



FY 2006 ANNUAL REPORT

YORK COUNTY PLANNING COMMISSION

MESSAGE FROM THE CHAIR

Each year the Planning Commission makes a report of its activities to the Board of Supervisors in accordance with Section 15.2-2221 of the *Code of Virginia*. As York County's Planning Commission Chair for Fiscal Year 2006, I have the honor and privilege of presenting this year's annual report to the Board.

This was a very significant year for the Commission with the completion of the five-year update of the Comprehensive Plan. As the long-range plan for the physical development of the County, the Comprehensive Plan provides the policy guidance that forms the basis for everything the Planning Commission does. When evaluating an application for rezoning, Special Use Permit, a Zoning or Subdivision Ordinance text amendment, and so forth, the first thing we always look at is whether or not it is consistent with the goals, objectives, and implementation strategies set forth in the Comprehensive Plan. In addition, the Commission is responsible for reviewing the proposed Capital Improvements Program each year to ensure that it is consistent with the Plan.

In 2005 the Commission reviewed the draft plan – which was prepared by a 12-member citizen Steering Committee on which I had the pleasure of representing the Commission along with fellow Commissioners Jack Davis, A. T. Hamilton, and Nick Barba, who served as Chairman – and forwarded it on to the Board with our recommendation of approval. Titled *Charting the Course to 2025*, the plan was formally adopted on December 6, 2005.

With the Comprehensive Plan review behind us, the Commission will in the year ahead take up another very important project: amending the County's Zoning Map to bring it into conformance with the updated Plan. We look forward to this "comprehensive rezoning" and other challenges that lie ahead as we continue to work with the Board of Supervisors to help the County grow and develop in a manner that preserves the high quality of life enjoyed by its citizens.

Alfred E. Ptasznik, Jr.
Chair, 2005-06



In 1991 York County charted a course for its future with the first true comprehensive plan in the County's history. The updated plan adopted in December 2005, which is the product of more than 40 public meetings and over 500 hours of work on the part of dedicated volunteers who served on the Steering Committee, continues that course while adding new initiatives focused on promoting mixed use development, preserving the County's historic resources, removing blight, and linking land use planning more closely with transportation planning.



In FY2006 a Special Use Permit was approved (Application No. UP-686-05), with a positive recommendation from the Planning Commission, to authorize an approximately 800,000-square foot retail center next to Water Country USA on Route 199. Known as The Marquis, this major retail complex will combine large-scale stores such as Target and JC Penney with a "lifestyle center" offering smaller shops and a "downtown" feel in an attractive pedestrian-oriented environment.

YORK COUNTY PLANNING COMMISSION, 2005-06

Name	Term	District
Alfred E. Ptasznik, Jr. Chair	December 4, 2001 – June 30, 2008	5
Nick Barba (Vice Chair)	June 4, 2002 – June 30, 2010	4
Christopher Abel	July 1, 2005 – June 30, 2009	1
Alexander T. Hamilton	January 21, 2003 – June 30, 2009	2
John W. Staton	July 1, 2004 – June 30, 2008	3
John R. Davis	July 1, 2003 – June 30, 2007	At Large
Anne C. H. Conner	February 15, 2005 – June 30, 2007	At large

