



2003-05 BIENNIAL REPORT

YORK COUNTY PLANNING COMMISSION

MESSAGE FROM THE CHAIR

As York County's Planning Commission Chair for the 2003-04 and 2004-05 Fiscal Years, I am pleased to present this biennial report on the Commission's recent activities to the Board of Supervisors. We have had a heavy workload these past few years, with unusually high numbers of applications ranging from a 63-square foot home beauty shop to a 36-acre shopping center.

As everyone knows, the aging of the population is a major demographic trend that will greatly affect American society in many ways for years to come. For the past two years this trend has been reflected in the Planning Commission's caseload with the approval of three age-restricted residential communities with a combined total of almost 300 units. A related trend that has been observed in recent years is the sharp increase in use permit applications for accessory apartments (including 8 in 2003-05), which are often attractive to elderly parents who wish to live with their families while retaining some degree of independence.

The upper County continues to attract new development along its commercial corridors not just in the Lightfoot/Mooretown Road area but also along Merrimac Trail, where we approved an expanded car dealership, a contractor's shop, and an 824-unit timeshare resort. The continued growth of the timeshare industry in the Williamsburg area was further reflected in the approval of 400 additional units along the Penniman Road/Route 199 corridor.

As my term on the Commission comes to a close, I look back on the past six years with pride in what we have accomplished, fondness for those with whom I have served, and gratitude to the Board for giving me the opportunity to serve. It has been a rewarding experience that I would recommend to any citizen interested in preserving our high quality of life for future generations of York County residents. Looking ahead, I know the Commission is in good hands as it undertakes its review of the updated *Comprehensive Plan*, working with the Board of Supervisors and the citizens of York County to chart the County's course for the next 20 years.

Andrew A. Simasek
Chair, 2003-05



Colonial Harbor above (Application No. UP-622-03) – is the first of three age-restricted housing developments approved in the County since the adoption in 2003 of Zoning Ordinance amendments that provided for the full range of senior housing, ranging from independent living to continuing care retirement communities.



The Lightfoot area continues to attract significant commercial growth with the construction on Mooretown Road of a new 133,000-square foot Home Depot (Application No. UP-624-03) as the first phase of the Williamsburg Marketcenter. The second phase, a shopping center encompassing another 185,000 square feet of retail space (Application No. UP-652-05), was subsequently approved in January 2005.



Apple Door Systems on Merrimac Trail (Application No. UP-654-05), located in a former appliance store building, is an attractive example of adaptive reuse of a developed site along a major commercial corridor.

YORK COUNTY PLANNING COMMISSION, 2003-05

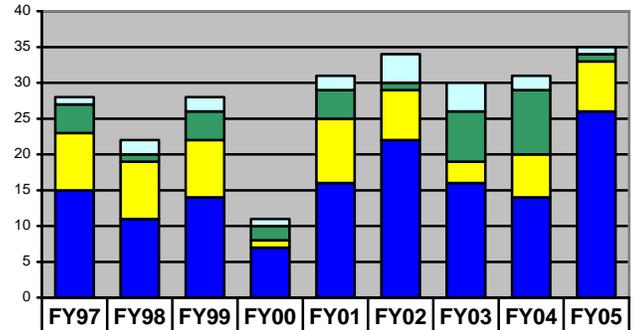
| Name | Term | District |
|--------------------------------------|-----------------------------------|----------|
| Andrew A. Simasek (Chair) | March 3, 1999 – June 30, 2005 | 1 |
| Alfred E. Ptasznik, Jr. (Vice Chair) | December 4, 2001 – June 30, 2008 | 5 |
| Alexander T. Hamilton | January 21, 2003 – June 30, 2009 | 2 |
| Robert D. Heavner | July 1, 2000 – June 30, 2004 | 3 |
| John W. Staton | July 1, 2004 – June 30, 2008 | 3 |
| Nicholas F. Barba | June 4, 2002 – June 30, 2006 | 4 |
| John R. Davis | July 1, 2003 – June 30, 2007 | At Large |
| Fred W. Harvell | July 1, 2003 – January 2005 | At Large |
| Anne C. H. Conner | February 15, 2005 – June 30, 2007 | At large |

