

# COUNTY OF YORK

## MEMORANDUM

**DATE:** October 6, 2023

**TO:** York County Board of Supervisors

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



**SUBJECT:** Opportunity to Clarify the York County Boundary with the City of Poquoson

Portions of the jurisdictional boundary between our communities have been poorly understood since the boundary's creation in 1951. The total area of impacted land is small and no one has ever successfully explored how the discrepancy could be resolved. In 2022, both the City of Poquoson and County of York staff attempted to assist a property owner who owned a parcel that not only straddled the understood boundary but also illuminated the fact that there are places where no one is certain where that boundary should be. Based on subsequent research by the City and the County, we have identified approximately 20 parcels that have an ambiguous boundary and appear to extend across the two jurisdictions.

The practical impact of this situation is that a few property owners cannot be sure whose zoning and subdivision rules they should comply with, even on relatively simple matters such as fence setbacks or storage shed placement. The City Manager and I have decided that we should explore mutually agreeable boundary adjustment options that would eliminate this hardship for as many impacted property owners as possible without creating any disruptive changes. I believe we have identified a potential new boundary that meets our goal.

### CURRENT SITUATION

Both the City and the County have employed a surveyor to research the boundary history and identify properties that could be impacted. The attached proposed boundary reflects a scenario that the City Manager and I believe optimizes the adjustment without creating any new problems. Specifically, our goal is to propose a boundary line that eliminates most split parcels, does not change the address of any existing structures, and ensures no significant loss or gain in taxable land for either jurisdiction. We believe this proposal achieves that goal.

The proposed boundary eliminates 75% of the split parcels by simply moving the political boundary to coincide with the parcel lines. It was not possible to resolve the few remaining situations without radically altering the jurisdictional boundary and generating additional issues that might make this concept unacceptable to either the City or the County. Nevertheless, staff from both localities feel this action would eliminate most of the issues that are inconveniencing our property owners situated along the boundary.

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## **PROCESS**

Virginia law allows localities to adjust their mutual boundary voluntarily through a public hearing process conducted by both jurisdictions. If both governing bodies approve an ordinance accepting the new boundary, the adjusted line will take effect. Before the City Manager and I schedule the public hearings, we wanted to give our respective elected officials an opportunity to review the proposal in detail. My office possesses a very large and much more detailed map that you may wish to review at this time. The City Manager is sending a similar report to the Poquoson City Council. It is our hope that, after a thirty-day review period, we will be able to schedule public hearings and take action on this proposal.

JS/3324

Attachment:

- Map of the Proposed Boundary Line Adjustment

September 28, 2023

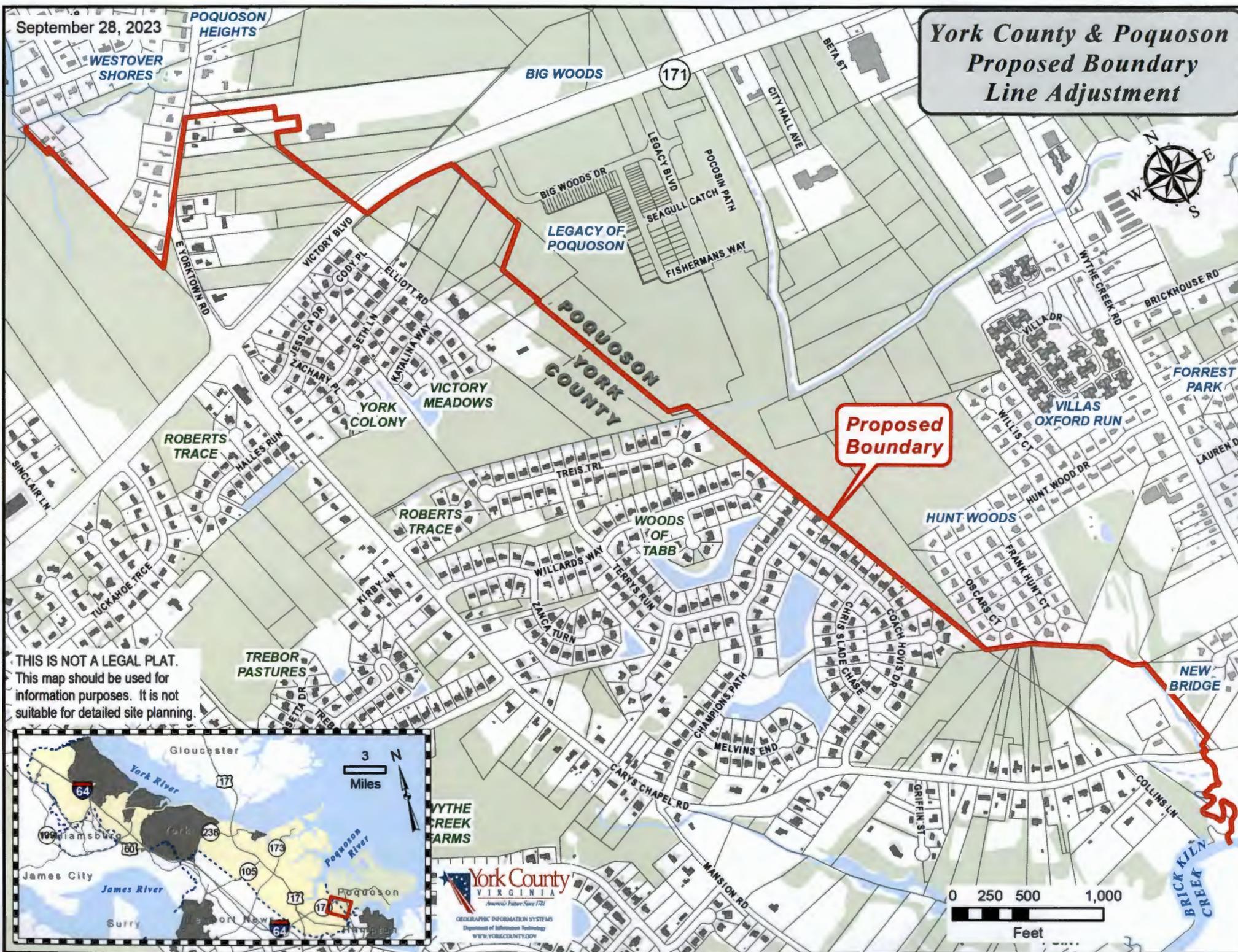
POQUOSON HEIGHTS

WESTOVER SHORES

BIG WOODS

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# York County & Poquoson Proposed Boundary Line Adjustment



Proposed Boundary

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



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