

Development Activity Report

February 2022

	Project/Applicant Name	Location	Description	Comments
Recent Board Actions	Application No. ZM-191-21, Curt and Pamela Lang (Mills Marina)	1737 Back Creek Road	Request to rezone a 0.4-acre parcel from RR(Rural Residential) to WCI (Water-Oriented Commercial/Industrial).	Approved January 18, 2022
	Application No. UP-976-21, Magnolia Wash and Express Property Holdings, LLC	6524 George Washington Memorial Highway	Request for a Special Use Permit to authorize demolition of an existing six bay car wash and redevelopment of the site to include a drive thru car wash on a 0.9-acre parcel.	Approved January 18, 2022
	Application No. UP-977-21, Ryan Moberley	113 Edale Avenue	Request to amend a Special Use Permit for a tourist home to allow rentals all week rather than on weekends only and to remove the requirement that the owner/operator reside on the premises during rental times.	Approved January 18, 2022
Future Applications	Application No. UP-974-21, Bryan Randall	1445 Penniman Road	Request for a Special Use Permit to authorize a tourist home in an existing single-family detached home on a 0.2-acre parcel. The Planning Commission recommends approval.	Scheduled for February 15, 2022 Board meeting
	Application No. UP-975-21, Pablo Rojas	306 York Downs Drive	Request for a Special Use Permit to authorize a tourist home in an existing single-family detached home on a 0.3-acre parcel. The Planning Commission recommends approval.	Scheduled for February 15, 2022 Board meeting
	Application No. UP-981-22, Colonial Capital Rental Car Company, LLC	105 Bypass Road	Request for a Special Use Permit to authorize car rental establishment on a 1.2-acre parcel. The Planning Commission recommends approval.	Scheduled for February 15, 2022 Board meeting
	Application No. ZM-192-22, York County Board of Supervisors	159 and 163 Goodwin Neck Road	Request to rezone 12 acres from LB (Limited Business) to IL (Limited Industrial) for the York County Law Enforcement Building. The Planning Commission recommends approval.	Scheduled for February 15, 2022 Board meeting

Development Activity Report

February 2022

	Project/Applicant Name	Location	Description	Comments
Future Applications	Application No. UP-979-22, Ernest Vawter	103 Haymaker Place	Request for Special Use Permit to authorize a tourist home in an existing single family detached dwelling on 0.2-acre parcel. The Planning Commission recommends approval.	Tentatively scheduled for March 15, 2022 Board meeting
	Application No. YVA-47-22, Robert Andrade	215 Nelson Street	Request for a Special Use Permit to authorize a tourist home in an existing single-family detached dwelling on a 0.2-acre parcel. The Planning Commission recommends denial.	Tentatively scheduled for March 15, 2022 Board meeting
	Application No. YVA-46-21, Riverwalk Restaurant	323 and 327 Water Street	Request for a 16% increase in floor area for the Riverwalk restaurant structure on existing outside seating areas and a new entrance location.	Board meeting date to be determined
	Application No. UP-983-22, Tres Pollitos	533 Allens Mill Road	Request for a Special Use Permit to authorize a tourist home in an existing single-family detached dwelling on 6.0-acre parcel. The Planning Commission recommends denial.	Board meeting date to be determined
	Application No. UP-984-22, Locke Supply Company	118-A Waller Mill Road	Request for a Special Use Permit to authorize a wholesale trade establishment with outside storage in the former Kingsgate Green (Kmart) shopping center. The Planning Commission recommends approval.	
	Application No. UP-985-22, Angela and Greg Walters	407 Fenton Mill Road	Request for a Special Use Permit to authorize a tourist home consisting of a one room rental with private entrance in an existing single-family detached dwelling on a 2.3-acre parcel. The Planning Commission recommends approval.	
	Application No. UP-986-22, So Lux Event Center, LLC	3301 Hampton Highway	Request for a Special Use Permit to authorize a commercial reception hall in the Yorkshire Downs Shopping Center.	Scheduled for March 9, 2022 Planning Commission

Development Activity Report

February 2022

	Project/Applicant Name	Location	Description	Comments
Future Applications	Application No. SE-26-22, Sims Metal	2114 A George Washington Memorial Highway	Request for a Special Exception to authorize expansion of a nonconforming metal recycling plant.	Scheduled for March 9, 2022 Planning Commission
	Application No. UP-982-22, Jeanette Brady	525 East Rochambeau Drive	Request for a Special Use Permit to authorize RV storage, vehicle sales, and vehicle detailing on a 4.4-acre parcel.	Planning Commission meeting to be determined.
Site Plans Approved	Four Seasons Apartments, Maintenance Building and Pool Area Additions	122-Z Pinewood Crescent	Maintenance Building and Pool for Four Seasons Apartments.	Approved on January 14, 2022
	Waller Mill Elementary School Tower, Dish Wireless Antenna, Ground Equipment Installation with Installation of Conduit Outside of Compound	314-Z Waller Mill Road	Dish Wireless LLC Collocation on existing tower. Install 3 antennas on existing tower. Install 1 equipment cabinet on 5'x7' platform inside fenced compound. Connect power and fiber utilities to equipment. Includes land disturbance outside compound for cable installation.	Approved on January 14, 2022
	Raising Cane's Fast Food Restaurant	3150 Kiln Creek Parkway	Quick Service Restaurant with proposed sit-in and patio dining, and drive thru service.	Approved on January 19, 2022
	Waterpark Tower	1741-Z Penniman Road	Install (2) 1'-0"x4'-0" concrete pad extension; Install (1) 48KW generic diesel generator with subbase fuel tank; Install (1) automatic transfer switch; Contractor to install steel wool in ends of all conduit runs.	Approved on January 19, 2022

