

## Development Activity Report

July 2025

	Project/Applicant Name	Hyperlink	GPIN	Location	Description	Comments
Recent Board Actions	Application No. PD-59-24, EAH , LLC	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_10092024-1122">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_10092024-1122</a>	H13b-3278-4775 H14d-3681-0790	200 Water Country Parkway & 1569 Penniman Road	Request a rezoning for a mixed-use development consisting of 300 apartment units and 16.2 acres of commercial land. <b>The Planning Commission recommends denial.</b>	Deferred by applicant
Recent Board Actions	Application No. ZT-200-24, York County Planning Commission	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206</a>	N/A	N/A	Consideration of amendments to the York County Zoning Ordinance to address data centers. <b>The Planning Commission recommends approval.</b>	Approved June 17, 2025
Recent Board Actions	Application No. UP-1042-25, S3 Storage Solutions	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206</a>	S03d-3944-1427 S03d-4491-1019	2100 & 2044 George Washington Memorial Highway	Request for a Special Use Permit to authorize the establishment of a single-story mini-storage facility on a 0.4-acre parcel and 6.96 acre parcel. <b>The Planning Commission recommends approval.</b>	Approved June 17, 2025
Recent Board Actions	Application No. UP-1043-25, S3 Storage Solutions	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206</a>	S03d-3944-1427 S03d-4491-1019	2100 & 2044 George Washington Memorial Highway	Request for a Special Use Permit to authorize the establishment of a recreational vehicle storage facility on a 0.4-acre parcel and 6.96 acre parcel. <b>The Planning Commission recommends approval.</b>	Approved June 17, 2025
Recent Board Actions	Application No. ZM-207-25, S3 Storage Solutions	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206</a>	S03d-4491-1019	2044 George Washington Memorial Highway	Request to amend a proffer referenced within Ordinance O93-24 requiring stored vehicles to be titled in the name of the property owner. <b>The Planning Commission recommends approval.</b>	Approved June 17, 2025
Recent Board Actions	Application No. UP-1047-25. American Battlefield Trust	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206</a>	O11d-2559-0390 O11d-2646-0067	393 & 401 Crawford Road	Request for a Special Use Permit to construct a park including a 1,082 linear foot recreation trail loop with a parking area. <b>The Planning Commission recommends approval.</b>	Approved June 17, 2025
Recent Board Actions	Application No. ZM-208-25, Carson Group, LLC	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206</a>	R07a-1457-3862	111 Faulkner Road	Request to amend proffers approved through Ordinance O23-10 by removing the requirement for an internal property line to be vacated on a 1.4-acre parcel. <b>The Planning Commission recommends approval.</b>	Approved June 17, 2025
Recent Board Actions	Application No. UP-1052-25, NATASHA House, Inc.	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206</a>	R07b-3925-2892	124 Goodwin Neck Road	Request a minor modification of a previously approved Special Use Permit by authorizing a two-year extension of the deadline to establish increased occupancy from sixteen to forty residents within an existing transitional home.	Approved June 17, 2025
Recent Board Actions	Application No. UP-1051-25, Flipping Flea, LLC	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206</a>	C18a-0706-4562 C18a-0556-4600	6539 Mooretown Road, 6132 Old Mooretown Road	Request a minor modification of a previously approved Special Use Permit by authorizing a two-year extension of the deadline to establish a storage shed sales and display facility.	Approved June 17, 2025
Recent Board Actions	Application No. UP-1050-25, Carson Group LLC	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206</a>	R07a-1449-4220 R07a-1610-4256 R07a-1457-3862	6903 & 6909 George Washington Memorial Highway, 111 Faulkner Road	Request to modify the conditions of a previously approved Special Use Permit and to extend the deadline for establishing a recreational vehicle sales and display use without body work and painting.	Approved June 17, 2025

