

YORK COUNTY PLANNING COMMISSION
REGULAR MEETING
YORK HALL - 301 MAIN STREET
OCTOBER 14, 2020
7 p.m.

PLEASE NOTE:

SEATING IN THE BOARD ROOM IS LIMITED TO ALLOW FOR SOCIAL DISTANCING AND WILL BE AVAILABLE ON A FIRST COME, FIRST SERVE BASIS.

EVERYONE IN ATTENDANCE IS ASKED TO WEAR A FACE COVERING EXCEPT WHEN ADDRESSING THE PLANNING COMMISSION.

PLEASE USE HAND SANITIZER AND DESIGNATED MARKERS TO ENSURE SOCIAL DISTANCING.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes - [August 12, 2020](#) (APPROVED)
5. Citizen Comments
6. Public Hearings

Application No. UP-957-20, Heritage Humane Society: Request for a Special Use Permit, pursuant to Section 24.1-115(d)(3) of the York County Zoning Ordinance, to authorize a major amendment of a previously approved Special Use to allow an approximately 2,427-square foot addition to an approximately 9,700-square foot animal shelter on approximately 4.2 acres of land located at 430 Waller Mill Road and 618 Waller Mill Road (portion) and further identified as Assessor's Parcel Nos. 6-4C and 6-4 (portion). The property is zoned RR (Rural Residential) and designated Resource Conservation in the Comprehensive Plan. [Staff report and attachments.](#) **For more information contact [Amy M. Parker, Senior Planner.](#) THE PLANNING COMMISSION IS RECOMMENDING APPROVAL.**

Application No. ZM-188-20, BFG Sage Yorktown Propco, LLC: Request to amend proffered conditions of approval applicable to three parcels of land located at 119, 120, and 121 Byrd Lane (Route 734) and further identified as Assessor's Parcel Nos. 37F-3-A1, 36-10, and 37F-3-A. The subject parcels, located on the south side of Victory Boulevard (Route 171) and at the western ends of Byrd Lane and Oak Street (Route 796), have a combined area of approximately 9.2 acres, are zoned conditional GB (General Business) and are designated Medium Density Residential in the Comprehensive Plan. The applicant proposes to amend the previous proffers, accepted by the Board of Supervisors through the adoption of Ordinance No. 17-9, by referencing a new master plan and building elevations for a proposed senior

housing development. [Staff report and attachments.](#) For more information contact [Timothy C. Cross, AICP, Deputy Director of Planning and Development Services.](#) **THE PLANNING COMMISSION IS RECOMMENDING APPROVAL.**

Application No. UP-958-20, BFG Sage Yorktown Propco, LLC: Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 6, No. 4) of the York County Zoning Ordinance, to authorize the establishment of a 157-unit senior housing facility on the above-referenced property located at 119, 120, and 121 Byrd Lane (Route 734) and further identified as Assessor's Parcel Nos. 37F-3-A1, 36-10, and 37F-3-A. The proposed development would consist of a mix of independent living, assisted living, and memory care units. [Staff report and attachments.](#) For more information contact [Timothy C. Cross, AICP, Deputy Director of Planning and Development Services.](#) **THE PLANNING COMMISSION IS RECOMMENDING APPROVAL.**

Application No. UP-959-20, Susan E Ferrandino: Request for a Special Use Permit, pursuant to Section 24.1-306 (category 1, no. 6) of the York County Zoning Ordinance, to authorize the establishment of a tourist home in an existing single-family detached house on a 0.16-acre parcel of land located at 101 Mosel Court (private) and further identified as Assessor's Parcel No. 11A-12. The property is zoned R13 (High Density Single-Family Residential) and designated High Density Residential in the Comprehensive Plan. [Staff report and attachments.](#) For more information contact [Earl W. Anderson, AICP, Senior Planner.](#) **THIS APPLICATION HAS BEEN WITHDRAWN BY THE APPLICANT.**

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