

**MINUTES**  
**YORK COUNTY PLANNING COMMISSION**

Regular Meeting  
York Hall, 301 Main Street  
August 14, 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 King** called the meeting to order at 7:00 p.m.

**ROLL CALL**

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

**REMARKS**

**Chair King** 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 King** led the Pledge of Allegiance.

**APPROVAL OF MINUTES**

**Mr. Criner** moved to adopt the minutes of the regular meeting of July 10, 2019. The motion was approved (6:0), with Chairman King abstaining.

**CITIZEN COMMENTS**

There were no citizen comments.

**PUBLIC HEARINGS**

**Application No. UP-935-19, Tidal Wave Auto Spa:** Request for a Special Use Permit, pursuant to Section 24.1-306 (category 12, no. 1) of the York County Zoning Ordinance, to authorize the establishment of a car wash facility on a 1.3-acre portion of a 2.4-acre parcel of land located at 6640 Mooretown Road (Route 603) and further identified as Assessor's Parcel No. 2-19-B3C. The property is zoned EO (Economic Opportunity) and designated Economic Opportunity in the Comprehensive Plan.

**Timothy C. Cross, Deputy Director of Planning and Development Services,** summarized the staff report dated August 7, 2019, stating that staff recommends the Commission forward the application to the Board of Supervisors with a recommendation of approval subject to the conditions set forth in proposed Resolution No. PC19-15.

**Chair King** opened the public hearing.

**Martie Murphy,** 124 E. Thompson Street, Thomaston, Georgia, spoke as the applicant's representative. He introduced the company's business model and described the differences between Tidal Wave Auto Spa and other types of car washes. The applicant gave a brief overview of the company's history, stating that the owner places a premium on site aesthetics. He described the new technology utilized in their facilities, adding that there are cameras that are monitored in a central location 24 hours a day for the benefit of both customers and employees.

**Mr. Peterman** asked how pollutants are removed from the water.

**Mr. Murphy** responded that about 80% of the water used is recycled. He explained that the car wash will have four tanks that hold fifteen hundred gallons of water each, adding that the products used are all biodegradable and environmentally friendly. He stated that the water released into the public sewer system is similar to dishwater and that some water is also recycled to wash the undercarriages of the vehicles. In addition, Mr. Murphy stated that the car wash has an oil-grit separator which further cleans the water before release into the sewer and that detailed maintenance logs are kept.

**Mr. Jons** noted that the application materials suggest that the company might want to extend its hours in the summertime. He asked what they had in mind.

**Mr. Murphy** responded that the hours of operation are typically from 8:00 a.m. to 8:00 p.m. but that during the summer they might want to open at 7:30 a.m. and close at 9:00 p.m. He added that the car washes are not open at night.

**Mr. Jons** asked about the plans for the remaining acreage.

**Mr. Murphy** responded that the balance of the remaining property, after the subdivision, may be used by the seller in the future but he was not aware of what those plans may be.

**Chair King** inquired about the market for car washes and why there is so much interest now.

**Mr. Murphy** responded that the demand for car wash services has increased because of the convenience and the express service of having a vehicle washed, waxed, and tires shined in under three minutes. He said it is a rapidly growing industry and that Tidal Wave hopes to build more car washes in the local area.

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

**Mr. Jons** stated that the application is attractive and well thought-out. He added that additional activity in the area would help local businesses.

**Mr. Peterman** agreed that bringing additional cars into the shopping center to help with struggling businesses would be a good project.

**Mr. Criner** stated that he would fully support it.

**Dr. Phillips** stated that the applicant is working to bring in an attractive business and that it is an appropriate use for the area and might help the shopping center.

**Mr. Titus** said his only concern was about losing green space but he liked the fact that the car wash is not near a residential area.

**Chair King** agreed with his fellow Commissioners about the design of the project and the possibility of more business coming to the shopping center because of it.

**Mr. Cross** pointed out that the applicant has some flexibility with regard to the proposed subdivision line and that it could potentially be shifted.

