

Historic Yorktown Design Committee

Summary of Activities

2017

During calendar year 2017, the Historic Yorktown Design Committee met six times and considered a total of four applications for Certificates of Appropriateness. These cases are listed in the attached table and included a new covered pavilion at the Hornsby House Bed & Breakfast, replacing windows and doors and a new deck in a home in Chischiak Watch, and a waiver request for painting a picket fence. We are very pleased with the products of our deliberations on these cases and believe they demonstrate the successful meshing of an owner's desires, the guidance embodied in the Yorktown Design Guidelines, and the participatory process that our Committee employs in reaching our decisions. As we review and process various applications coming before the HYDC we strive to balance the interests of owners in maintaining and improving their properties with the overarching goal of preserving and enhancing the architectural integrity and appearance of Yorktown. We sincerely hope that the Board and the citizens consider our efforts to have been successful.

While four property improvement proposals necessitated formal Committee review and action, another nine were eligible for review and action/approval by the Zoning Administrator. These administrative-action improvements included handicap ramps, enclosing a rear porch, installing a generator, replacing a brick walkway and patio, and replacing trim and shingles, all of which were deemed to be minor or inconspicuous changes. The attached chart contains a full listing of all the applications processed during calendar year 2017, both Committee-approved and administratively approved.

The members of the HYDC who served during calendar year 2017 – Mr. David Douglas, Mr. Robert Andrade, Ms. Carolyn Weekley and I – appreciated the opportunity to serve in the capacity entrusted to us by the Board of Supervisors. We also appreciate the service provided by Mr. Robert Hodson, Alternate Member, and his willingness to stay abreast of the proceedings of the HYDC so as to participate when needed. We are, in addition, extremely appreciative of the ongoing support of County staff; in particular, the efforts of Mr. Earl Anderson have been instrumental in the Committee's success, and it has been our privilege to work with him.

On behalf of my colleagues, I wish to thank the Board of Supervisors for entrusting us with the responsibility to implement and administer the Historic Yorktown Design Guidelines. We also thank the property owners in Yorktown for their commitment to and acceptance of the design guidelines and review process as integral and important components of our collective efforts to protect and preserve the character of our special village.

Respectfully Submitted,



Mr. William W. Cole
Chairman

William W. Cole, Chair
Attachment: 2017 Case Log

HISTORIC YORKTOWN DESIGN COMMITTEE

SUMMARY OF ACTIVITIES

2017

APPLICATION NO.	APPLICANT	ADDRESS	REQUEST/COMMENTS/CONDITIONS	ACTION	DATE
125-17	Anne S. Drane	232 Bacon Street	Painting and handicap ramp	Approved*	1/26/17
126-17	Charles & Judith Elliott	202 Chischiak Watch	Enclosure of rear porch	Approved*	3/1/17
127-17	Larry Raithel	114 Church Street	Addition of pergola to rear deck	Approved*	3/3/17
128-17	Charles Hedge	107 Ambler Street	Installation of a generator	Approved*	3/16/17
129-17	Leon Gary King	115 Chischiak Watch	Replacement of windows and doors and addition of 2 nd floor deck	Approved	5/17/17
130-17	Amy and Apostolos Demetry	220 Church Street	Replace front and side yard fence with same style and material fence	Approved*	4/27/17
131-17A	Mario Buffa	323 Water Street	Install awning and patio railing around outdoor dining areas on waterside	Approved*	5/17/17
131-17B	Amy and Apostolos Demetry	220 Church Street	Replace existing brick walkway and patio	Approved*	6/23/17
132-17	Barbara Luck	139 Smith Street	Replace rear and small front gutters	Approved*	6/23/17
133-17	Yorktown Main Street, LLC	702 Main Street	Install covered pavilion	Approved	7/19/17
134-17	Charles M. Hedge	107 Ambler Street	Waiver for painting fence white	Denied	9/20/17
135-17	Gail and Gary King	115 Chischiak Watch	New windows, deck, doors, patio	Approved	10/18/17
136-17	Harvey Weinstein	221 Nelson Street	Cladding of trim and shingles	Approved*	10/12/17

