

Development Activity Report

November 2025

| | Project/Applicant Name | Hyperlink | GPIN | Location | Description | Comments |
|-----------------------------|---|---|--|--|---|---|
| Recent Board Actions | Application No. PD-59-24, EAH, LLC | https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/10092024-1122 | 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. The Planning Commission recommends denial. | Application Expired |
| Recent Board Actions | Application No. UP-1057-25, Riverside Heating and Cooling | https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/10212025-1280 | Q09d-2855-0789 | 8529 George Washington Memorial Hwy | Request for a Special Use Permit to re-authorize the establishment of the contractor's shop with outside storage on a 2-acre parcel. The Planning Commission recommends approval. | Approved October 21, 2025 |
| Recent Board Actions | Application No. UP-1058-25, Little G.I. Joes | https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/10212025-1280 | S03b-3837-2893 S03b-3865-2804 S03b-4133-2732 | 108 Hyde Lane and 2330 & 2334 George Washington Memorial Hwy | Request for a Special Use Permit to authorize firearm sales and service on three parcels totaling 2-acres. The Planning Commission recommends approval. | Approved October 21, 2025 |
| Future Applications | Application No. UP-1059-25, Paws Pet Resort LLC | https://www.yorkcounty.gov/1526/Agenda | B20d-4999-1346 | 1205 Lightfoot Road | Request for a Special Use Permit to authorize the establishment of a commercial kennel with outside runs on a 3.0-acre parcel. The Planning Commission recommends approval. | Scheduled for November 18, 2025 Board of Supervisors meeting |
| Future Applications | Application No. UP-1060-25, Faith Recovery | https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/11122025-1286 | C17a-2399-3755 | 325 Ewell Road | Request for a Special Use Permit to authorize an increase of occupants in an existing group home from sixteen (16) to twenty-one (21) on a 3.4-acre parcel. The Planning Commission recommends approval. | Scheduled for December 16, 2025 Board of Supervisors meeting |
| Future Applications | Application No. UP-1061-25, Lafayette Gun Club, Inc. | | S06b-4802-3797 | 331 Dare Road | Request for a Special Use Permit to authorize the establishment of an indoor firing range on a 26.3 - acre parcel. | Tentatively scheduled for the December 10, 2025 Planning Commission meeting |
| Future Applications | Application No. ZM-214-25, Redstone Properties LLC | | Q08b-4531-3505 Q08b-4625-3435 Q08b-4688-3367 Q08b-4736-3301 | 7920, 7914, 7908, 7900 George Washington Memorial Highway | Request to rezone a 1.8 - acre parcel from General Business (GB) property to General Business with proffers to establish a convenience store and fuel dispensing establishment. | Tentatively scheduled for the December 10, 2025 Planning Commission meeting |
| Future Applications | Application No. UP-1062-25, Redstone Properties LLC | | Q08b-4531-3505 Q08b-4625-3435 Q08b-4688-3367 Q08b-4736-3301 | 7920, 7914, 7908, 7900 George Washington Memorial Highway | Request for a Special Use Permit to authorize the establishment of a convenience store and fuel dispensing establishment on a 1.8 - acre parcel. | Tentatively scheduled for the December 10, 2025 Planning Commission meeting |

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| Future Applications | Application No. ZT-215-25, YCBOS | | N/A | N/A | Consider amendments to the York County Zoning Ordinance to address the use of threat-deterrent wire. | Tentatively scheduled for the December 10, 2025 Planning Commission meeting |
| Future Applications | Application No. ZT-216-25, YCBOS | | N/A | N/A | Consider amendments to the York County Zoning Ordinance to address data centers. | Tentatively scheduled for the December 10, 2025 Planning Commission meeting |
| Site Plans Approved | 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. | Approved on October 8, 2025 |
| Site Plans Submitted | 100 Ashby Park Drive | | C18a-1465-3836 | 100 Ashby Park Drive | The project involves the installation of four proposed commercial/retail buildings on the property located at the corner of Mooretown Road and Ashby Park Drive. | 1st submittal received on October 1, 2025 |
| Site Plans Submitted | Beale's Brewing, Amendment | | R08c-1423-0127 | 7120 George Washington Memorial Highway | Revised development plan - Deck area, Bocce Court, Walkway, and Kids Play Area - Beale's Brewing East | 1st submittal received on October 1, 2025 |
| Site Plans Submitted | Yorktown Crescent Phase II, Blocks 1-7 Townhomes | | R08a-0789-3564 | 901 Old York Hampton Highway | 43 Lot Residential Townhomes | 3rd submittal received on October 14, 2025 |
| Site Plans Submitted | Multi-Tenant Commercial Development | | C19c-0453-1200 | 6624 Mooretown Road | Proposed 2,380 s.f. restaurant w/drive-thru on 1.03 a.c. and a proposed Multi-Tenant building including two restaurants w/drive-thru; 1,575 s.f. retail tenant; 1,575 s.f. retail tenant; and 2,160 s.f. standard restaurant on a 1.41 a.c. | 1st submittal received on October 22, 2025 |
| Subdivision Plans Approved | Subdivision Plat, Rose Hill, Phase 4B, An Open Space Development | | N10a-1856-4416 | 1400 Baptist Road | Subdivision Plat, Rose Hill, Phase 4B | Recorded on October 1, 2025 |
| Subdivision Plans Approved | Smith Farm, Phase 3 | | T04a-2314-2904 | 701 Z Yorktown Road | This development is a multi-phase subdivision on a 113.9-acre parcel located on Yorktown Road. The third phase of the project will comprise 29 single-family detached units and associated infrastructure. | Approved on October 31, 2025 |