**Mr. Jons** commented that he noticed a lot of trees and hoped as many as possible would be saved.

**Dr. Phillips** moved the adoption of Resolution No. PC19-15.

A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE  
PERMIT TO AUTHORIZE THE ESTABLISHMENT OF A CAR WASH AT  
6640 MOORETOWN ROAD

WHEREAS, Tidal Wave Auto Spa has submitted Application No. UP-935-19 to request a Special Use Permit, pursuant to Section 24.1-306 (category 12, no. 1) of the York County Zoning Ordinance, to authorize the establishment of a car wash facility on a 1.3-acre portion of a 2.4-acre parcel of land located at 6640 Mooretown Road (Route 603) and further identified as Assessor's Parcel No. 2-19-B3C (GPIN C19c-0307-1674); and

WHEREAS, said application has been transmitted 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 14<sup>th</sup> day of August, 2019 that Application No. UP-935-19 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize a Special Use Permit, pursuant to Section 24.1-306 (category 12, no. 1) of the York County Zoning

Ordinance, for the establishment of a car wash facility on a 1.3-acre portion of a 2.4-acre parcel of land located at 6640 Mooretown Road (Route 603) and further identified as Assessor's Parcel No. 2-19-B3C (GPIN C19c-0307-1674) subject to the following conditions:

1. This Special Use Permit shall authorize the establishment of a car wash facility on a 1.3-acre portion of a 2.4-acre parcel of land located at 6640 Mooretown Road (Route 603) and further identified as Assessor's Parcel No. 2-19-B3C (GPIN C19c-0307-1674).
2. A site plan, prepared in accordance with the provisions of Article V of the Zoning Ordinance, shall be submitted to and approved by the Division of Development Services prior to the commencement of any land clearing or construction activities on the subject property. Said site plan shall be in substantial conformance with the sketch plan titled "CONCEPT 1: TIDAL WAVE AUTO SPA" prepared by EMC Engineering Services, Inc. and dated June 3, 2019, supplemented by the "Community Impact Assessment" prepared by AES Consulting Engineers, dated June 3, 2019, and revised August 1, 2019.
3. Building architecture and design shall be in substantial conformance with the building elevations received by the York County Planning Division on July 3, 2019.
4. A single freestanding monument sign meeting the standards set forth in Article VII of the Zoning Ordinance shall be permitted on Mooretown Road. All signage shall be in substantial conformance with the "Tidal Wave Auto Spa 2019 Signage Standards" prepared by Clayton Signs, a copy of which shall be kept on file in the office of the Planning Division.
5. A greenbelt buffer at least 45 feet in width shall be provided and maintained along Mooretown Road in accordance with the provisions set forth in Section 24.1-245 of the Zoning Ordinance.
6. In accordance with Section 24.1-115(b)(6) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this Special Use Permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court prior to application for a building permit.

BE IT FURTHER RESOLVED that this Special Use Permit is not severable and invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

On a roll call the vote was:

Yea: (7)  
Nay: (0)

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**Application No. YVA-44-19, Jimmy and Christie Van Cleave:** Request for Yorktown Village Activity approval, pursuant to Section 24.1-327(b) of the York County Zoning Ordinance, to authorize the establishment of a second tourist home within an existing building on a 0.43-acre parcel located at 301 and 303 Ballard Street (Route 1020) and further identified as Assessor's Parcel No. 18-39. The property is zoned YVA (Yorktown Village Activity) and is designated Yorktown in the Comprehensive Plan.

**Earl W. Anderson, Senior Planner**, summarized the staff report dated August 7, 2019, stating that staff recommends the Commission forward the application to the Board of Supervisors with a recommendation of approval subject to the conditions set forth in proposed Resolution No. PC19-16.

**Chair King** opened the public hearing.

**Christie Van Cleave**, 1304 Dandy Loop Road, spoke as the applicant, stating that all of the rental income received and sales taxes paid for the property at 301 Ballard Street are under the business name of Yorktown Cottages LLC. She stated that she and her husband, Jimmie Van Cleave, considered a number of possible uses for this property before deciding on this use. She stated the rules for second tourist home would be similar to those for the existing tourist home, which include prohibitions on events, parties, pets, drugs, vaping, and a strict limitation on the number of guests. She said they made many improvements to the property, including repairing rotted wood and fencing, and that they employ an arborist to maintain the grounds. She showed pictures of the property and explained the use of the outbuildings. Ms. Van Cleave added that the artistic, modern appearance that she wishes to maintain for the property and furnishings will appeal to young families with children.

**Dr. Phillips** noted that the applicants lived in Marlbank when their first tourist home was approved but have since moved to Dandy, which is farther away, making it slightly more difficult for them to respond to any problems that might arise while rentals are taking place. He also noted that the applicants had originally indicated that they planned to occupy the house and he asked if that has changed now that they have moved.

