

Development Activity Report

October 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-211-25, York County Planning Commission	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_09162025-1265	N/A	N/A	Consider amendments to Sections 24.1-361 & 24.1-361.1 regarding recreation requirements for Planned Developments, and consider amendments to Section 24.1-402 pertaining to open space development (cluster techniques). The Planning Commission recommends approval.	Approved September 16, 2025
Recent Board Actions	Application No. UP-1054-25, Jaclyn Marks	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_09162025-1265	R08a-0110-3137	7812 George Washington Memorial Highway	Request for a Special Use Permit to authorize the establishment of a fortune telling services on 3.8-acre parcel. The Planning Commission recommends approval.	Approved September 16, 2025
Recent Board Actions	Application Nos. ST-026-25 & ZT-212-25, York County Planning Commission	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_09162025-1265	N/A	N/A	Consider "housekeeping" amendments to sections of the Subdivision Ordinance (Chapter 20.5) and the Zoning Ordinance (Chapter 24.1), York County Code. The Planning Commission recommends approval.	Approved September 16, 2025
Future Applications	Application No. UP-1057-25, Riverside Heating and Cooling	https://www.yorkcounty.gov/1526/Agenda	Q09d-2855-0789	8529 George Washington Memorial Hwy	Request for a Special Use Permit to re-authorize the establishment of the contractor's shop with outside storage on a 2-acre parcel. The Planning Commission recommends approval.	Scheduled for October 21, 2025 Board of Supervisors meeting
Future Applications	Application No. UP-1058-25, Little G.I. Joes	https://www.yorkcounty.gov/1526/Agenda	S03b-3837-2893 S03b-3865-2804 S03b-4133-2732	108 Hyde Lane and 2330 & 2334 George Washington Memorial Hwy	Request for a Special Use Permit to authorize firearm sales and service on three parcels totaling 2-acres. The Planning Commission recommends approval.	Scheduled for October 21, 2025 Board of Supervisors meeting
Future Applications	Application No. UP-1059-25, Paws Pet Resort LLC	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/_10082025-1273	B20d-4999-1346	1205 Lightfoot Road	Request for a Special Use Permit to authorize the establishment of a commercial kennel with outside runs on a 3.0-acre parcel. The Planning Commission recommends approval.	Tentatively scheduled for November 18, 2025 Board of Supervisors meeting
Future Applications	Application No. UP-1060-25, Faith Recovery		C17a-2399-3755	325 Ewell Road	Request for a Special Use Permit to authorize an increase of occupants in an existing group home from sixteen (16) to twenty-one (21) on a 3.4-acre parcel.	Tentatively scheduled November 12, 2025 Planning Commission meeting
Site Plans Approved	Newport News-Williamsburg Airport Taxiway "D", "F", and "G" Pavement Rehabilitation		R04a-0111-4261	101 Oriana Road	The project includes the rehabilitation of Taxiway "D", Taxiway "F", and Taxiway "G".	Approved on September 3, 2025

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Site Plans Approved	York County Building Grounds Storage Building		S08c-0199-1719	1801 Wolf Trap Road	The work proposed consists of adding a concrete pad to an existing gravel lot for the foundation of a future steel-framed storage building.	Approved on September 19, 2025
Site Plans Approved	Q Daddy's of Yorktown, Amendment #1		R07b-2796-2591	6555 George Washington Memorial Highway	This submittal is an amendment to the approved site plan with minor changes to stormwater.	Approved on September 28, 2025
Site Plans Approved	Tommy's Express Carwash, Amendment #1,		R07d-3517-2273	6440 George Washington Memorial Highway	This revision is a minor change, adding an additional trench drain and a small grate inlet along the exit of the car wash.	Approved on September 30, 2025
Site Plans Submitted	Whites Faulkner Sewer Extension		R07a-0467-4355	148 Faulkner Road	Sewer pump station	3rd submittal received on September 2, 2025
Site Plans Submitted	Q Daddy's of Yorktown, Amendment		R07b-2796-2591	6555 George Washington Memorial Highway	This submittal is an amendment to the approved site plan with minor changes to stormwater.	1st submittal received on September 3, 2025
Site Plans Submitted	Contractor Office and Shop Space		C17a-1622-4587	5662 Mooretown Road	The purpose of this proposed 3.4-acre project is to construct a 6,000 s.f. building. The existing building will remain.	2nd submittal received on September 11, 2025
Site Plans Submitted	Dutch Bros, Drive Thru Coffee Shop		S06a-0976-3924 S06a-0904-4098	5601 and 5619 George Washington Memorial Highway	Proposed drive thru coffee shop with associated infrastructure.	1st submittal received on September 11, 2025
Site Plans Submitted	Yorktown Crescent Redstone		R08a-0279-3748	3100 Fort Eustis Boulevard	Development of approximately 13 acres of land within the Yorktown Crescent Mixed Use development area to include a grocery store and three connected retail shops. This project will also construct roadway improvements on Fort Eustis Blvd and George Washington Memorial Highway.	2nd submittal received on September 12, 2025
Site Plans Submitted	Fenton Mill Recreation Area #3		D19b-2734-4736	257 Barlow Road	This project is located at the intersection of Barlow Road and Newman Road in York County, Virginia. This site plan shall provide recreation community garden plots, 15 gravel parking spaces (including 2 handicap spaces) and a gravel access road to future garden plots.	1st submittal received on September 16, 2025

