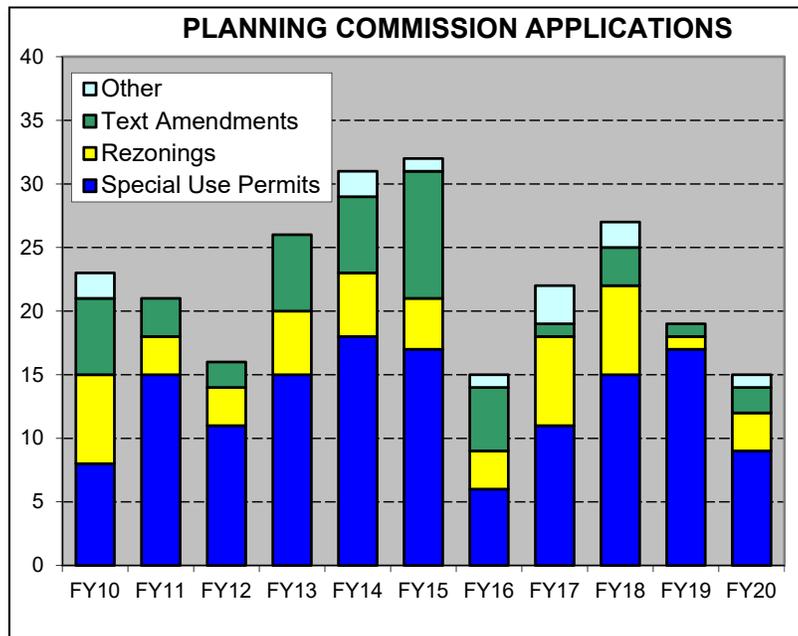


FY 2020 ANNUAL REPORT

YORK COUNTY PLANNING COMMISSION

MESSAGE FROM THE CHAIR

As York County Planning Commission Chair for 2019-20, I am pleased to provide the Commission's Annual Report for Fiscal Year 2020. It was an unusual year in several ways. First of all, it was a year in which every single application to come before the Commission received a recommendation of approval *and* was subsequently approved by the Board of Supervisors. Secondly, and far more significantly, it was the year that a deadly virus called COVID-19 took hold in the United States, shutting down businesses, schools, places of worship, and many government functions, including – at least for one month – the Planning Commission. (The photo below was taken before the pandemic made it unsafe for people to stand so closely together.)



Our caseload was down in FY20 compared to the previous couple of years. The Commission considered a variety of development proposals ranging from home occupations to senior apartments to the County's first solar farm. We also considered Zoning Ordinance text amendments pertaining to short-term rentals and second-hand used merchandise stores. Next year, we will review proposed changes to the home occupation standards that an ad hoc citizens' committee has been working on over the past year.

With no end to the pandemic on the horizon, the year ahead proves to be particularly challenging as we strive to fulfill our mandate of providing a forum for public participation in the planning process at a time when state-

mandated restrictions on public gatherings make it impossible to hold meetings that the public can actually attend, at least physically. We successfully conducted one virtual public meeting in 2019-20 and expect to be holding a lot more of them in 2020-21. We remain committed to making sure that all County residents who care about the future growth and development of York County will continue to have an opportunity to voice their opinions on the development proposals that come before us.



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

Michael S. King
 Planning Commission Chair
 2019-20

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
UP-924-19 7/10/19	Adams Property Group, LLC	Mini-storage warehouse facility on a 7.4-acre parcel located at 455-A Merrimac Trail	Approved R19-105
UP-935-19 8/14/19	Tidal Wave Auto Spa	Car wash facility on a 1.3-acre portion of a 2.4-acre parcel located at 6640 Mooretown Road	Approved R19-112
YVA-44-19 8/14/19	Jimmy and Christie Van Cleave	Second tourist home within an existing building located at 301 and 303 Ballard Street	Approved R19-113
ZT-181-19 8/14/19	York County Planning Commission	Amend the York County Zoning Ordinance to allow Second Hand, Used Merchandise Retailers without outside display/storage as a permitted use in the EO (Economic Opportunity) district and, with outside display/storage, as a use permitted by Special Use Permit in the EO district.	Approved Ord. No. 19-9
UP-937-19 9/11/19	Florence Holmes	Beauty shop as a home occupation in an existing single-family detached home at 200 Hudgins Farm Drive	Approved R19-120
UP-939-19 9/11/19	Steven DeFonzo	Carryout-only pizza restaurant in the Lightfoot Crossing retail center located at 312 Lightfoot Road	Approved R19-121
UP-936-19 10/9/19	NATASHA House Inc.	Expansion of the existing NATASHA House transitional home at 124 Goodwin Neck Road from 16 to 40 resident clients	Approved R19-141
UP-942-19 11/13/19	KDC Solar Kings Creek, LLC	Solar energy facility on an approximately 380-acre portion of a 430-acre parcel located at 1801 Penniman Road	Approved R19-149
PD-51-20 1/8/20	Commonwealth Green, LLLP	Amend conditions of approval for the Commonwealth Green Planned Development by extending the deadline for building the proffered road connection between Route 17 and Commonwealth Drive; reducing the required amount of commercial space; and eliminating the requirement that all commercial space in the development be completed within two years of the issuance of the last residential Certificate of Occupancy in the development.	Approved Ord. No. 20-3
PD-52-20 2/12/19	Marlyn Development Corporation	Rezone 7.5 acres at 1915 Pocahontas Trail from General Business (GB) to Planned Development Residential (PDR) for the purpose of establishing an independent living senior housing development with a maximum of 150 dwelling units	Approved Ord. No. 20-4
ZT-182-20 2/12/20	York County Planning Commission	Amend the Zoning Ordinance by establishing Special Use Permit application submittal requirements for tourist homes and bed and breakfasts; establishing emergency/life safety requirements for these uses; revising the evaluation criteria for such uses to include the adequacy of the adjacent roadway network; revising parking standards for such uses; and requiring the owner/proprietor of a tourist home to either reside in the home or in an adjacent premises or designate a responsible party to respond to and resolve problems that arise while rentals are taking place.	Approved Ord. No. 20-5
UP-944-20 3/11/20	Kristine Habetler & Nichole Smith	Day care center for up to twelve children as a home occupation with non-resident employees and more than 400 square feet of floor area in an existing single-family detached home located at 3601 Seaford Road	Approved R20-50
UP-945-20 3/11/20	Matthew Reno (Coastal Custom Guns LLC)	Firearms sales and gunsmithing as a home occupation with on-site customer/client contact at 304 Mastin Avenue	Approved R20-51
ZM-183-20 3/11/20	Johnny Holmes	Rezone a 1.3-acre parcel at 125 Baptist Road from GB (General Business) to R13 (High-density single-family residential)	Approved Ord. No. 20-9
UP-950-20 5/13/20	Auto Haus Body Shop, Inc.	Special Use Permit to authorize an auto body repair and painting establishment on three parcels of land totaling approximately 2.0 acres located at 101 and 107 Greene Drive and 7335 George Washington Memorial Highway (Route 17).	Approved R20-76

