonnie Wagner



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First Name	Eryn
Last Name	Siegel
Street Address	123 Springfield Ter
City	Suffolk
State	Virginia
Zip Code	23434
Comment	I don't have an issue with storage units in general, but I don't think that this is the best use of this commercial space that is surrounded by residential. This should be left available for shopping, sit-down restaurants, and other walkable businesses.



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First Name	Katherine
Last Name	Delbridge
Street Address	919 Vineyard Place Unit D
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I am against this facility. There are already 2 large storage facilities within 4 miles of this location. Why is this one needed right on top of residential areas? Has a study been conducted validating the need?



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First Name	Raphael
Last Name	Anderson
Street Address	90 Childress Street
City	Suffolk
State	Virginia
Zip Code	23435
Comment	I strongly oppose the approval of a conditional use permit for a new storage facility in our neighborhood. Suffolk should focus on attracting businesses that draw visitors and positively engage the community, rather than developments that discourage prospective residents. Furthermore, there is already an adequate supply of storage units within a five mile radius to meet local demand. Adding another facility offers no economic benefit and does nothing to enhance surrounding property value.



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First Name	Alicia
Last Name	Sood
Street Address	200 CHILDRESS ST
Street Address Line 2	200 CHILDRESS ST
City	Suffolk
State	Virginia
Zip Code	23435

Comment Good evening,

I am writing to express my strong opposition to the proposed rezoning and construction of a self-storage facility at the entrance to our neighborhood.

This location sits along an already heavily traveled corridor that experiences significant congestion throughout the day. Adding a storage facility will inevitably increase traffic from customers, moving trucks, trailers, and delivery vehicles, creating additional congestion and safety concerns for the residents and families who travel this road every day.

I am also concerned about the compatibility of this project with the surrounding area. Our community continues to grow with beautiful residential neighborhoods and new homes, attracting families who want to live in a well-planned and desirable part of town. A large self-storage facility at the gateway to these neighborhoods does not reflect that vision. Instead, it would stand in stark contrast to the quality residential development surrounding it and diminish the appearance of an area that so many people are proud to call home.

Furthermore, there is already a storage facility located just a couple of miles down the same road. Given its close proximity, it is difficult to understand the need for another facility of the same type when there are so many other possibilities for this property that would better serve the community.

As our area continues to grow, this land represents an opportunity for something that adds lasting value to the people who live here—whether that be parks, green space, recreational amenities, walking trails, or other community-focused uses. These are the kinds of investments that bring people together, enhance quality of life, and strengthen neighborhoods.

My family has lived in this community for eight years, and we chose to make our home here because of its character, beauty, and sense of community. Like many residents, we pay substantial taxes to live in this highly sought-after area, and we expect future development to enhance the community rather than detract from it.

At the end of the day, the question is not whether a storage facility can be built here, but whether it is the best use of this land and whether it reflects the vision residents have for the future of our community. I do not believe it does.

I respectfully ask that you deny this rezoning request and support development that better serves the residents, families, and future of our community.

Thank you for your time and consideration.



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First Name	Stanley
Last Name	Motley
Street Address	92 Childress Street
City	Suffolk
State	Virginia
Zip Code	23435
Comment	Vehemently opposed to having this or any Storage Facility in and/or near our neighborhood as it is unneeded and unwanted. This over influx of storage facilities needs to stop. All growth isn't good for Suffolk or it's citizens.



Public Comment Form

Please be advised that this form is for public comment for CUP2026-004, Myrtle Mitigation Bank, **only**.

All comments provided will be made available to Planning Commission members, City Council members, and the general public.

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First Name	Diane
Last Name	Johnson
Street Address	3224 Gardenia Court
City	Suffolk
State	Virginia
Zip Code	23435

Comment To: Members of the Rezoning Committee

RE: Opposition to Proposed 105,000-Square-Foot Three Story Self-Storage Facility

Dear Committee Members,

I am writing to respectfully oppose the proposed rezoning request that would allow construction of a 105,000-square-foot, three story self-storage facility adjacent to and directly in front of our neighborhood.

First, the proposed facility is simply too large for its location. A three-story commercial storage complex encompassing 105,000 square feet would create a massive visual presence at the entrance close to our neighborhood. Rather than serving as an attractive gateway to the community, residents and visitors would be greeted by what is essentially a large warehouse-style structure. Such a development is inconsistent with the residential character that homeowners relied upon when purchasing property in this area.

Second, the project raises concerns regarding property values. Numerous homeowners have made substantial investments in their homes and expect neighboring development to complement, rather than detract from, the community. A large commercial storage facility situated directly adjacent to residential properties has the potential to negatively affect the desirability and marketability of nearby homes.

Third, the proposal will generate additional traffic and safety concerns. Although storage facilities may not produce the same traffic volume as retail centers, they create a continuous flow of vehicles, moving trucks, trailers, contractors, and delivery vehicles. Increased traffic entering and exiting the facility creates additional conflict points and raises concerns for pedestrians, cyclists, children, and residents traveling to and from the neighborhood.

Additionally, the project will introduce lighting, noise, and operational impacts that are not consistent with a residential environment. Security lighting, vehicle activity, gate operations, and after-hours access can negatively affect nearby residents and diminish the quality of life currently enjoyed by homeowners. We respectfully request that the Rezoning Committee deny this application and encourage consideration of alternative uses that are more compatible with the surrounding neighborhood, preserve community character, and better support the long-term interests of area residents.

Thank you for your consideration.



Public Comment Form

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First Name	Philip
Last Name	Swain
Street Address	852 Bennetts Meadow Lane
City	Suffolk
State	Virginia
Zip Code	23435
Comment	Proposed storage facility CUP2026-007 I am opposed to the building of this storage facility by Ocean Construction. Shoulders Hill Rd already has enough business of this character making the neighborhoods look bad, bottling traffic and having negative effect on property values. The original purpose of this property was suppose to be 55 and older housing. Once again the council and commission lied to the citizens.

ORDINANCE NUMBER _____

AN ORDINANCE TO GRANT A CONDITIONAL USE PERMIT TO ESTABLISH A MINI-WAREHOUSE USE, ON PROPERTY LOCATED ALONG SHOULDERS HILL ROAD, ZONING MAP 12, PARCEL 55*1D*2*A, ACCOUNT NUMBER 306005546; CUP2026-007

WHEREAS, G. Thomas Minton III, applicant, on behalf of Bennett’s Creek Partners, LLC, property owner, has requested a Conditional Use Permit to establish a mini-warehouse use located along Shoulders Hill Road, which land is designated on the Zoning Map of the City of Suffolk, Virginia, as Zoning Map 12, Parcel 55*1D*2*A, which land is depicted on Exhibit "B", “Property Map”; and,

WHEREAS, the procedural requirements of Article 3, Section 31-306 of the Code of the City of Suffolk, Virginia, 1998 (as amended), have been followed; and,

WHEREAS, in acting upon this request, the Planning Commission and City Council have considered the matters enunciated in Section 15.2-2284 of the Code of Virginia and Sections 31-102 and 31-306(c)(1 through 8) of the Code of the City of Suffolk, with respect to the purposes stated in Sections 15.2-220 and 15.2-2283 of the Code of Virginia; and,

WHEREAS, the Planning Commission has made a recommendation as stated in Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Suffolk, Virginia, that:

Section 1. Exhibits.

Exhibit "A", "Planning Commission Recommendation", Exhibit “B”, “Property Map”, Exhibit "C", "Conditional Use Permit Exhibit – Concept Plan", Exhibit “D”, “Conditional Use Permit Exhibit – Landscape Plan”, and Exhibit “E” “Elevation Package” which are attached hereto, are hereby incorporated as part of this ordinance.

Section 2. Findings.

Council finds that the proposal for a Conditional Use Permit, as submitted or modified with conditions herein, the expressed purpose of which is a mini-warehouse, that is in conformity with the standards of the Unified Development Ordinance of the City of Suffolk and that it will have no more adverse effects on the health, safety or comfort of persons living, working in, or driving through the neighborhood, and will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type, and height of buildings or structures, the type and extent of landscaping and screening on site, and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities with the conditions set forth below.

These findings are based upon the consideration for the existing use and character of property, the Comprehensive Plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population, economic, and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services, the conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestall land, the conservation of properties and their values, and the encouragement of the most appropriate use of land throughout the City.

These findings are based upon a determination that the most reasonable and limited way of avoiding the adverse impacts of the mini-warehouse is by the imposition of the conditions provided herein.

Section 3. Permit Granted.

The Conditional Use Permit for the property be, and is hereby approved for the property, subject to the following conditions and the general conditions set forth in Section 4 hereof. The Conditional Use Permit specifically permits a mini-warehouse, in compliance with Sections 31-306, 31-406 and 31-709 of the Code of the City of Suffolk.

Conditions

1. This Conditional Use Permit is granted specifically to establish a mini-warehouse use for the property located along Shoulders Hill Road, Zoning Map 12, Parcel 55*1D*2*A; as identified in Exhibit “B”, “Property Map”.
2. The applicant shall obtain all necessary permits prior to development and operation. The development and operations shall comply with applicable codes, ordinances, and regulations of federal, state, and local government.
3. The use shall be in substantial conformance with the concept plan titled “Conditional Use Permit Exhibit – Concept Plan” prepared by Pennoni and dated 05/14/2026; as identified in Exhibit “C”.
4. The engineering specifications for the permeable pavers comprising the northern emergency access drive, as generally depicted in Exhibit “C”, shall be certified by a licensed engineer and submitted prior to approval of a site plan.
5. Right-of-way improvements to Meadow View Boulevard shall be constructed in accordance with engineering plan EPN2024-00007 approved on March 21, 2025, and shall be completed prior to the issuance of a Certificate of Occupancy for mini-warehouse.
6. All outside storage of recreational vehicles and boats shall display current valid registration decals and shall be limited to the fenced area delineated on Exhibit “C”. Outdoor storage of inoperable equipment, vehicles, or junk as defined by the Suffolk City Code, shall be

prohibited.

7. There shall be no storage of trucks, trailers, or moving vans.
8. No vehicle repairs shall be permitted on the subject property.
9. No hazardous or flammable materials shall be stored on the subject property.
10. The operator of the facility shall ensure reasonable access to all parts of the site for fire and emergency medical personnel and shall install a secured box or key box at gated entrances containing a key or other means of accessing the outdoor storage area during an emergency.
11. The applicant shall obtain all necessary building permits from the Division of Community Development and shall obtain approval of a Site Plan from the Division of Planning for the design of improvements associated with this request prior to the commencement of any land disturbance or construction activities on the property.

Section 4. General Conditions.

- (a) The Conditional Use Permit may be revoked by City Council upon failure to comply with any of the conditions contained herein, after ten days' written notice to the property owner, or their successors in interest, and a hearing at which such persons shall have the opportunity to be heard.
- (b) To the extent applicable, the requirements set forth in Section 31-306 of the Code of the City of Suffolk, Virginia shall be met.
- (c) The commencement of the Use described in Section 3 of this ordinance shall be deemed acceptance by the property owner, or any party undertaking or maintaining such Use, of the conditions to which the Conditional Use Permit herein granted is subject.

Section 5. Severability.

It is the intention of the City Council that the provisions, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph, section or provision of this ordinance is declared unconstitutional or otherwise invalid by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, sections or provisions of this ordinance, to the extent that they can be enforced notwithstanding such determination.

Section 6. Recordation.

A certified copy of this ordinance shall be recorded, by the applicant, in the name of the property owner as grantor in the office of the Clerk of Circuit Court.

Section 7. Effective Date.

This ordinance shall be effective upon passage and shall not be published or codified. The Conditional Use authorized by this Permit shall be implemented within two (2) years from the date of approval by the City Council and shall terminate if not initiated within that time period.

READ AND PASSED: _____

TESTE: _____
Erika S. Dawley, City Clerk

Approved as to Form:

William E. Hutchings, Jr., City Attorney

CITY OF SUFFOLK PLANNING COMMISSION

A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION TO CITY COUNCIL RELATING TO CONDITIONAL USE PERMIT CUP2026-007

TO GRANT A CONDITIONAL USE PERMIT TO ESTABLISH A MINI-WAREHOUSE, ON PROPERTY LOCATED ALONG SHOULDERS HILL ROAD, ZONING MAP 12, PARCEL 55*1D*2*A, ACCOUNT NUMBER 306005546

WHEREAS, G. Thomas Minton III, applicant, on behalf of Bennett’s Creek Partners LLC, property owner, has requested a Conditional Use Permit to establish a mini-warehouse use, located along Shoulders Hill Road, which land is designated on the Zoning Map of the City of Suffolk, Virginia, as Zoning Map 12, Parcel 55*1D*2*A, which land is depicted on Exhibit "B", “Property Map”.

WHEREAS, the procedural requirements for the consideration of this request by the Planning Commission have been met.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Suffolk, Virginia, that:

Section 1. Findings.

The Suffolk Planning Commission finds that the proposal for a Conditional Use Permit, as submitted or modified herein:

- a) Will have no more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood,
b) Will have more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood,
c) Will be no more injurious to property or improvements in the neighborhood, or
d) Will be more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities.

Section 2. Recommendation to Council.

The Planning Commission recommends to City Council that the request, CUP2026-007, be:

- a) Granted as submitted, and that the City Council adopt the proposed Ordinance

without modification.

- _____ b) Denied, and that Council not adopt the proposed Ordinance.
- _____ c) Granted with the modifications set forth on the attached listing of specific recommendations and that Council adopt the proposed Ordinance with such modifications.

READ AND ADOPTED: _____

TESTE: _____

CONDITIONAL USE PERMIT

CUP2026-007

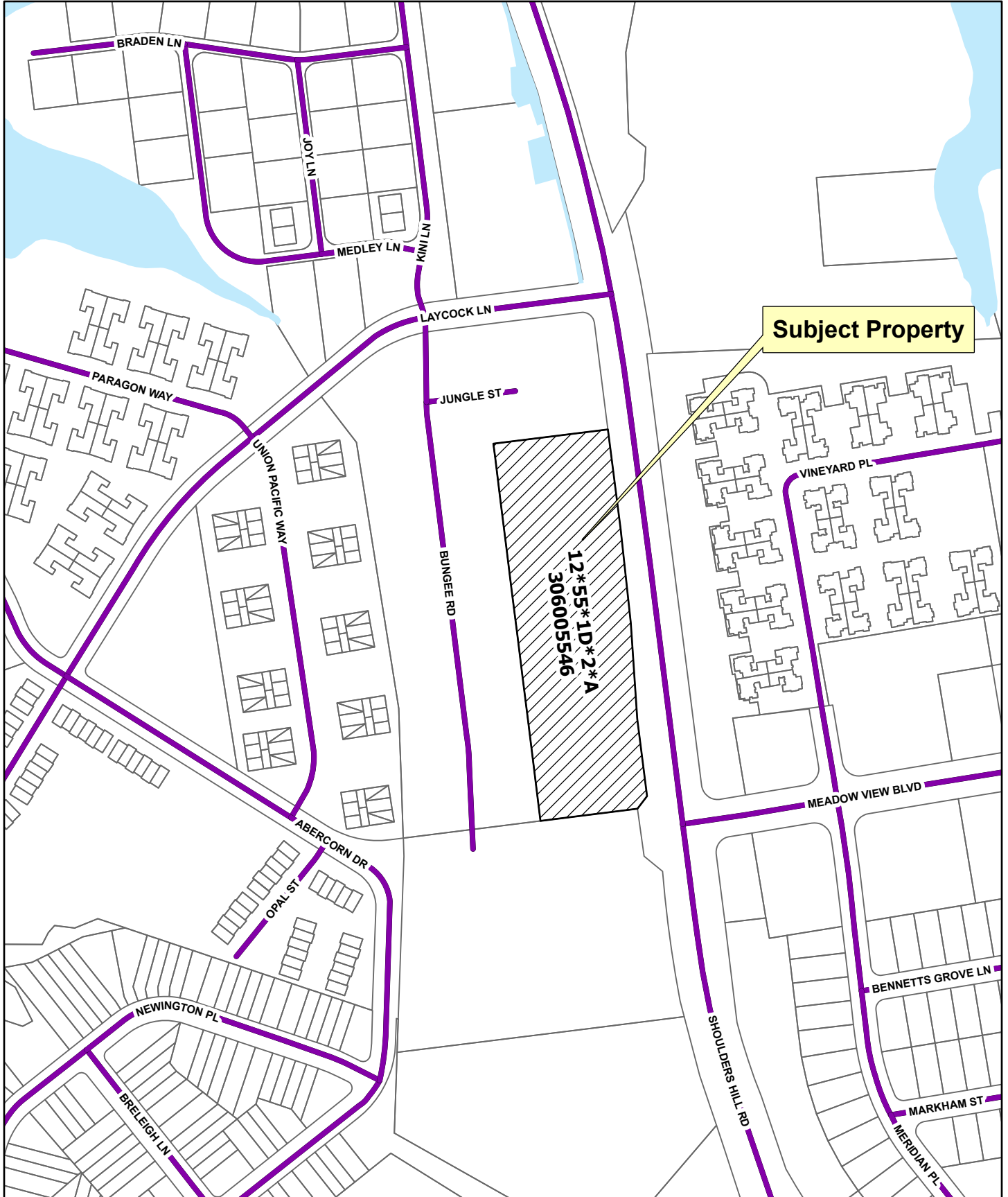
CONDITIONS

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7. There shall be no storage of trucks, trailers, or moving vans.
8. No vehicle repairs shall be permitted on the subject property.
9. No hazardous or flammable materials shall be stored on the subject property.
10. The operator of the facility shall ensure reasonable access to all parts of the site for fire and emergency medical personnel and shall install a secured lock box or key box at gated entrances containing a key or other means of accessing the outdoor storage area during an emergency.
11. The applicant shall obtain all necessary building permits from the Division of Community Development and shall obtain approval of a Site Plan from the Division of Planning for the design of improvements associated with this request prior to the commencement of any land disturbance or construction activities on the property.

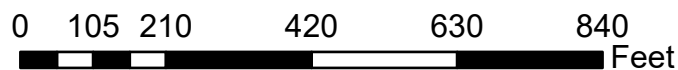


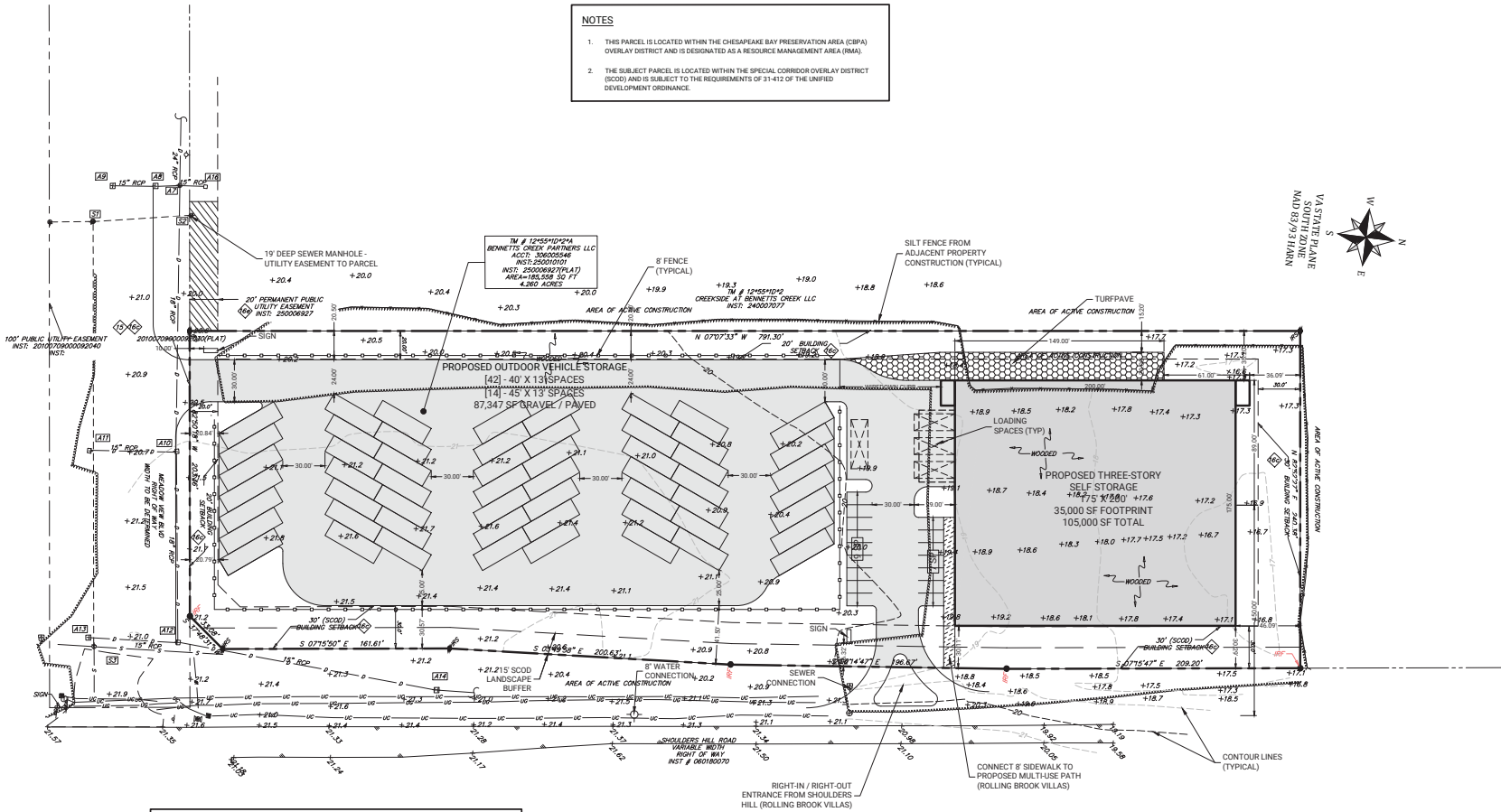
PROPERTY MAP CUP2026-00007

EXHIBIT B



Author: KOSSAI
Date: 03-02-2026





NOTES

- THIS PARCEL IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) OVERLAY DISTRICT AND IS DESIGNATED AS A RESOURCE MANAGEMENT AREA (RMA).
- THE SUBJECT PARCEL IS LOCATED WITHIN THE SPECIAL CORRIDOR OVERLAY DISTRICT (SCOD) AND IS SUBJECT TO THE REQUIREMENTS OF 31-412 OF THE UNIFIED DEVELOPMENT ORDINANCE.

SITE STATISTICS	
PROPERTY DESCRIPTION:	PARCEL C1-1, ROLLING BROOK VILLAGES AT BENNETTS CREEK MAP # 12'55"1D-2'A ACCOUNT # 306005546
TOTAL PROPERTY AREA:	185,558 SQUARE FEET 4.260 ACRES
PROPERTY ZONING:	B-2 COMMERCIAL (SPECIAL CORRIDOR OVERLAY DISTRICT (SCOD))
B-2 BUILDING SETBACKS:	20' FRONT (SCOD) 20' SIDE (ADJACENT RESIDENTIAL) 30' SIDE (SCOD) 30' REAR
EXISTING IMPERVIOUS:	0 SF (0.0%)
PROPOSED IMPERVIOUS (0.7 MAX):	127,042 SF (68.5%)
FLOOR AREA RATIO (0.6 MAX):	0.57
PARKING REQUIRED:	4 SPACES PLUS 2 FOR MANAGERS
PARKING PROPOSED:	16 SPACES



Pennoni
 PENNONI ASSOCIATES INC.
 5349 Southport Circle, Suite 100
 Virginia Beach, VA 23462
 T 757.497.7472 F 757.497.0250

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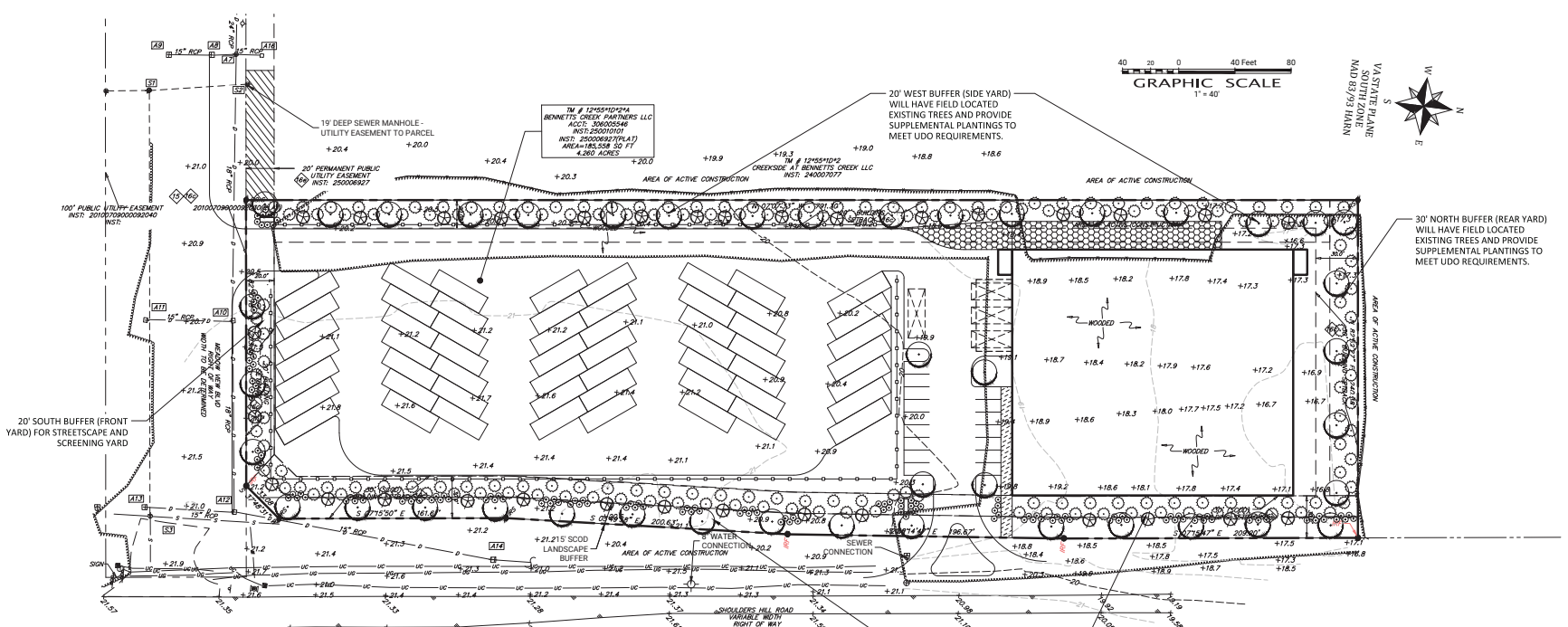
OCEAN STORAGE
 SHOULDERS HILL
 SHOULDERS HILL & MEADOW VIEW
 PARCEL 12'55"1D-2'A
 SLEEPY HOLE BOROUGH SUFFOLK
 CONDITIONAL USE PERMIT
 EXHIBIT - CONCEPT PLAN

NO.	DATE	BY	POST-APPROVAL REVISIONS

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PROJECT # **MINTO 25001**
 DATE **2024-05-14**
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CP-1
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MINTO25001 - PLANT SCHEDULE - SHOULDERS HILL SELF STORAGE FACILITY - Suffolk, VA									
Key	Qty.	Scientific Name	Common Name	Container	10 year Cnpy Allowance	Total Canopy (sf)	Plant %	Estimated Height *	Estimated Width *
Large Street Trees									
AS	7	Acer saccharum	Sugar Maple	1.5-2" Cal	400	2800	17.5%		
MG	7	Magnolia grandiflora	Southern Magnolia	1.5-2" Cal	250	1750	17.5%	14.5	8.25
NS	6	Nyssa sylvatica	Black Gum	1.5-2" Cal	400	2400	15.0%		
QF	7	Quercus falcata	Red Oak	1.5-2" Cal	400	2800	17.5%		
QP	6	Quercus phellos	Willow Oak	1.5-2" Cal	400	2400	15.0%		
ZS	7	Zelkova serrata	Japanese Zelkova	1.5-2" Cal	400	2800	17.5%		
	40	Total					100.0%		
Medium Street Trees									
CC	6	Carpinus caroliniana	American Hornbeam	1-1.5" Cal	250	1500	20.0%		
CA	6	Circus canadensis	Redbud	1-1.5" Cal	250	1500	20.0%		
CV	6	Chionanthus virginicus	White Fringe Tree	1-1.5" Cal	250	1500	20.0%		
LI	6	Ligustrum indicum	Privet	1-1.5" Cal	400	2400	20.0%		
TC	6	Tilia cordata	Littleleaf Linden	1-1.5" Cal	400	2400	20.0%		
	30	Total					100.0%		
Screening Trees									
AC	36	Abies concolor	White Fir	4.5-6" Ht.	0	0	18.9%	21.5	8.6
IO	36	Ilex opaca	American Holly	4.5-6" Ht.	0	0	18.9%	14.5	8.5
CJ	37	Cryptomeria japonica	Japanese Japonica	4.5-6" Ht.	0	0	20.4%		
PT	36	Pinus taeda	Loblolly pine	4.5-6" Ht.	0	0	18.9%	22	11.75
TC	36	Tsuga caroliniana	Carolina Hemlock	4.5-6" Ht.	0	0	18.9%		
	181	Total					100.0%		
Screening Shrubs									
AB	11	Abelia grandiflora	Glossy Abelia	30" 2.5' Ht			16.7%		
IC	12	Ilex crenata	Japanese Holly	30" 2.5' Ht			20.3%		
MC	12	Myrica cerifera	Southern Waxmyrtle	30" 2.5' Ht			20.3%		
PC	12	Prunus caroliniana	Carolina Cherry Laurel	30" 2.5' Ht			20.3%		
VR	12	Viburnum rhytidophyllum	Leatherleaf Viburnum	30" 2.5' Ht			20.3%		
	59	Total					100.0%		
Streetscape Shrubs									
BD	11	Buddlia davidii	Butterfly-bush	3 gal 2' Ht			16.7%		
CS	11	Chaenomeles speciosa	Flowering Quince	3 gal 2' Ht			16.7%		
PJ	11	Pieris japonica	Japanese Pieris	3 gal 2' Ht			16.7%		
KA	11	Kolkwitzia amabilis	Beautybush	3 gal 2' Ht			16.7%		
SV	11	Spiraea x vanhouttei	Bridalwreath Spirea	3 gal 2' Ht			16.7%		
VD	11	Viburnum dentatum	Arowwood Viburnum	3 gal 2' Ht			16.7%		
	66	Total					100.0%		
					TOTAL CANOPY	24250	100.0%		

As per the notes on the landscape plan, we will provide tree inventory for the west and north buffer areas, at site plan submission, then provide supplemental plantings to reach required canopy coverage

LANDSCAPE NOTES FOR CUP SUBMISSION

- 20' SOUTH BUFFER (FRONT YARD) MEADOW VIEW BLVD**
203.36 LF / 50 = 4 REQ'D TREES 4 PROPOSED LARGE TREES
20 PROPOSED EVERGREENS
11 PROPOSED SHRUBS
- 30' EAST BUFFER (SIDE YARD) SHOULDERS HILL ROAD**
(SHOD) SPECIAL CORRIDOR OVERLAY DISTRICT
768.11 LF / 50 = 15 REQ'D TREES 15 PROPOSED LARGE TREES
14 PROPOSED MEDIUM TREES
73 PROPOSED EVERGREEN
105 PROPOSED SHRUBS
- 20' NORTH BUFFER (REAR YARD)**
WE WILL PROVIDE EXISTING TREE INVENTORY (SAVED) AND PROVIDE SUPPLEMENTAL PLANTINGS TO MEET UDO CODE
240.38 LF / 50 = 5 REQ'D TREES 5 PROPOSED LARGE TREES
21 PROPOSED EVERGREENS
- 20' WEST BUFFER (SIDE YARD) AGAINST RESIDENTIAL**
WE WILL PROVIDE EXISTING TREE INVENTORY (SAVED) AND PROVIDE SUPPLEMENTAL PLANTINGS TO MEET UDO CODE
791.30 LF / 50 = 16 REQ'D TREES 16 PROPOSED LARGE TREES
16 PROPOSED MEDIUM TREES
76 PROPOSED EVERGREEN
- PARKING LOT TREES** 4 PROPOSED LARGE TREES
- SIGNS WILL BE PLANTED TO MEET SIGNAGE UDO CODE**

PLANT GRAPHICS SHALL BE UPDATED, INDIVIDUALLY, AT SITE PLAN SUBMISSION

Pennoni ASSOCIATES INC.
548 Southport Circle, Suite 100
Virginia Beach, VA 23462
T 757.497.7472 F 757.497.0290

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PARCEL 12'55"11'D-2'A

SLEEPY HOLE BOROUGH SUFFOLK

CONDITIONAL USE PERMIT
EXHIBIT - LANDSCAPE PLAN

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PROJECT # **MINTO 25001**

DATE **2024-05-14**

DRAWING SCALE **AS SHOWN**

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Ocean Storage

4/17/2026



R B A

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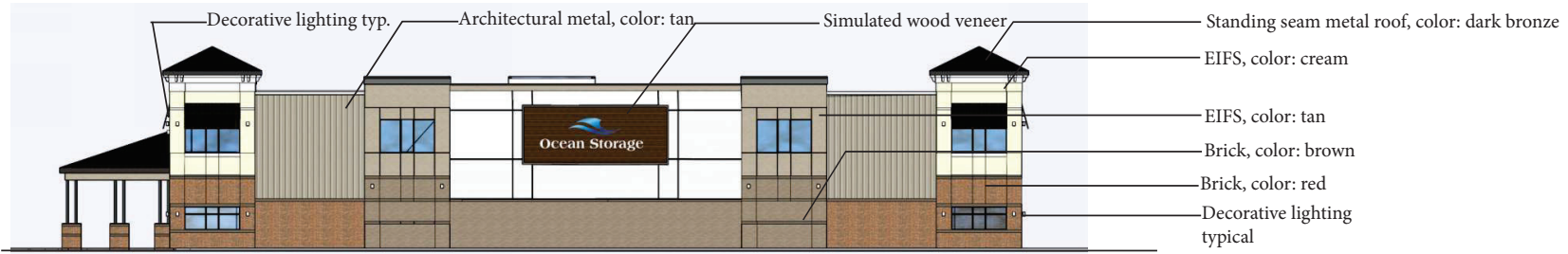

Ocean Storage

4/17/2026

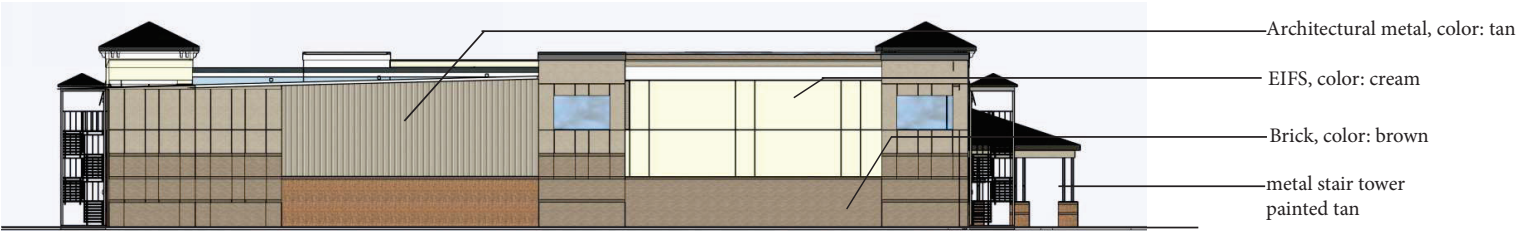


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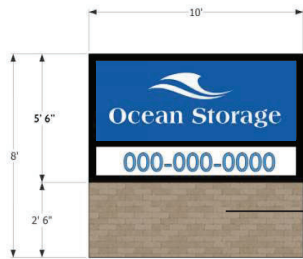
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SIDE ELEVATION (STREET)



SIDE ELEVATION



MONUMENT SIGN ELEVATION



FRONT ELEVATION



REAR ELEVATION



R B A
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CITY OF SUFFOLK

442 W. WASHINGTON STREET, P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT
Division of Planning

June 16, 2026

Suffolk Planning Commission
City of Suffolk, Virginia

Dear Commissioners:

Attached for your consideration is information pertaining to Conditional Use Permit Request CUP2026-011, CEP Solar, submitted by Tyson Utt, Old Myrtle Solar Farm, LLC, applicant, on behalf of Susan Lynn Perry, property owner, in accordance with Sections 31-306, 31-406, and 31-724 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a solar energy facility on property located on Old Myrtle Road, Zoning Map 23, Parcels 2,3,4,5, and 20. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned A, Agricultural Zoning District. The 2045 Comprehensive Plan designates this area outside of the growth area, Rural Agriculture Land Use Type.

Information and maps pertaining to this request are attached for your consideration. Please contact either myself or Caitlin Aubut, the staff planner handling this case, if you have any questions in advance of the meeting.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kevin Wyne", is written over a horizontal line.

Kevin Wyne, AICP
Director of Planning & Community Development

Attachments

STAFF REPORT

DESCRIPTION

CONDITIONAL USE PERMIT REQUEST: Conditional Use Permit request, CUP2026-011, in accordance with Sections 31-306, 31-406, and 31-724 of the Unified Development Ordinance, to establish a solar energy facility.

APPLICANT: Submitted by Tyson Utt, Old Myrtle Solar Farm, LLC, applicant, on behalf of Susan Lynn Perry, property owner.

LOCATION: The subject property consists of five parcels located along Old Myrtle Road at Zoning Map 23, Parcels 2, 3, 4, 5, and 20.

PRESENT ZONING: The subject property (T.Ms. 23*2, 23*3, 23*4, 23*5, 23*20) is zoned A, Agricultural zoning district.

EXISTING LAND USE: The subject property is 343.3 acres and consists primarily of fallow cropland and silviculture.

PROPOSED LAND USE: A 15.68 MW-ac (megawatt-alternating current) solar energy facility.

SURROUNDING LAND USES:

- North: Small ponds, cropland, agricultural buildings, Old Mill Road, and undeveloped wooded land zoned A, Agricultural, and, within Isle of Wight County, single-family homes and cropland zoned RAC, Rural Agricultural Conservation and the Shirley T. Holland intermodal industrial park zoned LI, Limited Industrial.
- South: Cropland, two detached single-family homes and Old Myrtle Road, with cropland and scattered single-family homes beyond zoned A, Agricultural.
- East: Undeveloped forested land, single-family homes, cropland and Old Myrtle Road, zoned A, Agricultural.
- West: Railroad right-of-way, with cropland and undeveloped forested land beyond zoned A, Agricultural.

COMPREHENSIVE PLAN: The City's 2045 Comprehensive Plan designates this area as outside of the growth area, Rural Agriculture Land Use Type.

CHESAPEAKE BAY PRESERVATION AREA DESIGNATION: The subject property is located within the City's Chesapeake Bay Preservation Area Overlay District (CBPA) and contains land designated within the 100-foot Resource Protection Area (RPA) buffer and Resource Management Area (RMA).

FLOOD PLAIN: The subject property is within Flood Zone X (areas of minimal risk) as shown on Flood Insurance Rate Map (FIRM) Panel Nos. 5101560090D and 5101560095D of the City of Suffolk, Virginia 2015 Flood Map.

PUBLIC NOTICE: This request has been duly advertised in accordance with the public notice requirements set forth in §15.2-2204 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. Notice to the applicant, containing a copy of

the staff report, was provided June 12, 2026.

CASE HISTORY: There is no prior case history involving the subject property.

STAFF ANALYSIS

ISSUE

The applicant seeks a Conditional Use Permit to develop a solar energy facility on five unaddressed parcels (T.Ms. 23*2, 23*3, 23*4, 23*5, 23*20) adjacent to Old Myrtle Road. The proposed development will ultimately consist of a 15.68 MW community-scale solar energy facility occupying approximately 63.9 acres out of 343.3 total acres. Much of the property contains non-tidal wetlands and is not proposed to be developed. Project components include solar panel arrays mounted on single-axis tracking systems, inverters and transformer equipment on five central concrete pads, stormwater management basins, and a gravel access road with a single driveway access on Old Myrtle Road. A cemetery is located on the site, and in accordance with state law, protected public access to the cemetery will be provided during and after development. The total area of development (including the access road) is 77.4 acres, with the solar facility encompassing approximately 63.9 acres of fenced area and 44.2 acres dedicated to the solar array. While a VEPCO easement containing transmission lines is located on the eastern portion of the property, be aware all newly installed on-site electrical infrastructure will be placed underground and will only connect to existing overhead distribution power lines located along Old Myrtle Road.