| Application No. | Applicant | Description | Board Action | Resolution/ Ordinance |
|-----------------|--|--|--------------|-----------------------|
| ZM-75-03 | City of Williamsburg & Heritage Humane Society | Rezone 4.2 acres on Waller Mill Road from RC to RR | Approved | 03-33 |
| UP-620-03 | | Expansion of an existing animal shelter building at 430 Waller Mill Road | Approved | R03-129 |
| ZM-76-03 | Tidewater Physicians Multi-specialty Group | Rezone 0.56 acre in the northwest quadrant of the intersection of Route 134 and Mill Crossing from R20 to LB subject to proffered conditions | Withdrawn | NA |
| UP-619-03 | Daniel & Lorinda Forrest | Commercial stable at 516 Yorktown Road | Approved | R03-130 |
| PD-15-03 | McCale Development Corporation | Amend conditions of approval for the Colony Pines Planned Development on the north side of Denbigh Boulevard to allow a higher lot coverage ratio on designated lots. | Approved | 04-10 |
| UP-621-03 | Faith for Living Deloris Borum Ministries | Transitional home for homeless women and their children at 124 Goodwin Neck Road | Approved | R03-168 |
| UP-622-03 | Colson & Colson Construction Co. | 118-suite senior housing-congregate care facility on Ft. Eustis Boulevard | Approved | R03-169 |
| UP-624-03 | Home Depot USA, Inc. | Home improvement center at 6700 Mooretown Road | Approved | R03-178 |
| UP-626-03 | Miles Burcher & Gary Brocksmith | Detached 765-square foot accessory apartment at 709 Patricks Creek Road. | Approved | R04-2 |
| UP-627-03 | Kenneth Dale Moore | Expansion of an existing mini-storage warehouse facility at 6000 George Washington Memorial Highway. | Denied | NA |
| UP-628-03 | Mina Bailey | Home beauty shop at 219 Susan Newton Lane | Approved | R04-4 |
| UP-629-03 | Osprey Property Company | Senior housing (independent living) facility at 222 Commons Way. | Approved | R04-28 |
| YVA-19-04 | York County Board of Supervisors and IDA | Yorktown Riverwalk and Riverwalk Landing projects along the Yorktown waterfront. | Approved | R04-11 |
| UP-631-04 | Loretta Quesenberry | Home nail salon at 371 East Rochambeau Drive | Approved | R04-30 |
| ZM-82-04 | Seaford Scallop Co., Inc. | Rezone 1.8 acres at 413 Shirley Road from RR to WCI subject to voluntarily proffered condntions | Approved | 04-5 |
| UP-633-04 | Colson & Colson Construction Co. | Amend a previous Special Use Permit to allow a driveway connection between an approved congregate care facility on Fort Eustis Boulevard and the McDonald's entrance on Route 17 | Approved | R04-83 |
| ZM-84-04 | Kenneth Dale Moore | Rezone 9.0 acres on Route 17 from R20 to IL subject to voluntarily proffered conditions | Approved | 04-9 |
| UP-634-04 | Kenneth Dale Moore | Mini-storage warehouse facility with auto, truck, boat, and recreational vehicle storage | Approved | R04-84 |
| ZM-85-04 | 64 Enterprises, LLP | Rezone 15.0 acres on the north side of Newman Road at its intersection with Fenton Mill Road from GB and RR to GB subject to conditions | Denied | NA |
| ZM-86-04 | Keener's Auto Parts, Inc. | Rezone 2.2 acres on Commonwealth Drive from IL to GB | Approved | 04-20 |
| UP-637-04 | Stephanie S. Froyen | Home beauty shop at 602 Lake Dale Way | Approved | R04-105 |
| UP-638-04 | Mike Pickett | Detached 692-square foot accessory apartment at 209 Jara Lane | Denied | NA |
| UP-639-04 | Connie Bateman | Detached 484-square foot accessory apartment at 109 Paradise Point Road | Approved | R04-122 |
| UP-640-04 | Kenneth Dale Moore | Expansion of an existing mini-storage warehouse facility at 2360 Hampton Highway | Approved | R04-133 |
| UP-641-04 | Daisy Johnson | Detached 576-square foot accessory apartment at 108 Myers Road | Withdrawn | NA |
| UP-642-04 | Carpe P.M., Inc. | Night club in the Festival Marketplace shopping center on McLaws Circle | Approved | R04-134 |
| ZM-89-04 | Williamsburg Furniture | Rezone approximately 0.23 acre off Second Street from R13 to GB | Approved | 04-25 |
| UP-643-04 | Thomas & Rebecca Waters | Detached 648-square foot accessory apartment at 300 Railway Road | Approved | R04-144 |
