



July 31, 2024

James Noel
Director
Eastern Virginia Regional Industrial Facility Authority
Hampton Roads Alliance
3 Commercial Place, Suite 1320
Norfolk, VA 23510

Re: 1801 Penniman Road (“the property”)

Dear Mr. Noel:

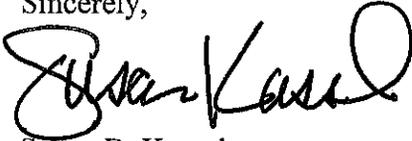
Thank you for your patience as I reviewed your request in reference to the above-referenced property. I have examined our records with respect to your request for zoning verification of a parcel of land located in the County of York, Virginia and you are advised that:

- 1) *The property* is zoned is Economic Opportunity (EO) and Resource Conservation (RC).
- 2) According to the York County *Table of Land Uses*, Section 24.1-306 of the York County Zoning Ordinance, Category 13, Use #5, Industrial Parks are permitted as a matter of right in the EO zone.
- 3) According to Section 24.1-482 (a) (1) (p), *Standards for business parks and industrial parks*, all uses permitted as a matter of right in the Limited Industrial (IL) district shall also be permitted as a matter of right in a business or industrial park located in the EO district.
- 4) Tractor trailers (loaded or empty) parked in parking spaces shown on that certain conceptual site plan entitled “Concept Plan ‘A’ Kings Creek Commerce Center Industrial Development” dated XXXXXXXXXX do not constitute the “outside storage of goods” pursuant to Section 24.1-482 (a) (5) (a) of the York County Zoning Ordinance.
- 5) The provisions of Section 24.1-482 (a) (5) (c) of the York County Zoning Ordinance apply specifically to Business Parks and do not apply to Industrial Parks.
- 6) The development of the property as shown on that certain conceptual site plan entitled “Concept Plan ‘A’ Kings Creek Commerce Center Industrial Development” dated June 27, 2024 that is subject to a Declaration of Covenants as proposed dated would constitute an “Industrial Park” under the York County Zoning Ordinance and would be subject to the provisions of the Zoning Ordinance Section 24.1-482.
- 7) The road network within the property and the connections to Penniman Road as shown on that certain conceptual site plan entitled “Concept Plan ‘A’ Kings Creek Commerce Center Industrial Development” dated June 27, 2024 meet the requirements of Sections 24.1-482 (a) (4) (c) and 24.1-482 (a) (6) (a) with consideration to the topography of the site and the configuration of the industrial park.

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Should you have questions or require additional information, please do not hesitate to contact me at (757) 890-3531.

Sincerely,



Susan D. Kassel
Zoning Administrator

CC: J. Mark Carter, Economic Development Authority
Steven A. Meade, Esq., Carney, Patterson Meade PLC
Dina Goode, Zoning and Code Enforcement Supervisor
Darren Williams, Deputy Director of Economic and Tourism Development

NOTICE

In accordance with Section 15.2-2311 of the Code of Virginia, a decision of the Zoning Administrator, or any order, requirement, decision or determination of an administrative officer in the enforcement of the Zoning Ordinance may be appealed within thirty (30) days to the Board of Zoning Appeals, and, if not, the decision, order or requirement shall be final and unappealable. The filing fee for an appeal application is \$310. Information regarding the appeal application process can be obtained by contacting the Secretary of the Board of Zoning Appeals (757-890-3531).