



2000 ANNUAL REPORT

YORK COUNTY PLANNING COMMISSION

MESSAGE FROM THE CHAIR

On behalf of the York County Planning Commission, of which I am honored and proud to serve as Chair, I am pleased to report to the Board of Supervisors on the Commission's activities in the year 2000. It was a year of many changes, including some new faces (on both the Commission and the Board of Supervisors), a new meeting room, and even a new meeting day. In March we conducted our first meeting in the newly renovated York Hall, which formerly served as the York County Circuit Courthouse.

The year 2000 was also the year of our ten-year national headcount known as the U.S. Census. In York County a total of 56,297 people were counted, confirming what most residents already suspected, that the 1990s were the biggest growth decade in the County's history, adding almost 14,000 new residents – an increase of almost one-third (33%) in just ten years. Population growth will continue to challenge the Commission and the Board in the years ahead as we strive to balance the County's development goals, quality-of-life concerns, service and infrastructure needs, and environmental protection issues.

The combined number of rezoning and special use permit applications was down in 2000, but the Commission was busy nonetheless, holding twelve regular meetings and two work sessions. In 2000 we began our review of the Zoning Ordinance, following the adoption in October 1999 of an updated Comprehensive Plan. Specific topic areas studied by the Commission include parking, signs, site lighting, landscaping, and forestry.

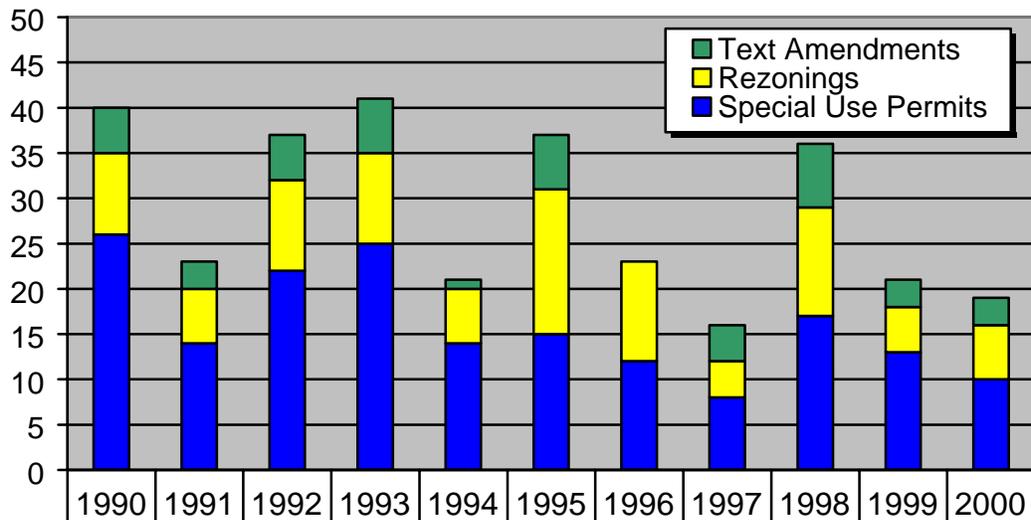
In 2001 we look forward to the challenges of a new century while we continue to face some of the challenges of the past. We appreciate the Board's continued support and the opportunity to serve the citizens of York County.

