

**Application No. CP-11-26, York County Board of Supervisors:** Amend *Charting the Course to 2040*, York County’s Comprehensive Plan (adopted on November 21, 2023)—the long-range plan for the physical development of the County, by adding parcels recently added to York County through an annexation agreement between York County and the City of Poquoson located along the County-City boundary line to the Land Use 2040 Map in Chapter 11 and by assigning them a future land use designation.

**Application No. ZM-218-26, York County Board of Supervisors:** Amend the York County Zoning Map by reclassifying properties as described below. The parcels are located along the boundary line between York County and the City of Poquoson and are proposed to be reclassified in accordance with the updated Comprehensive Plan. Titled *Charting the Course to 2040*, the Comprehensive Plan is the long-range plan for the physical development of the County.

**Jeanne Carner, Senior Planner**, summarized the staff report dated January 5, 2026, and stated that staff recommend that the Commission forward this application to the Board of Supervisors with a recommendation of approval subject to the conditions set forth in Resolution No. PC25-04 and PC25-05.

**Mr. Criner** recused himself from the vote as one of the affected property owners.

**Mr. King** noted he was on the subcommittee that reviewed the application approximately one month prior and confirmed everything was consistent with the subcommittee’s recommendation.

**Mr. Smith** asked what the requirements are if you remove the designation for Conservation. Does the County need to survey the property.

**Mrs. Carner** confirmed no survey is required as the request is only to change the designation within the Comprehensive Plan and the Zoning district.

**Chair Chamberlain** opened the public hearing.

With no one else wishing to speak regarding the application, **Chair Chamberlain** closed the public hearing.

**Mr. King** moved the adoption of Resolution No. PC25-04.

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION TO AMEND THE 2040 LAND USE MAP CONTAINED IN CHAPTER 11 OF THE YORK COUNTY COMPREHENSIVE PLAN, CHARTING THE COURSE TO 2040

WHEREAS, the York County Board of Supervisors has sponsored Application No. CP-10-14 to request consideration of a proposed amendment to the Conservation land use designation description contained in *Charting the Course to 2040: The County of York Comprehensive Plan*; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

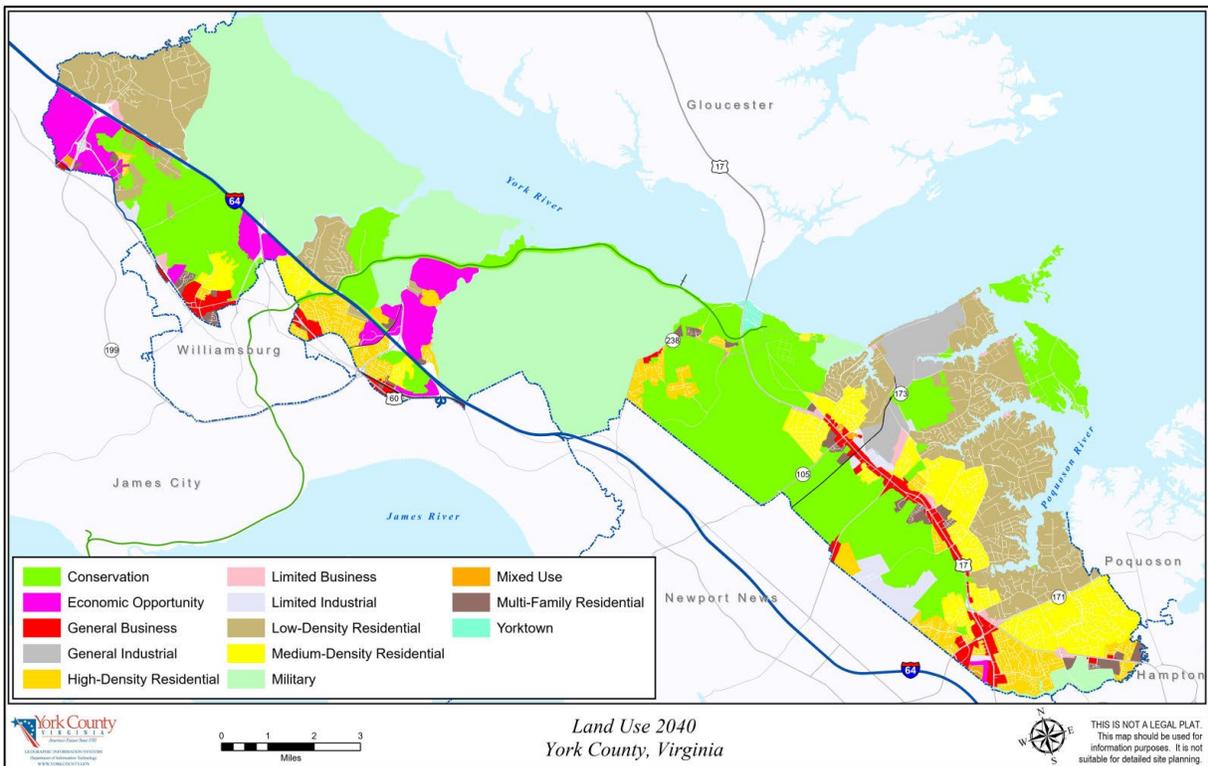
WHEREAS, the Commission has given careful consideration to the public comments with respect to this application; and

