

## Development Activity Report

January 2023

	Project/Applicant Name	Location	Description	Comments
Recent Board Actions	<a href="#">Application No. UP-982-22, Jeanette Brady</a>	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. <b>The Planning Commission recommended approval.</b>	Approved December 20, 2022
	<a href="#">Application No. UP-1000-22, Scott Shearer</a>	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. <b>The Planning Commission recommended approval.</b>	
Future Applications	<a href="#">Application No. UP-999-22, Ashley Anderson</a>	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. <b>A motion to recommend approval of the application failed on a 2:2 vote.</b>	Scheduled for January 17 Board meeting
	<a href="#">Application No. YVA-49-22, Yorktown Main Street, LLC</a>	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-acre parcel.	
	Application No. 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
	<a href="#">Application No. ZT-194-22, York County Planning Commission</a>	N/A	Consideration of a series of Zoning Ordinance text amendments pertaining to short-term rental homes. <b>The Planning Commission recommends approval.</b>	Board meeting date to be determined
	<a href="#">Application No. ZM-195-23, Curt and Pamela Lang, dba Mills Marina</a>	1737 Back Creek Road	Request to amend previously proffered conditions of approval 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. <b>The Planning Commission recommends approval.</b>	Board meeting date to be determined

## Development Activity Report

January 2023

	Project/Applicant Name	Location	Description	Comments
<b>Future Applications</b>	Application No. UP-1001-23, Cliffs Automotive, LLC	8427 George Washington Memorial Highway	Request for a Special Use Permit to authorize auto or light truck sales, rental and service-especially golf carts on a 1.9-acre parcel.	Tentatively scheduled for February 8, 2023 Planning Commission
	Application No. ZM-196-23, Carson Group, LLC	111 Faulkner Road	Request to rezone 1.4 acres at 111 Faulkner Road from R20 (Medium Density Single Family Residential) to GB (General Business).	Planning Commission date to be determined
<b>Site Plans Approved</b>	Buildings and Grounds Parking Lot Addition	301 Goodwin Neck Road	Buildings and Grounds parking lot expansion.	Approved on December 5, 2022
	Arbors at Williamsburg (Planned Development Residential Independent Living Senior Housing Facility)	1915 Pocahontas Trail	This amended development plan adds a grilling station and pergola to the interior central courtyard of the existing Arbors at Williamsburg Senior Living Apartments.	Approved on December 6, 2022
	Riverwalk Landing at Yorktown Additions	323 A1 Water Street	Proposed renovation project to combine the existing Riverwalk Restaurant and Water Street Grille Restaurant into one unified layout that will take full advantage of the character of the area.	Approved on December 20, 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.	Approved on December 13, 2022
<b>Site Plans Submitted</b>	Tabb Pressure Reducing Station and Off-Line Storage Facility	900 Yorktown Road	The project consists of the construction of a sanitary wastewater offline storage facility for HRSD for the use of storing wastewater during peak times prior to flowing to one of two treatment plants.	Submitted on December 1, 2022

## Development Activity Report

January 2023

	Project/Applicant Name	Location	Description	Comments
<b>Site Plans Submitted</b>	Sims Metal, Amendment	2114 A George Washington Memorial Highway	The purpose of this project is to establish the location of shipping containers on-site that will serve as a sound dampening measure for the existing metal recycling facility.	Submitted on December 19, 2022
	Summit Christian Academy, Building Additions (Peninsula Community Chapel)	4209 Big Bethel Road	The proposed project consists of building additions to the existing Peninsula Community Chapel and removal of existing trailers adjacent to the building.	Submitted on December 19, 2022
	Polyzos Family Investments, LLC, Demolition and Entrance Paving	221 Bypass Road	Building additional development for Polyzos Family Investments LLC including demolition of the existing building on the property and the paving of an entrance and a road going though the property.	Submitted on December 19, 2022
	Seaford Transfer Building	143 Freedom Boulevard	A new building will be constructed which consists of a small office and warehouse space. A loading dock and bay will be constructed for delivery of goods. There will be an access drive provided on the west side of the building for delivery and ingress/egress. New parking will be located on the north (front) side of the site.	Submitted on December 21, 2022
	Marquis Apartments, Amendment	1200 Marquis Parkway	This plan includes revisions to the approved plan set for SP2021-00051. The plans include revised dumpster enclosure, roof drain location revisions/relocations, utility service to maintenance building, additional light poles at amenities.	Submitted on December 22, 2022
<b>Subdivision Plans Approved</b>	NONE			

