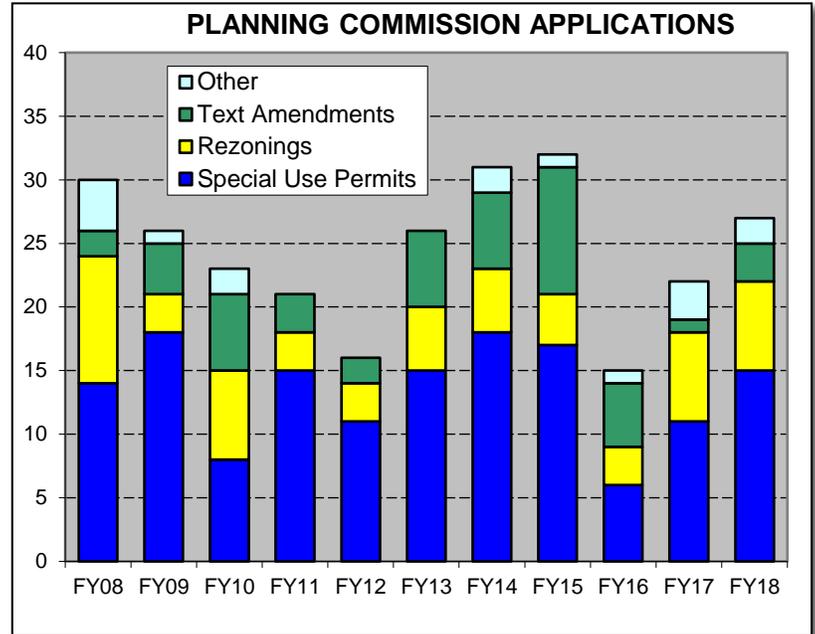


# FY 2018 ANNUAL REPORT

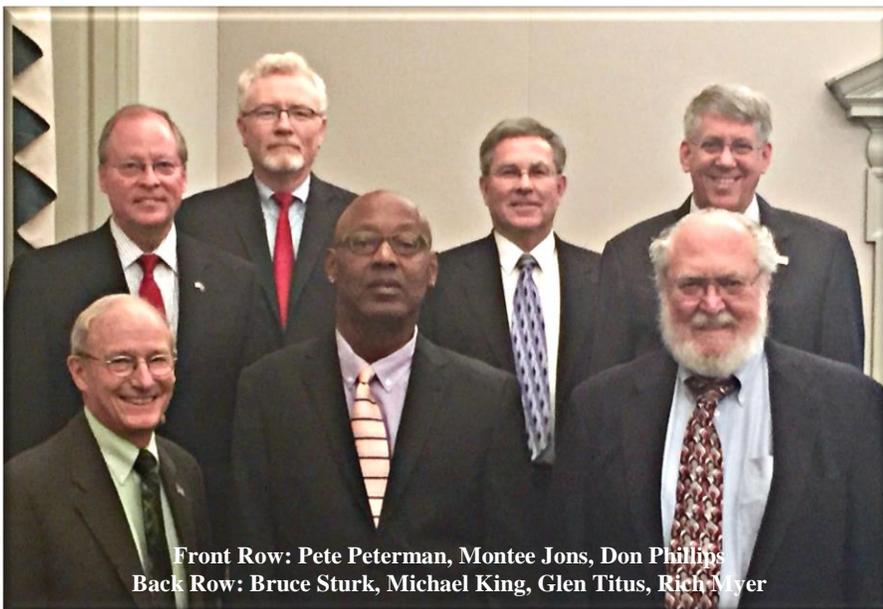
## YORK COUNTY PLANNING COMMISSION

### MESSAGE FROM THE CHAIR

As York County Planning Commission Chair for 2017-18, I am pleased to provide the Commission's FY 2018 Annual Report. It was a busy year as our caseload increased to its third highest level of the past ten years. A review of our applications reveals two noteworthy trends. First, developer interest in age-restricted housing to address the ever-growing senior population has not abated; in FY18 we reviewed and recommended approval of two senior housing projects with a combined total of almost 400 units, both of which were approved by the Board. Second, there has been a relative surge in applications for short-term vacation rentals. The advent of internet sites such as Airbnb and VRBO have made it easy for homeowners to rent out their homes (or rooms within their homes) on a short-term basis to travelers looking for a place to stay other than a motel or timeshare. In York County, this activity constitutes either a tourist home or a bed-and-breakfast inn, both of which require a Special Use Permit in residential zoning districts.



