

**MINUTES
YORK COUNTY PLANNING COMMISSION**

Regular Meeting
York Hall, 301 Main Street
March 13, 2019

MEMBERS

Montgoussaint E. Jons
Glen D. Titus
Donald H. Phillips
Michael S. King
Robert T. Criner
Robert W. Peterman
Bruce R. Sturk

CALL TO ORDER

Chair Peterman called the meeting to order at 7:00 p.m.

ROLL CALL

The roll was called and all members were present with the exception of Mr. Sturk. Staff members present were Timothy C. Cross, Deputy Director of Planning and Development Services; Justin R. Atkins, Assistant County Attorney; Amy Parker, Senior Planner; and Earl W. Anderson, Senior Planner. Also in attendance was Susan D. Kassel, Director of Planning and Development Services.

REMARKS

Chair Peterman stated that the Code of Virginia requires local governments to have a Planning Commission, the purpose of which is to advise the Board of Supervisors on land use and planning issues affecting the County. He explained that this responsibility is exercised through recommendations conveyed by resolutions or other official means, all of which are matters of public record. He stated that the Commission is comprised of seven citizen volunteers appointed by the Board, including one representative from each voting district and two at-large members.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

Chair Peterman led the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Criner moved to adopt the minutes of the regular meeting of February 13, 2019, and the motion was approved (6:0).

CITIZEN COMMENTS

There were no citizen comments.

PUBLIC HEARINGS

Application No. ZM-180-19, Brian M. Floyd: Request to amend the York County Zoning Map by reclassifying a 0.5-acre parcel located at 2427 Pocahontas Trail (Route

60) and further identified as Assessor's Parcel No. 15-22 from RR (Rural Residential) to GB (General Business). The GB district is intended to provide opportunities for a broad range of commercial activities; the applicant has not indicated a specific use for the property. The property is designated General Business in the Comprehensive Plan. The General Business designation is intended to provide opportunities for retail and other commercial uses oriented primarily toward supplying goods or services for a community or regional market.

Earl W. Anderson, Senior Planner, summarized the staff report dated March 5, 2019, stating that staff recommends the Commission forward the application to the Board of Supervisors with a recommendation of approval through the adoption of proposed Resolution No. PC19-5.

Mr. King asked if the County received any comments from James City County.

Mr. Anderson responded that James City County had offered some comments for consideration, including a general concern about the proposed General Business zoning of the property as well as a suggestion to request that the applicant provide additional landscaping and dedicate additional right-of-way along Pocahontas Trail to accommodate a bike path, neither of which staff feels is practical given the shallow depth of the parcel.

Chair Peterman opened the public hearing.

Brian Floyd, 2650 Little Creek Dam Road, Toano, stated that he initially purchased the property with the intent of remodeling the existing house to be used as a residence for one of his employees but that it proved to be cost-prohibitive. He stated that after spending time on the property and observing the heavy traffic volumes, he decided that it is not a good location for a residence and that a business that needed high exposure would be the highest and best use of the property, so he submitted this application to rezone it from Rural Residential to General Business.

Mr. Criner asked Mr. Floyd what his profession is.

Mr. Floyd responded that he is a masonry contractor and does general construction as well. He added that he does not plan to use the property for his masonry business and that he does not yet have a specific use identified for the site.

Mr. Titus asked about the gravel that is stockpiled on the site.

Mr. Floyd responded that he lives in Toano and does a lot of work in Williamsburg and York County, so for convenience, he stores gravel to be used at various job sites in the area.

There being no one else wishing to address the Commission on this application, **Chair Peterman** closed the public hearing.

Mr. Jons stated that the proposed rezoning makes sense and he has no objection to it.

Mr. Titus stated that he has some concern about the aesthetics of the stone stored at the site but that since this would be a temporary situation, he did not object.

Dr. Phillips stated that the application is consistent with the Comprehensive Plan and that the developability of the property is limited. He said he had no objections.

Mr. Criner stated that he felt the rezoning is appropriate.

Dr. Phillips moved the adoption of Resolution No. PC19-5.

