

YORK COUNTY PLANNING COMMISSION



ANNUAL REPORT

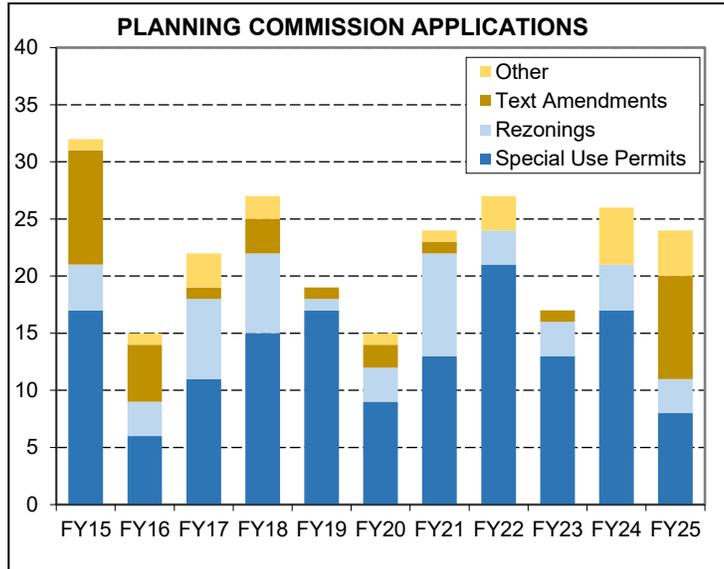
Fiscal Year 2025

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 2024–25 fiscal year, I am pleased to present the Commission’s Annual Report for FY2025.

This year, we saw a decrease in Special Use Permit applications compared to last fiscal year, accompanied by a significant increase in text amendment requests initiated by the Board of Supervisors and the Planning Commission. These amendments reflect York County’s proactive efforts to keep the Zoning Ordinance current with evolving community needs, land use trends, and legal considerations.

Notable amendments this year addressed a variety of new land uses including data centers, sexually oriented businesses (SOBs), cruise ship docking regulations, ice vending machines, and food truck parks, to name a few. Other approved amendments updated regulations for landscaping and greenbelt requirements, off-street parking minimums, indoor firing ranges, and modernized the Table of Land Uses within the Zoning Ordinance. In addition to these updates, the Commission reviewed applications for tourist homes, a new walking trail proposed by the American Battlefield Trust, a gas regulator station, and a mini-storage and recreational vehicle storage facility aimed at revitalizing a section of Route 17. We also continued our review of the mixed-use planned development proposal for Marquis Crossing.



Throughout FY2025, the Planning Commission remained committed to implementing the County’s Comprehensive Plan, *Charting the Course to 2040*. As part of this effort the ad-hoc Home Based Business committee was re-convened this past Fall to finalize amended regulations for home occupations. In the coming year, the Commission anticipates consideration of additional amendments to the Zoning Ordinance.

Finally, I would be remiss if I did not acknowledge the retirement of Ms. Susan Kassel, Former Director of Planning & Development Services, in FY2025. Susan’s many years of dedicated service to the County have left a lasting impact on York County and on behalf of the Commission, I extend our gratitude for her contributions and wish her the very best in her retirement. I also want to congratulate Mr. Earl W. Anderson on his position as Acting Director of Planning & Development Services.

Jeffery D. Wassmer

Planning Commission Chair, FY 2025

APPLICATION HIGHLIGHTS

The Commission reconsidered the Marquis Crossing mixed-use development proposal for 300 apartment homes, a Sheetz gas station/convenience store, and associated commercial Outparcels. Ultimately, the Commission again unanimously recommended denial, citing the proposal's lack of commitment to developing the commercial elements. The Commission also considered and approved four tourist home applications, two of which were denied by the Board. Several unique and notable text amendments were also considered during the fiscal year:

