

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

Regular Meeting  
York Hall - 301 Main Street  
October 9, 2013  
7:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes – September 11, 2013
5. Citizen Comments
6. Public Hearings

**Application No. UP-832-13, Mark A. and J. Paige Stephens:** Request for a Special Use Permit, pursuant to Section 24.1-409(e) of the York County Zoning Ordinance, to authorize private weddings and receptions for a fee as a business venture to be hosted on the premises of a bed and breakfast operation, previously authorized by Special Use Permit, on property located at 4201 Seaford Road (Route 622). The property is located at the eastern terminus of Seaford Road approximately 330 feet east of its intersection with Bay Tree Beach and York Point Roads (Route 712) and is further identified as Assessor's Parcel No. 26-75. The property is zoned RC (Resource Conservation) and is designated Conservation in the Comprehensive Plan.

**Application No. UP-833-13, Marquis Williamsburg RE Holding LLC:** Request to 1) amend the conditions of approval for a previously approved Special Use Permit, pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, by authorizing major modifications to the design and layout of an existing retail center (The Marquis) located on 127 acres of land at the intersection of Marquis Center Parkway (Route 199) and Marquis Parkway (private) and further identified as Assessor's Parcel Nos. 11-4-3 (300 Whittakers Trace), 11-4-4 (100 Marquis Parkway), 11-4-5 (200 Marquis Parkway), 11-4-6 (210 Whittakers Trace), 11-4-7 (500 Marquis Parkway), 11-4-8 (120 Gristmill Plaza), 11-4-9 (100 Gristmill Plaza), 11-4-10 (100 Terra Cotta Lane), and 11-4-11 (130 Marquis Parkway); and 2) authorize the establishment of an automobile fuel dispensing establishment, pursuant to Section 24.1-306 of the York County Zoning Ordinance (Category 12, No. 2), on the above-referenced 82-acre parcel of land located at 300 Whittakers Trace and further identified as Assessor's Parcel No. 11-4-3. The properties are zoned EO (Economic Opportunity) and are designated Economic Opportunity with a Mixed Use overlay designation in the Comprehensive Plan.

**Application No. UP-834-13, Swing Kingz, LLC:** Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 9, Nos. 9 and 10) of the York County Zoning Ordinance, to authorize miniature golf, batting cages, and a golf driving range on an 11.3-acre portion of an 87.8-acre parcel located at 301 Lightfoot Road (Route 646) approximately 1,000 feet east of Richmond Road (Route 60) on the north side of Lightfoot Road and further identified as Assessor's Parcel No. 2-17. The property is zoned EO (Economic Opportunity), and the Comprehensive Plan designates this area as Economic Opportunity with a Mixed Use overlay designation.

**Application No. ZT-145-13, York County Board of Supervisors:** Consider an amendment to Section 24.1-306 – Category 1, No. 9 (Table of Land Uses) of the York County Zoning Ordinance (Chapter 24.1, York County Code) to add an opportunity for approval by Special Use Permit of Senior Housing – Independent Living Facility – Multi-unit Structures w/ Internal Entrances in the EO-Economic Opportunity District.

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