

REVISED AGENDA
YORK COUNTY PLANNING COMMISSION

Regular Meeting
York Hall - 301 Main Street
November 14, 2012
7:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Election of Vice Chair
5. Approve Minutes – October 10, 2012
6. Citizen Comments
7. Public Hearings

Application No. UP-816-12, Old Dominion Associates, LC: Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 14, No. 6a) of the York County Zoning Ordinance, to authorize the establishment of a single-story mini-storage warehouse facility on a 4.22-acre parcel of land located at 7800 George Washington Memorial Highway (Route 17). The property, located approximately 1,300 feet south of the intersection of Route 17 and Fort Eustis Boulevard (Route 105) and further identified as Assessor's Parcel 24-98, is zoned GB (General Business) and designated in the Comprehensive Plan for General Business development along Route 17 and Limited Industrial development to the rear.

Application No. UP-817-12, Merrimac Partners, LLC: Request to convert an existing hotel (George Washington Inn) to a 200-unit senior housing facility containing 70 assisted living units and 130 independent living units with associated common area facilities. The 0.96-acre portion of the site containing the existing detached 5,125 square foot building and associated parking shown on the concept plans in the northwest corner of the property will be subdivided out and is not a part of the application area. The subject site, which totals 5.45 acres in area, is located on the south side of Merrimac Trail (Route 143) approximately 550 feet east of its intersection with Second Street (Route 162) and is identified as 500, 512 (portion), 516 (portion), and 600 Merrimac Trail; Assessor's Parcel Nos. 10-10A, 10-10B (portion), 10-10C (portion), and 10-21. The properties are zoned GB (General Business) and are designated for General Business development in the Comprehensive Plan.

Application No. ZM-135-12, 1776 Hotel, LLC: Request to amend the York County Zoning Map by reclassifying 10.7 acres of a 12.3-acre site containing two parcels of land located at 725 and 725Z Bypass Road (Route 60) from General Business (GB) to Residential Multi-family (RMF). The General Business designation is intended to provide opportunities for retail and other commercial uses oriented toward serving a community or regional market. The Residential Multi-family designation is intended to provide opportunities for higher density living arrangements (maximum density of 10 dwelling units per acre) with an orientation toward the rental market but not to the exclusion of single-family attached, owner-occupied housing types. The property owner has voluntarily proffered that the property will be developed in accordance with a master plan depicting a single-family attached development with a maximum of 102 dwelling units (10 dwelling units per acre). The properties, located on the north side of Bypass Road approximately 0.42 mile west of its intersection with Route 132, are further identified as a 1.1-acre portion of Assessor's Parcel No. 9-2-1 and Assessor's Parcel No. 9-2-2, and are designated General Business in the Comprehensive Plan.

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