

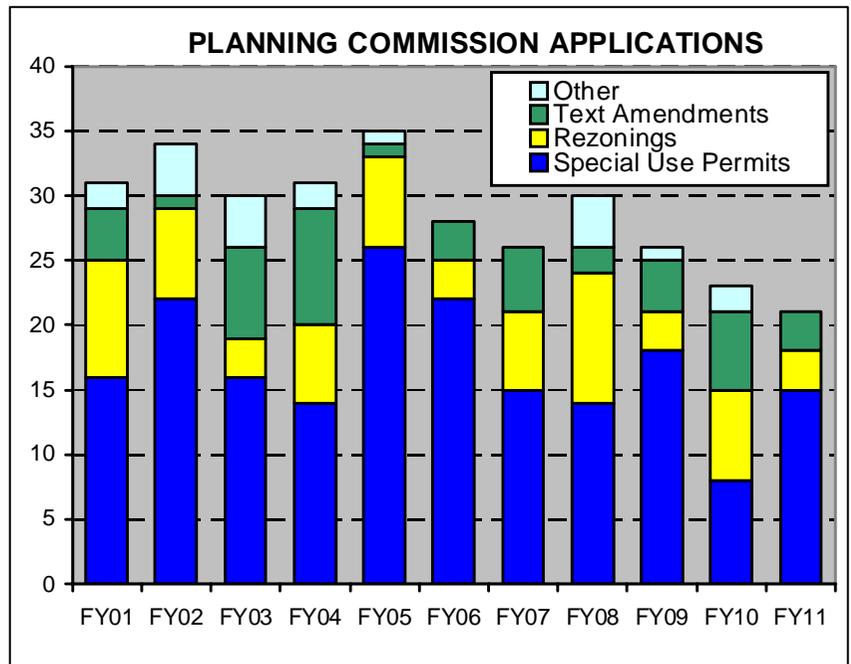
FY 2011 ANNUAL REPORT

YORK COUNTY PLANNING COMMISSION

MESSAGE FROM THE CHAIR

For the past year it has been my privilege to serve as Planning Commission Chair for York County. It is in that capacity that I am pleased to present the Commission's Annual Report for the 2010-11 Fiscal Year. Although our caseload declined for the third consecutive year, there was no shortage of interesting cases, which ran the gamut from oyster harvesting to pet cremation to mixed-use development. Details about these and other cases are included elsewhere in this report.

The year ahead promises to be full of new challenges as we embark on our five-year review and update of the County's Comprehensive Plan, *Charting the Course to 2025*. Our Historic Triangle neighbors, Williamsburg and James City County, also will be reviewing their own comprehensive plans. This coordinated timing provides us a unique opportunity for joint discussion of land use, transportation, and other issues of mutual interest that cross jurisdictional boundaries, and we look forward to working with our counterparts in Williamsburg and James City County in this effort.



Christopher Abel, CPC
Chair, 2010-11



Sitting: Sean Fisher, Chris Abel, A. T. Hamilton
Standing: Jack Davis, Mario Buffa, Rich Myer, Mark Suiter