CONSIDERATIONS AND CONCLUSIONS

1. §31-306 and §31-406 of the Unified Development Ordinance (UDO) require a Conditional Use Permit (CUP) to be obtained for solar energy facilities proposed within the A, Agricultural, zoning district.
2. This project is subject the current regulations of §31-724 of the UDO, which contains supplemental standards for utility-scale solar energy facilities. These standards include requirements for solar facilities to comply with noise levels documented in an approved noise study, varied setbacks for substations, transformers, and inverters based on facility power production, and limiting energy generation to amounts approved in the Conditional Use Permit. The proposed solar facility's compliance with the current supplemental regulations is detailed below;
 - *Project Size:* The regulations currently specify that the total area of all solar energy facilities developed on parcels zoned Agricultural shall not exceed 1% of the total land area in the City within that zoning district. This land area calculation utilizes the area of a solar facility enclosed within its security fencing; for this proposed project, this totals 63.9 acres. Previously approved solar facilities in the Agricultural zoning district total 543.3 acres. With the addition of this proposed facility, this total will increase to 607.2 acres, which constitutes 0.37% of Agricultural zoned land in the City, still well below the 1% threshold provided in the UDO.
 - *Location and Setbacks:* Solar facilities must be set back 150 feet from public roads, 100

feet from adjacent residential uses, and 50 feet from non-residential uses, with inverters and transformers for large projects over 5 MW specifically set back at least 1,000 feet from all property lines. The concept plan in Exhibit “C” shows the project had been designed to meet the requirements of the UDO. Based on the layout of the solar array and fenceline within the concept plan, the facility is set back 1,856.75 feet from Old Myrtle Road at its closest point, with mature vegetation and cropland between the project and the public road, and inverters and transformers proposed on 5 equipment pads located 1,000 feet from the nearest property line to the west. The facility is set back 772 feet from the closest occupied residential structure on the property directly to the northwest, and is 1,446 feet from the closest residential structure to the south. The property is well buffered on all sides by mature woods. This buffering and distance from adjacent residences will, in staff’s opinion, effectively mitigate noise and visual impacts as further detailed in this report.

- *Screening:* The boundary of the solar facility will be fenced and marked with appropriate signage. Much of the solar array will be located in areas already cleared of vegetation, with some limited tree clearing proposed in the northerly portion subject property. Existing mature trees will be preserved along the eastern and northern property lines, and a 285 foot wide stand of woods to the south will serve as a buffer and de-facto southern project boundary. The westernmost property line is located along railroad right-of-way and is currently not vegetated well with mature trees. The applicant is therefore proposing to install evergreen trees and shrubs for screening in accordance with the provisions of §31-724(e)(6)(D) of the UDO. The applicant provided a visual rendering (Fig.1) to depict the proposed screening along the railroad boundary, with a perspective view from the interior of the solar projects toward the security fence and planted screening beyond adjacent to the fenceline and property line;

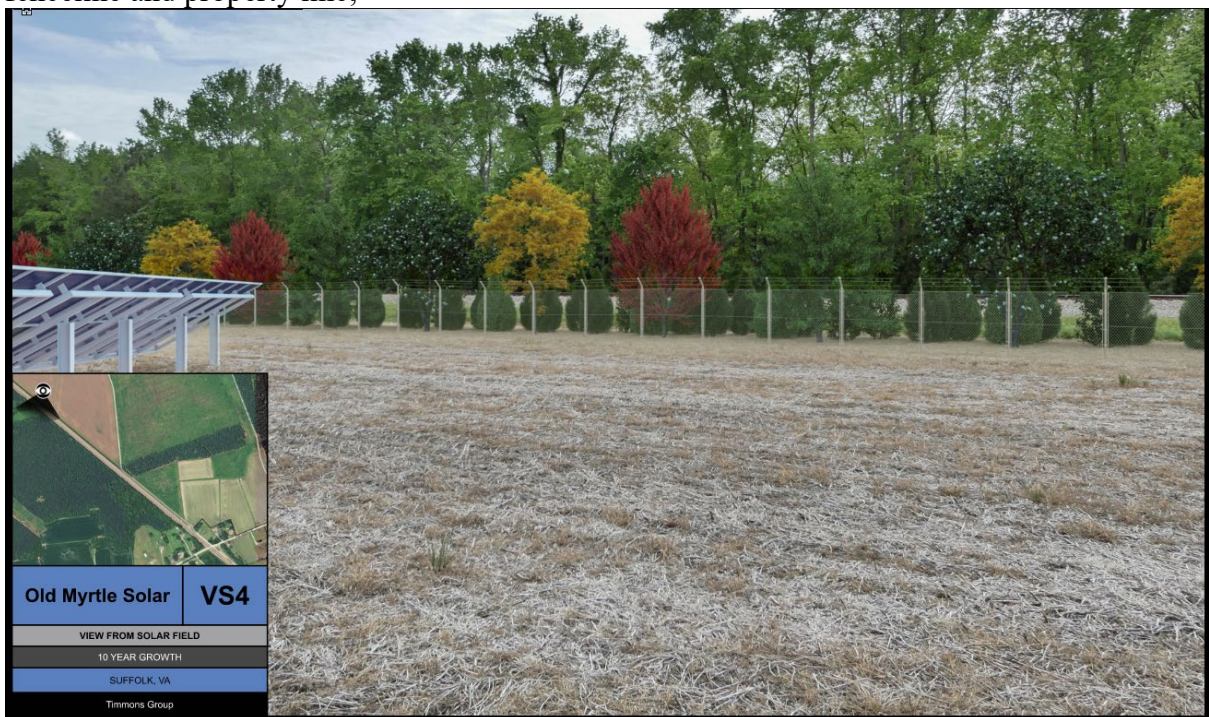


Fig. 1, Landscape Visual Rendering

The applicant also provided visuals (attached) showing the mature woodline from multiple

perspectives to demonstrate the adequacy of existing forested area for screening. A condition of approval has been proposed requiring landscape preservation easements over the required perimeter landscape buffers to ensure their maintenance and perpetuation.

- *Interconnection*: In accordance with the supplemental use regulations, all on-site electrical transmission lines will be installed underground before connecting to Dominion Energy's distribution lines along Old Myrtle Road.
 - *Decommissioning*: The provisions of §31-724(f) requiring decommissioning of the project upon discontinuance or abandonment of the facility will be met as described in the applicant's attached preliminary decommissioning plan. The preliminary plan summarizes how the facility's components will be dismantled and the site returned to pre-development conditions upon discontinuance of the use. The final decommissioning plan, cost estimate and bond will ultimately depend on the finalized layout of the facility at the time of site plan review. All requirements regarding decommissioning of the solar facility will be verified upon review of the final decommissioning plan, agreement, cost estimate, and surety bond, which must be approved prior to final site plan approval.
3. The subject property contains sizeable areas of non-tidal wetlands. A Chesapeake Bay Preservation Area Determination study, submitted and approved on February 5, 2026, depicts wetland areas and the locations of RPA buffer areas. An environmental impact analysis for the subject property was also prepared and submitted in support of this application. The property contains over 129 acres of non-tidal wetlands situated in various locations on the property; panels, inverters, roadways, and fencing is proposed to be located outside of these critical areas to minimize environmental impacts as seen in Exhibit "C".
 4. Overall impervious surfaces will comprise approximately 21.7 acres, or 6.3%, of 343.3 total acres, which is below the 16% impervious surface maximum permitted for development within the Agricultural zoning district. The applicant has provided the approximate locations of proposed stormwater facilities and proposed runoff quality and quantity narratives. The applicant's project will be designed to meet current state stormwater regulations for solar facilities, and all requirements for stormwater management must be addressed at the time of site plan review.
 5. An analysis of cultural and historic resource impacts was submitted in support of this request pursuant to the regulations of §31-724(c)(1)(C). To assess potential impacts to historic resources, the consultant who prepared the report conducted a Virginia Department of Historic Resources (VDHR) review using the Virginia Cultural Resource Information Services (VCRIS) database, examining the subject property and area within a one-half mile buffer surrounding it, which is standard. The review found that no previously surveyed or recorded architectural or archaeological historic resources intersect the project site itself. One previously recorded archaeological resource (#44SK0512, a 20th-century farmstead) lies within the broader property limits but is more than 500 feet from the project's actual limits of disturbance. Per VCRIS, the farmstead is not eligible for the National Register of Historic Places (NRHP) or Virginia Landmark Register (VLR). Within 500 feet of the site, the report identified three architectural resources: the Norfolk Southern Railway (#091-5098) eligible for the NRHP under Criteria A and B, and two houses (#133-5208 and #133-5209) not

eligible for the historic register.

A significant historic resource described in the report is an unrecorded cemetery identified directly on the project site. This cemetery does not appear in the VCRIS database*, and it was found by the consultant during a field visit to the property. Because the cemetery is within the project footprint rather than merely nearby, a Phase I Historic Resource Survey conducted in compliance with VDHR regulations to formally determine the boundaries and limits of the cemetery will need to be prepared and submitted prior to site plan approval, and the applicant must coordinate with VDHR on any required mitigation measures. The concept plan in Exhibit "C" depicts the cemetery's approximate location with a 100-foot "Cemetery Avoidance Buffer" drawn around it. During construction of the solar facility, the 100-foot cemetery buffer will be protected with temporary orange fencing and must remain in place until the site is stabilized and the permanent fencing is installed. In accordance with §57-27.1 of the Code of Virginia, the concept plan depicts an access road and fencing around the cemetery site. As shown in Figure 2, the site fencing will be designed in such a way to allow access to the cemetery by descendants, but a gate will prevent unauthorized access to the solar facility itself.

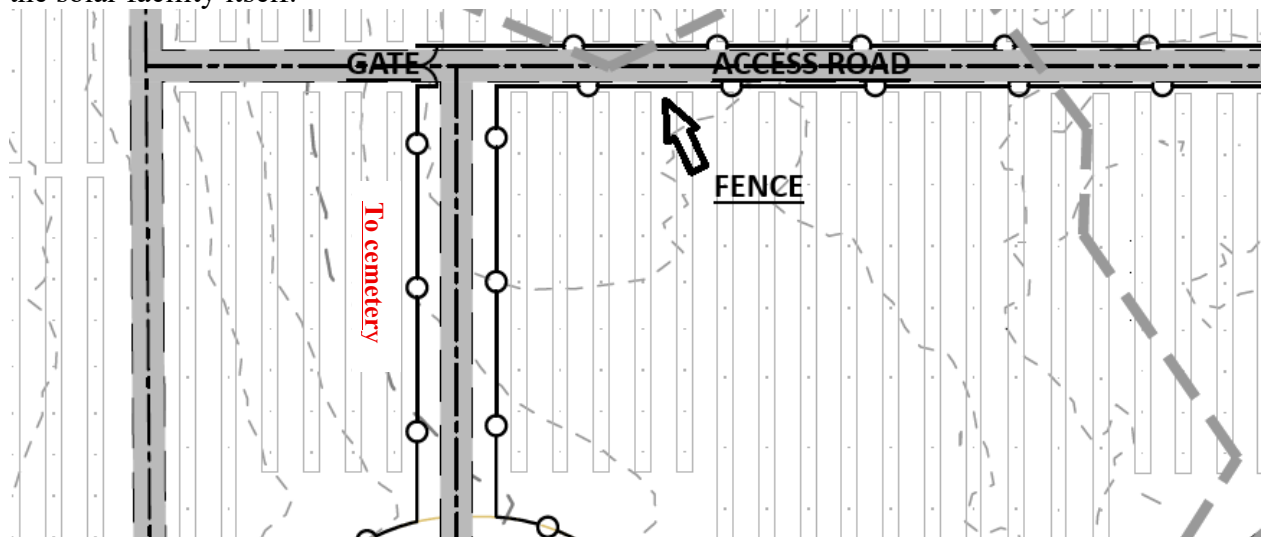


Fig. 2, Cemetery Fencing and Access Gate

The historic resources report concluded that the development of the proposed solar facility is not expected to have meaningful impacts on identified eligible cultural or historical resources, aside from the cemetery located in the middle of the project (the VDHR Phase I study submitted with the site plan will indicate if the cemetery is eligible for the NRHP or VLR, thus warranting a Phase II study). The applicant will coordinate with VDHR to address any adverse impacts identified through the Phase I study.

6. A construction traffic plan and minor traffic analysis was submitted with the application in compliance with §31-724(c)(1)(D). The truck haul route for construction and decommissioning of the solar facility is restricted to the ingress/egress of the site, northbound

* It is worth noting that this on-site cemetery is separate from the other cemeteries documented within the half-mile study buffer; Eley Cemetery (#133-5196), Johnson-Mathews Cemetery on Archers Mill Road (#133-5210), Johnson Cemetery (#046-5391), and an additional 20th-century cemetery archaeological resource (#44SK0521), all of which have been previously surveyed and documented in VCRIS and determined not eligible for the historic register. The on-site cemetery, by contrast, is a newly identified resource whose significance and treatment are still to be determined through the forthcoming Phase I study and VDHR consultation.

on Old Myrtle Road to Pruden Boulevard. The Department of Public Works' Division of Traffic Engineering has reviewed and approved the plan.

7. A Phase I Environmental Site Assessment (ESA) has been submitted with this application. In addition to the consultant's field reconnaissance, the assessment included a database search to identify current and past hazardous uses of the subject property and surrounding property, which did not yield any results for uses that might have contributed to the release of any hazardous material or petroleum products. The study did not identify any environmental hazards on the property, and the Department of Public Works has reviewed the request and expressed no concerns at the time of this report.
8. A Major Water Quality Impact Assessment has been waived for this CUP application, given the facility will not be developed within the RPA. The Department of Public Works has reviewed the proposed preliminary conceptual stormwater plan and documentation and has not expressed concerns that the time of this report. All requirements for stormwater management, including the submittal of a water quality impact assessment and full stormwater BMP designs, must be addressed at the time of site plan submittal and review.
9. Pursuant to §31-306 of the UDO, a CUP provides a means of authorizing certain uses which, because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right. Rather, such uses are permitted through the approval of a Conditional Use Permit by City Council when the right set of circumstances and conditions are found acceptable. §31-306(c) specifically establishes eight criteria that should be satisfied for CUP approval. The proposed solar facility meets these requirements as follows:

- a) *The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 6 of the ordinance and any applicable supplemental use standards as set forth in Article 7 of the Ordinance.*

The proposed solar energy facility is a listed conditional use in the A, Agricultural, Zoning District. Supplemental use regulations for solar energy facilities are listed in §31-724 of the UDO. Staff reviewed the conceptual plan against supplemental standards and found it acceptable to move forward with the CUP application. If the use permit is granted, the applicant must then submit a detailed site plan demonstrating full compliance with Articles 4, 6, and 7 of the UDO prior to commencing construction.

- b) *The proposed conditional use shall conform to the character of the neighborhood within the same zoning district in which it is located. The proposal as submitted or modified shall have no more adverse effects on health, safety or comfort of persons living or working in or driving through the neighborhood, or shall be no more injurious to property or improvements in the neighborhood, than would any other use generally permitted in the same district. In making such a determination, consideration should be given to the location, type and height of buildings or structures, the type and extent of landscaping and screening on the site and whether the proposed use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities.*

The 2045 Comprehensive Plan designates the subject property as Rural Agricultural Land Use Type and outside the growth area. Surrounding uses consist primarily of undeveloped forested land, active farmland and scattered low-density residential development. Note that about 1,700 feet to the northwest within Isle of Wight County there are three warehouses within a small industrial park. Despite the industrial development to the north, the area is predominantly rural, and the solar facility's proposed design incorporates substantial setbacks from both public roads and residential properties, creating physical separation that reduces visual and operational impacts. Additionally, the preservation of mature vegetation as a landscape buffer and plantings along the railroad right-of-way will screen the installation from public view and neighboring homes and preserve the rural/agricultural visual character of this area of the City, thereby maintaining consistency with the Comprehensive Plan and provisions of the UDO.

- c) *Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.*

A 50-foot wide concrete driveway entrance and a gravel road will be constructed to access the proposed solar site from Old Myrtle Road. The truck haul route for construction and decommissioning of the solar facility will be restricted to the ingress/egress of the site and the truck haul routes noted prior, and a condition of approval has been proposed to this effect to minimize traffic hazards and impacts.

- d) *The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.*

To confirm that noise emitted by the proposed inverters and transformers will not exceed the performance standards in the UDO, the applicant prepared a noise study that evaluated the acoustic impacts of the proposed solar facility on the immediate area. The consultant who prepared the study conducted a seven-day ambient sound survey at the site from December 4 through December 10, 2025, and then prepared a model based on proposed inverter placements and equipment to predict resulting sound levels at the property boundary and at the nearest residences to the project. Because all surrounding parcels are treated as residential for noise purposes, the applicable limits (with a five-decibel penalty for tonal noise) are 55 decibels in the daytime, 50 decibels in the evening, and 45 decibels at nighttime. The ambient sound survey, conducted near the railroad to mirror conditions at the nearest residences, recorded background sound levels of 32 dBA daytime, 31 dBA evening, and 27 dBA nighttime. Note that the site experiences noise from passing trains, which caused spikes during the ambient noise assessment. The study then modeled the ambient noise with the noise produced by the five inverters (and their integrated transformers) proposed to be centrally located in the middle of the project's fenced area. The model distinguished between daytime and nighttime operating conditions, as the inverters only produce noise when actively converting solar energy during daylight hours, while the transformers continue to produce some noise around the clock whenever connected to the grid (for nighttime noise, the consultant reduced noise output by 10 dB to account for the inverter being offline and the transformer being unloaded.) For the sake of being conservative, the equipment noise model also excluding any sound attenuation that would be provided

by required vegetative buffers. The model results showed the inverter noise was mostly contained within the project boundary. The daytime sound contour map, as depicted in Exhibit “F” and in Figure 3 below, shows the highest noise contours (55–65 decibels, shown in red and purple) clustered tightly around the five inverter locations in the middle of the property, with the 45–50 decibels light green contour staying well inside the fence line. The dark green contour, representing 40–45 decibels, does slightly encroach into the railroad right-of-way.

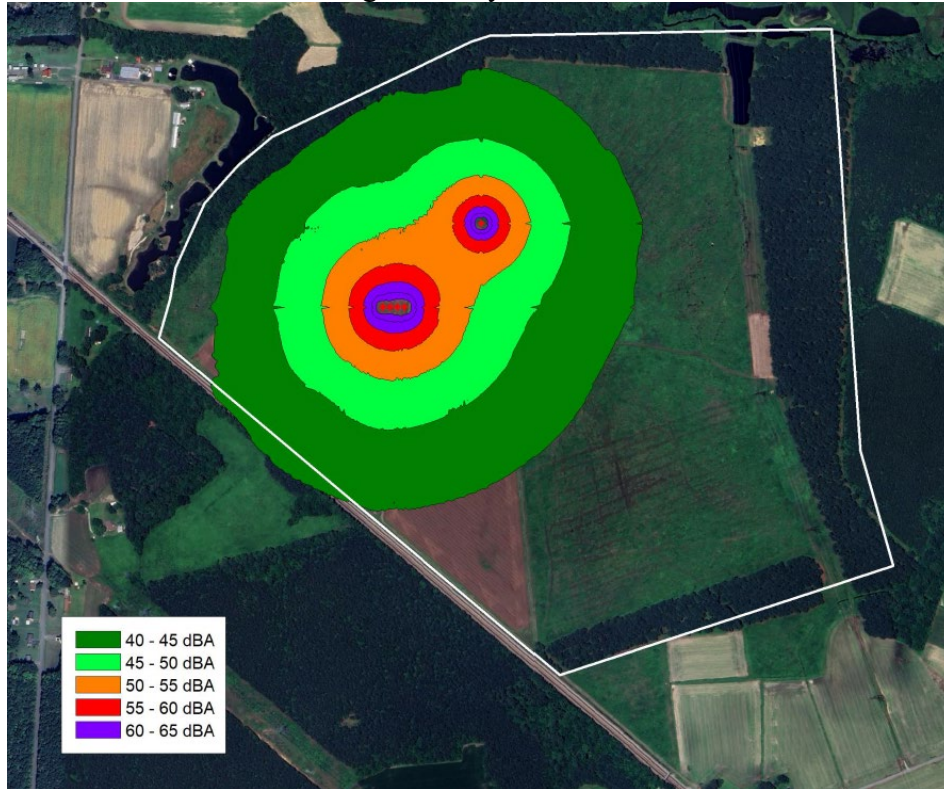


Fig. 3, Daytime Noise Contour Map

However, this 40-45 decibel daytime noise (which is roughly equivalent to the hum of a refrigerator) will likely not cause an impact on adjacent residences on the other side of the railroad, as it would be surpassed by the noise generated by the train traffic (note the consultant who prepared the noise study counted 150 train pass-bys during the ambient noise measurement period). The nighttime contour map in Exhibit “F” is even more compact because of the 10 dB reduction applied for non-generating conditions. The inverter noise model results indicate that the predicted sound levels at the property lines will meet the noise regulations of the City. At the four nearest residences, noise levels will be well below the 55 decibel daytime and 45 decibel nighttime tonal-adjusted limits, and at or near the measured ambient noise. Thus, the proposed use is not expected to generate significant vibration, noise, or other such noxious conditions. A condition of approval is proposed which will require the solar facility comply with the equipment noise levels cited in the submitted study.

- e) *The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.*

The proposed use is not expected to be injurious to the use and enjoyment of the properties in the immediate vicinity. The front setback proposed for the solar arrays is 1,471 feet from the nearest southern property and 1,897 feet from Old Myrtle Road, with a minimum side yard setback of 100 feet from the residential properties and 50 feet from the undeveloped agriculturally zoned properties. A 50-foot landscape buffer is located adjacent to Old Myrtle Road and along the northern property line adjacent to the residential uses, and a 25-foot landscape buffer is proposed along the western and eastern property lines adjacent to the undeveloped properties and railroad right-of-way to minimize the potential for adverse impacts with respect to the use and enjoyment of these properties.

- f) *The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.*

Solar facilities are passive uses and do not increase traffic on roadways once construction of a facility is complete. The proposed solar energy facility will not impede development as the property is located outside of the growth area and is in a low intensity agricultural district. The use will also be screened from Old Myrtle Road and the surrounding residential dwellings.

- g) *The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

The proposed use is not anticipated to be detrimental to the public health, safety, morals, comfort or general welfare, as solar facilities are a passive use with minimal traffic, emissions, and noise beyond the construction phase. The facility will need to manage stormwater runoff per state and City requirements, which will be fully designed at the site plan review stage should the use be approved. Additionally, the submittal of a decommissioning plan and agreement required by the UDO will ensure all solar equipment is removed if the facility ceases operation and will not lie abandoned to eventually degrade.

- h) *The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.*

In general, the need for solar energy facilities from a public welfare perspective has been affirmed by the Commonwealth of Virginia via enactment of the Virginia Clean Energy Economy Act in 2020. The law mandates that Dominion Energy produce electricity from 100% renewable sources, including solar energy, by 2045 or face penalties. Currently, state law does not preclude localities from requiring conditional use permits for utility-scale solar operations and imposing reasonable conditions to mitigate adverse impacts and regulate the design of solar energy facilities to ensure they do not become a detriment to the community. The supplemental use standards of the UDO, enhanced inverter setbacks and buffering, and conditions of approval recommended by staff are intended to minimize the any adverse effects to adjoining

properties and the public generally, should the proposed solar facility ultimately be approved.

RECOMMENDATION

It is staff's opinion that the site in question is appropriate for a solar facility given its location outside of the growth area and surrounding undeveloped land. The solar panels and equipment are located well away from adjacent residences and roadways, and the majority of the subject property will be undeveloped due to environmental constraints. The proposed solar facility is larger in scale at 15.68 megawatts, but due to its location it is not expected to impact the surrounding rural community because it will operate passively and contain proper mitigation measures for noise and glare. The proposal aligns with Comprehensive Plan policies that envision a rural agricultural use character in this area, and the anticipated acreage will not cause the total approved solar acreage within the City to exceed to maximum prescribed within the UDO. Therefore, due to the considerations and conclusions noted herein, staff recommends the Planning Commission forward Conditional Use Permit request CUP2026-011 to City Council with a recommendation of **approval**, subject to the following conditions:

1. This Conditional Use Permit shall authorize a solar energy facility for property located along Old Myrtle Road at Zoning Map 23, Parcels 2, 3, 4, 5, and 20; as identified and depicted in Exhibit "B".
2. The applicant shall obtain all necessary building permits from the Division of Community Development and shall obtain approval of a site plan from the Division of Planning for the design of improvements associated with this request prior to the commencement of any land disturbance or construction activities on the property. Said site plan shall be in substantial conformance with the concept plan titled "*Old Myrtle Solar Conceptual Site Plan, Sheet C3.0*" prepared by Timmons Group and dated May 13, 2026; as identified in Exhibit "C".
3. A landscape buffer of preserved mature vegetation and planted vegetation shall surround the project site as generally depicted on the plan titled "*Old Myrtle Solar Proposed Landscaping Map and Notes, Sheets C5.0, & C5.1*" prepared by Timmons Group and dated May 13, 2026; as identified in Exhibit "D". An easement, lease agreement, or other instrument acceptable to the City Attorney shall be executed and recorded, as applicable prior to site plan approval, to protect the buffer area from tree clearing or the removal of native vegetation for as long as the use occupies the subject parcel.
4. During construction and decommissioning, all truck haul routes shall utilize Pruden Boulevard (Route 460) from the north to Old Myrtle Road and to the site entrance, in accordance with the haul route identified on the submittal document titled "*Surrounding Roadway Network and Site Location, Old Myrtle Solar*" prepared by Timmons Group and dated May 15, 2026; as identified in Exhibit "E". Truck traffic shall not travel along Old Myrtle Road south of the site or utilize Old Mill Road to access the site.
5. The operator of the solar energy facility shall ensure reasonable access to all parts of the site for fire and emergency medical personnel and shall install a secured lock box or key box at the gated site entrance containing a key or other means of accessing the facility

during an emergency.

6. The solar energy facility shall at all times be in conformance with the maximum noise output levels shown in the document titled “*Old Myrtle Solar Facility Sound Study, Version 2*” prepared by Acentech and dated March 6, 2026; as identified in Exhibit “F”. If at any time, upon commencement of the use on the property, the City finds that the noise level associated with such use exceeds the representations of the expected noise level associated with such use made in the noise study, then the City shall notify the applicant that they are in violation of the conditions of this Conditional Use Permit. The applicant shall, at their own expense, take appropriate action to bring the noise level into compliance with the representations made in the noise study within 30 days. As a part of the landscape surety that must be submitted to the City prior to site plan approval, the applicant must incorporate a perpetual noise mitigation component, in a form acceptable to the Director of Planning and Community Development. Failure of the applicant to bring the noise level into compliance may result in forfeiture of any landscape maintenance surety posted by the applicant in pursuit of this project.
7. The applicant shall obtain all necessary permits prior to development and operation. The development and operations shall comply with applicable codes, ordinances and regulations of federal, state and local government.

Attachments

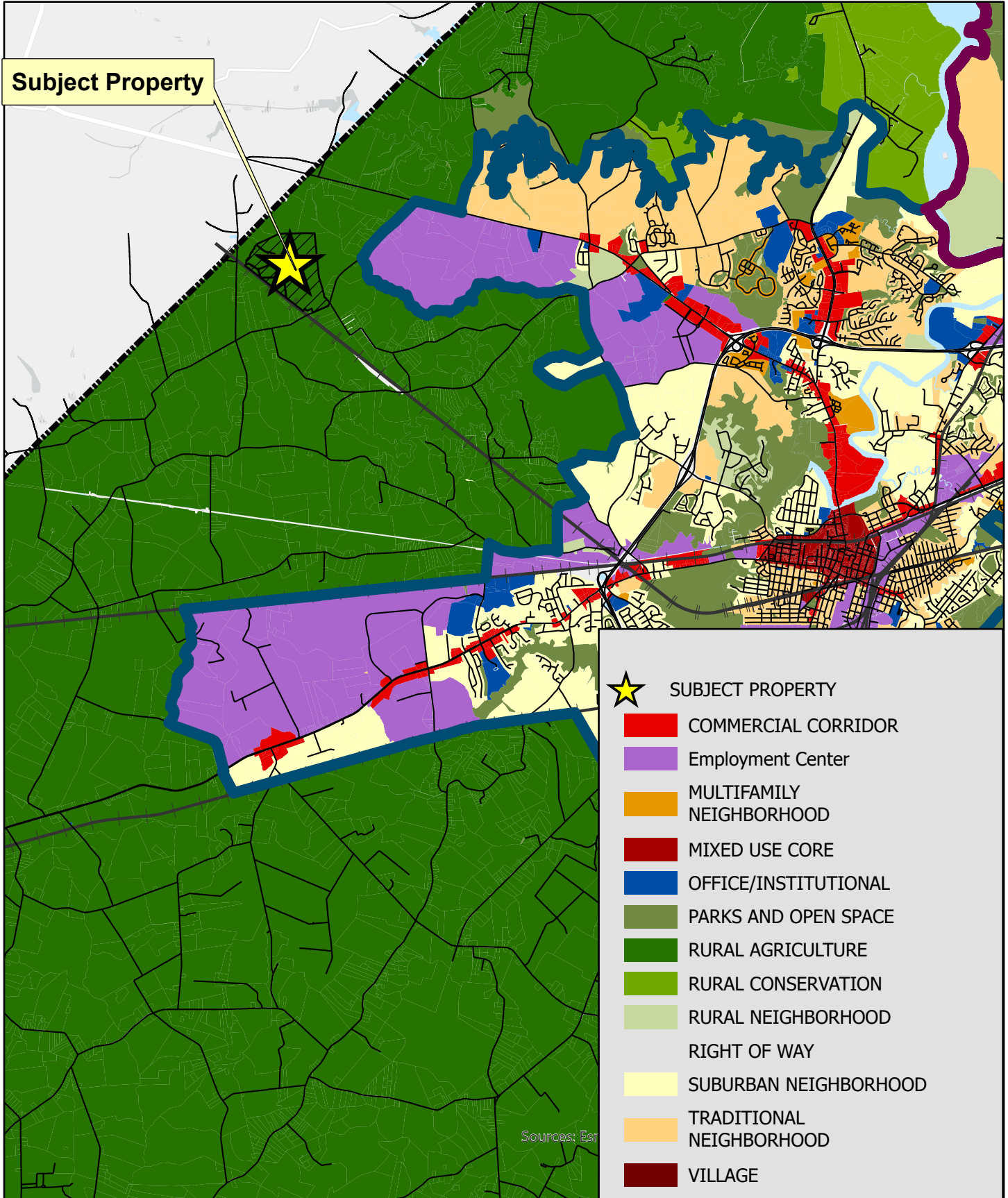
- General Location Map
- Zoning / Land Use Map
- Applicant’s Narrative
- Applicant’s Landscaping Visuals
- Applicant’s Community Meeting Summary
- Letters of Support Provided by Applicant
- Application Disclosure Statement
- Proposed Ordinance
- Exhibit A — Planning Commission Recommendation
- Exhibit B — Property Map
- Exhibit C — “Old Myrtle Solar Conceptual Site Plan”
- Exhibit D — “Old Myrtle Solar Proposed Landscaping Map and Notes”
- Exhibit E — “Surrounding Roadway Network and Site Location, Old Myrtle Solar”
- Exhibit F — “Old Myrtle Solar Facility Sound Study, Version 2”















GENERAL LOCATION MAP

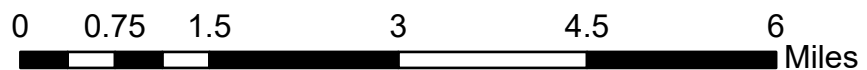
CUP2026-00011

Subject Property



-  SUBJECT PROPERTY
-  COMMERCIAL CORRIDOR
-  Employment Center
-  MULTIFAMILY NEIGHBORHOOD
-  MIXED USE CORE
-  OFFICE/INSTITUTIONAL
-  PARKS AND OPEN SPACE
-  RURAL AGRICULTURE
-  RURAL CONSERVATION
-  RURAL NEIGHBORHOOD
-  RIGHT OF WAY
-  SUBURBAN NEIGHBORHOOD
-  TRADITIONAL NEIGHBORHOOD
-  VILLAGE

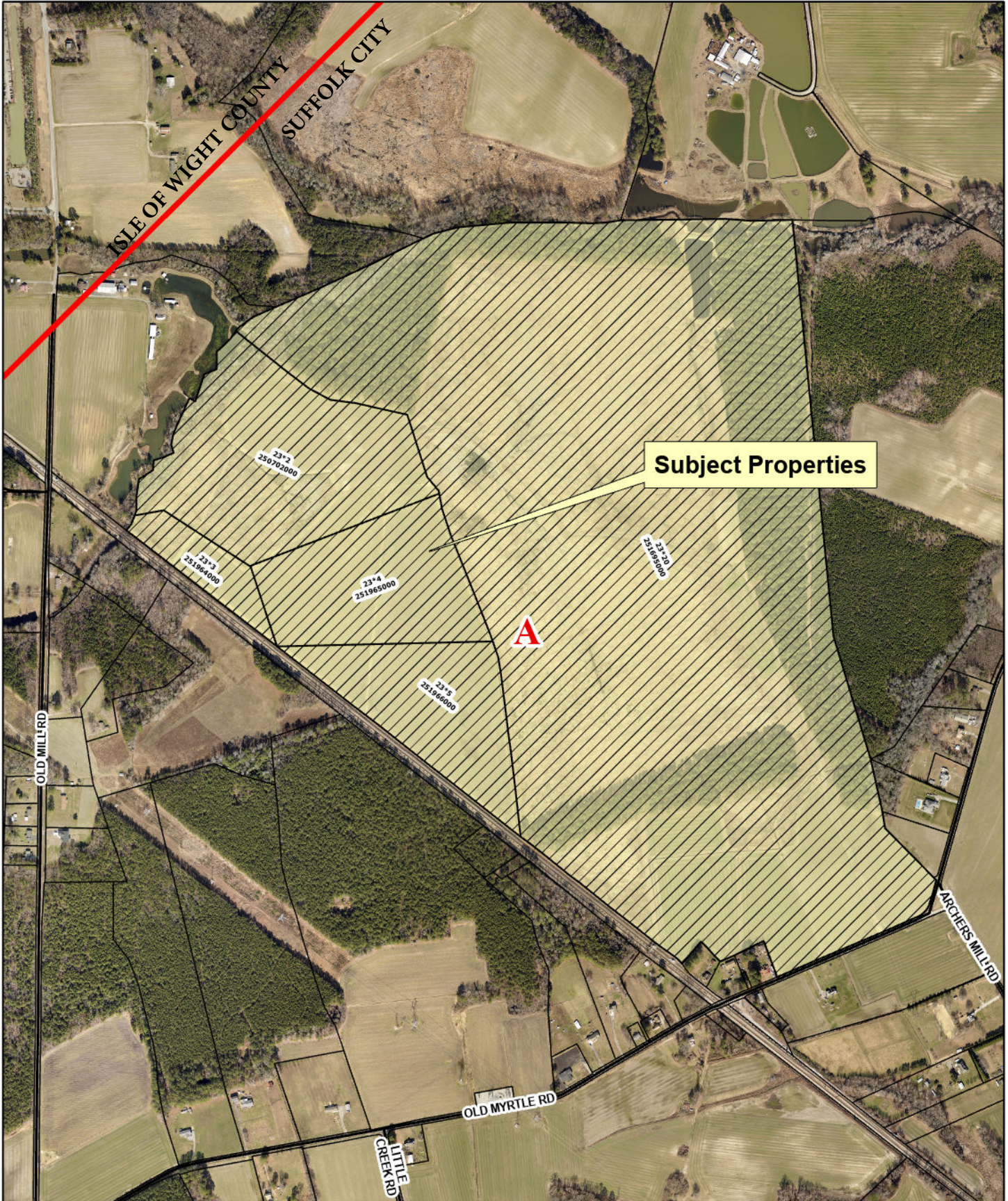
Author: KOSSAI
Date: 04-02-2026





ZONING / LAND USE MAP

CUP2026-00011



Author: KOSSAI/CAUBUT
Date: 04-24-2026

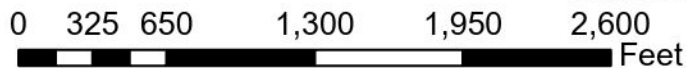


Image: Suffolk Pictometry 2024





City of Suffolk
Department of Planning and Community Development
442 West Wahington Street
Suffolk, VA 23434

Old Myrtle Solar Farm, LLC
2201 W. Broad St, Suite 200
Richmond, VA 23220

To: City of Suffolk Department of Planning and Community Development
From: CEP Solar

CEP Solar is pleased to present the following Conditional Use Permit (CUP) application, on behalf of Old Myrtle Solar Farm, LLC (the “Applicant”), for Old Myrtle Solar (the “Project”). The application is for a distribution-scale solar energy facility located in the Holy Neck Borough of Suffolk. The Project will be capable of generating up to 15.68 megawatts alternating current (MWac) of clean energy delivered to the local distribution system within Dominion Energy’s service territory. The Project will not require the construction of a new electrical substation.

The solar panels will be located over one thousand (1,000) feet from any nearby residence and over one thousand five hundred (1,500) feet from the closest road. Due to the existing dense vegetation and the significant setbacks, the project will not be seen or heard from any road, home, or business. The Project will utilize less than 20 percent of the total acreage of the property, allowing the Project to greatly exceed the city’s setback standards. The remainder of the property will continue to be utilized for agriculture and silviculture. The project will also help the property owners to continue operating their adjacent family business.

The Project will provide a substantial increase in economic benefit to the City of Suffolk compared to the revenues currently generated by the project parcels. It will also not place a burden on public services or infrastructure, while generating environmental and economic benefits to the community through emission-free and affordable energy generation.

We look forward to working with the City of Suffolk on this project and developing Old Myrtle Solar in a manner that benefits the City’s citizens and preserves land use options for future generations. If you have questions or require additional information, please do not hesitate to contact me.

Paul Cozens

Paul Cozens



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1. Project Details

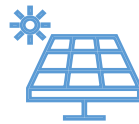
Old Myrtle Solar Farm, LLC (the “Applicant”) is seeking approval of a Conditional Use Permit (“CUP”) to construct and operate a solar energy facility with a maximum nameplate capacity up to 15.68 Megawatts alternating current (MWac). Old Myrtle Solar (the “Project”) will be situated on a portion of parcel identified as Tax Map ID No. 23*20, 23*2, 23*3, 23*4, and 23*5 (the “Parcels”). The Project is located off Old Myrtle Road and is approximately 0.5 miles from the Isle of Wight County line and 0.75 miles south of Highway 460.

The Parcels total 343.3 acres in size. About 63.9 acres are proposed to be within the fenced area of the project. Within the fenced area, 44.9 acres are proposed for solar panels. The remainder of the fenced area would be used for stormwater management, access roads, and other associated project equipment. The remaining 279 acres of the Parcels would be retained and used by the current landowner.



Total acreage of parcels is approximately 343 acres

The proposed Project site is in the Holy Neck Borough of The City of Suffolk (“Suffolk”). Site control has been secured through an option to lease agreement. The Project will deliver clean and cost-competitive energy through an existing distribution circuit that runs along Old Myrtle Road next to the project site and connects to Dominion Energy’s Myrtle substation.



Approximately 64 acres for the solar facility and associated equipment



Approximately 279 acres are reserved for setbacks, buffers, access roads, and use by the landowners.

The Project developer is CEP Solar, a Virginia-based renewable energy development company focused on providing sustainable energy solutions in the Commonwealth of Virginia. CEP Solar is submitting this Application, on behalf of the Applicant in compliance with The City of Suffolk’s Unified Development Ordinance (the “Ordinance”) requirements for solar energy facilities. CEP Solar shares the City’s commitment to ensure that the best practices in solar development are implemented in Suffolk, and we are committed to demonstrating this commitment as part of this Project.

The Project’s final site plan will be completed after final field studies and advanced engineering have been conducted, and it will be submitted to the City along with construction plans at the time of final site plan approval.

2.0 Planning Considerations

2.1 Current Use and Proposed Use

The current use of the parcels is a mix of agriculture, silviculture, and aquaculture. The proposed land use is a large solar energy facility consisting of photovoltaic (PV) panels and associated equipment. The proposed use would utilize less than 20% of the total parcel acreage for development, while the remaining 80% of the land would remain in agriculture, silviculture, and aquaculture operations. The facility will produce clean and affordable energy that flows into the local grid, powering homes and businesses.

2.2 Conformity with Comprehensive Plan

Va. Code § 15.2-2232 provides that the City’s Comprehensive Plan controls “the general or approximate location, character and extent of each feature shown on the plan.” Any “public utility facility” proposed after the adoption of the Comprehensive Plan may be constructed “unless or until the general location or approximate location, character and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof.” Further § 15.2-2232.H allows a locality to allow for the substantial accord review for solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.” A detailed analysis of the Project’s substantial conformity with the Comprehensive Plan is included as Exhibit 8.13.