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
ZT-96-05 7/13/05	York County Board of Supervisors	Amend the Zoning Ordinance to allow adjustments in the dimension and location of front landscape yards and in the setback of freestanding signs on properties abutting a public right-of-way where the front property line is located 50' or more from the existing edge of pavement and where no roadway widening is planned.	Approved Ord. No. 05-22(R)
UP-671-05 7/13/05	George Nice & Sons, Inc.	Home occupation with up to five (5) non-resident employees at 143 Skimino Road.	Approved R05-134
UP-673-05 7/13/05	Paradise Tattoo	Tattoo parlor within the Palace Plaza Shops at 113 Palace Lane	Denied*
UP-675-05 8/10/05	Robert T. Criner	Detached 400-square foot accessory apartment at 300 Criner Lane.	Approved R05-150
UP-676-05 8/10/05	Mid-Atlantic Tower Development, LLC	198-foot self-supporting communications tower at Seaford Baptist Church, located at 1311 Seaford Road	Approved R05-151
UP-678-05 8/10/05	Robert Brown Associates	Fast food restaurant (Chick-fil-A) at 6720 Mooretown Road	Approved R05-152
UP-680-05 9/14/05	SprintCom, Inc.	160-foot telecommunications tower at 2239 Hampton Highway	Denied*
UP-685-05,10/12/05	Mark & Kathleen Barker	795-square foot detached accessory apartment at 406 Old Lakeside Drive.	Approved R05-185
UP-679-05 10/12/05	Tracey A. Smith	Private kennel and, as a home occupation, a pet grooming salon within a single-family detached home at 106 Rich Road	Approved R05-182(R) & R05-191
ZM-97-05 10/12/05	Charter Hall Builders, LLC	Rezone from GB to R20 approximately 0.18 acre located at the end of the unimproved right-of-way of Mill Lane approximately 175 feet west of the intersection of Mill Lane and Beechwood Drive	Approved Ord. No. 05-29
ZM-98-05 10/12/05	Elawar Properties II, LLC	Rezone 0.95 acre at 1629 George Washington Memorial Highway (Route 17 from EO to IL subject to voluntarily proffered conditions	Postponed
UP-681-05 10/12/05	Coventry Corner, LLC	Multi-story mini-storage warehouse facility with ground-floor retail uses at the intersection of Coventry Boulevard and Route 17	Approved R05-183
UP-684-05 10/12/05	Oceanfront Enterprises, LLC	Mini-storage warehouse facility at 6830 George Washington Memorial Highway (Route 17)	Denied*
UP-686-05 11/9/05	Premier Properties USA, Inc.	800,000-square foot regional retail center (The Marquis) at the southeast quadrant of the southern Route 199/Interstate 64 interchange next to Water Country USA	Approved R05-201(R)
ST-11-05 11/9/05	York County Board of Supervisors	Amend the Subdivision Ordinance to ensure consistency with other sections of the County Code; correct certain references; conform provisions to the Code of Virginia; and clarify and adjust certain procedures	Approved Ord. No. 05-33
ZT-99-05	York County Board of Supervisors	Amend the Zoning Ordinance to ensure consistency with other sections of the York County Code; to correct certain references; to conform provisions to the Code of Virginia; and to revise regulations pertaining to commercial reception halls, signage for medical centers, and administrative modifications of certain zoning standards	Approved Ord. No. 05-34(R)
UP-688-05 12/14/05	SprintCom, Inc.	137-foot self-supporting communications tower at 300 Dare Road (Dare Elementary School)	Approved R06-10
UP-689-05 12/14/05	Wanda W. Walls	Private kennel at 114 Harrod Lane	Approved R06-11
UP-693-06 1/11/06	Dominion Virginia Power	Amend a legally conforming Special Use through the expansion by more than 25% of an existing electric substation at 441 Waller Mill Road	Approved R06-17
UP-696-06 3/8/06	Kahn Properties East, LLC	Fast-food restaurant (Starbucks) with drive-through service at 800 East Rochambeau Drive in the southeast quadrant of the Route 199/Mooretown Road interchange	Approved R06-43

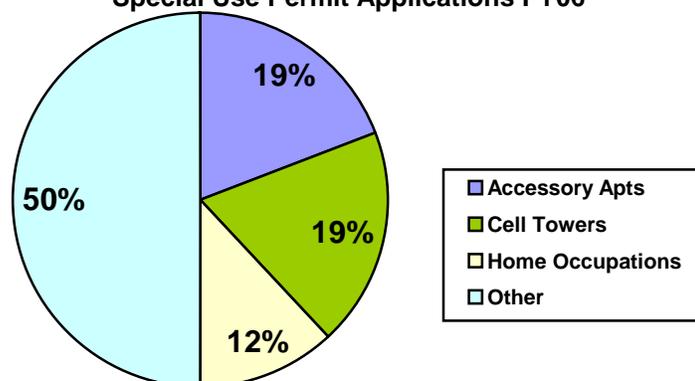
Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
UP-698-06 3/8/06	Charity A. Barrett	Beauty shop as a home occupation at 409 Cheadle Loop Road	Approved R06-30
UP-677-06 4/12/06	7-Eleven, Inc.	Convenience store with accessory gas pumps at the northwest corner of Hampton Highway (Route 134) and Big Bethel Road	Denied
UP-687-05 4/12/06	Ralph L. English, Sr.	Automobile graveyard/junkyard at 2321 Wolf Trap Road	Approved R06-67(R)
UP-699-06 4/12/06	Mark and Beth Saunders	Detached 386-square foot accessory apartment at 114 August Drive	Approved R06-68
UP-700-06 4/12/06	Premier Properties USA, Inc.	Increases in sign area and height for a previously approved retail center (The Marquis) to be located at the southeast quadrant of the southern Route 199/Interstate 64 interchange and south of Water Country Parkway	Withdrawn**
ZM-101-06 5/10/06	Peter V. Henderson	Rezone an approximately 8.28-acre portion of a parcel located at 5800 Mooretown Road from IL to RR	Approved Ord. No. 06-13
PD-17-06 6/14/06	Fourth Centrum of Virginia, Inc	Rezone from EO to PD (Planned Development), subject to voluntarily proffered conditions, approximately 70 acres of land located at 4300 Mooretown Road for a Planned Development consisting of up to 459 age-restricted housing units (rental and condominium apartments, single-family detached homes, and duplexes) and a 7-acre commercial center	Approved Ord. No. 06-18(R)
UP-701-06 6/14/06	Richmond 20MHz, LLC, (NTELOS)	172-foot telecommunications tower at 700 Penniman Road (Magruder Elementary School)	Approved R06-98
UP-702-06 6/14/06	John M. Engbersen	Detached 620-square foot accessory apartment at 213 Parchment Boulevard	Approved R06-99
ZT-102-06 6/14/06	York County Board of Supervisors	Amend the Zoning Ordinance to establish a distinction between single-story and multi-story mini-storage warehouses; to prohibit single-story mini-warehouses in the GB District; to allow multi-story mini-warehouses in the GB district by Special Use Permit; to allow both types as a matter of right in the IL and IG Districts; to establish performance standards for multi-story mini-warehouses in the GB District; to include architectural materials and treatments and to require at least 80% of the ground floor level to be used for office or retail space not related to the mini-warehouse operation; to reduce the off-street parking requirement for mini-storage warehouses; to require that dumpsters be screened on all four sides; to establish provisions prohibiting private vehicles parked on a public right-of-way from being advertised with signage for sale or rent, and to define the conditions under which private vehicles may be parked/displayed on private property and advertised with signage for sale or rent	Approved Ord. No. 06-19(R)

