

AGENDA
YORK COUNTY PLANNING COMMISSION

Regular Meeting
York Hall - 301 Main Street
October 8, 2014
7:00 PM

1. Call to Order
 2. Roll Call
 3. Pledge of Allegiance
 4. Approve Minutes – September 10, 2014
 5. Citizen Comments
 6. Public Hearings
- a. Application No. UP-851-14, W. R. “Pat” Phillips, Jr:** Request for a Special Use Permit, pursuant to Section 24.1-306 (category 12, no. 4) to authorize an auto body repair and painting establishment on approximately 9.3 acres of land consisting of two parcels located at 7700 and 7716 George Washington Memorial Highway (Route 17). The parcels, further identified as Assessor’s Parcel Nos. 24C-1-3 and 24C-1-4, are located on the east side of Route 17 approximately 290 feet north of the CSX railroad crossing and are zoned GB (General Business). The Comprehensive Plan designates the front portions of these properties for General Business and the rear portions for Limited Industrial, with a Mixed Use overlay designation encompassing both parcels.
- b. Application No. ZM-160-14, York County Board of Supervisors:** Proposal to amend the York County Zoning Map by reclassifying from RR-Rural Residential to R33-Low Density Single-family Residential the properties known generally and collectively as the Dandy neighborhood. The area proposed for rezoning consists of 297 parcels within the area described as follows: beginning at the intersection of the northern shoreline of that waterway known as Back Creek and the eastern boundary of that parcel located at 3000 Goodwin Neck Road and comprising Back Creek Park (GPIN T10c-2416-0031); thence in a northerly direction along that eastern property line of Back Creek Park to Goodwin Neck Road (Route 173); thence in an easterly direction with the centerline of Goodwin Neck Road to its intersection with the western right of way line of Dandy Loop Road (State Route 629); thence in a northerly direction along the western right-of-way line of Dandy Loop Road to its intersection with the common property line of 1716 Dandy Loop Road (GPIN U10a-0966-4598) and property owned by Plains Marketing, LP (GPIN U10a-0280-4246); thence in a northerly direction with the eastern boundary line of the Plains Marketing parcel (GPIN U10a-0280-4246) to the shoreline of the York River; thence in an easterly direction along the shoreline of the York River to the western shoreline of the waterway known as the Thorofare; thence in a southerly direction along the shoreline of the Thorofare to the northern shore of Back Creek; thence in a westerly direction along the northerly shoreline of Back Creek to the point of beginning at the eastern boundary of 3000 Goodwin Neck Road (which is Back Creek Park). The property proposed for rezoning does not include the parcels currently classified WCI-Water-Oriented Commercial/Industrial and located at 200, 201, 203, and 209 Belvin Lane. The Comprehensive Plan designates the subject area as Low Density Residential, which calls for a maximum development density of 1 dwelling unit per acre. The R33 District requires a minimum lot size of 33,000 square feet for newly created lots, which equates to a net density of approximately 1 unit per acre.
- c. Application No. ZT-158-14, York County Board of Supervisors:** Proposal to amend Chapter 24.1, Zoning, of the York County Code to revise various portions of Section 24.1-373-Floodplain Management Area Overlay District to ensure consistency with the Federal Emergency Management Agency (FEMA) requirements necessary to maintain the County’s participation in the National Flood Insurance Program and, specifically, to incorporate reference to the Flood Insurance Rate Maps that will become effective January 16, 2015.
- d. Application No. ST-21-14, York County Board of Supervisors:** Proposal to amend Chapter 20.5, Subdivisions, of the York County Code to incorporate changes made necessary by amendments to

the Code of Virginia. The changes, which are proposed in various sections of the Chapter, make the submission of a Preliminary Plan optional for proposed subdivisions involving 50 or few lots.

- e. **Application No. ZT-157-14, York County Board of Supervisors:** Proposal to amend Chapter 24.1, Zoning, of the York County Code to incorporate changes made necessary by amendments to the Code of Virginia. Changes are proposed in: Section 24.1-104, Definitions, for the terms *Family*, *Group Home*, and *Transitional Home* to reflect the requirements of Section 15.2-2291.A. of the Code of Virginia; Section 24.1-408 to differentiate the lot size requirements for Group Homes from those applicable to Transitional Homes; and, Section 24.1-802, Nonconforming Structures, to mirror a change in the State Code wording relative to buildings acquiring nonconforming status.

- 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