3.0 General Development Considerations

3.1 Compatibility with the Community and Adjacent Properties

Due to the passive nature of solar energy facilities, there are no anticipated adverse impacts to the public health, safety, or welfare of the citizens of Suffolk. Due to the location of the project, it will not be visible from any road, residence, or business. During operation and maintenance, the facility produces no vibration, emissions, odor, or fumes. During construction, there will be limited noise and equipment emissions, which will be mitigated as required by the Ordinance. Because the Project does not use any public utilities, there is no impact on public infrastructure. The project will significantly exceed required setbacks from residential parcels and public roads. The project would be located over one thousand (1,000) feet from the closest residence, and over one thousand and five hundred (1,500) feet from Old Myrtle Road. The project area is surrounded by dense existing vegetation that would be maintained for the lifetime of the project.

Solar generates minimal sound during operation and is screened effectively with vegetative buffers and existing vegetation given their minimal height. Solar is a low-impact land use,

providing benefits to the City and the community with minimal-to-no impact on the City's resources such as roads, utilities, schools, and law enforcement.

3.2 Glint and Glare

The Ordinance sets out provisions for glare and appearance of a solar energy facility. The Project will be designed to ensure that it will not produce glare that would constitute a nuisance to the public during construction or general operation.

3.3 Sound

During operation, the Project will not produce sound outside of the Project boundaries. Components that produce sound, such as inverters, will be set back from the Project boundary over 1,000 feet, so they will not be heard from adjacent properties. Additionally, the Project will only be operating during the day, so there will be no sound produced at night. During construction, there will be a temporary increase in sound levels due to the operation of construction equipment. The construction period is expected to last about 9 – 12 months, during which construction activities will be limited in accordance with CUP conditions and applicable sections of the Ordinance.

A noise study was conducted for the Project per the Ordinance, shown in Exhibit 8.12 – Noise Study. This study involved an existing ambient survey and sound level contributions of the proposed equipment for the Project. Given the results of the study, it is expected that the Project will meet Suffolk's noise regulations at the nearest property boundary, regardless of time of day. The Project shall at all times be in conformance with the maximum noise output levels shown in the noise study approved with the application.

3.4 Fire Safety

While electrical fires are an extremely rare occurrence at solar facilities, these concerns are addressed by testing and safety standards required of solar panels, inverters, and associated equipment. In addition, the Project will follow safety standards set in the National Electric Code (NEC) and National Fire Protection Association (NFPA) code to ensure safe design, construction, and operation of the facility.

4.0 Economic Impacts

The Project will provide a substantial increase in economic benefit to Suffolk compared to the revenues currently generated by the Parcel. The Project will also generate environmental and economic benefits to the community through emission-free and affordable energy generation.

Unlike other forms of development, the Project will not place a burden on the City's public services or infrastructure, limiting costs so that the revenues generated are added directly to Suffolk's bottom line for the benefit of the community.

Many corporations are beginning to require access to renewable energy when deciding where to locate their facilities. The adoption of this growing field can lead to direct economic boosts during construction, long-term economic gains by the local economy, and serve to attract further business development to the region. Funds raised from Project tax revenue will reduce the burden of the City to raise taxes on its citizens and support the City in making capital investments today.

5.0 Environmental and Cultural Considerations

Solar facilities are temporary uses that maintain land use flexibility for the future. Unlike a subdivision or industrial facility, if the solar facility is permanently discontinued, it will be decommissioned, and the land returned to its previous state or transitioned to another use – residential, agricultural, industrial, or otherwise. This impermanence effectively reserves land use options for up to 40 years, at which point the land use needs of City may be different than today. The City will benefit from the revenues produced by the Project while retaining long-range land use flexibility.

Solar facilities conform to the physical characteristics of the land, including wetlands and topography. The Project will minimize impact to the City's environmental resources – including wetlands and forests.

5.1 Environmental Preservation

Compared to other forms of development, such as residential or commercial, solar is a low impact and temporary use of land. The footprint of the facility is limited to steel pilings in the ground to support the panels, limited instances of concrete pads for mounting inverters and substation equipment, fencing, and gravel access roads. Upon discontinuance of the use of the land for solar, these improvements will be removed, and the land can be returned to silvicultural or agricultural uses.

5.2 Considerations of Air Quality

Clean and renewable energy sources like solar facilities produce emissions-free electricity and reduce dependence on carbon-based fuel sources. The reduction of airborne pollutants acts to preserve and improve regional air quality.

5.3 Surface and Groundwater Quality

To protect Suffolk’s water and soil resources, the Applicant will comply with all applicable erosion and sediment control laws and regulations. Temporary and permanent stormwater management features on site will be designed to prevent the discharge of sediment and other pollutants into nearby waterways during construction and once the project is in operation. The Applicant will coordinate with the Suffolk City Erosion and Sediment Control program (“VESCP”) Authority for submission and review of the Project’s erosion and sediment control plans.

The Project is designed to minimize impacts to wetlands and surface waters and will provide the required buffers for onsite wetlands and intermittent streams. The site will not require water during operation, and no new wells or water connections will be required. There is no anticipated impact on groundwater recharge. The operation of the Project does not produce wastewater, nor is it expected to degrade the quantity or quality of surface water from sedimentation.

The project is designed to avoid impacts to Resource Protection Area Buffers within the Chesapeake Bay Preservation Overlay District regulations administered by the City of Suffolk. Those buffer areas are shown on Exhibit 8.3 - Preliminary Site Exhibits. A Chesapeake Bay Preservation Area Determination request was submitted to City of Suffolk planning staff and was approved on February 5th, 2026. A copy of that determination is included in this application package as Exhibit 8.11 - Chesapeake Bay Preservation Area Determination

5.4 Wildlife Resources

A desktop analysis of wildlife and wildlife habitats was conducted for the Project by the Timmons Group, an industry expert. A threatened and endangered species review was conducted to gain insight regarding the potential presence of Endangered Species Act (ESA) listed species as well as State listed species onsite or in the vicinity of the Site. According to the desktop analysis, there are no endangered species identified on the Parcels. If state or federal permits are necessary, the Applicant will coordinate with agencies to ensure the protection and avoidance of threatened or endangered species.

This report can be seen in Exhibit 8.8 Environmental Resource Impact Analysis.

5.5 Cultural and Historical Resource Analysis

The Timmons Group has also conducted a Virginia Department of Historic Resources (VDHR) database search that encompasses the Project site and one-half mile buffer surrounding the Project site. There are no previously recorded architectural or archaeological resources within 500' of the proposed project limits. One cemetery was identified onsite during a field visit. A Phase I Cultural Resource Survey will determine the limits of this cemetery, and the Site will coordinate with VDHR on any mitigation measures prior to final site plan approval. The Applicant will coordinate with state and federal agencies as necessary to ensure the protection and avoidance of cultural and historical resources.

This report can be seen in Exhibit 8.9 Cultural Resource Impact Analysis.

6.0 Preliminary Site Plan and Project Design

6.1 Project Interconnection

The Applicant has submitted an application for interconnection to Dominion Energy's electrical grid and the Project has been assigned a queue position. The Project will supply power to the existing Myrtle substation and will flow to Dominion Energy's electrical grid via distribution lines adjacent to the Parcel. The Project will add up to 15.68 MWac of renewable energy to the grid.

The Point of Interconnection (the "POI") is indicated on Exhibit 8.3 Preliminary Site Exhibits. The POI for the Project will not require the construction of a new electrical substation as is the case with larger-scale transmission interconnected projects. The Project is a smaller-scale distribution project and will be integrated into existing infrastructure and will require few modifications. Distribution projects interconnect at the distribution level which directly benefits the local grid by improving grid stability and reducing transmission losses.

6.2 Facility Construction

The Project is scheduled to begin construction in 2027 and commence operations as early as 2028. It is estimated that construction of the Project will require between 9 – 12 months, though the timing of the Project's construction may need to be adjusted to align with the utility grid interconnection process. Construction and operational activities will conform to Ordinance requirements and CUP conditions. The Project is expected to be in operation for at least 40 years and the electric solar system components will be Underwriters Laboratory (UL), listed or equivalent.

The solar panel area is approximately 43.7 Acres. The current proposed equipment will be 540-watt photovoltaic (PV) modules or equivalent, but depending on advancements in technology, the panel rating may exceed 540 watts.

6.3 Panel Materials and Construction

Solar photovoltaic (PV) panels are not a new technology. Solar panels are Used on over 4 million homes and over 7,300 schools in the US alone. There are over 130 operating commercial solar facilities in Virginia. The first modern panel was made in 1954. Over 80% of the material in a panel is aluminum and glass. The actual solar cell material is made of silicon, the second most common element on the earth's crust, formed from quartz sandstone. The solar cell material is about 5% of the panel by weight. The solar cells are encapsulated to prevent moisture and covered by tempered glass. Solar panels are designed to withstand hail and high winds.

6.4 Lighting

Lighting for the project will be limited to the minimum reasonably necessary for security purposes and will be designed to minimize off-site effects. All lighting on Project site will be dark sky compliant.

6.5 Setbacks and Buffers

A preliminary site plan is shown in Exhibit 8.3 - Preliminary Site Exhibits. The preliminary site plan design shows perimeter setbacks, buffers, and avoidance of wetlands. While the panel layouts in the development envelope are preliminary and may change based on further technical analysis and refinement, the development envelope in the site plan shows approximate boundaries for the solar facility installations. Additional development may be required outside of the development envelope for ingress and egress.

Setbacks will comply with the City's requirements for solar energy facilities as outlined in the Ordinance. The facility area shall be set back a distance of at least a minimum 50 feet from all property lines, one hundred (100) feet from parcels with a residential use, and one hundred and fifty (150) feet from public streets. Inverters shall be set back at least one thousand (1,000) feet from the exterior boundaries of the Project. The project will significantly exceed required setbacks from residential parcels and public roads.

6.6 Traffic and Site Access

A study was performed by the Timmons Group for the Project based on anticipated site entrance locations and can be found in Exhibit 8.4 - Traffic & Route Evaluation Study. The study identifies preferred routes to the Project and concludes that they have sufficient capacity to accommodate the period of increased traffic during the construction period. Once the Project is

in operation, site visits will be limited to a few times per month, resulting in a minimal impact on traffic in the area.

If it is determined during final site plan review that alternate points of ingress and egress are needed, the design will comply with applicable VDOT regulations. Moreover, a laydown yard for vehicles, construction equipment, staging, and other needs is shown on the project site plan. The Project owner will be responsible for maintaining the Project's access roads.

6.7 Decommissioning

A preliminary Decommissioning Plan has been developed by the Timmons Group to outline the decommissioning processes that will be used for the Project. The plan details the process for removing the solar energy facility equipment and restoring the land to its previous use and has been designed to comply with applicable state regulations and the Ordinance. A performance agreement and surety, in a form approved by the city attorney and in an amount approved by the Planning Director, shall be submitted prior to the issuance of a building permit to ensure removal of the solar energy facility when it is no longer to be used for solar energy generation. The cost estimates of the decommissioning shall be updated at least every five (5) years by the applicant, owner, or operator, and provided to the City.

The preliminary Decommissioning Plan can be found in Exhibit 8.5. The final Decommissioning Plan will be submitted for review with the final site plan of the Project.

6.8 Landscaping and Screening Plan

Timmons Group has prepared a landscape and screening plan for the Project. This plan can be found in Exhibit 8.3 - Preliminary Site Exhibits. The plan includes the location, size, and type of planting yards including the use of existing and newly installed vegetation to screen the facility. A Solar Farm Seed Mix of low-growing clover and grasses and a Native Pollinator mix will be used beneath solar panels. Seasonal maintenance will maintain healthy growth and weed control. Wetlands and stream corridors will remain preserved, ensuring continued benefits for wildlife and pollinators. The landscape design aligns with City Ordinance and prioritizes environmental sustainability. A detailed landscaping and screening plan with plant species, size, number, spacing, and height will be submitted at the time of Site Plan review.

7.0 Community Engagement

The Applicant has conducted community outreach and engagement in several ways. A neighborhood meeting was held prior to submittal of the Conditional Use Permit application. Mailers were sent out prior to the meeting to all property owners with parcels adjoining the proposed project parcels. Mailers included an invitation to the meeting, an overview of the proposed project, and contact information for the project manager.

The community meeting was held at the College and Career Academy at Pruden on February 24th, 2026, from 6:00 to 8:00 PM. Sign-in cards with contact information were encouraged to be filled out upon entrance of the community meeting. The applicant displayed proposed project maps, application materials, and information regarding CEP Solar, and solar facilities in general. Several members from the project team were in attendance to discuss the project and answer questions from project neighbors.

The Applicant will continue community outreach efforts and encourages community members to reach out with any questions.

8.0 Exhibits

8.1 Project Parcels

Parcel Id	Owner Name	Acreage	Zoning
23*2	PERRY, SUSAN LYNN	20	A
23*4	PERRY, SUSAN LYNN	30	A
23*3	PERRY, SUSAN LYNN	5	A
23*5	PERRY, SUSAN LYNN	25	A
23*20	PERRY, SUSAN LYNN	247.52	A

8.2 List of Adjacent Parcels

Parcel Id	Owner	Address	Zoning
23*11	WILSON FLORENCE	unavailable	A
23*12	JUDY ADRIN J JR & SANDRA H	1544 PITCHKETTLE RD SUFFOLK, VA 23434	A
23*39B	WHITE SAMUEL W IV	LOT 1 HEARN DR SMITHFIELD, VA 23430	A
23*1	WILLS LOIS R	12301 OLD SUFFOLK RD WINDSOR, VA 23487	A
15*5A	PERRY, SUSAN LYNN	13510 WINDSOR BLVD WINDSOR, VA 23487	A

23*1A	EDWARDS, DUDLEY J SR TR	4703 OLD MILL RD SUFFOLK, VA 23434	A
23*10	JOYNER PHYLLIS A	801 SOUTHAMPTON AVE APT 1926 NORFOLK, VA 23510-1025	A
23*25E	SALOKIN PROPERTIES LLC	5840 OLD MYRTLE RD SUFFOLK, VA 23434	A
23*20*4	STUCK JOHN WILLIAM	6125 OLD MYRTLE RD SUFFOLK, VA 23434	A
23*19	WOOD, TRAVIS	6128 OLD MYRTLE RD SUFFOLK, VA 23434	A
23*18A	AKERS RICKEY R SR	6220 OLD MYRTLE RD SUFFOLK, VA 23434	A
23*39	COPELAND JOEY D & BETTY SUE	P.O. BOX 3196 SUFFOLK, VA 23439	A
23*1C	EDWARDS, DUDLEY J SR TR	4703 OLD MILL RD SUFFOLK, VA 23434	A
23*21	BOSSELMAN, DAVID A & AUDREY P TR	5676 OLD MYRTLE RD SUFFOLK, VA 23434	A
23*25	ROUNTREE THOMAS R	5469 OLD MYRTLE RD SUFFOLK, VA 23434	A
23*25D	RODGERS KIM N & GLORIA J	5840 OLD MYRTLE RD SUFFOLK, VA 23434	A
23*13	SMITH, AMY J	6250 OLD MYRTLE RD SUFFOLK, VA 23434	A
23*25A	CHRISTOPHER L BREEDEN & JANET C	5830 OLD MYRTLE RD SUFFOLK, VA 23434	A
23*6	KING EARL & JANET ET ALS	1529 CIRCLE DR PETERSBURG, VA 23803	A
62-01-004	EDWARDS MARJORIE H L/E	25385 OLD MILL RD WINDSOR, VA 23487	A/RAC



Old Myrtle Solar

VS1

VIEW FROM OLD MYRTLE RD

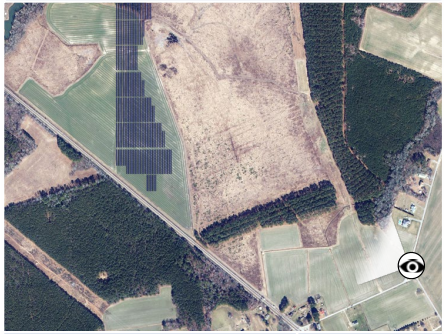
EXISTING CONDITIONS

SUFFOLK, VA

Timmons Group



SOLAR FARM BEYOND



Old Myrtle Solar **VS1**

VIEW FROM OLD MYRTLE RD

LOCATION OF PANELS

SUFFOLK, VA

Timmons Group

**DUE TO EXISTING VEGETATION AND TOPOGRAPHY,
PANELS WILL NOT BE VISIBLE FROM THIS VIEWPOINT**



Old Myrtle Solar

VS2

VIEW FROM OLD MYRTLE RD

EXISTING CONDITIONS

SUFFOLK, VA

Timmons Group



SOLAR FARM BEYOND



Old Myrtle Solar

VS2

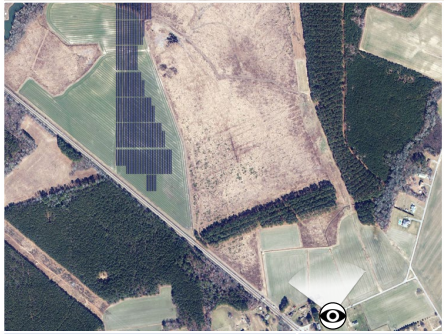
VIEW FROM OLD MYRTLE RD

LOCATION OF PANELS

SUFFOLK, VA

Timmons Group

**DUE TO EXISTING VEGETATION AND TOPOGRAPHY,
PANELS WILL NOT BE VISIBLE FROM THIS VIEWPOINT**



Old Myrtle Solar VS3

VIEW FROM OLD MYRTLE RD

EXISTING CONDITIONS

SUFFOLK, VA

Timmons Group

**DUE TO EXISTING VEGETATION AND TOPOGRAPHY,
PANELS WILL NOT BE VISIBLE FROM THIS VIEWPOINT**



Old Myrtle Solar **VS4**

VIEW FROM SOLAR FIELD

EXISTING CONDITIONS

SUFFOLK, VA

Timmons Group



Old Myrtle Solar **VS4**

VIEW FROM SOLAR FIELD

10 YEAR GROWTH

SUFFOLK, VA

Timmons Group

Old Myrtle Solar Community Meeting Summary

2/24/2026

A community meeting was held on Tuesday, February 24th, 2026, at 6pm for the Old Myrtle Solar Project. The meeting was held at the College and Career Academy at Pruden, which is roughly three miles east of the proposed project location. Adjoining property owners were notified by mail. Information about the materials and components for the construction, maintenance, and decommissioning of solar panels was available. Project maps and materials were on display along with informational flyers. The project landowners as well as Holy Neck Borough City Council Member Timothy Johnson were in attendance. Included below is a summary of the topics discussed at the community meeting and the invitation that was mailed to adjoining landowners.

Table of Contents

1. Summary of Public Discussion at Community Meeting	2
2.0 Exhibits	4
2.1 Community Meeting Invitation mailed to Adjoining Landowners	5
2.2 Project Fact Sheets displayed at Meeting	6

Below is a summary of the discussions held and input received at the community meeting.

1. Will the project be visible?

- The project will be fully screened from the public view.
- The project buffer will consist of existing dense natural vegetation. Due to the existing landscape and topography, the project will not be visible.

2. What is a distribution project and how is that profitable?

- A distribution scale project generates power at the distribution level of the grid. This means that the power is used locally.
- Distribution scale projects generally require minimal upgrades to the grid and do not require the developer to build a new substation.

3. What will the construction timeline be?

- The duration of construction depends on the megawatt capacity and the acreage of the solar farm.
- A typical project construction will require between 6-12 months

4. How big is the project / how much land is needed?

- The project parcels total 343 acres.
- The proposed fenced area is 64 acres.
- The proposed area under panels is 45 acres.

5. How long will the project last?

- The life of the project will have an operational lifetime of approximately 40 years.

6. What happens at the end of the project's life?

- As a condition of project permitting, a decommissioning bond or other form of financial security will be established to ensure timely removal of the project.
- Upon removal of the equipment, the land will be returned to the landowner for whatever use they see fit.

7. Will there be any chemical runoff / leaching?

- There will be no chemical runoff or leaching from the panels. Solar panels contain inert materials encapsulated in hardened glass. If panels were to be damaged or malfunctioning, they would be removed and recycled or returned to the manufacturer.

8. What makes CEP different from other developers?

- CEP is a Virginia based company that only works in the Commonwealth. CEP prides itself on building strong relationships with community members and elected officials.

9. Has CEP constructed any projects?

- CEP has partnered with utilities to commercialize all of their projects to this point. However, CEP does plan to build, own and operate projects in the future. CEP's team has over 70 years of combined experience of developing and constructing solar farms.

10. Will this project increase my power bill?

- No, developing and building this project will not increase your electric bill
- CEP Solar is developing and financing the project through private investment. CEP does not have control over how Dominion sets their prices.

Old Myrtle Solar Community Meeting Summary

2/24/2026

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- No, developing and building this project will not increase your electric bill
- CEP Solar is developing and financing the project through private investment. CEP does not have control over how Dominion sets their prices.

2.1 Community Meeting Invitation

Dear Neighbor,

I am contacting you to introduce myself and to share information about Old Myrtle Solar, a project that we are proposing to develop in the City of Suffolk.

Old Myrtle Solar is located off Old Myrtle Rd. (Parcel IDs: 23*20, 23*2, 23*3, 23*4, and 23*5). I have included the following documents to provide more details about the project, who we are as a company, and general information about solar farms.

Project Overview – Provides basic project details including size, location, and community benefits.

Company Overview – Provides an overview of CEP Solar’s purpose and mission.

Frequently Asked Questions – Provides answers to frequently asked questions about solar farms.

As the project manager, I am dedicated to ensuring that Old Myrtle Solar works in the best interest of the community. My colleagues and I will be hosting a community meeting to discuss the project with local landowners and other stakeholders. You are invited to attend, and your feedback and questions are appreciated.

Old Myrtle Solar Community Meeting

Tuesday, February 24 from 6:00-8:00PM

College and Career Academy at Pruden – Room 211

4169 Pruden Blvd, Suffolk, VA 23434

If you have any questions or comments ahead of the meeting or if you are unable to attend, feel free to reach out to me by phone or email any time using the contact information below. I look forward to meeting with you.

Best,

Paul Cozens



Paul Cozens | Senior Project Development Manager
(804) 789-4040 Ext. 715 | paul.cozens@cepsolar.com
2201 West Broad St. | Suite #200 | Richmond, VA 23230



/"Giving Light to Those Who Serve at Home"

EIN #46-3993070

1474 Copeland Road, Suffolk, VA 23434

E-mail: info@hkfva.org

Tel: 757-598-4HKF

HKFVA.org

4 June 2026

Dear Planning Commissioners and Members of the Suffolk City Council,

I am writing in strong support of CEP Solar and the proposed Old Myrtle Solar Project.

As the Founder and President of Hero Kids Foundation, a Suffolk-based 501(c)(3) nonprofit organization dedicated to "Giving Light to Those Who Serve at Home," I have had the privilege of working closely with CEP Solar over the past several years. Hero Kids Foundation serves military, veteran, and first responder families through nature-based programs that promote resilience, family connection, emotional wellness, and community engagement.

What distinguishes CEP Solar is not simply their interest in developing a project within our community, but their sincere commitment to becoming part of our community. Their team has consistently demonstrated that commitment through direct service, volunteerism, financial support, and genuine partnership.

CEP Solar employees have worked alongside our volunteers and staff, assisting with projects ranging from digging trenches and moving railroad ties to supporting animal care and facility improvements at our Nature Center of Excellence. Their willingness to engage in hands-on service speaks volumes about their organizational culture and dedication to the communities in which they operate.

Beyond volunteer service, CEP Solar has invested in programs that directly benefit the families we serve. Their support has helped advance initiatives such as the Trail of Heroes, an accessible nature trail designed to ensure individuals of all abilities can experience the healing benefits of the outdoors. They have also supported the development of our Alternative Wellness Spaces, innovative off-grid wellness offices that provide mental health and holistic health professionals the opportunity to serve clients in a nature-based environment.

These projects are not simply facilities; they represent the future of how Hero Kids Foundation will support military and first responder families facing stress, trauma, and life's many challenges. CEP Solar's contributions have helped transform concepts into realities and have accelerated our ability to serve more families throughout Suffolk and the greater Hampton Roads region.



/"Giving Light to Those Who Serve at Home"

EIN #46-3993070

1474 Copeland Road, Suffolk, VA 23434

E-mail: info@hkfva.org

Tel: 757-598-4HKF

HKFVA.org

What has impressed me most is that CEP Solar's engagement has never felt transactional. They have become invested in our mission, our families, and our long-term success. Their team has demonstrated a genuine desire to leave a positive and lasting impact on Suffolk. Through their actions, they have established themselves as a valued community partner and an organization committed to strengthening the places where they live and work.

As someone who has witnessed their commitment firsthand, I believe CEP Solar has earned the trust and support of our community. Their partnership with Hero Kids Foundation reflects the type of corporate citizenship that contributes to a stronger Suffolk, and I am confident they will continue to be a positive presence in our city for years to come.

I respectfully encourage the Planning Commission and City Council to give favorable consideration to CEP Solar and the Old Myrtle Solar Project.

Thank you for your time and consideration.

Respectfully,

John A. Raniowski
Founder and President
johnr@hkfva.org

June 4, 2026

City of Suffolk City Council and Planning Commission
Suffolk, Virginia

Dear Mayor Duman, Members of the City Council, and Planning Commissioners

My name is Thomas Turner, and I am a lifelong resident of the City of Suffolk. I write to you today as a neighbor who cares deeply about the long-term energy security and economic resilience of our community. I ask that this Commission and the City Council look favorably upon solar energy projects.

Solar energy has earned strong support across the political spectrum, and for good reason. Conservatives have long championed an all-of-the-above energy strategy, one that prioritizes domestic production, reduces dependence on foreign fuel sources, and lets market forces drive down costs. Solar fits squarely within that framework. The price of solar generation has dropped dramatically over the past decade, making it one of the most cost-competitive options available to utilities and ratepayers alike. That is not a talking point; it is basic economics.

From a national security standpoint, a distributed energy grid is more resilient. Concentrating all of our generation capacity in a handful of large facilities creates single points of failure, whether the threat comes from severe weather, cyberattack, or aging infrastructure. Rooftop and utility-scale solar spreads that generate across a wider footprint which is a conservative, prudent approach to grid reliability. Virginia's own military installations have recognized this, investing in on-site solar as part of their energy resilience planning.

There is also the matter of speed. As electricity demand climbs, driven by data centers, electric vehicles, and the general electrification of our economy, we need to add generation capacity quickly. Solar is among the fastest sources to permit, build, and bring online. Where a large natural gas or nuclear plant may take a decade or more to complete, a utility-scale solar farm can be producing power within a couple of years of approval. In a moment when grid operators across the mid-Atlantic are raising alarms about supply adequacy, that speed matters.

I want to be clear: I am not asking this Commission or Council to rubber-stamp every solar proposal that comes before it. Siting decisions require careful judgment, and local input is exactly the kind of community stewardship that makes representative government work. What I am asking is that solar projects receive fair and serious consideration on their merits and that they be recognized for the genuine public value they can provide. Projects like CEP Solar (Old Myrte Solar) are examples of private investment in local infrastructure that bring jobs during construction, lease payments to landowners, and tax revenue to the city, all while strengthening our collective energy supply.

Suffolk has an opportunity to be a community that takes energy security seriously by welcoming the full range of responsible energy development. I hope the Commission and City Council will seize that opportunity.

Respectfully submitted,

Thomas Turner
1037 Boundary Drive
Suffolk, Virginia 23434



June 5, 2026

To Whom It May Concern,

I would like to extend my sincere appreciation to CEP Solar for their outstanding support of ForKids and our work serving families and children in Suffolk. We have enjoyed getting to know the CEP Solar team as they have taken time to learn about ForKids, the surrounding community, and consider all the thoughtful ways they can contribute in support of neighbors in need. Over the past year, the CEP team has consistently volunteered at The Birdsong Center donating time, money and in-kind donations for our Suffolk families. They have spent time organizing donations, cleaning and detailing Education Program vehicles, and restocking our community resource patio. While volunteering, CEP has taken time to meet ForKids Suffolk team members, learn about the community at large, and find special ways to enrich our partnership - including organizing a solar car presentation for our teens in the ForKids afterschool program. Most recently, they have extended their investment in ForKids and the families and children we serve in Suffolk through a monetary donation.

We rely on community support to help with our mission of breaking the cycle of homelessness and poverty. Volunteers, donors, community partners all play a critical part in our success and ensuring our families are able to thrive. We are grateful for everything that CEP Solar has done to invest in ForKids and to positively impact the Suffolk community.


For more information about ForKids go to our web page at www.forkids.org. Please feel free to contact me if you have any questions.


Best Wishes,

Karen Sekulski
Volunteer Engagement Manager
1001 Poindexter Street
Chesapeake, Virginia 23324
ksekulski@forkids.org
757-622-6400 ext. 112

**Lifting Families.
Transforming Communities.**

 forkids.org  info@forkids.org

 **The Landmark Center**
1001 Poindexter Street
Chesapeake, VA 23324
(757) 622-6400

 **The Birdsong Center**
119 W. Constance Road
Suffolk, VA 23434
(757) 538-7872



06/09/2026

Kristen Duprey
600 Butler Farm Road
Hampton, VA, 23666

To Whom It May Concern,

I am writing to share information regarding a partnership between CEP Solar and the STEM Academy at Booker T. Washington Elementary School in Suffolk, Virginia, an ODU partnership lab school.

During the 2025–2026 school year, representatives from CEP Solar worked closely with our STEM Academy team to plan and deliver a hands-on STEM learning experience for our fifth-grade students. Prior to the event, CEP Solar staff participated in several planning discussions with our school to ensure the program aligned with student learning goals and provided an engaging educational experience.

On February 24, 2026, Jackson Eliasek, Jenna Wood, and Paul Cozens visited the STEM Academy to facilitate a solar energy education program with our fifth-grade students. The experience included an age-appropriate presentation introducing students to concepts related to solar energy and renewable energy technologies, followed by a hands-on engineering activity in which students constructed small solar-powered cars.

CEP Solar staff worked directly alongside students throughout the activity, providing guidance, answering questions, and supporting students as they designed and assembled their vehicles. After construction was complete, students participated in outdoor testing, where they observed how their designs performed and discussed ways engineers use testing and iteration to improve technologies.

The experience provided students with an opportunity to apply engineering design skills, collaborate with peers, and interact with professionals working in STEM-related fields. Students were highly engaged throughout the activity and demonstrated enthusiasm for both the challenge and the opportunity to learn from industry professionals.

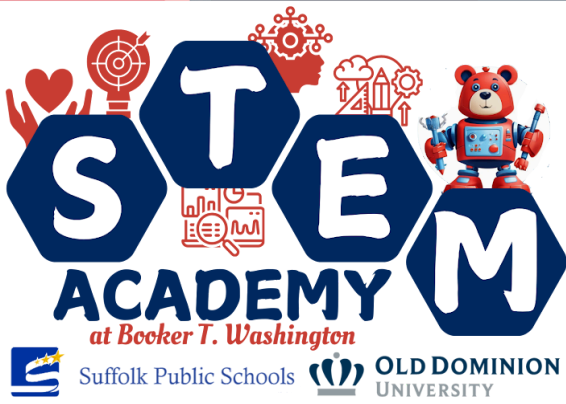
In addition to facilitating the event, CEP Solar provided enough solar car kits for every student, extending the experience beyond the classroom and allowing students to continue exploring engineering concepts independently.

We appreciated CEP Solar's willingness to work collaboratively with our staff, invest time in planning a meaningful educational experience, and support STEM learning opportunities for our students. Their team's engagement helped create a memorable and successful learning experience for our fifth-grade learners.

Sincerely,

Kristen Duprey

Kristen Duprey
STEM Academy Program Manager



☎ 757-934-6226

🌐 sabtw.oduceio.org

✉ RacheleHirsch-Brooks@spsk12.net

📍 204 Walnut Street, Suffolk, VA 23435

To Whom It May Concern,

I am pleased to share my support for the learning experience provided to students at the STEM Academy at Booker T. Washington Elementary through the solar car building activity.

During this experience, students had the opportunity to engage in hands-on STEM learning by building and testing solar cars. This activity gave students a meaningful way to explore concepts connected to energy, engineering, design, problem-solving, and iteration. More importantly, it created space for students to ask questions, make observations, and have real conversations about renewable energy and how different forms of energy can be used in the world around them.

This partnership was beneficial for our students because it allowed them to connect classroom learning to a real-world topic in an engaging and age-appropriate way. Students were not simply listening to information; they were building, testing, discussing, and thinking critically. Experiences like this help students develop curiosity, collaboration, and confidence as they begin to see themselves as problem-solvers and future innovators.

We are grateful for the time and support provided to our students through this activity. The solar car experience was a positive example of how community partnerships can enrich student learning and provide opportunities for meaningful conversations around STEM topics.

We look forward to the possibility of continuing similar hands-on learning experiences during the 2026–2027 school year.

Kind Regards,

Rachele Hirsch-Brooks
STEM Academy Instructional Specialist
The STEM Academy at Booker T. Washington Elementary
Suffolk Public Schools

City of Suffolk

Department of Planning and Community Development

DISCLOSURE STATEMENT FORM



OFFICE INFORMATION: To be completed by staff

Application Number:		Project Name:	
Project Address:		Date Submitted:	

The disclosures contained in this Form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. The completion and submission of this Form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Suffolk requiring action by the City Council or a City board, commission or other body.

PART 3 - APPLICANT DISCLOSURE: To be completed by Applicant

Important Notice: Only complete, hard-copy application forms with original signatures or other approved written consent from all property owners are accepted.

APPLICANT INFORMATION

Applicant Name: Old Myrtle Solar Farm, LLC

Property Address(es): N/A

Tax Map Number(s): 23*20, 23*2, 23*3, 23*4, and 23*5

Account Number(s): 251695000, 250702000, 251966000, 251965000, 251964000

Is Applicant the owner of the subject property? YES NO

Does the Applicant have a Representative? YES NO

If yes, name of Representative: CEP Solar, LLC

Is Applicant a corporation, partnership, firm, business, trust, or unincorporated business? YES NO

If yes, list the names of all officers, directors, members, trustees, etc. below AND businesses that have a parent-subsidary or affiliated business entity relationship (see definitions below) with the applicant (attach list if necessary):

Old Myrtle Solar Farm, LLC is a wholly owned subsidiary of CEP Solar Holdings II, LLC.

Co-Presidents: Tyson Utt, Richard Wright. Senior Project Developer: Paul Cozens

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contingent on the subject public action? YES NO

If yes, name of the official or employee, and description of the nature of their interest:

APPLICANT SERVICES DISCLOSURE

The Applicant must certify whether the following services are being provided in connection to the applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<hr/>
Real Estate Broker/Agent/Realtor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<hr/>
Accounting/Tax Preparation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<hr/>
Architect/Designer/Landscape Architect/Land Planner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Timmons Group, Inc. <hr/>
Construction Contractor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<hr/>
Engineer/Surveyor/Agent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Timmons Group, Inc. <hr/>
Legal Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gentry Locke PLC <hr/>

PART 4 – PROPERTY OWNER DISCLOSURE

PROPERTY OWNER DISCLOSURE

Property Owner Name: Susan Lynn Perry

(as listed on application)

Is the Owner a corporation, partnership, firm, business, trust or an unincorporated business? YES NO

If yes, the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidiary or affiliated business entity relationship (see definitions below) with the Applicant (attach list if necessary):

Does the subject property have a proposed or pending purchaser? YES NO

If yes, name of the proposed or pending purchaser: _____

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contingent on the subject public action? YES NO

If yes, name of the official or employee, and description of the nature of their interest:

PROPERTY OWNER SERVICES DISCLOSURE

The Owner must certify whether the following services are being provided in connection to the Applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES (select one)	NO	SERVICE PROVIDER (Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Real Estate Broker/Agent/Realtor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Accounting/Tax Preparation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Architect/Designer/Landscape Architect/Land Planner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Construction Contractor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Engineer/Surveyor/Agent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Legal Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

APPLICANT CERTIFICATION

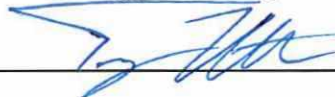
- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Applicant Name (Print)

Applicant Signature

Date

Tyson Utt



3/24/26

PROPERTY OWNER CERTIFICATION

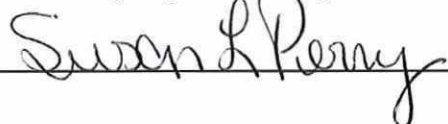
- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Property Owner Name (Print)

Property Owner Signature

Date

Susan L Perry



03/26/26

“Parent-subsidary relationship” means “a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation.” See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

“Affiliated business entity relationship” means “a relationship, other than parent-subsidary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities.” See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

ORDINANCE NUMBER _____

AN ORDINANCE TO GRANT A CONDITIONAL USE PERMIT TO ESTABLISH A SOLAR ENERGY FACILITY ON PROPERTY LOCATED ON OLD MYRTLE ROAD AT ZONING MAP 23, PARCELS 2, 3, 4, 5 & 20, ACCOUNT NUMBERS 250702000, 251964000, 251965000, 251966000, & 251695000; CUP2026-011

WHEREAS, Tyson Utt, Old Myrtle Solar Farm, LLC, applicant, on behalf of Susan Lynn Perry, property owner, has requested a Conditional Use Permit to establish a solar energy facility on property located on Old Myrtle Road, which land is designated on the Zoning Map of the City of Suffolk, Virginia as Zoning Map 23, Parcels 2,3,4,5, and 20, and is more particularly depicted in Exhibit "B"; and,

WHEREAS, the procedural requirements of Article 3, Section 31-306 of the Code of the City of Suffolk, Virginia, 1998 (as amended), have been followed; and,

WHEREAS, in acting upon this request, the Planning Commission and City Council have considered the matters enunciated in Section 15.2-2284 of the Code of Virginia (1950), as amended, and Section 31-102 and Section 31-306(c)(1 through 8) of the Code of the City of Suffolk, 1998 (as amended), with respect to the purposes stated in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia (1950), as amended; and,

WHEREAS, the Planning Commission has made a recommendation as stated in Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Suffolk, Virginia, that:

Section 1. Exhibits.

Exhibit "A", "Planning Commission Recommendation", Exhibit "B", "Property Map", Exhibit "C", "Old Myrtle Solar Conceptual Site Plan", Exhibit "D", "Old Myrtle Solar Proposed Landscaping Map and Notes, Sheets C5.0 and C5.1", Exhibit "E", "Surrounding Roadway Network and Site Location, Old Myrtle Solar", and Exhibit "F", "Old Myrtle Solar Facility Sound Study, Version 2", which are attached hereto, are hereby incorporated as part of this ordinance.

Section 2. Findings.

Council finds that the proposal for a Conditional Use Permit, as submitted or modified with conditions herein, the expressed purpose of which is a solar energy facility, is in conformity with the standards of the Unified Development Ordinance of the City of Suffolk and that it will have no more adverse effects on the health, safety or comfort of persons living, working in, or driving through the neighborhood, and will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities with the conditions set forth below.

These findings are based upon the consideration for the existing use and character of property, the Comprehensive Plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population, economic, and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services, the conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestal land, the conservation of properties and their values, and the encouragement of the most appropriate use of land throughout the City.

These findings are based upon a determination that the most reasonable and limited way of avoiding the adverse impacts of a solar energy facility is by the imposition of the conditions provided herein.

Section 3. Permit Granted.

The Conditional Use Permit for the property be, and is hereby approved for the property, subject to the following conditions and the general conditions set forth in Section 4 hereof. The Conditional Use Permit specifically permits a solar energy facility in compliance with Sections 31-306, 31-406, and 31-724 of the Code of the City of Suffolk.

Conditions

1. This Conditional Use Permit shall authorize a solar energy facility for property located along Old Myrtle Road at Zoning Map 23, Parcels 2, 3, 4, 5, and 20; as identified and depicted in Exhibit "B".
2. The applicant shall obtain all necessary building permits from the Division of Community Development and shall obtain approval of a site plan from the Division of Planning for the design of improvements associated with this request prior to the commencement of any land disturbance or construction activities on the property. Said site plan shall be in substantial conformance with the concept plan titled "*Old Myrtle Solar Conceptual Site Plan, Sheet C3.0*" prepared by Timmons Group and dated May 13, 2026; as identified in Exhibit "C".
3. A landscape buffer of preserved mature vegetation and planted vegetation shall surround the project site as generally depicted on the plan titled "*Old Myrtle Solar Proposed Landscaping Map and Notes, Sheets C5.0, & C5.1*" prepared by Timmons Group and dated May 13, 2026; as identified in Exhibit "D". An easement, lease agreement, or other instrument acceptable to the City Attorney shall be executed and recorded, as applicable prior to site plan approval, to protect the buffer area from tree clearing or the removal of native vegetation for as long as the use occupies the subject parcel.
4. During construction and decommissioning, all truck haul routes shall utilize Pruden Boulevard (Route 460) from the north to Old Myrtle Road and to the site entrance, in accordance with the haul route identified on the submittal document titled "*Surrounding Roadway Network and Site Location, Old Myrtle Solar*" prepared by Timmons Group and dated May 15, 2026; as identified in Exhibit "E". Truck traffic shall not travel along Old Myrtle Road south of the site or utilize Old Mill Road to access the site.

