

# Development Activity Report

April 2019

	Project / Applicant Name	Location	Description	Comments
<b>Recent Board Actions</b>	Application No. UP-918-18, Doswell Ventures LLC	6446 Richmond Rd.	Request for a Special Use Permit to authorize the establishment of a convenience store with accessory gas pumps on an approximately .98-acre portion of a 1.41-acre parcel located at 6446 Richmond Road (Route 60) and an approximately 1.65-acre portion of a 1.72-acre parcel located at 171 Lightfoot Road (Route 646). The remaining portions of the parcels are located in James City County. The property is zoned GB (General Business) and is designated General Business in the Comprehensive Plan.	APPROVED March 19, 2019
	Application No. UP-921-19, Anthony L. Steele	807 Carters Neck Rd.	Request for a Special Use Permit to authorize the establishment of a tourist home on an approximately 4.9-acre parcel located at 807 Carters Neck Road (Route 744).	DENIED March 19, 2019
	Application No. UP-922-19, David Dafashy and Mariangela Sechi	102 Tom Thomas Rd.	Request for a Special Use Permit to authorize the establishment of a tourist home on an approximately .37 acre parcel located at 102 Tom Thomas Rd.	APPROVED March 19, 2019
	Application No. UP-923-19, Seaford Yacht Club	3108-A Goodwin Neck Rd.	Request for a minor expansion of a legally nonconforming private boat marina on a 5.0 acre parcel of land located at 3108-A Goodwin Neck Rd.	APPROVED March 19, 2019

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<b>Future Applications</b>	Application No. ZM-180-19, Brian M. Floyd	2427 Pocahontas Trail	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. <i>The Planning Commission recommended approval 6:0</i>	Scheduled for April 16 Board of Supervisors meeting
	Application No. UP-903-18, Tara Stevens	404 Faulkner Road	Request for a Special Use Permit to authorize a beauty shop as a home occupation on a 3.1-acre parcel located at 404 Faulkner Road (Route 1231). The property is zoned R20 (Medium Density Single-Family Residential) and designated Medium Density Residential in the Comprehensive Plan.	Scheduled for April 10 Planning Commission meeting
	Application No. UP-924-19, Adams Property Group LLC	455A Merrimac Trail	Request for a Special Use Permit, to authorize the establishment of a mini-storage warehouse facility with 91,650 square feet of floor area in a former grocery store building on a 7.4-acre parcel of land located at 455-A Merrimac Trail (Route 143). The property is zoned GB (General Business) and designated General Business in the Comprehensive Plan.	Tentatively scheduled for May 8 Planning Commission meeting
	Application No. UP-926-19, Starr White Enterprises, LLC (Michelle White)	209 Goosley Road	Request for a Special Use Permit, pursuant to Section 24.1-306 (category 1, no. 6) of the York County Zoning Ordinance, to authorize the establishment of a tourist home in an existing single-family detached house on a 0.57-acre parcel of land	Tentatively scheduled for May 8 Planning Commission meeting

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<b>Future Applications</b>	Application No. UP-925-19, SXCW Properties II, LLC	1920 George Washington Memorial Highway	Request for a Special Use Permit, pursuant to Section 24.1-306 (Category 12, Nos. 1 and 2) of the York County Zoning Ordinance, to authorize the establishment of a car wash facility and automobile fuel dispensing establishment on a 3.3-acre site located at 1920 George Washington Memorial Highway (Route 17) and further identified as Assessor's Parcel No. 37-28. The subject parcel, located on the east side of Route 17 approximately 830 feet north of its intersection with Mid Atlantic Place (Route 1843), is zoned GB (General Business) and designated General Business in the Comprehensive Plan.	Tentatively scheduled for May 8 Planning Commission meeting
	Nelson's Grant Development, LLC	Route 17/Fort Eustis Blvd. intersection	Request to rezone from GB-General Business to PDMU-Planned Development-Mixed Use an undeveloped 1-acre portion of the Patriots Square Shopping Center parcel to be incorporated into the existing Nelson's Grant PDMU and developed with 19 townhouse units. The applicant is also requesting modifications to the original Master Plan and development approval that would increase the maximum number of dwelling units from 112 to 137 and eliminate the ground floor commercial space in one of the yet to be constructed buildings.	On hold per the request of the applicant
<b>Site Plans Approved</b>	Magruder Elementary School, nTelos Telecommunication Tower, T-Mobile Hardening Generator Installation	700 Penniman Rd.	Install new 25kW Diesel Generator w/220 Gallon Belly Tank on Precast Composite Pad within the existing cellular compound area beneath the existing transmission tower.	Approved on March 11, 2019

