

AGENDA
YORK COUNTY PLANNING COMMISSION
Regular Meeting
York Hall - 301 Main Street
February 13, 2019
7:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes – January 9, 2019 - **Approved**
5. Citizen Comments
6. Public Hearings

Application No. UP-921-19, Anthony L. Steele: Request for a Special Use Permit, pursuant to Section 24.1-306 (category 1, no. 6) of the York County Zoning Ordinance, to authorize a one-bedroom tourist home on the second story of an existing detached accessory garage on an approximately 4.9-acre parcel located at 807 Carters Neck Road and further identified as Assessor’s Parcel No. 3-5-C. The property is zoned RR (Rural Residential) and designated Low Density Residential in the Comprehensive Plan. **The Planning Commission recommended denial.**

Application No. UP-922-19, David Dafashy & Mariangela Sechi: 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 an approximately 0.4-acre parcel located at 102 Tom Thomas Road (Route 795) and further identified as Assessor’s Parcel No. 6-2A. The property is zoned RR (Rural Residential) and designated Low Density Residential in the Comprehensive Plan. **The Planning Commission recommended approval.**

Application No. ZT-179-19, York County Board of Supervisors: Consider amendments to Article VII, Signs, of the York County Zoning Ordinance, and to Sections 24.1-271, 281, 409, 441, 490, and 608 by removing specific references to sign content so that signs are primarily regulated based on physical characteristics and location. In addition, the proposed amendments would add a statement of purpose and intent to the sign ordinance; clarify that most signs are accessory uses; add or revise the definitions of sign, various types of signs, and sign height; remove specific references to political signs; reduce the maximum area of temporary signs for roadside produce stands from 6 to 3 feet; allow signs for home occupations up to 3 square feet in area and 3’ in height; allow electronic message center signs (EMC’s) for all uses in all commercial zoning districts and for educational, institutional, and public/semi-public uses in any district except YVA and PDR/PDMU; increase allowable message change frequency for EMC’s in the TCM overlay district from once every 24 hours to once every hour; clarify that building-mounted EMC’s are not permitted; establish a 50’ minimum separation between EMC’s; increase the allowable separation between sign faces for two-sided signs and “V” signs; increase allowance for signs on corner lot frontages; add footcandle limits of 0.5 for illuminated signs abutting non-residentially zoned property and 0.1 abutting

residentially zoned property; remove trees from required landscaping around the base of freestanding signs; increase the maximum monument sign area from 32 to 40 square feet in the NB and WCI districts and from 24 to 40 square feet for community identification signs in the RMF district; reduce the maximum area of freestanding signs for tourist homes and B&B's in residential districts from 4 to 3 feet and the maximum height from 6 to 3 feet; increase maximum sign area for business park identification signs from 32 to 40 square feet; remove language prohibiting simultaneous display of temporary freestanding and wall-mounted banners; permit temporary cloth or vinyl signs to be placed over the faces of wall signs; allow no more than one off-premises directional sign per parcel rather than 3 per use; remove the prohibition on names of real estate companies/agents on open house signs; add language allowing up to one freestanding sign and one wall sign for single-family detached and attached dwellings; require flags to be mounted so as not to touch the ground or the building beneath them; add language allowing historical markers, banners, seasonal decorations, and yard sale signs; specify that the owner of an abandoned, nonconforming sign has 30 days to remove the sign after being notified of the violation and that unpaid charges for removal of such signs shall constitute a lien against the property. **The Planning Commission recommended approval.**

7. Old Business
8. New Business: Staff Presentation on the FY 2020-FY 2025 Capital Improvements Program Process
9. Staff Reports/Recent Actions by the Board of Supervisors
10. Committee Reports
11. Commission Reports and Requests
12. Adjourn