5. The operator of the solar energy facility shall ensure reasonable access to all parts of the site for fire and emergency medical personnel and shall install a secured lock box or key box at the gated site entrance containing a key or other means of accessing the facility during an emergency.
6. The solar energy facility shall at all times be in conformance with the maximum noise output levels shown in the document titled “*Old Myrtle Solar Facility Sound Study, Version 2*” prepared by Acentech and dated March 6, 2026; as identified in Exhibit “F”. If at any time, upon commencement of the use on the property, the City finds that the noise level associated with such use exceeds the representations of the expected noise level associated with such use made in the noise study, then the City shall notify the applicant that they are in violation of the conditions of this Conditional Use Permit. The applicant shall, at their own expense, take appropriate action to bring the noise level into compliance with the representations made in the noise study within 30 days. As a part of the landscape surety that must be submitted to the City prior to site plan approval, the applicant must incorporate a perpetual noise mitigation component, in a form acceptable to the Director of Planning and Community Development. Failure of the applicant to bring the noise level into compliance may result in forfeiture of any landscape maintenance surety posted by the applicant in pursuit of this project.
7. The applicant shall obtain all necessary permits prior to development and operation. The development and operations shall comply with applicable codes, ordinances and regulations of federal, state and local government.

Section 4. General Conditions.

- (a) The Conditional Use Permit may be revoked by City Council upon failure to comply with any of the conditions contained herein, after ten days’ written notice to the property owner or their successors in interest, and a hearing at which time all such persons shall have the opportunity to be heard.
- (b) To the extent applicable, the requirements set forth in Section 31-306 of the Code of the City of Suffolk, Virginia shall be met.
- (c) The commencement of the Use described in Section 3 of this ordinance shall be deemed acceptance by the property owner, or any party undertaking or maintaining such Use, of the conditions to which the Conditional Use Permit herein granted is subject.

Section 5. Severability.

It is the intention of the City Council that the provisions, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph, section or provision of this ordinance is declared unconstitutional or otherwise invalid by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, sections or provisions of this ordinance, to the extent that they can be enforced notwithstanding such determination.

Section 6. Recordation.

A certified copy of this ordinance shall be recorded, by the applicant, in the name of the property owner as grantor in the office of the Clerk of Circuit Court.

Section 7. Effective Date.

This ordinance shall be effective upon passage and shall not be published or codified. The Conditional Use authorized by this Permit shall be implemented within five (5) years from the date of approval by the City Council and shall terminate if not initiated within that time period.

READ AND PASSED: _____

TESTE: _____
Erika S. Dawley, City Clerk

Approved as to Form:

William E. Hutchings, Jr., City Attorney

EXHIBIT "A"

RESOLUTION NO. 26-06-03

CITY OF SUFFOLK PLANNING COMMISSION

**A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION
TO CITY COUNCIL RELATING TO CONDITIONAL USE PERMIT
CUP2026-011**

**TO GRANT A CONDITIONAL USE PERMIT TO ESTABLISH A SOLAR ENERGY
FACILITY ON PROPERTY LOCATED ON OLD MYRTLE ROAD AT ZONING MAP
23, PARCELS 2, 3, 4, 5 & 20, ACCOUNT NUMBERS 250702000, 251964000, 251965000,
251966000, & 251695000**

WHEREAS, Tyson Utt, Old Myrtle Solar Farm, LLC, applicant, on behalf of Susan Lynn Perry, property owner, has requested a Conditional Use Permit to establish a solar energy facility on property located on Old Myrtle Road, which land is designated on the Zoning Map of the City of Suffolk, Virginia as Zoning Map 23, Parcels 2,3,4,5, and 20, and is more particularly depicted in Exhibit "B"; and,

WHEREAS, the procedural requirements for the consideration of this request by the Planning Commission have been met.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Suffolk, Virginia, that:

Section 1. Findings.

The Suffolk Planning Commission finds that the proposal for a Conditional Use Permit, as submitted or modified herein:

- _____ a) Will have no more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood,
- _____ b) Will have more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood,
- _____ c) Will be no more injurious to property or improvements in the neighborhood, or
- _____ d) Will be more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities.

Section 2. Recommendation to Council.

The Planning Commission recommends to City Council that the request, CUP2026-011 be:

- _____ a) Granted as submitted, and that the City Council adopt the proposed Ordinance without modification.
- _____ b) Denied, and that Council not adopt the proposed Ordinance.
- _____ c) Granted with the modifications set forth on the attached listing of specific recommendations and that Council adopt the proposed Ordinance with such modifications.

READ AND ADOPTED: _____

TESTE: _____

CONDITIONAL USE PERMIT

CUP2026-011

CONDITIONS

1. This Conditional Use Permit shall authorize a solar energy facility for property located along Old Myrtle Road at Zoning Map 23, Parcels 2, 3, 4, 5, and 20; as identified and depicted in Exhibit “B”.
2. The applicant shall obtain all necessary building permits from the Division of Community Development and shall obtain approval of a site plan from the Division of Planning for the design of improvements associated with this request prior to the commencement of any land disturbance or construction activities on the property. Said site plan shall be in substantial conformance with the concept plan titled “*Old Myrtle Solar Conceptual Site Plan, Sheet C3.0*” prepared by Timmons Group and dated May 13, 2026; as identified in Exhibit “C”.
3. A landscape buffer of preserved mature vegetation and planted vegetation shall surround the project site as generally depicted on the plan titled “*Old Myrtle Solar Proposed Landscaping Map and Notes, Sheets C5.0, & C5.1*” prepared by Timmons Group and dated May 13, 2026; as identified in Exhibit “D”. An easement, lease agreement, or other instrument acceptable to the City Attorney shall be executed and recorded, as applicable prior to site plan approval, to protect the buffer area from tree clearing or the removal of native vegetation for as long as the use occupies the subject parcel.
4. During construction and decommissioning, all truck haul routes shall utilize Pruden Boulevard (Route 460) from the north to Old Myrtle Road and to the site entrance, in accordance with the haul route identified on the submittal document titled “*Surrounding Roadway Network and Site Location, Old Myrtle Solar*” prepared by Timmons Group and dated May 15, 2026; as identified in Exhibit “E”. Truck traffic shall not travel along Old Myrtle Road south of the site or utilize Old Mill Road to access the site.
5. The operator of the solar energy facility shall ensure reasonable access to all parts of the site for fire and emergency medical personnel and shall install a secured lock box or key box at the gated site entrance containing a key or other means of accessing the facility during an emergency.
6. The solar energy facility shall at all times be in conformance with the maximum noise output levels shown in the document titled “*Old Myrtle Solar Facility Sound Study, Version 2*” prepared by Acentech and dated March 6, 2026; as identified in Exhibit “F”. If at any time, upon commencement of the use on the property, the City finds that the noise level associated with such use exceeds the representations of the expected noise level associated with such use made in the noise study, then the City shall notify the applicant that they are in violation of the conditions of this Conditional Use Permit. The applicant shall, at their own expense, take appropriate action to bring the noise level into compliance with the representations made in the noise study within 30 days. As a part of the landscape surety that must be submitted to the City prior to site plan approval, the applicant must incorporate a perpetual noise mitigation component, in a form acceptable to the Director of Planning

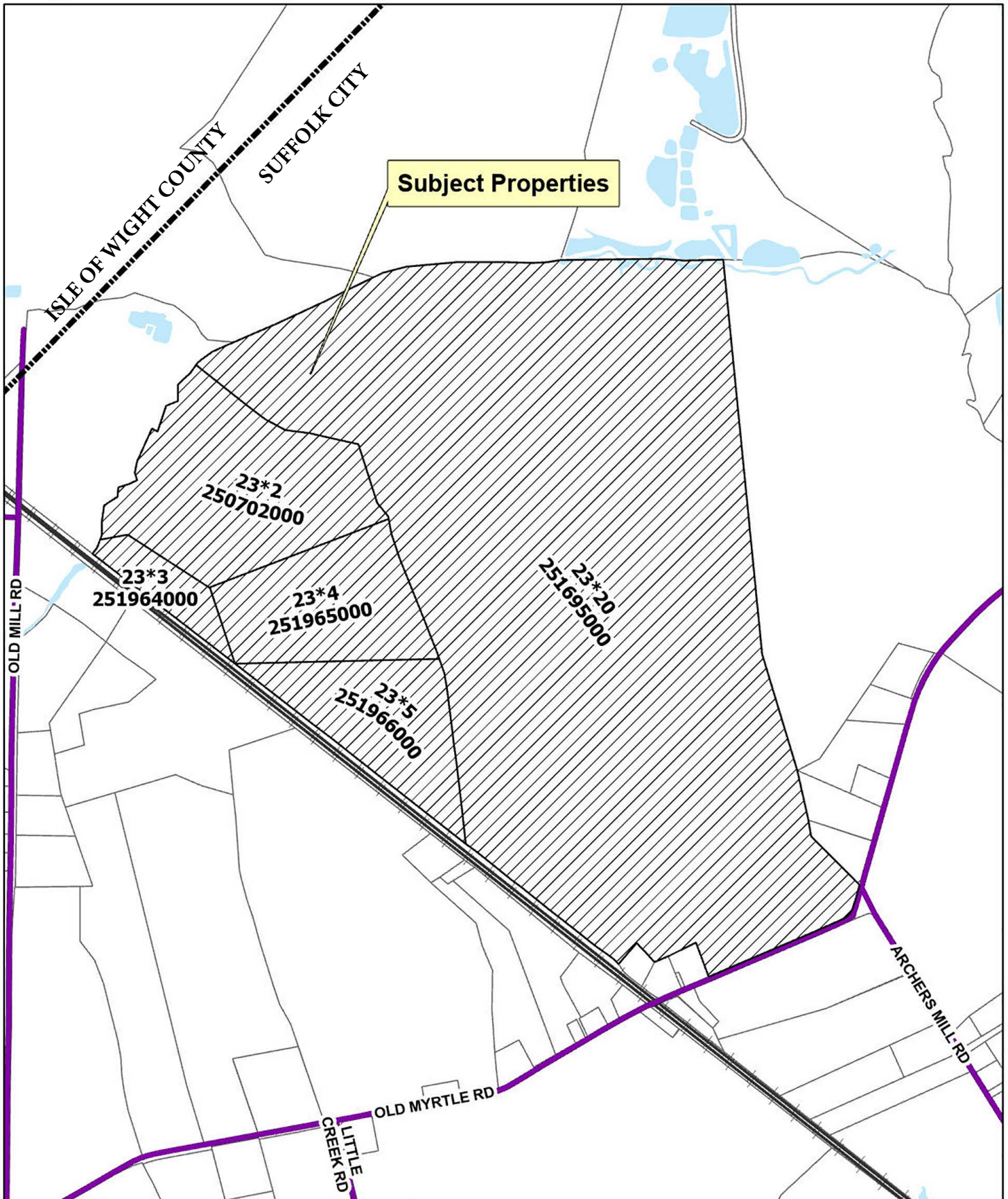
and Community Development. Failure of the applicant to bring the noise level into compliance may result in forfeiture of any landscape maintenance surety posted by the applicant in pursuit of this project.

7. The applicant shall obtain all necessary permits prior to development and operation. The development and operations shall comply with applicable codes, ordinances and regulations of federal, state and local government.



PROPERTY MAP CUP2026-00011

EXHIBIT B



Author: KOSSAI/CAUBUT
Date: 04-24-2026

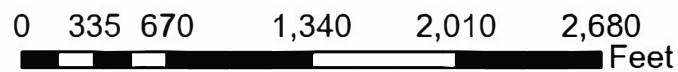
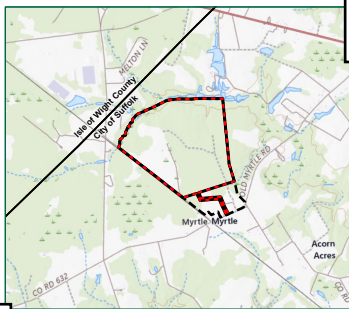
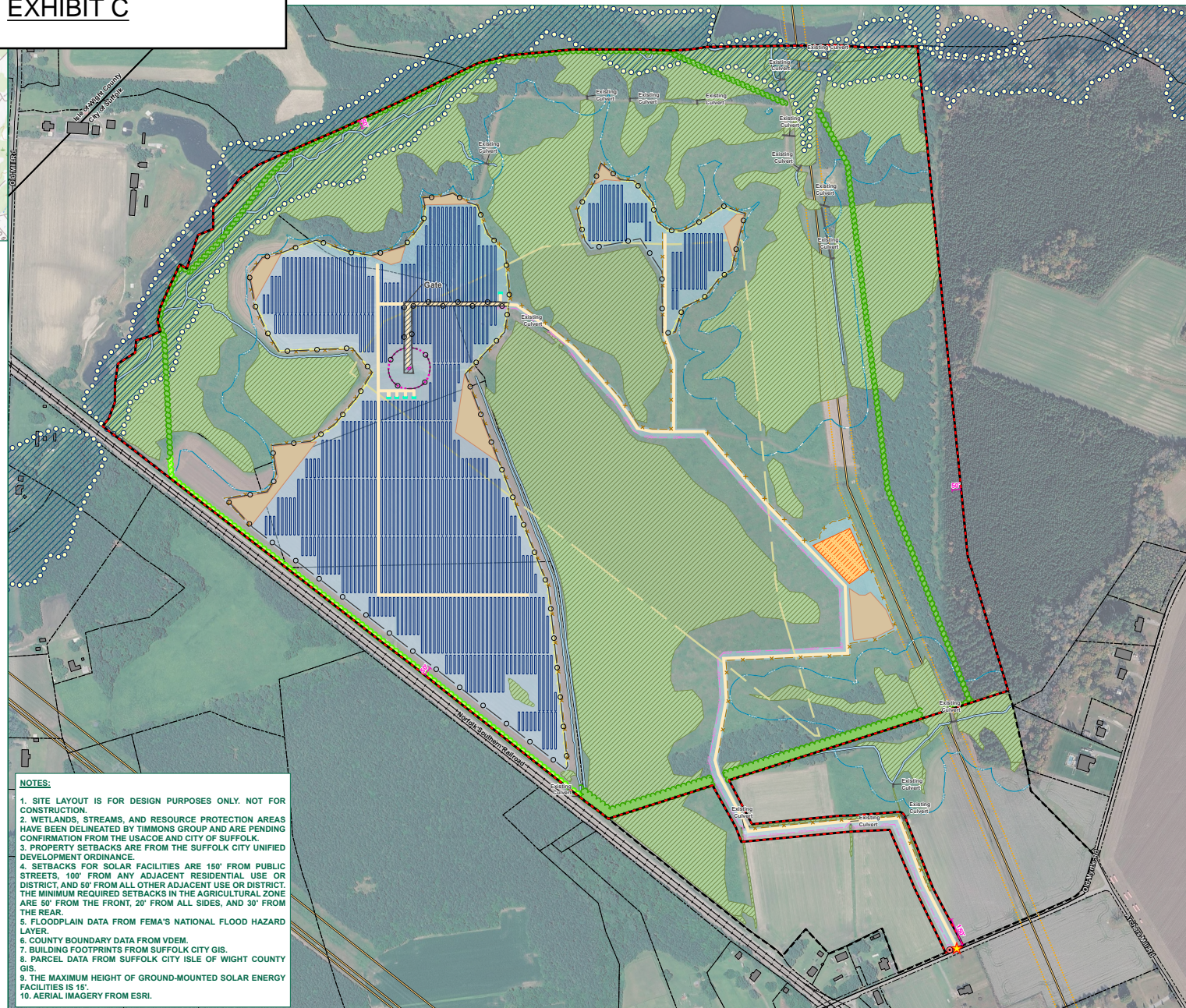


EXHIBIT C



Legend

- Project Limits - 300.9 Acres
- Parcel Limits - 343.3 Acres
- Inverter Setback - 1,000'
- Buildable Area - 77.4 Acres
- ★ Entrance
- Point of Interconnection
- Electric Transmission Lines
- Existing Culvert
- Delineated Streams
- Resource Protection Area
- Silt Fence
- Preliminary Ditch
- Gate
- Underground Medium Voltage Collection Line
- Solar Panels - 44.2 Acres Under Panel
- Fence - 63.9 Acres
- Inverters
- Internal Gravel Access Roads
- Laydown Yard
- Preliminary Stormwater Basins
- Proposed Vegetative Buffer
- Retained Vegetative Buffer
- Existing Cemetery
- Cultural Resource Avoidance Buffer - 100'
- Cemetery Access Easement
- Delineated Wetlands
- FEMA Flood Zone
- Electric Transmission Line Easement
- City of Suffolk and Isle of Wight County Tax Parcels
- Building Footprints
- County Boundary



NOTES:

1. SITE LAYOUT IS FOR DESIGN PURPOSES ONLY. NOT FOR CONSTRUCTION.
2. WETLANDS, STREAMS, AND RESOURCE PROTECTION AREAS HAVE BEEN DELINEATED BY TIMMONS GROUP AND ARE PENDING CONFIRMATION FROM THE USACE AND CITY OF SUFFOLK.
3. PROPERTY SETBACKS ARE FROM THE SUFFOLK CITY UNIFIED DEVELOPMENT ORDINANCE.
4. SETBACKS FOR SOLAR FACILITIES ARE 150' FROM PUBLIC STREETS, 100' FROM ANY ADJACENT RESIDENTIAL USE OR DISTRICT, AND 50' FROM ALL OTHER ADJACENT USE OR DISTRICT. THE MINIMUM REQUIRED SETBACKS IN THE AGRICULTURAL ZONE ARE 50' FROM THE FRONT, 20' FROM ALL SIDES, AND 30' FROM THE REAR.
5. FLOODPLAIN DATA FROM FEMA'S NATIONAL FLOOD HAZARD LAYER.
6. COUNTY BOUNDARY DATA FROM VDEM.
7. BUILDING FOOTPRINTS FROM SUFFOLK CITY GIS.
8. PARCEL DATA FROM SUFFOLK CITY ISLE OF WIGHT COUNTY GIS.
9. THE MAXIMUM HEIGHT OF GROUND-MOUNTED SOLAR ENERGY FACILITIES IS 15'.
10. AERIAL IMAGERY FROM ESRI.

TIMMONS GROUP
FOUR VISIONS ACHIEVED THROUGH ONE.

1700 Colchester Ave, Suite 200
Richmond, VA 23220
Tel: 804.771.1100
www.timmons.com

CEPSOLAR
CORPORATE HEALTH CARE PARTNERS

2201 W. River St. Suite 200
Richmond, VA 23220
Tel: 804.771.1100
www.cephsolar.com

PROJECT NAME & LOCATION:
**OLD MYRTLE SOLAR
CITY OF SUFFOLK,
VIRGINIA**

DATE: 03/04/2026
PROJECT NUMBER: 47661.044
PROJECT NAME: OLD MYRTLE SOLAR
DESIGNED BY: M. HILL

NO.	REVISIONS

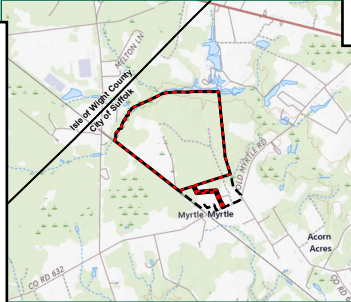
PROJECT DESCRIPTION:
**CONCEPTUAL
SITE PLAN**

SCALE (FEET)
0 250 500
SCALE PRINTED: SHEET AREAS HALF SCALE
SCALE: H: 1" = 250' C3.0

Y:\8247661-044-Old_Myrtle\GIS\47661-044-CUP\47661-044-CUP.aprx

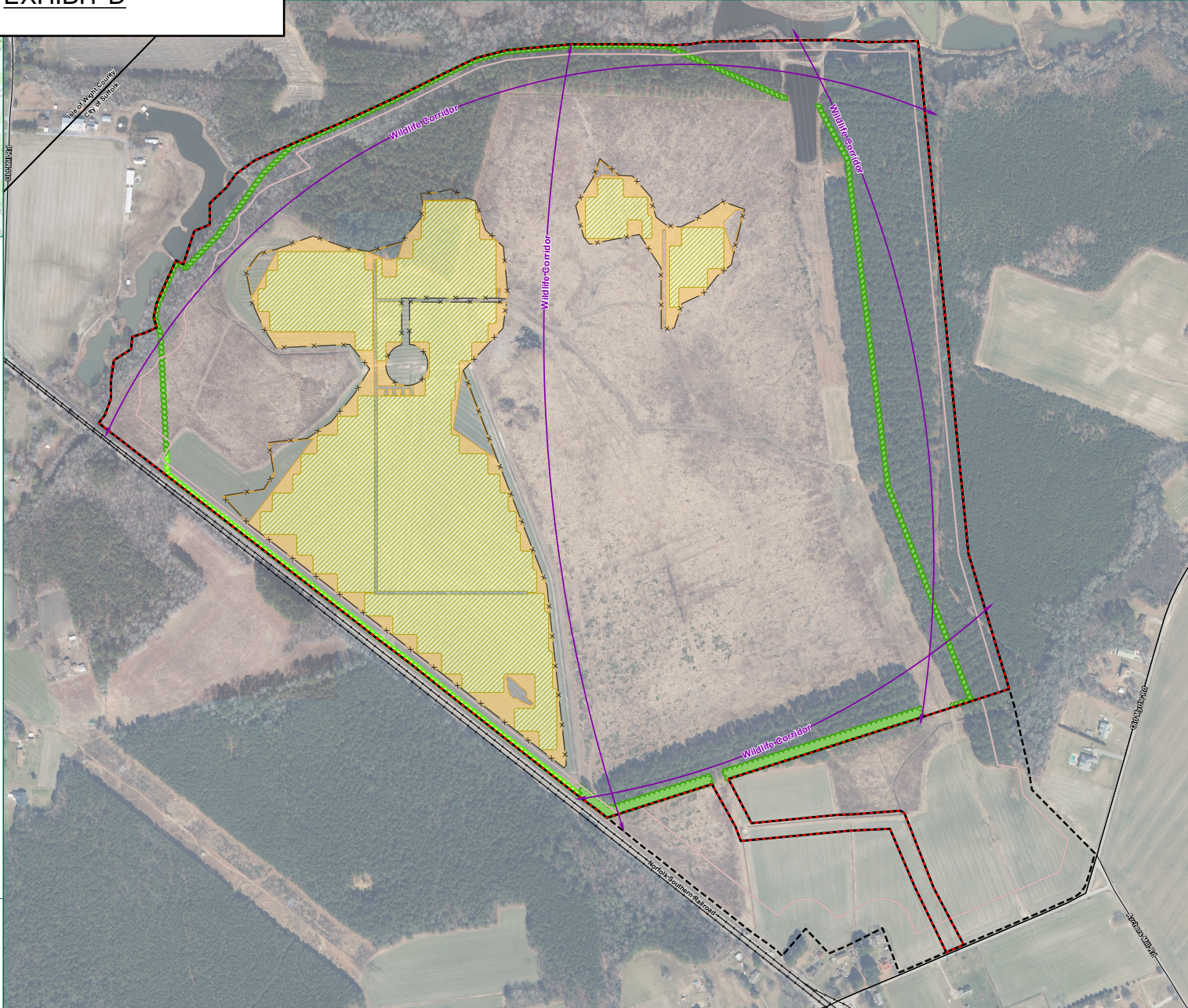
EXHIBIT D

EXHIBIT D



- Legend**
- Project Limits - 300.9 Acres
 - Parcel Limits - 343.3 Acres
 - Property Setbacks - 50' / 150'
 - Wildlife Corridor
 - Fence - 63.9 Acres
 - Solar Farm Seed Mix - 48.1 Acres
 - Northeast Solar Pollinator Seed Mix - 11.3 Acres
 - Proposed Vegetative Buffer - 15'
 - Retained Vegetative Buffer
 - County Boundary

- NOTES:**
1. SITE LAYOUT IS FOR DESIGN PURPOSES ONLY. NOT FOR CONSTRUCTION. LAYOUT IS SUBJECT TO CHANGE.
 2. PROPERTY SETBACKS ARE FROM THE SUFFOLK CITY UNIFIED DEVELOPMENT ORDINANCE.
 3. SETBACKS ARE 150' FROM PUBLIC STREETS, 100' FROM ANY ADJACENT RESIDENTIAL USE OR DISTRICT, AND 50' FROM ALL OTHER ADJACENT USE OR DISTRICT.
 4. SEE SHEET 5.1 FOR LANDSCAPING NOTES AND DETAILS.
 5. AERIAL IMAGERY FROM VGIN.



TIMMONS GROUP
 FOUR VISIONS ACHIEVED THROUGH ONE.
 1935 Colquhoun Rd.
 Richmond, VA 23220
 Tel: 804.770.1100
 www.timmons.com

CEPSOLAR
 COMMONWEALTH ENERGY PARTNERS
 2204 W. Main St. Suite 200
 Norfolk, VA 23502
 Tel: 757.622.1100
 www.cepsolar.com

PROJECT NAME & LOCATION
OLD MYRTLE SOLAR
 CITY OF SUFFOLK,
 VIRGINIA

DATE	03/04/2026
PROJECT NUMBER	47661.044
PROJECT NAME	OLD MYRTLE SOLAR
DESIGNED BY	DESIGN BY M. HILL

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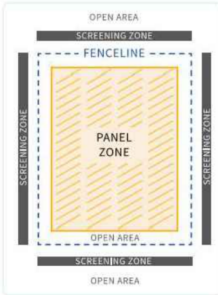
REVISIONS

NO.	DATE	DESCRIPTION

FORMING SCOPES
**PROPOSED
 LANDSCAPING
 MAP**

SCALE (FEET)
 0 250 500
 PLANS PRINTED AT SCALE ARE HALF SCALE
 SCALE: H: 1" = 250' C5.0
 SHEET NUMBER

PROJECT AREA DIAGRAM



DEFINITIONS

Open Area: Any area beyond the panel zone, within the property boundary.

Panel Zone: The area underneath the solar arrays, including inter-row spacing.

Project Area: Open Area + Panel Zone + Screening Zone.

Screening Zone: A vegetated visual barrier.

SOURCE: VIRGINIA POLLINATOR-SMART COMPREHENSIVE PLAN

OVER PLANTING NOTES

- FOLLOWING INITIAL IMPLEMENTATION OF NOXIOUS WEED AND INVASIVE SPECIES MANAGEMENT PLAN, PREPARE SITE CONDITIONS FOR SEEDING.
- SEED DISTURBED AREAS WITHIN THE PROJECT AREA, DISTURBED AREAS WITHIN THE SETBACK, AND INSTALLED VEGETATIVE BUFFERS WITH APPROPRIATE NATIVE PLANTS PER SEC. 31-603 OF THE CITY OF SUFFOLK ORDINANCE.
- SEED DISTURBED AREAS WITH A TEMPORARY MIXTURE AS NEEDED TO MEET STATE REGULATIONS FOR EROSION AND SEDIMENT CONTROL.
- DURING THE NEXT SUITABLE SEEDING PERIOD (SPRING OR FALL), SOW GROUNDCOVER TO ESTABLISH PERMANENT VEGETATIVE COVER. OPTIMAL SEED GERMINATION OCCURS AFTER OCTOBER 15 AND BEFORE APRIL 15. IF SEEDING IS CONDUCTED OUTSIDE OF OPTIMAL SEED GERMINATION PERIODS, PAIR A SEASONALLY-APPROPRIATE COVER CROP WITH PERMANENT SEED MIXTURE TO SUPPORT SOIL STABILIZATION AND EROSION AND SEDIMENT CONTROL DURING SEED ESTABLISHMENT PERIOD.
- USE RECOMMENDED SEEDING RATES (SPECIFIC TO MIXTURE) AND PROPER SEED PACKING FOR OPTIMAL GERMINATION AND SEED ESTABLISHMENT.

NOXIOUS WEED AND INVASIVE PLANT SPECIES MANAGEMENT PLAN

GENERAL NOTES

- ONGOING MONITORING IS REQUIRED TO MANAGE WEEDS AND INVASIVE SPECIES.
- USE PROPER EQUIPMENT FOR ALL CONTROL MEASURES:
 - TRACTOR MOUNTED BRUSH HOG FOR HEAVY MOWING (MINIMUM PLANT HEIGHT 23"-4") AND HIGH MOWING (MINIMUM PLANT HEIGHT 26"-5")
 - TRACTOR-MOUNTED, TRUCK-MOUNTED, OR ATV- MOUNTED SPRAYER FOR BROADCAST APPLICATIONS
 - BACKPACK STYLE SPRAYER OR OTHER DEVICE FOR SPOT SPRAYING APPROPRIATE TO THE CLASS OF PESTICIDE
 - AREAS UNDER AND DIRECTLY ADJACENT TO SOLAR ARRAYS MAY REQUIRE USE OF HAND-HELD EQUIPMENT
 - GRAZING BY RUMINANTS (USUALLY GOATS OR SHEEP) WHERE PRACTICAL AND APPROPRIATE TO PLANT SPECIES PRESENT
- REMOVE SHRUBS AND WOODY VINES BY THEIR ROOT SYSTEMS. ALTERNATIVELY, PRUNE THESE PLANTS AT GROUND LEVEL.
- REMOVE PROBLEMATIC PLANTS WITH FLOWERS OR SEEDS MANUALLY, PLACE HEAD FIRST IN HEAVY PLASTIC BAG, AND TRANSPORT TO A DESIGNATED DISPOSAL SITE. DO NOT DISPOSE OF AT LOCAL TRANSFER STATION, UNLESS THERE IS A DESIGNATED AREA FOR INVASIVE PLANT SPECIES DISPOSAL.
- PERFORM ALL CHEMICAL CONTROL TREATMENTS UNDER THE DIRECT SUPERVISION OF A VIRGINIA CERTIFIED PESTICIDE APPLICATOR OR REGISTERED TECHNICIAN.
- DO NOT APPLY HERBICIDE WHEN RAINFALL IS EXPECTED WITHIN 48 HOURS OR WIND SPEEDS EXCEED 10 MPH.
- REMOVAL OR PRUNING OF ANY VEGETATION WITHIN RPA BUFFERS ARE SUBJECT TO APPROVAL BY THE PLANNING DEPARTMENT.

IDENTIFICATION AND CONTROL MEASURES PRE-CONSTRUCTION AND DURING CONSTRUCTION

- COMPLETE SITE INVENTORY OF NOXIOUS WEED SPECIES AND INVASIVE SPECIES.
- DEVELOP A MANAGEMENT PLAN THAT PRIORITIZES CONTROL OBJECTIVES.
- IMPLEMENT REMOVAL AND CONTROL MEASURES ACCORDING TO MANAGEMENT PLAN.
- REMOVAL AND CONTROL STRATEGIES SHOULD BE IMPLEMENTED TO BEGIN MANAGEMENT PRIOR TO SEEDING.

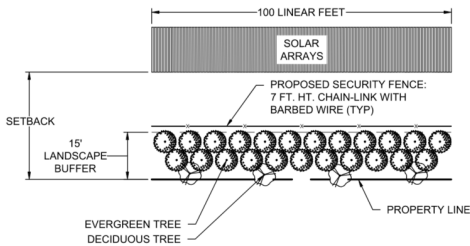
ESTABLISHMENT AND ONGOING MAINTENANCE SCHEDULE

- WINTER**
 - REVIEW AND REVISE MANAGEMENT PLANS FOR THE UPCOMING YEAR BASED ON OBSERVATIONS FROM THE PRIOR YEAR.
 - PRUNE AS NECESSARY AND SEASONALLY APPROPRIATE.
 - DURING THE ESTABLISHMENT PERIOD, YEARS 1, 2, AND 3: DURING LATE WINTER OR EARLY SPRING, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES. AFTER THE ESTABLISHMENT PERIOD, THIS SHOULD BECOME THE ONCE-A-YEAR MOWING OR AN AS NEEDED MOWING.
- SPRING**
 - WEED MANUALLY OR SPOT SPRAY TO TREAT WEEDS, IDEALLY ONCE PER MONTH.
 - DURING THE ESTABLISHMENT PERIOD, YEARS 1, 2, AND 3: DURING LATE WINTER, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES.
 - WATER AS NEEDED, ESPECIALLY DURING PERIODS OF DROUGHT.
 - REMOVE AND DISPOSE OF DISEASED AND DAMAGED PLANT MATERIAL, PARTICULARLY THOSE THAT CONTAIN OR COULD CONTAIN PESTS.
- SUMMER**
 - WEED MANUALLY OR SPOT SPRAY TO TREAT WEEDS, IDEALLY ONCE PER MONTH.
 - WATER AS NEEDED, ESPECIALLY DURING PERIODS OF DROUGHT.
 - REMOVE AND DISPOSE OF DISEASED AND DAMAGED PLANT MATERIAL, PARTICULARLY THOSE THAT CONTAIN OR COULD CONTAIN PESTS.
- FALL**
 - DURING THE ESTABLISHMENT PERIOD, YEARS 1 AND 3: IF NOT DONE IN WINTER, MOW SEEDED AREAS WHEN VEGETATION GROWS TO 18 INCHES BENEATH THE PANELS OR 2 TO 2.5 FEET ELSEWHERE. MOW TO A HEIGHT OF 12 INCHES. THE SECOND OR LAST MOWING SHOULD BE IN OCTOBER.
 - REMOVE AND DISPOSE OF DISEASED AND DAMAGED PLANT MATERIAL, PARTICULARLY THAT WHICH CONTAINS OR COULD CONTAIN PESTS.
 - LEAVE GROUNDCOVER ALONE FOR THE PURPOSE OF CREATING SEASONAL INTEREST IN THE LANDSCAPE AND WINTER HABITAT AND FOOD SOURCES FOR WILDLIFE. DO NOT DEADHEAD OR CUT DOWN STANDING VEGETATION, INCLUDING GRASSES AND FORBS. AN EXCEPTION IS ANY SPECIES THAT SEEDS AGGRESSIVELY. IN THAT CASE, DEADHEAD TO PREVENT THESE PLANTS FROM SELF-SOWING. IF A DECISION IS MADE TO CUT DOWN ANY VEGETATION, LAY THE CLIPPINGS ON THE GROUND TO SERVE AS MULCH (EXCEPT FOR AGGRESSIVE, NOXIOUS, OR INVASIVE PLANTS, WHICH SHOULD BE PROPERLY REMOVED FROM THE SITE).
 - IDENTIFY PROBLEM AREAS AND CHALLENGES FROM THE PRIOR GROWING SEASON TO INCORPORATE INTO MAINTENANCE AND MANAGEMENT PLANS FOR THE UPCOMING SEASON. PLAN OUT AND SCHEDULE SPECIFIC MAINTENANCE TASKS.

VEGETATIVE BUFFER NOTES

- PROVIDE A 15-FOOT WIDE LANDSCAPE BUFFER CONSISTING OF A STAGGERED ROW OF TREES AND OTHER VEGETATION THAT ARE NON-INVASIVE, NATIVE, AND WILDLIFE FRIENDLY PER SEC. 31-724 OF THE CITY OF SUFFOLK ORDINANCE.
- PRESERVE EXISTING WETLANDS AND WOODLANDS TO SERVE AS VEGETATIVE BUFFER. IF EXISTING TREES AND VEGETATION ARE DISTURBED, PROVIDE NEW BUFFER PLANTINGS. WHERE INTERMITTENT EXISTING TREES OR SHRUBS EXIST WITHIN A PROPOSED BUFFER LOCATION, PROPOSED SCREENING MUST BE FIELD-LOCATED AND PLANTED AS NEEDED TO SUPPLEMENT THE EXISTING VEGETATIVE SCREENING.
- ENSURE THAT ALL PLANT MATERIAL MEETS REQUIREMENTS IN THE CITY OF SUFFOLK COUNTY LANDSCAPE ORDINANCE.
- VARY THE SPECIES USED EVERY 100 LINEAR FEET.
- FENCING MUST BE INSTALLED ON THE INTERIOR OF THE BUFFER.
- BUFFER MUST BE MAINTAINED IN GOOD CONDITION UNTIL THE FACILITY HAS BEEN DECOMMISSIONED AND REMOVED. IMPLEMENT A THREE-YEAR ESTABLISHMENT AND MAINTENANCE PERIOD TO FACILITY OPTIMAL SURVIVABILITY.
- EVERGREEN TREES HAVING A HEIGHT OF NOT LESS THAN 6 FEET AT THE TIME OF PLANTING, PLANTED IN A MINIMUM OF TWO ROWS, WITH STAGGERED ON-CENTER SPACING TO PROVIDE A CONTINUOUS VISUAL BARRIER AT THE TIME OF INSTALLATION.
- VEGETATION DISTURBED WITHIN THE RPA LIMITS ARE REQUIRED TO BE PLANTED BY HAND IN ORDER TO MINIMIZE DISPLACEMENT WITHIN THE RPA BUFFER.

VEGETATIVE BUFFER PLANTING TEMPLATE



RECOMMENDED BUFFER PLANT LIST

EVERGREEN TREES (REQUIRED TO MITIGATE VISUAL IMPACT)

- BOTANICAL NAME / COMMON NAME**
- ILEX OPACA / AMERICAN HOLLY
 - JUNIPERUS VIRGINIANA 'BRODIE' / EASTERN RED CEDAR
 - PINUS TAEDA / LOBLOLLY PINE
 - MAGNOLIA GRANDIFLORA 'LITTLE GEM' / SOUTHERN MAGNOLIA

DECIDUOUS TREES (REQUIRED TO MITIGATE VISUAL IMPACT)

- BOTANICAL NAME / COMMON NAME**
- ACER RUBRUM / RED MAPLE
 - SASSAFRAS ALBIDUM / SASSAFRAS
 - NYSSA SYLVATICA / BLACK GUM
 - MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA

RECOMMENDED GROUNDCOVER SEED MIXES

SOLAR FARM SEED MIX FOR USE IN PANEL ZONE
ERNST NATIVE SOLAR FARM SEED MIX - ERNMX-1861



Ernst Conservation Seeds
8884 Mercer Pike
Meadvville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: December 16, 2025

Ernst Solar Farm Seed Mix - ERNMX-186

Botanical Name	Common Name	Price/Lb
45.00 % Festuca rubra	Cresping Red Fescue	3.58
15.00 % Festuca longifolia, 'Shogron'	Hard Fescue, 'Shogron'	5.53
15.00 % Festuca longifolia, 'Seward II'	Hard Fescue, 'Seward II'	5.53
10.00 % Festuca rubra ssp. commutata	Chewings Fescue	4.16
5.00 % Phlepragmites, 'Navy'	Kentucky Bluegrass, 'Navy'	4.10
5.00 % Phlepragmites, 'Navy'	Kentucky Bluegrass, 'Navy'	4.10
4.00 % Trifolium repens, Dutch	White Clover, Dutch	9.10

100.00 % **Mix Price/Lb/Bulk: \$4.52**

Seeding Rate: 4 lb per 1,000 sq ft.
Grasses & Grass-like Species - Herbaceous Perennial; Lawn & Turfgrass Sites; Solar Sites

Provide a 2' clearance between the ground and the solar panels. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Price quotes guaranteed for 30 days.
All prices are FOB Meadvville, PA.
Please check our web site at www.ernstseed.com
for current pricing when placing orders.

NORTHEAST SOLAR POLLINATOR MIX FOR USE IN OPEN AREAS
NORTHEAST SOLAR POLLINATOR MIX - ERNMX-612



Ernst Conservation Seeds
8884 Mercer Pike
Meadvville, PA 16335
(800) 873-3321 Fax (814) 336-5191
www.ernstseed.com

Date: December 16, 2025

Northeast Solar Pollinator 3' Mix - ERNMX-612

Botanical Name	Common Name	Price/Lb
84.00 % Festuca ovina var. durakucula, Variety 'Aire Stained'	Hard Fescue, Variety 'Aire Stained'	5.53
10.00 % Festuca ovina, Variety 'Aire Stained'	Sheep Fescue, Variety 'Aire Stained'	6.50
2.00 % Eragrostis spectabilis, RI Ecotype	Purple Lovegrass, RI Ecotype	208.00
1.15 % Phytolacca americana	Non-invasive 'Nourishment'	260.00
0.70 % Zizia aurea, PA Ecotype	Golden Alexander, PA Ecotype	62.40
0.40 % Penstemon hirsutus	Hairy Beardtongue	520.00

100.00 % **Mix Price/Lb/Bulk: \$16.75**

Seeding Rate: Seed at 40 lb/acre with 30 lb/acre of a cover crop. For a cover crop use either grain oats (1 Jan to 31 Jul) or grain rye (1 Aug to 31 Dec).