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Site Plans Submitted	Fenton Mill Recreation Area #2		C20d-4780-1137	1000 Newman Road	This site plan proposes a picnic shelter, playground, multi-use fields, dog park, and disc golf course.	4th submittal received on September 17, 2025
Site Plans Submitted	Chipotle-Grafton		S06a-1170-4306	5626 George Washington Memorial Highway	The development of a 2,325 sf restaurant with 150 sf patio outdoor seating.	2nd submittal received on September 19, 2025
Subdivision Plans Approved	NONE					
Subdivision Plans Submitted	Wynne Estates		V08c-0100-0831	152 Wynne Road	Proposed cluster residential development containing 12 single-family residential lots, extension of Wynne Road, open space and common areas.	3rd submittal received on September 4, 2025
Subdivision Plans Submitted	Smith Farms, Phase 1, Amendment #1 and Offsite Improvements		T04a-2314-2904	517 Yorktown Road	Right-of-way improvements on Yorktown Road (including a new taper lane) for Smith Farms-Phase 1 Residential Subdivision	6th submittal received on September 12, 2025
Subdivision Plans Submitted	Boundary Line Adjustment Between the Properties of Joie Neil and Charles W. Taylor & Joy R. Taylor, Trustees		T04b-4399-3429 T04b-3902-3988	200 Joy Court and 302 Glebe Spring Lane	Boundary Line Adjustment Between the Properties of Joie Neil and Charles W. Taylor & Joy R. Taylor, Trustees	2nd submittal received on September 16, 2025
Subdivision Plans Submitted	Hidden Brook		R07a-0467-4355	148 Faulkner Road	Hidden Brook plat of subdivision to create 8 single-family lots.	2nd submittal received on September 17, 2025
Subdivision Plans Submitted	Plat Showing a Boundary Line Adjustment Between Lot 3 & Lot 4 and Boundary Line Extinguishments Between Lot 1 & Lot 2 and Lots 2 & 3, Section 1, Green Acres		D15b-2693-4331	100, 102, 102A & 104 Carrs Hill Road	Boundary Line Adjustment between Lot 3 & 4 and Boundary Line Extinguishments between Lots 1 & 2 and Lots 2 & 3, Section 1, Green Acres	4th submittal received on September 17, 2025
Subdivision Plans Submitted	Fenton Hollow, Phase 1A		C20d-4553-1483	1054 Newman Road	Subdivision of Fenton Mill Parcel B-3 into 78 single family lots, 6 common area lots and one remainder parcel which shall be future subdivision Phase 1B. Lots are platted per approved development plan No. DP2022-00010.	3rd submittal received on September 13, 2025

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Land Disturbance Permits	Kroger R555 Expansion & Drive-Thru Pharmacy		S03C-0782-1542	5007-2 Victory Boulevard	Land disturbance of 0.51 acres	Issued on September 11, 2025
HYDC Actions	HYDC-278-25, Jeffrey Vance	https://www.yorkcounty.gov/DocumentCenter/View/66630/Meeting-and-Application-Materials-10-15-25	P12d-2574-0926	114 Ballard Street	New front yard fence	Scheduled October 15, 2025 HYDC meeting
HYDC Actions	HYDC-279-25, Michael Lulofs	https://www.yorkcounty.gov/DocumentCenter/View/66630/Meeting-and-Application-Materials-10-15-25	P11b-3020-4490	210 Smith Street	New backyard utility shed	Scheduled October 15, 2025 HYDC meeting
HYDC Actions	HYDC-280-25, County of York	https://www.yorkcounty.gov/DocumentCenter/View/66630/Meeting-and-Application-Materials-10-15-25	P12c-2424-1717	331 Water Street	Replace existing tent with permanent pavilion	Scheduled October 15, 2025 HYDC meeting