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 14<sup>th</sup> day of January, 2026, that Application No. CP-11-26 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation for approval of the proposed amendment to *Charting the Course to 2040: The County of York Comprehensive Plan*, as set forth below:

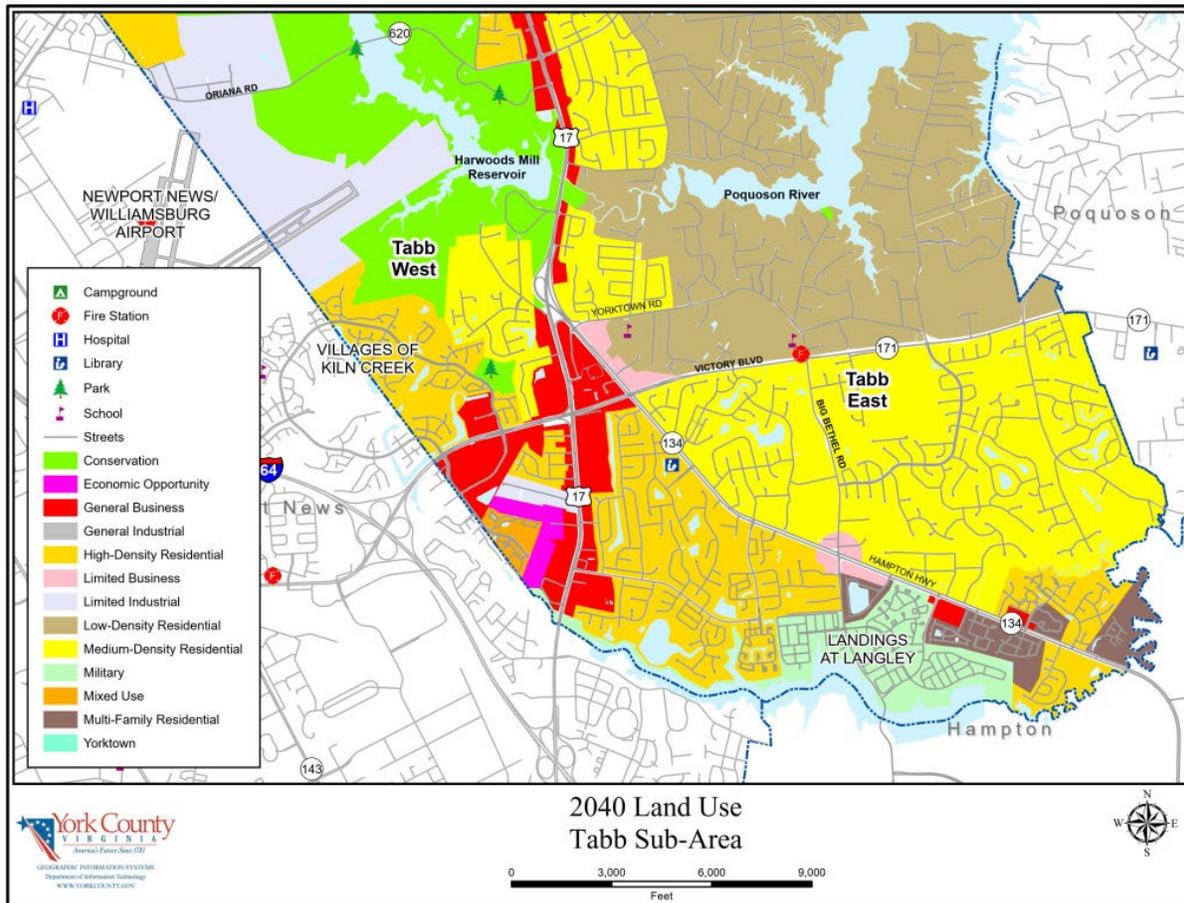
Amend the 2040 Land Use Tab Sub-Area map as follows:

