

# Development Activity Report

December 2017

	<b>Project / Applicant Name</b>	<b>Location</b>	<b>Description</b>	<b>Comments</b>
<b>Recent Board Actions</b>	Harrison and Lear, Inc.	517 Yorktown Road	Request to rezone from RR-Rural Residential to R20-Medium Density Single Family Residential (with Proffers) a 113-acre parcel located at 517 Yorktown Road (north side) between Plantation Acres/Mount Vernon Elementary and Taylor Farms. The subject property is designated Low Density Residential by the Comprehensive Plan. A maximum development yield of 113 lots is proposed by the applicant.  <i>Planning Commission recommended Denial of the original 146-lot proposal</i>	APPROVED November 21, 2017
	Charles Hedge	107 Ambler St.	At its meeting on May 18, 2016 the Historic Yorktown Design Committee authorized installation of a white picket fence on the subject property. The applicant subsequently requested amendment of the approval to allow the fence to remain unpainted with a sealer finish. The HYDC denied that amendment request at its September 20, 2017 meeting. The applicant is appealing the HYDC decision to the Board of Supervisors.	APPROVED November 21, 2017 (HYDC decision overturned)
<b>Applications Pending Board Action</b>	Bonaventure Realty Group / Bulifants Residential (Arbordale)	Mooretown Road / Bulifants Blvd.	Request to allow a 50-foot building height for the proposed apartment component of Arbordale; to authorize an alternative parking ratio; to modify the front setback requirements for corner lots; and, to adjust and modify the recreational amenity components of the overall project.  <i>Planning Commission recommends Approval</i>	Scheduled for the December 19, 2017 Board of Supervisors meeting
	I Video Productions	306 Dandy Loop Road	Request for a Special Use Permit to authorize a non-resident employee to be engaged in a home occupation.  <i>Planning Commission recommends Approval</i>	Scheduled for the December 19, 2017 Board of Supervisors meeting
	Adams Property Group	455 Merrimac Trail	Request for a Special Use Permit to authorize conversion of the former Farm Fresh grocery building at 455 Merrimac Trail into a climate controlled mini-warehouse storage facility.  <i>Planning Commission recommends Approval</i>	Scheduled for the December 19, 2017 Board of Supervisors meeting

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<b>Applications Pending Board Action</b>	Jimmy and Christie VanCleave	301 Ballard St.	Request for YVA-Yorktown Village Activity District authorization to establish a tourist home in a portion of the former Nancy Thomas Gallery building.  <i>Planning Commission recommends Approval</i>	Scheduled for the December 19, 2017 Board of Supervisors meeting
	Goodwin Island Properties, LLC (Timothy Hyatt)	118 Sandbox Lane	Request for a Special Use Permit to authorize operation of a Bed and Breakfast establishment in the existing 9,000 s.f. single-family residence located at 118 Sandbox Lane off Dandy Loop Road.  <i>Planning Commission recommends Approval</i>	Postponed at Applicant's request
<b>Future Applications</b>	Rosemary Stacpoole	121 Alexander Hamilton Blvd.	Request for YVA-Yorktown Village Activity District authorization to use an existing detached accessory apartment as a general market rental rather than the currently-approved family-only occupancy.	Scheduled for the December 13, 2017 Planning Commission meeting
	Realmark Associates	6909 GWMH	Request for a Special Use Permit to authorize use of the 5.6-acre property on the southern quadrant of the Faulkner Road/Rt 17 intersection for an RV sales / display / service facility representing an expansion of the Dodd RV establishment on the north side of Faulkner Road.	Tentatively scheduled for the January 10, 2018 Planning Commission meeting.
	Mid-Atlantic Land Management, LLC	2000 Springfield Road	Request to rezone from EO-Economic Opportunity to PDR-Planned Development Residential, (with proffers) 79 acres of property located at the end of Springfield Road and north of the King's Creek Plantation timeshares development to allow development of 204 age-restricted (senior) dwelling units consisting of single-family detached, townhouse, and 4-plex structures.	Tentatively scheduled for the January 10, 2018 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 to eliminate the ground floor commercial space in one of the yet to be constructed buildings.	Tentatively scheduled for the February , 2018 Planning Commission meeting

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<b>Site Plans Approved</b>	Riverside Health Systems	Theatre Road	Stormwater management improvements to prepare site for development of proposed rehabilitation hospital.	Preliminary Approval
	Warehouse/Storage Building Complex	314 Ewell Road	Proposed six-building, 35,000 square foot warehouse complex at 314 Ewell Road (Ewell Industrial Park)	Preliminary Approval
<b>Site Plans Submitted</b>	Casa De Pearl Restaurant	722 Merrimac Trail	Proposed redevelopment of the former Texaco gas station site across Merrimac Trail from James York Plaza; Existing building to be renovated and expanded for restaurant use; Former gas canopy to be demolished; parking lot and entrance and landscaping to be improved	
<b>Subdivision Plans Approved</b>	None			
<b>Subdivision Plans Submitted</b>	None			
<b>Land Disturbing Activity Permits</b>	York Senior Apartments	Bulifants Blvd	Proposed 130-unit age-restricted senior apartments project.	
<b>HYDC Actions</b>	None			