**Ms. Van Cleave** responded that they found a house in Dandy that they loved, so they decided to move there but that ultimately, their plan is to retire to the house in Yorktown.

**Dr. Phillips** addressed the Commission, stating that in the future, the Commission will need to consider how to deal with changes in the tourist home operator's place of residence but that in this case, moving from Marlbank is not a major issue.

**Mr. Criner** asked about the occupancy rate of the existing tourist home.

**Ms. Van Cleave** responded that the tourist home was rented for approximately 28 nights in June and 23 nights in July. She also noted the rooms are thoroughly cleaned by housekeepers between rental periods.

**Chair King** asked what the minimum stay is.

**Ms. Van Cleave** replied that the minimum is two days and three days in the summer.

**Mr. Jons** asked if the owners' contact information is in a visible location for occupants and was also provided to law enforcement.

**Ms. Van Cleave** responded that the fire marshal had required the owners to post the information in multiple areas throughout the premises. She added that renters can also use a communication app for direct contact with the owners.

There being no one else wishing to address the Commission on this application, **Chair King** closed

the public hearing.

**Mr. Peterman** stated that he thought this was an appropriate use and that the Van Cleaves have a good record with their existing tourist home.

**Mr. Criner** stated that he agreed with Mr. Peterman, adding that another issue for the Commission to discuss in the future is the possibility of the managers going on vacation when the unit is being rented and questioned who would be handling the occupants. He said he supported this application.

**Dr. Phillips** agreed that it is an appropriate use in the YVA district.

**Mr. Jons** stated that he thought the tourist home proposal was well thought-out and posed no issue with traffic. He added that he felt the emergency action plan should contain more detail and the plan should also provide a substitute contact if the owners are out of town. He also recommended that the use permit be tied to the applicant rather than running with the land, as was done with a recent tourist home application in Queens Lake.

**Mr. Titus** thought it was a good proposal and well thought-out for the YVA district, although he might feel differently if the property were located in a purely residential area.

**Chair King** stated that the property is in a perfect location with close proximity to the beach and the trolley.

**Mr. Jons** made reference to his two recommended to the resolution.

**Mr. Peterman** stated that he does not support the proposal to tie the use permit to the applicant, adding that he felt the property was appropriate for this use.

**Mr. Jons** asked Mr. Peterman if he had any concerns about the recommendation to require clarification of the contact information.

**Mr. Peterman** said he does not see this as necessary and that he is satisfied with the resolution as written.

**Mr. Anderson** stated he would speak to the fire marshal and make the contact information part of the emergency action plan.

**Mr. Jons** noted that this was done with a previous tourist home application.

**Mr. Cross** responded that the application Mr. Jons referred to was for a tourist home on Goosley Road, where the applicants lived in James City County. He stated that staff had proposed a condition to require the applicant to designate a responsible party to deal with any situations that might arise since they lived about thirty minutes away from the premises. Mr. Cross stated the condition required the applicant to provide contact information to both the Zoning staff and the Sheriff's Office.

**Mr. Criner** said he was comfortable with moving forward with the resolution as written.

**Dr. Phillips** stated that he was fine with the application.

**Mr. Sturk** said he was fine with the application as written.

**Mr. Titus** stated that he would prefer that the permit be tied to the person and not the property.

**Mr. Cross** reminded the Commissioners that they are evaluating the use of the property and not the individual. He explained that any future owner would have to abide by the same use permit conditions as the current owner. Mr. Cross cited a previous application from 1995 that included a condition limiting the approval to the owner, which was later removed at the owner's request. He stated that in recommending approval of the removal, staff indicated that it found no rational basis for limiting the approval to the individual. He stated that both the Planning staff and the County Attorney's office feel strongly that land use approvals should run with the land.

**Justin R. Atkins, Assistant County Attorney**, added that the purpose of requiring recordation of Special Use Permit resolutions is so that anyone performing a title search is aware that there is a use permit that runs with the land and would not be personal. He stated that traditionally when a governmental agency issues a license for a particular person to conduct a certain activity, such as a business license, it is tied to an organization or an individual, but in the case of zoning permits, the use would run with the land and be enforceable through code enforcement.

**Mr. Jons** stated that he is comfortable with the resolution as written, given the information provided.

**Chair King** emphasized the importance of discussing this topic when the Commission holds its work session on short-term rentals.

