

Development Activity Report

December 2022

	Project/Applicant Name	Location	Description	Comments
Recent Board Actions	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. The Planning Commission recommended approval.	Approved November 15, 2022
	Application No. UP-988-22, Wayne Harbin	106 Shirley Road	Request for a Special Use Permit to authorize a tourist home in an existing family detached dwelling on a 0.3-acre parcel. The Planning Commission recommended approval.	Denied November 15, 2022
Future Applications	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. The Planning Commission recommends approval.	Scheduled for December 20 Board meeting
	Application No. UP-1000-22, Scott Shearer	208 Vine Drive	Request for a Special Use Permit to authorize a hair salon as a home occupation with on-site customer contact on a 0.7 acre parcel. The Planning Commission recommends approval.	
	Application No. UP-999-22, Ashley Anderson	141 West Semple Road	Request for a Special Use Permit to authorize a tourist home in an existing single-family detached dwelling on 0.2-acre parcel. A motion to recommend approval of the application failed on a 2:2 vote.	Scheduled for January 17, 2023 Board meeting
	YVA-49-22, Yorktown Main Street, LLC	702 Main Street	Request for YVA approval for a minor expansion to authorize the addition of one guest room to an existing bed and breakfast establishment on a 0.5 parcel.	Scheduled for January 17 Board meeting
	SE-27-22, Chick-Fil-A	6732 Mooretown Road	Request for a Special Exception to allow clearing in the required Greenbelt buffer along Mooretown Road.	Board meeting date to be determined
	Application No. ZT-194-22, York County Planning Commission	N/A	Consideration of a series of Zoning Ordinance text amendments pertaining to short-term rental homes. The Planning Commission recommends approval.	Board meeting date to be determined

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Future Applications	Application No. ZM-195-23, Curt and Pamels Lang, d/b/a Mills Marina	1737 Back Creek Road	Request to amend the proffers by removing boat service and repair from the list of uses prohibited on the property and adding a restriction stating that any boat servicing or repair work would be conducted indoors.	Tentatively scheduled for January 11, 2023 Planning Commission
	Application No. ZM-196-23, Carson Group, LLC	111 Faulkner Road	Request to rezone 1.4 acres at 6909 and 6903 George Washington Memorial Highway from R20 (Medium Density Single Family Residential) to GB (General Business).	
Site Plans Approved	Busch Industrial Park, Lot 4A-1, Warehouse Complex, Amendment #1	144 Stafford Court	Amendment to rotate building	Approved on November 4, 2022
	Commonwealth Green Public Right-of-Way Improvement Plan, Sidewalk Extension, Site Plan Amendment	Commonwealth Drive S.R. 1839	Sidewalk Extension	Approved on November 4, 2022
	Grafton High-Middle School Complex, Sidewalk Addition	403 Grafton Drive	Installation of a 5 foot wide sidewalk, relocation of a berm, installation of a grassed swale, installation of pipe and pedestrian paint on asphalt surfaces.	Approved on November 8, 2022
Site Plans Approved	IAA Vehicle Shelter	211 Production Drive	This is a metal shelter with three sides and a roof. The floor of the structure will be the existing gravel yard in the rest of the building. The only land disturbance will be for foundation support. (185 sq. ft.)	Approved on November 30, 2022

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	Project/Applicant Name	Location	Description	Comments
Site Plans Submitted	T-Mobile Generator Addition	98 Tower Lane	Install (1) 48KW generic diesel generator with subbase fuel tank. Install (1) automatic transfer switch on existing H-Frame. Install 2" conduit for emergency power feeders. Install 1" conduit for control cable. Install 2" conduit for power feeders. Install 2" conduit for block heater/battery charger. Install 1" conduit for alarm cables. Contractor to install steel wool in ends of all conduit runs.	Submitted on November 1, 2022
	Bruton High School, T-Mobile Generator Addition	185-Z E. Rochambeau Drive	Install (1) 9'-0" x 4'-0" concrete pad. Install (1) 48KW generic diesel generator with subbase fuel tank. Install (1) automatic transfer switch on existing H-Frame. Install 2" conduit for emergency power feeders. Install 1" conduit for control cable. Install 2" conduit for power feeders. Install 2" conduit for block heater/battery charger. Install 1" conduit for alarm cables contractor to install steel wool in ends of all conduit runs.	Submitted on November 1, 2022
	American Tower Generator Addition	2032-Z Old Williamsburg Road	American Tower Corporation proposes to install a new 80KW generic diesel generator and automatic transfer switch to support existing carrier T-Mobile. All work to be done within existing lease area.	Submitted on November 1, 2022
	Windsor Great Park, T-Mobile Generator Addition	914-Z Denbigh Boulevard	Installation of an 80 kw diesel generator with a 6'x8' concrete slab to an existing communications tower compound.	Submitted on November 4, 2022
	IAA Vehicle Shelter	211 Production Drive	This is a metal shelter with three sides and a roof. The floor of the structure will be the existing gravel yard in the rest of the building. The only land disturbance will be for foundation support. (185 sq. ft.)	Submitted on November 10, 2022

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	Project/Applicant Name	Location	Description	Comments
Site Plans Submitted	Buildings and Grounds Parking Lot Expansion	301 Goodwin Neck Road	Buildings and Grounds parking lot expansion.	Submitted on November 15, 2022
	Yorktown Express Car Wash	6524 George Washington Memorial Highway	Demo an existing self serve car wash and redevelop a 0.87 acre parcel with new 2,275 sf fully automated car wash with vacuum/drying stations.	Submitted on November 17, 2022
Subdivision Plans Approved	Carrs Hill West, Phase I (A Conventional Development)	107 Carrs Hill Road	The subdivision of 2.005 acres into 4 residential lots with an average lot size of 0.50 acres. A wet pond is proposed to address stormwater management for this subdivision as well as the future residential development for 309 Waller Mill Road. The wet pond will be located at 309 Waller Mill Road.	Approved on November 10, 2022
Subdivision Plans Submitted	Carrs Hill West, Phase I (A Conventional Development)	107 Carrs Hill Road	The subdivision of 2.005 acres into 4 residential lots with an average lot size of 0.50 acres. A wet pond is proposed to address stormwater management for this subdivision as well as the future residential development for 309 Waller Mill Road. The wet pond will be located at 309 Waller Mill Road.	Submitted on November 1, 2022
	Rose Hill, Amendment #2	1400 Baptist Road	242-Lot Single-family residential cluster development with required amenities.	Submitted on November 2, 2022

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	Project/Applicant Name	Location	Description	Comments
Subdivision Plans Submitted	Boundary Line Adjustment and Property Line Vacation Plat of the Properties of Coy E. Baker, Trustee & Bonnie Jo Baker	203, 207, and 209 Hodges Cove Road	Boundary Line Adjustment and Property Line Vacation Plat between the Properties of Coy E. Baker, Trustee of the Coy E. Baker Trust & Bonnie Jo Baker.	Submitted on November 7, 2022
	Smith Farms, Phase 1, Amendment #2 Offsite Transportation Improvements	517 Yorktown Road	Offsite intersection improvements for the Smith Farm Estates Development as proffered by York County Ord. No. 17-15.	Submitted on November 18, 2022
Land Disturbance Permits	Magruder/Tabb Animal Hospital	105 Ascot Drive	Land disturbance of 1.49 acres	Issued on November 28,
	Take 5 Oil Change	4507 George Washington Memorial Highway	Land disturbance of 0.58 acres	Issued on December 2, 2022
	Water Country USA Project Gemini	176 Water Country Parkway	Land disturbance of 0.55 acres	Issued on December 5, 2022
HYDC Actions	None			