



AGENDA
PLANNING COMMISSION
WEDNESDAY, NOVEMBER 4, 2026
7:00 PM
THE BOARD ROOM
FREDERICK COUNTY ADMINISTRATION BUILDING
WINCHESTER, VIRGINIA

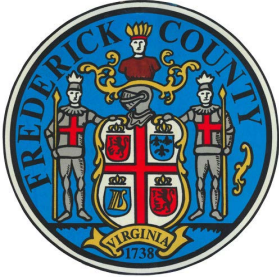
1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Adoption of Agenda** – Pursuant to established procedures, the Planning Commission should adopt the Agenda for the meeting.
5. **Meeting Minutes**
6. **Committee Reports**
7. **Citizen Comments**
8. **Public Hearings**

8.A. Rezoning #10-26 for Carter Farm (Shenandoah Valley Battlefields Foundation)

Submitted to rezone +/- 156.06-acres from the TM (Technology Manufacturing) Zoning District and RA (Rural Areas) to the RA (Rural Areas) Zoning District with proffers. The property is located at the Southeast corner of the intersection of Martinsburg Pike (Route 11) and Old Charles Town Road (Route 761), Winchester and is identified by Property Identification Numbers (PINs) 44-A-40 and 44-A-25B in the Stonewall Magisterial District.

[Preview11-4-26_REZ#10-26_Redacted.pdf](#)

9. **Other**
10. **Adjourn**



Planning Commission
Agenda Item Detail
Meeting Date: November 4, 2026
Agenda Section: Public Hearings

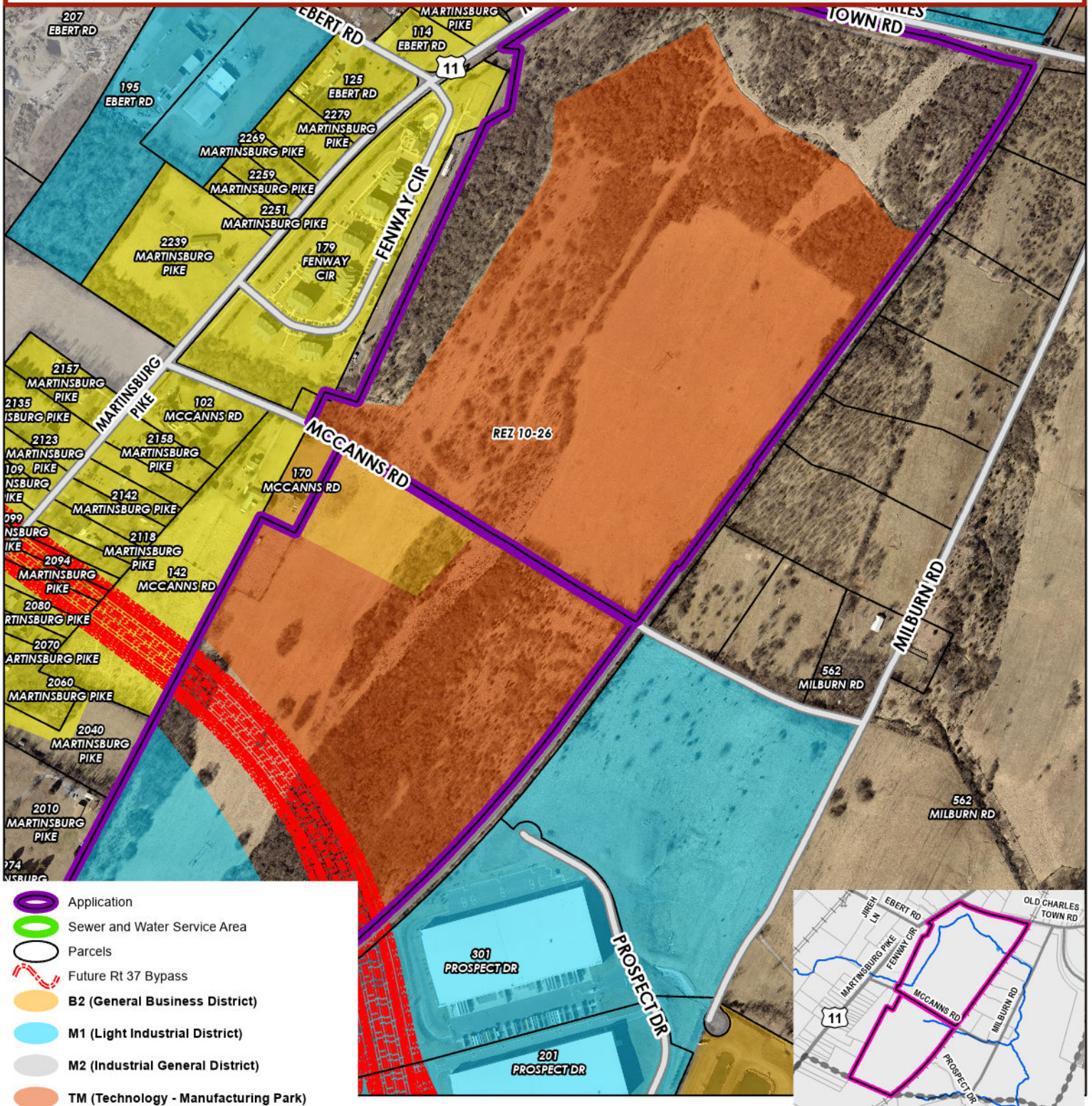
Title: Rezoning #10-26 for Carter Farm (Shenandoah Valley Battlefields Foundation)

