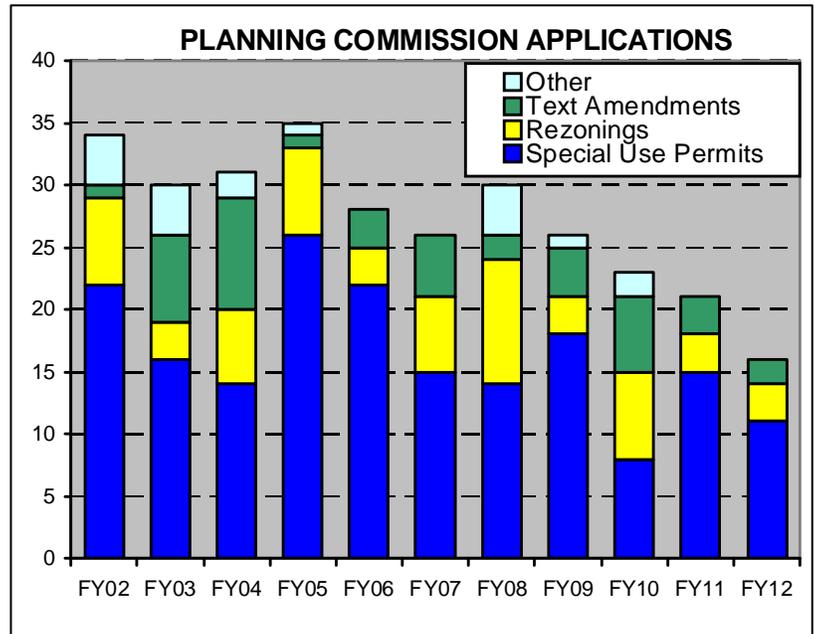


MESSAGE FROM THE CHAIR

As York County's Planning Commission Chair during Fiscal Year 2012, I am pleased to present the Commission's Annual Report. It was a busy year – perhaps even busier than usual, despite the fourth consecutive decline in our application caseload. In October and November of 2011 we considered a series of Zoning Ordinance text amendments that included, among other proposals, various provisions relating to agriculture/aquaculture and accessory backyard chicken-keeping. This led to the formation of two study committees, made up of both Planning Commission members and interested citizens, to review and discuss the proposed amendments and make recommendations, many of which were ultimately adopted by the Board of Supervisors.

In February 2012 we officially kicked off the five-year review and update of the County's Comprehensive Plan with a series of four community forums conducted jointly with James City County and Williamsburg as part of the Historic Triangle Coordinated Comprehensive Plan Review. The three Planning Commissions then held a joint meeting in April to discuss issues of shared interest that came out of the forums. In May and June we conducted two public meetings focused specifically on York County's Comprehensive Plan, giving citizens an opportunity to learn about the current Plan and offer their ideas and suggestions for the update. Lastly, in June the Commission held the first of many work sessions on the various elements of the Plan. Work on the Comprehensive Plan will continue in Fiscal Year 2013, which promises to be equally busy as the Commission completes its work on the Plan and forwards a recommendation to the Board of Supervisors.



M. Sean Fisher, CPC
Chair, 2011-12



Melissa Magowan, A. T. Hamilton, Rich Myer, Chris Abel, Sean Fisher, Mario Buffa, Mark Suiter