**From:** [Carter, Mark](#)  
**To:** [Simmons, Ellen](#)  
**Subject:** Friday Folder  
**Date:** Friday, December 08, 2017 8:43:10 AM  
**Attachments:** [image002.png](#)  
[Traffic alert 12-7-17 199 243B.docx](#)

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**From:** McBride, Brittany (VDOT)  
**Sent:** Friday, December 08, 2017 8:31 AM  
**To:** Shannon, Kenneth (VDOT)  
**Subject:** Approved I-64 Traffic Alert



# TRAFFIC ALERT

RELEASE: IMMEDIATE December 8, 2017  
CONTACTS: Brittany McBride Nichols: (757) 925-1515  
Emergency/After-Hours: 757-925-2584  
[Brittany.McBride@VDOT.Virginia.gov](mailto:Brittany.McBride@VDOT.Virginia.gov)

## **FULL RAMP, ROAD CLOSURES SCHEDULED FOR I-64 WIDENING PROJECT**

*Detours will be in place during overnight closures on December 10-14*

**YORK COUNTY** — Contractor crews with the Virginia Department of Transportation (VDOT) will close the following ramps and Penniman Road to perform construction activities on the second segment of the I-64 Widening Project, from Route 199 (exit 242) to Yorktown Road (exit 247):

### **December 11-14:**

- Full road closure in both directions on **Penniman Road at the I-64 overpass** for bridge girder erection, from 8 p.m. to 5 a.m. Signed detours will be in place. To access the Busch Industrial Park, truck traffic should take Route 199 west to Route 143 west, turn right onto Government Road, and follow detour signs to Penniman Road and Alexander Lee Parkway.

### **December 10-14:**

- **I-64 west off-ramp to Route 143 (exit 243B)** as early as 7 p.m. to 5 a.m.
- **I-64 east on- and off-ramps at Route 199 west (exit 242A)** as early as 8 p.m. to 5 a.m.
- **I-64 west on-ramp from Route 199 east** as early as 7 p.m. to 5 a.m.

All construction work is dependent upon weather conditions. The ramp closures will not take place at the same time as the Penniman Road closure to maintain access for the provided detour routes below. Signs will be in place to alert motorists to the ramp closures and detour.

**Additional scheduled lane closures for the I-64 Widening project this week include:**

- Alternating single-lane closures on I-64 east and west from Colonial Parkway to Lee Hall (Exit 247) December 10-14, starting as early as 7 p.m. until 5 a.m.

**Traffic will be detoured as follows:**

**Traffic accessing the 1400 block and below on Penniman Road and Alexander Lee Parkway (including truck traffic to Busch Industrial Park):**

- Take Route 199 west (exit 242A) to Route 143 west
- Turn right on Route 143 and follow detour signs to Government Road
- Turn right on Government Road and follow detour signs to Penniman Road and Alexander Lee Parkway

**Traffic accessing the 1500 block and above on Penniman Road:**

- Take Route 199 east (exit 242B) and follow detour signs to Water Country Parkway
- Turn left on Water Country Parkway
- Follow Water Country Parkway to Penniman Road

**I-64 west off-ramp to Route 143 (exit 243B) closure:**

- Take Exit 242A to Humelsine Parkway (VA-199 west)
- Keep right and follow signs for VA-143 detour
- Exit right at the Williamsburg VA-143 exit

**I-64 east (exit 242A) ramp closure:**

- Take Exit 243B to Route 143 west
- Follow signs on Route 143 west to ramp for Route 199 west

**Route 199 east on-ramp to I-64 west closure:**

- Follow signs on Route 199 east to traffic signal
- Make a U-turn at signal to access Route 199 west
- Follow Route 199 west to I-64 west on-ramp

**Route 199 west on-ramp to I-64 east closure:**

- Follow signs on Route 199 west to Route 60 ramp
- From Route 60 take the Route 199 east ramp
- Follow signs to the I-64 east on-ramp

Project information, construction updates, and additional weekly lane closures are available on the VDOT website at <http://i64widening.org/> and on [Twitter](#) and [Facebook](#).

(END)

**Brittany McBride Nichols**  
**Communications Specialist**

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## *Conversation with the Chairman*

**Airing Daily on WYCG-TV at 5:00, 6:30 & 9:00pm\***



Mrs. Sheila Noll joins County Administrator Neil Morgan in a conversation about the work of the Board of Supervisors this year during her tenure as Chairman. She and Mr. Morgan discuss how the Board's strategic priorities are being accomplished, gains in employee recruitment, and some of her most memorable moments.

***Conversation with the Chairman*** airs daily on WYCG-TV (Cox 46/Verizon 38) and is easily accessed from your desktop or mobile device at [yorkcounty.gov](http://yorkcounty.gov) and on [You Tube](https://www.youtube.com)

*\*In addition to these times, program also airs at various other times throughout the schedule*

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