



1997 ANNUAL REPORT

YORK COUNTY PLANNING COMMISSION

Yorktown, Virginia

MESSAGE FROM THE CHAIR

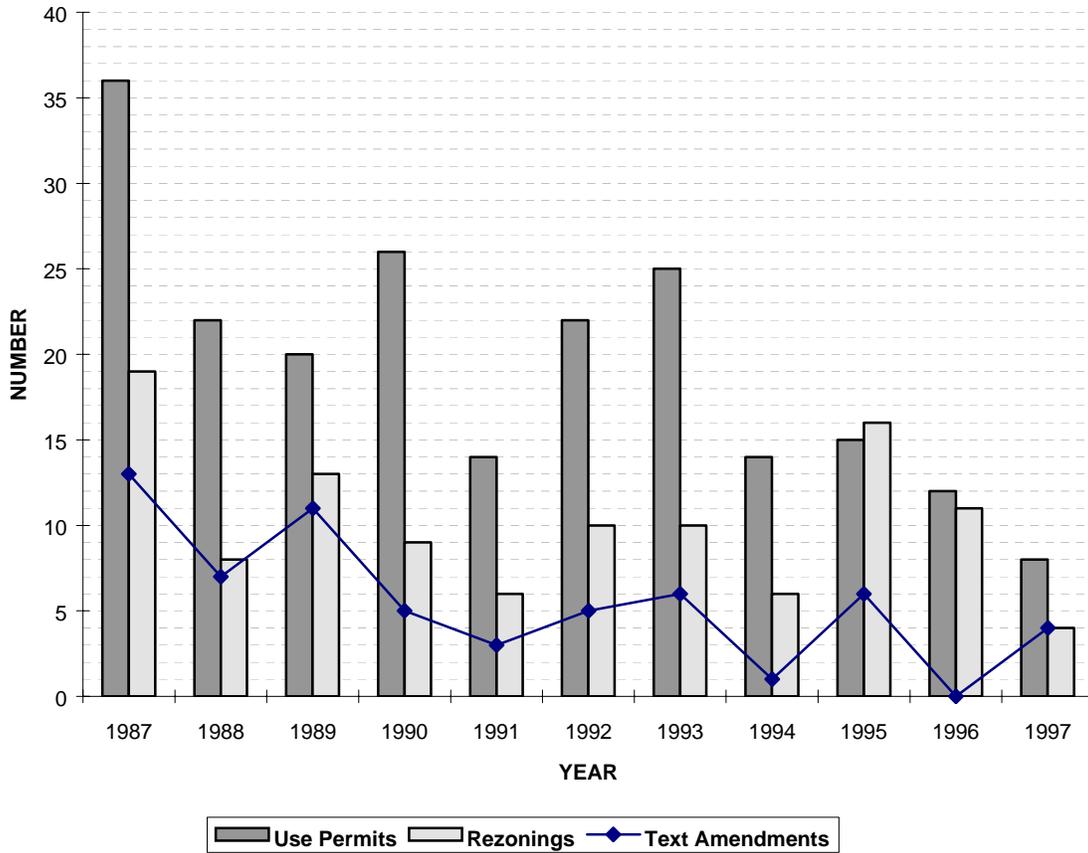
As Chair of the York County Planning Commission, I am pleased to submit to the Board of Supervisors the Commission's Annual Report for 1997. For comparison purposes, this report summarizes Commission activities and data for 1995 and 1996 as well as 1997. Recent years have brought a decline in the number of rezoning and use permit applications and zoning text amendments. The newly adopted Zoning Ordinance has set reasonable and responsible standards for development in the County, reducing the reliance on rezonings and maintaining a proper balance between development and the environment. While the number of applications requiring Commission action has declined, the past few years have been busy and productive. Some of the most notable Commission projects during this time include the update of the Zoning Ordinance and Zoning Map, reviewing and recommending amendments to the County regulations regarding the open burning of leaves and yard debris, participation in the Comprehensive Plan review, and the consideration of an amendment to the Zoning Ordinance regulating wireless communication towers.