Attachments:

[Preview11-4-26_REZ#10-26_Redacted.pdf](#)

REZ# 10 - 26: Carter Farm

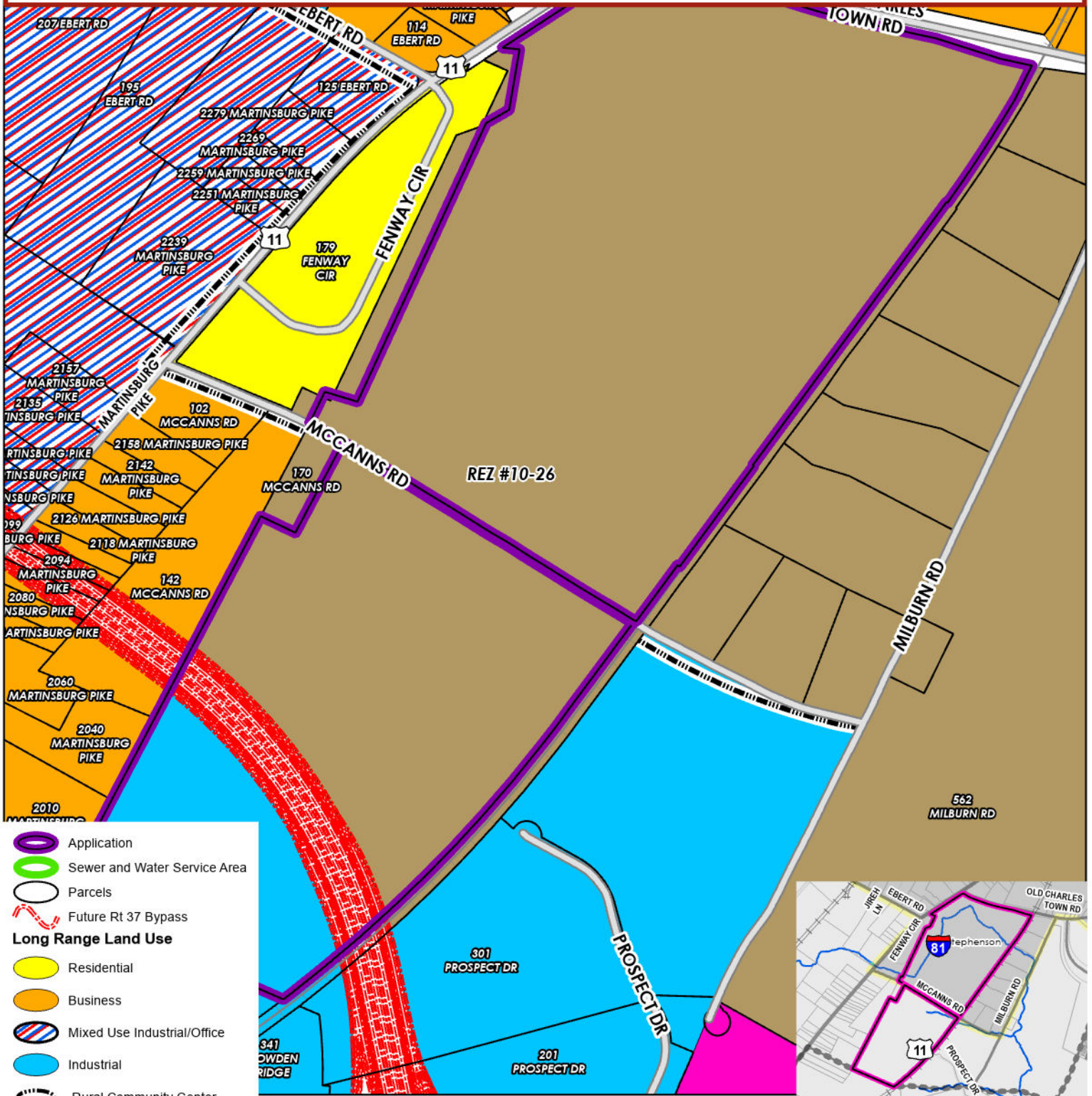
PIN: 44 - A - 40, 44 - A - 25B
Rezoning from TM and RA to RA
Zoning and Location Map



