

**AGENDA**  
**YORK COUNTY PLANNING COMMISSION**

Regular Meeting  
York Hall - 301 Main Street  
August 14, 2013  
7:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes – July 10, 2013
5. Citizen Comments
6. Public Hearings

**Application No. ZM-144-13, MRP Enterprises, LLC:** Request to amend the York County Zoning Map by reclassifying an approximately 8.6-acre parcel of land located at 131 White's Road (Route 1216) from R20 (Medium-density single-family residential) to conditional IL (Limited Industrial) subject to voluntarily proffered conditions. The IL district is intended to provide opportunities for a wide variety of light manufacturing, fabricating, assembling, processing, wholesale distributing, and warehousing uses. The applicant has indicated that the purpose of the application is to allow for future expansion of an adjacent mini-storage warehouse facility and has proffered to exclude certain other uses that would otherwise be permitted in the IL district. The property, further identified as Assessor's Parcel No. 24-134, is located at the end of White's Road approximately 900 feet west of its intersection with George Washington Memorial Highway (Route 17) and is designated in the Comprehensive Plan for Medium Density Residential development, which allows a maximum of 1.75 single-family detached dwelling units per acre).

**Application No. UP-828-13, The Arc of the Virginia Peninsula, Inc.:** Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 1, No. 7) of the York County Zoning Ordinance, to authorize the establishment of a group home with up to four (4) occupants and staffed by non-resident shift employees in a proposed single-family detached home to be located on two parcels of land at 124 Rich Road (Route 680) and further identified as Assessor's Parcel Nos. 36A-2-28A and 36A-2-29A. The group home would be licensed by the Virginia Department of Behavioral Health and Developmental Services and would provide residential living facilities and various types of assistance, scheduled and unscheduled, in daily living for persons with intellectual disabilities. Special Use Permit approval is necessary due to the proposed staffing by non-resident employees. The property is zoned R20 (Medium-density Single-family Residential) and is designated Medium Density Residential in the Comprehensive Plan.

**Application No. UP-829-13, Colonial Community Services, Inc.:** Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 1, No. 7) of the York County Zoning Ordinance, to authorize the establishment of three group homes, each with up to four (4) occupants and staffed by non-resident shift employees, in three proposed single-family detached homes to be located at 208 and 212 Spring Road (Route 701) and 101 Sycamore Lane (private road) and further identified as Assessor's Parcel Nos. 18B-3-1 (0.97 acre), 18B-3-2 (0.97 acre), and 18B-1-6 (0.37 acre), respectively. The group home would be licensed by the Virginia Department of Behavioral Health and Developmental Services and would provide residential living facilities and various types of assistance, scheduled and unscheduled, in daily living for persons with intellectual disabilities. Special Use Permit approval is necessary due to the proposed staffing by non-resident employees. The properties are zoned R13 (High Density Single-Family Residential) and designated Medium Density Residential in the Comprehensive Plan.

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