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION TO REZONE A 0.5-ACRE PARCEL AT 2427 POCAHONTAS TRAIL (ROUTE 60) FROM RR (RURAL RESIDENTIAL) TO GB (GENERAL BUSINESS)

WHEREAS, Brian M. Floyd has submitted Application No. ZM-180-19 which requests to amend the York County Zoning Map by reclassifying a 0.5-acre parcel located at 2427 Pocahontas Trail (Route 60) and further identified as Assessor's Parcel No. 15-22 (GPIN I11b-2724-4040) from RR (Rural Residential) to GB (General Business); and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 13th day of March, 2019, that Application No. ZM-180-19 be, and it is hereby, forwarded to the York County Board of Supervisors with a recommendation of approval to amend the York County Zoning Map by reclassifying a 0.5-acre parcel located at 2427 Pocahontas Trail (Route 60) and further identified as Assessor's Parcel No. 15-22 (GPIN I11b-2724-4040) from RR (Rural Residential) to GB (General Business).

On roll call the vote was:

Yea: (6) Titus, Phillips, King, Criner, Jons, Peterman
Nay: (0)

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

STAFF REPORTS

Mr. Cross referred to the March Development Activity Report, stating that at its March 19 meeting, the Board of Supervisors will consider a Special Use Permit application to authorize a Wawa convenience store in Lightfoot, two tourist home applications, and the proposed Zoning

Ordinance text amendments related to signs, all of which have been previously reviewed by the Commission. He added that the Board will also consider a minor expansion of the Seaford Yacht Club. He explained that the marina is a legally conforming special use and that since the expansion involves an increase in building area between 5% and 25%, it does not require a public hearing or Planning Commission review. Mr. Cross also reported that there are two applications scheduled for the April 10 Planning Commission meeting, including an application to authorize mini-storage warehouses with a commercial out-parcel on the former Farm Fresh property on Merrimac Trail and an application to allow a home beauty shop on Faulkner Road. He added that the Commission will also be asked to pass a resolution certifying that the proposed Capital Improvements Program (CIP) is consistent with the Comprehensive Plan.

Mr. Titus asked if there have been any changes to the preliminary recommended CIP that was presented to the Commission in April.

Mr. Cross responded that he did not believe so, adding that at the March 19 Board meeting, the County Administrator will make his formal presentation on his proposed budget and CIP. He stated that staff will email the proposed CIP to the Commissioners once is available.

Mr. Jons asked about the Farm Fresh out-parcel.

Mr. Cross responded that no specific use for the out-parcel has been identified.

COMMITTEE REPORTS

Mr. King stated that he was out of town for the March 6 York 2040 Committee and he asked Mr. Jons to report.

Mr. Jons reported that the topic of the meeting was bikeways and walkways. He stated that one interesting fact that came out of the discussion is that bike paths can have a positive economic impact when bicycle enthusiasts come into a community to participate in events and spend money.

Mr. Titus asked if bikeways include rest stops for the cyclists.

Mr. Jons responded that he suspects that most cyclists use their GPS devices to plan their routes to include rest stops.

COMMISSION REPORTS AND REQUESTS

Dr. Phillips stated that he remembered reading that there might be a joint meeting between the Planning Commission and the York 2040 Committee and he asked if any such meeting had been scheduled.

Mr. Cross responded that the Comprehensive Plan work program does mention the possibility of a joint visioning exercise involving the two bodies but that so far nothing has been planned.

Mr. Jons added that he and Mr. King are representing the Commission on the Steering Committee and would be happy to pass along to the Committee any suggestions that any of the Commissioners may have. He added that the Steering Committee will be doing a lot of the groundwork on the Plan before it comes to the Commission to review.

Mr. King echoed Mr. Jons' remarks.

ADJOURN

There being no further business to discuss, the meeting was adjourned at 7:31 PM.

SUBMITTED:

Timothy C. Cross, Deputy Director of
Planning and Development Services

APPROVED:

Robert W. Peterman, Chair

DATE:

DRAFT