**Mr. Titus** moved the adoption of Resolution No. PC19-16.

A RESOLUTION TO RECOMMEND APPROVAL OF A YORKTOWN  
VILLAGE ACTIVITY APPLICATION TO AUTHORIZE A SECOND TOURIST  
HOME WITHIN AN EXISTING BUILDING AT 301 AND 303 BALLARD  
STREET

WHEREAS, Jimmy and Christie Van Cleave have submitted Application No. YVA-44-19, pursuant to Section 24.1-327(b) of the York County Zoning Ordinance, to request authorization for the establishment of a second tourist home within an existing building on a 0.43-acre parcel located at 301 and 303 Ballard Street (Route 1020) and further identified as Assessor's Parcel No. 18-39 (GPIN P11a-2037-4680); 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 14<sup>th</sup> day of August, 2019 that Application No. YVA-44-19 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize the

establishment of a second tourist home within an existing building on a 0.43-acre parcel located at 301 and 303 Ballard Street (Route 1020) and further identified as Assessor's Parcel No. 18-39 (GPIN P11a-2037-4680), subject to the following conditions:

1. This approval shall authorize the establishment of a second tourist home within an existing building on a 0.43-acre parcel located at 301 and 303 Ballard Street (Route 1020) and further identified as Assessor's Parcel No. 18-39 (GPIN P11a-2037-4680).
2. The tourist home shall be operated in accordance with the application description, narrative, sketch plan, and floor plans provided by the applicant and received by the York County Planning Division on July 1, 2019 (copies of which shall remain on file in the office of the Planning Division).
3. The applicant shall be responsible for obtaining all applicable permits and/or approvals required in accordance with regulations of the Virginia Uniform Statewide Building Code prior to use of the dwelling as a tourist home.
4. Not more than four (4) guests shall occupy the tourist home at any one time.
5. Off-street parking area of guest vehicles shall be limited to the existing parking area on the property. Off-site parking shall not be permitted.
6. The following emergency/life safety requirements shall apply to the operation of the tourist home:
  - a) An Emergency Action Plan identifying exit routes, fire extinguisher locations, and other life safety procedures shall be prepared, approved by the Fire Marshal, and posted conspicuously for guests' review.
  - b) Fire extinguishers with a minimum rating of 2A10BC per the 2012 Virginia Fire Prevention Code, Section 906, shall be installed at locations to be determined and approved by the Fire Marshal.
  - c) The tourist home shall be maintained in accordance with the State and Local Fire Prevention Code and have a fire inspection conducted initially and then annually by the Department of Fire and Life Safety.
  - d) All smoke detectors shall be interconnected and installed in accordance with the 2012 Virginia Residential Code, Section R314.
7. Approval of this application shall not be construed to supersede or negate the effect and application of any private covenants that may be applicable to the proposed use/activity nor the authority of any property owners association to enforce compliance with any applicable covenants.
8. A certified copy of the resolution approving this application shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court prior the issuance of a Certificate of Use and Occupancy for the tourist home.



BE IT FURTHER RESOLVED that these conditions of approval are not severable and invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

On a roll call the vote was:

Yea: (7)

Nay: (0)

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**Application No. ZT-181-19, York County Planning Commission:** Consider an amendment to Section 24.1-306 of the York County Zoning Ordinance to allow Second Hand, Used Merchandise Retailers (household items, etc.) in the EO-Economic Opportunity zoning district. The proposed amendment would amend the Table of Land Uses (Category 10, No. 34) by listing such uses, without outside display/storage, as a permitted use in the EO district and, with outside display/storage, as a use permitted by Special Use Permit in the EO district. Such uses are currently not permitted in the EO district.

**Mr. Cross** summarized the staff report dated August 7, 2019, stating that the proposed amendment was triggered by a recent inquiry from a thrift shop wishing to locate in the Victory Village shopping center. He stated that a thrift shop is not permitted because the property is zoned EO (Economic Opportunity). He stated that thrift shops are allowed as a matter of right in the GB (General Business) and LB (Limited Business) districts if there is no outdoor display or storage and permitted with a use permitted if there is outdoor display/storage. Mr. Cross stated that retail stores that sell new merchandise are not inherently different from those that sell used merchandise, and that any outdoor storage or displays would be controlled through the use permit proposal. He explained that the proposal is to treat thrift stores the same in the EO district as in the GB and LB districts. He stated that staff recommends that the Commission forward the amendments to the Board of Supervisors with a recommendation of adoption, and he offered to answer questions.