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
ZM-130-10 8/11/10	Cingular Wireless (AT&T Mobility)	Rezone a 3.82-acre parcel located at 914 Denbigh Boulevard from Limited Business to General Business	Approved Ord. No. 10-20
UP-778-10 8/11/10		Telecommunications tower up to 130' in height at 914 Denbigh Boulevard	Approved R10-128
UP-779-10 8/11/10	Affordable Luxury, LLC	Automobile sales in an existing contractor building/storage yard located at 525 East Rochambeau Drive	Approved R10-129
ZM-131-10 9/8/10	Rainbrook Villas LLC	Rezone a 1.6-acre parcel located at 5401 George Washington Memorial Highway (Route 17) from Planned Development to General Business	Approved Ord. No. 10-21
UP-781-10 9/8/10	Drag-N-Fly Powersports	Motorcycle sales business on a 0.70-acre parcel located at 1204 George Washington Memorial Highway (Route 17)	Approved R10-140
UP-782-10 9/8/10	Just Iris' @ Home Hair Salon	Beauty salon as a home occupation on a 0.24-acre parcel located at 103 West Bristol Lane	Approved R10-141
UP-783-10 9/8/10	El Roi Childcare	Day care for up to 12 children as a home occupation in a single-family detached home to be built on a 0.5-acre parcel located at 121 Russell Lane	Approved R10-142
ST-17-10 10/13/10	York County Board of Supervisors	Amend the Subdivision Ordinance to require preparation of a plat in order for a parcel bisected by a right-of-way acquisition to be considered to have been lawfully subdivided	Denied
ZT-132-10 10/13/10	York County Board of Supervisors	Amend various sections of the Zoning Ordinance to incorporate changes to the State Code; to expand options for temporary business and large retail center signage; to lower the qualifying age for senior housing from 62 to 55; and to address issues that have arisen in the day-to-day administration of the ordinance	Approved Ord. No. 10-24
UP-780-10 11/10/10	Wayne A. Stoutenger, M.D.	Physician's office as a home occupation in a single-family detached home on a 0.42-acre parcel located at 105 Jennie Drive	Approved R10-162
UP-785-10 11/10/10	Greg Garrett Oyster and Seafood Co.	Oyster harvesting as a home occupation with up to four non-resident employees on a 6-acre parcel at 122 Sandbox Lane	Board Action Pending
UP-786-10 12/8/10	Charles E. Lewis	Tire store and auto repair garage in a former gas station located at 722 Merrimac Trail (Route 143)	Approved R11-5
UP-787-10 12/8/10	Donald J. Reichle, Jr.	Detached accessory apartment on a 0.49-acre parcel located at 113 August Drive	Approved R11-6
UP-788-10 12/8/10	No Limit Autosports, LLC	Auto/light truck sales, rental, service with auto body work and painting on 1.41 acres located at 2901, 2903, 2907, 2911, and 2915 George Washington Memorial Highway (Route 17)	Approved R11-7
ZT-119-08	York County Board of Supervisors	Amend the Zoning Ordinance to allow soil stockpiling in all zoning districts, with either an administrative permit or a Special Use Permit, subject to revised performance standards.	Approved Ord. No. 10-18(R1)
UP-790-11 2/9/11	Casey & Associates, LP	Auto/light truck sales, rental, service without auto body work and painting on 8.8 acres of land located at 601 and a portion of 615 East Rochambeau Drive	Approved R11-12
UP-791-11 3/9/11	HTS Towers, LLC	Telecommunications tower up to 199' in height at 412 Oaktree Road	Approved R11-27
UP-792-11 4/13/11	Gregory G. Rogers	Home occupation with a non-resident employee on a 1.28-acre parcel located at 700 Dandy Loop Road	Approved R11-50(R)
UP-793-11 4/13/11	Roy T. Neff	Accessory apartment on the second story of an existing detached garage located at 102 Moores Creek Drive	Approved R11-51
PD-29-11 5/11/11 & 6/8/11	Parrish Enterprises, Inc. and Parrish Bay LLC	Rezone 16.7 acres located in the southeast quadrant of the intersection of Ft. Eustis Blvd. and Geo. Washington Memorial Hwy from General Business and Limited Industrial to Planned Development Mixed Use for the purpose of establishing a mixed-use development consisting of up to 210 dwelling units and at least 31,000 square feet of commercial/community space	Approved Ord. No. 11-10(R)
UP-794-11 6/8/11	Williamsburg Pet Loss, LLC	Pet crematorium within an existing building located at 1544-A Penniman Road	Approved R11-74

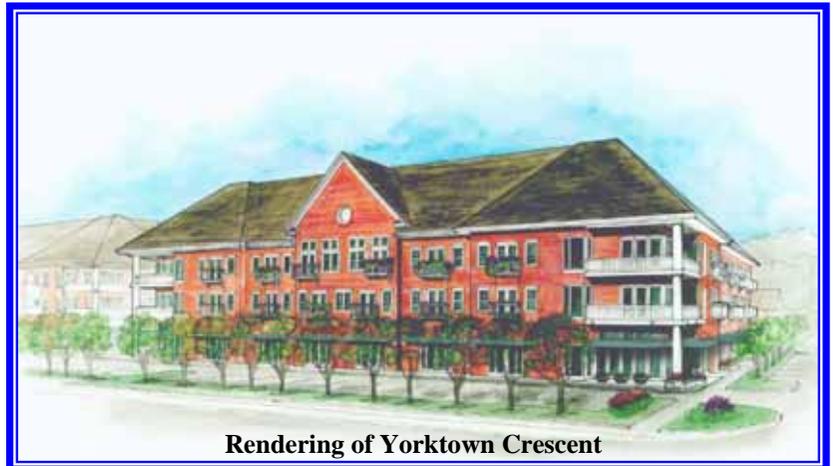
Except as noted below, the Board of Supervisors' action was the same as the Planning Commission's recommendation:

- Application No. ST-17-10 – Planning Commission recommended approval; Board denied the application

Application Highlights

Second Mixed Use Development Approved

In June 2011 York County approved its second mixed-use development. Yorktown Crescent, to be located on a 17-acre site in the southeast quadrant of the intersection of Route 17 and the Fort Eustis Boulevard extension, will have up to 80 residential condominiums, 64 rental apartments, 58 townhouses and duplexes, 8 “live-above” units, and at least 31,000 square feet of commercial and community space. This follows another mixed-use development, Nelson’s Grant, which was approved in April 2010 and is now under construction on a 14-acre site on the north side of this intersection. With these two developments, the 2005 Comprehensive Plan vision of the intersection of Route 17 and Fort Eustis Boulevard as a possible mixed-use node is starting to be realized.