### COMPREHENSIVE PLAN (*Charting the Course to 2040*) AMENDMENTS

#### 2040 Land Use map (page 248)



## 2040 Land Use Tabb Sub-Area map (page 277)



### Tabb East

The Tabb area is located in the southernmost part of the County and is generally bounded by the Cities of Newport News, Hampton, and Poquoson and by the Poquoson River and Oriana Road. In the area to the east of Route 17 – the Tabb East sub-area – development is primarily residential, with Victory Boulevard serving as the general dividing line between low-density development to the north and medium-density development to the south. Except in a few cases, land use designations in this sub-area mirror this general development pattern, as they have since the original 1976 Land Use Plan. An exception is an area on the north side of Yorktown Road that is designated Medium Density Residential in recognition of the Mill Farm, Kings Villa, and Plantation Acres subdivisions, which have a combined total of 316 homes – almost all of which are at least forty years old – with an average lot size of about 0.5 acre and an overall density of 2.2 units per acre. For most of the area north of Victory Boulevard, however, the proximity of the Poquoson River and Lamb’s Creek and the potential adverse water quality impacts of higher density development warrant a Low Density Residential designation. This is also true in Calthrop Neck, much of which lies within the 100-year floodplain, providing further impetus for maintaining low-density development, even with the availability of public sewer and water. To the south of Victory Boulevard, proximity to waterways is not much of a concern except in some areas along Brick Kiln Creek where Chesapeake Bay RPA buffers limit the possibilities for development. While there are some large nontidal wetland areas, environmental constraints are relatively few. Almost the entire area between Victory Boulevard and Hampton Highway is designated Medium

Density Residential; however, High Density and Multi-Family Residential designations have been applied on the north side of Route 134 in recognition of the existing Yorkshire Downs planned development, The Courts at Yorkshire Downs apartment complex, and the Villas on Shady Banks quadruplexes.

Just as Victory Boulevard serves as a dividing line between different intensities of land use, Hampton Highway serves as the general dividing line between medium- and high-density residential development in this sub-area, with most of the area south and west of Hampton Highway designated High Density Residential. In fact, the area between Route 17 and Hampton Highway is the most densely populated area of the County, largely because it includes the Landings at Langley military housing complex, which has approximately 3.9 units per acre and an average of 3.8 persons per household. Although the character of development is a mix of high-density single-family detached homes and duplexes, the Landings at Langley is designated Military since the land is owned by the Department of Defense. Other large high-density residential developments in this area include Coventry (4.4 units per acre), Tabb Lakes (3.4 units per acre), and The Greenlands (2.4 units per acre). East of Big Bethel Road, Multi-Family Residential designations have been applied to recognize three existing apartment complexes (the Belmont Apartments, the Pines of York, and Four Seasons) and The Gables of York quadruplexes.