* Indicates Administrative Review/Approval

Development Activity Report

January 2018

	Project / Applicant Name	Location	Description	Comments
Recent Board Actions	Bonaventure Realty Group / Bulifants Residential (Arbordale)	Mooretown Road / Bulifants Blvd.	Request to allow a 50-foot building height for the proposed apartment component of Arbordale; to authorize an alternative parking ratio; to modify the front setback requirements for corner lots; and, to adjust and modify the recreational amenity components of the overall project. <i>Planning Commission recommended Approval</i>	APPROVED December 19, 2017
	I Video Productions	306 Dandy Loop Road	Request for a Special Use Permit to authorize a non-resident employee to be engaged in a home occupation. <i>Planning Commission recommended Approval</i>	APPROVED December 19, 2017
	Adams Property Group	455 Merrimac Trail	Request for a Special Use Permit to authorize conversion of the former Farm Fresh grocery building at 455 Merrimac Trail into a climate controlled mini-warehouse storage facility. <i>Planning Commission recommended Approval</i>	DENIED December 19, 2017
	Jimmy and Christie VanCleave	301 Ballard St.	Request for YVA-Yorktown Village Activity District authorization to establish a tourist home in a portion of the former Nancy Thomas Gallery building. <i>Planning Commission recommended Approval</i>	APPROVED December 19, 2017
Applications Pending Board Action	Rosemary Stacpoole	121 Alexander Hamilton Blvd.	Request for YVA-Yorktown Village Activity District authorization to use an existing detached accessory apartment as a general market rental rather than the currently-approved family-only occupancy. <i>Planning Commission recommends Approval</i>	Scheduled for the January 16, 2018 Board of Supervisors meeting
	Goodwin Island Properties, LLC (Timothy Hyatt)	118 Sandbox Lane	Request for a Special Use Permit to authorize operation of a Bed and Breakfast establishment in the existing 9,000 s.f. single-family residence located at 118 Sandbox Lane off Dandy Loop Road. <i>Planning Commission recommends Approval</i>	Postponed at Applicant's request

Development Activity Report

January 2018

Future Applications	Mid-Atlantic Land Management, LLC	2000 Springfield Road	Request to rezone from EO-Economic Opportunity to PDR-Planned Development Residential, (with proffers) 79 acres of property located at the end of Springfield Road and north of the King's Creek Plantation timeshares development to allow development of 213 age-restricted (senior) dwelling units consisting of single-family detached, townhouse, and 4-plex structures.	Tentatively scheduled for the February 14, 2018 Planning Commission meeting
	Nelson's Grant Development, LLC	Route 17/Fort Eustis Blvd. intersection	Request to rezone from GB-General Business to PDMU-Planned Development-Mixed Use an undeveloped 1-acre portion of the Patriots Square Shopping Center parcel to be incorporated into the existing Nelson's Grant PDMU and developed with 19 townhouse units. The applicant is also requesting modifications to the original Master Plan and development approval that would increase the maximum number of dwelling units from 112 to 137 and eliminate the ground floor commercial space in one of the yet to be constructed buildings.	Tentatively scheduled for the February 14, 2018 Planning Commission meeting
	Pavillion Development Company	2029/2031 GWMH	Request to rezone two parcels from R13 to GB and for a companion Special Use Permit to authorize construction of an Autobell Car Wash establishment involving four (4) parcels located between Oak Street and Pine Street along the Route 17 frontage.	Tentatively scheduled for the February 14, 2018 Planning Commission meeting
	SXCW Properties	305, 311, 311A, and 313 Bypass Road	Request for a Special Use Permit to authorize the establishment of a Sam's Xpress car wash and fueling station on four parcels with a combined area of approximately 3.6 acres located on the north side of Bypass Road	Tentatively scheduled for the March 14, 2018 Planning Commission meeting
	Realmark Associates	6909 GWMH	Request for a Special Use Permit to authorize use of the 5.6-acre property on the southern quadrant of the Faulkner Road/Rt 17 intersection for an RV sales / display / service facility representing an expansion of the Dodd RV establishment on the north side of Faulkner Road.	Tentatively scheduled for the March 14, 2018 Planning Commission meeting
	James Raines	104 Terrebone Road	Request to rezone from GB-General Business to R20-Single-family Residential a 0.67-acre parcel fronting on Terrebone Road to allow construction of a single-family residence	Tentatively scheduled for the March 14, 2018 Planning Commission meeting

Development Activity Report

January 2018

Site Plans Approved	Cable Associates	423 Redoubt Road (Victory Industrial Park)	Proposed 500 s.f. Fiber Optic and Data Storage building addition on the existing Cable Associates office / storage yard site	Final Approval
Site Plans Submitted	Arbordale Apartments	Bulifants Blvd.	Proposed 288-unit apartment complex with units arranged in three 4-story buildings and including a clubhouse / pool complex.	
Subdivision Plans Approved	None			
Subdivision Plans Submitted	Arbordale, Phase I	Ashby Park Drive	Final Plat for the 33-lot single-family detached Phase I section of the Arbordale residential development per the recent PD-Planned Development rezoning approval.	
Land Disturbing Activity Permits	Riverside Health Systems	Theatre Road	Stormwater management improvements to prepare site for development of proposed rehabilitation hospital.	
	Crossroads Community Church	Lakeside Drive	Building and Parking Lot expansion	
	Busch Storage	Busch Industrial Park, 600 Alexander Lee Parkway	Continuation of phased construction of storage warehouses	
HYDC Actions	None			



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Randy Williford, Video Services Manager
757-890-3892

Paula Hersh, Public Affairs Manager
757-890-3324