

## AGENDA

**YORK COUNTY PLANNING COMMISSION**  
REGULAR MEETING  
YORK HALL - 301 MAIN STREET  
FEBRUARY 10, 2021  
7 p.m.

NOTE: THIS ELECTRONIC REMOTE MEETING IS BEING HELD PURSUANT TO AND IN COMPLIANCE WITH ORDINANCE NO. 20-11(R), ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS JUNE 16, 2020, PERTAINING TO THE CONTINUITY OF COUNTY OPERATIONS ASSOCIATED WITH THE COVID-19 PANDEMIC DISASTER. THIS MEETING WILL BE TELEVISED LIVE ON WYCG-TV COX CABLE CHANNEL 46, VERIZON CHANNEL 38, AND ONLINE AT [WWW.YORKCOUNTY.GOV/TV](http://WWW.YORKCOUNTY.GOV/TV). THIS MEETING WILL BE CLOSED TO IN-PERSON PARTICIPATION BY THE PUBLIC. PUBLIC HEARING COMMENTS CAN BE MADE BY TELEPHONE USING THE LOGIN OR CALL-IN INFORMATION PROVIDED ON THE COUNTY WEBSITE ([WWW.YORKCOUNTY.GOV/PLANNING](http://WWW.YORKCOUNTY.GOV/PLANNING)).

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes - [January 13, 2021](#) (APPROVED)
5. Citizen Comments
6. Public Hearings

**Application No. ZM-190-21, Rhetson Companies, Inc.:** Request to amend the York County Zoning Map by reclassifying four parcels of land totaling approximately 2.6 acres located at 2371 and 2601 Hampton Highway (Route 134) (GPINs U02b-3221-3367, U02b-3414-3198, U02b-3234-3193, and U02b-3359-3494) from R20 (Medium Density Single-family Residential) to GB (General Business) subject to voluntarily proffered conditions. The GB district is intended to provide opportunities for a broad range of commercial activities. Many of these uses are characterized by the need for large amounts of outdoor display and storage of goods or materials, significant parking and loading space requirements, a dependency on truck traffic, and, in general, an activity level and aesthetic character which set them apart from the types of uses permitted in the lower intensity commercial districts. The applicant has indicated “retail business” as the proposed use of the property and has voluntarily proffered to exclude various uses that would otherwise be permitted in the GB district. Proffers also address building materials, hours of operation, and fencing. The property is designated Medium Density

Residential 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. **Staff report and attachments.** For more information contact **Amy M. Parker, Senior Planner.** The Planning Commission recommended denial.

**Application No. UP-962-21, Andrew Piske:** Request for a Special Use Permit, pursuant to Section 24.1-283(b)(1) of the York County Zoning Ordinance, to authorize a firearms sales and gunsmithing business as a home occupation with on-site customer/client contact on a 0.4-acre parcel located at 211 Henry Lee Lane (Route 1570) (GPIN T06a-1372-3760). The property is zoned R20 (Medium density single-family residential) and designated Medium Density Residential in the Comprehensive Plan. **Staff report and attachments.** For more information contact **Earl W. Anderson, AICP, Senior Planner.** The Planning Commission recommended approval.

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