- **Domestic Chicken Keeping:** Amendments were adopted to allow chicken and duck keeping as accessory uses on residential properties in the Planned Development (PD) zoning district. The changes also removed ducks from the list of prohibited species and eliminated the option to apply for Special Use Permits to reduce setback requirements for pens, coops, and cages.
- **Sexually Oriented Businesses (SOBs):** New zoning provisions were established for SOBs. These regulations were carefully crafted to balance First Amendment protections with the County's responsibility to mitigate potential negative secondary impacts on surrounding neighborhoods and businesses by requiring Special Use Permits and enforcing performance standards
- **Data Centers:** Amendments concerning data centers were adopted, which added a definition for data centers, the use to the table of land uses, and established performance standards. The performance standards regulate levels of energy usage, water usage, noise generation, setbacks and buffers, architectural standards, and safety provisions. The use would be allowed in Economic Opportunity (EO), Limited Industrial (IL), and General Industrial (IG) districts by Special Use Permit.
- **Cruise Ship Docking:** Text amendments were adopted to address the potential environmental, infrastructure, and quality-of-life impacts of cruise ships and tender vessels docking at commercial and private marinas. Under the new regulations, such uses require Special Use Permits to ensure appropriate review and mitigation measures.

In addition to these ordinance updates, the Commission reviewed numerous Special Use Permits, rezoning, and proffer amendment requests spanning residential, commercial, and public uses.



APPLICATIONS CONSIDERED FY2025

TEXT AMENDMENTS					
App. No. & Date	Applicant	Description	PC Rec.	Board Action & Date	Res./Ord. No.
ZT-199-24 (7/10/24)	YCBOS	Housekeeping amendments to codify administrative zoning interpretations, update and clarify the Code, and revise regulations	Approval	Approved 9/17/24	O24-17(R)
ZT-200-24 (11/13/24)	YCPC	Text amendments to address data centers	Approval	Approved 6/17/25	O25-16
ZT-201-24 (12/11/24)	YCBOS	Text amendments establishing standards for sexually oriented businesses (SOBs)	Approval	Approved 1/21/25	O25-1
ZT-202-24 (12/11/24)	YCBOS	Text amendments regulating cruise ship docking at marinas	Denial	Approved 2/18/25	O25-3
ZT-203-24 (1/8/25)	YCBOS	Text amendments for landscaping, transitional buffers, and greenbelt regulations	Approval	Approved 2/18/25	O25-4
ZT-204-25 (2/12/25)	YCBOS	Amendments permitting domestic chicken keeping as an accessory residential activity	Approval	Approved 4/15/25	O25-7
ZT-206-25 (4/9/25)	YCBOS	Amendments to certain filing and inspection fees (Zoning Ordinance)	Approval	Approved 5/6/25	O25-9(R)
ST-025-25 (4/9/25)	YCBOS	Amendments to certain filing and inspection fees (Subdivision Ordinance)	Approval	Approved 5/6/25	O25-9(R)
ZT-209-25 (6/11/25)	YCPC	Amend minimum off-street parking and loading requirements	Approval	Scheduled for July 15 th public hearing	—
ZT-210-25 (6/11/25)	YCBOS	Allow indoor firing ranges in RC by Special Use Permit	Approval	Scheduled for July 15 th public	—

