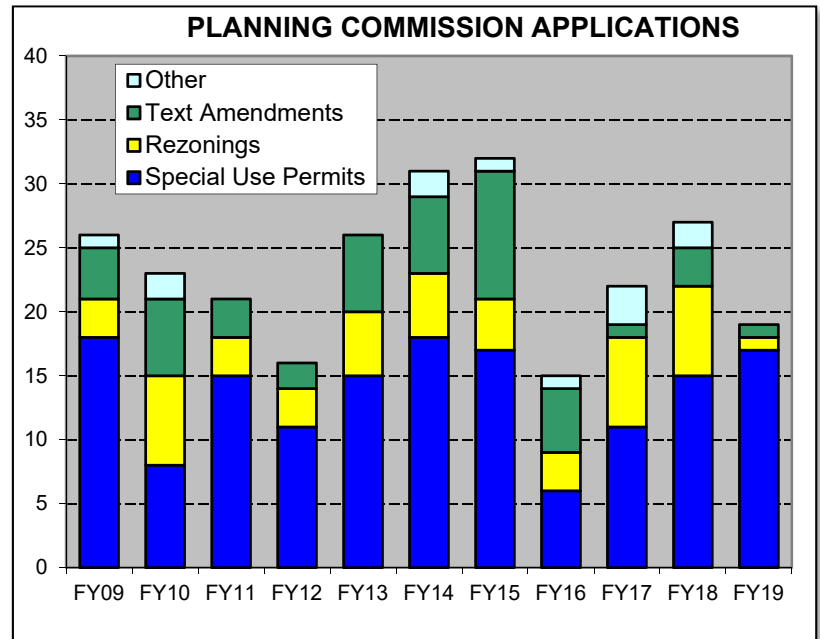


FY 2019 ANNUAL REPORT

YORK COUNTY PLANNING COMMISSION

MESSAGE FROM THE CHAIR

As York County Planning Commission Chair for 2018-19, I am pleased to provide the Commission's Annual Report for Fiscal Year 2019. Last year's Annual Report stated that there had been a relative surge in applications for short-term rental homes thanks to the growing popularity of internet sites such as Airbnb and VRBO (Vacation Rentals by Owner) that 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 requires a Special Use Permit in residential zoning districts. Short-term rentals accounted for a large share of the Commission's caseload during the past year – eight of the nineteen applications we considered. In the year ahead, the Commission and the Board of Supervisors will be taking a look at the County's zoning regulations for short-term rentals with the goal of recommending amendments to improve the application process by providing additional guidance to decision-makers and applicants alike. Next year, we will consider another controversial zoning topic – home occupations – once the ad hoc Home-Based Business Committee completes its work.



The 2019 fiscal year was an important one in the planning arena as the County officially began the process of reviewing our Comprehensive Plan, *Charting the Course to 2035*, 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, land use, transportation, public facilities, housing, economic development, and environmental and historic resources. I strongly encourage all County citizens who care about the future growth and development of York County to get involved in this process. If you'd like more information about this process, please visit the project web site at www.york2040.com.

As always, the Commissioners are grateful to the Board of Supervisors for their support and for the opportunity to serve the citizens of York County, and we look forward to the many challenges that lie ahead.



