

Planning Commission Agenda

Regular Meeting

York Hall - 301 Main Street

May 10, 2023

7:00 PM

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes – April 12, 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. Staff report and attachments. For more information contact: Earl W. Anderson, AICP, Senior Planner. **THE PLANNING COMMISSION RECOMMENDED APPROVAL.**

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. [Staff report and attachments](#). For more information contact: [Earl W. Anderson, AICP, Senior Planner](#). **THE PLANNING COMMISSION RECOMMENDED APPROVAL.**

Application No. UP-1009-23, Donald & Theresa Newsom: 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 0.3-acre parcel (GPIN G13b-2567-4171) located at 1203 Wilkins Drive (Route 720). The property is zoned R13 (High Density Single-Family Residential) and is designated High Density Residential in the Comprehensive Plan. [Staff report and attachments](#). For more information contact: [Jeanne M. Sgroi, Management Analyst](#). **A MOTION TO RECOMMEND APPROVAL FAILED ON A 3:3 VOTE.**

Application No. UP-1011-23, KSMA WASH VA, LLC: Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 12, No. 1) of the York County Zoning Ordinance, to authorize the establishment of a car wash facility on a 1.3-acre parcel of land (GPIN R07d-3517-2273) located at 6440 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: [Earl W. Anderson, AICP, Senior Planner](#). **THE PLANNING COMMISSION RECOMMENDED APPROVAL.**

Application No. UP-1012, Richard Chisman: Request for a Special Use Permit to authorize the establishment of a four-bedroom boarding house, pursuant to Section 24.1-306 (Category 2, No. 5) of the York County Zoning Ordinance, on a 0.7-acre parcel of land (GPIN T08b-3008-4693) located at 120 Lewis Drive (Route 628). The property is zoned RR (Rural Residential) and designated Low Density Residential 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 DENIAL.**

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