

# COUNTY OF YORK

## MEMORANDUM

**DATE:** March 3, 2020

**TO:** York County Board of Supervisors

**FROM:** Neil A. Morgan, County Administrator 

**SUBJECT:** Future Housing Developments Map

In response to a request from Mr. Zaremba, staff has prepared the attached map showing the locations of housing developments that are either under construction or somewhere in the review process. This is an updated version of a map that staff displayed during a 2018 Board meeting as part of its presentation on a proposed residential rezoning. Each dot on the map represents an individual housing project that is somewhere in the development pipeline. Blue dots indicate those projects that are active and under construction, and red dots indicate projects that are currently undergoing subdivision or site plan review but have not yet obtained final approval. Lastly, green dots indicate projects that have been authorized by the Board of Supervisors through approval of a rezoning or Special Use Permit application but have not yet been submitted for subdivision or site plan review.

Details about the various projects in the pipeline are provided in the table below. It should be noted that the division of projects into the three categories is slightly misleading since projects are often divided into phases. While the first phase of a project might be under construction, subsequent phases may not even be under review yet. Yorktown Crescent is a good example. This 210-unit project was approved by the Board through a rezoning in 2011. The first phase, consisting of 36 townhouses, has been approved and is now under construction, and the second phase, consisting of another 38 units, is still under review. Site plans for the remaining 136 units have not even been submitted yet; however, they appear in the "Active" category even though they are probably years away from actually being built. A similar example is Marquis Hills, for which the 50-lot Phase I is now under construction, while the 58-lot Phase II is under review, with 74 more lots that have not yet been submitted for subdivision review. In short, there are fewer housing units ready to proceed to construction than it would appear from the table; in actuality, there are 624 future housing units in active *phases* of approved residential developments.

Housing Development	Location	Approval Type/Year	Total Units	Units Built	Future Units
<b>ACTIVE (Platted Subdivision or Approved Site Plan)</b>					
Ambrits Point	Yorktown Road	By-Right/2006	11	8	3
Arbordale	Bulifants Boulevard	BOS/2017	485	156	329
Burgesses Quarters	Bypass Road	BOS/2012	97	12	85
Hidden Harbor	Hidden Harbor Lane	By-Right/2005	5	1	4
Huntfield	Crawford/Goosley Rds	By-Right/2014	7	6	1
Mainstay Condominiums at Yorktown	Commonwealth Drive	BOS/2012	94	18	76
Marquis Hills	Marquis Parkway	BOS/2013	182	3	179
Nelson's Grant	Route 17/Battle Road	BOS/2010	110	88	22

