

AGENDA
YORK COUNTY PLANNING COMMISSION
Regular Meeting
York Hall - 301 Main Street
November 9, 2016
7:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes – October 12, 2016
5. Citizen Comments
6. Public Hearings

Application No. PD-43-16, Marlyn Development Corporation: Request to amend the York County Zoning Map by reclassifying approximately 6.5 acres of land located approximately 1,100 feet northeast of the intersection of Mooretown Road (Route 603) and Bulifants Boulevard (Route 1442) from Economic Opportunity (EO) to Planned Development Residential (PDR), subject to voluntarily proffered conditions, for the purpose of establishing an independent living senior housing development consisting of a maximum of 145 dwelling units (maximum density of approximately 22.3 dwelling units per acre). The property, located at 300-ZZ and 300-Z1 Bulifants Boulevard and further identified as Assessor's Parcel Nos. 2-19-9 and 2-19-10, is designated Economic Opportunity in the Comprehensive Plan. The Economic Opportunity designation is intended to guide a mix of office, light industrial, commercial, and tourist-related uses to certain portions of the County that have or are planned to have the access and infrastructure necessary to support both capital- and labor-intensive uses.

Application Nos. ZM-172-16 and UP-878-16, Virginia Health Services, Inc.: These applications request the following for an 11.8-acre parcel of land located at 113 Battle Road (Route 718) and further identified as Assessor's Parcel No. 24-81B: 1) amendment of the York County Zoning Map by reclassifying an approximately 6.0-acre portion of the referenced parcel from R20 (Medium Density Single Family Residential) to GB (General Business) subject to proffered conditions; and 2) approval of a Special Use Permit, contingent upon approval of the rezoning request, pursuant to Section 24.1-306 of the York County Zoning Ordinance (category 6, No. 3), to authorize a 40-unit senior housing assisted living addition to the existing nursing home located on the subject property. The parcel is zoned R20 and GB and is designated Medium Density Residential and General Business in the Comprehensive Plan. The Medium Density Residential designation is intended to provide opportunities primarily for single-family detached housing having a maximum density of 1.75 dwelling units per acre. The General Business designation is intended to provide opportunities for retail and other commercial uses oriented primarily toward supplying goods or services for a community or regional market.

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