* Planning Commission recommended approval.

** Planning Commission recommended denial.

Accessory apartments, telecommunications towers, and home occupations accounted for half of the Special Use Permit applications reviewed in FY2005-06

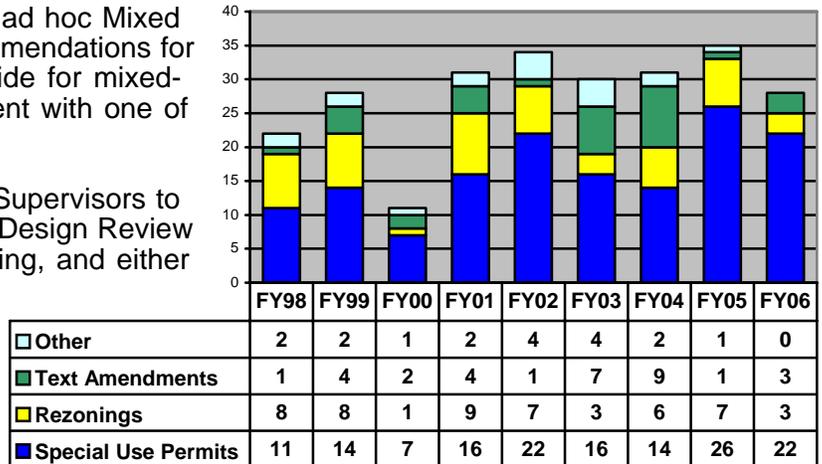
Special Use Permit Applications FY06



PLANNING COMMISSION ACTIVITIES AND HIGHLIGHTS, FY2006

- The Commission handled 29 cases in FY06, including 22 Special Use Permit applications, 3 Zoning Map amendments, and 3 Zoning Ordinance and Subdivision Ordinance text amendments.
- In addition to its normal caseload, the Commission conducted its review of the updated Comprehensive Plan, holding a work session to discuss the draft plan in detail and a special meeting devoted solely to the public hearing.
- Mr. Ptasznik and Mr. Abel served on an ad hoc Mixed Use Committee formed to develop recommendations for amending the Zoning Ordinance to provide for mixed-use development in the County, consistent with one of the Comprehensive Plan objectives.
- Mr. Davis was selected by the Board of Supervisors to represent the Commission on an ad hoc Design Review Committee tasked with reviewing, critiquing, and either approving or rejecting all building and signage plans for The Marquis – an 800,000-square foot major retail center to be developed on Route 199 (Application No. UP-686-05) – to ensure conformance with the architectural design guidelines that were adopted for the project as a condition of use permit approval. The committee chose Mr. Davis to serve as chairman.

Planning Commission Applications



- The Commission conducted a review of its by-laws and adopted amendments on December 14, 2005.



Jack Davis

Nick Barba

Al Ptasznik

Jack Staton

Chris Abel

Anne Conner

A. T. Hamilton