Commercial land use designations in the Tabb East area are limited to the Route 17 and Hampton Highway corridors and the segment of Victory Boulevard that runs between the two. All of the land along Route 17 within this sub-area is designated General Business, as is the triangular area bounded by these three arterial highways. Along Hampton Highway, a Limited Business node has been designated at the Big Bethel Road intersection. Concentrated nodal commercial development has the advantages of limiting the number of curb cuts and encouraging an economically efficient concentration of uses on commercial sites. The presence of multiple commercial entrances would deteriorate the capacity of this arterial highway; for this same reason, individual residential driveways along Hampton Highway should be discouraged. Because of the proximity of residential development, the preferred development within this node would consist of offices and other businesses of lesser intensity that would not adversely affect residential neighborhoods or generate significant traffic during peak periods. Consequently, this node is designated Limited Business. Less intensive commercial uses are also envisioned along Hampton Highway between Victory Boulevard and Yorktown Road; these areas are designated Limited Business based primarily on their proximity to residential development and Tabb Middle School. In addition, two smaller General Business nodes have been designated along Route 134 at the York Downs Drive and First Avenue intersections in recognition of existing commercial activities.

There is a roughly 100-acre assemblage of land on the south side of Victory Boulevard that is undeveloped and designated Medium Density Residential, but it appears to have extremely limited potential for development because of non-tidal wetlands. Other vacant properties are also designated Medium or Low Density Residential, and in several cases – Smith Farm Estates on Yorktown Road, Victory at Tabb on Hampton Highway, and Celestial Way on Big Bethel Road – have already been approved for development. A 26-acre dual-frontage lot extending from Yorktown Road to Victory Boulevard, which is designated Medium Density Residential, was purchased in 2020 by the Hampton Roads Sanitation District (HRSD) for the purpose of constructing the Tabb Pressure Reducing Pump Station and Offline Storage Facility, which is intended to relieve pressures to the sewer system during wet weather events and provide flow balancing for HRSD's James River and York River Treatment Plants.

In 2025, the City of Poquoson and York County adjusted the city-county boundary line between the localities. The Poquoson City Council and York County Board of Supervisors approved the

boundary line change, and a survey was prepared and approved by the Circuit Court. The properties on both sides of the new line were brought into each locality. On review of land use designations adjacent to the properties brought into the County, it is proposed to match the existing land use designations. These include low-density residential along East Yorktown Road and medium-density residential along Criner Lane, Elliot Road, and Carys Chapel Road.

Yea: (5) Brooks, King, Smith, Titus, Chamberlain  
Nay: (0)

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**Mr. Titus** moved the adoption of Resolution No. PC25-05.

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION TO AMEND THE YORK COUNTY ZONING MAP BY RECLASSIFYING PROPERTIES AS DESCRIBED BELOW. THE PARCELS ARE PROPOSED TO BE RECLASSIFIED IN ACCORDANCE WITH THE UPDATED COMPREHENSIVE PLAN, CHARTING THE COURSE TO 2040

WHEREAS, on November 21, 2023, the York County Board of Supervisors adopted an updated Comprehensive Plan titled Charting the Course to 2040: and

WHEREAS, Virginia Code Section § 15.2-2286(A)(7) and York County Code § 24.1-113(a) authorizes the Board of Supervisors, by resolution, to initiate amendments to the York County zoning ordinance map, including district boundaries, classifications, text amendments and regulations, when the public necessity, convenience, general welfare, or good zoning practice requires; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has given careful consideration to the public comments with respect to this application; and

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 14th day of January, 2026, that Application No. ZM-218-26 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation for approval to amend the York County Zoning Map, by reclassifying the following properties as set forth below:

