

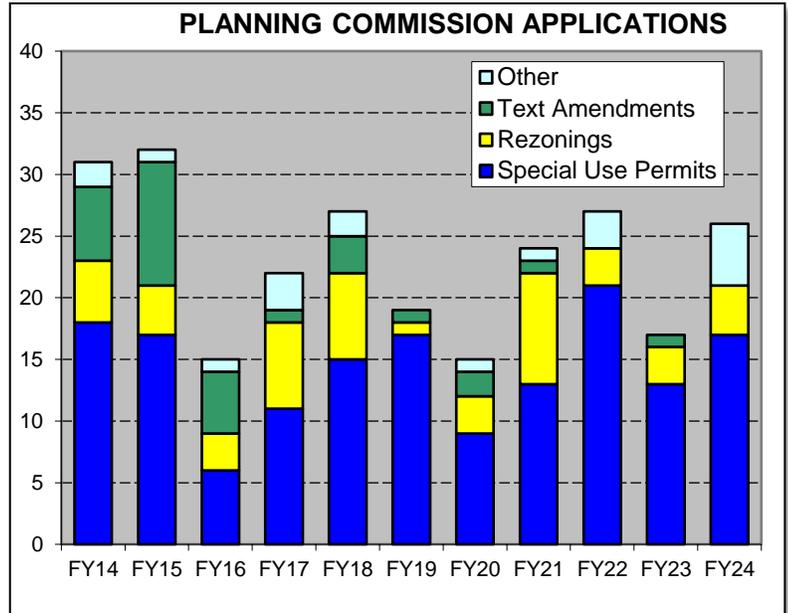
FY 2024 ANNUAL REPORT

YORK COUNTY PLANNING COMMISSION

MESSAGE FROM THE CHAIR

Section 15.2-2221.5 of the Code of Virginia requires Planning Commissions to make “an annual report to the governing body concerning the operation of the commission and the status of planning within its jurisdiction.” As Commission Chair for the 2023-24 fiscal year, I am pleased to present the Commission’s Annual Report for FY2024.

We saw an increase in applications from last fiscal year, reflecting a steady stream of requests over the past few years. The Commission had a varied caseload featuring several unique uses we have not considered before; including a coffee shop with accessory shed sales and cottage accommodations on a golf course. We reviewed several major projects this fiscal year, including a mixed-use planned development on property west of the Marquis, new County facilities at the Yorktown waterfront, and major renovations to the Yorktown Pub and Larry’s Lemonade properties. In addition to these new developments, the Commission also reviewed amendments to the Yorktown Crescent planned development.



As you may recall from last year’s report, the Planning Commission held a second public hearing in August 2023 to gather further citizen input regarding the latest Comprehensive Plan, *Charting the Course to 2040*. The public comment time limit was extended to five minutes for this hearing, at which numerous citizens spoke. Following this, the Board of Supervisors adopted the 2040 Comprehensive Plan on November 21, 2023. In the second half of this past fiscal year, the process of implementing the 2040 Comprehensive Plan began. The Planning Commission considered and recommended approval of a series of comprehensive rezonings as one part of this process. Anticipated this coming July, is consideration of a series of “housekeeping” amendments to the Zoning Ordinance and, in the near future, a reexamination of different Sections regarding buffers and parking.



Left to right: Jeff Wassmer, JP Smith, Tom Chamberlain, Mary Leedom, Michael King, Glen Titus, Robert Criner

Finally, it would be inexcusable if I didn’t acknowledge Tim Cross’s retirement in FY24, concluding a remarkable 35-year career that began as a Planner and culminated with his appointment as Deputy Director. Tim was instrumental in shaping York County through his pivotal guidance for planning and development decisions. At his final Commission meeting in February 2024, it was clear that words fall short in fully capturing Tim’s impact and his numerous contributions to the County. I’m confident that I echo the sentiments of all current and former Commission members who served during Tim’s career when I say his absence will be deeply felt, and we all wish him the very best.