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Future Applications	Application No. UP-1048-25, Virginia Natural Gas	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06112025-1204">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06112025-1204</a>	B19d-4417-1000	100 Sentara Circle	Request for a Special Use Permit to authorize the establishment of a gas regulator station on a 0.16-acre portion of an 83.06-acre parcel. <b>The Planning Commission recommends approval.</b>	Scheduled for July 15, 2025 BOS meeting
Future Applications	Application No. ZT-209-25, York County Planning Commission	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06112025-1204">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06112025-1204</a>	N/A	N/A	Consider amendments to the parking standards within Section 24.1-606, <i>Minimum off-street parking and loading requirements</i> . <b>The Planning Commission recommends approval.</b>	Scheduled for July 15, 2025 BOS meeting
Future Applications	Application No. ZT-210-25, York County Board of Supervisors	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06112025-1204">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06112025-1204</a>	N/A	N/A	Consider allowing indoor firing ranges by Special Use Permit within the RC (Resource Conservation) district by amending Section 24.1-306, Table of land uses, Category 9, Number 7, and amending Section 24.1-457, Standards for firing ranges. <b>The Planning Commission recommends approval.</b>	Scheduled for July 15, 2025 BOS meeting
Future Applications	York County Board of Supervisors	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_06172025-1206</a>	N/A	N/A	Consider amendments to Section 19-6 of the York County County Code to incorporate provisions for cutting overgrown shrubs, trees and other vegetation.	Scheduled for July 15, 2025 BOS meeting
Future Applications	Application No. UP-1053-25, Angelo Prier	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_07092025-1212">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_07092025-1212</a>	R08a-0110-3137	7812 George Washington Memorial Highway	Request for a Special Use Permit to authorize recreational vehicle sales on a 3.8-acre parcel.	Withdrawn by applicant
Future Applications	Application No. ZT-211-25, York County Planning Commission	<a href="https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_07092025-1212">https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_07092025-1212</a>	N/A	N/A	Consider amendments to Sections 24.1-361 & 24.1-361.1 regarding recreation requirements for Planned Developments, and consider amendments to Section 24.1-402 pertaining to open space development (cluster techniques). <b>The Planning Commission recommends approval.</b>	Board meeting to be determined
Future Applications	Application No. UP-1055-25, Tommy's Car Wash			6440 George Washington Memorial Highway	Request a minor modification of a previously approved Special Use Permit by authorizing a two-year extension of the deadline to establish a car wash.	Tentatively scheduled for August 5, 2025 Board meeting
Future Applications	Application No. UP-1054-25, Jaclyn Marks			7812 George Washington Memorial Highway	Request for a Special Use Permit to authorize the establishment of a Chakra shop including fortune telling services and limited retail services on 3.8-acre parcel.	Tentatively scheduled for August 13, 2025 Planning Commission meeting
Future Applications	Application Nos. ST-026-25 & ZT-212-25, York County Planning Commission		N/A	N/A	Consider "housekeeping" amendments to sections of the Subdivision Ordinance (Chapter 20.5) and the Zoning Ordinance (Chapter 24.1), York County Code.	Tentatively scheduled for August 13, 2025 Planning Commission meeting

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<b>Future Applications</b>	Application No. ZT-213-25, York County Board of Supervisors		N/A	N/A	Consider amendments to the Zoning Ordinance (Chapter 24.1), to add a definition to Section 24.1-104, the use to the Table of Land Uses in Section 24.1-306 (Category 17, No. 2c), and performance standards to Section 24.1-496, for Small Modular Reactors.	Tentatively scheduled for August 13, 2025 Planning Commission meeting
<b>Site Plans Approved</b>	Grande Oak Senior Housing Development/Sentara, Pedestrian Sidewalk Extension		B19d-3055-1563 B19d-2741-1513	6302 Old Mooretown Road 6304 Old Mooretown Road	Revision to the approved plan for a trail connection to the existing bus stop on the adjacent property.	Approved on June 6, 2025
<b>Site Plans Approved</b>	Victory Family YMCA, Generator Addition		T03c-2218-0939	101 Long Green Boulevard	350 KW generator to support existing recreational center	Approved on June 12, 2025
<b>Site Plans Approved</b>	Kings Creek Solar Farm Facility		I14b-4290-3622	1801 Penniman Road	Kings Creek Solar plant is a utility scale photovoltaic power generating facility located on approximately 79.0 acres of land.	Approved on June 23, 2025
<b>Site Plans Approved</b>	Commonwealth Green Planned Development, TownPlace Suites, Amendment #1		S02a-1120-4700	511 Commonwealth Drive	Revised parking plan, shrubs, landscape plan, adjacent to parking to accommodate a generator and transformer.	Approved on June 26, 2025
<b>Site Plans Submitted</b>	Taqueria Maria Bonita, Outdoor Dining, Amendment			6618 D Mooretown Road	Outdoor dining	1st submittal received on June 2, 2025
<b>Site Plans Submitted</b>	Kings Creek Solar Farm Facility		I14b-4290-3622	1801 Penniman Road	Kings Creek Solar plant is a utility scale photovoltaic power generating facility located on approximately 79.0 acres of land.	3rd submittal received on June 3, 2025
<b>Site Plans Submitted</b>	Victory Family YMCA, Generator Addition		T03c-2218-0939	101 Long Green Boulevard	350 KW generator to support existing recreational center	1st submittal received on June 9, 2025
<b>Site Plans Submitted</b>	VPPSA Building Addition		R08d-3268-1358	145 Goodwin Neck Road	This project proposes to install a modular office structure at the VPPSA compost facility.	3rd submittal received on June 16, 2025
<b>Site Plans Submitted</b>	Victory Center		Q09c-2197-2272	8800 George Washington Memorial Highway	Sit down restaurant	1st submittal received on June 17, 2025
<b>Site Plans Submitted</b>	Victory Industrial Park, Lot 11 Amendment #2 (Atlantic Emergency Group)		R08c-2455-0321	324 Redoubt Road	An existing building will be repurposed for office space. The existing parking lot will be reconfigured, re-stripped, and new signage will be provided.	1st submittal received on June 18, 2025