Development Activity Report

February 2022

	Project/Applicant Name	Location	Description	Comments
Site Plans Approved	Oaktree Tower	412-Z Oaktree Road	Install (1) 48KW generic diesel generator with subbase fuel tank; Install (1) automatic transfer switch; Install (1) 2'-0"x4'-0" concrete pad extension; Contractor to install steel wool in ends of all conduit runs.	Approved on January 19, 2022
	Busch Tower	1685-Z Merrimac Trail	Install (2) 1'-0"x4'-0" concrete pad extension; Install (1) 48KW generic diesel generator with subbase fuel tank; Install (1) automatic transfer switch; Contractor to install steel wool in ends of all conduit runs.	Approved on January 19, 2022
	Woods of King's Creek Sewage Pump Station	2000 Springfield Road	The construction of the Woods of King's Creek Subdivision will necessitate the construction of a new York County Sanitary Sewage Pump Station. The gravity sewer to serve the project will be extended to connect to the new pump station. Based on AECOM's Technical Memorandum dated August 16, 2017, a new 4" County force main will be installed to connect to the existing 8" discharge force main for Kings Creek Plantation, Pumps Station 9. This design assumes that the proposed pump station and the existing Pump Station 9 shall not run concurrently.	Approved on January 20, 2022

Development Activity Report

February 2022

	Project/Applicant Name	Location	Description	Comments
Site Plans Approved	Crown Castle Tower, Dish Wireless Additions Outside of Compound	118 Greene Drive	Dish Wireless LLC collocation on existing Crown Castle USA Inc. existing monopole tower. Install 3 antennas, 6 RRHs and 1 hybrid line at 159' agl on existing tower. Install 1 equipment cabinet on proposed 5'x7' steel equipment platform inside existing fenced tower compound. Connect power and telco utilities to equipment. Include land disturbance outside compound.	Approved on January 26, 2022
	500 Merrimac Trail Apartments	500 Merrimac Trail	This project proposed a site and infrastructure renovation of the existing George Washington Inn which is to be converted into a 125-unit apartment building; The site infrastructure revisions primarily include the demolition of an existing abandoned outparcel building, the demolition of the conference center, the conversion of the existing indoor pool to an outdoor facility, and addition of site amenities.	Approved on January 26, 2022
Site Plans Submitted	T-Mobile Generator Addition (Beacon Water County Waterpark)	1741-Z Penniman Road	Install (2) 1'-0"x4'-0" concrete pad extension; Install (1) 48KW generic diesel generator with subbase fuel tank; Install (1) automatic transfer switch; Contractor to install steel wool in ends of all conduit runs	Submitted on January 4, 2022
	Queens Lake Verizon Wireless Cell Tower	124 W Queens Drive	Construct a 199' cell tower on the Queens Lake Middle School property and construct a driveway to site from Queens Lake Drive.	Submitted on January 10, 2022

Development Activity Report

February 2022

	Project/Applicant Name	Location	Description	Comments
Site Plans Submitted	Waller Mill Elementary School Tower, Dish Wireless Antenna, and Ground Equipment Addition w/Installation of Conduit Outside of Compound	314-Z Waller Mill Road	Dish Wireless LLC Collocation on existing tower. Install 3 antennas on existing tower. Install 1 equipment cabinet on 5'x7' platform inside fenced compound. Connect power and fiber utilities to equipment. Includes land disturbance outside compound for cable installation.	Submitted on January 11, 2022
	T-Mobile Generator Addition (Oaktree Tower)	412-Z Oaktree Road	Install (1) 48KW generic diesel generator with subbase fuel tank; Install (1) automatic transfer switch; Install (1) 2'-0"x4'-0" concrete pad extension; Contractor to install steel wool in ends of all conduit runs.	Submitted on January 14, 2022
	T-Mobile Generator Addition (Busch Tower)	1685-Z Merrimac Trail	Install (2) 1'-0"x4'-0" concrete pad extension; Install (1) 48KW generic diesel generator with subbase fuel tank; Install (1) automatic transfer switch; Contractor to install steel wool in ends of all conduit runs.	Submitted on January 14, 2022
	Grande Oak Phase I	6300 Old Mooretown Road	This project by Surber Development, proposes a three (3) phase senior independent living facility. This portion of the project will be Phase I and contain 49 units. The existing site is a vacant, wooded parcel totaling 4.54 acres. This site plan provides all utility connections, required parking, landscaping, grading, and stormwater management for Phase I only.	Submitted on January 19, 2022

