2001-02 ANNUAL REPORT
YORK COUNTY PLANNING COMMISSION

MESSAGE FROM THE CHAIR

As Chair of the York County Planning Commission for the past two years, I once again have the privilege and honor of reporting to the Board of Supervisors on the Commission's recent activities. Although we're calling it an "annual report," this year the Commission is providing a "year-and-a-half" report covering the period from January 2001 to July 2002 so that we can begin reporting to the Board on a fiscal-year rather than a calendar-year basis, consistent with the members' terms, which run from July to June.

The past 18 months have been one of the busiest periods in the Commission's recent history as measured not just by the number of rezoning and Special Use Permit applications we reviewed but also by the number of special projects in which we participated. Major projects include a series of Comprehensive Plan amendments for protecting the Chesapeake Bay, Zoning Ordinance amendments related to eating facilities in marinas, and the proposed Yorktown Historic District and Architectural Design Guidelines. The Commission conducted six special meetings and work sessions in addition to its regular meeting schedule.

The 2002-03 year promises to be another busy one as the Commission takes up the revised Yorktown Design Guidelines and various other challenges. As always, we appreciate the opportunity to serve the Board of Supervisors and the citizens of York County, and we are grateful for the Board's continued support.

Spencer W. Semmes
Chair, 2001-02

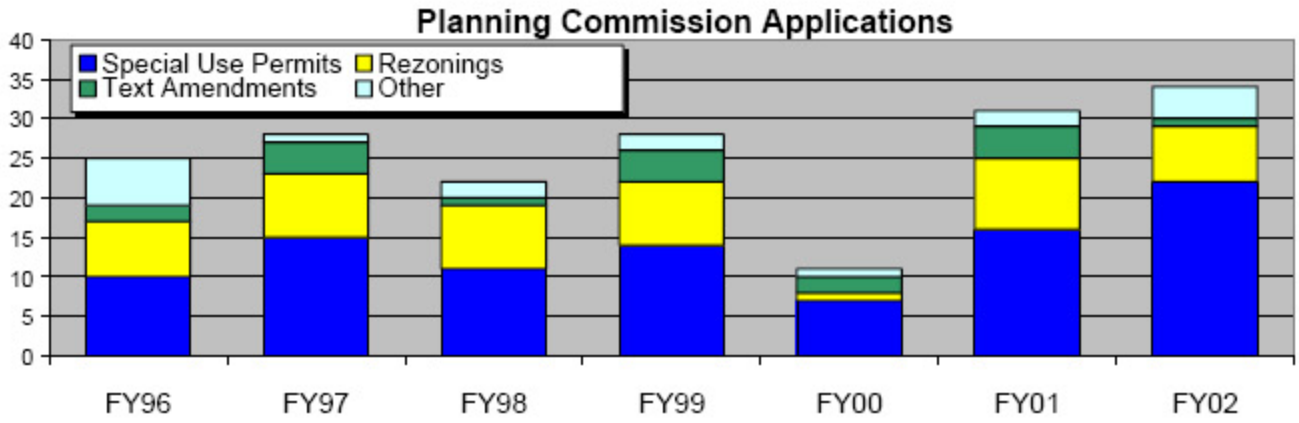
From left to right: Robert E. Beil, Jr., Ann F. White, Robert D. Heavner, Andrew A. Simasek, Spencer W. Semmes, Michael H. Hendricks, Alfred E. Ptasznik, Jr.