Spencer W. Semmes
Chair

REZONING AND SPECIAL USE PERMIT APPLICATIONS

Application No.	Applicant	Description	Board Action
UP-555-00	Kenneth Dale Moore	Mini-storage warehouse facility on Hampton Highway	Denied
YVA-5-00	Gary Freeman	Antique store/gift shop at 114 Ballard Street in Yorktown	Approved R00-53
UP-556-00	Peninsula Hardwood Mulch, Inc.	Addition of mulch-processing equipment to existing soil screening activities	Denied
UP-558-00	Everette H. Newman III	Outdoor commercial amusement facility (Presidents Park) on Water Country Parkway	Withdrawn upon a Circuit Court ruling that the proposed use was a museum and therefore permitted as a matter of right.
ZM-46-00	C. W. Optics, Inc.	Rezone 1.3 acres on Seaford Road from RR to IL (conditional) for an office and laboratory facility	Approved Ord. No. 00-16
ZM-47-00	York County Planning Commission	Rezone portions of 14 parcels on Mary Bierbauer Way from GB to R13	Approved Ord. No. 00-14
ZM-50-00	Roland and Betty Rollins & Yorkminster Presbyterian Church	Rezone 0.46 acre from PD to GB and 0.13 acre from GB to PD	Approved Ord. No. 00-17
ZM-51-00	St. Mark Lutheran Church	Rezoned 6 parcels from IL to GB for church expansion	Approved Ord. No. 00-18
UP-559-00	John and Janet Veith	Accessory apartment greater than 450 square feet in Skimino Landing Estates	Approved R00-135
UP-560-00	Ferguson Enterprises, Inc.	Wholesale trade establishment with outdoor storage on Mooretown Road	Approved R00-136
ZM-52-00	Pyong Tuk Ko	Rezone 0.7 acre at the intersection of Routes 134 and 171 from R20 to NB	Approved Ord. No. 00-21
UP-561-00	Pyong Tuk Ko	Tae Kwon Do exercise/fitness center at the intersection of Routes 134 and 171	Approved R00-178(R)
UP-562-00	Tina D. Judson	Beauty salon as a home occupation at 302 Coach Hovis Drive	Approved R00-175
UP-563-00	Seaford Yacht Club	Yacht club expansion	Approved R00-201
UP-564-00	Kenneth Dale Moore	Expansion of Stor-Moore mini-storage warehouse facility on Route 17	Denied
ZM-54-00	John King, Jr. and Dorothy King	Rezone 3.84 acres on Route 17 from GB to RMF	Withdrawn

Planning Commission Applications



Text Amendments	5	3	5	6	1	6	0	4	7	3	3
Rezoning	9	6	10	10	6	16	11	4	12	5	6
Special Use Permits	26	14	22	25	14	15	12	8	17	13	10

The Planning Commission considered a total of 19 applications in 2000, more rezonings than in 1999 but fewer special use permits. There were three Zoning Ordinance text amendments, as in 1999, and these are summarized below:

- Section 24.1-306, Table of Land Uses, was amended to delete places of worship as a permitted use in the IL and WCI districts (*Ordinance No. 00-12, adopted July 18, 2000*).
- Sections 24.1-306, Table of Land Uses, 24.1-466, Standards for all commercial and retail uses, and 24.1-481, Standards for shopping centers, were amended to require a special use permit for “big box” retail uses and shopping centers with 80,000 or more square feet of gross floor area (*Ordinance No. 00-15, adopted August 15, 2000*).
- Section 24.1-306, Table of Land Uses, was amended to prohibit the following uses in the IL district:
 - Meeting halls, recreational, social uses, or private clubs operated by social fraternal civic, public, or similar organizations
 - Pre-school child care, nursery school
 - Convenience store
 - Camera shop
 - Florist
 - Bike store, including rental/repair
 - Optical goods, health aids or appliances
 - Second hand, used merchandise retailers
 - Barber/beauty shop (*Ordinance No. 00-22, adopted December 19, 2000*)



From left to right: Ann F. White, Robert D. Heavner, Robert E. Beil, Jr., Spencer W. Semmes, Michael H. Hendricks, Andrew A. Simasek, Thomas G. Shepperd.

YORK COUNTY PLANNING COMMISSION, 2000

Name	Term	District
Andrew A. Simasek (Vice Chair 7/1/00)	March 3, 1999 – June 30, 2001	1
Spencer W. Semmes (Chair 7/1/00)	July 1, 1997 – June 30, 2001	2
Paul W. Garman	January 1, 2000 to June 30, 2000	3
Robert D. Heavner	July 1, 2000 – June 30, 2004	3
Robert E. Beil, Jr.	July 21, 1994 – June 30, 2002	4
Vernard E. Lockwood II	June 19, 1996 – June 30, 2000	5
Thomas G. Shepperd	July 1, 2000 – June 30, 2004	5
Michael H. Hendricks (Chair until 6/30/00)	July, 17, 1996 – June 30, 2002	At Large
Ann F. White	July 1, 1999 – June 30, 2003	At Large

PLANNING COMMISSION ACTIVITIES AND HIGHLIGHTS, 2000

- First meeting in York Hall, March 22, 2000
- Began comprehensive Zoning Ordinance review
- Served on Regional Issues Committee (Mr. Lockwood and Mr. Simasek)
- Participated in the Regional Planning Commissioners Forum
- Full VAPA certification