

FY 2007 ANNUAL REPORT

YORK COUNTY PLANNING COMMISSION

MESSAGE FROM THE CHAIR

On behalf of the York County Planning Commission, I am pleased to present the Commission's annual report for fiscal year 2007, as required by Section 15.2-2221 of the *Code of Virginia*.

In a typical year the Planning Commission considers about four rezoning applications, on average. This year we considered over 500 of them! Actually, it was a single application involving over 500 pieces of land, and it was sponsored by the Board of Supervisors to bring the Zoning Map into conformance with the recently updated Comprehensive Plan, *Charting the Course to 2025*, adopted on December 6, 2005. As the long-range plan for the physical development of the County, the Comprehensive Plan establishes the land use designations that set the broad policies on which specific zoning decisions are based. York County's Zoning Map generally matches the Comprehensive Plan land use map, so the Board sponsored a "comprehensive rezoning" application to consider changing the Zoning Map classifications for the properties in areas where the Comprehensive Plan map designations had changed. On February 20, 2007, the Board approved the rezonings with revisions recommended by the Commission to address concerns raised by various property owners.

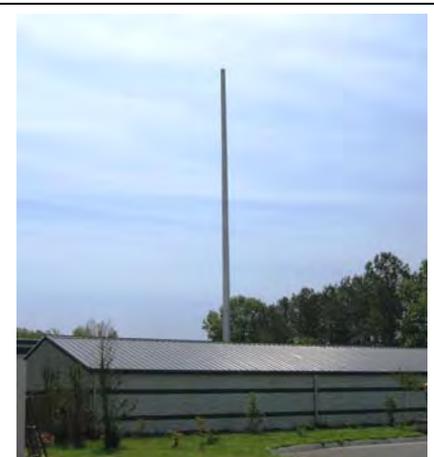
Otherwise, the Commission's caseload during the past year was fairly typical with the usual assortment of accessory apartments, cell towers, and home occupations – not to mention a few night clubs and motor vehicle sales and service establishments.

Now that the comprehensive rezoning is complete, the Commission looks forward to working with the Board in the year ahead on other implementation measures – such as amendments to the Zoning and Subdivision Ordinances, for example – for achieving the goals and objectives of the Comprehensive Plan.

Alfred E. Ptasznik, Jr.
Chair, 2006-07



In FY07, two restaurants in the County were granted use permit approval to operate as night clubs with live music in the evening hours: Bay Haven Grille in The Shoppes at Yorktown shopping center on Route 17 (pictured above) and Pints and Pipes Pub in the Palace Plaza Shops on Palace Lane.



This telecommunications tower on Hampton Highway, which was approved with a Special Use Permit in FY07, shows how the use of internal antenna arrays (i.e., antennas located inside the tower itself) can reduce the visual impact of a tower. There are tradeoffs, however, as such towers are not always feasible and may have less co-location potential.

YORK COUNTY PLANNING COMMISSION, 2006-07

Name	Term	District
Alfred E. Ptasznik, Jr., CPC (Chair)	December 4, 2001 – June 30, 2008	5
Nick Barba, CPC (Vice Chair)	June 4, 2002 – June 30, 2010	4
Christopher Abel, CPC	July 1, 2005 – June 30, 2009	1
Alexander T. Hamilton, CPC	January 21, 2003 – June 30, 2009	2
John W. Staton, CPC	July 1, 2004 – June 30, 2008	3
John R. Davis	July 1, 2003 – June 30, 2011	At Large
Anne C. H. Conner	February 15, 2005 – June 30, 2011	At Large

NOTE: The CPC designation after a commissioner's name means he or she has successfully completed the Certified Planning Commissions Training Program administered by the Citizens Planning Education Association of Virginia and is, therefore, a Certified Planning Commissioner.