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Housing Development	Location	Approval Type/Year	Total Units	Units Built	Future Units
The Oaks at Fenton Mill	Fenton Mill Rd	By-Right 2005	82	56	26
Osborn Landing	Seaford Road	By-Right 2014	16	11	5
Patrick's Creek Estates	Patrick's Creek Rd	By-Right 2013	9	7	2
Shallow Marsh	Calthrop Neck Road	By-Right 2006	7	4	3
Skimino Landing Estates	Skimino Road	By-Right 1995	109	93	16
Sparrer Point	Sunset Drive	By-Right 2003	3	2	1
Sterling Springs	Taliaferro Road	By-Right 2008	34	33	1
Tabb Meadows	Big Bethel Road	By-Right 1994	14	13	1
Washington Ridge	Bethune Drive	BOS 1999	22	18	4
Whittaker's Mill	Penniman Road	BOS 2014	228	177	51
Yorktown Crescent	Ft. Eustis Blvd.	BOS 2011	210	13	197
<b>TOTAL</b>			<b>1,725</b>	<b>719</b>	<b>1,006</b>
<b>PENDING (Under Review)</b>					
Barham Trace	Goosley Road	By-Right 2014	7	0	7
Bunting Point, Phase 2	Bunting Point Road	By-Right 2019	12	0	12
Caulfield Manor, Phase 1	Penniman Road	By-Right/NA	29	0	29
Celestial Way	Heavens Way	By-Right/NA	42	0	42
Country Club Acres, Sec. 5, Phases 2 & 3	Tam-O-Shanter Blvd	By-Right/NA	66	0	66
Fenton Mill 200	Fenton Mill Rd	By-Right/2008	11	0	11
Holly Point Farms	Holly Point Road	By-Right/2018	4	0	4
Kelton Station	Lightfoot Road	BOS/2017	248	0	248
Lincoln-Dare Estates	Dare Road	By-Right/2017	3	0	3
Little Harbor	Ship Point Road	By-Right/2015	10	0	10
Pleasantville	Militia Court	By-Right/NA	7	0	7
Powell Plantation	Bypass Road	By-Right/NA	326	0	326
Rose Hill	Baptist Road	By-Right/2015	242	0	242
Smith Farm Estates	Yorktown Road	BOS/2017	113	0	113
Tabb Trace	Big Bethel Road	By-Right/2018	11	0	11
Tequesta Village	Heavens Way	By-Right 2019	15	0	15
Woods of Kings Creek	Tranquility Drive	BOS/2018	213	0	213
<b>TOTAL</b>			<b>1,359</b>	<b>0</b>	<b>1,359</b>
<b>PLANNED (Not Yet Under Review)</b>					
Commonwealth Green live-above units	Commonwealth Drive	BOS/2012	12	0	12
Grande Oak apartments (assisted living)	Old Mooretown Road	BOS/2015	148	0	148
Pickett Property (senior housing)	Route 17	BOS/2009	300	0	300
South Park	Denbigh Boulevard	BOS/1993	151	0	151
The Marquis apartments	Marquis Parkway	BOS/2013	418	0	418
<b>TOTAL</b>			<b>1,029</b>	<b>0</b>	<b>1,029</b>
<b>GRAND TOTAL</b>			<b>4,113</b>	<b>719</b>	<b>3,394</b>

*Note: Figures are accurate as of March 3, 2020*

As the table indicates, there are almost 3,400 future housing units – including single-family detached homes, townhouses and duplexes, rental and condominium apartments, and age-restricted units – in the pipeline. A quarter of these units (848) are in projects that were permitted as a matter of right under the existing zoning, while the rest were approved through the rezoning or Special Use Permit process. To put these numbers in perspective, the average annual number of new housing units built over the past five years is 316. If construction were to continue at that pace, there would be enough future units in the pipeline for almost eleven years' worth of housing construction. Alternatively, if con-

