

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

Regular Meeting  
York Hall - 301 Main Street  
January 11, 2012  
7:00 PM

1. Call to Order
2. Roll Call
3. Approve Minutes – December 14, 2011
4. Citizen Comments
5. Public Hearings

**Application No. PD-31-12, Commonwealth Green, LLLP:** Request to amend the York County Zoning Map by reclassifying approximately 45.9 acres of land located at the end of Commonwealth Drive (Route 1839) on the east side of the York County-City of Newport News boundary from Economic Opportunity (EO) to Planned Development Mixed Use (PDMU) for the purpose of establishing a mixed-use development consisting of a maximum of 334 rental apartments, 94 townhouses, 16 “live-above” condominium or rental units, and a minimum of 40,610 square feet of commercial space. The property, located at 501 Commonwealth Drive and further identified as Assessor’s Parcel No. 36-1-A, is designated in the Comprehensive Plan for Economic Opportunity with a Mixed Use overlay. There would be two external points of access to the property, one from Commonwealth Drive and one from George Washington Memorial Highway (Route 17) via a new entrance road to be built across a one-acre parcel located at 1629 George Washington Memorial Highway (Assessor’s Parcel No. 37-11A) and an adjacent parcel located at 223 Apple Lane (Assessor’s Parcel No. 37-27-3). These parcels, which are not proposed for rezoning, are zoned GB (General Business) and EO (Economic Opportunity) respectively and designated General Business and Economic Opportunity in the *Comprehensive Plan*.

**Application No. UP-801-12, J. H. Mitchell III:** Request for a Special Use Permit, pursuant to Section 24.1-407(b) of the York County Zoning Ordinance, to authorize the establishment of an accessory apartment on the second story of an existing detached garage located at 103 Cove Drive (Route 767) at the southeast corner of the intersection of Cove Drive and Seaford Road (Route 622). The 0.51-acre parcel is zoned RR (Rural Residential) and is designated Low Density Residential in the *Comprehensive Plan*.

**Application No. UP-802-12, Nicole C. Stewart:** Request for a Special Use Permit, pursuant to Section 24.1-407(b) of the York County Zoning Ordinance, to authorize the establishment of an accessory apartment in an existing detached garage located at 104 Freemans Trace (Route 1661) approximately 280’ east of its intersection with Woods Edge Lane (Route 1660). The 0.42-acre parcel is zoned R20 (Medium Density Single-family Residential) and is designated Medium Density Residential in the *Comprehensive Plan*.

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