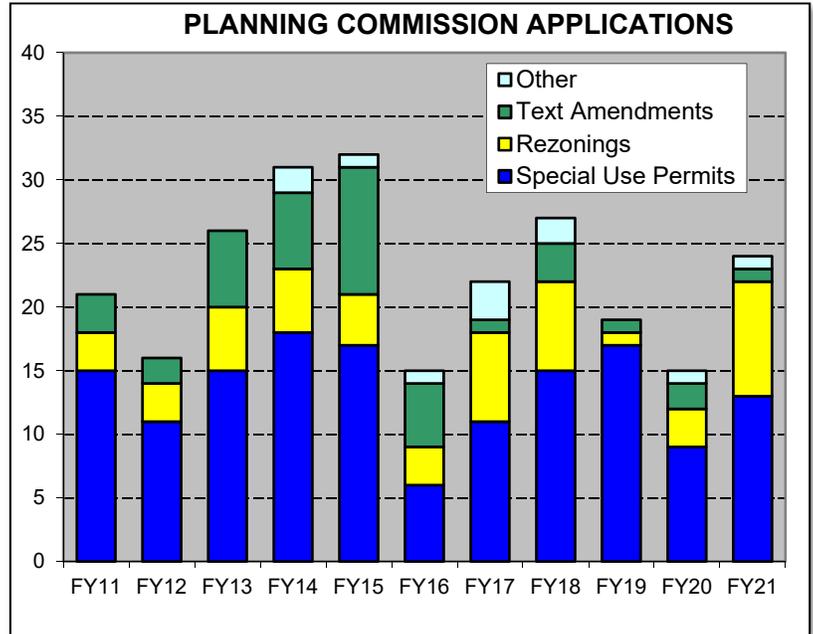


FY 2021 ANNUAL REPORT

YORK COUNTY PLANNING COMMISSION

MESSAGE FROM THE CHAIR

As York County Planning Commission Chair for 2020-21, I am pleased to provide the Commission's Annual Report for the 2021 Fiscal Year. It was both a busy and challenging year as we continued to grapple with a global pandemic that required us to hold most of our meetings, which by law are open to the public, by electronic means. (We were not even able to get together for a group photo for the Annual Report, hence the Zoom image below.) Our job was made even more difficult by the fact that we had several applications that were highly controversial and generated significant citizen interest. In one of these cases, it was necessary to deviate from our practice of holding virtual meetings, although the Governor's Emergency Order was still in effect, in order to allow full participation on the part the many citizens who were interested in this application. This case involved a request to rezone 376 acres in the Skimino area to allow a residential development of almost 600 homes – a little more than double the density allowed by the existing Rural Residential zoning. Opposed by many residents of the surrounding area, the application received a recommendation of denial from the Commission, mainly because it was deemed to be inconsistent with the Comprehensive Plan. The Board agreed with the Commission and denied the application.



While the COVID-19 virus shut down businesses, schools, airports, places of worship, and many government functions, it had no noticeable effect on the pace of development activity in York County. In fact, following two consecutive years of decline, our total caseload *increased* from 15 in FY20 to 24 in FY21 – an increase of 60%. Special Use Permits, including three tourist homes and two home occupations, made up the bulk of our caseload, with thirteen applications, four more than last year.

We look forward to what promises to be a more “normal” year in FY 2022. Work on the Comprehensive Plan update, which was slowed by the pandemic but is moving forward, will continue. There will be more opportunities for citizens to participate in this important project, and we encourage them to do so if they are interested in helping to shape York County's future.



