

YORK COUNTY PLANNING COMMISSION

Regular Meeting
York Hall - 301 Main Street

June 8, 2022

7 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes - May 11, 2022 (APPROVED)
5. Citizen Comments
6. Public Hearings

Application No. UP-989-22, SHJ Construction Group: 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 (Tidal Wave Auto Spa) on a 1.2-acre portion of a 2.1-acre parcel of land located at 5441 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. *(Deferred from the May 11 meeting.)* **THE PLANNING COMMISSION RECOMMENDED DENIAL.**

Application No. UP-990-22, Barbara A. Toward: Request for a Special Use Permit, pursuant to Section 24.1-283(b)(1) of the York County Zoning Ordinance, to authorize a dog grooming facility as a home occupation with on-site customer/client contact on a 0.6-acre parcel (GPIN F14c-2488-0609) located at 600 Penniman Road (Route 641). The property is zoned R13 (High density single-family residential) and designated High Density Residential 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-991-22, Merit Anglin: 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 6.3-acre parcel (GPIN C19d-4361-2284) located at 321 Oaktree Road (Route 786). 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 Earl W. Anderson, AICP, Senior Planner. **THE PLANNING COMMISSION RECOMMENDED APPROVAL.**

Application No. UP-994-22, Riverside Heating and Air Conditioning: Request for a Special Use Permit, pursuant to Section 24.1-306 [Category 15, No. 4(b)] of the York County Zoning Ordinance, to authorize the establishment of a contractor's shop with outdoor/exposed storage on a 2.2-acre parcel (GPIN Q09d-2855-0789) located at 8529

George Washington Memorial Highway (Route 17). The property is zoned GB (General Business) and is designated General Business in the Comprehensive Plan. [Staff report and attachments](#). For more information contact [Amy M. Parker, Senior Planner](#). **THE PLANNING COMMISSION RECOMMENDED APPROVAL.**

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