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
PD-18-06 7/12/06	Mid-Atlantic Communities, LLC	Rezone 12.5 acres at the southeast quadrant of Route 17 and Battle Road from R20 and GB to PD to establish a mixed-use development of townhouses, condominium apartments, and retail/office space	Withdrawn*
ZT-103-06 7/12/06	York County Planning Commission	Amend the accessory apartment performance standards (Section 24.1-407) of the Zoning Ordinance to expand opportunities for accessory apartments permitted as a matter of right	Approved (as amended) Ord. No. 06-20
ZM-104-06 10/11/06	York County Board of Supervisors	Rezone various parcels throughout the County in accordance with the updated Comprehensive Plan	Approved Ord. No. 06-28(R)
UP-706-06 8/9/06	Michael J. Davenport	714-square foot detached accessory apartment at 103 Todd Court	Withdrawn**
ZT-105-06 8/9/06	York County Board of Supervisors	Amend the Zoning Ordinance to define payday loan establishments and establish Special Use Permit requirements and additional performance standards for tattoo parlors, pawn shops, and payday loan establishments	Approved Ord. No. 06-21
UP-707-06 9/13/06	Premier Properties USA, Inc.	Increase the allowable area for wall signage from 240 to 313 square feet for a future Target store to be located in the previously approved Marquis retail center on Route 199 adjacent to Water Country USA	Denied
UP-708-06 9/13/06	SprintCom, Inc.	170-foot communications tower at 2360 Hampton Highway	Approved R06-125
UP-710-06 10/11/06	Bay Haven Grille	Nightclub to be operated as part of an existing restaurant located in The Shoppes at Yorktown at 6500A George Washington Memorial Highway	Approved R06-140
UP-711-06 10/11/06	Judithanne G. Smith	600-square foot detached accessory apartment at 1507 Lakeside Drive	Approved R06-135
UP-712-06 11/8/06	Exotic Auto Works	Auto/light truck sales and service facility with body work and painting at 6219 George Washington Memorial Highway	Approved** R06-134
PD-19-06 11/8/06	McCale Development Corporation	Amend the proffers and conditions of approval for a previously approved 151-unit Planned Development, to be located on the south side of Denbigh Boulevard, to require that the project be developed as an age-restricted senior housing community	Approved Ord. No. 06-33(R)
UP-713-07 12/13/06	Cingular Wireless	199-foot communications tower at 1201 Airport Road	Approved R07-2
ZM-106-07 3/14/07	Edward E. Hall (Ebby's)	Rezone 1.01 acre of land located on Catesby Lane from R13 to GB	Denied*
UP-715-07 3/14/07	Edward E. Hall (Ebby's)	Auto/light truck sales, rental, and service establishment with body work and painting at 535 Second Street and 464 Catesby Lane	Denied*
UP-716-07 3/14/07	Martha Mitchell	Nightclub to be operated as part of an existing restaurant (Pints and Pipes) located in the Palace Plaza Shops on Palace Lane	Approved** R07-35(R)
UP-717-07 3/14/07	FF Acquisition, LLC	Auto fuel dispensing facility to be located at 6554 George Washington Memorial Highway in conjunction with the existing Farm Fresh store located in The Shoppes at Yorktown directly adjacent	Approved R07-36
ZT-107-06 4/11/07	York County Board of Supervisors	Amend the Zoning Ordinance to modify the PD district regulations by creating two types of PD opportunities: a PDMU (Planned Development Mixed Use) and a PDR (Planned Development Residential) zoning district	Approved Ord. No. 07-7
ZT-108-06 3/14/07	York County Board of Supervisors	Amend the Zoning Ordinance to stipulate that a senior housing development is one in which at least 85% of the units are occupied by at least one person age 62 or older and that no person under the age of 19 may be a resident	Approved Ord. No. 07-3
PD-20-07 4/11/07	KCCC LLC	300-unit residential Planned Development on 79 acres located on the north side of Kiln Creek Parkway	Withdrawn
UP-718-97 4/11/07	Specialty Motorsports & Collectibles/East Coast Painting & Fiberglass. LLC	Automobile sales and service establishment with body work and painting at 1807 George Washington Memorial Highway	Approved R07-62

