

YORK COUNTY PLANNING COMMISSION

Regular Meeting
York Hall - 301 Main Street

February 9, 2022

7 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes - [January 12, 2022](#) (APPROVED)
5. Citizen Comments
6. Public Hearings

Application No. UP-983-22, Tres Pollitos, LLC: Request for a Special Use Permit, pursuant to Section 24.1-306 (category 1, no. 6) of the York County Zoning Ordinance, to authorize the establishment of a tourist home on a 6.0-acre parcel (GPIN T07c-0329-2424) located at 533 Allens Mill Road (Route 655). The property is zoned R20 (Medium Density Single-family Residential) and is designated Medium Density Residential in the Comprehensive Plan. [Staff report and attachments](#). For more information contact [Amy M. Parker, Senior Planner](#). **THE PLANNING COMMISSION IS RECOMMENDING DENIAL.**

Application No. UP-984-22, Locke Supply Company: Request for a Special Use Permit, pursuant to Section 24.1-306 (category 14, no. 3b) of the York County Zoning Ordinance, to authorize the establishment of a wholesale trade establishment with outdoor storage in the former Kingsgate Greene shopping center located at 118 Waller Mill Road (Route 713). The 16.5-acre parcel (GPIN D15a-1247-3462) is zoned GB (General Business) and designated General Business in the Comprehensive Plan. [Staff report and attachments](#). For more information contact [Timothy C. Cross, AICP, Deputy Director of Planning and Development Services](#). **THE PLANNING COMMISSION IS RECOMMENDING APPROVAL.**

Application No. UP-985-22, Angela and Gregory Walters: Request for a Special Use Permit, pursuant to Section 24.1-306 (category 1, no. 6) of the York County Zoning Ordinance, to authorize the establishment of a tourist home on a 2.3-acre parcel (GPIN B20b-4742-4736) located at 407 Fenton Mill Road (Route 602). The property is zoned RR (Rural Residential) and is designated Low Density Residential in the Comprehensive Plan. [Staff report and attachments](#). For more information contact [Jeanne M. Sgroi, Management Analyst Intern](#). **THE PLANNING COMMISSION IS RECOMMENDING APPROVAL**

Application No. UP-986-22, So Lux Event Center, LLC: Request for a Special Use Permit, pursuant to Section 24.1-306 (category 11, no. 19) of the York County Zoning Ordinance, to authorize the establishment of a commercial reception hall in a 1,634-square foot unit (Units P and Q) in the Yorkshire Downs Shopping Center on a 4.1-acre parcel (GPIN V02c-1965-1959)

located at 3301 Hampton Highway (Route 134). The property is zoned GB (General Business) conditional and is designated General Business in the Comprehensive Plan. [Attachments](#). For more information contact [Earl W. Anderson, AICP, Senior Planner](#). **POSTPONED**

7. Old Business
8. New Business
9. Staff Reports/Recent Actions by the Board of Supervisors
10. Committee Reports
11. Commission Reports and Requests
12. Adjourn