In FY 2019 the County will embark on the review and update of its Comprehensive Plan, which was adopted in September 2013. The state code requires localities to review and, if necessary, update their comprehensive plans at least once every five years. As the long-range plan for the physical development of the County, the comprehensive plan lays the policy groundwork for decisions related to zoning, development, land use, transportation, capital improvement projects, and a host of other issues.



Front Row: Pete Peterman, Montee Jons, Don Phillips  
 Back Row: Bruce Sturk, Michael King, Glen Titus, Rich Myer

Lastly, I would be remiss if I did not note the retirement of Mark Carter in FY18 after a forty-year career that began as a temporary project employee and ended as Deputy County Administrator. Mark played a key role in the planning and development decisions that have shaped York County. As was stated at his final Commission meeting in April 2018, there are not enough accolades to adequately describe Mark and his contributions to the County. I believe I speak for the entire Commission – and all who served on the Commission during Mark's tenure – when I say we are going to miss him, and we wish him all the best.

*Montee Jons*  
 Chair, 2017-18

<b>Application No. &amp; PC Mtg. Date</b>	<b>Applicant</b>	<b>Description</b>	<b>Board Action &amp; Resolution or Ordinance No.</b>
ZM-173-17 & 7/12/17	Landbridge Acquisitions, LLC	Rezone 9.2 acres at 119, 120, and 121 Byrd Lane from R13 (High density single-family residential) to GB (General Business)	Approved Ord. No. 17-9
UP-891-17 7/12/17		170-unit senior housing facility with independent living, assisted living, and memory care units on 9.2 acres at 119, 120, and 121 Byrd Lane	Approved R17-113
UP-892-17 7/12/17	Brian and Amanda Owens	Tourist home on a 0.6-acre parcel located at 111 Plantation Drive	Withdrawn by the applicants following a recommendation of denial from the Planning Commission
ZT-174-17 7/12/17	York County Board of Supervisors	Amend the Zoning Ordinance to establish a definition for the term Solar Energy Facilities; to provide for the siting and development of solar energy facilities in certain zoning districts subject to conditions and performance standards subject to conditions and performance standards.	Approved Ord. No. 17-8
PD-45-17 8/9/17	Lightfoot Development, LLC	Rezone 22.4 acres located at 206, 212, 216, 220 and 304 Lightfoot Road (Route 646) from EO (Economic Opportunity) to PDMU (Planned Development Mixed Use) for the purpose of establishing a mixed-use development consisting of 242 residential units and approximately 20,000 square feet of commercial space	Approved <sup>1</sup> Ord. No. 17-10
UP-893-17 8/9/17	H. J. Coxton	Establish approval status under a uniform set of conditions for an existing auto body repair and paint shop on 12.2 acres located at 1601, 1603, 1609, 1611, and 1623 George Washington Memorial Highway (Route 17) and 223 Apple Lane	Approved R17-121
UP-894-17	Janice C. Evans	Tourist home on a 1.3-acre parcel located at 125 Horseshoe Drive	Withdrawn by the applicant following a recommendation of denial from the Planning Commission
ST-23-17 8/9/17	York County Board of Supervisors	Amend various sections of the York County Subdivision and Zoning Ordinances to incorporate recent changes to the Code of Virginia and address various issues that have arisen over the years as part of the day-to-day administration of the ordinances	Approved Ord. No. 17-11
ZT-175-17 8/9/17			Approved Ord. No. 17-12
UP-895-17 9/13/17	Ryan Moberley	Tourist home on a 0.22-acre parcel located at 113 Edale Avenue	Approved R17-128
PD-47-17 11/8/17	Bonaventure Investments, LLC and Bulifants Residential, LLC	Amend the conditions of approval relating to building height, buffers, setback requirements, and recreation amenities for the previously approved Arbordale residential development to be located at 200, 300, and 401 Ashby Park Drive and 401 and 501 Bulifants Boulevard	Approved Ord. No. 17-17(R)
YVA-40-17 11/8/17	Jimmy and Christie Van Cleave	Tourist home on a 0.4-acre parcel at 301 Ballard Street	Approved R17-157
UP-896-17 11/8/17	J. Timothy Ivy (I Video Productions, Inc.)	Home occupation professional office with one non-resident employee located at 306 Dandy Loop Road	Approved R17-158
UP-897-17 11/8/17	Adams Property Group, LLC	Mini-storage warehouse facility in a former Farm Fresh grocery store building on a 7.4-acre parcel located at 455-A Merrimac Trail	Denied <sup>2</sup>
YVA-41-17 12/13/17	Rosemary J. Stacpoole	Amend a previous YVA approval to allow non-transient rental of an existing detached accessory apartment on a 0.5-acre parcel located at 121 Alexander Hamilton Boulevard.	Approved R18-2