**Dr. Philips** commented that some consignment shops can be very upscale and carry high-quality merchandise.

**Chair King** said that millennials often visit these type of stores first before shopping at a store with new merchandise. He said it is important to allow these types of uses.

**Mr. Peterman** moved the adoption of Resolution No. PC19-17.

A RESOLUTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO SECTION 24.1-306 (CATEGORY 10, NO. 34) OF THE YORK COUNTY ZONING ORDINANCE TO PERMIT SECOND-HAND, USED MERCHANDISE RETAILERS IN THE EO-ECONOMIC OPPORTUNITY DISTRICT

WHEREAS, pursuant to Section 24.1-306 (category 10, no. 34) of the York County Zoning Ordinance, Second-Hand, Used Merchandise Retailers are not a permitted use in the EO-Economic Opportunity district; and

WHEREAS, the County has been requested to consider amending the Zoning Ordinance to provide opportunities for such uses in the EO district; and

WHEREAS, pursuant to Section 24.1-113(a)(2) of the Zoning Ordinance, amendments to the Zoning Ordinance may be initiated by the Planning Commission whenever the public necessity, convenience, general welfare, or good zoning practice so requires;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 14<sup>th</sup> day of August, 2019 that Application No. ZT-181-19 be, and it is hereby, forwarded to the York County Board of Supervisors with a recommendation of approval to amend Section 24.1-306 of the York County Zoning Ordinance to read and provide as follows:

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Sec. 24.1-306. Table of land uses.

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P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
<b>USES</b>	<b>CATEGORY 10 - COMMERCIAL / RETAIL<sup>1</sup></b>													
1. Antiques/Reproductions, Art Gallery								P	P	P	P	P		
2. Wearing Apparel Store								P	P	P		P		
3. Appliance Sales										P		P		
4. Auction House									P	P		S		
5. Convenience Store								S	S	S		S		
6. Grocery Store								P		P		P		
7. Book, Magazine, Card Shop								P	P	P		P		
8. Camera Shop, One-Hour Photo Service								P	P	P		P		P
9. Florist								P	P	P		P		P
10. Gifts, Souvenirs Shop									P	P		P		
11. Hardware, Paint Store									P	P		P	P	P
12. Hobby, Craft Shop									P	P		P		
13. Household Furnishings, Furniture										P		P		
14. Jewelry Store									P	P		P		
15. Lumberyard, Building Materials										S			P	P
16. Music, Records, Video Tapes									P	P		P		
17. Drug Store								S	S	P		P		
18. Radio and TV Sales									S	P		P		
19. Sporting Goods Store									P	P		P		
20. Firearms Sales and Service									S	S		S		
21. Tobacco Store									P	P		P		
22. Toy Store									S	P		P		
23. Gourmet Items/Health Foods/Candy/ Specialty Foods/Bakery Shops								P	P	P		P		
24. ABC Store									P	P		P		
25. Bait, Tackle/Marine Supplies Including Incidental Grocery Sales										P	P	P	S	S
26. Office Equipment & Supplies									P	P		P	P	P
27. Pet Store								S	P	P		P		
28. Bike Store, Including Rental/Repair								P	P	P		P		P
29. Piece Goods, Sewing Supplies								P	P	P		P		
30. Optical Goods, Health Aids or Appliances									P	P		P		P

P=PERMITTED USE S=PERMITTED BY SPECIAL USE PERMIT	RESIDENTIAL DISTRICTS							COMMERCIAL AND INDUSTRIAL DISTRICTS						
	RC	RR	R33	R20	R13	R7	RMF	NB	LB	GB	WCI	EO	IL	IG
31. Fish, Seafood Store										P	P	P		
32. Department, Variety, Discount Store										P		P		
33. Auto Parts, Accessories (new parts)									P	P		P		
34. Second Hand, Used Merchandise Retailers (household items, etc.)														
a) without outside display/storage									P	P		P		
b) with outside display/storage									S	S		S		
35. Storage shed and utility building sales/display										S			P	P
36. Home Improvement Center										P		P		

On a roll call the vote was:

Yea: (7)  
 Nay: (0)

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**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

There was no new business.