APPLICATIONS REVIEWED IN 2001-02

Application No.	Applicant	Description	Board Action
UP-565-01	Miles C. Burcher and Mae H. Burcher	760-square foot accessory apartment at 600 Patricks Creek Road	Approved R01-21
UP-566-01	Kings Creek Plantation, LLC	Amend previously approved use permit to allow construction of a 90-unit "lodge-style" structure as part of a 1,100-unit timeshare resort	Approved R01-22
UP-567-01	Sharon E. Dirmeyer, DVM	Veterinary hospital without outside runs at 329 Hampton Highway	Approved R01-23
UP-568-01	Robert G. Hicks	800-square foot accessory apartment at 206 Skimino Landing Road	Approved R01-40
UP-569-01	Richard and Mary Chapman	950-square foot accessory apartment at 103 Winfree Lane	Approved R01-41
UP-570-01	Hampton Roads Sanitation District	Additional treatment facilities and pipeline from HRSD York River Treatment Plan to the BP/Amoco Refinery to provide reclaimed water for industrial use	Approved R01-149
UP-571-01	Berrane Enterprises, Inc.	Mini-storage warehouse facility at 905 Denbigh Boulevard	Approved R01-64(R)
ZM-55-01	Kenneth Dale Moore	Rezone 2.2 acres on Wolftrap Road from R20 to GB	Approved Ord. No. 01-4
UP-573-01	Kenneth Dale Moore	Mini-storage warehouse facility on Wolftrap Road	Approved R01-65(R)
YVA-6-01	Howard and Marion Clayton	Single-family detached home at 115 Smith Street in the Yorktown village	Approved R01-85(R)
UP-574-01	Williamsburg Christian Academy	Private school at 310 Fenton Mill Road	Withdrawn
UP-575-01	Stephen D. Ashe	965-square foot accessory apartment at 231 Jethro Lane	Approved R01-86
UP-576-01	Craig Rountree Building and Remodeling	800-square foot accessory apartment at 111 Chismans Point Road	Approved R01-87
PD-13-01	Rainbrook Villas, LLC and Villa Development, LLC	Rezone 10.5 acres for a 54-unit expansion of Rainbrook Villas planned development	Approved Ord. No. 01-5
CP-7-01	York County Planning Commission	Amend the Comprehensive Plan for consistency with the Chesapeake Bay Preservation Act and Regulations	Adopted Ord. No. 01-8(R)
ZM-57-01	R. B. Forrest Co., Inc.	Amend the conditions applicable to development in Victory Industrial Park on Goodwin Neck Road	Approved Ord. No. 01-14
ZM-58-01	Olivet Medical Ministry, Inc. (t/a Lackey Free Family Clinic)	Rezone 1.0 acre at the intersection of Old Williamsburg Road and Dogwood Road from R13 to NB	Approved Ord. No. 01-15
YVA-7-01	Lyn and David Douglas	Single-family detached home at 212 Smith Street in the Yorktown village	Approved R01-137
ZM-59-01	James L. Clayton	Rezone 3.76 acres at the intersection of Dare Road and Allens Mill Road from RR to R20 subject to voluntarily proffered conditions.	Approved Ord. No. 01-18
UP-577-01	John R. and Jahala H. Maguire	1,100-square foot accessory apartment at 104 Rileys Place	Approved R01-150
UP-579-01	Percy P. Pharr	760-square foot accessory apartment at 1608 Calthrop Neck Road	Approved R01-151
UP-580-01	Williamsburg Players	Expansion of James-York Playhouse at 200 Hubbard Lane	Approved R01-152
UP-581-01	Susan B. Towler	Tax preparation service as a home occupation at 209 Hornsbyville Road	Approved R01-172
ZM-61-01	Moore & Sarfan Associates	Amend a proffered condition of a previous conditional rezoning to all individual residential driveways (rather than shared driveways) on Yorkville Road in connection with a planned 25-lot single-family subdivision.	Withdrawn following a recommendation of denial by the Planning Commission
UP-582-01	Kenneth Dale Moore	199-foot monopole cellular tower at 229 Redoubt Road	Approved R01-189
UP-583-01	Iyobosa Associates, Inc.	Limousine service as a home occupation at 100 Douglas Drive (Carver Gardens)	Denied
UP-584-01	Robert and Sheri Mann	Bed and breakfast at 121 Lafayette Road	Denied

