

Development Activity Report

February 2021

	Project/Applicant Name	Location	Description	Comments
Recent Board Actions	Application No. UP-960-20, Natasha McMurtrey	608 Clements Mill Trace	Request for a Special Use Permit to authorize the establishment of an esthetician's studio as a home occupation.	APPROVED on January 19, 2021
	Application No. UP-961-20, 455 Merrimac Trail, LLC	451 Merrimac Trail	Request for a Special Use Permit to authorize the establishment of a machine shop in a 1,250 sf bay next to the Shoppes at Merrimac Center.	
Future Applications	Application No. PD-55-21, Schottenstein Realty Company	500, 512, 516, and 600 Merrimac Trail	Request to rezone approximately 6.4 acres of land from General Business (GB) to Planned Development Residential (PDR), for the purpose of redeveloping an existing motel into a 125-unit rental apartment building.	RECOMMENDED FOR APPROVAL by Planning Commission on January 13, 2021. Scheduled for the February 16, 2021, Board of Supervisors meeting
	Application No. ZM-189-21, Parkway Center, LLC	500 Marquis Parkway	Request to rezone an 8.8 acre parcel of land from Economic Opportunity (EO) to General Business (GB), subject to voluntarily proffered conditions, for the purpose of converting an existing department store into a multi-use building anchored by a church and ancillary facilities.	
	Application No. ZT-185-20, York County Planning Commission	N/A	Consider amendments to Sections 24.1-281, 282, 283, and 284 of the York County Zoning Ordinance pertaining to home occupations.	RECOMMENDED FOR APPROVAL by Planning Commission on January 13, 2021, Tentatively scheduled for the April 20, 2021, Board of Supervisors meeting .

Development Activity Report

February 2021

	Project/Applicant Name	Location	Description	Comments
Future Applications	Application No. UP-962-21, Andrew Piske	211 Henry Lee Lane	Request for a Special Use Permit to authorize the establishment a firearms sales and gunsmithing business as a home occupation.	Scheduled for the February 10, 2021, Planning Commission meeting
	Application No. ZM-190-21, Rhetson Companies, Inc.	2371 and 2601 Hampton Hwy.	Request to rezone from R20 (Medium Density Single-Family Residential) to General Business (GB) for the purpose of establishing a retail use. The applicant has indicated that the intended use is a Dollar General store, but no proffers have been submitted regarding the use of the property.	
	Application No. PD-53-20, Fenton Mill Associates, LLC	Fenton Mill Rd., Newman Rd., and Barlow Rd.	Request to rezone 376.8 acres of land from Rural Residential (RR) and Limited Business (LB) to Planned Development Residential (PDR), subject to voluntarily proffered conditions, for the purpose of establishing a residential development consisting of a mix of approximately 495 single-family detached homes and 104 townhouses totaling no more than 599 units.	RECOMMENDED FOR DENIAL by Planning Commission on November 18, 2020; Tentatively scheduled for the March 16, 2021, Board of Supervisors meeting
Site Plans Approved	Oak Grove Baptist Church Cemetery	115 E. Rochambeau Dr.	Improvements (fence, parking area)	Approved on January 26, 2021
Site Plans Submitted	AT&T Generator Addition	100 Tower Ln.	Install a 4x10 or 40 sf concrete pad for a backup generator, and an automatic transfer switch (ATS).	Submitted on January 5, 2021

Development Activity Report

February 2021

	Project/Applicant Name	Location	Description	Comments
Site Plans Submitted	Huntington Pointe Trail & Sediment Control Plan	698 Richneck Rd.	The amendment to the Trail Plan encompasses updates to roughly the eastern half or the trail alignment. There is an updated centerline that deviates from the one shown on the currently approved E&S plan.	Submitted on January 11, 2021
	Oak Grove Baptist Church Cemetery	115 E. Rochambeau Dr.	Improvements (fence, parking area)	Submitted on January 12, 2021
	Harper's Station	120 Byrd Ln.	The project is to construct an assisted living and memory care facility with associated roadway, parking, utilities, and storm system.	Submitted on January 15, 2021
	Chester's Convenience Store Addition	7305 George Washington Memorial Hwy.	Parking lot modification, revised entrance & building addition.	Submitted on January 15, 2021
	York County Elevated Tank	1301 Lightfoot Rd.	The project involves the construction of a 0.5 MG elevated water storage tank at Well Site No. 5 to improve water storage, including fire storage in the Lightfoot Well Water System.	Submitted on January 21, 2021
	Phan's Landscaping Office/Warehouse	409 East Rochambeau Dr.	Construction of a new office/warehouse facility.	Submitted on January 22, 2021
	Harwood's Mill Dam Improvements	3629 George Washington Memorial Hwy.	The primary purpose of the improvements is to bring the dam into compliance with the current Virginia Department of Conservation and Recreation Dam Safety Regulations	Submitted on January 22, 2021
	Seaford ES Renovation & Additions	1105 Seaford Rd.	The project consists of gym and classroom building additions as well as site improvements to the existing Seaford Elementary School.	Submitted on January 22, 2021