As the Commission looks ahead to 1998, we begin the task of reviewing the work of the Comprehensive Plan review committee in updating the Comprehensive Plan. In anticipation of further efforts by wireless communications companies to expand their operations in the County, we will be recommending revisions to the Zoning Ordinance performance standards for communications towers.

As always, the Commission looks forward to the challenges that lie ahead and the opportunity to work closely with the Board of Supervisors. On behalf of the other Commission members, I want to thank the Board for its cooperation and guidance during the past year.

Robert E. Beil, Jr.
Chair

PLANNING COMMISSION ACTIONS



Year	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
Use Permits	36	22	20	26	14	22	25	14	15	12	8
Rezoning	19	8	13	9	6	10	10	6	16	11	4
Text Amendments	13	7	11	5	3	5	6	1	6	0	4

ORDINANCE NUMBER	APPLICATION NUMBER	TEXT AMENDMENT AND PURPOSE
O95-8	ZT-189-95	Increased the opportunity for timbering operations in the County; set additional standards to endure that harvesting plans adhere to Best Management Practices as recommended by the Virginia Department of Forestry.
O95-14	ZT-195-95	Requires use permit authorization for any proposal to establish a driveway access from a non-residential use to certain streets, whether public or private, within residential subdivisions.
O95-36	ZT-199-95	Numerous technical corrections to the revised Zoning Ordinance.
O96-3	ZT-202-95	Deleted fire hydrant spacing and fire flow requirements from the Zoning Ordinance and substituted a reference to the sewer and water standards.
O95-26	ST-5-95	Amendments and technical adjustments to the Subdivisions Ordinance for the purpose of achieving conformity with the revised Zoning Ordinance.
O95-32	ST-6-95	Permitted the waiver of fees when required plat submissions are accompanied by digital files compatible with the County's geographic information system.
O97-5	ZT-15-97	Amended Standards for Open Space Development to establish provisions relating to open space credits for the dedication or sale of land for certain community facilities.
O97-17	ZT-17-97	Increased the maximum building height for single-family detached dwelling units from 35 feet to 40 feet.
O97-18	ZT-18-97	Amended standards for forestry operations to comply with legislation adopted by the Virginia General Assembly.
O97-25	ZT-21-97	Amended approving ordinances for certain planned developments to establish provisions authorizing limited encroachments into the otherwise required yard areas of single-family residential lots within such developments.

PLANNING COMMISSION MEMBERS 1995-1997

ELECTION DISTRICT	COMMISSIONER	APPOINTED	TERM EXPIRED OR RESIGNED	POSITIONS HELD 1995-1997
1	Ronald H. Rosenberg	7/1/97	6/30/01	
1	Charles G. Young	9/2/93	6/30/97	
2	Spencer W. Semmes	7/1/97	6/30/01	
2	Montgoussaint E. Jons	8/1/91	6/30/97	Vice Chair 1995-96; Chair 1996-97
3	George W. Kline	6/5/96	5/1/97	
3	John M. King	11/5/97	6/30/00	
3	Albert R. Meadows	5/5/94	1/10/96	Elected to the Board of Supervisors
4	Robert E. Beil, Jr.	7/21/94	6/30/98	Vice Chair 1996-97; Chair 1997-98
5	Vernard E. Lockwood, II	6/19/96	6/30/00	
5	William C. Monroe	7/1/92	6/30/96	Vice Chair 1994-95
At Large	Michael H. Hendricks	7/17/96	6/30/99	Vice Chair 1997-98
At Large	Robert J. Stack	11/2/89	5/4/96	Chair 1995-96
At Large	Dawn F. Griggs	12/6/90	6/30/99	Chair 1994-95

CURRENT MEMBER

COMMISSION HIGHLIGHTS

1995

- * After holding numerous public hearings, the Planning Commission reviewed and recommended to the Board of Supervisors a comprehensively revised Zoning Ordinance and Zoning Map.

1996 - 1997

- * The Commission conducted an extensive public input process and recommended to the Board of Supervisors amendments to the York County Code regarding open burning of leaves and yard debris.
- * The Commission updated its by-laws.
- * Members of the Commission served on the Comprehensive Plan Review Committee, holding public meetings and conducting a thorough review of the Comprehensive Plan.