Left to right, top to bottom: Michael King, Tim Cross (staff), Mary Leedom, Glen Titus, Robert Criner, Pete Peterman, Justin Atkins (staff), Bruce Sturk, Montee Jons

Michael S. King
 Planning Commission Chair
 2020-21

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
PD-54-20 7/8/20	Build Senior Living LLC	Amendment to an approved Planned Development, The Reserve at Williamsburg, to authorize an 89-unit assisted living facility on an approximately 6.7-acre parcel located at 120 Reserve Way	Approved Ord. No. 20-21
UP-940-19 7/8/20	Lee Riggins Rich	Tourist home in a single-family detached house on a 5.3-acre parcel located at 1718 Calthrop Neck Road	Approved R20-106(R)
UP-952-20 7/8/20	Ulla Clayborne	Tourist home in a single-family detached house on a 0.7-acre parcel located at 100 Bowstring Drive	Denied*
UP-955-20 7/8/20	Galosi Enterprises LLC	Gun shop in an existing multi-tenant retail building on a 0.6-acre parcel located at 110 Dare Road	Approved R20-103
ZM-186-20 8/12/20	York County Economic Development Authority	Rescind previously proffered conditions of approval applicable to the development of approximately 62.4 acres in the Busch Industrial Park located on the north side of Penniman Road	Approved Ord. No. 20-22
ZM-187-20 8/12/20	Brian D. Jaynes	Rezone two approximately 0.7-acre parcels at 2429 and 2431 Pocahontas Trail from Rural Residential to General Business	Approved Ord. No. 20-23
UP-956-20 8/12/20	Newport News Waterworks	Elevated water storage tank on a 0.9-acre parcel located at 1301 Lightfoot Road	Approved R20-108
UP-957-20 10/14/20	Heritage Humane Society	Major amendment of a previously approved Special Use to allow an approximately 2,427-square foot addition to an approximately 9,700-square foot animal shelter on 4.2 acres located at 430 Waller Mill Road and a portion of 618 Waller Mill Road	Approved R20-133
ZM-188-20 10/14/20	BFG Sage Yorktown Propco, LLC	Amend proffered conditions of approval applicable to property located at 119, 120, and 121 Byrd Lane. The amended proffers reference a new master plan and building elevations for a proposed senior housing development	Approved Ord. No. 20-10
UP-958-20 10/14/20		157-unit senior housing facility, with independent living, assisted living, and memory care units, on the south side of Victory Blvd.	Approved R20-134
PD-53-20 11/18/20	Fenton Mill Associates, LLC	Rezone approximately 376 acres from Rural Residential and Limited Business to Planned Development Residential, subject to voluntarily proffered conditions, for the purpose of establishing a residential development with up to 495 single-family detached homes and 104 townhouses	Denied
UP-960-20 12/9/20	Natasha McMurtrey	Esthetician's studio (beauty salon) as a home occupation on a 0.15-acre parcel located at 608 Clements Mill Trace	Approved R21-4
UP-961-20 12/9/20	455 Merrimac Trail LLC	Machine shop in an approximately 1,500-square foot space on a 7.4-acre parcel located at 451 Merrimac Trail	Approved R21-5
PD-55-21 1/13/21	Schottenstein Realty Company	Rezone 6.4 acres located at 500, 512, 516, and 600 Merrimac Trail, from General Business to Planned Development Residential for the purpose of redeveloping an existing motel (the George Washington Inn) into a 125-unit rental apartment building	Approved Ord. No. 21-1
ZM-189-21 1/13/21	Parkway Center, LLC	Rezone an 8.8-acre parcel located at 500 Marquis Parkway and occupied by an approximately 105,000-square foot former department store building (JC Penney), from EO (Economic Opportunity) to GB (General Business) subject to voluntarily proffered conditions that require a minimum of 20,000 square feet to be reserved for Educational, Commercial/Retail, and/or Business/Professional Service uses and prohibit certain other uses	Approved Ord. No. 21-2
ZT-185-20 1/13/21	York County Board of Supervisors	Amend the home occupations provisions of the Zoning Ordinance to allow home occupations as a matter of right with any combination of up to four resident or non-resident employees or clients. Among the other proposed changes is the removal of the prohibition of public contact on Sundays and removal of the list of specific home occupations permitted as a matter of right.	Action pending