Joseph P. Smith

Planning Commission Chair
2023-24

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
UP-1014-23 7/12/23	David and Angela Barglof	Tourist home on a 0.3-acre parcel located at 203 Bethune Drive in Carver Gardens	Approved R23-143(R)
ZM-197-23 & UP-1015-23 7/12/23	Flipping Flea LLC	Rezone two parcels located at 6539 Mooretown Road and 6132 Old Mooretown Road, with a combined area of 1.6 acres, from EO (Economic Opportunity) to GB (General Business) subject to voluntarily proffered conditions. The applicant proposes to develop the site as a coffee shop with drive-thru service and, contingent on the approval of Application No. UP-1015-23, a storage shed and utility building sales/display facility.	Approved Ord. No. 23-11 & R23-112
UP-1016-23 8/9/23	Hope Durley	Tourist home on a 0.2-acre parcel located at 122 West Semple Road	Scheduled for 7/16/24 meeting
UP-1018-23 9/13/23	Michael Tyndall Enterprises, Inc.	Contractor's shop with outdoor/exposed storage on a 0.2-acre parcel located at 2927 George Washington Memorial Highway (Route 17).	Approved R23-141
UP-1021-23 10/11/23	LA Tint	Auto body service establishment (window tinting) within the Schroeder Center shopping center located on a 1.7-acre parcel at 1900 George Washington Memorial Highway (Route 17)	Approved R23-144
YVA-51-23 10/11/23 & 11/8/24	G-Square, Inc.	Expansion of an outdoor dining area on a 0.4-acre area of land located at 524 and 528 Water Street between the Yorktown Pub and Larry's Lemonade restaurants in the Yorktown village	Approved R23-164
YVA-52-23 10/11/23 & 11/8/23	G-Square, Inc.	Restaurant on a 0.4-acre parcel located at 540 Water Street in the Yorktown Village	Approved R23-165
UP-1024-23 11/8/23	Panda Express, Inc.	Fast-food restaurant with a drive-through window on a 1.1-acre parcel located at 6632 Mooretown Road	Approved R23-158
PD-58-23 11/8/23	Yorktown Crescent, LLC	1) Amend the approved Master Plan and proffers applicable to the Yorktown Crescent mixed-use development located on 16.7 acres on the south side of Fort Eustis Blvd between George Washington Memorial Hwy (Route 17) and Old York-Hampton Hwy; and 2) Rezone the following subject to voluntarily proffered conditions: a 1.5-acre parcel located at 7830 George Washington Memorial Hwy from IL (Limited Industrial) to PDMU (Planned Development-Mixed Use); a 4.4-acre parcel located at 901 Old York-Hampton Hwy from IL and GB (General Business) to PDMU; a 3.0-acre parcel located at 7826 George Washington Memorial Hwy from GB to PDMU; and portions of four parcels located at 7900, 7908, 7914, and 7920 George Washington Memorial Hwy from GB to PDMU.	Approved Ord. No. 24-1
UP-1025-23 12/13/23	Worley's Home Services	Contractor's shop with outdoor storage on a 5.2-acre parcel located at 1210 George Washington Memorial Highway (Rt 17)	Approved R24-9
UP-1027-24 1/10/24	Cliff's Automotive LLC	Auto/light and heavy truck sales, rental, and service – specifically three Penske rental trucks – on a 1.9-acre parcel located at 8427 George Washington Memorial Highway (Rt 17).	Approved R24-32