Grasses & Grass-like Species - Herbaceous Flowering Species - Herbaceous Perennial; Pollinator Favorites; Solar Sites

Price quotes guaranteed for 30 days.
All prices are FOB Meadvville, PA.
Please check our web site at www.ernstseed.com
for current pricing when placing orders.



PROJECT NAME / LOCATION

OLD MYRTLE SOLAR CITY OF SUFFOLK, VIRGINIA

DATE	03/04/2026
PROJECT NUMBER	47661-044
PROJECT NAME	OLD MYRTLE SOLAR
DESIGNED BY / DRAWN BY	M. HILL

REVISIONS	DESCRIPTION

PLANS SHOWN ARE PROPOSED LANDSCAPING NOTES AND DETAILS

ADT
— 12675 VPD, 20% HV, Principal Arterial
— 695 VPD, 2% HV, No Classification

EXHIBIT E



Traffic Conditions and Roadway Classifications
Old Myrtle Solar
Suffolk, Virginia

Figure
3



EXHIBIT F

March 6, 2026

Paul Cozens
Project Manager
CEP Solar
2201 W Broad Street, Suite 200
Richmond, VA 23220
paul.cozens@cepsolar.com

Subject: Old Myrtle Solar Facility Sound Study, Version 2
Old Myrtle Road, Suffolk, VA
Acentech Project Number 639456

Dear Paul:

We have conducted a sound study for the Old Myrtle Solar facility being proposed by your team at CEP Solar. We understand that the project is planned to be located on about 52 acres of fenced project area on a larger 343-acre parcel off Old Myrtle Road in Suffolk, Virginia. To determine the impact of the project, we measured the existing ambient sound levels at the site and developed an acoustic model of the proposed facility. The acoustic model allows us to calculate the expected sound levels, at or near the site, due to the types of noise-generating equipment that you expect for the project. This equipment includes central inverters with integrated medium voltage transformers.

This review outlines our understanding of your project, existing ambient sound levels, our assumptions regarding equipment sound levels and placement, and details the associated modeling and prediction of sound levels throughout the site.

1. EXECUTIVE SUMMARY

A sound study was conducted for the Old Myrtle Solar project being planned in the City of Suffolk, VA. This study involved an existing ambient survey and sound level predictions of the contribution of proposed equipment for the project. Predictions were made using sound data from preliminary equipment selections and locations. While the equipment and placement is similar to what you expect as the final design, we understand that final component selections, vendor selections, and layout may change, and may require additional review.

Suffolk code states that solar projects must meet the residential noise limits, where the limits are 50/55/60 dBA (night/evening/day). The project's electrical equipment could meet Suffolk's definition for tonal prominence at the property boundary, but likely only in the absence of ambient sound. To remain conservative in this review, we recommend the 5 dB tonal penalty be applied to the required sound level limits, making the project goals 45/50/55 dBA at the property boundary.

Given the results of the acoustic model, we expect that the project, without any additional noise control, will meet Suffolk's noise regulations with 10 – 15 dB of margin at the nearest property boundary, regardless of time of day. In addition to that, we expect the project sound levels at the nearest sensitive receptors around the measured ambient sound levels.

Taking into account all assumptions and goals, we do not believe additional noise control measures are necessary.

2. EXISTING AMBIENT SOUND

In projects like this, it is important to characterize the existing ambient sound level at the project site and the surrounding area. These measurements can help to provide context for the future project sound and helps to determine project sound level goals beyond those provided in the jurisdiction's noise ordinance.

MEASUREMENT LOCATIONS & CONFIGURATION

We measured sound levels at a position to the south of the site, over a seven-day period from December 4 to December 10, 2025. The measurement location is shown alongside the site plan in Figure A (enclosed). This location was chosen to be representative of ambient sound at residences nearest to the project.

Measurements were made using a NTi XL2-TA sound level meter, which is Type Approved to meet ANSI S1.4 and IEC 61672 standards for sound level meters. This meter had current laboratory calibration and was field calibrated at the project site prior to starting measurements, using a Larson Davis CAL200.

MEASUREMENT RESULTS

Table 1 shows the measured sound levels corresponding to daytime, evening, and nighttime measurement periods (as defined by the City of Suffolk). Included in the table are the LAeq and LA90 metrics at the measurement location. The LAeq is the equivalent continuous sound level, or what is mathematically an energy average. LA90 is the sound level exceeded 90% of the time, which is typically used to represent background sound levels.

Table 1: Ambient Sound Level Measurement Results

Time of Day	Sound Pressure Levels (dBA re 20µPa)			
	Trains Included		Trains Removed	
	LAeq	LA90	LAeq	LA90
Daytime	64	32	49	32
Evening	66	31	39	31
Nighttime	65	27	37	27

The measurement location was adjacent to the railroad, similar to the nearest residences. However, noise during a train passby is quite loud, with both engine and horn sounds. During the measurement period, we counted more than 150 of these train passby events. These short duration, loud events can significantly increase the average sound level (LAeq), but have little-to-no impact on the background sound level (LA90), as shown in the table.

We recommend using the LA90 metrics to represent the ambient background sound levels for the surrounding area, which are shown bolded in Table 1.

3. PROJECT NOISE GOALS

This section introduces and summarizes the relevant local noise codes, which are related to how adjacent land is zoned and the expected land use. We reviewed the City of Suffolk's publicly available GIS page¹ to determine zoning. The project parcel, and all surrounding parcels, are

¹ City of Suffolk, Virginia – Mapping Resources, Zoning and Land Use

EXHIBIT F

currently zoned Agricultural (A). We expect that all surrounding parcels will be considered residential for purposes of any noise regulations.

CITY OF SUFFOLK CODE OF ORDINANCES

The City of Suffolk has a code of ordinances; the relevant parts are reproduced below.

- **Chapter 34 – Environment, Article VI, Noise** ²
 - (Sec. 34-188-*Prohibited Generally*) *It shall be a ... public nuisance for any person to willfully make, permit, continue or cause to be made, permitted or continued any excessive noise.*
 - (Sec. 34-189-*Specific Prohibitions*)(10) *Construction noise. Operating or causing to be operated between the hours of 10:00 p.m. and 7:00 a.m., any equipment used in the construction, repair, alteration or demolition work on buildings, structures, alleys, or appurtenances thereto in the outdoors in any zoning district within 100 yards of a lawfully occupied dwelling. This section shall not apply to construction of public projects, the repair or maintenance work performed on such projects or work performed by private or public utility companies for the repair of facilities or the restoration of services.*

CITY OF SUFFOLK – UNIFIED DEVELOPMENT ORDINANCE

Suffolk has a Unified Development Ordinance; we've reproduced the relevant parts below.

- **Article 6 – Design and Improvement Standards, Section 31-608, Performance Standards (8)** ³
 - *Noise level readings shall be taken at any point on the receiving property. The A-weighted sound pressure level with the sound pressure level meter on "slow" response shall not exceed the following values:*

Table 2: Suffolk Sound Level Limits, Code Table 608-1

Zone of Receiving Property	Daytime 7 AM – 6 PM	Evening 6 PM – 10 PM	Nighttime 10 PM – 7 AM
Industrial	75 dBA	75 dBA	70 dBA
Commercial	65 dBA	65 dBA	60 dBA
Residential	60 dBA	55 dBA	50 dBA

- (A) *Impulsive and tonal noises shall be subject to a 5dB reduction of the prescribed limits in Table 608-1. (ii) "Pure Tone" means any sound that can be heard as a single pitch or combination of pitches, or any sound in which the one-third octave band sound pressure level in the band with the tone exceeds the level in the two contiguous one-third octave bands by 5 dB in bands 500 Hz and above, by 8 dB for bands between 160 and 400 HZ, and by 15 dB for bands below 160 Hz.*
- (C) **EXCEPTIONS TO NOISE LEVEL STANDARDS.** *Sounds emerging from the operation of pile drivers or jackhammers and other construction equipment, are exempt from the provisions*

<https://www.suffolkva.us/369/Mapping-Resources>

² City of Suffolk, VA – Code of Ordinances

https://library.municode.com/va/suffolk/codes/code_of_ordinances?nodeId=PTIICO_CH34EN_ARTVINO

³ City of Suffolk, VA – Unified Development Ordinance

https://library.municode.com/va/suffolk/codes/unified_development_ordinance?nodeId=SUFFOLK_UNIFIED_DEVELOPMENT_ORDINANCE_ART6DEIMST_S31-608PEST

EXHIBIT F

of this Section... In addition, in locations where the ambient noise level generated by daily traffic on an adjacent street or by commercial aircraft exceeds the standards set forth in Subsection A, control of noise shall not be required to produce a sound level below that of the ambient noise level.

- **Article 7 – Supplemental Use Regulations, Section 31-724, Solar Energy Facilities (c)(1)(E)**⁴
A noise study demonstrating that typical audible sound from the solar energy facility shall not exceed the performance standards for noise for residential receiving properties lying adjacent to, or within five hundred (500) feet of any component of, such facility, in accordance with Section 31-608(c)(8) and Table 608-1, as measured at the nearest property line, for any adjacent non-participating property owner.

The solar energy facility use shall at all times be in conformance with the maximum noise output levels shown in the noise study approved with the application. If at any time upon commencement of the use on the property, the City finds that the noise level associated with such use exceeds the representations of the expected noise level associated with such use made in the approved noise study, the City shall notify the applicant that it is in violation of the conditions of this Conditional Use Permit. The applicant shall, at its own expense, take appropriate action to bring the noise level into compliance with the representations made in the approved noise study within 30 days. Failure of the applicant to bring the noise level into compliance after such time may result in forfeiture of any bonds posted by the applicant in pursuit of this project and may be grounds for revocation of the Conditional Use Permit for the project.

SUMMARY OF GOALS

Below is a summary of the Suffolk code relevant to this project, put into more natural language:

- Residential zoning sound level limits apply to solar energy facilities.
- Sound level limits are based on time of day.
- Tonal noise, possible from this type of project, is subject to a 5 dB penalty.
- Noise-generating construction hours are limited to 7 AM to 10 PM, and the operation of construction equipment is not subject to the sound level limits.
- If the ambient sound level is above the sound level limits, project noise control is only necessary to meet the ambient noise level, not the sound level limits.

For the purposes of this study, the noise produced by the proposed solar facility must meet the following sound level limits at or beyond the project's property boundary. Note that these limits are the standard residential sound level limits with the 5 dB tonal penalty applied.

- Daytime – 55 dBA
- Evening – 50 dBA
- Night – 45 dBA

⁴ The current publicly supplemental use regulations governing solar energy facilities:
https://library.municode.com/va/suffolk/codes/unified_development_ordinance?nodeId=SUFFOLK_UNIFIED_DEVELOPMENT_ORDINANCE_ART7SUUSRE_S31-724SOENFA

4. NOISE GENERATING EQUIPMENT

EXPECTED EQUIPMENT

The enclosed Figure A is a recreation of the proposed site plan you provided to us in December 2025, with inverter placement updates from February 2026. The project plan uses five Photo-Voltaic (PV) central inverters with integrated Medium Voltage (MV) transformers. This noise-generating equipment will be centrally located in the middle of the project's fenced area. While the solar arrays will cover much of the project's fenced area, we do not expect the solar panel arrays or tracking systems will generate noise. This noise-generating equipment of interest is outlined in Table 3.

Table 3: Project Equipment Type and Quantity

Equipment Type	Equipment Details	Qty
PV Inverters, with Integrated MV Transformers	3600 kVA output (Sungrow SG3600UD-MV)	5

EQUIPMENT SOUND POWER LEVELS

We understand that the equipment will consist of five Sungrow SG3600UD-MV Inverters, which incorporate associated transformers

The Sungrow inverters have a sound pressure level specification in the data sheet, which we have used to determine related sound power levels. Note that sound power is used to characterize the amount of acoustic energy generated by a source, it is not the same as sound pressure which is used to describe the measurement of received sound.

Note that the inverters produce noise during the day, when solar energy is being generated. The transformers will produce some level of noise at all times of day if connected to the electrical grid. For the purposes of this study, we have taken the approach of reducing the Sungrow Inverter/Transformer noise by 10 dB at night to account for the Inverter not operating and an unloaded transformer.

5. SOUND LEVEL MODELING

We use a software package called CadnaA to build a model, predict associated noise levels, and present that data. CadnaA is a widely recognized and accepted sound propagation modeling software that follows ISO 9613-2⁵. We were able to obtain public terrain data for the planned site, and then used your site plan and Google Earth to place noise sources and property boundaries. Using this data, we have built a sound propagation model of your site for the purposes of project sound level prediction and comparison with the regulations and ambient sound levels.

The results of the model are based on the noise source assumptions and goals outlined above. If the noise sources change, or updated information becomes available, we will be available to rerun the model with those details.

PROJECT SITE & NEIGHBORING PROPERTIES

The project site, as shown in Figure A, is expected to sit on roughly 52 acres within a larger 343-acre parcel zoned agricultural in the City of Suffolk, VA. All abutting parcels are also zoned agricultural, though some have residences. For the purposes of predicting sound levels at specific locations, we

⁵ International Standards Organization 9613-2, Attenuation of Sound during Propagation Outdoors.

have identified four receiver locations (R1 through R4) to be used for comparison. These receiver locations were chosen to be at the nearest residences to the project and are identified in Figure A.

PROPAGATION MODEL DETAILS

There are no apparent man-made obstructions on the project site. Elevation contours provided the necessary topographic information to predict spreading due to shielding and diffraction. These physical conditions in the sound propagation path influence how the sound is absorbed or reflected.

We anticipate that the project site will be largely cleared except for any buffer of trees/vegetation required by the City. Note that that buffer, foliage, and crops were not included in our model in an effort to remain conservative. We understand that all project and adjacent ground cover will include grass and we have set the ground as soft for modeling purposes.

Each of the five Sungrow units are modeled as a combination of horizontal area and vertical area sources.

SOUND CONTOUR MAPS

A sound contour map is a way of graphically representing the sound level distribution over a wide area, using area of equal sound level. The maps allow a reviewer to quickly determine the approximate, predicted sound level range at any given location in the model, and determine if noise goals at that location are met. In our model, the sound levels on the sound contour maps are calculated on a 3-meter x 3-meter grid at a height of 1.5 meters, and further interpolated between points on the grid. Each sound contour is represented by a unique color, making it relatively easy to identify the sound level. The approximate project boundary is shown as a white line on all Figures.

6. SOUND LEVEL PREDICTIONS







Using the CadnaA model we are able predict if project goals, as outlined above, can be met. This review is done in two approaches, one at the property boundary and another at nearby residences.

PROPERTY BOUNDARY REVIEW

Shown in Figures B (daytime, summer evening) and C (nighttime, winter evening) are the sound contour maps demonstrating areas of predicted sound level ranges. To determine expected compliance with a reference sound level goal, look at a location on the map to identify the color of the contour in the area of interest. Table 4 outlines the contour colors, related sound pressure levels, and where these contours need to be to meet project goals. We've included contours for sound levels 10 dB below the nighttime tonal sound level limits.

EXHIBIT F

Table 4: Sound Contour Color Descriptions & Compliance Guidance

Color	Sound Level Range (dBA)	To Meet 55 dBA Daytime Limit	To Meet 50 dBA Evening Limit	To Meet 45 dBA Nighttime Limit
 OLIVE	35 - 40 dBA	-	-	-
 DARK GREEN	40 - 45 dBA	-	-	-
 LIGHT GREEN	45 - 50 dBA	-	-	Must be within the property boundaries
 ORANGE	50 - 55 dBA	-	Must be within the property boundaries	
 RED	55 - 60 dBA	Must be within the property boundaries		
 PURPLE	60 - 65 dBA			

The City’s Daytime sound level limit, with tonal penalty, of 55 dBA would require that red contour (55 – 60 dBA) be completely within the project’s property boundaries. As shown in Figure B, the predicted sound levels at all property boundaries meet that goal.

The City’s Nighttime sound level limit, with tonal penalty, of 45 dBA would require that the light green contour (45 – 50 dBA) be within the project’s property boundaries. As shown in Figure C, the predicted sound levels at all property boundaries meet that goal.

We have not provided a standalone sound contour map for the evening hours because the noise generated during these hours depends on solar generation, which can vary by season. Please refer to the daytime (Figure B) for summer months and the nighttime (Figure C) for winter months. However, you’ll note that all operations (daytime, evening, and nighttime) are predicted to meet the most restrictive nighttime sound level limit, even with the tonal penalty applied.

RESIDENTIAL RECEPTOR REVIEW

We predicted sound levels at four discrete residential receptor locations, as shown in Figure A. The discrete receptors were placed at the nearest residences around the project site and are useful for comparing predicted sound levels to the residential receiver goals.

Table 5 shows the predicted project sound levels at each modeled residential receiver alongside Suffolk City limits and the average of measured ambient sound levels. The predictions show that all receivers are expected to have sound pressure levels well below property boundary sound level limits. The predictions are also generally around the measured ambient sound levels (LA90) throughout the day. **Note that the predicted sound levels in this table should not be used to demonstrate compliance for the City’s Supplemental Use Regulations for Solar Energy Facilities; the predictions are often around measured ambient sound levels and therefore likely unmeasurable as separate from ambient.**

Table 5. Predicted Project Sound Levels at Residential Receivers

Time of Day	Sound Pressure Level (dBA)					
	Suffolk City Limits	Measured Ambient	Predicted from Project			
			R1	R2	R3	R4
Daytime	55	32	36	30	31	36
Evening (with Solar Gen - Summer)	50	31	36	30	31	36
Evening (w/o Solar Gen - Winter)			29	21	24	28
Nighttime	45	27	29	21	24	28

PREDICTED SOUND LEVEL CONCLUSIONS

We expect the project, as currently designed, will comply with the City of Suffolk's sound level limits, including the tonal penalty, at all times of day. We do not expect that special noise control measures will be necessary to meet the required sound level goals or the spirit of being a good neighbor.

7. CONSTRUCTION NOISE

As outlined in the earlier Project Noise Goals section, the City of Suffolk code includes some details related to construction noise. Specifically, construction activity that generates noise must be limited to occurring between 7 AM and 10 PM. We cannot comment on the noise generated by the project directly as we are not aware of the tasks or equipment involved. However, it should be noted that there is significant transient noise already present on the site, with nearby train passes dominating the soundscape, with daytime average sound levels (LAeq) above 60 dBA.

The project team could take additional steps to minimize noise from construction activity beyond limiting construction hours. One such measure would be to limit construction equipment idling during allowed construction hours, where equipment is promptly turned off after use, wherever feasible, and shall not be energized until use is required. Particularly loud construction equipment could also make use of additional mufflers/silencers to reduce exhaust noise, which are often available from the equipment supplier, manufacturer, or rental agency. Temporary barriers could also be employed, though may not be as feasible given the larger size of the project's working area.

I hope this letter provides you with the information that you need at this time. If you have any questions, please feel free to contact me at byoder@acentech.com or 434.218.0759.

Sincerely,



Bill Yoder
Principal

Cc: David Gerard (Acentech)

Encl: Figures A, B, C

EXHIBIT F

Old Myrtle Solar
March 6, 2026

FIGURE A: OLD MYRTLE SOLAR SITE LAYOUT & AMBIENT MEASUREMENT LOCATIONS



EXHIBIT F

Old Myrtle Solar
March 6, 2026

FIGURE B: OLD MYRTLE SOLAR – DAYTIME SOUND CONTOUR MAP

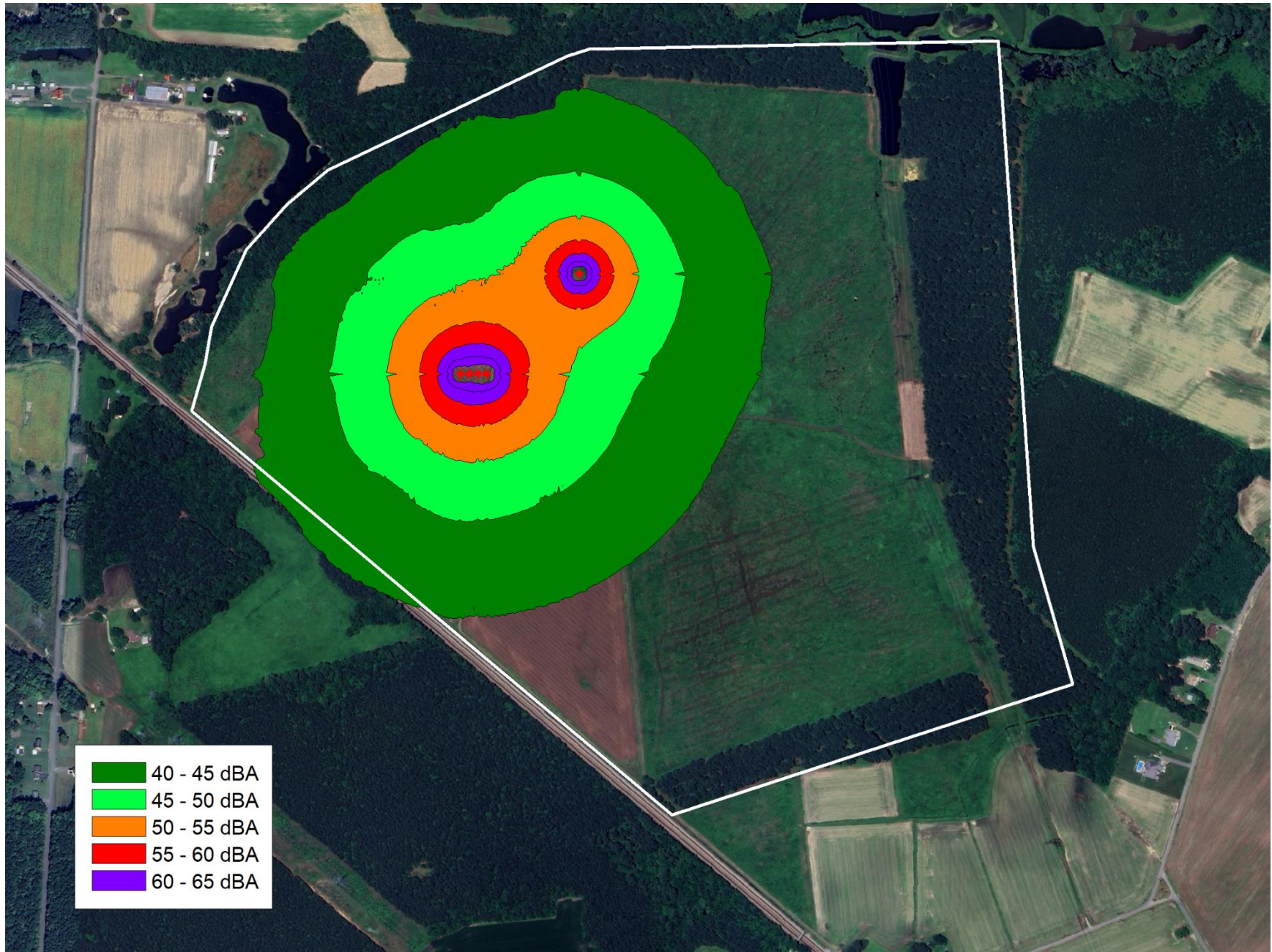
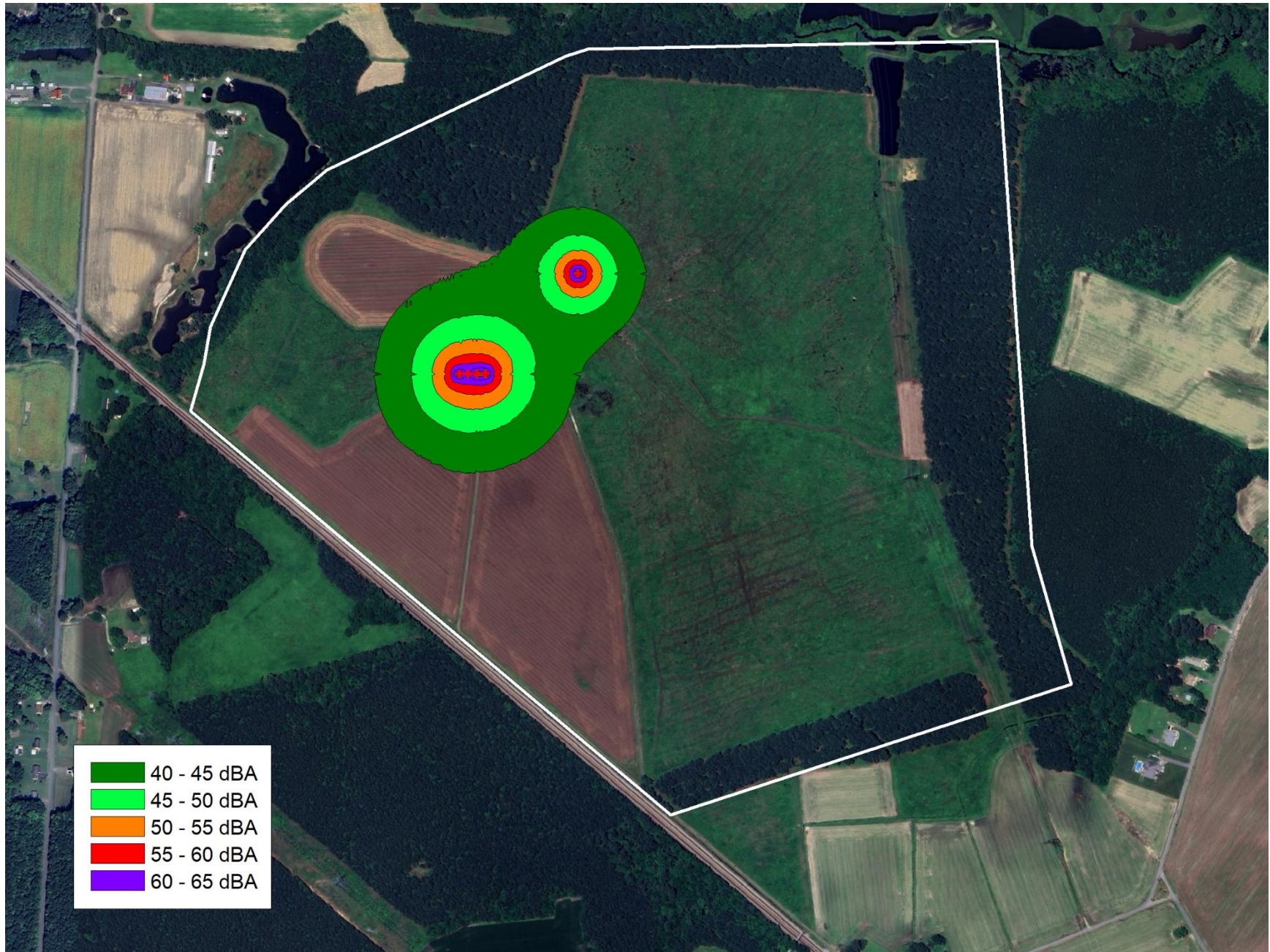


EXHIBIT F

Old Myrtle Solar
March 6, 2026

FIGURE C: OLD MYRTLE SOLAR – NIGHTTIME SOUND CONTOUR MAP





CITY OF SUFFOLK

442 W. WASHINGTON STREET, P.O. BOX 1858, SUFFOLK, VIRGINIA 23439-1858
PHONE: (757) 514-4060 FAX: (757) 514-4099

DEPARTMENT OF
PLANNING & COMMUNITY DEVELOPMENT
Division of Planning

June 16, 2026

Suffolk Planning Commission
City of Suffolk, Virginia

Dear Commissioners:

Attached for your consideration is information pertaining to Conditional Use Permit Request CUP2026-012, New Leaf Solar, submitted by Nicholas Delp, Old Myrtle Solar 1, LLC, applicant, on behalf of Bran-Del Suffolk, LLC, property owner, in accordance with Sections 31-306, 31-406, and 31-724 of the Unified Development Ordinance, to grant a Conditional Use Permit to establish a solar energy facility on property located on Old Myrtle Road, Zoning Map 22, Parcel 3. The affected area is further identified as being located in the Holy Neck Voting Borough, zoned A, Agricultural Zoning District. The 2045 Comprehensive Plan designates this area outside of the growth area, Rural Agriculture Land Use Type.

Information and maps pertaining to this request are attached for your consideration. Please contact either myself or Caitlin Aubut, the staff planner handling this case, if you have any questions in advance of the meeting.

Respectfully submitted,

Kevin Wyne, AICP
Director of Planning & Community Development

Attachments

STAFF REPORT

DESCRIPTION

CONDITIONAL USE PERMIT REQUEST: Conditional Use Permit request, CUP2026-012, in accordance with Sections 31-306, 31-406, and 31-724 of the Unified Development Ordinance, to establish a solar energy facility.

APPLICANT: Submitted by Nicholas Delp, Old Myrtle Solar 1, LLC, applicant, on behalf of Bran-Del Suffolk, LLC, property owner.

LOCATION: The subject property is located along Old Myrtle Road at Zoning Map 22, Parcel 3.

PRESENT ZONING: The subject property (T.M. 22*3) is zoned A, Agricultural zoning district.

EXISTING LAND USE: The subject property is 46.8 acres in size and consists primarily of silviculture land.

PROPOSED LAND USE: A 3 MW-ac (megawatt-alternating current) solar energy facility.

SURROUNDING LAND USES:

- North: A detached single-family home and silviculture zoned A, Agricultural, and, within Isle of Wight County, silviculture zoned RAC, Rural Agricultural Conservation and GI, General Industrial.
- South: Three detached single-family homes and Old Myrtle Road, with cropland, forest and scattered single-family homes beyond, zoned A, Agricultural.
- East: Undeveloped forested land, a detached single-family home, and cropland zoned A, Agricultural.
- West: Four detached single-family homes, cropland, and White Drive beyond zoned A, Agricultural.

COMPREHENSIVE PLAN: The City's 2045 Comprehensive Plan designates this area as outside of the growth area, Rural Agriculture Land Use Type.

CHESAPEAKE BAY PRESERVATION AREA DESIGNATION: The subject property is located within the City's Chesapeake Bay Preservation Area Overlay District (CBPA) and is designated as a Resource Management Area (RMA).

FLOOD PLAIN: The subject property is within Flood Zone X (areas of minimal risk) as shown on Flood Insurance Rate Map (FIRM) Panel No. 5101560090D of the City of Suffolk, Virginia 2015 Flood Map.

PUBLIC NOTICE: This request has been duly advertised in accordance with the public notice requirements set forth in §15.2-2204 of the Code of Virginia, as amended, and with the applicable provisions of the Unified Development Ordinance. Notice to the applicant, containing a copy of the staff report, was provided June 12, 2026.

CASE HISTORY: There is no prior case history involving the subject property.

STAFF ANALYSIS

ISSUE

The applicant seeks a Conditional Use Permit to develop a 3 MW-ac solar energy facility on single parcel (T.M. 22*3) adjacent to Old Myrtle Road. The proposed solar energy facility will occupy approximately 26.48 acres out of 46.82 total acres. Project components include solar panel arrays mounted on single-axis tracking systems, one transformer and string inverters on a central concrete pad, stormwater management basins, and a gravel access road with a single driveway access on Old Myrtle Road. The total area of development (including the access road) is 28.43 acres, with the solar facility encompassing approximately 26.48 acres of fenced area and ~18.47 acres dedicated to the solar array. All newly installed on-site electrical transmittal lines will be placed underground, and the point of interconnection with the existing overhead distribution power lines located along Old Myrtle Road will be at the site driveway entrance.

CONSIDERATIONS AND CONCLUSIONS

1. §31-306 and §31-406 of the Unified Development Ordinance (UDO) require a Conditional Use Permit (CUP) to be obtained for solar energy facilities proposed within the A, Agricultural, zoning district.
2. This project is subject the current regulations of §31-724 of the UDO, which contains supplemental standards for utility-scale solar energy facilities. These standards include requirements for solar facilities to comply with noise levels documented in an approved noise study, varied setbacks for substations, transformers, and inverters based on facility power production, and limiting energy generation to amounts approved in the Conditional Use Permit. The proposed solar facility's compliance with the current supplemental regulations is detailed below;
 - *Project Size:* The regulations currently specify that the total area of all solar energy facilities developed on parcels zoned Agricultural shall not exceed 1% of the total land area in the City within that zoning district. This land area calculation utilizes the area of a solar facility enclosed within its security fencing; for this proposed project, this totals 26.48 acres. Previously approved solar facilities in the Agricultural zoning district total 543.3 acres. With the addition of this proposed facility, this total will increase to 569.8 acres, which constitutes 0.34% of Agricultural zoned land in the City, still well below the 1% threshold provided in the UDO.
 - *Location and Setbacks:* Solar facilities must be set back 150 feet from public roads, 100 feet from adjacent residential uses, and 50 feet from non-residential uses, with inverters and transformers for smaller utility-scale projects under 5 MW specifically set back at least 400 feet from all property lines. The concept plan in Exhibit “C” shows the project had been designed to meet the requirements of the UDO. Based on the layout of the solar array and fenceline within the concept plan, the facility is set back ~677 feet from Old Myrtle Road at its closest point, with mature vegetation and neighboring residential parcels between the project and the public road. The facility fence is set back the required 100 feet from adjacent western, eastern, and southern residential parcels, with the solar array itself 121 feet from the southerly parcels’ property lines at the nearest point and about 112 feet

from the nearest residential property line to the east. Proposed equipment consists of twelve string inverters and a three-phase transformer, all to be located in an equipment area centered among the solar panels and located 400 feet from all property lines. The facility fence line is set back 287 feet from the closest occupied residential structure on the property directly to the south, 349.7 feet from the adjacent residential home to the east, and 714 feet from the closest residential structure to the west. The property is well buffered on all sides by mature and replanted forest and fields. These buffers and distance from adjacent residences will, in staff's opinion, effectively mitigate noise and visual impacts as further detailed in this report.

- *Screening:* The boundary of the solar facility will be fenced and marked with appropriate signage. The subject property is former silviculture land, and immature trees planted as part of that operation will be cleared to install to solar array. Existing mature trees will be preserved along all property lines mostly within the whole of the 100-foot setback area, except for a portion to the west that will preserve a smaller stand of trees within the required 50-foot buffer. Trees will be preserved within non-tidal wetlands that run parallel to a stream along the western property lines as shown in the applicant's concept plan. The applicant also provided visuals (attached) showing the mature woodline from multiple perspectives to demonstrate the adequacy of existing forested area for screening. A condition of approval has been proposed requiring landscape preservation easements over the required perimeter landscape buffers to ensure their maintenance and perpetuation.
 - *Interconnection:* In accordance with the supplemental use regulations, all on-site electrical transmission lines will be installed underground before connecting to Dominion Energy's distribution lines along Old Myrtle Road.
 - *Decommissioning:* The provisions of §31-724(f) requiring decommissioning of the project upon discontinuance or abandonment of the facility will be met as described in the applicant's attached preliminary decommissioning plan. The preliminary plan summarizes how the facility's components will be dismantled and the site returned to pre-development conditions upon discontinuance of the use. The final decommissioning plan, cost estimate and bond will ultimately depend on the finalized layout of the facility at the time of site plan review. All requirements regarding decommissioning of the solar facility will be verified upon review of the final decommissioning plan, agreement, cost estimate, and surety bond, which must be approved prior to final site plan approval.
3. The subject property contains some non-tidal wetlands near the entrance on Old Myrtle Road and along a portion of the western property line that abuts a stream. A wetland and stream report was prepared for this project, which resulted in locating jurisdictional non-tidal wetlands and an ephemeral stream that are not tidal and do not have a Resource Protection Area (RPA) buffer. The project site, including panels, inverters, roadways, and fencing is proposed to be located outside of wetland areas to minimize environmental impacts as seen in Exhibit "C".
 4. Overall impervious surfaces (area directly under panels, gravel road, and concrete pads) will comprise approximately 6.26 acres, or 13%, of 46.8 total acres, which is below the 16% impervious surface maximum permitted for development within the Agricultural zoning

district. The applicant has provided the approximate locations of proposed stormwater facilities and proposed runoff quality and quantity narratives, along with a preliminary geotechnical soils report. The applicant's project will be designed to meet current state stormwater regulations for solar facilities, and all requirements for stormwater management must be addressed at the time of site plan review.

5. An analysis of cultural and historic resource impacts was submitted in support of this request pursuant to the regulations of §31-724(c)(1)(C). The report included a review of the Virginia Department of Historic Resources' (VDHR) database, the Virginia Cultural Resource Information System (VCRIS). The consultant who prepared the report examined any surveyed archeological or architectural historic resources in VCRIS within a half mile of the project. This review identified one previously recorded architectural resource (#046-0104) that was determined not eligible for the National Register of Historic Places (NRHP) or the Virginia Landmark Register (VLR), and has apparently since been demolished. The VCRIS review also did not yield any previously recorded archaeological sites. A qualified archeologist conducted archeological site reconnaissance on the subject property and found no above-ground evidence of archeological sites, and recent logging on the subject property in 2019 was judged to leave a low probability of intact historic sites, if any existed. Architectural reconnaissance did identify 12 newly recorded architectural resources within a half mile of the subject property. These architectural resources are primarily residences dating from the 1860s to 1980, of which two (the Western Branch Baptist Church and cemetery, founded 1777, current building from 1950, and a farm at 7001 Old Myrtle Road) were judged potentially eligible for the NRHP. Mature tree cover will mostly screen the site, and impacts on historic resources are likely to be minimal.
6. A construction traffic plan and trip generation memo was submitted with the application in compliance with §31-724(c)(1)(D). The truck haul route for construction and decommissioning of the solar facility is restricted to the ingress/egress of the site, northbound on Old Myrtle Road to Pruden Boulevard. The Department of Public Works' Division of Traffic Engineering has reviewed and approved the plan.
7. A Phase I Environmental Site Assessment (ESA) has been submitted with this application. In addition to the consultant's inspection of the property, the assessment included interviews with the property owner, regulatory department inquiries, and mapping reviews to identify current and past hazardous uses of the subject property and surrounding property, all of which did not yield any results for uses that might have contributed to the release of any hazardous material or petroleum products. The study did not identify any environmental hazards on the property, and the Department of Public Works has reviewed the request and expressed no concerns at the time of this report.
8. A Major Water Quality Impact Assessment has been waived for this CUP application, given the facility will not be developed within the RPA. The Department of Public Works has reviewed the proposed preliminary conceptual stormwater plan and documentation and has not expressed concerns at the time of this report. All requirements for stormwater management, including the submittal of full stormwater BMP designs, must be addressed at the time of site plan submittal and review.
9. Pursuant to §31-306 of the UDO, a CUP provides a means of authorizing certain uses which,

because of their unique characteristics or potential impacts on adjacent land uses, are not generally permitted in certain zoning districts as a matter of right. Rather, such uses are permitted through the approval of a Conditional Use Permit by City Council when the right set of circumstances and conditions are found acceptable. §31-306(c) specifically establishes eight criteria that should be satisfied for CUP approval. The proposed solar facility meets these requirements as follows:

- a) *The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 6 of the ordinance and any applicable supplemental use standards as set forth in Article 7 of the Ordinance.*

The proposed solar energy facility is a listed conditional use in the A, Agricultural, Zoning District. Supplemental use regulations for solar energy facilities are listed in §31-724 of the UDO. Staff reviewed the conceptual plan against supplemental standards and found it acceptable to move forward with the CUP application. If the use permit is granted, the applicant must then submit a detailed site plan demonstrating full compliance with Articles 4, 6, and 7 of the UDO prior to commencing construction.

- b) *The proposed conditional use shall conform to the character of the neighborhood within the same zoning district in which it is located. The proposal as submitted or modified shall have no more adverse effects on health, safety or comfort of persons living or working in or driving through the neighborhood, or shall be no more injurious to property or improvements in the neighborhood, than would any other use generally permitted in the same district. In making such a determination, consideration should be given to the location, type and height of buildings or structures, the type and extent of landscaping and screening on the site and whether the proposed use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities.*

The 2045 Comprehensive Plan designates the subject property as Rural Agriculture Land Use Type, outside the growth area. Surrounding uses consist primarily of silviculture operations, active farmland and scattered low-density residential development. While the proposed solar facility is located on a smaller property closer to adjacent homes than other larger projects, utility-scale solar is identified within the Comprehensive Plan as an appropriate secondary land use for the Rural Agriculture Land Use Type, so this proposed use is not completely inappropriate. Additionally, the preservation of mature vegetation as a landscape buffer will screen the installation from public view and neighboring homes, and will help preserve the rural/agricultural visual character of this area of the City, thereby maintaining consistency with the Comprehensive Plan and provisions of the UDO. Since this property is closer to the public right-of-way, a condition has been proposed that would require fencing of an agricultural style adjacent to the public roadway to preserve the aesthetics of this area of the City.

