

AGENDA
YORK COUNTY PLANNING COMMISSION

Regular Meeting
York Hall - 301 Main Street
November 10, 2010
7:00 PM

1. Call to Order
2. Roll Call
3. Approve Minutes – October 13, 2010
4. Citizen Comments
5. Public Hearings

Application No. UP-780-10, Wayne A. Stoutenger, M.D.: Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 3, No. 2) of the York County Zoning Ordinance, to authorize the establishment of a home office with customer contact in a single-family detached home on a 0.42-acre parcel located at 105 Jennie Drive (Route 1175) and further identified as Assessor's Parcel No. 23-1-6. The property is zoned R20 (Medium Density Single-family Residential and is designated Medium Density Residential in the *Comprehensive Plan*.

Application No. UP-785-10, Greg Garrett Oyster and Seafood Company: Request for a Special Use Permit, pursuant to Sections 24.1-283(d) and (e) of the York County Zoning Ordinance, to authorize seafood harvesting as a home occupation with up to four non-resident employees on a 6-acre parcel located at 122 Sandbox Lane and further identified as Assessor's Parcel No. 20-1-2. The applicant proposes to grow, harvest, shuck, package, and ship oysters at his property on the York River. The property is zoned Rural Residential and designated Low Density Residential in the *Comprehensive Plan*.

Application Nos. ST-17-10 and ZT-132-10, York County Board of Supervisors (*Public Hearing continued from the October 13, 2010 meeting*): Consider amendments to the following sections of the York County Subdivision Ordinance (Chapter 20.5, York County Code), and Zoning Ordinance (Chapter 24.1):

Chapter 20.5 – Subdivisions

- **27. Classification of subdivisions** – add language requiring preparation of a plat in order for a parcel bisected by a right-of-way acquisition to be considered to have been lawfully subdivided.

Chapter 24.1 - Zoning

- **104. Definitions**
 - Bed and Breakfast – amend to require the owner to occupy and serve as proprietor;
 - Family – amend to track State Code language references to homes licensed by the Department of Behavioral Health and Development Services;
 - Pool House – add definition;
 - Senior Housing – change qualifying age to 55 years, rather than 62;
 - Temporary Family Health Care Structure – add definition as required by State Code;
 - Tourist Home – revise to emphasize transient occupancy requirement;
 - Transient Occupancy – define as temporary, non-resident occupancy for less than 90 days.
- **110. Interpretations** – add language to the standard appeal notification statement in a notice or order issued under the Zoning Ordinance, as required by 2010 State Code amendments.
- **114. Conditional zoning** – add language concerning the timing of payment for cash proffers to track 2010 State Code amendments.
- **245. Greenbelts** – add a 45-foot Greenbelt requirement along Interstate 64.

- **271. Residential accessory uses** – add listing for pool houses; add listing for temporary family health care structures and the State Code mandated conditions.
- **273. Location, height and size requirements** –setback measurements for piers and boathouses shall be from lot lines as extended to mean low water.
- **306. Table of land uses** – amend Table of Land Uses to allow auto body work/painting establishments as either a Permitted or Special Use Permit use in GB-General Business and EO-Economic Opportunity zoning districts.
- **333 and 340. GB and EO districts** – add a provision allowing administrative approval of containerized cargo unit storage, subject to meeting location and screening standards.
- **373. Floodplain management overlay district** – add provisions to define and address circumstances under which structures will be considered Repetitive Loss Structures and to further define the term Substantial Damage for purposes of building code requirements in floodplains.
- **375. Tourist corridor management overlay** – add I-64 and its Frontage roads and Route 199, both the Lightfoot and Penniman segments, as TCM corridors; amend the color palette standards to provide for Board of Supervisors approval, by resolution, of allowable color charts; delete the 3-color rule for signs; prohibit the use of neon or fluorescent colors on signs.
- **378. Route 17 corridor overlay** - amend the color palette standards to provide for Board of Supervisors approval, by resolution, of color charts; delete the 3-color rule for signs; prohibit the use of neon or fluorescent colors on signs.
- **407. Standards for accessory apartments** – clarify the situations in which accessory apartments of either 600 or 800 square feet in floor area can be permitted.
- **502. Information required on site plans** – revise to provide that the number of copies of site plans and supplementary materials required to be submitted will be set administratively.
- **701. Sign classifications** – revise the list of types of materials that can be used for temporary signs.
- **704. Temporary signs** – revise to increase the allowable area of most temporary signs to 40 square feet; add provisions for temporary signs associated with seasonal commodities sales; increase the allowable time period to 60 days or 120 days, depending on the type and purpose of the sign; expand the purposes for which temporary banners or signs may be erected.
- **705. Special sign regulations applicable to shopping centers** – add provisions to allow freestanding signs of up to 600 square feet in area and 45 feet in height for regional shopping centers in excess of 350,000 square feet and with at least 1500 feet of Interstate frontage.
- **802. Nonconforming structures** – add language per the 2010 State Code changes to define nonconforming rights for activities previously authorized by a County-issued permit other than a building permit.
- **904, Appeals from decisions of board** – add language per the 2010 State Code changes to address how and in what form appeals of Board of Zoning Appeals decisions are to be made.

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