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
PD-48-18 2/14/18	Mid-Atlantic Land Management, LLC	Rezone 83.7 acres located at 2000 Springfield Road from EO (Economic Opportunity) to PDR (Planned Development Residential) for the purpose of establishing a 213-unit senior housing-independent living development consisting of a mix of single-family detached houses, duplexes, and triplexes	Approved Ord. No. 18-4
ZM-176-18 2/14/18	Pavilion Development Company	Rezone two parcels located at 102 Pine Street and 103 Oak Street from R13 (High density single-family residential) to GB (General Business) subject to proffered conditions.	Approved Ord. No. 18-4
UP-900-18 2/14/18		Car wash at 2029 and 2031 George Washington Memorial Highway (Route 17), 102 Pine Street and 103 Oak Street	Approved R18-22
PD-50-18 3/14/18	Whittaker's Mill Associates, LLC	Rezone a 0.4-acre parcel located at 1538 Penniman Road from IL (Limited Industrial) to PDR (Planned Development Residential) and EO (Economic Opportunity) to authorize an 8-townhouse expansion of the previously approved Whittaker's Mill Planned Development from 222 to 230 dwelling units	Approved Ord. No. 18-7
ZM-177-18 3/14/18	James G. Raines	Rezone a 0.6-acre parcel located at 104 Terrebonne Road from GB (General Business) to R20 (Medium density single-family residential)	Approved Ord. No. 18-8
UP-898-17 3/14/18	Realmark Associates, LLC	Expansion of the Dodd RV recreational vehicle sales establishment onto a 5.6-acre site located at 6903 and 6909 George Washington Memorial Highway (Route 17)	Approved R18-32
UP-901-18 3/14/18	SXCW Properties II, LLC	Car wash facility with gas pumps on a 3.8-acre site located at 305, 311, 311A, and 313 Bypass Road	Approved R18-33
UP-902-18 3/14/18	Johnston's Chimney Sweep, LLC	Small contracting business office as a home occupation with two non-resident employees on a 0.3-acre parcel located at 205 Fielding Lewis Drive	Approved R18-35
UP-904-18 4/11/18	Cross Development	Auto body repair and painting establishment on 3.2 acres located at 1920 George Washington Memorial Highway (Route 17)	Denied
UP-905-18 4/11/18	Cross Development	Auto body repair and painting establishment on 3.3 acres located at 315, 315A, 317, 317A, and 317C Bypass Road (Route 60)	Approved R18-85 <sup>3</sup>
UP-906-18 4/11/18	RA-Property LLC	Farm equipment sales, rental, and service store on 3.3 acres located at 7427, 7437, 7505, 7517, 7521, and 7529 George Washington Memorial Highway (Route 17)	Approved R18-56
UP-907-18 5/9/18	PI Tower Development, LLC	175-foot self-supporting telecommunications tower on a 0.38-acre parcel located at 1685 Merrimac Trail	Approved R18-70

Except as noted below, the Board of Supervisors' actions were consistent with the Planning Commission's recommendations.