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<b>Site Plans Submitted</b>	Reksal Water and Ice Machine		R08c-0532-2413	7628 George Washington Memorial Highway	Water and Ice Machine	2nd submittal received on June 20, 2025
<b>Site Plans Submitted</b>	American Tower, EZ94 Radio VA, Wireless Carrier Collocation		S05d-3549-1627	4026-Z George Washington Memorial Highway	Collocation of a new wireless carrier on an existing tower with work on both the tower and at grade including a new generator.	2nd submittal received on June 23, 2025
<b>Site Plans Submitted</b>	Victory Family YMCA, Generator Addition, Amendment		T03c-2218-0939	101 Long Green Boulevard	An amendment to a previously approved 350 KW generator to support the existing recreational center (location change and fence addition).	1st submittal received on June 23, 2025
<b>Site Plans Submitted</b>	Walmart, Backup Diesel/ Powered Generator Installation		S03b-2811-3934	2601 George Washington Memorial Highway	Installation of a backup diesel-powered generator for Walmart including concrete pads for generator, electrical work for transformer and switchgear.	1st submittal received on June 23, 2025
<b>Site Plans Submitted</b>	Yorktown Crescent		R08a-0789-3564	901 Old York Hampton Highway	43 Lot Residential Townhomes	2nd submittal received on June 25, 2025
<b>Site Plans Submitted</b>	Fenton Mill Recreation Area #2		C20d-4780-1137	1000 Newman Road	This site plan proposes a picnic shelter, playground, multi-use fields, dog park, and disc golf course.	2nd submittal received on June 26, 2025
<b>Site Plans Submitted</b>	Walmart - Diesel Generator System		C19a-0082-4273	731 Rochambeau Drive	The purpose of this project is to construct a generator, transformer, switchgear, and associated conduits.	1st submittal received on June 30, 2025
<b>Site Plans Submitted</b>	Commonwealth Drive Sidewalk Extension, Amendment		S02A-1183-4369	598 Z1 Commonwealth Drive	Installation of a new concrete sidewalk along Commonwealth Drive (Rt 1839) in Commonwealth Green Development to the Regal Theater site.	1st submittal received on June 27, 2025
<b>Subdivision Plans Approved</b>	NONE					
<b>Subdivision Plans Submitted</b>	Powell Plantation, Phase 2		E16c-1457-0286	409 Waller Mill Road	This phase will consist of 72 single family detached units, associated public water and sewer, public roads, storm drainage system and stormwater management facilities, walking trails and recreation areas.	6th submittal received on June 6, 2025
<b>Subdivision Plans Submitted</b>	Victory Industrial Park, Lot 36B, RW Dedication Plat		R07b-3603-4195	108 Freedom Boulevard	Right of Way Dedication	2nd submittal received on June 16, 2025

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<b>Subdivision Plans Submitted</b>	Smith Farms, Phase 3		T04a-2314-2904	701 Z Yorktown Road	This development is a multi-phase subdivision on a 113.9-acre parcel located in York County on Yorktown Road. The third phase of the project will comprise 29 single-family detached units and associated infrastructure.	2nd submittal received on June 16, 2025
<b>Subdivision Plans Submitted</b>	Boundary Line Adjustment and Property Line Vacation on the Properties of the Betty G. Radwan Trust		U07A-0496-4409 U07a-0470-4578	411 Railway Road 109 Walters Lane	Boundary Line Adjustment and Property Line Vacation on the Properties of the Betty G. Radwan Trust	1st submittal received on June 17, 2025
<b>Subdivision Plans Submitted</b>	Fenton Mill 200 Subdivision		C19b-4975-4224	200 Fenton Mill Road	Subdivision plat matching the previously approved development plan in creating 9 lots along Fenton Mill Road from Parcel C19B-4975-4224	1st submittal received on June 26, 2025
<b>Land Disturbance Permits</b>	Summit Christian Academy		U03a-0027-4228	4209 Big Bethel Road	Land disturbance of 0.43 acres	Issued on June 10, 2025
<b>HYDC Actions</b>	HYDC-276-25, Jeffrey Vance	<a href="https://www.yorkcounty.gov/DocumentCenter/View/65186/Meeting-Materials-71625">https://www.yorkcounty.gov/DocumentCenter/View/65186/Meeting-Materials-71625</a>	P12d-2574-0926	114 Ballard Street	Amendment to HYDC-263-24, Request to Clear Stain Fence	Scheduled for the July 16, 2025 meeting
<b>HYDC Actions</b>	HYDC-277-25, County of York	<a href="https://www.yorkcounty.gov/DocumentCenter/View/65186/Meeting-Materials-71625">https://www.yorkcounty.gov/DocumentCenter/View/65186/Meeting-Materials-71625</a>	P12d-2650-1540	331 Water Street	Replacement of Freight Shed Doors	Scheduled for the July 16, 2025 meeting