

Development Activity Report

January 2026

	Project/Applicant Name	Hyperlink	GPIN	Location	Description	Comments
Recent Board Actions	Application No. UP-1060-25, Faith Recovery	https://www.yorkcounty.gov/AgendaCenter/ViewFile/Agenda/12162025-1301	C17a-2399-3755	325 Ewell Road	Request for a Special Use Permit for an increase of occupants in an existing group home from sixteen (16) to twenty-one (21) on a 3.4-acre parcel. The Planning Commission recommended approval.	Approved December 16, 2025
Future Applications	Application No. ZM-214-25, Redstone Properties LLC	https://www.yorkcounty.gov/1526/Agenda	Q08b-4531-3505 Q08b-4625-3435 Q08b-4688-3367 Q08b-4736-3301	7920, 7914, 7908, 7900 George Washington Memorial Highway	Request to rezone a 1.8 - acre parcel from General Business (GB) property to General Business with proffers to establish a convenience store and fuel dispensing establishment. The Planning Commission recommended approval.	Scheduled for the January 20, 2026 Board of Supervisors meeting
Future Applications	Application No. UP-1062-25, Redstone Properties LLC	https://www.yorkcounty.gov/1526/Agenda	Q08b-4531-3505 Q08b-4625-3435 Q08b-4688-3367 Q08b-4736-3301	7920, 7914, 7908, 7900 George Washington Memorial Highway	Request for a Special Use Permit to establish a convenience store and fuel dispensing on a 1.8 - acre parcel. The Planning Commission recommended approval.	Scheduled for the January 20, 2026 Board of Supervisors meeting
Future Applications	Application No. ZT-215-25, YCBOS	https://www.yorkcounty.gov/1526/Agenda	N/A	N/A	Consider amendments to the York County Zoning Ordinance to address the use of theft-deterrent wire. The Planning Commission recommended approval.	Scheduled for the January 20, 2026 Board of Supervisors meeting
Future Applications	Application No. UP-1061-25, Lafayette Gun Club, Inc.		S06b-4802-3797	331 Dare Road	Request for a Special Use Permit for the establishment of an indoor firing range on a 26.3 - acre parcel. The Planning Commission recommended approval.	Tentatively scheduled for February 17, 2026 Board of Supervisors meeting
Future Applications	Application No. UP-1063-26, Peter Takunju		D15b-4026-3377	108 Bicameral Lane	Request for a Special Use Permit to establish a tourist home on 0.1-acre parcel.	Application withdrawn by applicant
Future Applications	Application No. ZM-217-26, Adventure Freedom LLC		H13b-4652-2897	500 Marquis Parkway	Request for rezoning of 8.8 acres from GB- General Business with proffers to GB with revised proffers for the development of mixed- use facility, an indoor Family Entertainment Center (FEC), video arcade and limited number of billiard- style tables.	Application withdrawn by applicant
Future Applications	Application No. UP-1064-26, Adventure Freedom LLC		H13b-4652-2897	500 Marquis Parkway	Request for Special Use Permit to establish a video arcade on 8.8 acres of GB- General Business Conditional.	Application withdrawn by applicant
Future Applications	Application No. CP-11-26, YCPC		NA	NA	Consider amendments to the York County Comprehensive Plan for multiple Poquoson parcels bordering York County and Poquoson. The Planning Commission recommended approval.	Tentatively scheduled for February 17, 2026 Board of Supervisors meeting

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Future Applications	Application No. ZM-218-26, YCBOS		Multiple GPINS	Multiple Parcels	Request to rezone multiple parcels bordering York County and Poquoson to align with York County's Comprehensive Plan. The Planning Commission recommended approval.	Tentatively scheduled for February 17, 2026 Board of Supervisors meeting
Site Plans Approved	Grafton Shopping Center (Chipotle Fast Food Restaurant)		S06a-1170-4306	5626 George Washington Memorial Highway	The development of a 2,325 sf restaurant with 150 sf patio outdoor seating.	Approved on December 17, 2025
Site Plans Approved	Bridgeman Underground Contractor's Office and Shop		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.	Approved on December 23, 2025
Site Plans Submitted	Great Wolf Lodge Parking Gate		C19a-2403-4804	549 E Rochambeau Drive	The project will add a parking gate along the access road to the Great Wolf Lodge.	1st submittal received on December 1, 2025
Site Plans Submitted	York Terrace Waterline Improvements		G13a-2225-4705	1116 Stewart Drive	Upgrade existing waterlines with new piping.	1st submittal received on December 2, 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.	2nd submittal received on December 5, 2025
Site Plans Submitted	100 Ashby Park Drive		C18a-1465-3836	100 Ashby Park Drive	The project involves the installation of four proposed commercial/retail buildings on the property located at the corner of Mooretown Road and Ashby Park Drive.	2nd submittal received on December 8, 2025
Site Plans Submitted	Yorktown Crescent Phase II, Blocks 1-7 Townhomes		R08a-0789-3564	901 Old York Hampton Highway	43 Lot Residential Townhomes	4th submittal received on December 9, 2025
Site Plans Submitted	York County IT Building		S08c-0199-1719	103 Service Drive	This project consists of renovating and building an addition for the IT department to move.	1st submittal received on December 11, 2025