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

Robert W. "Pete" Peterman
Chair, 2018-19

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
UP-910-18 7/11/18	Deborah Hoernlein	Bed-and-breakfast inn on a 2.1-acre parcel located at 210 Wichita Lane	Approved R18-94
UP-911-18 7/11/18	Rebkee Partners Yorktown, LLC	Wawa convenience store with an accessory fuel dispensing station and an auto repair garage (Valvoline Instant Oil Change) on 3.2 acres located at the intersection of Route 17 and Joseph's Drive	Approved R18-95
UP-913-18 10/10/18	Denise King-Holzager	Tourist home on a 1.0-acre parcel located at 604 Yorkville Road	Approved R18-136
UP-914-18 10/10/18	Historic Triangle Hospitality LLC	Tourist home on a 1.9-acre parcel located at 308 Carters Neck Road	Approved R18-137
UP-916-18 11/14/18	European Cars of Williamsburg	Major expansion (greater than 25%) of an existing auto sales and service establishment located at 421 East Rochambeau Drive, including an additional 0.5-acre parcel located at 100 Oaktree Road	Approved R18-142
UP-917-18 11/14/18	Anne M. McCann	Tourist home on a 1.0-acre parcel located at 600 Old Landing Road	Approved R18-143
UP-918-18 1/9/19	Doswell Ventures LLC	Wawa convenience store with accessory gas pumps on an approximately 1.0-acre portion of a 1.4-acre parcel located at 6446 Richmond Road and an approximately 1.65-acre portion of a 1.72-acre parcel located at 171 Lightfoot Road	Approved R19-16
UP-920-19 1/9/19	Kimberly A. Lang	Spa as a home occupation within a single-family detached dwelling on a 0.5-acre parcel located at 205 Coinjock Run	Withdrawn by the applicant
ZT-179-19 2/13/19	York County Board of Supervisors	Amend Article VII, <u>Signs</u> , of the York County Zoning Ordinance, and Sections 24.1-271, 281, 409, 441, 490, and 608 by removing specific references to sign content and making other miscellaneous changes related to the regulation of signs	Approved Ord. No. 19-1(R)
UP-921-19 2/13/19	Anthony L. Steele	Tourist home on the second story of an existing detached garage on a 4.9-acre parcel located at 807 Carters Neck Road	Denied
UP-922-19 2/13/19	David Dafashy & Mariangela Sechi	Tourist home on an approximately 0.4-acre parcel located at 102 Tom Thomas Road	Approved R19-29
ZM-180-19 3/13/19	Brian M. Floyd	Rezone a 0.5-acre parcel located at 2427 Pocahontas Trail from RR (Rural Residential) to GB (General Business)	Approved Ord. No. 19-3
UP-903-18 4/10/19	Tara Stevens	Beauty shop as a home occupation on a 3.1-acre parcel located at 404 Faulkner Road	Approved R19-69
UP-926-19 5/8/19	StarrWhite Enterprises LLC	Tourist home in an existing single-family detached house on a 0.6-acre parcel located at 209 Goosley Road	Approved R19-77
UP-925-19 6/12/19	SXCW Properties II, LLC	Car wash facility and automobile fuel dispensing establishment on a 3.3-acre parcel located at 1920 George Washington Memorial Highway (Route 17)	Denied
UP-927-19 6/12/19	Jeanne Fiocca, dba Cookie Text LLC	Home occupation with nonresident employees on a 0.4-acre parcel located at 101 Freemans Trace	Approved R19-106
UP-929-19 6/12/19	Heather Phillips	Tourist home in an existing single-family detached house on a 0.6-acre parcel located at 105 Sherwood Drive	Denied*
UP-930-19 6/12/19	Fraternal Order of the Eagles, Williamsburg 4548	Bingo hall within the existing Palace Plaza shopping center on a 2.2-acre parcel located at 113-K and 113-L Palace Lane	Approved R19-93
UP-931-19 6/12/19	Two Tiger Investments LLC	Automobile storage/impound yard in the Ewell Industrial Park located at 5676 Mooretown Road	Approved R19-94

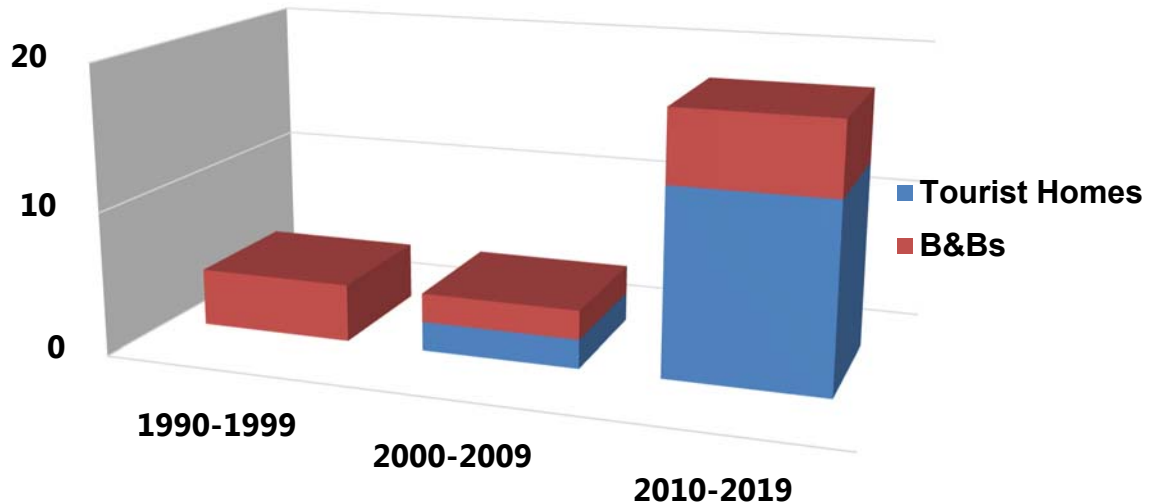
Except as noted below, the Board of Supervisors' actions were consistent with the Planning Commission's recommendations.

