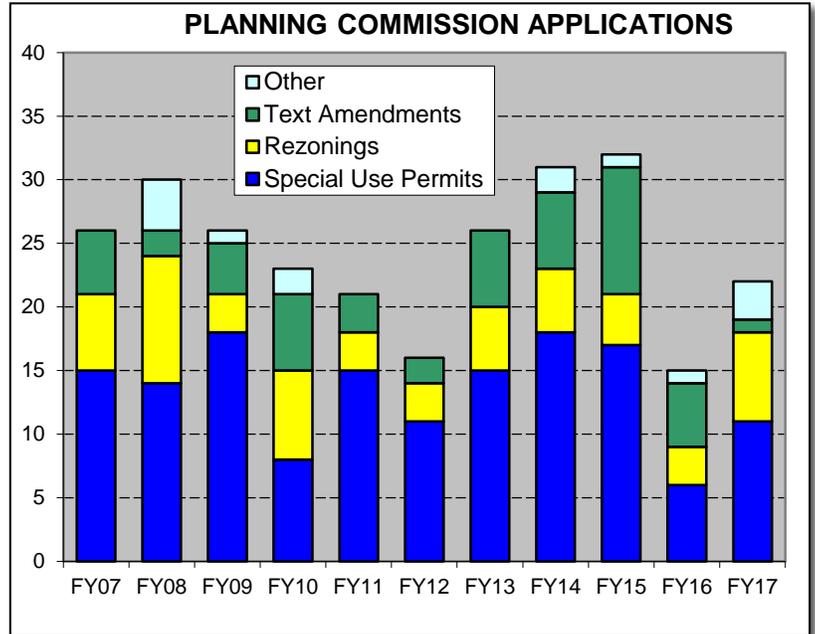


FY 2017 ANNUAL REPORT

YORK COUNTY PLANNING COMMISSION

MESSAGE FROM THE CHAIR

As York County Planning Commission Chair for Fiscal Year 2016-17, I am pleased to provide the Commission's Annual Report. We saw an increase in applications in FY2017, although the total was still relatively low compared to the previous ten years. What the numbers do not show is the high level of complexity in the past year's caseload. We reviewed some fairly major projects, including a 493-unit residential development and a 130-unit senior apartment complex – both on Bulifants Boulevard off of Mooretown Road in the upper County. In addition to these new Planned Developments, the Commission also reviewed and recommended approval of amendments to three previously approved Planned Developments: Commonwealth Green, Yorktown Crescent, and The Marquis South Pod.



In contrast to previous years, which brought a number of changes to the County's Zoning and Subdivision Ordinances, the 2016-17 fiscal year was notable for the relative lack of amendments to the development ordinances. In fact, there was only one relatively inconsequential amendment to the Zoning Ordinance, the purpose of which was to incorporate a fairly minor change to the *Code of Virginia* that was adopted by the General Assembly and signed by the Governor. As the chart above shows, the number of text amendments was higher in each of the previous ten years.



Front Row: Glenn Brazelton, Melissa Magowan, Pete Peterman, Rich Myer
 Back Row: Michael King, Montee Jons, Don Phillips

On a personal note, this is my last year on the Planning Commission. As my time on the Commission comes to a close, I would like to express my gratitude to the Board of Supervisors for giving me this wonderful opportunity to serve the citizens of York County as a member of the Planning Commission. Working with my fellow Commissioners and the Planning Division staff has been an extremely enjoyable and rewarding experience.

