

Planning Commission Agenda

York County Planning Commission

York Hall - 301 Main Street

November 8, 2023

7:00 PM

AGENDA

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes - October 11, 2023 (APPROVED)
5. Citizen Comments
6. Public Hearings

Application Nos. YVA-51-23 and YVA-52-23, G-Square, Inc.: Request for Yorktown Village Activity approval, pursuant to Section 24.1-327(b) of the York County Zoning Ordinance, to authorize the expansion of the outdoor dining area between the existing restaurants and the establishment of a new restaurant on three parcels with a combined area of 0.8 acre (GPINs P12d-3084-0882, P12d-3135-0800, and P12d-3237-0683) located at 524, 528, and 540 Water Street (Route 1002). The property is zoned YVA (Yorktown Village Activity) and is designated Yorktown in the Comprehensive Plan. Staff report and attachments. For more information contact: Earl W. Anderson, Chief of Development Services. **THE COMMISSION CONTINUED THE PUBLIC HEARING FROM ITS OCTOBER 11 MEETING. THE PLANNING COMMISSION RECOMMENDED APPROVAL.**

Application No. UP-1024-23, Panda Express, Inc.: Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 11, No. 14) of the York County Zoning Ordinance, to authorize the establishment of a fast-food restaurant with a drive-through window located at 6632 Mooretown Road (Route 603). The 1.1-acre property (GPIN C19c-0343-1562) is zoned EO (Economic Opportunity) and is designated Economic Opportunity in the Comprehensive Plan. Staff report and attachments. For more information contact: Earl W. Anderson, Chief of Development Services. **THE PLANNING COMMISSION RECOMMENDED APPROVAL.**

Application No. PD-58-23, Yorktown Crescent, LLC: Request to amend the approved Overall Development Mater Plan and proffers, pursuant to Section 24.1-362(c)7 of the York County Zoning

Ordinance, applicable to the Yorktown Crescent mixed-use development located on approximately 16.7 acres on the south side of Fort Eustis Boulevard (Route 1050) between George Washington Memorial Highway (Route 17) and Old York-Hampton Highway (Route 634). Proposed changes to the proffers include reducing the maximum number of housing units from 210 to 167, increasing the minimum amount of commercial space from 31,000 to 55,000 square feet, and providing that the developer will be responsible for various improvements to Route 17 and Fort Eustis Boulevard to accommodate the development. This application also seeks to amend the York County Zoning Map by reclassifying the following subject to voluntarily proffered conditions: an approximately 1.5-acre parcel (GPIN R08a-0286-3567) located at 7830 George Washington Memorial Highway from IL (Limited Industrial) to PDMU (Planned Development-Mixed Use); an approximately 4.4-acre parcel (R08a-0789-3564) located at 901 Old York-Hampton Highway from IL and GB (General Business) to PDMU; an approximately 3.0-acre parcel located at 7826 George Washington Memorial Highway (GPIN Q08b-4947-3236) from GB to PDMU; and portions of four parcels located at 7900, 7908, 7914, and 7920 George Washington Memorial Highway (GPINs Q08b-4736-3301, Q08b-4688-3367, Q08b-4625-3435, Q08b-4531-3505) from GB to PDMU. The properties proposed to be rezoned are designated Mixed Use, General Business, and Limited Industrial, with a Mixed Use overlay designation, 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