<u>Property Address</u>	<u>GPIN</u>	<u>Property Owner</u>	<u>Acres to Be Rezoned</u>	<u>From</u>	<u>To</u>	<u>Comprehensive Plan Designation</u>
100 Criner Ln	V03b-3924-4711	Robert T & Agnes L Criner	1.64	RR, RC	RR	Medium-Density Residential
318 East Yorktown Rd	V04d-2924-1839	Michael Todd Engelmeyer	0.21	RR, RC	RR	Low-Density Residential
402 East Yorktown Rd	V04d-2943-2020	Mary K Jolly & Caleb T Smith	0.56	RR, RC	RR	Low-Density Residential
322 East Yorktown Rd	V04d-3054-1881	Eddie J & Tiffany Drummond IV	0.68	RR, RC	RR	Low-Density Residential
105 Elliot Rd	V04d-3628-0897	Lillian Hudgins Est	3.44	R20, RC	R20	Medium-Density Residential
113 Elliot Rd	V04d-3665-0758	Charles Bowman Etals	0.34	R20, RC	R20	Medium-Density Residential
201 Elliott Rd	V04d-3780-0624	Barbara Whiting-Wright Etals	3.06	R20, RC	R20	Medium-Density Residential
211 Elliot Rd	V04d-3937-0466	Barbara Whiting-Wright Etals	2.78	R20, RC	R20	Medium-Density Residential
223 Elliot Rd	V04d-3737-0257	Steven G & Marie N Hollingsworth	0.59	R20, RC	R20	Medium-Density Residential
231 Elliot Rd	V04d-3774-0152	Lorenzo & Tracey Marsala	0.44	R20, RC	R20	Medium-Density Residential
241 Elliot Rd	V04d-3832-0019	Jody C & Thomas R Jamerson	0.87	R20, RC	R20	Medium-Density Residential
1320 Carys Chapel Rd	V03b-4066-4201	Robert T & Agnes L Criner	1.9	R20, RC	R20	Medium-Density Residential
200 Carys Chapel Rd	W03c-1143-0642	Shirley Katherine Banks	6.1	R20, RC	R20	Medium-Density Residential
207 Carys Chapel Rd	W02a-1176-4990	Shirley Katherine Banks	0.14	R20, RC	R20	Medium-Density Residential

276 Carys Chapel Rd	W03c-0906-0886	Shirley Banks	0.23	RC	R20	Medium-Density Residential
278 Carys Chapel Rd	W03c-1104-1075	Shirley Banks	1.2	RC	R20	Medium-Density Residential
282 Carys Chapel Rd	W03c-0900-1132	Shirley Banks	0.62	RC	R20	Medium-Density Residential
284 Carys Chapel Rd	W03c-0835-1111	Shirley Banks	0.72	RC	R20	Medium-Density Residential
286 Carys Chapel Rd	W03c-0773-1043	Shirley Banks	0.53	RC	R20	Medium-Density Residential
288 Carys Chapel Rd	W03c-0696-0942	Shirley Banks	0.11	R20, RC	R20	Medium-Density Residential
400-A Carys Chapel Rd	W03c-0620-0955	Bennie Banks	0.1	R20, RC	R20	Medium-Density Residential
402 Carys Chapel Rd	W03c-0494-0817	Ellen & Keith B Williams	0.07	R20, RC	R20	Medium-Density Residential
404 Carys Chapel Rd	W03c-0508-0953	James Willie Thomas Estate	0.44	R20, RC	R20	Medium-Density Residential
410 Carys Chapel Rd	W03c-0344-0896	Nelson Financial Inc	0.06	R20, RC	R20	Medium-Density Residential
414 Carys Chapel Rd	W03c-0433-1094	Melvin A & Valonia C Moore	0.04	R20, RC	R20	Medium-Density Residential
508 Carys Chapel Rd	W03c-0299-1168	East Coast Contracting LLC	0.16	R20, RC	R20	Medium-Density Residential
608 Carys Chapel Rd	W03c-0060-1317	Shields Washington Est	0.14	R20, RC	R20	Medium-Density Residential

Yea: (5)  
Nay: (0)

Brooks, King, Smith, Titus, Chamberlain