| UP-644-04 | Kenneth & Linda McIntyre | Contractor's shop with outdoor storage at 7815 George Washington Memorial Highway (Route 17) | Approved | R04-145 |
| UP-645-04 | Rodney & Crystal Boyd | Beauty shop as a home occupation at 406 Grafton District Road | Approved | R04-146 |
| UP-647-04 | Holiday Chevrolet-Cadillac, Inc. | Expansion of an existing automobile dealership on Second Street | Approved | R04-143(R) |
| UP-649-04 | Gary D. Staples | Detached 704-square foot accessory apartment at 109 Link Road | Approved | R04-156 |
| UP-650-04 | William E. Rinehart | Detached 768-square foot accessory apartment at 202 Sonshine Way | Approved | R04-173 |
| UP-651-04 | Holiday Chevrolet-Cadillac, Inc. | Temporary automobile sales display lot at 817 Merrimac Trail | Approved | R04-174 |
| UP-652-05 | Tidewater Development Company, LLC | Retail center of more than 80,000 square feet of gross floor area on Mooretown Road | Approved | 05-8 |
| UP-654-05 | Apple Door Systems | Contractor's shop with outdoor storage at 1625 Merrimac Trail | Approved | R05-20 |
| UP-655-05 | FF Acquisition, LLC | Automobile fuel dispensing facility in the Farm Fresh Shopping Center at 455A Merrimac Trail | Approved | R05-21 |
| ZM-90-05 | Kings Creek Holding Co., LLC | Rezone 0.73 acre at 1637 Penniman Road from RR to EO subject to voluntarily proffered conditions | Approved | 05-5 |
| UP-658-05 | | Minor expansion of an existing timeshare resort on Penniman Road | Approved | R05-34 |
| ZM-88-04 | King's Creek Developers, LLC | Rezone approximately 25.1 acres on Penniman Road and Jones Drive from RR to EO subject to voluntarily proffered conditions | Approved | 05-8 |
| UP-646-04 | | 400-unit expansion of an existing timeshare resort on Penniman Road | Approved | R05-56 |
| ZM-91-05 | Landmark Building & Development of North Carolina, LLC | Rezone 63.5 acres on Merrimac Trail from LB and RC to conditional EO and conditional RC | Approved | 05-9 |
| UP-660-05 | | 824-unit timeshare resort on Merrimac Trail | Approved | R05-57 |
| UP-661-05 | The Hertz Corporation | Automobile rental establishment on Richmond Road | Approved | R05-58 |
| UP-662-05 | James & Mia Cunningham | Detached 515-square foot accessory apartment at 104 North Will Scarlet Lane | Approved | R05-59 |
| UP-663-05 | Stor Moore/ Uppy's Convenience Store | Amend an existing Special Use Permit to authorize vehicle access between an approved mini-storage warehouse facility and contractor's storage yard and an existing convenience store | Denied | NA |
| UP-656-05 | York County Little League | Amend an existing Special Use Permit to authorize stadium-type lighting for existing baseball fields | Approved | R05-82(R) |
| PD-16-05 | Villa Development, LLC | 76-unit age-restricted quadruplex housing development on property bounded by Route 17, Falcon Road, and Cook Road | Approved | 05-11 |
| ZM-93-05 | York County Board of Supervisors | Rezone approximately 3.3 acres at the intersection of Goosley Road and Route 17 from RC to RR and establish GB zoning on portions of various properties formerly located in the City of Williamsburg | Approved | 05-12 |
| YVA-20-05 | The Fifes and Drums of York Town | Office and rehearsal hall for a fife and drums corps at 202 Church Street in Yorktown | Approved | R05-83 |
| UP-666-05 | Paradise Tattoo | Tattoo parlor at 820 Merrimac Trail | Denied | NA |
| UP-667-05 | Providence Classical School | Increase maximum enrollment for an existing private school at 114 Palace Lane | Approved | R05-113 |
| UP-668-05 | Specialty Motorsports & Collectibles | Used car dealership at the intersection of Route 17 and Fort Eustis Boulevard | Denied | NA |
| ZM-5-05 | Marcotte, Inc. | Rezone 1.89 acres at 1939 George Washington Memorial Highway (Route 17) from GB and R13 to conditional GB (subject to voluntarily proffered conditions) | Approved | 05-21 |
| UP-672-05 | | Auto repair garage at 1939 George Washington Memorial Highway (Route 17) | Approved | R05-128 |
| UP-670-05 | Mary Patterson | Massage therapy as a home occupation at 203 Halles Run | Approved | R05-127 |