Glenn Brazelton
 Chair, 2016-17

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
PD-41-16 7/13/16	Yorktown Crescent LLC	Amend conditions of approval for the Yorktown Crescent mixed-used development by amending the development timing requirements to increase from 27 to 42 the number of residential units that can be built prior to the construction of a community meeting room and other amenities	Approved Ord. No. 16-9
YVA-37-16 7/13/16	Grace Episcopal Church	Request for Yorktown Village Activity approval to authorize a 9-foot front yard setback and a 5-foot side yard setback for an accessory deck on an existing structure rather than the normally required 25-foot front yard and 10-foot side yard setbacks along the northern and eastern property lines of a 0.27-acre parcel located at 109 Church Street	Approved R16-88
UP-876-16 8/10/16	Millwood LLC	Private school in an existing building on a 1.9-acre parcel located at 116 Palace Lane	Approved R16-104
PD-42-16 9/14/16	Marquis Williamsburg RE Holdings LLC	Rezone 11.9 acres along the northern boundary of The Marquis "South Pod" property located at 900 Marquis Parkway from EO (Economic Opportunity) to PDR (Planned Development Residential); and amend the Overall Development Master Plan and proffer statement for The Marquis "South Pod" by 1) relocating and enlarging the proffered elementary school site; 2) removing the 189-unit townhouse component, increasing the permitted number of apartment units from 300 to 418, and increasing the permitted number of single-family detached units from 161 to 182; 3) reconfiguring the layout of the single-family detached section and relocating and reconfiguring the apartment section; and 4) eliminating a proposed hotel site approved by the Board in February 2014	Approved Ord. No. 16-10(R)
ZT-171-16 9/14/16	York County Board of Supervisors	Amend Section 24.1-801 of the Zoning Ordinance to provide that for any nonconforming use for which a business license was issued for such use and the holder of such business license has operated continuously in the same location for at least 15 years and has paid all local taxes related to such use, the holder of such business license can apply for a rezoning or a Special Use Permit without having to pay a filing fee	Approved Ord. No. 16-11
PD-44-16 10/12/16	Commonwealth Green, LLLP	Amend voluntarily proffered conditions of approval for the Commonwealth Green mixed-use development to provide that the proffered road connection between Route 17 and Commonwealth Drive will be built within two years of the issuance of the first townhouse – rather than townhouse <i>or apartment</i> – building permit. The properties are located at 501 and 600 Commonwealth Drive.	Approved Ord. No. 16-13
PD-43-16 11/9/16	Marlyn Development Corporation	Rezone 6.5 acres located at 300-ZZ and 300-Z1 Bulifants Boulevard from Economic Opportunity (EO) to Planned Development Residential (PDR), subject to proffered conditions, for the purpose of establishing an independent living senior housing development with a maximum of 130 dwelling units	Approved Ord. No. 16-14
ZM-172-16 & 11/9/16	Virginia Health Services, Inc.	Rezone 6.0 acres at 113 Battle Road from R20 (Medium Density Single Family Residential) to GB (General Business) subject to proffered conditions	Approved Ord. No. 16-16
UP-878-16		Forty-unit senior housing assisted living addition to an existing nursing home at 113 Battle Road	Approved R16-131
UP-879-17 1/11/17	Kevin D. Earley	Bed-and-breakfast inn at 408 Spivey Lane	Denied*
UP-881-17 2/8/17	William and Mary Real Estate Foundation	Warehouse facility at 200 Lightfoot Road (Route 646)	Approved R17-26

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
ZM-170-16 3/8/17	Harrison and Lear, Inc.	Rezone 113.8 acres located at 517 Yorktown Road from RR (Rural Residential) to R20 (Medium-density single family residential) subject to voluntarily proffered conditions, for the purpose of developing a 113-lot subdivision of single-family detached houses	Approved** Ord. No. 17-15
UP-882-17 3/8/17	Carol Colon	Massage therapy as a home occupation in conjunction with a single-family detached home at 3800 Goodwin Neck Road	Approved R17-46
PD-46-17 4/12/17	Bulifants Residential, LLC	Rezone 83.6 acres at 200, 300, and 401 Ashby Park and 401 and 501 Bulifants Boulevard from Economic Opportunity (EO) to Planned Development Residential (PDR), subject to proffered conditions, for the purpose of establishing a residential development consisting of up to 493 dwelling units	Approved Ord. No. 17-4
SE-24-17 4/12/17	Steven Saunders	Expansion of a nonconforming auto repair garage with body work at 104 Railway Road	Approved R17-57(R)
UP-883-17 4/12/17	7-Eleven, Inc.	Convenience store with gas pumps in the northwest quadrant of the intersection of Route 17 and Oriana Road (Route 620)	Denied*
YVA-39-17 5/10/17	Robert and Theresa Hodson	Detached accessory apartment in conjunction with an existing single-family detached home at 207 Nelson Street (Route 1005)	Approved R17-75
UP-875-16 5/10/17	Old Dominion Associates, LC	Mini-storage warehouse facility at 7800 George Washington Memorial Highway (Route 17)	Denied*
UP-887-17 5/10/17	Daniel Forrest, Areion Equestrian	Major amendment to a previously approved Special Use Permit to authorize an increase in the number of horses permitted for a commercial stable, from seven (7) to fifteen (15) at 506 Yorktown Road (Route 706)	Denied
UP-888-17 6/14/17	T&S Associates, Inc.	Towing service/automobile storage yard at 1570 Penniman Road (Route 641)	Approved R17-101
UP-889-17 6/14/17	Ewell Industrial Park	Towing service/automobile storage yard at 5676 Mooretown Road (Route 603)	Approved R17-100
UP-890-17 6/14/17	Timothy Hyatt	Bed and breakfast inn at 118 Sandbox Lane (private road)	Board consideration postponed at the applicant's request