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Site Plans Submitted	Walmart Store 3219, Backup Generator Installation		C19a-0082-4273	731 Rochambeau Drive	Installation of back up power generator for Walmart (approx. 1250kw).	2nd submittal received on December 15, 2025
Site Plans Submitted	Tommy's Express Car Wash, Water and Sewer Connection		R07d-3517-2273	6440 George Washington Memorial Highway	Water and sewer connection for car wash	1st submittal received on December 15, 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.	3rd submittal received on December 17, 2025
Site Plans Submitted	Phan's Landscaping, Amendment #2		D19c-1879-0308	409 E. Rochambeau Drive	This project is to amend the previously approved landscape plan (SP2023-00012). The amendment addresses the replanting of a transitional buffer that has been cleared by the property owner.	1st submittal received on December 17, 2025
Site Plans Submitted	Waffle House		Q08b-3937-3593	8001 George Washington Memorial Highway	The proposed 1,840-square-foot restaurant development will consist of a one-story building, parking/drive areas, and a stormwater detention pond.	1st submittal received on December 17, 2025
Site Plans Submitted	Beale's Brewing, Amendment		R08c-1423-0127	7120 George Washington Memorial Highway	Revised development plan - Deck area, Bocce Court, Walkway, and Kids Play Area - Beale's Brewing East	2nd submittal received on December 22, 2025
Subdivision Plans Approved	Boundary Line Adjustment Between Properties Owned By Robert L. Jones, Jr. & Donna L. Jones and Donna L. Jones and Gladys M. Jones		U03c-1050-0090 U03c-0613-0028	3417 Big Bethel Road 3419 Big Bethel Road	2 Lot Boundary Line Adjustment	Recorded on December 8, 2025
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)	2nd submittal received on December 1, 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	7th submittal received on December 5, 2025

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Subdivision Plans Submitted	Boundary Line Adjustment and Property Line Vacation on the Properties of the Betty G. Radwan Trust		U07A-0496-4409 U07a-0470-4578	411 Railway Road 109 Walters Lane	Boundary Line Adjustment and Property Line Vacation on the Properties of the Betty G. Radwan Trust	2nd submittal received on December 8, 2025
Subdivision Plans Submitted	Subdivision of Remainder Parcel A-1 Yorktown Crescent, Phase 2 Property of Yorktown Crescent, LLC		R08a-0279-3748	3100 Fort Eustis Boulevard	Boundary Line Adjustment plat to create parcel for Publix Grocery Store	1st submittal received on December 8, 2025
Subdivision Plans Submitted	Subdivision of Parcel B Yorktown Crescent, Phase 1 Property of Marshall A. Cross		R08a-0279-3748	3100 Fort Eustis Boulevard	Subdivision of Parcel B to create a parcel for Publix Grocery Store	1st submittal received on December 8, 2025
Subdivision Plans Submitted	Subdivision of Parcel 2 Subdivision of the Property of Carpenter & Wheeler Property of York Assembly of God, Inc.		R08a-0279-3748	3100 Fort Eustis Boulevard	Subdivision of Lot 2 to create a parcel for Publix Grocery Store	1st submittal received on December 8, 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	4th submittal received on December 19, 2025
Land Disturbance Permits	Queens Lake Dam Improvements/Spillway Rehab		H16c-0280-2457	232 W Queens Drive	Land disturbance of 0.54 acres	Issued on December 8, 2025
Land Disturbance Permits	Ewell Industrial Park-Gravel Storage Yard		C17a-2418-4283	314 Ewell Road	Land disturbance of 3.39 acres	Issued on December 11, 2025
HYDC Actions	Application No. HYDC-281-26, Jeffrey Vance	https://www.yorkcounty.gov/DocumentCenter/View/68265/12826-HYDC-Application-Materials	P12d-2574-0926	114 Ballard Street	New detached garage	January 28, 2026
HYDC Actions	Application No. HYDC-282-26, York County Public Works	https://www.yorkcounty.gov/DocumentCenter/View/68265/12826-HYDC-Application-Materials	P12c-2424-1717	331 Water Street	Awning for existing stage	January 28, 2026