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
PD-59-24 2/14/24	EAH LLC	Rezone an approximately 32.0-acre parcel located at 200 Water Country Parkway and an approximately 0.7-acre parcel located at 1569 Penniman Road from EO (Economic Opportunity) to PDMU (Planned Development Mixed Use) subject to voluntarily proffered conditions. The proposed project – Marquis Crossing – “is projected upon completion to have a maximum of 314 luxury apartments, 3.5 +/- acres of convenience, gas, and/or food use at the front corner of Marquis Center Parkway and Water Country Parkway, and 15 acres of remaining commercial development along the Marquis Center Parkway frontage across from the Marquis and Water Country USA.”	Deferred at the request of the applicant
UP-1028-24 3/13/24	J.R. Howard	Tourist home on a 3.27-acre parcel located at 104 Mays Landing.	Scheduled for 7/16/24 meeting
UP-1029-24 3/13/24	Swag Automotive, LLC	Auto body service establishment (vehicle window tint and vinyl wraps) on a 0.2-acre property located at 537-A Second Street.	Approved R24-64
YVA-53-24 3/13/24	New Waterfront Operations Building	1,860 sq. ft. Waterfront operations building in Yorktown Village on three parcels located at 104 Buckner Street, 110 Buckner Street, and an unaddressed property on Buckner Street.	Approved R24-65
YVA-54-24 3/13/24	Dockmasters Building	Increase of lot coverage for the replacement of the existing Dockmasters and bathroom buildings on a 1.1-acre parcel located within a single structure in Yorktown Village.	Approved R24-66
UP-1019-23& UP-1020-24 4/10/24	Prayosha Associate-Gas Pumps & Mini-Storage Warehouses	Gas pumps and mini-storage on the site of a 5.8-acre parcel containing an existing convenience store located at 905 Denbigh Boulevard.	Approved R24-85 & R24-89
UP-1032-24 4/10/24	Wesley Tobin Johnson and Erin L Casey	Tourist home on 2.3-acre parcel located at 103B Deer Path Road.	Tent. scheduled for 8/20/24 meeting
UP-1033-24 4/10/24	Spaetzel Second Amendment Solutions LLC	Firearm sales, gunsmithing, and service as a home occupation on a 0.3-acre parcel located at 1214 Wilkins Drive.	Approved R24-90
YVA-055-24 5/8/24	The Abingdon Group LLC	Tourist home within an existing accessory apartment in Yorktown village addressed as 102 Pulaski Street sharing the same 0.2-acre lot as a single-family home addressed as 105 Ambler Street.	Withdrawn
ZM-198-24 5/8/24	York County Board of Supervisors	Amend the York County Zoning Map by reclassifying various properties from their existing zoning district to various other zoning districts, in conformance with the 2040 Comprehensive Plan.	Approved O24-13
UP-1035-24 6/12/24	Devki VA Inc.	Auto/light and heavy truck rental allowing for the rental of one U-Haul truck located on a 0.4-acre parcel located at 1691 Merrimac Trail (Route 143).	Scheduled for 7/16/24 meeting
UP-1036-24 6/12/24	Legasea Yacht Group LLC	Increase in wall sign area for an existing marina located on two parcels of land with a combined area of 4.5-acres, located at 819 and 821 Railway Road (Route 617). Requested 245 square feet of cumulative wall sign area.	Scheduled for 7/16/24 meeting
UP-1037-24	Williamsburg Golf Investors II Inc.	Forty rental accommodations at the Williamsburg Golf Club whose purpose is described in the applicants narrative as a “4-bedroom cottages will accommodate golfers for overnight stays and features a living area, private bathrooms, deck/patio and kitchenette”. The requested cottages are on an approximately two-acre portion of the 153.3-acre Golf course located at 1801 Merrimac Trail.	Scheduled for 7/16/24 meeting

[Application Highlights](#)