Development Activity Report

February 2022

	Project/Applicant Name	Location	Description	Comments
Site Plans Submitted	Crown Castle Tower, Dish Wireless Antenna and Equipment Addition w/Cable Installation Outside of Compound	118 Greene Drive	Dish Wireless LLC collocation on existing Crown Castle USA Inc. existing monopole tower. Install 3 antennas, 6 RRHs and 1 hybrid line at 159' agl on existing tower. Install 1 equipment cabinet on proposed 5'x7' steel equipment platform inside existing fenced tower compound. Connect power and telco utilities to equipment. Include land disturbance outside compound.	Submitted on January 21, 2022
	Take 5 Oil Change Auto Repair Shop	4507 George Washington Memorial Highway	The project will include the construction of a three-bay minor auto repair shop of Take 5 Oil Change with associated parking, sidewalks, landscaping, and right of way improvements.	Submitted on January 24, 2022
	York County Fire Station #7	5684 Mooretown Road	Existing 7,000 s.f. building to be renovated into a fire station and the construction of a new 5,580 s.f. apparatus bay for the fire station. There is an existing parking lot on the property that will be utilized. There will be proposed drives and aprons into and out of the new apparatus bay.	Submitted on January 24, 2022
	Villas at Coventry T-Mobile Antenna Addition	100 Cheswick Circle	Add new antennas and base station equipment with fence surrounding base ground equipment.	Submitted on January 25, 2022
	Robin Hood, T-Mobile Generator Addition	402-Z Robin Hood Drive	T-Mobile is adding a generator to the location. T-Mobile is placing generator on new platform within the lease area.	Submitted on January 26, 2022
	Chester's Convenience Store Addition	7305 George Washington Memorial Hwy.	Parking lot modification, revised entrance & building addition.	Submitted on January 26, 2022

Development Activity Report

February 2022

	Project/Applicant Name	Location	Description	Comments
Subdivision Plans Approved	Fenton Mill, Preliminary Plan	1000 Newman Road	Proposed open space development of 292 single family residential homes with numerous recreational features including a clubhouse with a pool.	Approved on January 14, 2022
Subdivision Plans Submitted	Waller Mill Heights, Phase 1A and Phase 1B (fka Powell Plantation, Phase I)	409 Waller Mill Rd.	Plat of subdivision for Phase I of Waller Mill Heights (fka Powell Plantation) for 62 single family lots	Submitted on January 4, 2022
	409 Old Wormley Creek Road Subdivision	409 Old Wormley Creek Road	Subdivision of three existing parcels into new 10 lot subdivision with 50' right-of-way, asphalt road, and the associated drainage and utility infrastructure.	Submitted on January 6, 2022
	Powell Plantation, Phase 1, Amendment #1	409 Waller Mill Road	Amendment #1 Slipsheets 1, 14, 20, 36	Submitted on January 13, 2022
	Victory at Tabb	1103 Hampton Highway	Subdivision for 41 single family lots with associated utilities off of Hampton Highway.	Submitted on January 19, 2022
	Plat of Subdivision Woods of King's Creek Phase 1A	2000 Springfield Road	Subdivision plat for Phase 1A of the Woods of King's Creek which includes 45 single family lots.	Submitted on January 20, 2022
	Smith Farm Estates, Phase 2	517 Yorktown Road	Final Plat, Phase 2 This development is a multi-phase subdivision on 113.9 acres. This second phase of the project will consist of 39 single family detached units, associated public water and sewer, public roads, storm drainage system, and stormwater management facilities.	Submitted on January 20, 2022
	Smith Farms, Phase 1, Amend. #1	517 Yorktown Road	Right-of-way improvements on Yorktown Road (including a new taper lane) for Smith Farms-Phase 1 Residential Subdivision	Submitted on January 21, 2022

Development Activity Report

February 2022

	Project/Applicant Name	Location	Description	Comments
Land Disturbance Permits	Harper's Station	119 Byrd Lane	Land disturbance of 7.34 acres	Issued on January 14, 2022
	Bypass Rd Sewer Rehabilitation & Stream Restoration	237 Commons Way	Land disturbance of 5.60 acres	Issued on January 18, 2022
	Country Lane Stream Restoration	7023 George Washington Memorial Highway	Land disturbance of 1.20 acres	Issued on January 19, 2022
	500 Merrimac Trail Apartments	500 Merrimac Trail	Land disturbance of 3.07 acres	Issued on January 27, 2022
HYDC Actions	Application No. HYDC-210-21, York County EDA	323 Water Street	Install plastic enclosures on outdoor dining areas for Riverwalk Restaurant	Scheduled for February 16, 2022
	Application No. HYDC-212-22, 508 Water Street, LLC	508 Water Street	Replace front door, awning, and lights	Scheduled for February 16, 2022
	Application No. HYDC-213-22, Grace Episcopal Church	111 Church Street	Replace playground equipment	Scheduled for February 16, 2022