

Development Activity Report

May 2025

	Project/Applicant Name	Hyperlink	GPIN	Location	Description	Comments
Recent Board Actions	Application No. PD-59-24, EAH , LLC	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/10092024-1122	H13b-3278-4775 H14d-3681-0790	200 Water Country Parkway & 1569 Penniman Road	Request a rezoning for a mixed-use development consisting of 300 apartment units and 16.2 acres of commercial land. The Planning Commission recommends denial.	Deferred by applicant
Recent Board Actions	Application No. ZT-204-25, York County Board of Supervisors	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/04152025-1190	N/A	N/A	Consider amendments to the York County Zoning Ordinance to address domestic Chicken keeping as an accessory activity on residential property. The Planning Commission recommends approval.	Approved April 15, 2025
Recent Board Actions	Application No. UP-1045-25, Daniel and Bridget Carver	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/04152025-1190	U05a-1070-4696	201 Fairfield Road	Request for a Special Use Permit to authorize the establishment of a accessory backyard chicken coop closer than 10 feet to an adjacent property line. The Planning Commission recommends denial.	Denied April 15, 2025
Recent Board Actions	Application Nos. ST-025-25 and ZT-206-25	https://www.yorkcounty.gov/1526/Agenda	NA	NA	Consider amendments to certain filing and inspection fees within the Subdivision Ordinance (Chapter 20.5) and the Zoning Ordinance (Chapter 24.1). The Planning Commission recommends approval.	Approved May 6, 2025
Future Applications	Application No. ZT-200-24, York County Planning Commission	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/11132024-1133	N/A	N/A	Consideration of amendments to the York County Zoning Ordinance to address data centers. The Planning Commission recommends approval.	Board meeting to be determined.
Future Applications	Application No. ZM-205-25, Seaford Breeze LLC	https://www.yorkcounty.gov/1526/Agenda	U09a-2354-3928	111 Shirley Road	Request to amend the York County Zoning Map by reclassifying a 0.2 acre - parcel from WCI to RR. The Planning Commission recommends approval.	Scheduled for the May 20, 2025 Board meeting
Future Applications	Application No. UP-1046-25, Landon Haywood	https://www.yorkcounty.gov/1526/Agenda	G14c-1410-0246	1024 Penniman Road	Request for a Special Use Permit to authorize the establishment of a tourist home in an existing single family detached dwelling on 0.33-acre parcel. The Planning Commission recommends approval.	Scheduled for the May 20, 2025 Board meeting
Future Applications	Application No. UP-1042-25, S3 Storage Solutions	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/04092025-1186	S03d-3944-1427 S03d-4491-1019	2100 & 2044 George Washington Memorial Highway	Request for a Special Use Permit to authorize the establishment of a single-story mini-storage facility on a 0.4-acre parcel and 6.96 acre parcel. The Planning Commission recommends approval.	Tentatively scheduled for the June 17, 2025 Board meeting
Future Applications	Application No. UP-1043-25, S3 Storage Solutions	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/04092025-1186	S03d-3944-1427 S03d-4491-1019	2100 & 2044 George Washington Memorial Highway	Request for a Special Use Permit to authorize the establishment of a recreational vehicle storage facility on a 0.4-acre parcel and 6.96 acre parcel. The Planning Commission recommends approval.	Tentatively scheduled for the June 17, 2025 Board meeting
Future Applications	Application No. ZM-207-25, S3 Storage Solutions	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/04092025-1186	S03d-4491-1019	2044 George Washington Memorial Highway	Request to amend a proffer referenced within Ordinance O93-24 requiring stored vehicles to be titled in the name of the property owner. The Planning Commission recommends approval.	Tentatively scheduled for the June 17, 2025 Board meeting

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Future Applications	Application No. UP-1047-25. American Battlefield Trust	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/04092025-1186	O11d-2559-0390 O11d-2646-0067	393 & 401 Crawford Road	Request for a Special Use Permit to construct a park including a 1,082 linear foot recreation trail loop with a parking area. The Planning Commission recommends approval.	Tentatively scheduled for the June 17, 2025 Board meeting
Future Applications	Application No. UP-1048-25, Virginia Natural Gas	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/05142025-1196	B19d-4417-1000	100 Sentara Circle	Request for a Special Use Permit to authorize the establishment of a gas regulator station on a 0.16-acre portion of an 83.06-acre parcel. The Planning Commission continued the public hearing to its June 11, 2025 meeting.	Scheduled for the June 11, 2025 Planning Commission meeting
Future Applications	ZM-208-25, Carson Group, LLC	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/05142025-1196	R07a-1457-3862	111 Faulkner Road	Request to amend proffers approved through Ordinance O23-10 by removing the requirement for an internal property line to be vacated on a 1.4-acre parcel. The Planning Commission recommends approval.	Tentatively scheduled for the June 17, 2025 Board meeting
Site Plans Approved	Newport News Waterworks (Harwood Mills Liquid Lime Facility) Amendment		R05d-4244-0827	3629 George Washington Memorial Highway	The Harwood's Mill WTP existing hydrated lime building will be demolished and replaced with a new facility.	Approved on April 7, 2025
Site Plans Approved	Victory Industrial Park, Lot 11 Amendment #1 (Atlantic Emergency Group)		R08c-2455-0321	324 Redoubt Road	Convert inside of the building to office space. Add 417 sf of concrete to establish additional parking spaces. Add delineated parking spaces.	Approved on April 21, 2025
Site Plans Submitted	Reksal Water and Ice Machine		R08c-0532-2413	7628 George Washington Memorial Highway	Water and Ice Machine	1st submittal received on April 1, 2025
Site Plans Submitted	Chick-Fil-A, Grafton		S06a-1371-4152	5600 George Washington Memorial Highway	The project consists of developing a 6.94-acre parcel to include an approximate 6,005 sq. ft. fast food restaurant Chick-Fil-A, associated site parking and drive thru, as well as standard utility connections and stormwater management features.	3rd submittal received on April 7, 2025
Site Plans Submitted	VPPSA Building Addition		R08d-3268-1358	145 Goodwin Neck Road	This project proposes to install a modular office structure at the VPPSA compost facility.	2nd submittal received on April 9, 2025
Site Plans Submitted	Summit Christian Academy, Amendment		U03a-0027-4228	4209 Big Bethel Road	This revision removes a portion of the addition and revises the stormwater calculations to use the new state handbook.	1st submittal received on April 17, 2025

