

YORK COUNTY PLANNING COMMISSION

Regular Meeting
York Hall - 301 Main Street
September 14, 2022
7:00 PM

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes – July 13, 2022 (APPROVED)
5. Citizen Comments
6. Public Hearings

Application No. UP-998-22, Wayne Harbin: 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 (U09a-2278-3681) located at 106 Shirley Road (Route 626). The property is zoned RR (Rural Residential) and is designated Low Density Residential in the Comprehensive Plan. (*Continued from the July 13th meeting.*) Staff report and attachments. For more information contact Jeanne M. Sgroi, Management Analyst. **THE PLANNING COMMISSION RECOMMENDED APPROVAL.**

Application No. UP-999-22, Ashley Anderson: 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 0.2-acre parcel (G14c-0187-2338) located at 141 West Semple Road (Route 726). 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 OF THE APPLICATION FAILED ON 2:2 VOTE.**

Application No. ZM-193-22, Celia and Timothy Whitlatch: Request to amend the York County Zoning Map by reclassifying two parcels containing a total of 0.39 acre of land (GPINs U09c-0060-1118 and U09c-0091-1175) located at 2200 and 2200A Seaford Road (Route 622) from RR (Rural Residential) to NB (Neighborhood Business). The property is designated Low Density Residential in the Comprehensive Plan. The Low Density Residential designation is intended to provide opportunities for single-family detached housing having a maximum density of 1.0 dwelling unit per acre. The NB district is intended to provide opportunities for limited types of commercial activities within or near residential districts and oriented primarily toward serving the day-to-day needs of nearby residential communities. The applicants have indicated that they wish to use the existing vacant commercial building on the property for a small retail store. Staff report and

attachments. For more information contact Amy M. Parker, Senior Planner. **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