

# Planning Commission Agenda

York County Planning Commission

York Hall - 301 Main Street

July 12, 2023

7:00 PM

## AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes - June 14, 2023 (APPROVED)
5. Election of Officers for FY 2023-2024– Richard E. Hill Jr., County Attorney, presiding
  1. Chair
  2. Vice Chair
6. Citizen Comments
7. Public Hearings

**Application No. UP-1014-23, David and Angela Barglof:** Request for a Special Use Permit to authorize the establishment of a tourist home, pursuant to Section 24.1-306 (Category 1, No. 6) of the York County Zoning Ordinance, on a 0.29-acre parcel (GPIN G13d-4544-0633) located at 203 Bethune Drive (Route 1102). 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: Caitlin E. Aubut, Planner II. **THE PLANNING COMMISSION RECOMMENDED APPROVAL.**

**Application No. ZM-197-23, Flipping Flea LLC:** Request to amend the York County Zoning Map by reclassifying two parcels (GPINs C18a-0706-4562 and C18a-0556-4600) located at 6539 Mooretown Road (Route 603) and 6132 Old Mooretown Road (Route 1408), with a combined area of 1.6 acres, from EO (Economic Opportunity) to GB (General Business) subject to voluntarily proffered conditions. Both properties are designated Economic Opportunity in the Comprehensive Plan. The Economic Opportunity designation is intended to guide a mix of office, light industrial, commercial, and tourist-related uses to certain portions of the County that have or are planned to have the access and infrastructure necessary to support capital- and labor-intensive uses. The GB district is intended to provide opportunities for a broad range of commercial activities. The applicant proposes to develop the site as a coffee shop with drive-thru service and, contingent on the approval of Application No. UP-1015-23 described below, a storage shed and utility building sales/display facility. The applicant has proffered to install monument signage only (no pole signs) and to prohibit various uses otherwise permitted in the GB district. Staff report and attachments. For more information: Timothy C. Cross, AICP, Deputy Director of Planning and Development Services. **THE PLANNING COMMISSION RECOMMENDED APPROVAL.**

**Application No. UP-1015-23, Flipping Flea LLC:** Request, contingent on the approval of Application No. ZM-197-23 above, for a Special Use Permit, pursuant to Section 24.1-306 (Category 10, No. 35) of the York County Zoning Ordinance, to authorize the establishment of a storage shed and utility building sales/display facility on two parcels (GPINs C18a-0706-4562 and C18a-0556-4600) located at 6539 Mooretown Road (Route 603) and 6132 Old Mooretown Road (Route 1408). Both properties are 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.**

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