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| Subdivision Plans Submitted | Smith Farm, Phase 3 | | T04a-2314-2904 | 701 Z Yorktown Road | This development is a multi-phase subdivision on a 113.9-acre parcel located on Yorktown Road. The third phase of the project will comprise 29 single-family detached units and associated infrastructure. | 4th submittal received on October 1, 2025 |
| Subdivision Plans Submitted | Boundary Line Adjustment Between the Properties of Stephen K. & Tammy L. Pakusch, and Glen B. & Joyce S. Adams | | U08b-3891-4277 U08b-3844-4002 | 106 Sparrer Road 206 Sparrer Road | Boundary Line Adjustment between the properties of Stephen K. & Tammy L. Pakusch and Glen B. & Joyce S. Adams | 2nd submittal received on October 14, 2025 |
| Subdivision Plans Submitted | Boundary Line Adjustment Between Properties Owned By Robert L. Jones, Jr. & Donna L. Jones and Donna L. Jones and Gladys M. Jones | | U03c-1050-0090 U03c-0613-0028 | 3417 Big Bethel Road 3419 Big Bethel Road | 2 Lot Boundary Line Adjustment | 3rd submittal received on October 14, 2025 |
| Subdivision Plans Submitted | Smith Farm, Phase 1, Amend. #2 Offsite Transportation Improvements | | T04a-2314-2904 | 517 Yorktown Road | Offsite intersection improvements for the Smith Farm Estates Development as proffered by York County Ord. No. 17-15. | 4th submittal received on October 15, 2025 |
| Subdivision Plans Submitted | Boundary Line Adjustment Between the Properties of Yorktown Crescent, LLC and Marshall A. Cross Yorktown Crescent, Phase 1 | | R08a-0279-3748 | 3100 Fort Eustis Boulevard | Boundary Line Adjustment Plat to create parcel for Publix grocery store. | 1st submittal received on October 22, 2025 |
| Subdivision Plans Submitted | 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. | 7th submittal received on October 22, 2025 |
| Subdivision Plans Submitted | Smith Farm, Phase 2, Amendment #2 | | T04a-2314-2904 | 517 Yorktown Road | This site plan amendment modifies the design parameters of BMPs B & C to remove the originally proposed clay liners that were a component of these facilities. | 1st submittal received on October 27, 2025 |
| Land Disturbance Permits | Jones Mill Pond Dam Rehabilitation | | O12a-1340-4229 | N/A | Land disturbance of 3.86 acres | Issued on October 3, 2025 |
| Land Disturbance Permits | Yorktown Boardwalk Improvements | | S06a-0587-4482 | 528 Water Street | Land disturbance of 0.47 acres | Issued on October 10, 2025 |
| Land Disturbance Permits | Autozone Store #9359 | | S03c-0782-1542 | 5007 Victory Boulevard | Land disturbance of 0.18 acres | Issued on October 22, 2025 |

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| Land Disturbance Permits | Chick-Fil-A Grafton | | S06a-1371-4152 | 5600 George Washington Memorial Highway | Land disturbance of 4.38 acres | Issued on October 28, 2025 |
| Land Disturbance Permits | Cook Out | | S05b-3061-3065 | 4340 George Washington Memorial Highway | Land disturbance of 0.57 acres | Issued on October 29, 2025 |
| HYDC Actions | None | | | | | |