Development Activity Report

February 2021

	Project/Applicant Name	Location	Description	Comments
Site Plans Submitted	Harper's Station VDOT Roadway Improvement	120 Byrd Ln.	Road improvements to Victory Boulevard, which include proposed turn lanes at the intersection of Victory Boulevard and Route 17 and turn lanes into the proposed entrance to 120 Byrd Lane.	Submitted on January 25, 2021
Subdivision Plans Approved	Plat of Subdivision, Lots 38 and 39, Being the Property of Williamsburg Senior, LP	1915 Pocahontas Trl.	This site redevelopment proposes two parcels zoned GB and PDR. An independent senior living building with 150 units and associated amenities is proposed for the PDR parcel. The GB parcel is reserved for future commercial development.	Recorded on January 11, 2021
	Boundary Line Adjustment and Property Line Vacation on the Properties of Marquee Homes, Inc.	410A and 410 Cary's Chapel Rd.	2 Lot Boundary Line Adjustment and Property Line Vacation Plat	Recorded on January 13, 2021
Subdivision Plans Submitted	Subdivision Plat of Country Club Acres, Section Five, Phases Two & Three	500 Rolling Hills Dr.	Section 5, Phases 2 & 3, 66 lot residential subdivision	Submitted on January 5, 2021
	Abrams and Wright Boundary Line Adjustment	104 & 107 Cabot Dr.	Boundary line adjustment between the properties of Gussie Abrams, Jr. and Ruby H. Abrams	Submitted on January 11, 2021
	Marquis Hills, Phase 3	302 Normandy Cres.	Marquis Hills Phase 3 (formerly phases 3 & 4) - adding 71 lots completing Auray Drive and adding one new street.	Submitted on January 13, 2021
	Resubdivision and Property Line Vacation Plat of BLV and PLV Between Parcel A-1 and Grafton Shopping Center & New Parcel B	5704 George Washington Memorial Hwy.	Boundary Line Adjustment & Property Line Vacation between Parcel A-1 and New Parcel B	Submitted on January 15, 2021
	Harper's Station Boundary Line Extinguishment Plat	119, 120, and 121 Byrd Ln.	Lot Line Extinguishment, Property of BFG Sage Yorktown Propco, LLC (Harpers Station)	Submitted on January 20, 2021

Development Activity Report

February 2021

	Project/Applicant Name	Location	Description	Comments
Subdivision Plans Submitted	Lanahan Property Development Plan	1103 Hampton Hwy.	This Development Plan proposes 40 cluster lots and required recreation areas. Stormwater for the development will be managed by a proposed wet pond. Additionally, a single by-right lot is also proposed for an existing on-site residence that is to remain post-development.	Submitted on January 22, 2021
	Family Subdivision of the Property of The John D. and Beverlye R. Earley Joint Trust Being Parcel 3 Boundary Line Adjustment Between the Property of Robert W. & Barbara L. Green and Harry K. & Hope L. Carraway and John D. & Beverlye R. Earley, TRS	215 Walters Ln.	2 lot single family residential development (family subdivision).	Submitted on January 22, 2021
	Queens Creek Estates, Section 1, Resubd. of Lot 36, Lot 37 and Vacated Cromwell Lane	108 Wellington Dr.	Vacate R/W Cromwell Lane	Submitted on January 28, 2021
Land Disturbance Permits	Reserve at Wmsbg Parcel 6	120 Reserve Way	Land disturbance of 5.66 acres	Issued on January 4, 2021
	Burgesses Quarters	113 De La Warr Arch Z	Land disturbance of 4.51 acres	Issued on January 27, 2021
HYDC Actions	Application No. HYDC-192-21, Gucanac, Celeste and Josip	600 Main St.	Historical marker honoring Lafayette's return to Yorktown in 1824.	Scheduled for the February 17, 2021, HYDC meeting