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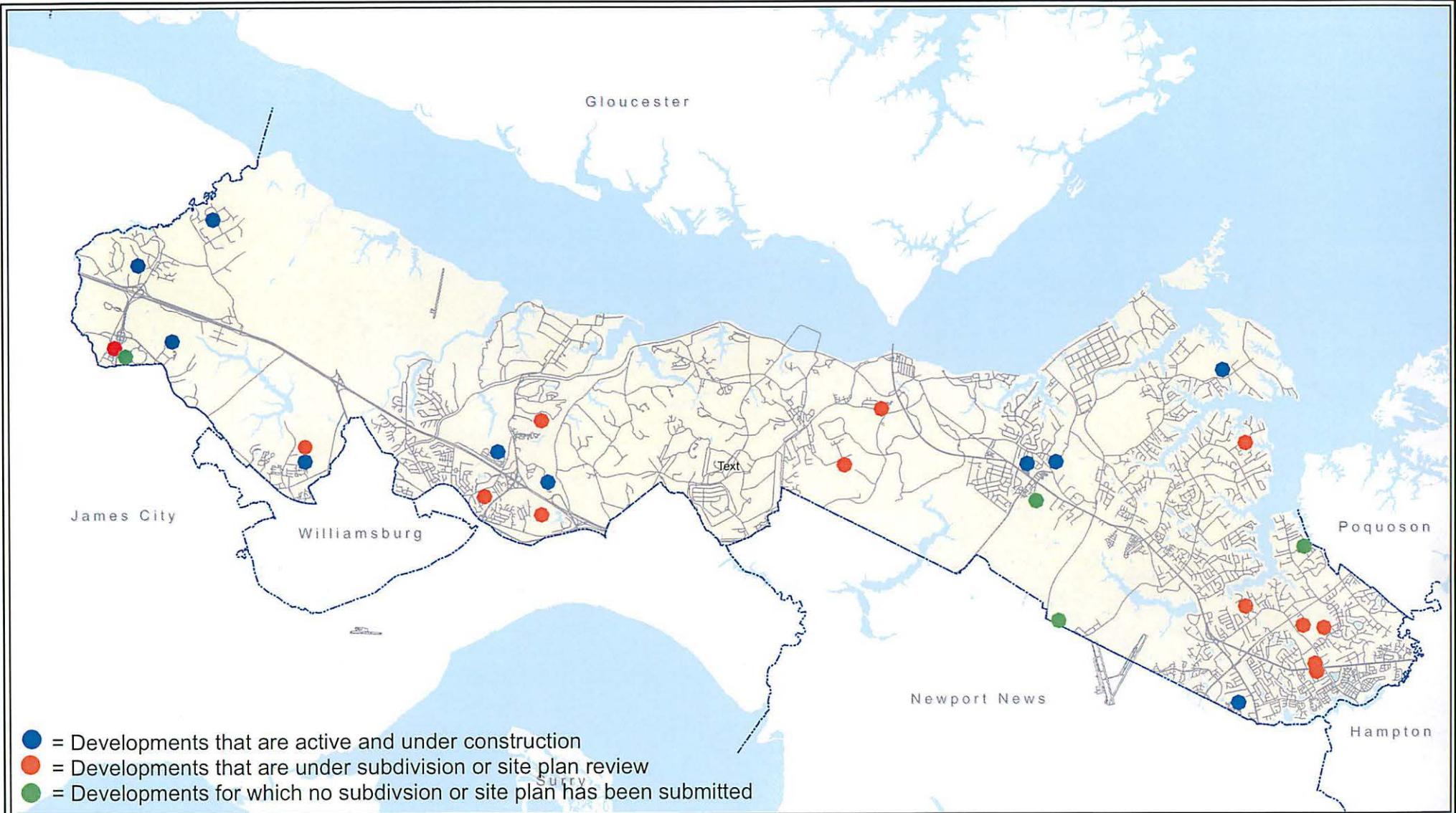
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struction activity were to accelerate to the pace experienced during the extremely high-growth 1990s, it would represent slightly more than six years' worth of home construction. It is also worth noting that about a quarter of the future housing units (869) are in projects that have been in the pipeline for more than ten years, so the approval date is not always a good indicator of how quickly a project will be developed.

Cross/3496

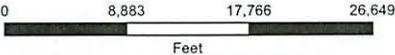
Attachment:

- Future Housing Developments Map



- = Developments that are active and under construction
- = Developments that are under subdivision or site plan review
- = Developments for which no subdivision or site plan has been submitted

**Future Housing Developments - Active or in the Pipeline  
(Minimum of 5 future units)**



**THIS IS NOT A LEGAL PLAT.**  
This map should be used for information purposes. It is not suitable for detailed site planning.

**York County**  
VIRGINIA  
*America's Future Starts Here*  
GEOGRAPHIC INFORMATION SYSTEMS  
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HORIZONTAL ACCURACY: +/- 2.5 feet    DATUM: VA State Plane South, NAD 83  
VERTICAL ACCURACY: +/- 1 foot    DATUM: NAVD 1988  
DATE OF ELEVATION INFORMATION: 2007  
  
This map should NOT be used for engineering or other design purposes without full verification having been undertaken by a qualified surveyor.  
  
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