- c) *Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.*

A 50-foot wide concrete driveway entrance and a gravel road will be constructed to

access the proposed solar site from Old Myrtle Road. The truck haul route for construction and decommissioning of the solar facility will be restricted to the ingress/egress of the site and the truck haul routes noted prior, and a condition of approval has been proposed to this effect to minimize traffic hazards and impacts.

- d) *The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.*

To confirm that noise emitted by the proposed inverters and transformers will not exceed the performance standards in the UDO, the applicant prepared a noise study that evaluated the acoustic impacts of the proposed solar facility on the immediate area. Because all surrounding parcels are treated as residential for noise purposes, the applicable noise limits at the property boundary (with a five-decibel penalty for tonal noise) are 55 decibels in the daytime, 50 decibels in the evening, and 45 decibels at nighttime. The consultant who prepared the study conducted a 24-hour ambient sound survey at the site on July 9, 2025 to establish baseline conditions. Across the daytime hours, median ambient noise levels ranged from about 33.7 decibels around 3:00 AM up to 55.3 decibels around 9:30 PM. The overall average ambient noise during the full 24-hour period was about 40.6 decibels. The consultant then prepared a model based on proposed location of centrally located string inverters and transformer to predict resulting sound levels at the property boundary and at the nearest residences to the project. Predicted solar-operation sound levels ranged from a low of 18 decibels (at 6838 and 6952 Old Myrtle Road) to a high of 28 decibels (at 6800 Old Myrtle Road and 4324 White Drive), with the remaining receivers falling between 19 and 25 decibels. The model results showed the equipment noise contained within the project boundary. A sound contour map, as depicted in Exhibit “F” and in Figure 1 below, shows the highest noise contours (60-70 decibels, shown in red) clustered tightly around the inverter and transformer location in the middle of the property, with the 35–40 decibels cyan-colored contour staying well inside the property boundary;



Fig. 1, Noise Contour Map

At the eight nearest residences, noise levels will be well below the 55-decibel daytime and 45 decibel nighttime tonal-adjusted limits, and at or near the measured ambient noise. In their analysis, the consultant emphasized that perceived loudness increases over ambient is what typically drives noise complaints. Even at the most affected property to the east, combining facility noise with the quietest measured ambient level at that property produced an increase of only about 1.6 decibels, which is not a perceptible change to the human ear. With the transformer and inverters oriented as proposed in the conceptual plan, due to its smaller generation capacity, the facility is not expected to generate significant vibration, noise, or other such noxious conditions. A condition of approval is proposed which will require the solar facility to comply with the equipment noise levels cited in the submitted study.

- e) *The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.*

The proposed use is not expected to be injurious to the use and enjoyment of the properties in the immediate vicinity. The setback proposed for the solar facility meets the required front and side yard setbacks from the residential properties. A 50-foot landscape buffer is located adjacent to all property lines to minimize the potential for adverse impacts with respect to the use and enjoyment of these properties.

- f) *The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.*

Solar facilities are passive uses and do not increase traffic on roadways once construction of a facility is complete. The proposed solar energy facility will not impede development as the property is located outside of the growth area and is in a low intensity agricultural district. The use will also be screened from Old Myrtle Road and the surrounding residential dwellings.

- g) *The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

The proposed use is not anticipated to be detrimental to public health, safety, morals, comfort or general welfare, as solar facilities are a passive use with minimal traffic, emissions, and noise beyond the construction phase. The facility will need to manage stormwater runoff per state and City requirements, which will be fully designed at the site plan review stage should the use be approved. Additionally, the submittal of a decommissioning plan and agreement required by the UDO will ensure all solar equipment is removed if the facility ceases operation and will not lie abandoned to eventually degrade.

- h) *The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.*

In general, the need for solar energy facilities has been affirmed by General Assembly through various legislation and policies. This project will also participate in Dominion's Shared Solar Program, which allows customers to subscribe to a portion of an offsite solar facility and receive credits on their monthly electric bill based on how much energy that facility generates. The Shared Solar Program was created by the General Assembly in 2020 and formalized in 2021 to expand the cost-saving benefits of solar to Virginia residents (particularly renters, condo owners, and homeowners whose roofs aren't suitable for their own panels). A qualifying shared solar facility must have at least 40% of its capacity subscribed by customers holding subscriptions of 25 kilowatts or less and cannot exceed 5,000 kilowatts (5 MW) and must connect to the electric distribution grid.

Currently, the Code of Virginia does not preclude localities from requiring conditional use permits for utility-scale solar operations and imposing reasonable conditions to mitigate adverse impacts and regulate the design of solar energy facilities to ensure they do not become a detriment to the community. The supplemental use standards of the UDO, enhanced inverter setbacks and buffering, and conditions of approval recommended by staff are intended to minimize the any adverse effects to adjoining properties and the public generally, should the proposed solar facility ultimately be approved.

RECOMMENDATION

Though this is a smaller property somewhat adjacent to residential homes in a low-density setting, it is staff's opinion that the site in question is still appropriate for a small utility-scale solar facility, given its location outside of the growth area and surrounding forested buffers. The solar panels and inverter equipment is located at a respectable distance from adjacent residences and public roadways, and due to the facility's limited size, it is not expected to negatively impact the surrounding rural community because it will operate passively and be subject to special conditions. The proposal aligns with Comprehensive Plan policies that envision a maintained rural agricultural character in this area, and the anticipated acreage will not cause the total approved solar acreage within the City to exceed to maximum prescribed within the UDO. Therefore, due to the considerations and conclusions noted herein, staff recommends the Planning Commission forward Conditional Use Permit request CUP2026-012 to City Council with a recommendation of **approval**, subject to the following conditions:

1. This Conditional Use Permit shall authorize a solar energy facility for property located along Old Myrtle Road at Zoning Map 22, Parcel 3; as identified and depicted in Exhibit "B".
2. The applicant shall obtain all necessary building permits from the Division of Community Development and shall obtain approval of a site plan from the Division of Planning for the design of improvements associated with this request prior to the commencement of any land disturbance or construction activities on the property. Said site plan shall be in substantial conformance with the concept plan titled "*0 Old Myrtle Road, Layout and Materials Plan, Sheet C-3.0*" prepared by New Leaf Energy and dated May 5, 2026; as identified in Exhibit "C".

3. A landscape buffer of preserved mature vegetation shall surround the project site as generally depicted on the plan titled “*0 Old Myrtle Road Landscaping Plan, Sheet C-6.0*” prepared by New Leaf Energy and dated May 5, 2026; as identified in Exhibit “D”. An easement, lease agreement, or other instrument acceptable to the City Attorney shall be executed and recorded, as applicable prior to site plan approval, to protect the buffer area from tree clearing or the removal of native vegetation for as long as the use occupies the subject parcel.
4. Agricultural fencing of a design acceptable to the Director of the Department of Planning and Community Development shall be installed for the section of security fencing along the perimeter of the facility along the southern property line adjacent to Old Myrtle Road, adjoining the proposed evergreen landscape buffer, as depicted on Exhibit “D”.
5. During construction and decommissioning, all truck haul routes shall utilize Pruden Boulevard (Route 460) from the north to Old Myrtle Road and to the site entrance, in accordance with the haul route identified on the submittal document titled “*Old Myrtle Solar, Haul Route Exhibit*” prepared by Hurt & Proffit and dated April 17, 2026; as identified in Exhibit "E". Truck traffic shall not travel along Old Myrtle Road south of the site and shall not utilize Old Mill Road or White Drive (Route 608) to access the site.
6. The operator of the solar energy facility shall ensure reasonable access to all parts of the site for fire and emergency medical personnel and shall install a secured lock box or key box at the gated site entrance containing a key or other means of accessing the facility during an emergency.
7. The solar energy facility shall at all times be in conformance with the maximum noise output levels shown in the document titled “*Noise Study Results, 0 Old Myrtle Road*” prepared by GZA and dated May 22, 2026; as identified in Exhibit “F”. If at any time, upon commencement of the use on the property, the City finds that the noise level associated with such use exceeds the representations of the expected noise level associated with such use made in the noise study, then the City shall notify the applicant that they are in violation of the conditions of this Conditional Use Permit. The applicant shall, at their own expense, take appropriate action to bring the noise level into compliance with the representations made in the noise study within 30 days. As a part of the landscape surety that must be submitted to the City prior to site plan approval, the applicant must incorporate a perpetual noise mitigation component, in a form acceptable to the Director of Planning and Community Development. Failure of the applicant to bring the noise level into compliance may result in forfeiture of any landscape maintenance surety posted by the applicant in pursuit of this project.
8. The applicant shall obtain all necessary permits prior to development and operation. The development and operations shall comply with applicable codes, ordinances and regulations of federal, state and local government.

Attachments

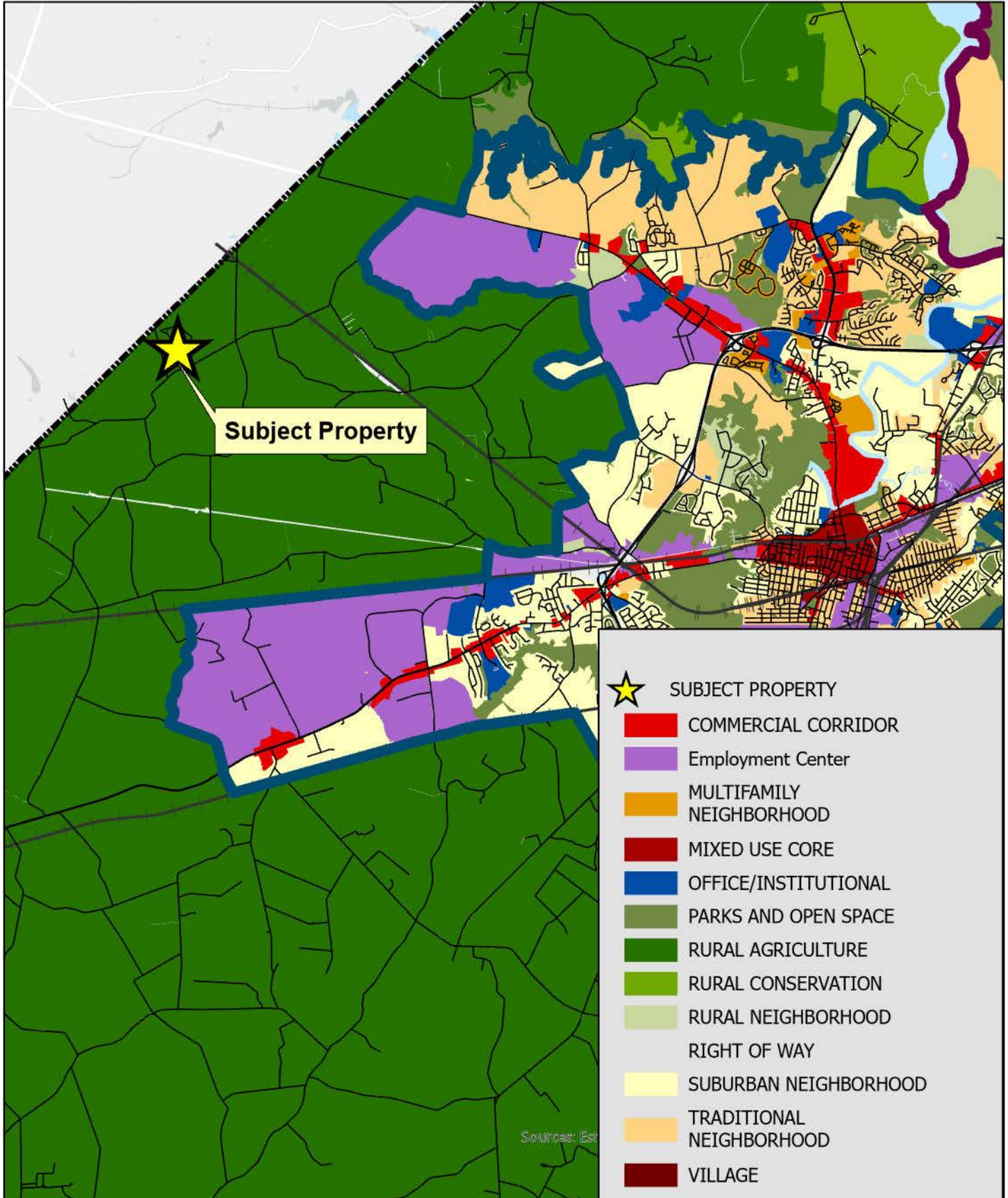
- General Location Map
- Zoning / Land Use Map

- Applicant's Narrative
- Applicant's Landscaping Visuals
- Applicant's Community Meeting Summary
- Application Disclosure Statement
- Public Comments
- Proposed Ordinance
- Exhibit A — Planning Commission Recommendation
- Exhibit B — Property Map
- Exhibit C — "0 Old Myrtle Road, Layout and Materials Plan, Sheet C-3.0"
- Exhibit D — "0 Old Myrtle Road Landscaping Plan, Sheet C-6.0"
- Exhibit E — "Old Myrtle Solar, Haul Route Exhibit"
- Exhibit F — "Noise Study Results, 0 Old Myrtle Road"



GENERAL LOCATION MAP

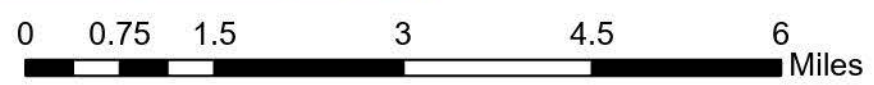
CUP2026-00012



-  SUBJECT PROPERTY
-  COMMERCIAL CORRIDOR
-  Employment Center
-  MULTIFAMILY NEIGHBORHOOD
-  MIXED USE CORE
-  OFFICE/INSTITUTIONAL
-  PARKS AND OPEN SPACE
-  RURAL AGRICULTURE
-  RURAL CONSERVATION
-  RURAL NEIGHBORHOOD
-  RIGHT OF WAY
-  SUBURBAN NEIGHBORHOOD
-  TRADITIONAL NEIGHBORHOOD
-  VILLAGE

Sources: Est

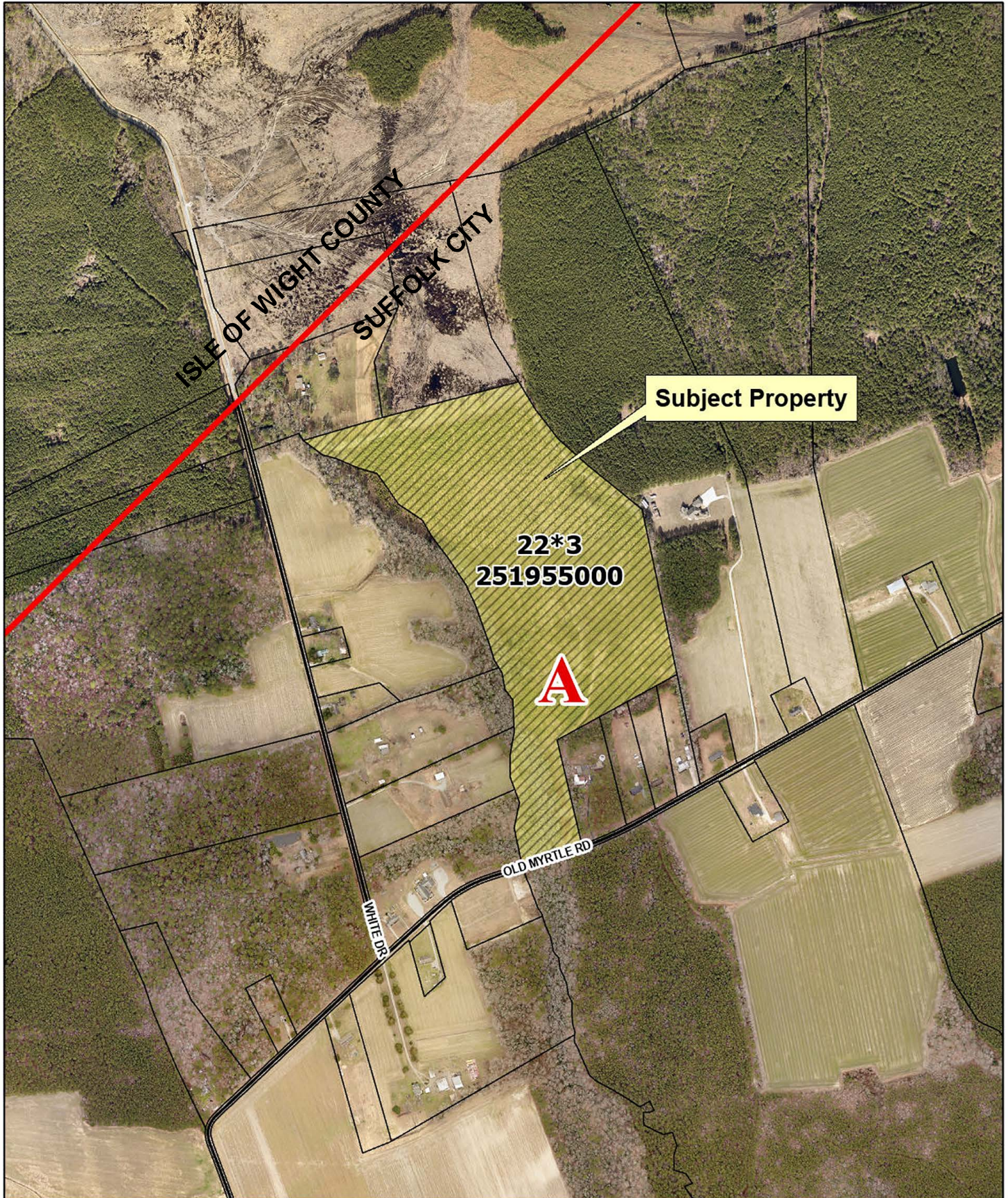
Author: CAUBUT
Date: 04-24-2026





ZONING / LAND USE MAP

CUP2026-00012



Author: CAUBUT
Date: 04-24-2026

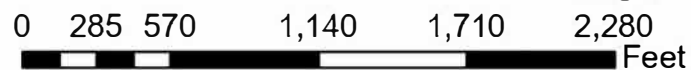


Image: Suffolk Pictometry 2024



Conditional Use Permit Zoning Application

Old Myrtle Road –
Suffolk – VA DG

Applicant: Old Myrtle Solar 1, LLC

For Activities At:

Old Myrtle Road (TP# 22*3)
Suffolk, VA 23434

Prepared by:



New Leaf Energy, Inc. dba New Leaf Energy
Development, Inc.
55 Technology Drive, Suite 102
Lowell, MA 01851

Dated: March 30, 2026

Revised: June 2, 2026



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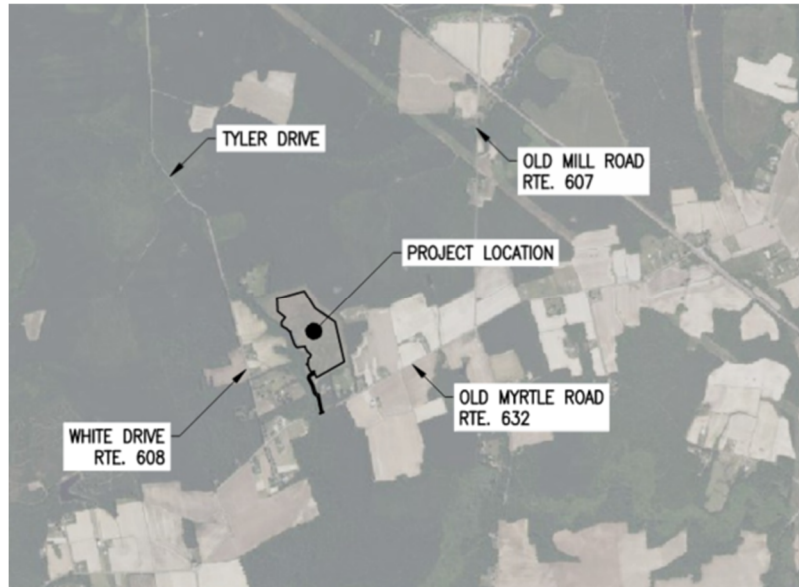


EXECUTIVE SUMMARY

Old Myrtle Solar 1, LLC selected Tax Parcel 22*3 on the lands of BRAN-DEL SUFFOLK LLC within the City of Suffolk's Agricultural (A) District as the ideal location for a 3.0-Megawatt (MW) Solar System. The parcel consists of ±46.82 acres. The parcel has been used for timber to date and was replanted about 5 to 7 years ago. The proposed facility will be situated on the parcel consisting of approximately 28.43 acres of disturbed area and the remaining property will remain unchanged.

The project will utilize an existing private drive from Old Myrtle Road.

The proposed interconnection is within the parcel's frontage near the access road along the existing distribution lines off Old Myrtle Road. The interconnection and electrical system will be designed in accordance with the applicable electrical code and Dominion Energy requirements.



A comprehensive environmental resource assessment was performed for the site, and two wetlands and three perennial streams were identified within the study area.

A V-CRIS report was run for the project area. One previously recorded architectural resource was identified within 0.5 miles of the project area. A cultural resources survey is planned and the archaeological/architectural resource impact analysis will be submitted to the City and Virginia Department of Historic Resources (DHR) for review prior to construction beginning at the proposed solar facility. The analysis will include any proposed or recommended mitigation so that impacts of the solar facility on historic resources are minimized.

The project proposes to utilize the existing topography and surrounding vegetation around the whole site, which naturally shields the site. The project is situated primarily within the depressed area of the property and is not visible to surrounding homes or along the road.



CONDITIONAL USE PERMIT APPLICATION

The following pages contain the completed Conditional Use Permit Application (CUP). Refer to **Appendix A** for the redacted lease showing rights of use, included within the lease is Exhibit F for signature authority on behalf of the property owner. **Appendix B** contains the Adjacent Property Owners List.



Project Narrative

The following addresses criteria within the City of Suffolk's Zoning Ordinance for Solar Energy Facilities.

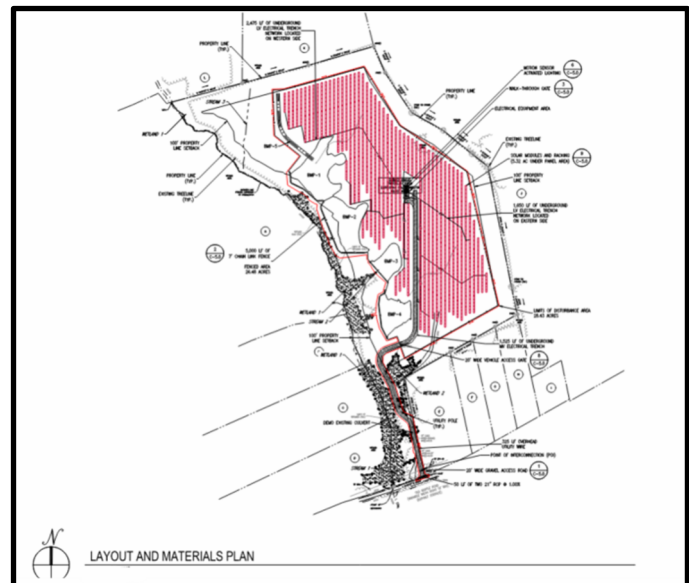
Standards Applicable to Solar Energy Facilities

The project is located off Old Myrtle Road. The project consists of the construction of solar panels and energy storage equipment. Per Suffolk County Geographical Information System (GIS) website the parcel is approximately 46.82 acres. The parcel (22*3) is zoned Agricultural (A). The facility will capture and convert UV rays to electricity and convey the renewable electricity into the local utility system.

The site is setback at least 150 feet from all public rights-of-way and main buildings on adjoining parcels, and at least 100 feet from adjacent property lines. Ground-mounted solar energy generation facilities will not exceed the height of 15 feet, as measured from the highest natural grade below each solar panel. The system will be designed in accordance with Virginia Uniform Statewide Building Code and any applicable Federal and State regulations/standards.

The site will be surrounded by a security fence and no signs or advertising will be posted unless required by the State and Federal agency. The solar panels are constructed with an anti-glare to mitigate glare from the panels to adjoining properties or roads that may create a nuisance or safety hazard.

The project will be buffered utilizing the existing topography. The site is situated within a depressed area of the property that resembles a bowl like shape and the topography surrounding the site will adequately screen the site.





Concept Plan

The conceptual plan shows the proposed layout of solar panels and related equipment, transmission lines, structures, screening, landscaping, forested areas, access roads, easements, historic resources, critical areas, and natural and environmentally-sensitive features, including water quality stream buffers, steep slopes, and wildlife corridors. The concept plan has been submitted for your review and is enclosed within [Appendix C](#).

Visual Impact Analysis

The visual impact analysis depicts the proposed solar facility as viewed from adjacent public roads and residential properties. The visual analysis contains such information as necessary to allow the City to reasonably evaluate the visual impacts of the solar facility from such roads and properties, and shall include, at a minimum, accurate, to-scale photographic simulations showing the visual relationship of the solar facility to its surroundings, both during construction and following ten (10) years of growth of required vegetative buffers, relative to the site currently. The visual impact analysis has been submitted for your review and is enclosed within [Appendix D](#).

Archaeological/Architectural Impact Analysis

A V-CRIS report was run for the project area. One previously recorded architectural resource was identified within 0.5 miles of the project area. A cultural resources survey is planned and the archaeological/architectural resource impact analysis will be submitted concurrently to the City and Virginia Department of Historic Resources (DHR) for review prior to construction beginning at the proposed solar facility. The analysis will include any proposed or recommended mitigation so that impacts of the solar facility on historic resources are minimized.

Transportation Plan

A transportation plan detailing the existing traffic conditions, proposed vehicular entrances, sight distance requirements, and construction traffic travel routes to the site from the closest arterial street has been developed. The plan identifies all weight-restricted bridges, narrow road sections, sharp curves, steep grades, and similar road safety issues and hazards for expected construction traffic. The transportation plan has been submitted for your review and is enclosed within [Appendix E](#).

Noise Study

A third-party noise study has been conducted which demonstrates that typical audible sound from the solar energy facility does not exceed the performance standards for noise for residential receiving properties lying adjacent to, or within five hundred (500) feet of any component of the proposed solar facility in accordance with Section 31-608(c)(8) and



Table 608-1, as measured at the nearest property line, for any adjacent non-participating property owner. The noise study has been submitted for your review and is enclosed within [Appendix F](#).

Estimated Construction Schedule

Construction is estimated to begin during Q1/Q2 2028 and will be completed by Q3 2028, during which final inspection by the City will occur.

Dimensional Standards

1. The lot size for the proposed solar facility is approximately 46.82 acres. The proposed solar facility will be setback at least 150 feet from all public streets and 100 feet from all residential homes. The proposed solar facility will be set back 500 feet from Old Myrtle Road. Transformers and inverter equipment will be at least 400 feet from the property line.
2. The total area of all solar energy facilities approved on parcels zoned Agricultural (A) does not exceed one percent (1%) of the total land area in the City zoned Agricultural (A).

Installation and Design

1. The proposed solar energy facility will conform to applicable industry standards, including those of the American National Standards Institute (ANSI) and American Society for Testing and Materials (ASTM), as applicable.
2. All electrical and mechanical components of the proposed solar energy facility will conform to relevant and applicable local, state, and national codes.
3. All proposed on-site transmission or power lines will be placed underground. Please see the concept plan enclosed within [Appendix C](#).
4. The proposed solar energy facility has been designed to prevent the direction of concentrated solar radiation or glare onto neighboring property, public roads or other areas accessible to the public.
5. The proposed solar energy facility has been designed to protect public safety. Perimeter security fencing and appropriate warning signs will be placed in compliance with the city code.
6. The proposed solar energy facility will utilize the existing topography and vegetation at the site. There will be a minimum 50-foot buffer surrounding the project to block it from view along public roads and residential homes. Please see the concept plan enclosed within [Appendix C](#). The proposed solar energy facility will also follow these landscaping standards:



- A. The proposed landscaping plan will preserve existing forest and vegetation surrounding the solar energy facility.
 - B. The applicant does not propose any new plantings because the existing topography and landscaping are sufficient to screen the proposed solar energy facility.
 - C. The buffer shall remain undisturbed during the lifetime of the solar energy facility.
7. The exterior lighting of the proposed solar energy facility will be consistent with local, state and federal law. Freestanding and wall-mounted lighting on buildings and structures will be limited to the minimum required for safety and operational purposes. Lighting fixtures will protect the night sky by using full-cutoff fixtures that focus light downward to minimize off-site glare. The proposed solar energy facility will not produce glare that would constitute a nuisance to the public during construction or general operation. Please the concept plan enclosed within **Appendix C.**
 8. Solar energy facilities shall be designed and constructed in substantial compliance with the approved conceptual plan. Notwithstanding any provision of the Ordinance to the contrary, a conditional use permit issued for a solar energy facility shall be valid for a period of five (5) years, or such other time period as specified by the conditions of the permit, provided that a complete site plan application which substantially complies with the approved conceptual plan shall be submitted for review prior to expiration of such time period.
 9. The proposed solar energy facility is not to be located adjacent to, or within, the control zone of any airport.
 10. All proposed accessory structures will meet the setback requirements for principal structures in the Agriculture (A) zoning district. Please the concept plan enclosed within **Appendix C.**
 11. The solar facility owner or operator will conduct soil testing for any contaminants directly attributable to solar panels, racking systems, and related equipment prior to construction and every five (5) years following initial testing until such time as the facility is decommissioned or abandoned. The owner or operator will file an initial baseline report at the time of application for a site plan, and shall file subsequent reports, to the Director. Should a finding indicating contamination by one or more components of the solar energy facility occur, the owner or operator will remedy the same to applicable state and/or federal standards within one (1) year or such other timeframe as prescribed by law.
 12. The proposed solar energy facility is not located within any of the following areas: critical areas; water quality stream buffers; areas containing twenty (20) contiguous



acres or more of mixed-species forest; or archaeologically, architecturally, and historically significant structures, sites, and places listed, or eligible for listing, on the National Register of Historic Places and Virginia Landmarks Register.

13. The owner or operator will maintain the proposed solar facility in good condition. Such maintenance shall include, but not be limited to, painting, structural integrity of the equipment and structures, as applicable, and maintenance of the buffer areas and landscaping. Site access will be maintained in accordance with applicable City standards.

Decommissioning or Abandonment

A detailed decommissioning plan has been developed and certified by a professional engineer licensed in the Commonwealth of Virginia. Upon the project reaching the end of its life cycle/lease term (expected life: 40 years), the project's improvements will be removed and the land will be reverted to its pre-construction condition/use. Any proposed landscaping associated with the project within the field areas will be cut and stumps removed. The foundations, subsurface utility lines, poles, concrete pads, electrical lines, fencing and access road, other than the existing farm road will be removed and recycled or disposed of in accordance with waste management regulations. Please refer to the attached Decommissioning Plan and Estimate within [Appendix G](#) for an estimated cost to decommission the site and restore it to pre-construction conditions. A revised decommissioning plan and estimated probability will be provided as part of the site plan approval process. Prior to operation, the project company will provide security in the amount of the estimated cost of the decommissioning.

May 18, 2026

Kevin Wyne,
Director of Planning & Community Development
City of Suffolk
442 W Washington St
Suffolk, VA 23434

Re: Neighborhood Outreach for Conditional Use Permit – Old Myrtle Solar 1, LLC

Dear Mr. Wyne,

The City does not require any community outreach for proposed solar projects. New Leaf Energy (NLE) chose to conduct community meetings as we believe this is best practice. This letter outlines our community outreach for the proposed solar project off of Old Myrtle Rd, Suffolk, VA 23434 (Parcel 22*3).

DATE	ACTION	SUMMARY
9/16/25	Neighborhood Outreach (Round 1)	NLE conducted the first round of neighborhood outreach sending mailers describing the projects and providing contact information should neighbors have any questions. Mailers were sent to adjacent property owners.
10/9/2025	Community Meeting #1	NLE held the first community meeting providing an overview of the proposed solar system at Old Myrtle Rd. There were 6 attendees including the landowner. NLE started with an overview of the project with prepared slides and spent the majority of the meeting answering questions. The Meeting Summary is attached.
3/6/26	Outreach to Sherman Vincent	NLE called and left a VM with Mr. Vincent asking if there were specific questions or concerns that he would like us to address at the upcoming community meeting. <u>Mr. Vincent did not respond.</u>
3/9/26	Neighborhood Outreach (Round 2)	NLE sent mailers for a second community meeting to adjacent property owners.
3/30/26	Community Meeting #2	NLE held a second community meeting. There were 3 attendees – two neighbors and Councilperson Butler-Barlow. NLE had more advanced stormwater designs at this meeting to answer neighbors’ runoff questions.

4/13/26	Outreach to Neighbor Jimmy Smith	As a follow-up to meeting #2, NLE sent Mr. Smith a copy of the delineated wetland map and Threatened & Endangered Species report as Smith requested at the community meeting. NLE also offered to meet Smith on-site to discuss his concerns regarding a ditch along the shared property line. <u>Mr. Smith did not respond.</u>
5/20/26	Landowner outreach to Neighbor Sherman Vincent	The landowner Priscilla Taylor emailed Mr. Vincent a copy of a property report study that Cohn Reznick provided to NLE to address his property value concerns.

Thank you,



Jessie Robinson, Sr. Project Developer
 New Leaf Energy, Inc
 (804) 767-3770 | jrobinson@newleafenergy.com

Appendix 1: Community Meeting #1 Sign-In Sheet

Appendix 2: Community Meeting #1 Summary

Community Meeting Summary - Old Myrtle Rd

Thursday, October 10, 2025

New Leaf Energy hosted a community meeting for the proposed 3 Megawatt (MW) project off Old Myrtle Road (Parcel: 22*3) at the Windsor Town Hall on Thursday, October 10 at 7 pm. There were 6 attendees at the meeting.

As a side note, the neighbors expressed interest in another community meeting. We will plan to schedule this once we have additional design work completed such as for stormwater facilities. We expect the next community meeting will be early next year.

The following is a categorized list of the community members' questions and New Leaf's responses:

Process

- **What is the process for this project with the City?**
 - Per the City ordinance, property owners have the ability to seek a solar development on their property for parcels zoned Agriculture via a Conditional Use Permit (CUP). The City ordinance sets requirements for design, construction and operation that the applicant must comply with.
 - For the City CUP process, the applicant will submit required application materials to the City, including a concept design, visual impact analysis, archaeological and/or architectural resource analysis, transportation plan, noise study, and construction schedule. The concept plan needs to include the stormwater design and the plan cannot change by more than 5 percent after City approval.
 - The City will review the application for completeness. Then the project will be scheduled for a public hearing with the Planning Commission, followed by a public hearing with the City Council.
 - The community meeting is not required, but something New Leaf elected to do in order to present the project to neighbors and receive feedback.
- **If approved, when would the project begin construction?**
 - Construction is estimated to start in mid-2028.
 - Construction typically lasts between 6 to 8 months.

- **What does the construction traffic look like?**
 - On average during construction, New Leaf expects to see 5 to 10 trucks per day. Traffic will be higher during peak construction for about a 6 to 8 week period out of the 6-8 month duration, where New Leaf estimates there to be about 25 cars/trucks and around 3 combination vehicles per day.
 - After construction, New Leaf expects a vehicle to visit every 2 weeks to one month for regular vegetative and electrical maintenance.

Power

- **Where will the power from the project go?**
 - The project is interconnecting directly into Dominion's distribution lines. Dominion Energy is studying the interconnection upgrades for this project. Dominion will perform the upgrades at the end of the interconnection study once there is a signed Interconnection Agreement.
 - The power generated by the project will go directly into the local grid. Adding power to the grid is like pouring a bucket of water into a pond. You know it is there, but it's hard to say exactly where it goes. Feasibly any homes or businesses along the distribution circuit could be pulling power generated from this solar project.

Shared Solar Program

- **How does the Shared Solar program work?**
 - When a Shared Solar project reaches close to construction, there will be outreach to Dominion bill users looking for those interested to participate as a subscriber. You sign up at that time if it's of interest. The savings will either be shown on a monthly report from the subscriber organization or directly on your utility bill depending on how the State / utility prefers.
 - The Shared Solar program is designed to give everyone access to solar savings since some folks for example may not have land for a solar project, or live in an apartment and can't do rooftop solar.
- **How do you subscribe to the Shared Solar program?**
 - Often we add a condition on our permit that we look to folks surrounding the project before going elsewhere. Typically folks are notified via mailers or newspaper ads.

Noise

- **What is the anticipated noise that this project generates?**
 - The City requires that the maximum noise that can be generated at the property line for a solar project is 45 dBa (A-weighted decibels).
 - In addition, the inverter must be setback at least 400 feet from property lines. This project's inverter setback is 420 feet.
 - The noise study monitored the site for 24 hours and found that the current ambient noise in the area is 32 dBa.
 - Based on the study results, an estimated range of 7 to 24 dBa noise from the property would reach surrounding residences. This is below the existing sound levels in the area and far below the County limits.
 - For reference, 30 dBa is equivalent to a whisper.
 - We are happy to offer a condition that we will measure noise at the site after construction to make sure we are in compliance with the City requirements.
- **Who was the vendor that conducted the noise study and when were they on-site?**
 - New Leaf was asked this during the meeting and promised to provide the information afterwards.
 - GZA GeoEnvironmental performed the noise study. They had noise equipment on the property for 24 hours from July 9 to July 10, 2025.

Environmental Impact

- **Are you impacting wetlands?**
 - Our design avoids wetlands as much as possible.
 - The access road will impact 0.02 acres of wetlands based on the current design. We will coordinate with the Army Corps of Engineers for a Nationwide Wetland Permit. We cannot construct the road without this permit.
- **Are you impacting threatened or endangered species? What about the whip-poor-will bird? What about native flowers?**
 - The third-party vendor Labella Associates conducted a threatened and endangered species search on the property in coordination with several federal and state agencies, including the US Fish and Wildlife Service (USFWS). The results showed that, in general, the project will not affect birds or most other animals and plants.
 - There is a potential presence for the Northern Long Eared Bat and Tricolored Bat, so we will coordinate our tree clearing efforts around the time of year restriction for bats to avoid disrupting any roosting habitats.

- There is also potential for the presence of the Red-cockaded Woodpecker. Labella will coordinate with the ACOE, USFWS and Virginia Department of Wildlife Resources (DWR) to determine if there are impacts to the Woodpecker. If the Woodpecker is determined to be on-site, we will follow time of year restrictions for tree clearing to avoid disruption during nesting season.
- **Will animals like deer and coyotes be able to navigate around the project?**
 - The VA DWR provides guidance for large solar facilities, recommending an adaptive strategy for fencing smaller portions of the site at 40 acres maximum to permit animal navigation. Our entire fenced site will fall below 40 acres, by almost half, aligning with the VA DWR recommendation. (Source: "Solar Energy Facility Guidance." Virginia DWR. 10 February, 2022.)
- **Did you operate drones over our house recently?**
 - No, after the community meeting we asked all of our third-party vendors. None of them used drones this year or even last to collect data.

Water quality

- **Do the panels leach?**
 - The Environmental Protection Agency (EPA) limits the quantities of various chemicals acceptable in solar modules that would contain hazardous levels. Two methods, known as the Toxicity Characteristic Leaching Procedure (TCLP) and Synthetic Precipitation Leach Procedure (SPLP) determine if the material will leach out over time, if the panel is disposed of with common refuse and acid rain precipitation, respectively. New Leaf selects modules with materials well below the EPA's recommendations.
- **This area has shallow groundwater and shallow wells. Will the project contaminate the groundwater?**
 - It is highly unlikely any of the materials will leach into groundwater provided the component limitations set by the EPA as outlined above. Also, the panels are designed to withstand high wind events and hail.
 - If a panel were to break, the components would break off like a solid from the panel, rather than a liquid as one may suspect. The site is monitored in real time. If a panel is no longer producing, we would send out a local, contracted operator/technician to clean up and replace the broken panel with a new one, properly disposing of the broken panel.

- **Water from this site currently drains to my house. How will you ensure there will not be more water runoff onto my neighboring property once the project is built?**
 - We will be improving runoff conditions by detaining water on-site and releasing water at a lower rate than the pre-development conditions as a part of the Virginia Department of Environmental Quality (DEQ) Requirements for developed sites.
 - Before construction can begin, the project must have an approved stormwater permit.

