



COUNTY OF YORK, VIRGINIA

Application for Zoning Map Amendment, Special Use Permit, Planned Development, Special Exception, Yorktown Village Activity

1. APPLICATION FOR (check the appropriate box below):

- Zoning Map Amendment (Rezoning) from LB AND RR to PDR
- Special Use Permit
- Planned Development
- Special Exception – SE (check the appropriate box below)
 - Height Limitation (§ 24.1-231)
 - Expansion of a Nonconforming Use (§ 24.1-801)
 - Access (§ 24.1-252)
 - Other _____ (§ _____)
- Yorktown Village Activity – YVA

**DO NOT WRITE IN THIS BOX
OFFICE USE ONLY**

Application Number: ZM-184-20

Submission Date: 3/02/2020

Planning Commission Mtg: 5/13/2020

PROPOSED USE OR ACTIVITY:

A 378-acre planned residential community consisting of a maximum of 506 single family homes, 230 townhomes, 100 age-restricted units, and 40,000 square feet of commercial space. The community will also feature two (2) clubhouses, a community swimming pool, playgrounds, a dog park, and various pocket parks throughout the community, in accordance with a master plan entitled "Fenton Mill Master Plan", prepared by Land Planning Design Associates, and submitted with this application.

2. APPLICANT INFORMATION

Fenton Mill Associates, LLC
 Name – Individual(s), business, or organization

c/o (If business or organization)
 110 Mid-Atlantic Place
 Street Address or P.O. Box

Yorktown, VA 23693
 City/State/Zip

(757) 867-8777
 Daytime Phone Number

(757) 867-9597 lmyers@midatlanticcommercial.com
 FAX Number Email address

Applicant's Status (check the appropriate box below):

- Property Owner
- Property Owner's Agent
- Contract Purchaser

NOTE: IF THE APPLICANT IS A CORPORATION, LIMITED PARTNERSHIP, ETC., A LISTING OF ALL PRINCIPALS MUST BE ATTACHED.

3. PROPERTY DESCRIPTION

Address (if any): see attached list of parcels
 Tax Assessor's Parcel Number(s) as listed on the York County Tax Maps: see attached list of parcels

Name of Subdivision (if applicable): _____

Section: _____ Block: _____ Lot: _____
 Zoning District: Limited Business and Rural Residential
 Total Area (in acres or square feet): 378.56 acres
 Location/Property Description: Property is located just off Interstate 64 at Exit 234B. The site sits between Newman Road, Barlow Road, and Fenton Mill Rd. with frontage on all three roads.

NOTE: FOR ANY APPLICATION TO REZONE ONLY A PORTION (OR PORTIONS) OF A PARCEL (OR PARCELS), A METES AND BOUNDS DESCRIPTION MUST BE ATTACHED.

4. PREVIOUS PERMITS

List below any special use permits, conditional rezonings, special exceptions, or Yorktown Village Activity development proposals that have previously been approved for the property that is the subject of this application:

Application Number	Applicant's Name	Date of Issuance	Status (active, expired)

ATTACHMENTS AND FEES – Please read carefully

SKETCH PLAN – Required for SUP, PD, SE, and YVA Applications

- Scale should be appropriate to the project (generally between 1" = 20' and 1" = 100')
- The sketch plan must show how the proposed use will be developed on the property, including existing and proposed physical improvements.
- **Ten (10) copies are required; twenty (20) copies for Planned Developments**
- **Plans must be folded to approximately 8" x 11" and must include an 8" x 11" or 11" x 17" reduction**

SURVEY PLAT OF PROPERTY – Required for Rezoning Applications

TRAFFIC IMPACT ANALYSIS (See Section 24.1-251 of the Zoning Ordinance)

- A traffic impact analysis is required for any proposed development that will generate either 100 trip ends during a peak hour or 1,000 trip ends during a 24-hour period.

ADDITIONAL NARRATIVE DESCRIPTION/INFORMATION (optional)

- Please provide any additional information, drawings, building renderings, and other descriptions that will help the staff, Planning Commission, and Board of Supervisors more fully understand the proposed use.