## Development Activity Report

January 2023

	Project/Applicant Name	Location	Description	Comments
<b>Subdivision Plans Submitted</b>	Waller Mill Heights, Phase 1C	409 Waller Mill Road	This project known as Waller Mill Heights Phase 1C, is located on Waller Mill Road in York County, Virginia. This plat shall provide 67 residential lots with roadway.	Submitted on December 8, 2022
	Victory at Tabb Landscape Plan Amendment	1103 Hampton Highway	This development plan amendment includes a revised landscape plan based upon survey located existing trees. These existing trees have been used as landscape credits for the common areas.	Submitted on December 13, 2022
	Boundary Line Adjustment Between the Properties of Dennis Lee Rollins & Barbara Gene Bigelow Rollins and Susan D. Rollins Voss, Nathan Wesley Rollins, & Dennis L. Rollins, Trustees of the Betty A. Rollins Living Trust	313 and 315 Dorothy Drive	Boundary Line Adjustment between 2 existing parcels	Submitted on December 15, 2022
<b>Land Disturbance Permits</b>	Country Club Acres Phases Two and Three	500 Rolling Hills Drive	Land disturbance of 43.40 acres	Issued on December 12, 2022
<b>HYDC Actions</b>	None			

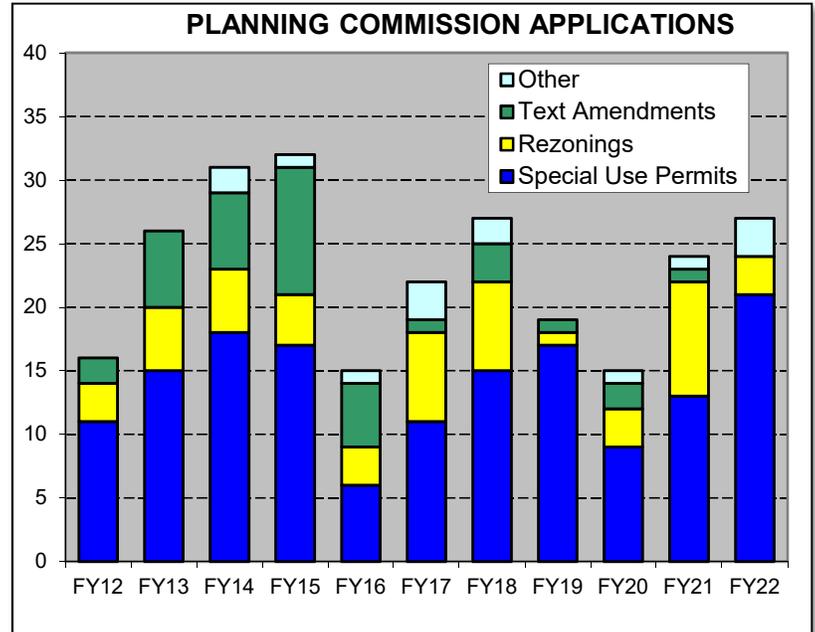
# FY 2022 ANNUAL REPORT

## YORK COUNTY PLANNING COMMISSION

### MESSAGE FROM THE CHAIR

In accordance with Section 15.2-2221.5 of the Code of Virginia, I hereby offer the Commission's Annual Report for the 2021-22 Fiscal Year. It was a memorable year for several reasons, not the least of which is that for the first time since FY 2019, all of our meetings were held *in person* rather than virtually as the country slowly emerged from the height of the COVID-19 pandemic.