Design

- **Will there be grading for the site?**
 - The site was surveyed for its topography. Minimal grading will be needed given the relatively flat topography of the site. The solar panels are mounted on racking that can be installed at various heights so the solar panels are continuous along the top, but their distance to the ground can be variable (typically 2-10 feet).
 - Micro grading may be needed to smooth out any deep rills or areas where erosion has occurred, such as from past timber activity.
- **What is the planned design for the access road?**
 - The access road will use the existing timber road on-site, which currently averages 18 feet wide.
 - Our access road will be a 20 foot wide gravel road with a depth of approximately 12 inches. The entrance will be off of Old Myrtle Road and comply with the City of Suffolk and VDOT standards.
- **Do the panels contain lead and cadmium?**
 - Lead
 - There can be trace amounts of lead for soldering of electrical components and in glass frit for silicon-based panels. Testing for the potential of leaching from broken panels found no toxicity risk or health hazard. (Source: "Health and Safety Impacts of Solar Photovoltaics". NC Clean Energy Technology Center. May 2017.)
 - The glass frit in silicon solar panels is like a mixture of glass particles used for electrodes. It is etched through the anti-reflective coating of the panels to help stick the silicon to the metal particles. It can contain a small amount of lead in the form of lead oxide.

- Soldering is used to create electrical connections between the solar cells in a module. It also provides the mechanical and electrical connection needed for the rest of the system.
- Cadmium (Source: "Health and Safety Impacts of Solar Photovoltaics". NC Clean Energy Technology Center. May 2017.)
 - The two main types of solar modules are either Crystalline Silicon or Cadmium-Telluride.
 - The majority of US-made solar modules to date are cadmium-telluride modules.
 - Cadmium-telluride panels are reported to pass the EPA's Toxic Characteristic Leaching Procedure (TCLP) test, so they are classified as non-hazardous waste.
 - One Cadmium-telluride panel has 1/100th the toxicity of free cadmium. Cadmium-telluride is a stable compound that is non-volatile and non-soluble in water.
 - First Solar is a major domestic manufacturer of cadmium-telluride panels and also has a recycling program in place for solar modules. There are hundreds of megawatts of First Solar Cadmium-telluride solar modules installed in NC alone.

Fire

- **What is the fire risk for a solar project?**
 - Fires at solar projects are uncommon and often caused by improper connections or if other electrical / fire hazards are present.
 - The majority of solar panel components are non-flammable, including the several layers of tempered glass used to protect the panel.
 - The flammable components make up a small portion of materials in the panels that are not considered sufficient to support a fire. The flammable components include the polymer layers that hold together the PV cells, the polymer backsheets which is the material at the back of solar modules that insulates the inner components, the junction boxes on the back of the panel, and wiring insulation. (Source: "Health and Safety Impacts of Solar Photovoltaics". NC Clean Energy Technology Center. May 2017.)
 - New Leaf uses panels with the electrical standard of UL 61730, which has a requirement for the panels to go through two fire safety tests called Spread of Flame Test and Burning Brand Test, where the modules must meet these conditions:

- No glowing or burning part of PV modules may fall from test rig
- Spread of flame cannot exceed 1.82 meters (Class A), 2.4 meters (Class B), or 3.9 meters (Class C), where class C is passing at minimum standards
- Lateral flame spread is limited
- **If there is a fire, will the surrounding homes be at risk?**
 - An emergency response plan will be put together during the site plan process in coordination with the County and local fire and rescue departments to ensure the agencies have proper training, products, and safety information on how to respond appropriately.
 - Fires at solar facilities are uncommon and similarly, the spread of fires to the surrounding property is very unlikely as the intent of the emergency response for a fire is to prevent the fire from spreading, similar to house fire or any other fire. Similar to quail farms and other ground bird farms, our project will incorporate cool-weather native grasses around the perimeter of the facility that are often used as natural firebreaks when conducting a controlled burn to reestablish habitat.

Property values

- **Will this project impact property values?**
 - No, this project will not impact your property values or taxes.
 - Cohn Reznik, a third party accounting firm, conducts property value reports looking at the sales price of homes in Virginia before a project was built and after. They have found no impact to the sales prices of homes surrounding a solar project after installation.

Appendix 3: Community Meeting #2 Sign-in Sheet

Mar 30, 2026
Sign-in sheet

NAME	Mailing Address
SHERMAN A. VINCENT	P.O. Box 6622 PORTSMOUTH VA. 23703
Jimmy C Smith	████████████████████ ^{am} 6838 Old Myrtle Road Suffolk Va.
Shelley Beth Berlow	PO Box 2116 Suffolk, VA 23432



Photo 1- White Dr near #4400
EXISTING CONDITION

Photograph Information
Date: August 12, 2025
Time: 12:11PM
Focal Length: 50 MM
Photo Location: 36° 46' 13.5048" N, 76° 43' 22.7136" W
Distance to fence: 1,215 Feet

Figure 1
PHOTO SIMULATIONS

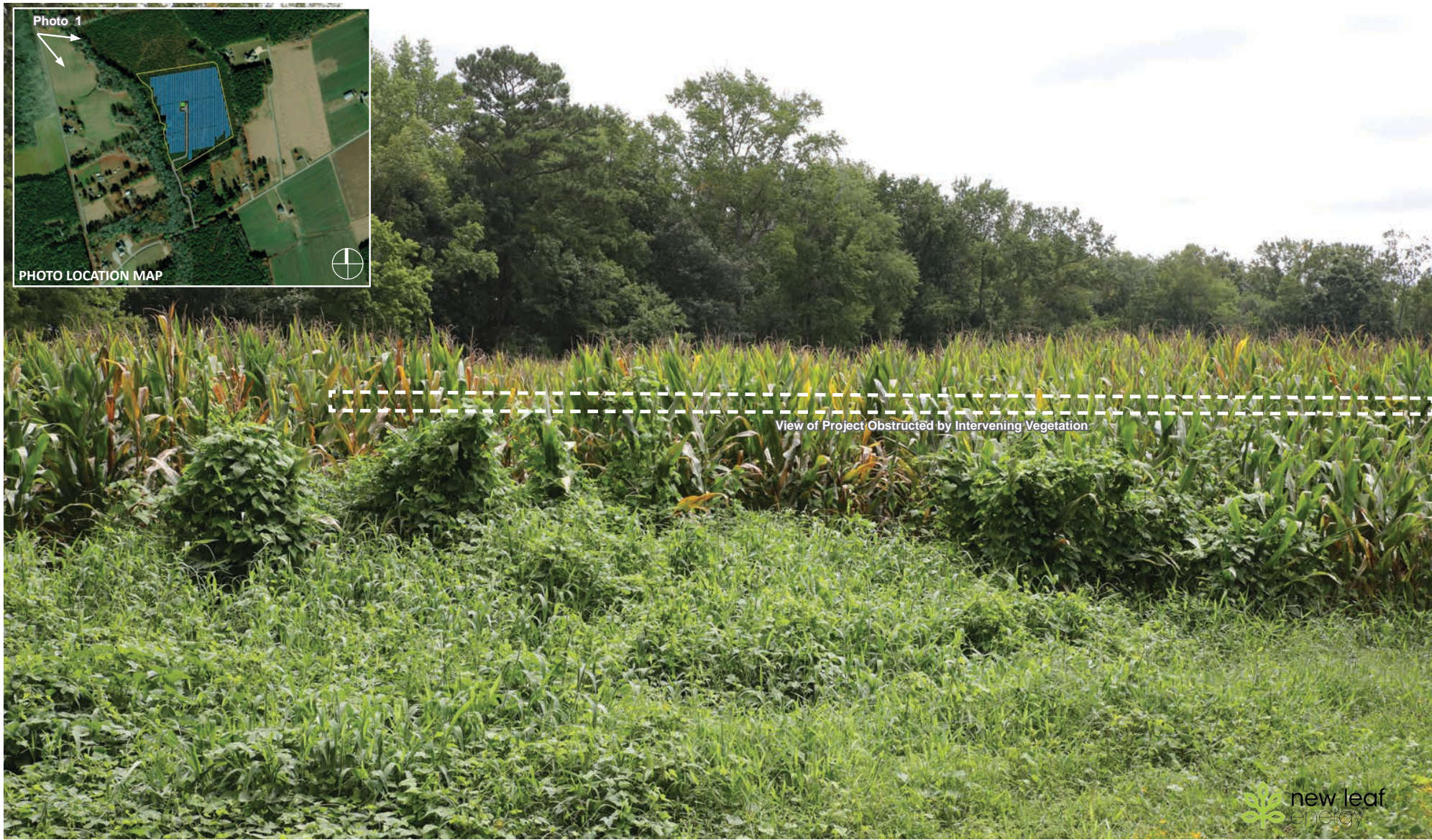
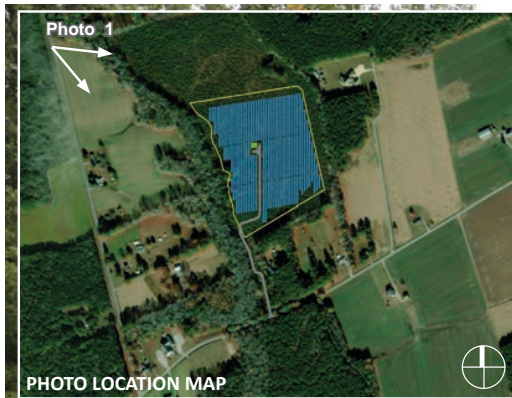


Photo 1- White Dr near #4400
SIMULATED CONDITION

Photograph Information
Date: August 12, 2025
Time: 12:11PM
Focal Length: 50 MM
Photo Location: 36° 46' 13.5048" N, 76° 43' 22.7136" W
Distance to fence: 1,215 Feet

Figure 2
PHOTO SIMULATIONS

Old Myrtle Road
Suffolk, VA



Photo 2

PHOTO LOCATION MAP



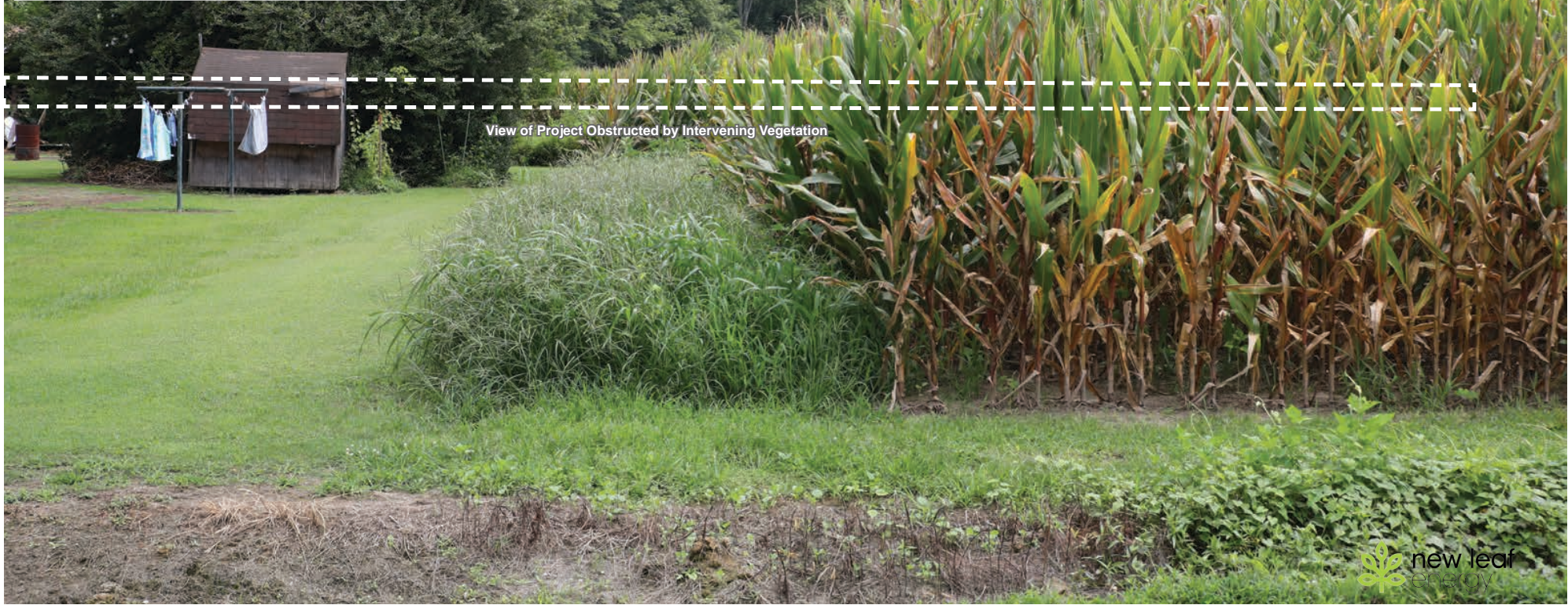
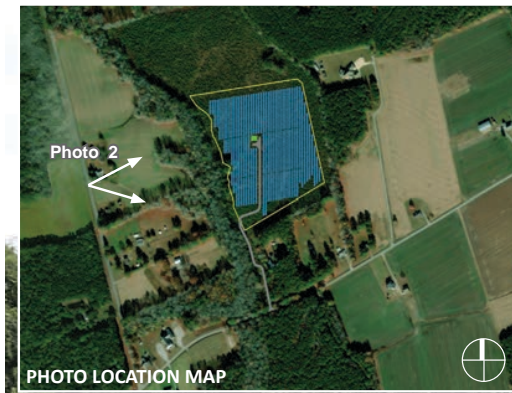
Photo 2- White Dr near #4320
EXISTING CONDITION

SARATOGA ASSOCIATES

Photograph Information
 Date: August 12, 2025
 Time: 12:15 PM
 Focal Length: 50 MM
 Photo Location: 36° 46' 02.1288" N, 76° 43' 19.3260" W
 Distance to fence: 1,100 Feet

Figure 3
PHOTO SIMULATIONS

Old Myrtle Road
Suffolk, VA



View of Project Obstructed by Intervening Vegetation

Photo 2- White Dr near #4320
SIMULATED CONDITION

Photograph Information
 Date: August 12, 2025
 Time: 12:15 PM
 Focal Length: 50 MM
 Photo Location: 36° 46' 02.1288" N, 76° 43' 19.3260" W
 Distance to fence: 1,100 Feet



Photo 3- White Dr near #4264
EXISTING CONDITION

Photograph Information
Date: August 12, 2025
Time: 12:19 PM
Focal Length: 50 MM
Photo Location: 36° 45' 54.7164" N, 76° 43' 17.1156" W
Distance to fence: 1,160 Feet



Photo 3- White Dr near #4264
SIMULATED CONDITION

Photograph Information
 Date: August 12, 2025
 Time: 12:19 PM
 Focal Length: 50 MM
 Photo Location: 36° 45' 54.7164" N, 76° 43' 17.1156" W
 Distance to fence: 1,160 Feet

Figure 6
PHOTO SIMULATIONS

Old Myrtle Road
Suffolk, VA



Photo 4- Old Myrtle Road near Western Branch Baptist Church cemetery (east driveway)
EXISTING CONDITION



Photo 4- Old Myrtle Road near Western Branch Baptist Church cemetery (east driveway)
SIMULATED CONDITION



View of Project Obstructed by Intervening Vegetation



Photo 4- Old Myrtle Road near Western Branch Baptist Church cemetery (east driveway)
SIMULATED CONDITION (Ghosedt Outline)

Photograph Information
Date: August 12, 2025
Time: 12:25 PM
Focal Length: 27 MM
Photo Location: 36° 45' 50.8788" N, 76° 43' 05.7180" W
Distance to fence: 790 Feet

Figure 9
PHOTO SIMULATIONS

Old Myrtle Road
Suffolk, VA



Photo 5- Old Myrtle Road looking down access drive
EXISTING CONDITION



Photo 5- Old Myrtle Road looking down access drive
SIMULATED CONDITION



Photo 6- Old Myrtle Road near #6800
EXISTING CONDITION

Photograph Information
Date: August 12, 2025
Time: 12:41 PM
Focal Length: 50 MM
Photo Location: 36° 45' 57.4380" N, 76° 42' 47.5740" W
Distance to fence: 790 Feet



PHOTO LOCATION MAP



View of Project Obstructed by Intervening Vegetation



Photo 6- Old Myrtle Road near #6800
SIMULATED CONDITION

Photograph Information
Date: August 12, 2025
Time: 12:41 PM
Focal Length: 50 MM
Photo Location: 36° 45' 57.4380" N, 76° 42' 47.5740" W
Distance to fence: 790 Feet

Figure 13
PHOTO SIMULATIONS

Old Myrtle Road
Suffolk, VA



PHOTO LOCATION MAP



Photo 7- Old Myrtle Road near #6700
EXISTING CONDITION

Photograph Information
Date: August 12, 2025
Time: 12:45 PM
Focal Length: 50 MM
Photo Location: 36° 46' 01.3764" N, 76° 42' 38.5236" W
Distance to fence: 1,380 Feet

Figure 14
PHOTO SIMULATIONS
Old Myrtle Road
Suffolk, VA



PHOTO LOCATION MAP



View of Project Obscured by Intervening Vegetation



Photo 7- Old Myrtle Road near #6700
SIMULATED CONDITION

Photograph Information
Date: August 12, 2025
Time: 12:45 PM
Focal Length: 50 MM
Photo Location: 36° 46' 01.3764" N, 76° 42' 38.5236" W
Distance to fence: 1,380 Feet

Figure 15
PHOTO SIMULATIONS

City of Suffolk

Department of Planning and Community Development

DISCLOSURE STATEMENT FORM



OFFICE INFORMATION: To be completed by staff			
Application Number:		Project Name:	
Project Address:		Date Submitted:	

The disclosures contained in this Form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. The completion and submission of this Form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Suffolk requiring action by the City Council or a City board, commission or other body.

PART 3 - APPLICANT DISCLOSURE: To be completed by Applicant

Important Notice: Only complete, hard-copy application forms with original signatures or other approved written consent from all property owners are accepted.

APPLICANT INFORMATION

Applicant Name: Old Myrtle Solar 1, LLC (care of New Leaf Energy, Inc. dba New Leaf Energy Development, Inc.)

Property Address(es): 0 Old Myrtle Road

Tax Map Number(s): 22*3

Account Number(s): 25195500

Is Applicant the owner of the subject property? YES NO

Does the Applicant have a Representative? YES NO

If yes, name of Representative: Nicholas Delp

Is Applicant a corporation, partnership, firm, business, trust, or unincorporated business? YES NO

If yes, list the names of all officers, directors, members, trustees, etc. below AND businesses that have a parent-subsiary or affiliated business entity relationship (see definitions below) with the applicant (attach list if necessary):

Please see attached Project Ownership documents. Old Myrtle Solar 1, LLC has no officers, directors, members, or trustees.

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contingent on the subject public action? YES NO

If yes, name of the official or employee, and description of the nature of their interest:

APPLICANT SERVICES DISCLOSURE

The Applicant must certify whether the following services are being provided in connection to the applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES	NO	SERVICE PROVIDER
	(select one)		(Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Real Estate Broker/Agent/Realtor	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Accounting/Tax Preparation	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Architect/Designer/Landscape Architect/Land Planner	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Construction Contractor	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>
Engineer/Surveyor/Agent	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hurt & Proffitt, Inc.
Legal Services	<input type="checkbox"/>	<input type="checkbox"/>	<hr/>

PART 4 – PROPERTY OWNER DISCLOSURE

PROPERTY OWNER DISCLOSURE

Property Owner Name: BRAN-DEL SUFFOLK LLC

(as listed on application)

Is the Owner a corporation, partnership, firm, business, trust or an unincorporated business? YES NO

If yes, the names of all officers, directors, members, or trustees below AND businesses that have a parent-sub subsidiary or affiliated business entity relationship (see definitions below) with the Applicant (attach list if necessary):

Manager - Priscilla Taylor

Does the subject property have a proposed or pending purchaser? YES NO

If yes, name of the proposed or pending purchaser: Old Myrtle Solar 1, LLC

KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

Does an official or employee of the City of Suffolk have an interest in the subject property or any proposed development contingent on the subject public action? YES NO

If yes, name of the official or employee, and description of the nature of their interest:

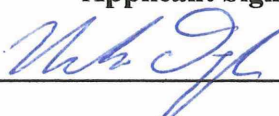
PROPERTY OWNER SERVICES DISCLOSURE

The Owner must certify whether the following services are being provided in connection to the Applicant, the subject of the application, and/or any business operating, or to be operated on the property. The name of the entity and/or individual providing such services must be identified (attach list if necessary).

SERVICE	YES	NO	SERVICE PROVIDER
	(select one)		(Name of entity and/or individual)
Financing (mortgage, deeds of trust, cross-collateralization, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Real Estate Broker/Agent/Realtor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Accounting/Tax Preparation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Architect/Designer/Landscape Architect/Land Planner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Construction Contractor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Engineer/Surveyor/Agent	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Legal Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

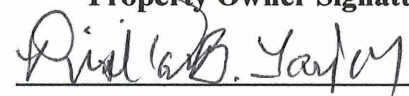
APPLICANT CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Applicant Name (Print)	Applicant Signature	Date
Old Myrtle Solar 1, LLC		3/27/2026

PROPERTY OWNER CERTIFICATION

- I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.
- I understand that I am responsible for updating this Form if any information changes at any point even if a public hearing has not yet been scheduled.
- I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the meeting of Planning Commission, City Council, or any public body or committee in connection with this application.

Property Owner Name (Print)	Property Owner Signature	Date
BRAN-DEL SUFFOLK LLC		4/20/26

“Parent-subsidiary relationship” means “a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation.” See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

“Affiliated business entity relationship” means “a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities.” See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

**PUBLIC COMMENTS
FOR
CUP2026-012**



Public Comment Form

Please be advised that this form is for public comment for CUP2026-012, New Leaf Solar, **only**.

All comments provided will be made available to Planning Commission members, City Council members, and the general public.

All comments provided by 5:00 PM on June 9, 2026, no less than one week prior to the Planning Commission's scheduled meeting, will be made available to Planning Commission members, City Council members, and the general public and included within staff's report. All comments received after the deadline may be presented in person by the commenter at the scheduled public hearing.

First Name	Jimmy
Last Name	Holland
Street Address	6834 old Myrtle rd
City	Suffolk
State	Virginia
Zip Code	23434
Comment	I oppose this solar farm project for numerous reasons. It will greatly change my way of living. I would greatly recommend that it stay as wooded property for the existing wild life that lives and survives on it . Thank you for your vote to not go through with this project.



Public Comment Form

Please be advised that this form is for public comment for CUP2026-012, New Leaf Solar, **only**.

All comments provided will be made available to Planning Commission members, City Council members, and the general public.

All comments provided by 5:00 PM on June 9, 2026, no less than one week prior to the Planning Commission's scheduled meeting, will be made available to Planning Commission members, City Council members, and the general public and included within staff's report. All comments received after the deadline may be presented in person by the commenter at the scheduled public hearing.

First Name	Lisa
Last Name	winn
Street Address	7431 old myrtle rd
City	suffolk
State	Virginia
Zip Code	23434
Comment	We moved here 21 years ago to be away from the city life and what it brings with it. we and most of our neighbors are not in favor of this solar farm. it destroys trees, wildlife and mush more. I don't think most people would like to have this in their back yard, or their side yard. It's not reasonable, or fair to the people who reside there. would you like it to be put in or near you're home? probably not. Thank you

ORDINANCE NUMBER _____

AN ORDINANCE TO GRANT A CONDITIONAL USE PERMIT TO ESTABLISH A SOLAR ENERGY FACILITY ON PROPERTY LOCATED ON OLD MYRTLE ROAD AT ZONING MAP 22, PARCEL 3, ACCOUNT NUMBER 251955000; CUP2026-012

WHEREAS, Nicholas Delp, Old Myrtle Solar 1, LLC, applicant on behalf of Bran-Del Suffolk, LLC, property owner, has requested a Conditional Use Permit to establish a solar energy facility on property located on Old Myrtle Road, which land is designated on the Zoning Map of the City of Suffolk, Virginia as Zoning Map 22, Parcel 3, and is more particularly depicted in Exhibit "B"; and,

WHEREAS, the procedural requirements of Article 3, Section 31-306 of the Code of the City of Suffolk, Virginia, 1998 (as amended), have been followed; and,

WHEREAS, in acting upon this request, the Planning Commission and City Council have considered the matters enunciated in Section 15.2-2284 of the Code of Virginia (1950), as amended, and Section 31-102 and Section 31-306(c)(1 through 8) of the Code of the City of Suffolk, 1998 (as amended), with respect to the purposes stated in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia (1950), as amended; and,

WHEREAS, the Planning Commission has made a recommendation as stated in Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Suffolk, Virginia, that:

Section 1. Exhibits.

Exhibit "A", "Planning Commission Recommendation", Exhibit "B", "Property Map", Exhibit "C", "0 Old Myrtle Road, Layout and Materials Plan, Sheet C-3.0", Exhibit "D", "0 Old Myrtle Road Landscaping Plan, Sheet C-6.0", Exhibit "E", "Old Myrtle Solar, Haul Route Exhibit", and Exhibit "F", "Noise Study Results, 0 Old Myrtle Road", which are attached hereto, are hereby incorporated as part of this ordinance.

Section 2. Findings.

Council finds that the proposal for a Conditional Use Permit, as submitted or modified with conditions herein, the expressed purpose of which is a solar energy facility, is in conformity with the standards of the Unified Development Ordinance of the City of Suffolk and that it will have no more adverse effects on the health, safety or comfort of persons living, working in, or driving through the neighborhood, and will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities with the conditions set forth below.

These findings are based upon the consideration for the existing use and character of property,

the Comprehensive Plan, the suitability of property for various uses, the trends of growth or change, the current and future requirements of the community as to land for various purposes as determined by population, economic, and other studies, the transportation requirements of the community, the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services, the conservation of natural resources, the preservation of flood plains, the preservation of agricultural and forestal land, the conservation of properties and their values, and the encouragement of the most appropriate use of land throughout the City.

These findings are based upon a determination that the most reasonable and limited way of avoiding the adverse impacts of a solar energy facility is by the imposition of the conditions provided herein.

Section 3. Permit Granted.

The Conditional Use Permit for the property be, and is hereby approved for the property, subject to the following conditions and the general conditions set forth in Section 4 hereof. The Conditional Use Permit specifically permits a solar energy facility in compliance with Sections 31-306, 31-406, and 31-724 of the Code of the City of Suffolk.

Conditions

1. This Conditional Use Permit shall authorize a solar energy facility for property located along Old Myrtle Road at Zoning Map 22, Parcel 3; as identified and depicted in Exhibit "B".
2. The applicant shall obtain all necessary building permits from the Division of Community Development and shall obtain approval of a site plan from the Division of Planning for the design of improvements associated with this request prior to the commencement of any land disturbance or construction activities on the property. Said site plan shall be in substantial conformance with the concept plan titled "*0 Old Myrtle Road, Layout and Materials Plan, Sheet C-3.0*" prepared by New Leaf Energy and dated May 5, 2026; as identified in Exhibit "C".
3. A landscape buffer of preserved mature vegetation shall surround the project site as generally depicted on the plan titled "*0 Old Myrtle Road Landscaping Plan, Sheet C-6.0*" prepared by New Leaf Energy and dated May 5, 2026; as identified in Exhibit "D". An easement, lease agreement, or other instrument acceptable to the City Attorney shall be executed and recorded, as applicable prior to site plan approval, to protect the buffer area from tree clearing or the removal of native vegetation for as long as the use occupies the subject parcel.
4. Agricultural fencing of a design acceptable to the Director of the Department of Planning and Community Development shall be installed for the section of security fencing along the perimeter of the facility along the southern property line adjacent to Old Myrtle Road, adjoining the proposed evergreen landscape buffer, as depicted on Exhibit "D".
5. During construction and decommissioning, all truck haul routes shall utilize Pruden Boulevard (Route 460) from the north to Old Myrtle Road and to the site entrance, in accordance with the haul route identified on the submittal document titled "*Old Myrtle Solar, Haul Route Exhibit*" prepared by Hurt & Proffit and dated April 17, 2026; as identified in Exhibit "E". Truck traffic shall not travel along Old Myrtle Road south of the site and shall not utilize Old Mill Road or

White Drive (Route 608) to access the site.

6. The operator of the solar energy facility shall ensure reasonable access to all parts of the site for fire and emergency medical personnel and shall install a secured lock box or key box at the gated site entrance containing a key or other means of accessing the facility during an emergency.
7. The solar energy facility shall at all times be in conformance with the maximum noise output levels shown in the document titled “*Noise Study Results, 0 Old Myrtle Road*” prepared by GZA and dated May 22, 2026; as identified in Exhibit “F”. If at any time, upon commencement of the use on the property, the City finds that the noise level associated with such use exceeds the representations of the expected noise level associated with such use made in the noise study, then the City shall notify the applicant that they are in violation of the conditions of this Conditional Use Permit. The applicant shall, at their own expense, take appropriate action to bring the noise level into compliance with the representations made in the noise study within 30 days. As a part of the landscape surety that must be submitted to the City prior to site plan approval, the applicant must incorporate a perpetual noise mitigation component, in a form acceptable to the Director of Planning and Community Development. Failure of the applicant to bring the noise level into compliance may result in forfeiture of any landscape maintenance surety posted by the applicant in pursuit of this project.
8. The applicant shall obtain all necessary permits prior to development and operation. The development and operations shall comply with applicable codes, ordinances and regulations of federal, state and local government.

Section 4. General Conditions.

- (a) The Conditional Use Permit may be revoked by City Council upon failure to comply with any of the conditions contained herein, after ten days’ written notice to the property owner or their successors in interest, and a hearing at which time all such persons shall have the opportunity to be heard.
- (b) To the extent applicable, the requirements set forth in Section 31-306 of the Code of the City of Suffolk, Virginia shall be met.
- (c) The commencement of the Use described in Section 3 of this ordinance shall be deemed acceptance by the property owner, or any party undertaking or maintaining such Use, of the conditions to which the Conditional Use Permit herein granted is subject.

Section 5. Severability.

It is the intention of the City Council that the provisions, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable. If any phrase, clause, sentence, paragraph, section or provision of this ordinance is declared unconstitutional or otherwise invalid by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, sections or provisions of this ordinance, to the extent that they can be enforced notwithstanding such determination.

Section 6. Recordation.

A certified copy of this ordinance shall be recorded, by the applicant, in the name of the property owner as grantor in the office of the Clerk of Circuit Court.

Section 7. Effective Date.

This ordinance shall be effective upon passage and shall not be published or codified. The Conditional Use authorized by this Permit shall be implemented within five (5) years from the date of approval by the City Council and shall terminate if not initiated within that time period.

READ AND PASSED: _____

TESTE: _____
Erika S. Dawley, City Clerk

Approved as to Form:

William E. Hutchings, Jr., City Attorney

EXHIBIT "A"

RESOLUTION NO. 26-06-04

CITY OF SUFFOLK PLANNING COMMISSION

**A RESOLUTION TO PRESENT A REPORT AND RECOMMENDATION
TO CITY COUNCIL RELATING TO CONDITIONAL USE PERMIT
CUP2026-012**

**TO GRANT A CONDITIONAL USE PERMIT TO ESTABLISH A SOLAR ENERGY
FACILITY ON PROPERTY LOCATED ON OLD MYRTLE ROAD AT ZONING MAP
22, PARCEL 3, ACCOUNT NUMBER 251955000**

WHEREAS, Nicholas Delp, Old Myrtle Solar 1, LLC, applicant on behalf of Bran-Del Suffolk, LLC, property owner, has requested a Conditional Use Permit to establish a solar energy facility on property located on Old Myrtle Road, which land is designated on the Zoning Map of the City of Suffolk, Virginia as Zoning Map 22, Parcel 3, and is more particularly depicted in Exhibit "B"; and,

WHEREAS, the procedural requirements for the consideration of this request by the Planning Commission have been met.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Suffolk, Virginia, that:

Section 1. Findings.

The Suffolk Planning Commission finds that the proposal for a Conditional Use Permit, as submitted or modified herein:

- _____ a) Will have no more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood,
- _____ b) Will have more adverse effects on the health, safety or comfort of persons living or working in or driving through the neighborhood,
- _____ c) Will be no more injurious to property or improvements in the neighborhood, or
- _____ d) Will be more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district, taking into consideration the location, type and height of buildings or structures, the type and extent of landscaping and screening on site and whether the use is consistent with any theme, action, policy or map of the Comprehensive Plan which encourages mixed uses and/or densities.

Section 2. Recommendation to Council.

The Planning Commission recommends to City Council that the request, CUP2026-012 be:

- _____ a) Granted as submitted, and that the City Council adopt the proposed Ordinance without modification.
- _____ b) Denied, and that Council not adopt the proposed Ordinance.
- _____ c) Granted with the modifications set forth on the attached listing of specific recommendations and that Council adopt the proposed Ordinance with such modifications.

READ AND ADOPTED: _____

TESTE: _____

CONDITIONAL USE PERMIT

CUP2026-012

CONDITIONS

1. This Conditional Use Permit shall authorize a solar energy facility for property located along Old Myrtle Road at Zoning Map 22, Parcel 3; as identified and depicted in Exhibit “B”.
2. The applicant shall obtain all necessary building permits from the Division of Community Development and shall obtain approval of a site plan from the Division of Planning for the design of improvements associated with this request prior to the commencement of any land disturbance or construction activities on the property. Said site plan shall be in substantial conformance with the concept plan titled “*0 Old Myrtle Road, Layout and Materials Plan, Sheet C-3.0*” prepared by New Leaf Energy and dated May 5, 2026; as identified in Exhibit “C”.
3. A landscape buffer of preserved mature vegetation shall surround the project site as generally depicted on the plan titled “*0 Old Myrtle Road Landscaping Plan, Sheet C-6.0*” prepared by New Leaf Energy and dated May 5, 2026; as identified in Exhibit “D”. An easement, lease agreement, or other instrument acceptable to the City Attorney shall be executed and recorded, as applicable prior to site plan approval, to protect the buffer area from tree clearing or the removal of native vegetation for as long as the use occupies the subject parcel.
4. Agricultural fencing of a design acceptable to the Director of the Department of Planning and Community Development shall be installed for the section of security fencing along the perimeter of the facility along the southern property line adjacent to Old Myrtle Road, adjoining the proposed evergreen landscape buffer, as depicted on Exhibit “D”.
5. During construction and decommissioning, all truck haul routes shall utilize Pruden Boulevard (Route 460) from the north to Old Myrtle Road and to the site entrance, in accordance with the haul route identified on the submittal document titled “*Old Myrtle Solar, Haul Route Exhibit*” prepared by Hurt & Proffit and dated April 17, 2026; as identified in Exhibit "E". Truck traffic shall not travel along Old Myrtle Road south of the site and shall not utilize Old Mill Road or White Drive (Route 608) to access the site.
6. The operator of the solar energy facility shall ensure reasonable access to all parts of the site for fire and emergency medical personnel and shall install a secured lock box or key box at the gated site entrance containing a key or other means of accessing the facility during an emergency.
7. The solar energy facility shall at all times be in conformance with the maximum noise output levels shown in the document titled “*Noise Study Results, 0 Old Myrtle Road*” prepared by GZA and dated May 22, 2026; as identified in Exhibit “F”. If at any time, upon commencement of the use on the property, the City finds that the noise level associated with such use exceeds the representations of the expected noise level associated with such use made in the noise study, then the City shall notify the applicant that they are in violation

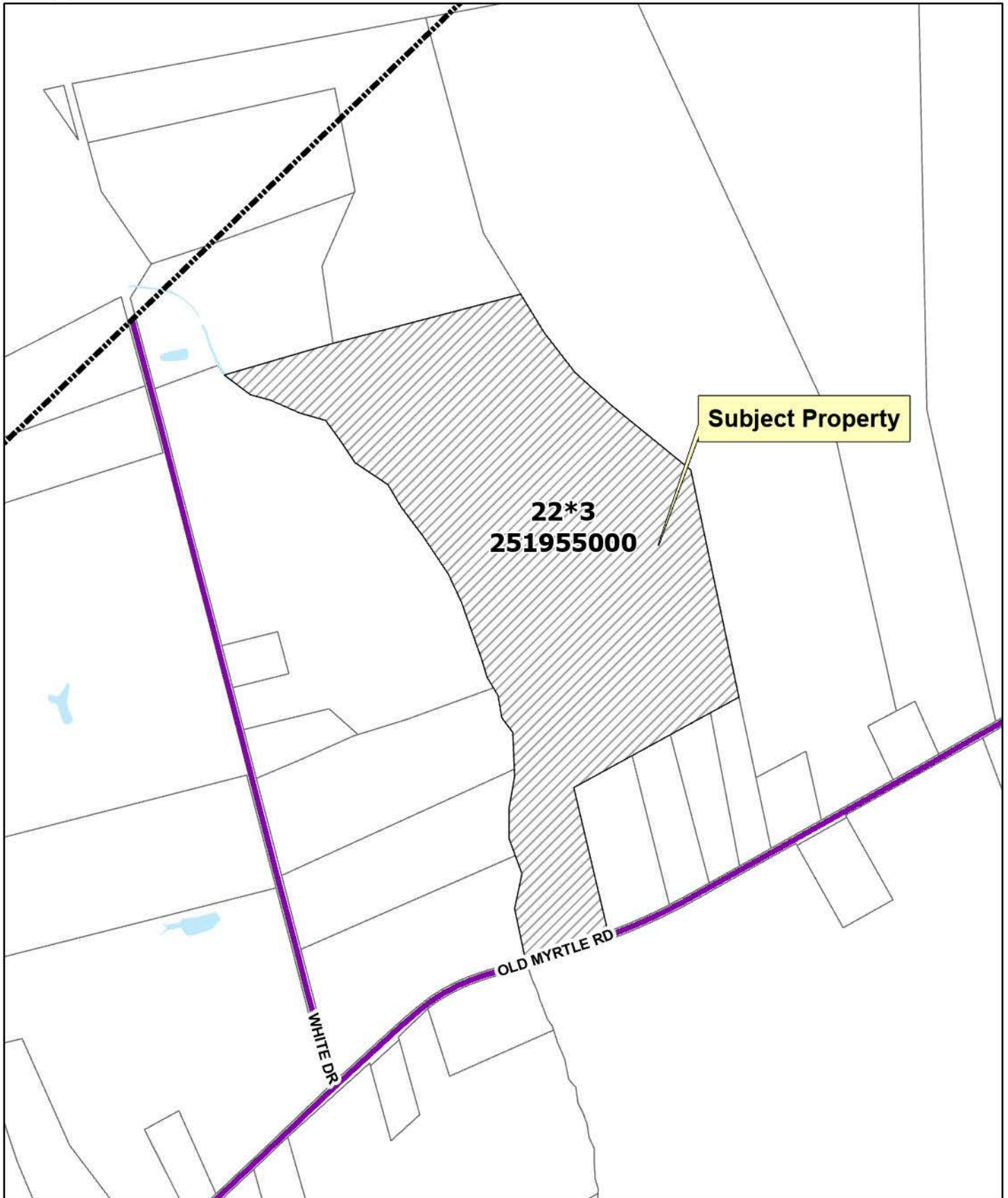
of the conditions of this Conditional Use Permit. The applicant shall, at their own expense, take appropriate action to bring the noise level into compliance with the representations made in the noise study within 30 days. As a part of the landscape surety that must be submitted to the City prior to site plan approval, the applicant must incorporate a perpetual noise mitigation component, in a form acceptable to the Director of Planning and Community Development. Failure of the applicant to bring the noise level into compliance may result in forfeiture of any landscape maintenance surety posted by the applicant in pursuit of this project.

8. The applicant shall obtain all necessary permits prior to development and operation. The development and operations shall comply with applicable codes, ordinances and regulations of federal, state and local government.