*Planning Commission recommended approval.

Application Highlights

The Planning Commission's caseload in FY 2019 was dominated by short-term rental homes. As the chart below shows, the number of applications for short-term rental homes – i.e., tourist homes and bed-and-breakfast inns – in York County has increased dramatically in recent years. The Commission has considered fifteen such applications in the last five years, including eight in just the 2019 fiscal year. The Planning Commission recommended approval of seven of those eight applications, and six of those were ultimately approved by the Board of Supervisors.

STR Applications Submitted



The other major trend in the 2018-19 fiscal year was the proliferation of applications for auto-related uses, which represented a combined total of five of the seventeen Special Use Permit applications considered by the Commission over the course of the year. These included two applications for the establishment of Wawa convenience store/gas stations – one at the intersection of Route 17 and Joseph's Drive in Tabb (co-located with an adjacent Valvoline Instant Oil



Change facility) and one at the corner of Lightfoot Road and Richmond Road on a site currently occupied by an Exxon gas station; a major expansion of the European Cars of Williamsburg auto dealership on East Rochambeau Drive; and an auto impound and storage lot in the Ewell Industrial Park on Mooretown Road, all of which were approved by the Board of Supervisors with favorable recommendations from the Planning Commission. The fifth application, a request for a Special Use Permit to authorize a car wash with accessory gas pumps on Route 17 in Tabb, was recommended for denial by the Commission and ultimately denied by the Board.

Planning Commission Highlights

- In FY 2019 the Planning Commission held nine regular meetings and considered seventeen Special Use Permit applications, one rezoning application, and one set of Zoning Ordinance text amendments. Sixteen of the nineteen applications received a recommendation of approval, and fifteen of those were ultimately approved by the Board of Supervisors. One application was withdrawn by the applicant prior to being considered by the Commission.
- Commissioner Montee Jons continued to represent 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. The committee, which began its work in FY 2018, met twice in FY 2019, conducting a comprehensive review of the County's sign regulations and forwarding its recommended changes to the Planning Commission and Board of Supervisors for consideration. Also serving on this committee were Gregory "Skip" Brooks, District 3 resident; Vern Lockwood, York County Economic Development Authority representative; Eugene Seiter, District 4 resident; Robert J. Singley, local commercial real estate broker; and Steve Ward of the York County Chamber of Commerce.
- In FY 2019, York County kicked off the state-mandated review of the County's Comprehensive Plan, titled *Charting the Course to 2035* and adopted by the Board of Supervisors in September 2013. The Code of Virginia requires every city and county in the Commonwealth to review its comprehensive plan at least once every five years to determine if it needs to be updated. To oversee the review process, the Board appointed an ad hoc Comprehensive Plan Review Steering Committee – the York 2040 Committee – made up of County residents with a wide range of backgrounds. Representing the Planning Commission on the York 2040 Committee are Michael King and Montee Jons, who serve as chairman and vice chairman respectively. Starting with its kickoff meeting in November 2018, the Committee met six times in FY 2019 in addition to four public input meetings conducted in May and June 2019 to give citizens an opportunity to review current plans and speak one-on-one with Committee members and staff about their vision for York County's future.
- Commissioner Glen Titus represented the Planning Commission on and chaired an ad hoc committee that was appointed to review the home occupation provisions of the Zoning Ordinance and develop a series of recommended amendments. This committee, which also included representatives from homeowners associations, the business community, and County staff, began its work with a kickoff meeting in June 2019.



YORK COUNTY PLANNING COMMISSION, FY2019		
Michael S. King (Vice Chair)	July 1, 2018 – June 30, 2022	4
Montgoussaint E. Jons	July 1, 2017 – June 30, 2021	1
Glen D. Titus	July 1, 2017 – June 30, 2021	2
Donald H. Phillips	July 1, 2016 – June 30, 2020	3
Robert T. Criner	July 1, 2018 – June 30, 2022	5
Bruce R. Sturk	June 20, 2017 – June 30, 2023	At Large