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	<b>Project / Applicant Name</b>	<b>Location</b>	<b>Description</b>	<b>Comments</b>
<b>Site Plans Approved</b>	Busch Monopole Tower	1685-Z Merrimac Trl.	175' (170' with 5' Lightning Rod) Semi-Flush Monopole Tower with associated 50x50' fenced compound.	Approved on March 18, 2019
	Kelton Station Apartments	206 Lightfoot Rd.	This project consists of 10 apartment buildings, a clubhouse/pool, and pump station site plan.	Approved on March 18, 2019
	Tabb Tower, T-Mobile Hardening Generator Addition	2831-Z GWMH	Install new 15kW Diesel Generator w/160 Gallon Belly Tank on an existing PLINTH to be cut and recapped within the existing cellular compound area beneath the existing transmission tower.	Approved on March 21, 2019
	Seaford Yacht Club Building Addition	3108 Goodwin Neck Rd.	This project involves renovation and expansion of the existing principle structure. The existing building footprint will be expanded by approximately 390 s.f. for a total building footprint of 7,684 s.f. Additionally, a 340 s.f. covered porch will be added to the front of the building. Total disturbed area for this project is 2,270 s.f.	Approved on March 22, 2019
	SnoMania Island-TCM Review	105 Bypass Rd.	Tourist Corridor Management (TCM) Review	Approved on March 22, 2019

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<b>Site Plans Approved</b>	Sentara Williamsburg Regional Medical Center, Parking Lot Expansion	100 Sentara Cir.	This site plan amendment to the Sentara Williamsburg Regional Medical Center site plan adding three parking lots with a total of 288 parking spaces to the existing hospital campus. No new buildings or utilities are being proposed as a part of this project.	Approved on March 26, 2019
	Peninsula Islamic Community Center	325 Village Ave.	Peninsula Islamic Community Center	Approved on March 28, 2019
	Vepco #288-41/Oriana Cell Tower	1127-Z Oriana Rd.	Install new 25kW Diesel Generator w/220 Gallon Belly Tank on a PreCast Composite Pad within existing cellular compound area beneath the existing transmission tower.	Approved on March 29, 2019
<b>Site Plans Submitted</b>	Woods of King's Creek-Phase I (formerly known as Tranquility Senior Housing Development)	2000 Springfield Rd.	This project phase consists of 93 single family lots, 44 duplex units, a clubhouse/pool, and pump station lot.	Submitted on March 4, 2019
	Chick-fil-A, Store 1857	6732 Mooretown Rd.	The proposed scope includes a 330 sq. ft. building addition, a multi-lane drive thru, two (2) drive-thru canopies and associated site improvements.	Submitted on March 5, 2019