PLANNING COMMISSION ACTIVITIES AND HIGHLIGHTS, 2003-05

- The Commission handled 31 cases in FY04, including 14 Special Use Permit applications, 6 Zoning Map amendments, 9 Zoning and Subdivision Ordinance text amendments, 1 YVA (Yorktown Village Activity) application, and 1 Planned Development amendment. In FY05 there were a total of 35 cases – 26 use permit applications, 7 Zoning Map amendments, 1 Planned Development, and 1 Zoning Ordinance text amendment.
- Commissioners Barba, Davis, Hamilton, and Ptasznik served on the 12-member Comprehensive Plan Review Steering Committee that was formed by the Commission and the Board of Supervisors to oversee the review of the Comprehensive Plan. This committee, made up entirely of County citizens and chaired by Nick Barba, dedicated a year to this project, holding 24 meetings and 15 Neighborhood Open Houses and dedicating a combined total of over 500 volunteer hours to the betterment of York County.
- With the Commission's assistance, several major changes to the Zoning Ordinance were made during the past two years. In accordance with the ongoing goal of simplifying and clarifying the Zoning Ordinance, the Commission reviewed and recommended approval of a series of amendments to three key sections of the Ordinance – those pertaining to signs, landscaping, and parking – which were adopted in December 2003. Another extensive set of Zoning Ordinance amendments was adopted in March 2004, which established new regulations relative to gas stations and other auto-related uses. Finally, steps were taken in May 2005 to protect the aesthetic character and economic viability of the Route 17 corridor through the adoption of Zoning Ordinance amendments establishing architectural standards for new development along the corridor with special provisions to encourage the redevelopment of physically constrained properties.

Planning Commission Applications



| | FY97 | FY98 | FY99 | FY00 | FY01 | FY02 | FY03 | FY04 | FY05 |
|---------------------|------|------|------|------|------|------|------|------|------|
| Other | 1 | 2 | 2 | 1 | 2 | 4 | 4 | 2 | 1 |
| Text Amendments | 4 | 1 | 4 | 2 | 4 | 1 | 7 | 9 | 1 |
| Rezoning | 8 | 8 | 8 | 1 | 9 | 7 | 3 | 6 | 7 |
| Special Use Permits | 15 | 11 | 14 | 7 | 16 | 22 | 16 | 14 | 26 |



Planning Commissioners, FY03-04

From left: Fred Harvell, A. T. Hamilton, Nick Barba, Al Ptasznik, Andy Simasek, and Rob Heavner
(Not Pictured: Jack Davis)

Planning Commissioners, FY04-05

From left: Jack Staton, Jack Davis, Andy Simasek, Al Ptasznik, Nick Barba, A. T. Hamilton, and Anne Conner