PROPERTY MAP CUP2026-00012

EXHIBIT B



Author: CAUBUT
Date: 04-24-2026

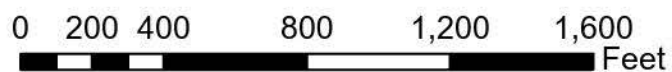


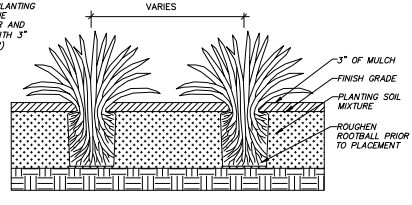
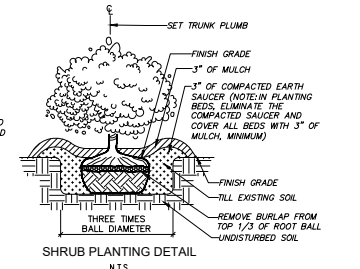
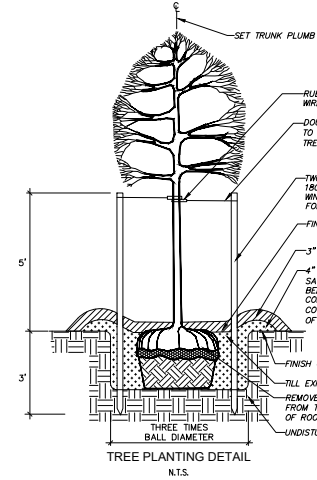
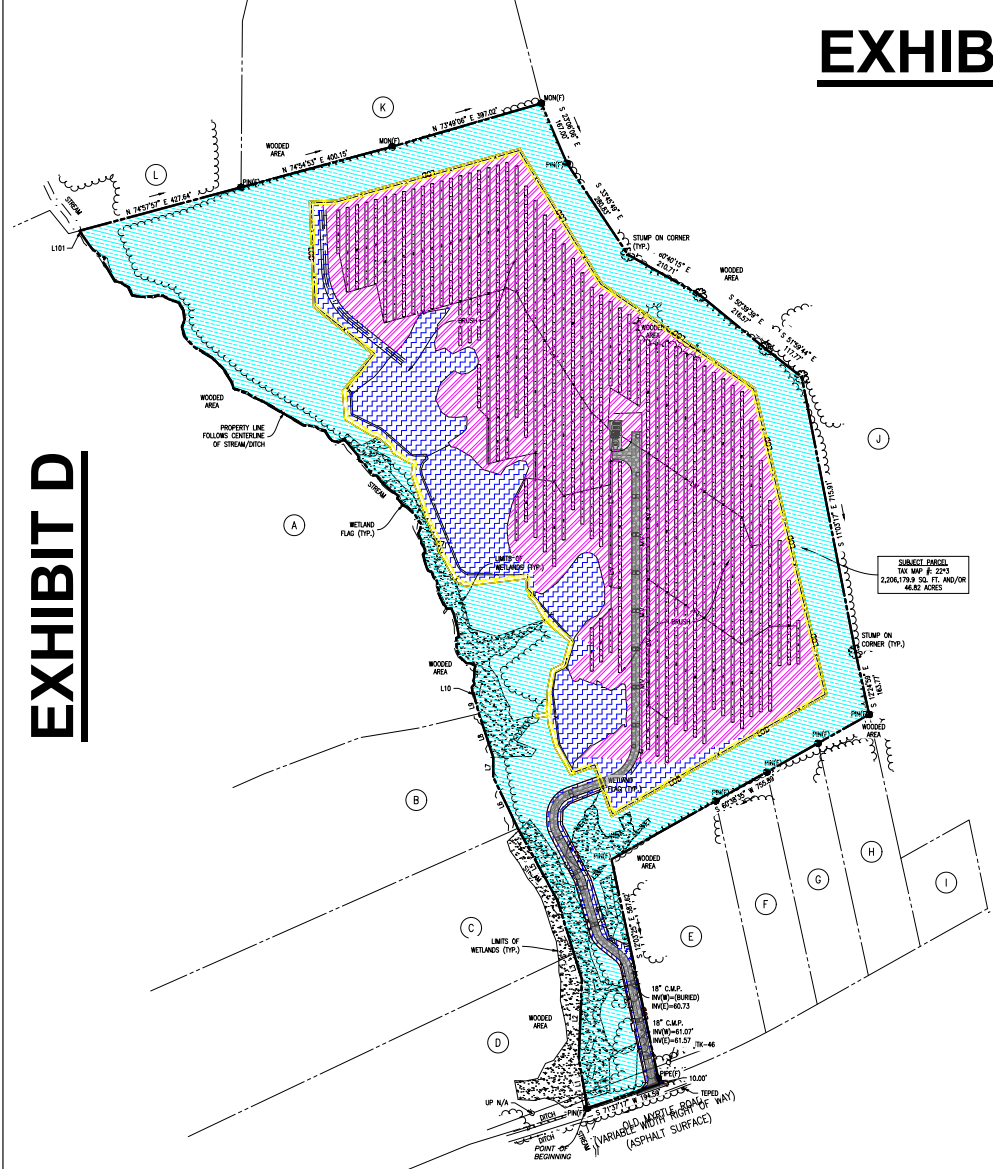
EXHIBIT D

EXHIBIT D

LEGEND	
	BUFFER W/ EXISTING FORESTED/SILVACULTURED AREA 18.10 AC
LIMITS OF DISTURBANCE = 28.43 AC.	
	NATIVE GRASS 5.62 AC
	NATIVE VEGETATIVE FIREBREAK 1.15 AC
	UNDER PANEL & INTERROW POLLINATOR VEGETATION 20.70 AC
	IMPERVIOUS AREA 0.96 AC

GENERAL NOTE:

1. NATIVE VEGETATIVE FIREBREAK GRASSES WILL BE INCORPORATED INTO THE 10 FT AND 50 FT VEGETATED BUFFERS.
2. FOR CLARITY UNDER PANEL AND INTERROW POLLINATOR VEGETATION IS SHOWN AS HATCHED WITHIN THE SOLAR PANEL TO REPRESENT UNDER PANEL SEEDING.
3. THE ACREAGE LISTED IN THE LEGEND IS BASED ON THE AREAS SHOWN AND THE FINAL ACREAGE WILL BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS.
4. A 10 PERCENT REDUCTION HAS BEEN APPLIED TO THE LANDSCAPING POINT VALUES REQUIREMENT ON ALL PROPOSED 10' CIVIC VEGETATED BUFFERS PER ARTICLE VIII - LANDSCAPE AND SCREENING STANDARDS - SEC. 8-100B - LANDSCAPING CREDITS TABLE - 100% NATIVE PLANTS (AS IDENTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION).



PLANTING, FERTILIZING, AND WATERING SCHEDULE FOR PERIOD OF ONE YEAR AFTER INSTALLATION:

PLANT TREES, SHRUBS AND GROUNDCOVERS AS PER THE PLANTING DETAIL. PLANT EVERGREEN MATERIALS BETWEEN SEPTEMBER 1 AND DECEMBER 1 OR IN SPRING BEFORE NEW GROWTH BEGINS. PLANT DECIDUOUS MATERIALS IN A DORMANT CONDITION. IF OWNER REQUIRES PLANTING AT OTHER TIMES, PLANTS SHALL BE SPRAYED WITH ANTI-DESICCANT PRIOR TO DIGGING.

WATER PLANTINGS HEAVILY ONCE A WEEK DURING PERIODS OF INADEQUATE RAINFALL. WATER SLOWLY AND ALLOW WATER TO REACH TOP OF PLANT SAUCER. CHECK SOIL MOISTURE WITH AN APPROPRIATE INSTRUMENT PRIOR TO WATERING TO PREVENT OVER WATERING.

INCORPORATE SLOW RELEASE FERTILIZER, PREFERABLY COMPOSED OF 25-50% WATER INSOLUBLE NITROGEN (NIN) INTO THE SOIL BACKFILL AT PLANTING TIME. IF, DURING THE GROWING SEASON, GROWTH SEEMS SLOW OR COLOR IS PALER THAN NORMAL HAVE SOIL TESTED AND FERTILIZE AS PER RESULTING RECOMMENDATIONS.

SOIL AMENDMENTS:
WHEN EXISTING SOIL ON SITE IS NOT ADEQUATE TO SUPPORT VIGOROUS GROWTH, PROVIDE PLANTING MIXTURE CONSISTING OF 5 PARTS EXISTING SOIL TO 1 PART PEAT MOSS AND 1 LB. OF PLANT FERTILIZER FOR EACH CUBIC YARD OF MIXTURE OR EQUIVALENT.

THIS DOCUMENT IS PROVIDED BY NEW LEAF ENERGY INC. TO THE PROPERTY OWNER HEREIN. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. WITHOUT FURTHER WRITTEN CONSENT IS STRICTLY PROHIBITED.

new leaf energy
50 SCHOLARSHIP DRIVE, SUITE 102
DALLAS, TEXAS 75243
PHONE: (214) 694-5240
FAX: (214) 694-5841
WWW.NELEC.COM

NOT FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON TO USE ANY DOCUMENT HEREIN UNLESS THE USER IS A PROFESSIONAL ENGINEER, ARCHITECT OR ANOTHER LICENSED PROFESSIONAL UNDER THE AUTHORITY OF THE VIRGINIA BOARD OF PROFESSIONAL ENGINEERS.

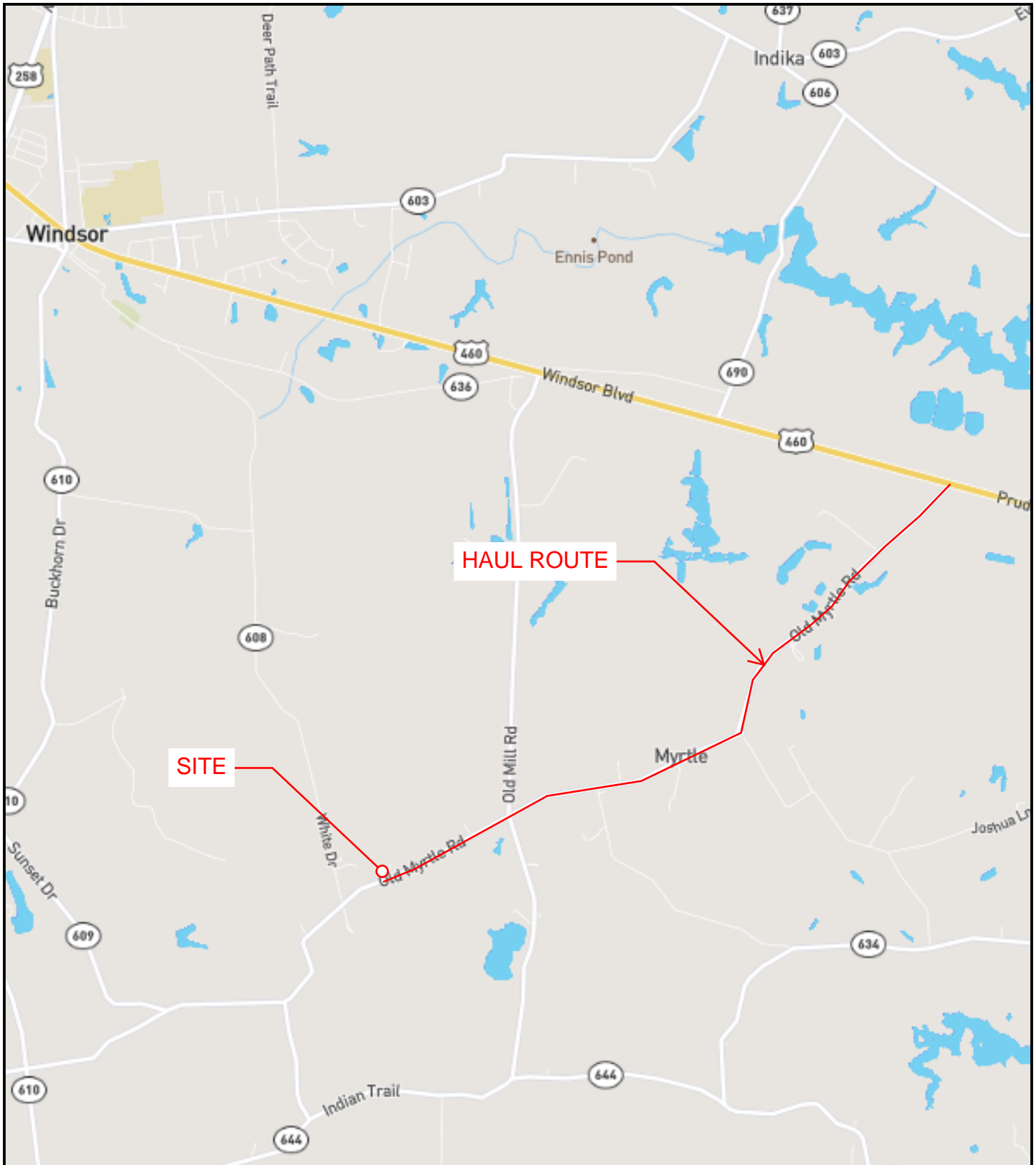
CONDITIONAL USE PERMIT
0 OLD MYRTLE ROAD
SUFFOLK, VA 23434

PROJECT NUMBER:
111-5135

REV	DATE	BY	CHKD	DESCRIBED	RELEASE	FILE
1	03/25/2025	NKH	NKH	ISSUE FOR CUP SUBMITTAL #2	ISSUED	C:\PROJECTS\111-5135\CUP SUBMITTAL #2
2	03/27/2025	NKH	NKH	ISSUE FOR CUP SUBMITTAL #1	ISSUED	C:\PROJECTS\111-5135\CUP SUBMITTAL #1

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WE WILL ONLY BEEN PRINTED
WHEN E-FILED

C-6.0
LANDSCAPE PLAN



Old Myrtle Solar

Haul Route Exhibit

Source: Mapbox, OpenStreetMap

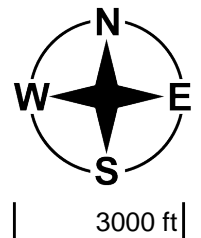


EXHIBIT F



Known for excellence.
Built on trust.

PLANNING
GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT

Fairfield, NJ
55 Lane Road
Suite 407
Fairfield, NJ 07004

Manhattan, NY
104 West 29th Street
10th Floor
New York, NY 10001

May 22, 2026
File No. 12.0078150

Lydia Lake
New Leaf Energy
55 Technology Drive, Suite 102
Lowell, MA 01851
llake@newleafenergy.com

Re: Noise Study Results
0 Old Myrtle Road
Suffolk, VA

Dear Ms. Lake,

GZA GeoEnvironmental of NY (GZA) completed ambient noise monitoring, CadnaA Acoustic Modeling, and an evaluation of local noise requirements for the proposed Solar Energy site development located 0 Old Myrtle Road Suffolk, Virginia (Project Site). Our work and the findings described herein are subject to the limitations included in **Attachment A**.

PROJECT SCOPE

GZA understands that New Leaf Energy plans to construct the proposed Solar Energy site on a parcel of land located between 6952 and 6838 Old Myrtle Road, Suffolk, VA. The proposed systems are to include twelve (12) Solectria XGI 1500-250 Series inverters and one (1) 3000 KVA Eaton three phase transformer. The Project Site is shown in **Figure 1** below.



EXHIBIT F

Figure 1 – Project Site Location



LEGEND

 6838 OLD MYRTLE ROAD



EXHIBIT F

NOISE REQUIREMENT FINDINGS

The portion of noise code of Suffolk, VA pertaining to all noise sources is listed below.

SEC. 31-608. - PERFORMANCE STANDARDS

(a) **APPLICABILITY.** The provisions of this Section shall apply to any application for development approval in the CP, M-1 or M-2 zoning districts.

(b) **GENERAL.** Dust, fumes, odors, refuse matter, glare, smoke, vapor, noise, electromagnetic or equivalent interference, vibration, or similar noxious substances or conditions shall be effectively confined to the premises where located, or minimized so as not to be injurious or detrimental to the adjacent uses, neighborhood, or the general public.

(c) **NON-RESIDENTIAL PERFORMANCE STANDARDS.** The applicant shall comply with the following standards for industrial nuisance where the regulations are not superseded as a matter of law by State, Federal or other more stringent local standards; and except to the extent any Federal or State required approval of any of these regulations is not in effect.

(8) **NOISE.** Noise level readings shall be taken at any point on the receiving property. The A-weighted sound pressure level with the sound pressure level meter on "slow" response shall not exceed the following values:

TABLE 608-1

Zone of Receiving Property	7 a.m.—6 p.m.	6 p.m.—10 p.m.	10 p.m.—7 a.m.
Industrial	75 dB	75 dB	70 dB
Commercial	65dB	65 dB	60 dB
Residential	60dB	55 dB	50 dB

A. Impulsive and tonal noises shall be subject to a 5dB reduction of the prescribed limits in Table 608-1. For the purposes of this section. Impulsive Noise and Pure Tone shall be defined as follows:

(i)"Impulsive Noise" is sound of short duration lasting 2 seconds or less, has an abrupt increase, has an abrupt decay, and has peaks at least 10 dB greater than ambient noise (when measured using the "impulsive" response on a sound level meter).

(ii)"Pure Tone" means any sound that can be heard as a single pitch or combination of pitches, or any sound in which the one-third octave band sound pressure level in the band with the tone exceeds the level in the two contiguous one-third octave bands by 5 dB in bands 500 Hz and above, by 8 dB for bands between 160 and 400 HZ, and by 15 dB for bands below 160 Hz.

B. Unamplified speech and music shall not be considered impulsive or pure tone noise.

C. **EXCEPTIONS TO NOISE LEVEL STANDARDS.** Sounds emerging from the operation of (1) motor vehicles on a public highway; (2) aircraft; (3) outdoor implements such as power lawn mowers, power hedge clippers and power saws; (4) emergency equipment of any kind; (5) maintenance equipment operated by a public agency or utility; and (6) pile drivers or jackhammers and other construction equipment, are exempt from the provisions of this Section. Sounds emanating from lawful and property activities at



EXHIBIT F

May 22, 2026
Project No. 12.0078150.00
Old Myrtle Road Solar Energy Site – Noise Study
Page | 4

school grounds, playgrounds, parks or places wherein athletic contests take place are exempt from the provisions of this Ordinance. In addition, in locations where the ambient noise level generated by daily traffic on an adjacent street or by commercial aircraft exceeds the standards set forth in Subsection A, control of noise shall not be required to produce a sound level below that of the ambient noise level.

The following portion of town code pertaining to solar facilities as it relates to noise is listed below:

SEC. 31-724. - SOLAR ENERGY FACILITIES.

(a) **PURPOSE.** The purpose of this section is to ensure the compatibility of such uses with the land use and growth management policies of the most recent adopted comprehensive plan of the City of Suffolk, the purpose statements of the land use districts as prescribed in the plan, and purpose statements of the zoning districts wherein such uses are permitted. These regulations establish requirements for the siting, design, installation, and decommissioning of solar energy facility in order to safeguard public safety, health, and welfare; maintain the agricultural and forestal character of rural areas of the City; and minimize effects to natural, historic, and scenic resources, as well as adjacent residential uses.

(b) CONSISTENCY WITH COMPREHENSIVE PLAN.

(1) In accordance with Section 15.2-2232(A) of the Code of Virginia, the Planning Commission shall certify by its resolution recommending approval of any conditional use permit for a solar energy facility that the facility's general or approximate location, character, and extent is substantially in accord with the most recent adopted comprehensive plan of the City. A solar facility subject to Section 15.2-2232(A) may be deemed to be substantially in accord with the comprehensive plan if it meets the conditions of Section 15.2-2232(H) of the Code of Virginia. Unless otherwise directed by the City Council, a public hearing required or conducted by the Planning Commission for a substantial accord review of solar energy facilities shall be advertised and conducted concurrently with the public hearing for the conditional use permit.

(c) APPLICATION AND PROCEDURES.

(1) In addition to any general application and submission requirements, the applicant shall provide the following at the time of application for conditional use permit:

E. A noise study demonstrating that typical audible sound from the solar energy facility shall not exceed the performance standards for noise for residential receiving properties lying adjacent to, or within five hundred (500) feet of any component of, such facility, in accordance with Section 31-608(c)(8) and Table 608-1, as measured at the nearest property line, for any adjacent non-participating property owner.

With the use case proposed for The Site and year-round use, the applicable limit will be 45 dB(A) at the nearest residential property line considering nighttime residential limits (for times of year when the sun rises before 7am) and the 5 dB penalty for tonal noise sources in section 31-608.8a. Per Section 31-724.c1E all properties within 500ft of any solar facility equipment will be listed as a sensitive receiver.



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Sensitive Receivers

The nearest sensitive receivers to the Site that were analyzed were 6838 Old Myrtle Road, 3834 Old Myrtle Road, 6826 Old Myrtle Road, 6800 old Myrtle Road, 4324 White Drive, 4264 White Drive, 4260 White Drive, and 6952 Old Myrtle Road. . The sensitive receivers are listed in **Table 2** and shown in **Figure 2** below.

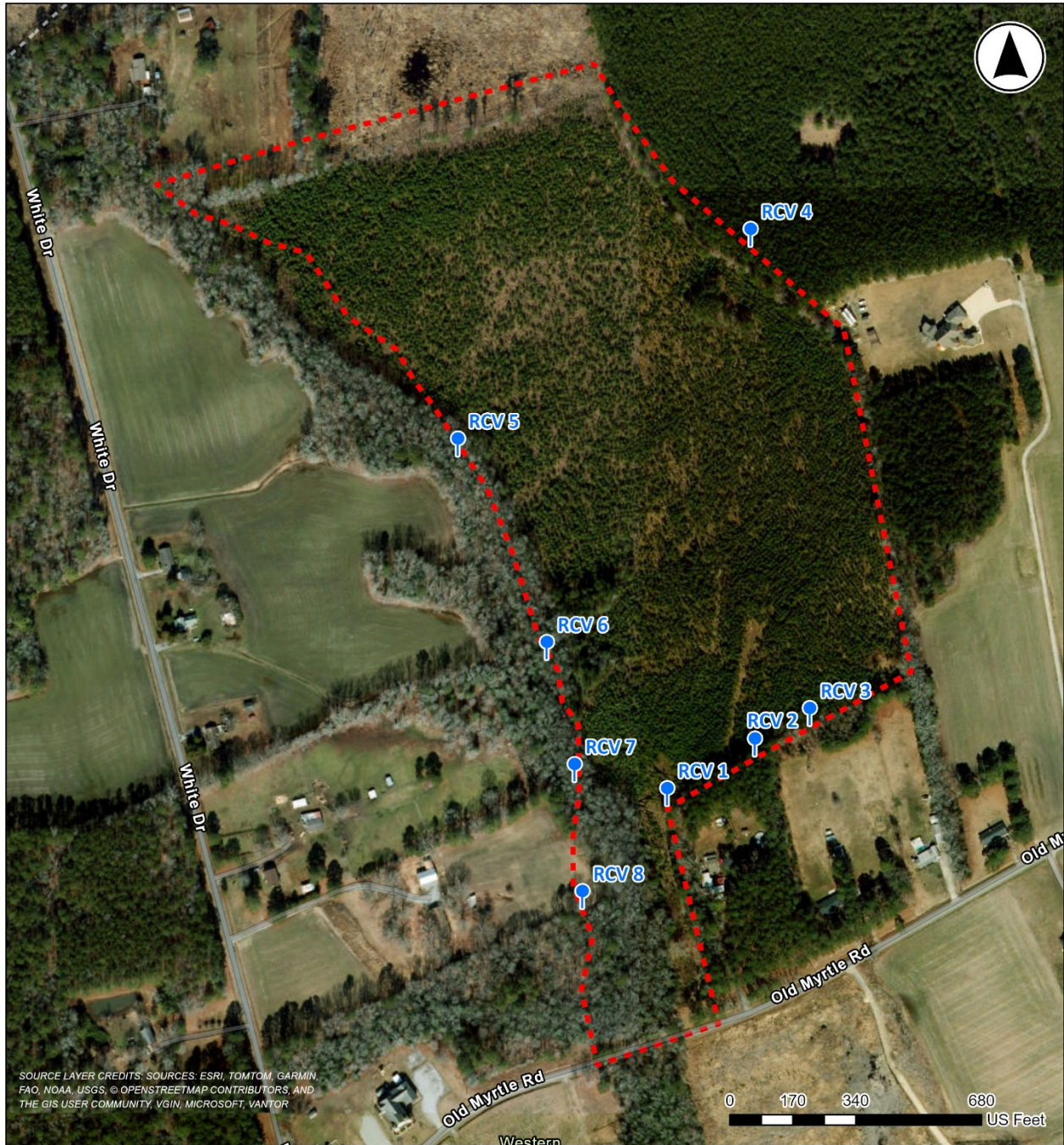
Table 2 – Sensitive Receiver Details

Receiver ID	Sensitive Receiver	Address
1	Residential	6838 Old Myrtle Road
2	Residential	6834 Old Myrtle Road
3	Residential	6826 Old Myrtle Road
4	Residential	6800 Old Myrtle Road
5	Residential	4324 White Drive
6	Residential	4264 White Drive
7	Residential	4260 White Drive
8	Residential	6952 Old Myrtle Road



EXHIBIT F

Figure 2 – Noise Sensitive Receivers



LEGEND

- 6838 OLD MYRTLE ROAD
- RECEIVERS



EXHIBIT F

BACKGROUND SOUND LEVEL MEASUREMENTS

Monitoring was conducted for 24-hours on Wednesday July 9th through Thursday July 10th, 2025. The weather was dry and wind speeds were moderate during the monitoring periods. The Project Site was not in operation during noise monitoring.

GZA conducted noise monitoring using a Larson Davis SoundExpert 821 Type I sound level meter with a wind screen. The monitor was placed on a tripod at a height of approximately five feet above the ground surface, away from other noise-reflective surfaces. The monitor calibration was confirmed prior to and following the monitoring session. Noise meter calibration certification and back up data is provided as **Attachment C**.

The 24-hour noise monitoring data is presented below in **Table 3**. The noise monitoring location is shown in **Figure 3** below. A photo of the noise monitoring location is shown in **Photo 1** below.

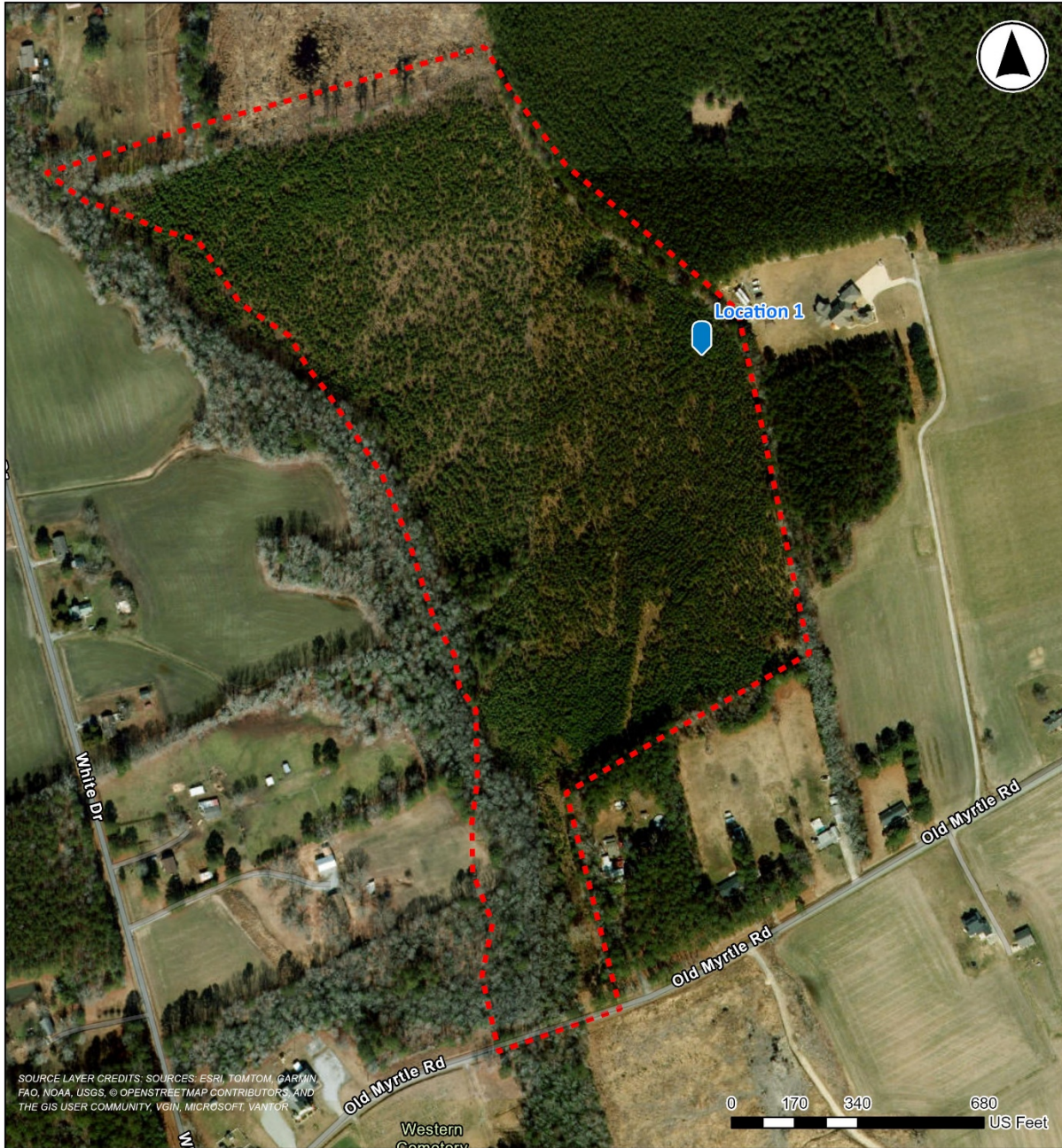
Table 3 – 24-Hour Noise Monitoring Data in dB(A)

Start Date & Time	LAeq	LASmin	LASmax	LAS 10%	LAS 50%	LAS 90%
07/09/2025 13:32	42.6	29.2	67.3	45.3	38.7	33.9
07/09/2025 14:32	42.2	30.2	53.7	45.4	40.4	35.5
07/09/2025 15:32	41.9	31.4	57.7	44.2	38.9	35.3
07/09/2025 16:32	44.4	32.2	56.9	47.7	42.3	37.5
07/09/2025 17:32	41.1	27.6	58.5	44.3	37.6	32.7
07/09/2025 18:32	46.2	31.9	72.4	44.6	39.7	36.0
07/09/2025 19:32	40.1	28.9	55.2	42.2	36.8	32.9
07/09/2025 20:32	54.7	34.0	59.7	57.6	55.2	36.9
07/09/2025 21:32	55.2	43.3	58.4	56.2	55.3	53.8
07/09/2025 22:32	56.3	39.7	64.7	60.9	53.1	47.2
07/09/2025 23:32	54.2	42.2	63.3	58.5	50.6	46.7
07/10/2025 00:32	45.9	36.9	54.7	50.0	43.5	40.0
07/10/2025 01:32	38.6	34.5	49.0	39.8	38.1	36.8
07/10/2025 02:32	35.9	32.5	48.0	37.1	35.4	34.4
07/10/2025 03:32	34.0	29.9	43.0	35.3	33.7	32.1
07/10/2025 04:32	35.9	31.8	50.2	36.5	34.9	33.5
07/10/2025 05:32	41.6	33.8	59.9	43.5	38.6	36.1
07/10/2025 06:32	41.5	32.8	56.3	43.8	38.5	35.5
07/10/2025 07:32	42.6	30.4	62.8	45.5	37.5	34.0
07/10/2025 08:32	40.8	28.0	56.1	44.1	36.3	33.2
07/10/2025 09:32	51.6	26.7	79.0	45.4	37.1	32.5
07/10/2025 10:32	45.8	27.3	62.2	49.5	39.8	32.8
07/10/2025 11:32	44.4	24.9	61.9	45.8	36.7	29.9
07/10/2025 12:32	42.5	26.7	60.5	43.3	35.3	30.6



EXHIBIT F

Figure 3 – Noise Monitoring Location



LEGEND


-  6838 OLD MYRTLE ROAD
-  NOISE MONITORING LOCATION



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Photo 1 – 24-Hour Noise Monitoring Location



The LA₅₀ metric represents the median sound level during the measurement period, and excludes extraneous impulsive or temporary sound. The average daytime (7 am – 10 pm) LA₅₀ sound level was 40.5 dB(A). The average nighttime (10 pm – 7 am) LA₅₀ sound level was 42.6 dB(A).



NOISE MODELING / EXPECTED SOUND LEVELS

Noise emissions for the proposed solar energy site were modeled using CadnaA software. If needed, additional modeling can be completed to further refine noise reduction measures. The 12 inverters and three-phase transformer were modeled as being placed in the equipment area centered among the solar panels.

Based on a review of the sound data of the transformer, the sound emanating from the transformers is considered tonal. The tonal sound triggers the 45 dB(A) requirement in the Suffolk, VA noise code.

Below is a table listing the overall noise level from the total solar facility equipment at each sensitive receiver within 500 feet of the property line of The Site.

Table 4 – Noise Modeling Results for Section 31-608(c)(8)

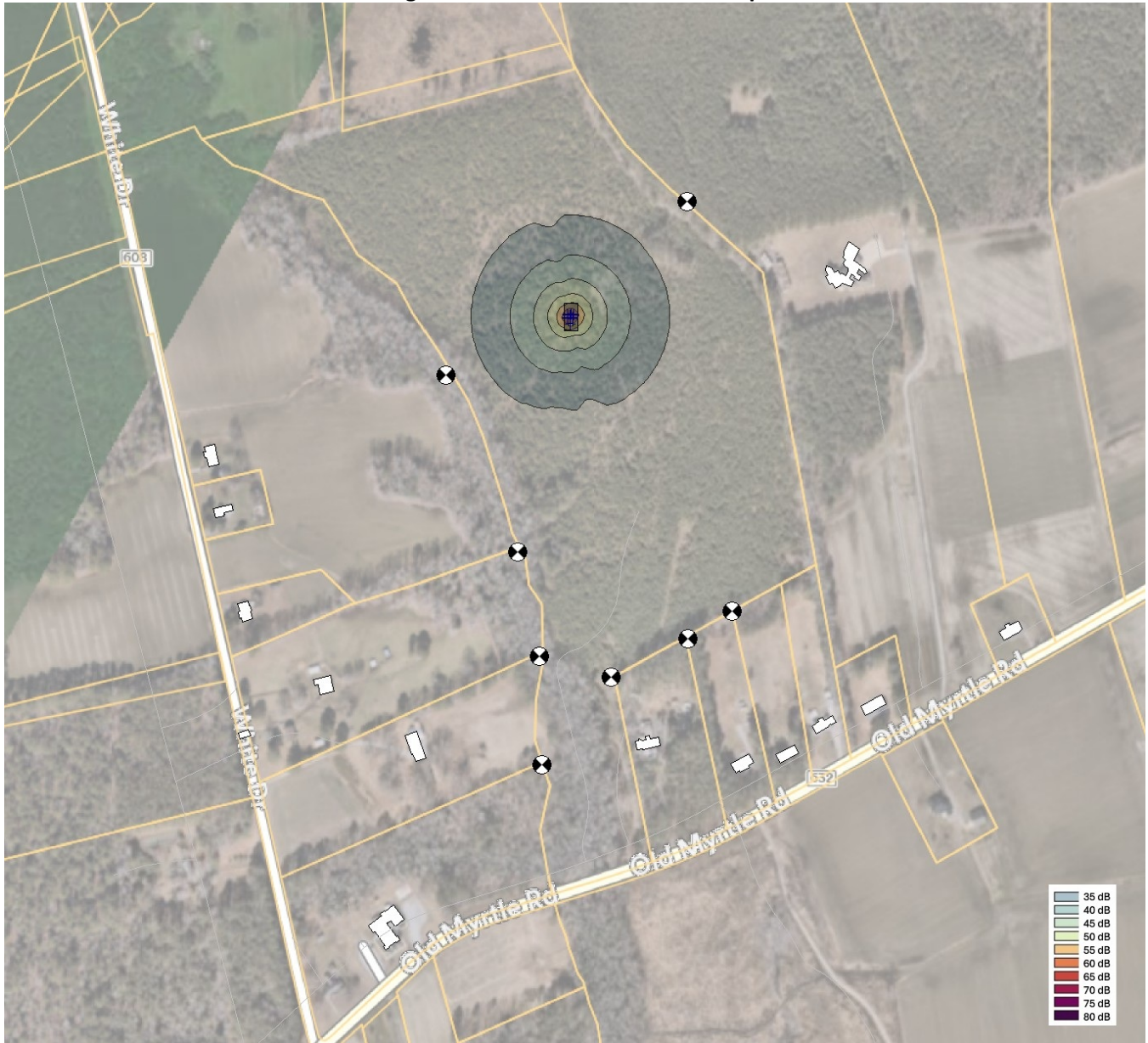
Receiver	Floor	Solar Operation Sound Pressure Level at Property Line
1: 6838 Old Myrtle Road (Residential)	GF	18
2: 6834 Old Myrtle Road (Residential)	GF	19
3: 6826 Old Myrtle Road (Residential)	GF	20
4: 6800 Old Myrtle Road (Residential)	GF	28
5: 4324 White Drive (Residential)	GF	28
6: 4264 White Drive (Residential)	GF	25
7: 4260 White Drive (Residential)	GF	20
8: 6952 Old Myrtle Road (Residential)	GF	18
Noise Code Maximum Permissible Levels		
Residential Limit		50
Residential Limit for Tonality		45

A sound pressure heat map was created to show impact to the surrounding area beyond the selected receiver points, shown in **Figure 4**. The limits of the graphic show up to the Site created sound pressure level at which there would be no perceptible increase over ambient levels. In this model that lower level is 30 dB(A) relative to the lowest ambient levels of 40.5 dB(A). Each color entry in the legend shows an increment of 5 dB(A) and the upper limit of that color region is listed in the legend.



EXHIBIT F

Figure 4 – Sound Pressure Heat Map



NOISE CODE ANALYSIS

Based on the Suffolk, VA Code of Ordinances Section 31-608 and 31-724, all noise levels must be below 45 dB(A) for tonal noises crossing residential property lines within 500 feet of any solar facility equipment. From modeling done in CadnaA, all sensitive receivers fall below this limit, and no exceedances of code are projected.

Perceptually, the increase over ambient is what correlates most with noise complaints. Based on ambient readings from monitoring, even during the quietest hours in the early morning between 4-7am when the sun may be up (and the electrical equipment is in use) during certain parts of the summer the quietest sound pressure level (LAS_{min}) was 31.8 dB(A). With reference to the most impacted sensitive receiver at 28 dB(A), when The Site



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operational noise is included this increase over ambient would be 1.6 dB(A). This magnitude of increase is not a perceptible change in loudness to the human ear.

CLOSING

In summary, the acoustic model indicates that the Project will be in compliance with the Suffolk, VA Code of Ordinances at all residential property lines within 500 feet of any solar facility equipment with the transformer oriented as shown in **Figure 4** above.

We appreciate this opportunity to assist Newleaf Energy with this matter and look forward to working with you as this important project progresses. Should you have any questions regarding the information provided herein, please contact Gene Bove at 973-534-4090.

Sincerely,

GZA GEOENVIRONMENTAL, INC.

A handwritten signature in black ink, appearing to read 'Gene Bove'.

Gene Bove, INCE
Senior Project Manager

A handwritten signature in black ink, appearing to read 'Ethan Wagner'.

Ethan Wagner
Acoustic Project Manager

A handwritten signature in black ink, appearing to read 'Kevin Williams'.

Kevin Williams, AICP, PP
Associate Principal

A handwritten signature in black ink, appearing to read 'James Heineman'.

James Heineman
Consultant Reviewer

Attachments:

Attachment A – Limitations

Attachment B– Noise Monitoring Backup (Excel Attached Separately)

Attachment C – Excel Modeling Results (Attached Separately)



**RESULTS OF THE
CITY COUNCIL
MEETING OF
May 20, 2026**

- Approved
w/proffers
- A. REZONING REQUEST, RZN2024-00015, Hillpoint Trace II:** to rezone and amend the official zoning map of the City of Suffolk for property zoned PD, Planned Development Zoning District, in order to amend the planned development master plan for the property located at 1015 S. Hillpoint Rd, Zoning Map 26F(1B), Parcel C.
- Approved
w/proffers
- B. REZONING REQUEST, RZN2025-00009, (Conditional) 400 Jonathan's Way:** to rezone and amend the official zoning map of the City of Suffolk in order to change the zoning from RR, Rural Residential Zoning District to RM, Residential Medium Density (Conditional) Zoning District, for property located at 400 Jonathan's Way Zoning Map 26, Parcel 7B.
- Approved
w/conditions
- C. CONDITIONAL USE PERMIT REQUEST, CUP2025-00013, Enterprise Shoulders Hill Road:** to grant a Conditional Use Permit to establish a vehicle rentals – passenger vehicles only, including recreational vehicles, use on property located at 5665 Shoulders Hill Road, Zoning Map 12, Parcel 55*1D.
- Approved
w/conditions
- D. CONDITIONAL USE PERMIT REQUEST, CUP2026-00003, Parole Office Dill Road:** to grant the Conditional Use Permit to establish a probation and parole office on property located on Dill Road, Zoning Map 34, Parcel 88*7.
- Approved
w/conditions
- E. CONDITIONAL USE PERMIT REQUEST, CUP2026-00005, U-Haul Pruden Blvd:** to grant a Conditional Use Permit to establish rental services other than passenger vehicles (outdoor display or storage) on property located at 2864 Pruden Blvd, Zoning Map 25, Parcel 38H.
- Approved
w/conditions
- F. CONDITIONAL USE PERMIT REQUEST, CUP2026-00008, Precious Metal Pawn:** to grant a Conditional Use Permit to establish a pawn shop on property located at 821 W Constance Road, Zoning Map 34G15(1), Parcels G and F.