Rendering of Yorktown Crescent

Home-Based Businesses on the Rise

Four home occupations were approved in FY2011 – a beauty shop, a doctor’s office, a day care center, and a home office with a non-resident employee. (A fifth use permit application to allow an oyster harvesting operation as a home occupation was considered by the Commission but has been postponed indefinitely at the applicant’s request.) As a general rule, home occupations that involve on-premises customer/client contact require a Special Use Permit. There are exceptions – photography studios and tutoring, for example – that are permitted as a matter of right in most residential zoning districts. Other home occupations that require a use permit include those that have non-resident employees or generate demand for at least three parking spaces, and small contracting businesses in certain zoning districts. Home occupations that are permitted by right include artists, home crafts, and home offices that involve no customer or client contact on the premises.

Signs of Hope for Economic Growth

Casey Toyota announced plans to relocate from its current 4.6-acre site on Richmond Road to an 8.8-acre site on East Rochambeau Drive, between Great Wolf Lodge and Williamsburg Ford, that will allow for a much larger facility. The new 38,000-square foot building will be 72% larger than the existing building. A Special Use Permit for the dealership was approved in March 2011. This is one of two car dealerships approved in FY2011; in September 2010, a use permit was approved for a dealership specializing in late-model European cars to be located in an existing building on a 4.4-acre site further south on East Rochambeau Drive.



Rendering of the new Casey Toyota Dealership

Commission Highlights

- In FY2011 the Commission welcomed three new members – Mario Buffa, Rich Myer, and Mark Suiter – and said good bye to Anne Conner, who served on the Commission for more than five years, and Jack Davis, who completed eight years of service, including terms as Chair and Vice Chair.
- The Commission considered three rezoning applications in FY2011, three sets of Zoning and Subdivision Ordinance text amendments, and fifteen Special Use Permit applications, all but one of which (a pet crematorium) involved home occupations, accessory apartments, telecommunications towers, or auto- or motorcycle-related uses.
- Commissioner Rich Myer completed the Virginia Certified Planning Commissioners’ Program, which is a comprehensive training program designed to provide planning commissioners and decision makers with the legal and technical background needed to make sound, legally defensible planning and zoning decisions.
- Commissioner Jack Davis served as the Planning Commission’s representative on the Regional Issues Committee. This multi-jurisdictional committee, with representatives from Williamsburg, James City County, York County, the College of William and Mary, the Colonial Williamsburg Foundation, the Greater Williamsburg Chamber and Tourism Alliance, the Jamestown-Yorktown Foundation, and the National Park Service, studies issues of concern to the Historic Triangle.
- In preparation for the upcoming comprehensive plan review, which will be coordinated with the comprehensive plan reviews to be conducted by the City of Williamsburg and James City County, the Commission reviewed the status of each of the implementation strategies contained in the current Comprehensive Plan and a listing of all the rezoning, Special Use Permit, and other zoning actions taken by the Board of Supervisors since the plan was adopted. Based on its review, the Commission determined that the plan was not in need of amendment prior to the review cycle that is scheduled to be fully underway in 2012, and a resolution to memorialize this finding was adopted in December 2010.

YORK COUNTY PLANNING COMMISSION, FY2011		
Name	Term	District
Christopher Abel, CPC (Chair)	July 1, 2005 – June 30, 2013	1*
M. Sean Fisher, CPC (Vice Chair)	July 1, 2008 – June 30, 2012	3
John R. Davis, CPC	July 1, 2003 – June 30, 2011	At Large
Alexander T. Hamilton, CPC	Jan. 21, 2003 – June 30, 2013	2
Mario C. Buffa	July 1, 2010 – June 30, 2014	4
Richard M. Myer, Jr., CPC	July 1, 2010 – June 30, 2014	5
Anne C. H. Conner	Feb. 15, 2005 – Sept. 29, 2010	At Large
Mark B. Suiter	Oct. 26, 2010 – June 30, 2011	At Large

NOTE: The CPC designation means a commissioner is a Certified Planning Commissioner, having successfully completed the Certified Planning Commissioners Training Program administered by the Citizens Planning Education Association of Virginia.

**Adjusted into District 3 as a result of the 2011 Election District changes.*