Application Highlights

One theme of the 2019-20 fiscal year was redevelopment. The Village Shops at Kingsmill, for example, was the subject of an application to rezone the property on Pocahontas Trail for the purpose of demolishing the shopping center and replacing it with an age-restricted senior apartment complex. Once a bustling retail destination, this shopping center had been in decline for a number of years, at least partly because of the construction of the Busch Gardens interchange, which provided a direct access to the theme park from the Interstate 64 and in so doing, greatly reduced traffic volumes on Pocahontas Trail.



Another redevelopment proposal approved in FY20 involved the conversion of the former Farm Fresh grocery store on Merrimac Trail in the upper County, which had stood empty since closing in October 2017, into a mini-storage warehouse facility. The approved development included the construction of six new storage buildings on the property in addition to the adaptive reuse of the former grocery store. This project also includes a commercial outparcel along Merrimac Trail that the developer committed to prepare as a shovel-ready site for future commercial development such as, perhaps a restaurant building with an outdoor patio.

The desire of citizens to operate businesses out of their homes was evident in 2019-20 as the Commission considered three Special Use Permit applications for home occupations. These included a day care center for up to twelve children (see the photo to the right), a beauty salon, and a firearms sales and gunsmithing business, all of which were recommended for approval by the Commission and approved by the Board of Supervisors. The popularity of home-based businesses in the County led to the formation of an ad hoc committee to review the current zoning requirements and recommend improvements, which the Commission will consider next year.



Planning Commission Highlights

- In FY 2020 the Planning Commission held nine regular meetings and one work session and considered nine Special Use Permit applications, one rezoning application, two Planned Development applications, two sets of Zoning Ordinance text amendments, and one Yorktown Village Activity application. All fifteen applications received recommendations of approval, and were ultimately approved by the Board of Supervisors.
- Commission business was interrupted in the spring of 2020 when the COVID-19 pandemic forced the cancellation of the Commission’s regular meeting in April, but the interruption was temporary. On May 13, 2020, the Commission conducted its first ever virtual meeting via Zoom, with Planning Commissioners, staff, and the applicant all participating from remote locations by computer.



- Work continued on the review of the County’s Comprehensive Plan, titled *Charting the Course to 2035*. With Commissioners Michael King and Montee Jons serving as chairman and vice chairman respectively, the ad hoc Comprehensive Plan Review Steering Committee – the York 2040 Committee – conducted nine meetings in FY 2020.
- Commissioner Glen Titus continued to represent the Planning Commission on an ad hoc committee to review the home occupation provisions of the Zoning Ordinance and develop a series of recommended amendments. Chaired by Mr. Titus, this committee, which also included representatives from homeowners associations, the business community, and County staff, completed its work in early 2020.

YORK COUNTY PLANNING COMMISSION, FY2020		
Name	Term	District
Michael S. King (Chair)	July 1, 2018 – June 30, 2022	4
Glen D. Titus (Vice Chair)	July 1, 2017 – June 30, 2021	2
Montgoussaint E. Jons	July 1, 2017 – June 30, 2021	1
Donald H. Phillips	July 1, 2016 – June 30, 2020	3
Robert T. Criner	July 1, 2018 – June 30, 2022	5
Robert W. “Pete” Peterman (Chair)	July 1, 2015 – June 30, 2023	At Large
Bruce R. Sturk	June 20, 2017 – June 30, 2023	At Large