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
ZM-190-21 2/10/21	Rhetson Companies, Inc.	Rezone approximately 2.6 acres located at 2371 and 2601 Hampton Highway from R20 (Medium Density Single-family Residential) to GB (General Business) subject to voluntarily proffered conditions pertaining to prohibited uses.	Denied
UP-962-21 2/10/21	Andrew Piske	Firearms sales and gunsmithing business as a home occupation on a 0.4-acre parcel located at 211 Henry Lee Lane	Approved R21-54(R)
UP-964-21 4/14/21	Orin B. Collier & David R. Chaffins	Tourist home in a detached accessory building on two parcels with a combined area of 0.42 acre located at 121 Lafayette Road	Approved R21-61
UP-965-21 4/14/21	Omer Art Inc.	Major expansion (1,296 square feet) of a legally conforming convenience store/gas station on a 0.9-acre parcel located at 7305 George Washington Memorial Highway (Route 17)	Approved R21-84
PD-56-21 5/12/21	Triple Feature Associates	Rescind conditions of approval applicable to the development of a 2.1-acre parcel located at 8001 George Washington Memorial Highway (Route 17) requiring a minimum of 15,000 square feet of commercial/office space and substantial conformance with the referenced architectural renderings	Approved Ord. No. 21-14
UP-966-21 5/12/21	Cellco Partnership	199-foot self-supporting telecommunications tower on a 16.8-acre parcel located at 124 West Queens Drive (Queens Lake Middle School)	Approved R21-99
YVA-45-21 5/12/21	Jacques van Montfrans & Elizabeth Wilkins	Reduction of a side yard setback from ten feet (10') to five feet (5') for an existing single-family detached home at 228 Church Street	Approved R21-85
UP-967-21 6/9/21	Magruder-Tabb Animal Hospital	Veterinary hospital without outside runs on a 3.2-acre parcel located at 3525 Hampton Highway (Route 134)	Approved R21-93(R)

*The Planning Commission recommended approval.

[Application Spotlight](#)

There were several applications in the 2020-21 fiscal year that involved the adaptive reuse of existing developed properties. One of these was a proposal to convert the 250-room George Washington Inn Hotel and Conference Center on Merrimac Trail into a 125-unit apartment building – The James on Merrimac Trail – targeted largely toward younger members of the workforce and offering rents generally below the market average. The Commission recommended approval of this “workforce housing” project, and it was approved by the Board of Supervisors.



Planning Commission Highlights

- In FY 2021 the Planning Commission held ten regular meetings and considered thirteen Special Use Permit applications, five rezoning applications, four Planned Development applications, one set of Zoning Ordinance text amendments, and one Yorktown Village Activity application. In all but one case, the Board of Supervisors followed the Planning Commission’s recommendation. Because of the COVID-19 pandemic, six of these meetings were virtual Zoom meetings, while the other four meetings were held in person.
- Commissioners Michael King and Montee Jons continued their service as chairman and vice chairman respectively, of the ad hoc Comprehensive Plan Review Steering Committee – also known as the York 2040 Committee – which held six meetings in FY 2021.
- At its June 9, 2021, meeting, the Commission honored two of its members – Don Phillips and Montee Jons. Dr. Phillips represented District 3 on the Commission from July 2016 through June 2020, but because of the pandemic, the Commission was not able to properly recognize him last year when he rotated off the Commission. Mr. Jons, who previously served on the Commission from August 1991 through June 1997, served again from February 2014 through June 2021 – a total of more than 13 years. Both gentlemen were presented with plaques in recognition of their service.
- The Commission welcomed Mary Leedom, who succeeded Dr. Phillips as the District 3 Planning Commissioner.



Chairman King presents plaques to Don Phillips (left) and Montee Jons (right)

YORK COUNTY PLANNING COMMISSION, FY2021		
Name	Term	District
Michael S. King (Chair)	July 1, 2018 – June 30, 2022	4
Glen D. Titus (Vice Chair)	July 1, 2017 – June 30, 2025	2
Montgoussaint E. Jons	July 1, 2017 – June 30, 2021	1
Mary Leedom	July 1, 2020 – June 30, 2024	3
Robert T. Criner	July 1, 2018 – June 30, 2022	5
Robert W. "Pete" Peterman	July 1, 2015 – June 30, 2023	At Large
Bruce R. Sturk	June 20, 2017 – June 30, 2023	At Large