

AGENDA
YORK COUNTY PLANNING COMMISSION

Regular Meeting
York Hall - 301 Main Street
June 12, 2013
7:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes – April 24, 2013 work session and May 8, 2013 regular meeting
5. Citizen Comments
6. Public Hearings

Application No. PD-35-13, The Reserve at Williamsburg LLC: Request to amend the conditions of approval for The Reserve at Williamsburg Planned Development by eliminating the requirement for front porches as a condition of reducing the minimum front yard setback from thirty feet (30') to twenty feet (20') for townhouses, duplexes, and single-family detached dwelling units. The Reserve at Williamsburg, located at the intersection of Mooretown Road (Route 603) and Reserve Way, is a 63-acre age-restricted senior housing development with a 7.7-acre commercial center approved by the Board of Supervisors September 5, 2006 through the adoption of Ordinance No. 06-18(R). The property, further identified as Assessor's Parcel Nos. 5-18-1, 5-18-2, 5-18-3, 5-18-4, 5-18-5, 5-18-6 and 5-18-7, is zoned PD (Planned Development) and is designated Economic Opportunity in the Comprehensive Plan.

Application No. ZM-141-13, Bieri Family Limited Partnership: Request to amend the York County Zoning Map by reclassifying an approximately 4.1-acre parcel of land located at 3301A Hampton Highway (Route 134), at its intersection with York Downs Drive (Route 1677), from LB (Limited Business) to conditional GB (General Business). The property is further identified as Assessor's Parcel No. 38A2-9-1. There are no density limits associated with either the LB or GB zoning district, and the Comprehensive Plan designates the property for General Business without density limits.

Application No. ZT-142-13, York County Board of Supervisors: Consider amendments to Section 24.1-271 (Residential Accessory Uses) of the York County Zoning Ordinance (Chapter 24.1, York County Code) to incorporate revisions to the temporary family health care structures provisions, as mandated by the General Assembly in House Bill 1419, which will allow occupancy by a married couple and extend from 30 to 60 days the time allowed for removal of the structure from a property.

Application No. ZT-143-13, York County Board of Supervisors: Consider amendments to Section 24.1-409 (Standards for Bed and Breakfast Establishments) of the York County Zoning Ordinance (Chapter 24.1, York County Code) to add provisions allowing the operator of a bed and breakfast establishment to request a Special Use Permit to authorize the hosting of weddings and receptions as a commercial venture, subject to various performance standards including but not limited to frequency of events, maximum number of guests, hours of operation, and off-street parking.

7. Old Business

Consider alternative Comprehensive Plan land use designations and sub-area descriptions for the Whittaker's Mill area.

8. New Business

Consider Proposed Resolution No. PC13-14 to certify and transmit to the York County Board of Supervisors a proposed updated Comprehensive Plan titled *Charting the Course to 2035: The County of York Comprehensive Plan*.

9. Staff Reports/Recent Actions by the Board of Supervisors
10. Committee Reports
11. Commission Reports and Requests
12. Adjourn