Last year was also an unusually busy year, with our largest application caseload since FY 2018. Motor vehicle-related uses constituted a large share of the applications we reviewed, which included two car washes, an oil change facility, a bus terminal, and a motorcycle sales establishment. Without question, however, the overriding theme of FY 2022 was short-term rentals (STRs). Almost half of the 27 applications we considered – twelve, to be exact – were for tourist homes or, in one case, for an amendment to the use permit conditions for an existing tourist home. Not only did we have an unprecedented number of tourist home applications, but we also spent considerable time and effort dealing with the issue of short-term rentals in general and how they should be regulated. In July 2021, the Commission conducted a special work session dedicated specifically to this issue. This provided an opportunity for back-and-forth dialogue with a group of citizens that had proposed a series of changes to the zoning rules for STRs and also with the STR owners themselves. Taking all of that input into account, the Commission had follow-up discussions at its August 2021 meeting, and again at its December 2021 meeting, to consider the pros and cons of the various ideas that had been put forth and give staff direction in drafting possible Zoning Ordinance text amendments to recommend for formal consideration by the Commission and the Board of Supervisors.



Next year promises to be another busy one as the Comprehensive Plan Review Steering Committee is expected to wrap up its work in the first half of 2023. The draft Plan will then be referred to the Commission for consideration, which will likely take several months and involve work sessions as well as a public hearing before we forward it to the Board of Supervisors for adoption. As always, we look forward to the challenge, and we are grateful for the opportunity to serve the citizens of York County.



Front Row: Glen Titus, Mary Leedom, Pete Peterman  
 Back Row: Robert Criner, Michael King, JP Smith, Doug Holroyd