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
UP-795-11 8/10/11	Nickerson Landscaping, Inc.	Landscape contractor's business with outdoor storage on a parcel located at 907 Back Creek Road	Approved R11-105(R)
PD-30-11 9/14/11	Sunset Meadows LLC (American Eastern, Inc.)	Amend conditions of approval for the previously approved Sunset Meadows (formerly Cherry Tree Villas) Planned Development to be constructed at the intersection of Duncan Drive and Fillmore Drive. Proposed changes are to increase the maximum house size from 1,450 to 1,800 square feet; reduce minimum side yard setbacks from 10 to 7.5 feet; reduce the minimum common area setback from 30 to 20 feet; increase the maximum ratio of living space floor area to lot area from 0.16 to 0.39; reduce minimum corner lot setbacks from 30 to 20 feet; and reduce minimum setbacks on Lots 1 and 19 from 30 to 20 feet.	Approved Ord. No. 11-11
ST-18-11 10/12/11	York County Board of Supervisors	Amend the York County Subdivision Ordinance to 1) add language pertaining to family subdivision of land held in a trust, 2) add language requiring a restrictive covenant to prohibit voluntary transfer of any family subdivision lot for three years, and 3) to add state-mandated language pertaining to Chesapeake Bay Preservation Area notes on plats	Approved Ord. No. 11-13(R)
ZT-133-11 10/12/11		Amend the York County Zoning Ordinance to adopt miscellaneous provisions pertaining to filing fees, backyard chicken-keeping, hotel/motel conversions for senior housing, agriculture, aquaculture, increases in sign area and height, and miscellaneous provisions	Approved Ord. No. 11-14(R)
UP-797-11 10/12/11	Water Country USA	Amend a previously approved Special Use Permit (UP-506-96), to authorize expansion of the Water Country USA theme park at 176 Water Country Parkway	Approved R11-132
UP-798-11 11/9/11	RIPVA LLC	Miniature golf course at 1799 Richmond Road	Approved R11-135
UP-785-10 12/14/11	Greg Garrett Oyster and Seafood Co.	Seafood harvesting as a home occupation with up to four non-resident employees at 122 Sandbox Lane	Deferred by the applicant
UP-800-11 12/14/11	Anthony Bavuso	Seafood harvesting as a home occupation at 114 Creek Circle	Denied*
PD-31-12 1/11/12	Commonwealth Green, LLLP	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 at 501 Commonwealth Drive	Approved Ord. No. 12-1(R)
UP-801-12 1/11/12	J. H. Mitchell III	Detached accessory apartment in connection with a single-family detached home located at 103 Cove Drive	Approved R12-16
UP-802-12 1/11/12	Nicole C. Stewart	Detached accessory apartment in connection with a single-family detached home located at 104 Freemans Trace	Approved R12-17
UP-804-12 2/8/12	Meridian Assisted Living Home, LLC	Redevelopment of an existing hotel located at 500, 512, 516, and 600 Merrimac Trail (George Washington Inn) for the establishment of an assisted living senior housing facility with up to 150 units	Withdrawn
UP-805-12 2/8/12	Gayle, Jennifer, & Lance Musser	Miniature golf course at 2950 Hampton Highway (Route 134)	Approved R12-28
UP-806-12 3/14/12	Kroger Limited Partnership	Five-pump (10 fueling station) automobile fuel dispensing facility in connection with the existing Kroger grocer store at 101 Village Avenue	Approved R12-41
UP-807-12 4/11/12	York Granite	Contractor's shop with outdoor/exposed storage at 4300 George Washington Memorial Highway (Route 17)	Approved R12-56
PD-32-12 5/9/11	Centrum-Williamsburg Limited Partnership and The Reserve at Williamsburg LLC	Request to amend the conditions of approval for The Reserve at Williamsburg Planned Development, located at the intersection of Mooretown Road and Reserve Way, by adding townhouses and assisted living units to the list of permitted housing types and deleting the sequencing requirements for commercial and residential space	Approved Ord. No. 12-9

*Planning Commission recommended approval

Application Highlights

Third Mixed Use Development Approved

In February 2012 the County approved its third mixed-use development. Commonwealth Green, to be located on a 46-acre site at the end of Commonwealth Drive along the Newport News city line, will have up to 444 rental apartments, townhouses, and “live-above” condominiums, and over 40,000 square feet of commercial and community space. This is the third mixed-use development approved in the County in the last three years. The first, Nelson’s Grant, was approved in April 2010 and is now under construction on a 14-acre site on the east side of Route 17 just north of Fort Eustis Boulevard, while the second, Yorktown Crescent, was approved in June 2011 and is to be located approximately 750 feet to the south. These three developments will add a combined total of up to 766 residential units and over 82,000 square feet of commercial space.