**STAFF REPORTS**

**Mr. Cross** referred to the August Development Activity Report. He reported that the Board denied the Sam’s Xpress Car Wash on Route 17 at the July meeting because of concerns about drainage and the impacts on the adjacent residential area. He stated that the Board approved the bingo use on Palace Lane and the auto storage and impound yard in Ewell Industrial Park that were reviewed and recommended favorably by the Commission in June. He stated that next week the Board will consider the proposed Farm Fresh mini-storage adaptive reuse application, the Cookie Text home occupation with non-resident employees, and the Queens Lake tourist home, which were also reviewed by the Commission in June. He added that the Board will also consider an application to expand a previously approved bed-and-breakfast (B&B) on Wichita Lane in Skimino Hills. He stated that the applicant, Deborah Hoernlein, was approved for a two-bedroom B&B and is asking to add a third bedroom, which is considered a minor amendment that can be approved by the Board with no public hearing and no Planning Commission review. He noted at the September 11 meeting, the Commission will consider applications for an expansion of the NATASHA House transitional home on Goodwin Neck Road; a home beauty salon in the Grafton Branch subdivision; a carry-out pizza restaurant in the Lightfoot Crossing retail center on Lightfoot Road; and a tourist home on Calthrop Neck Road. Mr. Cross also reminded the Commission about its upcoming work session on August 26<sup>th</sup> to discuss tourist homes and bed-and-breakfasts, which will be at 7:00 p.m. at York Hall in the East Room. Lastly, Mr. Cross introduced Daria Linsinbigler as the new Planning Assistant and Planning Commission Secretary and stated that the staff is delighted to have her on board.

**Chair King** welcomed Ms. Linsinbigler and asked if the Commissioners had any additional questions.

**Mr. Criner** noted he will not be in attendance at the September 11 Planning Commission meeting.

## COMMITTEE REPORTS

**Chair King** reported that the York 2040 Committee met on August 7, 2019 and asked Mr. Jons to report.

**Mr. Jons** reported that one of the highlights of the meeting was a presentation from the committee's Youth Commission representative, who reported on a survey of high school students that he had conducted. He said that the young people surveyed felt that York County has adequate parks and libraries that should be improved upon instead of building additional new ones, that schools should open a little later, and that the number one concern is rising sea levels. He stated that the youth survey showed the support for preserving trees and green space. Mr. Jons noted there is support for moderately priced "work force" housing but not for the suggested strategies to achieve it. He added that transportation improvements and home-based businesses were also topics of concern.

**Chair King** added that a scientific telephone survey of County residents was conducted that reached a good cross-section of the County population. He noted that the Youth Commission representative, Jacob Rizzio, conducted his own survey which provided the youth perspective. Mr. King added that citizens have indicated that they want more sidewalks, bike trails, and re-use of vacant structures, and that overall, the satisfaction rate of the respondents was very high. He asked Mr. Cross if the other Commissioners would have a chance to hear from the survey firm.

**Mr. Cross** responded that staff is working on arranging a presentation for the Board of Supervisors, which the Commissioners would be welcome to attend or watch it on the County's cable channel. He added that the consultant's report is available online at [www.york2040.com](http://www.york2040.com), and he recommended that the Commissioners review it. Mr. Cross explained that in addition to reporting the results, the report includes detailed analysis of York County citizens' view in comparison with national trends.

**Chair King** added that the consultant did a great job, and he urged everyone to take time to review the report.

**Mr. Titus** reported for the Home-Based Business Committee, stating that it recently held its third meeting and discussed various ways to streamline the code to be more comprehensive. In response to a question from Chair King, he stated that the committee expects to complete its work around the beginning of next year.

**Mr. Jons** commented that at the last York 2040 Committee meeting, there was discussion about the conflicts that often arise between proprietors of home occupations and their homeowners' associations the need for better communication between them.

**Mr. Titus** said there is a homeowners' association representative on the Home-Based Business Committee who actively participates. He noted that one of the major topics is vehicle parking.

**Chair King** said this was topic of much discussion surrounding the survey and that home-based

businesses are increasing in number.

**Mr. Titus** stated from the work of the Home-Based Business Committee should be tied in with the Comprehensive Plan update.

**Chair King** concurred and pointed out that Mr. Anderson is the Planning Division staff member working with the Home-Based Business Committee.

**COMMISSION REPORTS AND REQUESTS**

There were no Commission reports or requests.

**ADJOURN**

There being no further business to discuss, the meeting was adjourned at 8:26 PM.

**SUBMITTED:**

\_\_\_\_\_  
Daria L. Linsinbigler, Secretary

**APPROVED:**

\_\_\_\_\_  
Michael S. King, Chair

**DATE:**

\_\_\_\_\_