CONDITIONAL ZONING PROFFER STATEMENT (See Section 24.1-114 of the Zoning Ordinance)

- In order to build a stronger case for favorable consideration of a rezoning application, the property owner(s) **may** voluntarily proffer, in writing, reasonable conditions that are in addition to the regulations set forth in the Zoning Ordinance. **PROFFER STATEMENTS MUST BE SIGNED BY THE PROPERTY OWNER(S).**

SPECIAL REQUIREMENTS FOR YORKTOWN VILLAGE ACTIVITY APPLICATION

- o Overall Signage Plan
- o Plan for accommodating pedestrian, bicycle, automobile, and trolley traffic, parking, and loading demands

FILING FEE (check made payable to **Treasurer, County of York**)

- o Rezoning or Planned Development - \$600 plus \$10 per acre for every acre over 5, but not to exceed a maximum fee of \$2,000
- o Special Use Permit for Home Occupations and Accessory Apartments - \$400
- o All other Special Use Permits or a Major Amendment thereto – \$450 plus \$10 per acre for every acre over 5, but not to exceed a maximum fee of \$1,000
- o Minor Enlargement or Expansion of a Conforming Special Use - \$200
- o Special Exception - \$200

5. AUTHORITY FOR APPLICATION

This application must be signed by the owner(s) of the subject property or must have attached to it written evidence of the owner's consent, which may be in the form of a binding contract of sale with the owner's signature or a letter signed by the owner(s) authorizing the applicant to act as his or her agent. Signing this application shall constitute the granting of authority to the County to enter onto the property for the purpose of conducting site analyses and posting of signs notifying the public of this application.

PROPERTY OWNER(S):

Fenton Mill Associates, LLC
 Name
 Curry Joint Trust (Clarence F. Curry, Jr., Trustee)
 Name
 110 Mid-Atlantic Place
 Street Address or P.O. Box
 Yorktown, VA 23693
 City/State/Zip
 (757) 867-8777
 Daytime Phone Number
 (757) 867-9597
 FAX Number
 Email address
 imyers@midatlanticcommercial.co
 Signature
 Signature

AGENT REPRESENTING THE APPLICANT:
(if other than the owner)

Name
 Firm (if applicable)
 Street Address or P.O. Box
 City/State/Zip
 Daytime Phone Number
 FAX Number
 Email address
 Signature

ALL APPLICATIONS ARE ACCEPTED ON A CONDITIONAL BASIS. IF, UPON REVIEW, THE APPLICATION IS DEEMED INCOMPLETE, IT WILL BE RETURNED TO THE APPLICANT AND WILL NOT BE PLACED ON THE PLANNING COMMISSION'S MEETING AGENDA.

York County Planning Division • P. O. Box 532 • 100 County Drive • Yorktown, Virginia 23690-0532

Phone: (757) 890-3404 • FAX: (757) 890-3418

FENTON MILL REZONING APPLICATION

List of Properties

March 3, 2020

<u>Address</u>	<u>Tax Map No.</u>	<u>GPIN</u>	<u>Acreage</u>	<u>Owner</u>
1000 Newman Road	002 6B	C20d-4780-1137	70.16	Fenton Mill Associates, LLC
309 Barlow Road	002 72	D20c-1880-1425	24.77	Fenton Mill Associates, LLC
307LL Barlow Road	002 73	D20c-1816-0933	4.55	Curry Joint Trust
257 Barlow Road	002 82	D19b-2734-4736	166.41	Fenton Mill Associates, LLC
188 Fenton Mill Rd	002 60	D19a-1381-3152	31.42	Fenton Mill Associates, LLC
156 Fenton Mill Rd	002 59	D19b-2545-2534	81.25	Fenton Mill Associates, LLC

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MAR 02 2020

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Division**

Fenton Mill Associates, LLC Members

Cowles M. Spencer, Sr.

Spencer Equities, Inc.

Cornerstone Acquisitions, LLC

Harold Grainger and Phyllis Grainger

Conway H. Sheild, III

John William Real Estate Holdings, LLC

Darrell E. Hunter Builder, Inc.

H. Guy Sager, Jr. and Debra Boyer Sager

CSC of the Peninsula, LLC

Whittaker's Mill Investors, LLC

Peter S. Eckert and Cheryl R. Eckert

Karen Alexandra Rayfield Declaration of Trust

Lamont Dale Myers Declaration of Trust

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