SPECIAL USE PERMITS & REZONINGS

App. No. & Date	Applicant	Description	PC Rec.	Board Action & Date	Res./Ord. No.
UP-1039-24 (9/11/24)	Brian and Margaret Harned	Tourist home in existing single-family dwelling (0.34 acres)	Approval	Denied 10/15/24	R24-149
PD-059-24 (10/9/24)	Jason Hackmann, EAH LLC	Marquis Crossing mixed-use development (300 apartments and 16.2 acres commercial)	Denial	Deferred by Applicant	—
YVA-057-24 (11/13/24)	Jeffrey and Holly Vance	Tourist home in existing single-family dwelling (0.21 acres)	Approval	Approved 12/17/24	R24-175
YVA-058-24 (12/11/24)	Yorktown Main Street LLC	Tourist home on 0.48-acre parcel	Approval	Approved 1/21/25	R25-8
UP-1041-25 (1/8/25)	Ross McArthur	Increase in sign area for Panda Express	Denial	Withdrawn	—
ZM-205-25 (3/12/25)	Seaford Breeze LLC	Rezone 0.18 acres at 111 Shirley Road from WCI to RR	Approval	Approved 5/20/25	O25-11
UP-1045-25 (3/12/25)	Daniel and Bridget Carver	Accessory backyard chicken coop closer than 10 feet to property line	Denial	Denied 4/15/25	R25-60
UP-1046-25 (3/12/25)	Landon Haywood	Tourist home in existing single-family dwelling (0.3 acres)	Approval	Denied 5/20/25	R25-82
UP-1042-25 (4/9/25)	S3 Storage Solutions	Single-story mini-storage facility (0.4 and 6.96-acre parcels)	Approval	Approved 6/17/25	R25-106
UP-1043-25 (4/9/25)	S3 Storage Solutions	Recreational vehicle storage facility (0.4 and 6.96-acre parcels)	Approval	Approved 6/17/25	R25-107
ZM-207-25 (4/9/25)	JW Williams Investments	Amend proffer requiring vehicles to be titled in property owner's name	Approval	Approved 6/17/25	O25-15
UP-1047-25 (4/9/25)	American Battlefield Trust	Construct 1,082-linear-foot recreation trail with parking area	Approval	Approved 6/17/25	R25-85
ZM-208-25 (5/14/25)	Carson Group LLC	Amend proffer requiring vacation of a property line	Approval	Approved 6/17/25	O25-14
UP-1048-25 (6/11/25)	Virginia Natural Gas	Gas regulator station on 0.16-acre portion of 83-acre parcel	Approval	Scheduled for July 15 th public hearing	—

PLANNING COMMISSION HIGHLIGHTS

- In FY 2025, the Planning Commission held twelve regular meetings and one work session in February. The Commission considered eight Special Use Permit applications, two YVA (Yorktown Village Activity) applications, three rezoning applications, one Planned Development application and ten Text Amendment applications. In all but three cases, the Board of Supervisors followed the Planning Commission’s recommendation (two being tourist home applications and the other being the cruise ship docking text amendments). 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.
- The ad-hoc Home-Based Business committee was re-convened and met on several occasions this past Fall to finalize amended regulations for home occupations in the County. The amended regulations were approved by the Board on October 15, 2024, providing closure for a process that began back in 2019.
- **New Commissioner:** In September Gregory “Skip” Brooks joined the Planning Commission representing District 3. Mr. Brooks had a long career in the National Park Service and served on the Steering Committee, which was the County’s Comprehensive Plan citizen advisory committee. We welcome Mr. Brooks and know his expertise will serve the Planning Commission and County well.
- **Departing Commissioner:** Mr. Glen D. Titus completed two full terms on the Planning Commission where he served as District 2 Representative from July 2017 through June 2025. Mr. Titus graduated from the Virginia Certified Planning Commissioners’ Program, served as Vice Chair in FY2020-2021 and Chair in FY2022, and represented the Planning Commission on the Home-Based Business committee. Mr. Titus consistently demonstrated wisdom, fairness, and respect for both the property rights of individuals and the common good of the community, and the Commission extends its thanks for his contributions and wishes him the best in all his future professional and personal endeavors.
- **Certification and Reappointment:** Mr. Thomas Chamberlain completed the Certified Planning Commissioners’ Program offered by the Center for Urban and Regional Analysis at Virginia Commonwealth University. This intensive training program provides the legal and technical background needed by citizen planners and decision makers. It is designed to provide a foundation of planning law and history and to provide the technical expertise needed by planning commissioners to maximize their competency and ability to render



legally defensible decisions and recommendations. Mr. Chamberlain was also reappointed by the Board of Supervisors to complete a full term representing District 1 and served as Vice Chairman of the Commission this past fiscal year. We extend our congratulations and know Mr. Chamberlain will continue to serve the County well.

MISSION AND OUTLOOK

2025 has been a productive year for planning in York County. While the number of applications fluctuates from year to year, the Commission remains guided by the enduring mission to preserve and enhance the County's high quality of life. As we look ahead, we will continue to focus on fostering a balanced mix of residential, commercial, and industrial development; conserving the County's natural, cultural, and historic resources; and ensuring the capacity of infrastructure keeps pace with growth. The Commission's work depends on the dedication of Planning Division staff, the commitment of citizen volunteers, and the active engagement of residents who participate in the public process. Together, we will continue to chart a thoughtful course for York County's future.