*Glen D. Titus*  
 Planning Commission Chair  
 2021-22

<b>Application No. &amp; PC Mtg. Date</b>	<b>Applicant</b>	<b>Description</b>	<b>Board Action &amp; Resolution or Ordinance No.</b>
UP-968-21 7/14/21	Dirty Quads Motorsports & Graphics LLC	Motorcycle sales establishment without body work and painting in the Village Square at Kiln Creek shopping center located at 5005 Victory Boulevard (Route 171)	Approved R21-102
UP-971-21 9/8/21	Williamsburg Area Transit Authority	Bus terminal/transfer station on an approximately 4.3-acre parcel located at 6166 Old Mooretown Road	Approved R21-127
UP-972-21 10/13/21	William and Marina Boothe	Tourist home in an existing single-family detached dwelling on a 0.5-acre parcel located at 1149 Duncan Drive	Approved R21-143
UP-973-21 10/13/21	Driven Brands, Inc.	Automotive oil change service building on a 0.6-acre parcel located at 4507 George Washington Memorial Highway (Route 17)	Approved R21-144
ZM-191-21 11/10/21	Curt and Pamela Lang (Mills Marina)	Rezone a 0.4-acre parcel located at 1737 Back Creek Road from RR (Rural Residential) to WCI (Water-oriented Commercial/Industrial) subject to voluntarily proffered conditions	Approved Ord. No. 22-1
UP-974-21 12/8/21	Bryan Randall	Tourist home in an existing single-family detached dwelling on a 0.2-acre parcel located at 1445 Penniman Road	Approved R22-25
UP-975-21 12/8/21	Pablo Campero Rojas	Tourist home in an existing single-family detached dwelling on a 0.3-acre parcel located at 306 York Downs Drive	Approved R22-26(R)
UP-976-21 12/8/21	Magnolia Wash and Express Property Holdings, LLC	Car wash facility on a 0.9-acre parcel located at 6524 George Washington Memorial Highway (Route 17)	Approved R22-4
UP-977-21 12/8/21	Ryan Moberley	Amend the conditions of approval for a previously approved Special Use Permit for a tourist home on a 0.2-acre parcel located at 113 Edale Avenue to allow whole house rentals and permit rentals seven (7) days a week.	Approved R22-5(R)
ZM-192-22 1/12/22	York County Board of Supervisors	Rezone two parcels located at 159 and 163 Goodwin Neck Road (Route 173) from LB (Limited Business) to IL (Limited Industrial) for construction of a new York-Poquoson Sheriff's Office	Approved Ord. No. 22-4
UP-979-22 1/12/22	Ernest Vawter	Tourist home in an existing dwelling on a 0.2-acre parcel located at 103 Haymaker Place	Approved R22-28
UP-980-22 1/12/22	Tambora Latin Cuisine	Nightclub within an existing restaurant in the Schroeder Center shopping center located at 1900 George Washington Memorial Highway (Route 17).	Application withdrawn by the applicant*
UP-981-22 1/12/22	CCRC, LLC	Auto rental establishment on a 1.2-acre parcel located at 105 Bypass Road (Route 60)	Approved R22-27
YVA-47-22 1/12/22	Robert J. Andrade	Tourist home in an existing single-family detached dwelling on a 0.2-acre parcel located at 215 Nelson Street in Yorktown	Approved* R22-47
UP-983-22 2/9/22	Tres Pollitos, LLC	Tourist home in an existing single-family detached dwelling on a 6.0-acre parcel located at 533 Allens Mill Road	Application withdrawn by the applicant*
UP-984-22 2/9/22	Locke Supply Company	Wholesale trade establishment with outdoor storage in the Kingsgate Green shopping center located at 118 Waller Mill Road	Approved R22-50
UP-985-22 2/9/22	Angela and Gregory Walters	Tourist home on a 2.3-acre parcel located at 407 Fenton Mill Road (Route 602)	Approved R22-61
UP-986-22 3/9/22	So Lux Event Center, LLC	Commercial reception hall in the Yorkshire Downs Shopping Center located at 3301 Hampton Highway (Route 134)	Approved R22-62
PD-57-22 4/13/22	Commonwealth Green, LLLP	Amend the overall development master plan and proffered conditions for the Commonwealth Green Planned Development located on the east side of the York County-City of Newport News border by removing the required road connection between Keener Way and Route 17 and replacing the proffered extension of public water line and sewer lines to Route 17 with a proffered dedication of a utility easement	Approved Ord. No. 22-11

Application No. & PC Mtg. Date	Applicant	Description	Board Action & Resolution or Ordinance No.
UP-987-22 4/13/22	Karen Richardson	Tourist home in an existing single-family detached dwelling on a 1.8-acre parcel located at 213 Railway Road	Approved R22-105
SE-26-22 5/11/22	SMM Southeast LLC d/b/a Sims Metal Management	Special Exception to authorize a 50% expansion of a nonconforming metal recycling plant on a 2.9-acre parcel located at 2114-A George Washington Memorial Highway (Route 17)	Approved R22-157(R)
YVA-48-22 5/11/22	C2J Properties, LLC	Tourist home in an existing single-family attached dwelling on a 0.03-acre parcel located at 210 Ambler Street in historic Yorktown	Approved R22-121
UP-988-22 5/11/22	Michael and Valerie Marshall	Tourist home in an existing single-family detached dwelling on a 1.3-acre parcel located at 714 Baptist Road	Approved R22-106
UP-989-22 6/8/22	SHJ Construction Group	Car wash facility (Tidal Wave Auto Spa) on a 1.2-acre portion of a 2.1-acre parcel located at 5441 George Washington Memorial Highway (Route 17)	Application withdrawn by the applicant*
UP-990-22 6/8/22	Barbara A. Toward	Dog grooming facility as a home occupation with on-site customer/client contact on a 0.6-acre parcel located at 600 Peniman Road	Approved R22-118(R)
UP-991-22 6/8/22	Merit Anglin	Tourist home on a 6.3-acre parcel located at 321 Oaktree Road	Approved R22-119
UP-994-22 6/8/22	Riverside Heating and Air Conditioning	Contractor's shop with outdoor/exposed storage on a 2.2-acre parcel located at 8529 George Washington Memorial Highway (Route 17)	Approved R22-120

\*The Planning Commission recommended denial.