Except as noted below, the Board of Supervisors' actions were consistent with the Planning Commission's recommendations.

*Planning Commission recommended approval.

**Planning Commission recommended denial. The developer subsequently revised the project to address the Commission's concerns.

[Application Highlights](#)

In April 2017, the Planning Commission considered and recommended approval of one of the largest residential development – in terms of the number of units – approved by the Board of Supervisors since the Villages of Kiln Creek in 1988. This project, named Arbordale, will be located in the upper County at the end of Bulifants Boulevard near Michael Commons and the Williamsburg MarketCenter and across Mooretown Road from the Sentara Williamsburg Regional Medical Center. Approved by the Board in May 2017, Arbordale will consist of up to 493 housing units of various types, including single-family detached homes, townhouses, and apartments.



Application Highlights (continued)



Slightly smaller than Arbordale at 444 units (excluding sixty apartments in Newport News), the Commonwealth Green mixed-use development approved in 2012 was the subject of an application to amend a proffered condition regarding the construction of a road connection to Route 17. Located on Commonwealth Drive along the York County-Newport News border, this project consists of the 324-unit Commonwealth at York Apartments completed in 2016, with duplex condos, commercial space, and live-above units to be built in future phases. The proffer amendment, approved by the Board in November 2016, ensures that the Route 17 connection will be built no more than two years after a building permit is issued for the first condo unit.

The Commission also reviewed and recommended approval of a proffer amendment for another mixed-use development, Yorktown Crescent, which was first approved in 2011. Now under construction on Fort Eustis Boulevard east of Route 17, this 210-unit development will include a mix of townhouses, duplexes, apartments, condos, and live-above units, along with roughly 30,000 square feet of commercial and office space. Under the amended proffer, approved by the Board in August 2016, the developer can build no more than 42 townhouses prior to building the first mixed-use building (i.e., residential units with ground-floor retail uses) and various recreational amenities.



Planning Commission Highlights

- In FY2017 the Planning Commission held eleven regular meetings and considered eleven Special Use Permit applications, five Planned Development applications, two rezoning applications, two YVA (Yorktown Village Activity) applications, one Special Exception, and one Zoning Ordinance text amendment.
- The Commission welcomed new members Don Phillips (District 3) and Michael King (District 4), who replaced Tim McCulloch and Todd Mathes respectively. At-large member Melissa Magowan resigned from the Commission effective May 31, 2017, and Bruce Sturk was appointed to fill the remainder of her unexpired term.

YORK COUNTY PLANNING COMMISSION, FY2017		
Name	Term	District
Glenn A. Brazelton (Chair)	July 1, 2013 – June 30, 2017	2
Montgoussaint E. Jons (Vice Chair)	Feb. 4, 2014 – June 30, 2017	1
Donald H. Phillips	July 1, 2016 – June 30, 2020	3
Michael S. King	June 21, 2016 – June 30, 2018	4
Richard M. Myer, Jr.	July 1, 2010 – June 30, 2018	5
Melissa S. Magowan	July 1, 2011 – May 31, 2017	At Large
Bruce R. Sturk	June 20, 2017 – June 30, 2019	At Large
Robert W. "Pete" Peterman	July 1, 2015 – June 30, 2019	At Large