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
UP-719-07 5/9/07	Rocker Originals	Motorcycle sales and service establishment at 441 Grafton Drive	Approved R07-75
UP-720-07 5/9/07	Jean Yokum	981-square foot detached accessory apartment at 400 Old Wormley Creek Road	Approved R07-76
UP-721-07 5/9/07	Premier Properties USA, Inc.	Increase the allowable area and height of a future freestanding sign for the previously approved Marquis retail center on Route 199 adjacent to Water Country USA	Withdrawn**
UP-724-07 5/9/07	Annette M. Loomis	Beauty salon as a home occupation at 104 North Maragret Court	Approved R07-77
PD-21-07 6/13/07	Cherry Renovation & Development LLC	22-unit residential Planned Development utilizing the Affordable Housing Incentive Provisions on 7.0 acres at the intersection of Duncan Drive and Fillmore Drive	Board Action Pending*
ZT-111-07 6/13/07	York County Board of Supervisors	Amend the Zoning Ordinance to establish more specific and detailed performance standards for newly established automobile graveyards/junkyards and to address screening of junk/inoperable vehicle storage areas, design and materials standards for screens, paving and landscaping standards, and requirements for displayed vehicles	Approved Ord. No. 07-12

* Planning Commission recommended approval.

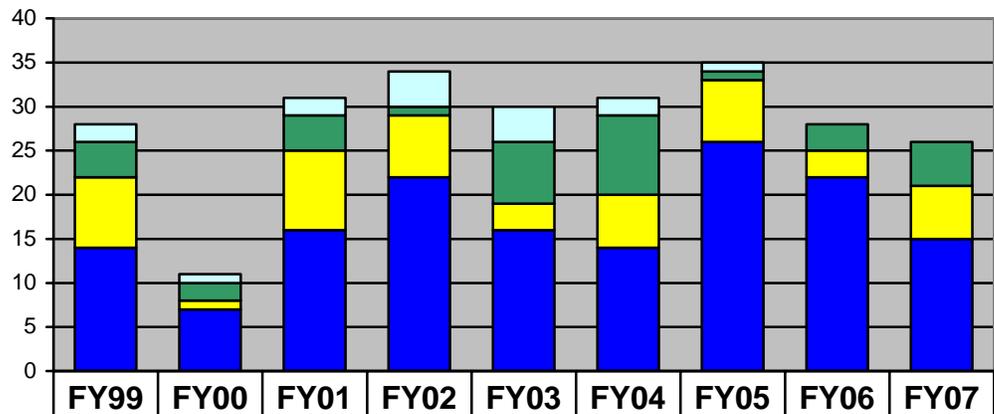
** Planning Commission recommended denial.



PLANNING COMMISSION ACTIVITIES AND HIGHLIGHTS, FY2007

- The Commission handled 26 cases in FY07, including 15 Special Use Permit applications, 6 rezoning applications, and 5 Zoning Ordinance text amendments.
- In addition to its normal caseload, the Commission reviewed a comprehensive package of Zoning Map amendments proposed to implement the updated Comprehensive Plan. The Commission held two work sessions to discuss the proposed rezonings in detail and a special meeting devoted to the public hearing.
- Mr. Davis continued his service as chairman of the Design Review Committee for the Marquis – a major retail center under construction on Route 199 – while Mr. Ptasznik represented the Commission on the Regional Issues Committee for James City County, Williamsburg, and York County.
- Mr. Ptasznik served as Second Vice President of the Citizens Planning Education Association of Virginia – a volunteer, nonprofit 501(c)(3) association of Virginians dedicated to furthering public understanding and awareness of the need for excellent community planning as a means of making our localities better places in which to live, work, and do business.

PLANNING COMMISSION APPLICATIONS



	FY99	FY00	FY01	FY02	FY03	FY04	FY05	FY06	FY07
Other	2	1	2	4	4	2	1	0	0
Text Amendments	4	2	4	1	7	9	1	3	5
Rezoning	8	1	9	7	3	6	7	3	6
Special Use Permits	14	7	16	22	16	14	26	22	15



Chris Abel Anne Conner Jack Davis Al Ptasznik Nick Barba A. T. Hamilton Jack Staton