## [Application Highlights](#)

The Planning Commission recommended approval of an application to rezone 12 acres in the York County Operations Center on Goodwin Neck Road for the County's new 51,550-square foot Law Enforcement Center, which is now under construction. Although not required from a legal standpoint, the rezoning had the benefit of establishing uniform zoning for the County Operations Center while demonstrating that the County holds its own construction projects to the same standards as private development.



One of the more unusual cases from the past year involved a proposal by Sims Metal to expand its metal recycling plant on Route 17 in Tabb by installing stacked shipping containers between the facility and the Tabb Lakes residential subdivision to the east. The purpose of this application, which was approved by the Board of Supervisors with a recommendation of approval from the Commission, was to reduce noise impacts of the recycling operation on adjacent homes. No expansion of the recycling operation was permitted, so it was actually an expansion to *reduce* the intensity of use.

## Planning Commission Highlights

- In FY 2022 the Planning Commission held twelve regular meetings and one work session. The Commission considered twenty-one Special Use Permit applications, two rezoning applications, one Planned Development application, two Yorktown Village Activity applications, and one Special Exception. In all but one case, the Board of Supervisors followed the Planning Commission’s recommendation. Three applications were withdrawn by the applicants after receiving a recommendation of denial from the Commission and thus were not considered by the Board.
- Commissioner Michael King continued his service as chairman of the ad hoc Comprehensive Plan Review Steering Committee – also known as the York 2040 Committee – which held seven meetings in FY 2022.
- At its January 12, 2022, meeting, the Commission honored former Commissioner Bruce Sturk, who served as an at-large member from June 2017 through July 2021. He was presented with a plaque in recognition of his service.
- The Commission welcomed two new members: Doug Holroyd, representing District 1, and JP Smith, who serves as an at-large member. In the spring of 2022, both successfully completed the Certified Planning Commissioners’ Program offered by the Center for Urban and Regional Analysis at Virginia Commonwealth University. This intensive training program, which has received both state and national recognition and awards, provides the legal and technical background needed by citizen planners and decision makers. It is designed to provide a basic foundation of planning law and history and to provide the technical expertise needed by planning commissioners to maximize their competency and ability to render legally defensible decisions and recommendations.



<b>YORK COUNTY PLANNING COMMISSION, FY2022</b>		
<b>Name</b>	<b>Term</b>	<b>District</b>
Glen D. Titus (Chair)	July 1, 2017 – June 30, 2025	2
Robert T. Criner (Vice Chair)	July 1, 2018 – June 30, 2022	5
Douglas Holroyd	July 20, 2021 – June 30, 2025	1
Mary Leedom	July 1, 2020 – June 30, 2024	3
Michael S. King	July 1, 2018 – June 30, 2022	4
Robert W. “Pete” Peterman	July 1, 2015 – June 30, 2023	At Large
Joseph P. “JP” Smith	August 17, 2021 – June 30, 2023	At Large
Bruce R. Sturk	June 20, 2017 – July 6, 2022	At Large



January 13, 2023

### Winter Markets Coming in February!

Four markets kick off the 2023 calendar offering spectacular views of the York River, food trucks, and a variety of vendors and artists. Can't make it to the Winter Markets? The regular 2023 season begins April 8 and is held every Saturday from 8 a.m. to 12 p.m. with special extended themed markets held throughout the year. Click over to the [Yorktown Market Days website](#) for more info.