APPLICATIONS REVIEWED IN 2001-02

Application No.	Applicant	Description	Board Action
ZM-62-01	Gerald L. Stewart	Rezone 1.3 acres on Pocahontas Trail (Route 60) from RR to GB	Approved Ord. 01-23
ZM-63-01	York County Planning Commission	Rezone portions of 2 parcels on Wolftrap Road from RC to RR and from RR to RC	Approved Ord. 01-24
UP-585-01	Williamsburg Motors	Automobile sales and service establishment on East Rochambeau Drive	Approved R01-214(R)
UP-586-02	Ruby F. Stevens	Select timber harvest at 559 East Rochambeau Drive	Withdrawn
YVA-9-02	Grace Episcopal Church	Authorize church use of a single-family detached home at 109 Church Street	Approved R02-4
YVA-11-02	Herbert and Maureen Moss	Authorize short-term transient rental of a single-family detached home at 224 Nelson Street	Approved R02-13
UP-587-02	Ranger Rick's Driving Range	Miniature golf course, golf driving range, and baseball batting cages at 301 Lightfoot Road	Approved R02-15
UP-588-02	Charity Ann Combs	Home beauty shop at 103 York Lane (Edgehill)	Approved R02-16
UP-589-02	Rudolph Holmes	Home barbershop at 103 Banneker Drive (Carver Gardens)	Approved R02-17
UP590-02	Joseph Dufresne	Tattoo studio at 2719 George Washington Memorial Highway (Route 17)	Approved R02-18(R)
ZM-64-02	Hugh A. West	Rezone 1.93-acre parcel at 116 Palace Lane from conditional LB to LB	Approved Ord. No. 02-2
UP-591-02	Providence Classical School	Private school at 116 Palace Lane	Approved R02-14
ZM-65-02	W. H. Bowditch, Jr.	Rezone 5.2 acres at intersection of Routes 17 and 171 from conditional GB to GB	Approved Ord. No. 02-4
UP-592-02	Hubbard Pet Cremation, Inc.	Pet crematorium at 201 Production Drive	Approved R02-50
UP-594-02	Dominion Virginia Power	Use of Newsome Dr. and Old York-Hampton Hwy to transport fly ash for reuse	Approved R02-70
UP-595-02	K. Dale Moore	125' communications tower/flagpole at 3010 Big Bethel Road	Approved R02-113(R)
UP-596-02	Elizabeth Robinson	Home beauty shop at 521 Waller Mill Road	Approved R02-114
UP-597-02	John E. Wray III Trust	Clear-cut timber harvest of 30.1 acres on Mooretown Road	Approved R02-115(R)
YVA-13-02	Debbie and Rogers Hamilton	Bed and Breakfast at 114 Church Street in Yorktown	Approved R02-112
PD-14-02	The Villas on Shady Banks, LLC	92-unit quadruplex development on the north side of Hampton Highway	Approved Ord No 02-10(R)
UP-598-02	Michelle Garcia	Home beauty salon at 104 Alabama Lane (Skimino Hills)	Approved R02-139
UP-599-02	Konstantin and Marina Fotiadis	Auto service and sales center on East Rochambeau Drive	Approved R02-143
UP-600-02	VoiceStream Wireless	400' communications tower at York High School	Approved R02-140



PLANNING COMMISSION ACTIVITIES AND HIGHLIGHTS, 2001-02

- ***Applications***

Reviewed 49 Special Use Permit, Zoning Map amendment, YVA (Yorktown Village Activity) and Planned Development applications.

- ***Marinas Zoning Text Amendment***

Reviewed Zoning Ordinance amendments regarding marinas. The ad hoc Marinas Text Amendment Citizens Committee, chaired by Mr. Semmes, met four times, and the Commission conducted two public hearings and two work-sessions on this issue. As a result, Sections 24.1-104, Definitions, 24.1-462, Standards for marina, dock or boating facility (commercial), and 24.1-463, Standards for marina, dock or boating facility (private or club), were amended to revise the definition of "marina" and to establish performance standards for "eating facilities" associated with marinas.

- ***Housekeeping Amendments***

Various sections of the Zoning Ordinance were amended through so-called "housekeeping amendments" that were needed either to keep the ordinance consistent with recent State Code changes or to correct problems that have emerged during the day-to-day administration of the ordinance. The changes are too numerous to list here, but here are some highlights:

- Amended 24.1-104, Definitions to amend and clarify the definitions of accessory apartments, nightclubs, and surface mines.
- Amended Section 24.1-115(c)1 to define what has to be done to establish a use authorized by Special Use Permit.
- Amended Section 24.1-260 to require the use of full cut-off luminaries/fixtures in most new lighting applications.
- Amended Section 24.1-306, Table of Land Uses, to add specific listings for the following uses: bingo hall, catering kitchens/service, nightclub, commercial reception hall/conference center, taxi/limousine service, towing service/auto storage or impound yard.

- ***Comprehensive Plan Amendments***

Reviewed and recommended approval of a series of Comprehensive Plan amendments for consistency with Chesapeake Bay Preservation Act and Regulations.

- ***Yorktown Historic Design Guidelines***

Mr. Simasek, Mr. Heavner, and Ms. White represented the Commission on a Yorktown Historic District and Architectural Design Guidelines Review Committee to review and recommend revisions to the draft design guidelines for a proposed Yorktown Historic District. This committee included three Yorktown residents and held more than a dozen meetings.

YORK COUNTY PLANNING COMMISSION, 2001-02		
Name	**Term**	**District**
Spencer W. Semmes (Chair)	July 1, 1997 – June 30, 2005	2
Andrew A. Simasek (Vice Chair)	March 3, 1999 – June 30, 2005	1
Robert D. Heavner	July 1, 2000 – June 30, 2004	3
Robert E. Beil, Jr.	July 21, 1994 – June 30, 2002	4
Thomas G. Shepperd, Jr.	July 1, 2000 – November 2001	5
Alfred E. Ptasznik, Jr.	December 4, 2001 – June 30, 2004	5
Michael H. Hendricks	July, 17, 1996 – June 30, 2003	At Large
Ann F. White	July 1, 1999 – June 30, 2003	At Large