<sup>1</sup>Planning Commission recommended denial. The developer subsequently revised the project to address the Commission's concerns.

<sup>2</sup>Planning Commission recommended approval.

<sup>3</sup>The Planning Commission did not make a recommendation on this application; a motion to recommend approval failed on a tie vote.

## [Application Highlights](#)

In November 2017, the Planning Commission considered an application for a two-bedroom tourist home in an existing building on Ballard Street in historic Yorktown. This was one of four tourist home applications to come before the Commission in FY 2018. The application, which generated no citizen opposition, was supported by both the Commission and the Board of Supervisors based on its location on a road that carries a considerable amount of non-local traffic, the absence of residential neighbors, and most importantly, its location in Yorktown, where lodging spaces for tourists are common and, in fact, encouraged by the adopted Yorktown Master Plan.



## **Application Highlights (continued)**

Signs of an improving economy were evident in FY 2018 as Tractor Supply Company and other national retailers came to the County seeking approval of new developments through either the Special Use Permit or rezoning process. Approved by the Board of Supervisors in May 2018 with a recommendation of approval from the Planning Commission, Tractor Supply Company plans to build a new 19,097-square foot store with 18,000 square feet of outdoor display area on the west side of Route 17 just south of the CSX railroad tracks. Tractor Supply Company operates “rural lifestyle stores” across the U.S. that offer a wide range of merchandise, including not just farming equipment and tractor parts but also home goods, furniture, pet supplies, sporting goods, tools, lawn and garden supplies, clothing, and toys. Other new businesses approved in the past fiscal year with the Commission’s support include an Autobell car wash on Route 17 in Tabb and a Caliber Collision auto repair garage on Bypass Road in the upper County.



## **Planning Commission Highlights**

- In FY2018 the Planning Commission held ten regular meetings and one work session and considered fifteen Special Use Permit applications, four Planned Development applications, three rezoning applications, two YVA (Yorktown Village Activity) applications, and three sets of Zoning and Subdivision Ordinance text amendments.
- Chairman Jons represented the Planning Commission on an ad hoc committee of community stakeholders that was formed by County Administrator Neil Morgan to review and make recommendations on a series of draft amendments to the Zoning Ordinance requirements related to signs. This effort was triggered by the U.S. Supreme Court’s 2015 ruling in *Reed v. Town of Gilbert*, which set a new, stricter standard for local regulation of signs.
- Commissioner Rich Myer completed his tenure on the Commission on June 30, 2018, having served the eight-year/two-term maximum allowed for Planning Commission members. A Certified Planning Commissioner since 2011, Mr. Myer served as vice chair in 2011-12 and then as chair in 2012-13, steering the Commission through the Comprehensive Plan review process that culminated in the adoption of the current Plan in September 2013. Mr. Myers’ service was characterized by his keen engineer’s eye for detail, his penetrating questions and insightful observations, his basic sense of fairness, his independent mind, and his dedication to serving the citizens and protecting their quality of life.

<b>YORK COUNTY PLANNING COMMISSION, FY2018</b>		
<b>Name</b>	<b>Term</b>	<b>District</b>
Montgoussaint E. Jons (Chair)	July 1, 2017 – June 30, 2021	1
Robert W. “Pete” Peterman (Vice Chair)	July 1, 2015 – June 30, 2019	At Large
Glen D. Titus	July 1, 2017 – June 30, 2021	2
Donald H. Phillips	July 1, 2016 – June 30, 2020	3
Michael S. King	June 21, 2016 – June 30, 2018	4
Richard M. Myer, Jr.	July 1, 2010 – June 30, 2018	5
Bruce R. Sturk	June 20, 2017 – June 30, 2019	At Large