

# York supervisors OK proposed Lightfoot Wawa



The proposed Wawa would be built on the site of an existing Exxon at 6446 Richmond Road. (Staff file)

By **Jack Jacobs**  
Staff writer

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**T**he York Board of Supervisors unanimously approved Tuesday the special-use permit needed to allow the construction of a Wawa in Lightfoot.

Doswell Ventures, the applicant for the permit, is now in position to replace the Exxon gas station at 6446 Richmond Road near the intersection of Lightfoot and Richmond roads.

The convenience store is planned to include six gasoline pumps. Doswell Ventures has been looking to revitalize its property and settled on the idea of a Wawa for the location.

The land the Wawa would be built on is split unevenly between York and James City counties. The majority of the Wawa, including the entire convenience store and most of the gas pumps would be in York. A gas pump and a driveway into the Wawa would be in James City.

York's supervisors wondered how that would cause tax revenue to shake out.

York County Attorney James Barnett said it was his understanding that real estate taxes would be split proportionally, and the business-related revenue would flow to York since that's where the actual place of business is located.

"My understanding, though I didn't look at this particular situation, is that ... when parcels are split by a jurisdictional line each jurisdiction, at least in terms of real estate tax, taxes that portion that is within their jurisdiction," Barnett said. "In terms of the (business, professional, and occupational license), I believe typically that comes to where the cash register is or where the business is."

About 2.6 acres of the land is in York while about half an acre is in James City, according to a York memo related to the project.

No one spoke during the public hearing that took place before the vote.

If constructed, the project would get rid of an existing access on Richmond Road near the intersection, though it would keep the Richmond Road entrance farther from the intersection. The Lightfoot Road access would be relocated to line up more closely with the access of the dealership on the other side of the road.

As the land in question is split between the two counties, the project has needed to collect permission slips from both localities' planning commissions and boards of supervisors.

James City Board of Supervisors voted unanimously to approve the application March 12. In February, the James City Planning Commission failed to pass a recommendation of approval for the project owing to traffic concerns.

The Wawa would be expected to double the number of trips into and out of the property from about 1,000 to 2,000 trips daily.

Doswell Ventures changed some of the proposal's characteristics after the James City Planning Commission review, such as landscaping and canopy elevation. The applicant didn't make any changes related to traffic concerns.

The York Planning Commission voted to recommend the project in January.

***Jack Jacobs, 757-298-6007, [jojacobs@vagazette.com](mailto:jojacobs@vagazette.com), @jajacobs\_***