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<b>Site Plans Submitted</b>	Powell Plantation Sewage Pump Station and Force Main	409 Waller Mill Rd.	Sewage Pump Station and Force Main to serve Powell Plantation Subdivision.	Submitted on March 5, 2019
	Sam's Xpress Car Wash	305 Bypass Rd.	The proposed development will consist of one building (car wash), a gas canopy and associated impervious for parking and drive ways.	Submitted on March 5, 2019
	Sentara Williamsburg Regional Medical Center, Parking Lot Expansion	100 Sentara Cir.	This site plan amendment to the Sentara Williamsburg Regional Medical Center site plan adding three parking lots with a total of 288 parking spaces to the existing hospital campus. No new buildings or utilities are being proposed as a part of this project.	Submitted on March 5, 2019
	Valvoline Instant Oil Change Facility	2716 George Washington Memorial Hwy	A proposed 3-bay Valvoline Instant Oil Change facility. The proposed Valvoline site is adjacent to a proposed Wawa development which will have cross access between the two. Valvoline is providing and entrance (on their own site) to George Washington Memorial Highway.	Submitted on March 5, 2019
	Affordable Fasteners & Marlowe's We Care Company Inc.	410 Old York Hampton Hwy.	Proposed 7,500 s.f. and 12,500 s.f. warehouse with associated parking and drive aisle.	Submitted on March 6, 2019

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<b>Site Plans Submitted</b>	Peninsula Islamic Community Center, Inc.	325 Village Ave.	Peninsula Islamic Community Center	Submitted on March 8, 2019
	Magruder Elementary School, nTelos Telecommunication Tower, T-Mobile Hardening Generator Installation	700 Penniman Rd.	Install new 25kW Diesel Generator w/220 Gallon Belly Tank on Precast Composite Pad within the existing cellular compound area beneath the existing transmission tower.	Submitted on March 11, 2019
	Busch Monopole Tower	1685-Z Merrimac Trl.	175' (170' with 5' Lightning Rod) Semi-Flush Monopole Tower with associated 50x50' fenced compound.	Submitted on March 13, 2019
	Wawa, Rt. 17 and Theatre Rd.	2610 George Washington Memorial Hwy	The proposed project consists of the construction of a new Wawa to be located along Route 17. Proposed improvements include a new 6049 square foot Wawa building, fuel canopy, drive aisles, parking areas, curbing, water and sewer connections, a storm drainage network and a right turn lane. Site work includes relocation of existing water and sewer mains, demolition of portions of the existing utilities along with other site features, clearing and grading, utility installations, paving, and landscaping.	Submitted on March 13, 2019

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<b>Site Plans Submitted</b>	Kelton Station Apartments	206 Lightfoot Rd.	This project consists of 10 apartment buildings, a clubhouse/pool, and pump station site plan.	Slipsheets Submitted March 13, 2019
	Yorktown Library Addition/Renovation	8500 George Washington Memorial Hwy	Expansion of the existing Library by 10,000 gross square feet. Expansion to encompass the existing parking lot, which is to be replaced on the southern corner of the property. Water service for fire protection is being provided to the expanded building in this project. A dry pond is proposed for stormwater quantity purposes only. Stormwater quality is handled through the purchase of offsite nutrient credits.	Submitted on March 14, 2019
	Tabb Tower, T-Mobile Hardening Generator Addition	2831 George Washington Memorial Hwy	Install new 15kW Diesel Generator w/160 Gallon Belly Tank on an existing PLINTH to be cut and recapped within the existing cellular compound area beneath the existing transmission tower.	Submitted on March 15, 2019
	American Tower, Generator Addition	122-Z Production Dr.	Installation of a self-contained, diesel generator within the preexisting compound of the cell tower site. The proposed 50kW generator's proposed usage is as a backup generator in the case of a power outage to the site.	Submitted on March 15, 2019
	Tractor Supply	7437 George Washington Memorial Hwy	The proposed Tractor Supply retail development will consist of one building, a fenced in outdoor sales area and associated impervious area. The development will result in a net increase in impervious area of 1.64 ac (2.06 proposed area total).	Submitted on March 19, 2019



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<b>Site Plans Submitted</b>	Iverson Enterprises, Site Renovations	6912 George Washington Memorial Hwy	Site renovations	Submitted on March 21, 2019
	Stafford Court Office Complex	144 Stafford Court	Office Complex	Submitted on March 26, 2019
	Scruggs Ventures Timber Harvest	200 Fenton Mill	Timber will be harvested on the property.	Submitted on March 28, 2019
	William and Mary Storage Warehouses	200 Lightfoot Rd.	Storage warehouses	Submitted on March 28, 2019
<b>Subdivision Plans Approved</b>	PLV, Lot 2 and ½ Vacated 50' R/W (Subdivision of Land Belonging to E.V. Acree)	144 Goodwin Neck Rd.	Property Line Vacation Plat	Recorded on March 7, 2019
<b>Subdivision Plans Submitted</b>	Kelton Station, Subdivision Plat	206 Lightfoot Rd.	Final Plat	Submitted on March 6, 2019