The Commission considered five tourist home applications, all of which except one were deferred from consideration by the Board this fiscal year. Also submitted were five applications for automotive-related uses—two window tinting businesses, two light truck rental businesses (e.g. Penske and U-Haul), and one application to add fuel pumps at an existing convenience store. Four rezoning applications (two of which were associated with mixed-use developments), three dining-related uses, and two applications for contractor shops with outdoor storage were also submitted. One of the more unusual cases from the past year involved a proposal by Flipping Flea LLC to rezone two parcels from Economic Opportunity (EO) to General Business (GB) conditional to allow for the establishment of a coffee shop with drive-through service and a storage shed sales facility. The proposal entailed two applications (one for the rezoning and one for storage shed sales and display in the GB Zoning District), both of which were approved by the Planning Commission and the Board of Supervisors. Lastly, four of the past year's applications were for proposals to be located along the Yorktown waterfront. The York County Board of Supervisors submitted an application to increase the lot coverage for the existing dockmaster's office and an application to establish a new Waterfront Operations office building, which would be located behind the Yorktown parking terrace. The other two applications were submitted by G-Square Inc. to build a Boardwalk with outdoor dining between the Yorktown Pub and the former site of Larry's Lemonade and to establish a new restaurant next to the Yorktown Pub. All of these Yorktown waterfront proposals were approved by both the Planning Commission and the Board of Supervisors.



[Planning Commission Highlights](#)

- In FY 2024, the Planning Commission held twelve regular meetings and one work session. The Commission considered seventeen Special Use Permit applications, five YVA (Yorktown Village Activity) applications, two rezoning applications, and two Planned Development applications. In all but one case, the Board of Supervisors followed the Planning Commission's recommendation. One application was never considered by the Board because it was withdrawn by the applicant after receiving a recommendation of denial from the Commission, and another application was deferred at the request of the applicant after receiving a recommendation of denial.



➤ District 1 Commissioner Douglas Holroyd was elected to the Board of Supervisors in November 2023 and resigned from the Commission in December. Thomas Chamberlain was appointed by the Board to serve the remainder of Mr. Holroyd's unexpired term. Mr. Holroyd became a Certified Planning Commissioner in 2022 and served as Vice Chair from FY22-23. Throughout his tenure, he demonstrated a sharp attention to detail, posed penetrating questions, offered insightful observations, and consistently demonstrated dedication to serving the County's citizens and protecting their quality of life. We express our gratitude to Mr. Holroyd for his service to the Commission, and we are pleased that the citizens have chosen him to represent District 1 as Supervisor.

- At the end of the fiscal year, we said farewell to District 3 Commissioner Mary Leedom, who served both a full term and as Chair of the Commission from FY22-23. I know the Board of Supervisors joins us in thanking her for the time, effort, and energy she has devoted to making York County a better place.
- 2024 has been a good year for our citizens. The general welfare of a community cannot be measured by statistics alone. York County is best defined by its quality of life. The overriding mission of the York County Planning Commission is to preserve and enhance this high standard of living by focusing on the long-range physical development of the County. We have not lost sight of our commitment for public good. Working to ensure the efficient use of land in recognition of environmental constraints and the capacity of the public infrastructure is paramount. Moreover, we take seriously the tasks of providing an appropriate mix of residential, commercial, and industrial development; preserving the County's natural and historic resources and aesthetic quality; and preventing the overburdening of the County's roads, utilities, facilities, and services. The success of this mission is through the exhaustive efforts of the Planning Division staff, volunteer commissioners, and citizens who participate in the planning process and public hearings.

YORK COUNTY PLANNING COMMISSION, FY2024		
Name	Term	District
Joseph P. "JP" Smith (Chair)	July 1, 2023 – June 30, 2027	At Large
Douglas Holroyd (Vice Chair)	July 20, 2021 – December 31, 2023	1
Jeffrey D. Wassmer (Vice Chair)	July 1, 2023 – June 30, 2027	At Large
Thomas W. Chamberlain	January 16, 2024 – June 30, 2025	1
Glen D. Titus	July 1, 2017 – June 30, 2025	2
Mary Leedom	July 1, 2020 – June 30, 2024	3
Michael S. King	July 1, 2018 – June 30, 2026	4
Robert T. Criner	July 1, 2018 – June 30, 2026	5

<https://www.yorkcounty.gov/814/Planning-Commission>