

Planning Commission Agenda

Regular Meeting

York Hall - 301 Main Street

April 12, 2023

7:00 PM

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes – March 8, 2023 (APPROVED)
5. Citizen Comments
6. Public Hearings

Application No. ZM-196-23, Carson Group, LLC: Request to amend the York County Zoning Map by reclassifying a 1.4-acre parcel (GPIN R07a-1457- 3862) located at 111 Faulkner Road (Route 1231) from R20 (Medium Density Single-family Residential) to GB conditional (General Business). The property is designated Medium Density Residential and General Business in the Comprehensive Plan. The R20 district is intended to provide opportunities for medium density single-family residential development. The GB district is intended to provide opportunities for a broad range of commercial activities. The Medium Density Residential designation is intended to provide opportunities for single-family detached housing having a maximum density of 1.75 dwelling units per acre. The General Business designation is intended to provide opportunities for retail and other commercial uses oriented primarily toward supplying goods or services for a community or regional market. The applicant has proffered the use of the property for recreational vehicle sales and display without body work or painting. Application materials. For more information contact: Earl W. Anderson, AICP, Senior Planner. **NOTE: THIS APPLICATION HAS BEEN POSTPONED UNTIL MAY 10, 2023 AT THE REQUEST OF THE APPLICANT.**

Application No. UP-1004-23, Carson Group, LLC: Contingent on approval of the rezoning application above, this application is a request for a Special Use Permit, pursuant to Section 24.1-306 (Category 12, No. 5a) of the York County Zoning Ordinance, to authorize the establishment of a recreation vehicle sales and display use without body work and painting on a 6.5-acre site located at 6903 and 6909 George Washington Memorial Highway (Route 17) and 111 Faulkner Road, respectively (GPINs R07a-1449-4220, R07a-1610-4256, and R07a-1457-3862). The Route 17 properties are zoned GB

(General Business) and are designated General Business in the Comprehensive Plan. The Faulkner Road property, which is the subject of the rezoning application listed above, is zoned R20 (Medium Density Single-family Residential) and designated Medium Density Residential and General Business in the Comprehensive Plan. [Application materials](#). For more information contact: [Earl W. Anderson, AICP, Senior Planner](#). **NOTE: THIS APPLICATION HAS BEEN POSTPONED UNTIL MAY 10, 2023 AT THE REQUEST OF THE APPLICANT.**

Application No. UP-1005-23, Cliff's Automotive LLC: Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 12, No. 5a) of the York County Zoning Ordinance, to authorize auto or light truck sales, rental, and service—specifically golf cart sales—on a 1.9-acre parcel (GPIN Q09d-2984-0580) located at 8427 George Washington Memorial Highway (Route 17). The property is zoned GB (General Business) and designated General Business in the Comprehensive Plan. [Staff report and attachments](#). For more information contact: [Jeanne M. Sgroi, Management Analyst](#). **THE PLANNING COMMISSION RECOMMENDED APPROVAL.**

Application No. UP-1006-23, Hans Hohlrieder: Request for a Special Use Permit to authorize the establishment of an Auto/Light Truck Sales, Rental, and Service facility, pursuant to Section 24.1-306 (Category 12, No. 5a) of the York County Zoning Ordinance, on a 4.1-acre parcel (GPIN C18a-1465-3836) located at 100 Ashby Park Drive (Route 1037). The property is zoned EO (Economic Opportunity) and designated Economic Opportunity 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 RECOMMENDED APPROVAL.**

7. Old Business

8. New Business

Proposed Capital Improvements Program, FY 2024-2029: Certify the proposed Capital Improvements Program for conformance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia. [Staff report and attachments](#). **THE PLANNING COMMISSION CERTIFIED CONFORMANCE.**

9. Staff Reports/Recent Actions by the Board of Supervisors

10. Committee Reports

11. Commission Reports and Requests

12. Adjourn