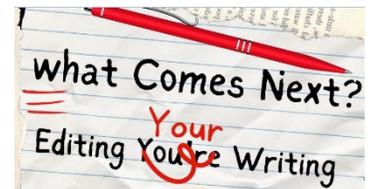


### County Assessor Staff Visiting Neighborhoods

Real estate property in York County is reassessed every two years and is coming up in 2024. As part of the process, County staff are making site visits collecting data needed for the next assessment. These staffers will be in marked County vehicles, wearing their employee badges, and will knock or ring the doorbell to let you know why they are there and may be taking a photo or two of the area. A list of the neighborhoods is available on the [Real Estate Assessor's page](#).

### Upcoming Library Programs for Adult Patrons

Calling all aspiring writers! Tabb Library is hosting a writing workshop from 6:30 to 8 p.m. on Tuesday (1/17) entitled **“What Comes Next? Editing Your Work.”** Registration is recommended, but not required for this program. **“Understanding and Responding to Dementia Related Behaviors”** is offered for caregivers from 12 to 1 p.m. Wednesday (1/18) at Tabb Library. This program teaches strategies to help with some of the most common Alzheimers behavioral challenges. Additional information about all programs is available on the [Library's event calendar](#).



### Visiting County Parks is a Real Hoot

The Williamsburg Bird Club is leading an **Owl Prowl** from 6 to 8 p.m. next Saturday (1/21) at **New Quarter Park** (1000 Lakeshead Drive). Participants will take a guided hike through the park searching for these mysterious birds. This program is free and recommended for ages 10 and up. **Charles Brown Park** welcomes the **Virginia Living Museum** at 1 p.m. on February 4 for a unique wildlife program. This is an excellent opportunity to see some of the native Virginia animals up close for a small fee. Register [online](#) for these and other programs.

## Last Call for Leaf Collection

This has been another successful leaf collection season and one week remains for residents of each County zone to place bagged leaves at the roadside for pickup. Residents of the Southern Zone (all homes south of Dare Road) may place clear bags of leaves at the roadside for pickup beginning Monday (1/16); the final week for the Northern Zone (all homes on and north of Dare Road) begins January 23. A week-long County-wide sweep begins January 30. For complete program details, visit [Waste Management](#) on the website.



## Volunteer to be a Peninsula Master Naturalist

Applications are now being accepted for those interested in training to become a part of this statewide corps of volunteers that provides education, outreach, and service dedicated to the management of natural resources and natural areas within communities. The training covers the knowledge and skills needed and includes a wide range of natural science topics. Classes are held on Wednesday evenings from February 22 through May 17, with four Saturday field trips. More information is available [online](#).

**Additional Notes for the Week...** York County offices and courts are closed Monday (1/16) in observance of **Martin Luther King Jr. Day**. Garbage and recycling collections are not affected by the holiday. The popular **Skate, Rattle, & Roll** program continues Fridays at the Dare Elementary School gym (300 Dare Road). Grades K-5 skate from 6 to 8 p.m., with middle-schoolers skating from 8:30 to 10:30 p.m. For details, visit the [program flyer](#).

**YORKTOWN, VA**

York County  
VIRGINIA  
America's Future Since 1783  
FY2024  
Proposed Budget

**Get Involved!**  
Proposed FY2024 Budget  
**PUBLIC FORUM**  
Tuesday, January 17  
Board of Supervisors Meeting  
7:00 pm

Watch LIVE on Cox 46 / Verizon 38 or  
on [www.yorkcounty.gov/tv](http://www.yorkcounty.gov/tv)

WYCC  
Cox 46  
Verizon 38  
TV

*Citizen News Weekly* is compiled and published by York County Public Affairs each Friday to share news and events with our citizens and neighbors. This weekly newsletter is placed on our [website](#) and delivered directly to your inbox. Questions? Contact Gail Whittaker, Public Information Officer: 757-890-3310 or [whittgl@yorkcounty.gov](mailto:whittgl@yorkcounty.gov).