Affordable Housing Incentive Provisions Yield Results



In September 2011 the Planning Commission considered and recommended approval of a series of changes to the Sunset Meadows (formerly Cherry Tree Villas) subdivision on Duncan Drive next to York Terrace. This 22-lot Planned Development was approved in October 2007 under the County’s Affordable Housing Incentive Provisions, which are intended to provide opportunities for more moderately priced housing. Construction began in early 2012 and is nearly complete. With an average home price of \$214,000, this development helps address the County’s housing affordability goals by making single-family detached housing available to those with household incomes at or below 80% of the area median.

Theme Park Expansion

A phased 19-acre expansion plan for the Water Country USA theme park was approved in November 2011. The theme park, which is located along Route 199 next to the Marquis Center in the upper County, has seen its attendance grow over the years, with an average of more than 7,500 visitors per day in 2010. With the 2011 expansion plan and a previous expansion plan approved in 1996, the park is expected to grow from 41 to 84 acres of attractions.



Commission Highlights

- In FY2012 the Commission considered three rezoning applications, two sets of Zoning and Subdivision Ordinance text amendments, and ten Special Use Permit applications; an eleventh use permit application was postponed indefinitely at the applicant's request.
 - Melissa Magowan joined the Commission as an at-large member in July 2011, filling the position vacated by Jack Davis, who served eight years on the Commission.
 - Commissioner Mark Suiter successfully completed the Virginia Certified Planning Commissioners' Program, which is a comprehensive training program designed to provide planning commissioners and decision makers with the legal and technical background needed to make sound, legally defensible planning and zoning decisions.
 - As part of the Comprehensive Plan review, which is being coordinated with Comprehensive Plan reviews being conducted by the City of Williamsburg and James City County, the Planning Commission participated in four community forums that were conducted jointly by the three localities. These forums took place in February and March of 2012 throughout the Historic Triangle (including two in York County), and were followed by a joint Planning Commission work session in April. Two public meetings were held in May and June to discuss York County's Plan, and in June the Planning Commission held the first in a series of work sessions to review and discuss the various Plan elements, starting with Transportation.
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- The Commission formed two ad hoc committees to consider Zoning Ordinance text amendments pertaining to aquaculture, agriculture, and backyard chicken-keeping that were sponsored by the Board of Supervisors in September 2011. Commissioners Abel, Buffa, Fisher, and Suiter served on the Aquaculture/Agriculture Committee, while Commissioners Hamilton, Magowan, and Myer served on the Chicken Ordinance Committee. Citizen volunteers also served on each committee. Both committees met in October-November to formulate recommendations that were ultimately transmitted to the full Commission and the Board of Supervisors.
 - Commissioner Myer served as the Planning Commission's representative on the Regional Issues Committee. This multi-jurisdictional committee, with representatives from Williamsburg, James City County, York County, the College of William and Mary, the Colonial Williamsburg Foundation, the Greater Williamsburg Chamber and Tourism Alliance, the Jamestown-Yorktown Foundation, and the National Park Service, studies issues of concern to the Historic Triangle.

YORK COUNTY PLANNING COMMISSION, FY2012		
Name	Term	District
M. Sean Fisher, CPC (Chair)	July 1, 2008 – June 30, 2012	3
Richard M. Myer, Jr., CPC (Vice Chair)	July 1, 2010 – June 30, 2014	5
Alexander T. Hamilton, CPC	Jan. 21, 2003 – June 30, 2013	2
Christopher Abel, CPC	July 1, 2005 – June 30, 2013	3*
Mario C. Buffa, CPC	July 1, 2010 – June 30, 2014	4
Melissa S. Magowan	July 1, 2011 – June 30, 2015	At Large
Mark B. Suiter, CPC	Oct. 26, 2010 – June 30, 2015	At Large

**Adjusted from District 1 into District 3 as a result of the 2011 Election District changes.*

NOTE: The CPC designation means a commissioner is a Certified Planning Commissioner, having successfully completed the [Certified Planning Commissioners Training Program](#) administered by the [Citizens Planning Education Association of Virginia](#).