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<b>Subdivision Plans Submitted</b>	Whittaker's Mill Single Family Townhomes, Section 1, Phase 4	310-Z Clements Mill Trace	Final Plat subdivision of 30 townhouse lots.	Submitted on March 6, 2019
	Michael D. Barber & Susan L. Barber, Subdivision	1704 Calthrop Neck Rd.	Subdivision of property into two lots.	Submitted on March 7, 2019
	Whittaker's Mill Single Family Detached Homes, Section 2, Phase 2B, Plat of Subdivision	600 Clements Mill Trace	Phase 2B Plat of subdivision for 17 single family home lots.	Submitted on March 8, 2019
	Economic Development Authority of York County, VA County of York, VA, Resubd. of Parcel B, Parcel B1 and B2	410 Old York-Hampton Hwy.	Subdivision of parcel (instrument # 100011924) resulting in 3 individual properties.	Submitted on March 11, 2019

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<b>Subdivision Plans Submitted</b>	The Spring Road Land Trust and Julia W. Kellum, BLA and PLV on the Properties of	107 & 111 Spring Rd.	Final Plat to adjust property boundary line between two lots.	Submitted on March 12, 2019
	Busch Industrial Park, Phase II, Resub. of Lot 3A-1	130 Stafford Ct	Resubdivision of Lot 3A-1, Busch Industrial Park, Phase II	Submitted on March 13, 2019
	Mainstay at Commonwealth Green, PLV	200 & 400 Keener Way	Property Line Vacation Plat	Submitted on March 15, 2019
	Powell Plantation, Phase I	409 Waller Mill Rd.	This development plan is related to the preliminary plan (201700207) approved on July 6, 2018. This project will be phase 1 of a three (3) phase development. This phase will consist of 129 single family detached units, associated public water and sewer, public roads, storm drainage system and stormwater management facilities and LID features. This project will also include walking trails and recreation areas.	Submitted on March 20, 2019

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<b>Subdivision Plans Submitted</b>	PLV, Part of Lots 32, 33, & 34, Block E Map of Surrender Field	103 Cornwallis Rd.	Property Line Vacation Plat	Submitted on March 21, 2019
	MCR Properties, LLC subdivision	614 Cook Rd.	Three lot subdivision	Submitted on March 25, 2019
	Tranquility of Kings Creek, LLC, Resubd. of Parcel 1	2000 Springfield Rd.	Subdivision of Parcel 1-A into two parcels	Submitted on March 25, 2019
	Condominium Plat of Phase Three- Mainstay at Commonwealth Green, Section One (Revised)		Condominium Plat	Submitted on March 25, 2019
	Condominium Plat of Phase Four- Mainstay at Commonwealth Green, Section One (Revised)		Condominium Plat	Submitted on March 25, 2019

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<b>Subdivision Plans Submitted</b>	Condominium Plat of Phase Five-Mainstay at Commonwealth Green, Section One (Revised)		Condominium Plat	Submitted on March 25, 2019
	York Point, Section 1, Lot 1, Parcel 2 & Parcel 3	101 York Point Dr.	Property Line Vacation Plat	Submitted on March 28, 2019
<b>Land Disturbance Permits</b>	Victory Ind Park, Lot 16	225 Sentry Circle	Land disturbance of 0.6 acre for construction of 3,000 sq.ft. warehouse	Issued March 7, 2019
<b>HYDC Actions</b>	Gary and Gail King	115 Chischiak Watch	Redesign of first and second story decks, a new railing, and new gutters and downspouts	Continued at the request of the applicant