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Site Plans Submitted	American Tower, Oaktree HTS, Antenna and Equipment Cabinet Addition		C19b-3905-4190	412-Z Oaktree Road	The proposed project includes placing equipment cabinets on a proposed concrete pad inside a 12' x 30' ground space within the existing compound, and placing new antenna on a proposed sector frame mounted to the existing tower.	2nd submittal received on April 17, 2025
Site Plans Submitted	Tranquility, Phase 2, Amendment #1		I14c-2303-1468	101 Stable Lane	This project shall provide 77 single-family lots with roadway and pedestrian access from Phase 1.	2nd submittal received on April 22, 2025
Site Plans Submitted	American Tower, EZ94 Radio VA, Wireless Carrier Collocation		S05d-3549-1627	4026-Z George Washington Memorial Highway	Co-location of a new wireless carrier on an existing tower with work on both the tower and at grade including a new generator.	1st submittal received on April 30, 2025
Subdivision Plans Approved	Family Subdivision Plat of the Property of Edward W. Pollard and Melinda B. Pollard		R09d-2943-0917	308 Wormley Creek Road	2-single family lots - Final Plat	Recorded on April 4, 2025
Subdivision Plans Approved	Subdivision Plat of Village on The Green, Section Two		S02a-1366-4480	601 Commonwealth Drive	Final Subdivision Plat (6 attached single-family lots)	Recorded on April 8, 2025
Subdivision Plans Approved	Hidden Brook Subdivision (fka 148 Faulkner Road)		R07a-0467-4355	148 Faulkner Road	Development Plan (8 single-family lots as a cluster development)	Approved on April 8, 2025
Subdivision Plans Approved	Powell Plantation, Phase 2 (Preliminary Approval)		E16c-1457-0286	409 Waller Mill Road	Development Plan for this phase consisting of 72 single-family detached units, associated public water and sewer, public roads, storm drainage system and stormwater management facilities. This project will also include walking trails and recreation areas.	Approved on April 14, 2025
Subdivision Plans Submitted	Boundary Line Adjustment Plat of the Properties of Melinda Calthorpe York, LLC and Rene M. De La Fuente & Deborah L. Chen, Trustees		U05c-2169-0932 U05c-2335-1008	405 Melinda Lane 407 Melinda Lane 124-A River Point Drive	Boundary Line Adjustment Plat	1st submittal received on April 4, 2025
Subdivision Plans Submitted	Subdivision Plat of Village on The Green, Section Two		S02a-1366-4480	601 Commonwealth Drive	Subdivision Plat (6 attached single-family lots)	3rd submittal received on April 8, 2025

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Subdivision Plans Submitted	Two Lot Subdivision Plat of the Property of Doris Faye Pruitt & Glenn Edward Pruitt		U02b-4029-3701	213 Oak Lane	Subdivision Plat (2 single-family lots)	1st submittal received on April 8, 2025
Subdivision Plans Submitted	Yorktown Crescent, Phase 1, Block 7		R08a-0570-3903	3222 Fort Eustis Boulevard	Yorktown Crescent, Phase 1, Block 7 Final Plat (14 lots for attached single-family)	3rd submittal received on April 23, 2025
Subdivision Plans Submitted	Subdivision Plat of Celestial Way		U03a-1605-3033 U03a-1991-3525	3960 Big Bethel Road, 204 Orion Court & Heavens Way	Subdivision plat (43 single-family lots)	4th submittal received on April 28, 2025
Subdivision Plans Submitted	Tranquility, Phase 2B		I14c-2303-1468	2000 Springfield Road	Subdivision plat (47 single-family lots)	3rd submittal received on April 29, 2025
Subdivision Plans Submitted	Fenton Mill 200 Residential Subdivision		C19b-4975-4224	200 Fenton Mill Road	A 27.51 acre parcel of land to be subdivided into 9 single-family lots. Each lot will be served with a private well and sanitary septic field.	3rd submittal received on April 29, 2025
Land Disturbance Permits	York Veterinary Hospital, Parking Improvements		S05b-2656-4686	4628 George Washington Memorial Highway	Land disturbance of 0.60 acres	Issued on April 21, 2025
HYDC Actions	HYDC-270-25	https://www.yorkcounty.gov/DocumentCenter/View/64211/52125-Meeting-Materials	P12d-2575-1226	101 Chischiak Watch	New Single-Family Home	Scheduled for May 21, 2025 meeting