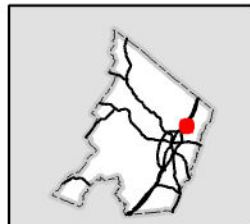
0 345 690 1,380 Feet

REZ # 10 - 26: Carter Farm

PINs: 44 - A - 40, 44 - A - 25B,
Rezoning from RA and TM to RA
Long Range Land Use Map



- Application
- Sewer and Water Service Area
- Parcels
- Future Rt 37 Bypass
- Long Range Land Use**
- Residential
- Business
- Mixed Use Industrial/Office
- Industrial
- Rural Community Center
- Sensitive Natural Areas
- Planned Unit Development



0 345 690 1,380 Feet



REZONING APPLICATION
FREDERICK COUNTY, VIRGINIA

Submittal Deadline	_____
P/C Meeting	_____
BOS Meeting	_____

1. Property Owner(s) (please attach additional page(s) if more than two owners):

Name: Shenandoah Valley Battlefields Foundation

Specific Contact Person if Other than Above: Jack Owens

Address: PO Box 897 New Market, VA 22844

Telephone: ██████████ Email: ██████████

Name: _____

Specific Contact Person if Other than Above: _____

Address: _____

Telephone: _____ Email: _____

2. Other Interested Parties (such as a contract purchaser) (please attach additional page(s) if necessary):

Name: _____

Specific Contact Person if Other than Above: _____

Address: _____

Telephone: _____ Email: _____

3. Law firm, engineering firm, or other person, if any, serving as the primary contact person for this application:

Firm Name: _____

Specific Contact Person at Firm: _____

Address: _____

Telephone: _____

Email: _____

**Please note that, if a law firm, engineering firm, or other person, other than the owner of the property, will be acting on behalf of the owner and/or executing papers on behalf of the owner in connection with the rezoning, the owner will need to execute a power of attorney form granting the firm or person such authority.*

4. Project Name: Carter Farm

5. Property Information:

Property Identification Number(s):	44 A 40, 44 A 25B
Total acreage of the parcel(s):	156.06
Total acreage of the parcel(s) to-be-rezoned:	156.06
Current zoning designation(s) and acreage(s) in each designation:	TMRA
Proposed zoning designation(s) and acreage(s) in each designation:	RA
Magisterial District(s):	Stonewall

Location - the property is located at (give street address(es) if assigned or otherwise exact location based on nearest road and distance from nearest intersection, using road names and route numbers):

McCanns Road

Is this property within ½ miles of the Town of Stephens City, the Town of Middletown, the City of Winchester, Clarke County, or Shenandoah County (specify which):

No

Adjoining Properties:

	Zoning:	Use:
North:	N/A (Old Charlestown Road)	Transportation
South:	RA	Nursery
East:	N/A (CSX Railroad)	Transportation
West:	RP, B2, RA	Residential and Church

6. Disclosure of real parties in interest.

Virginia Code § 15.2-2289 provides that localities may by ordinance require any applicant for a zoning amendment to make complete disclosure of the equitable ownership of the real estate to be affected including, in the case of corporate ownership, the name of stockholders, officers, and directors, and in any case the names and addresses of all real parties of interest. Frederick County has, by County Code § 165-101.09, adopted such an ordinance.

For each business entity that is an owner or contract purchaser of the property, **please list the name and address of each person owning an interest in, or who is an officer or director of, any entity that is an owner or contract purchaser of the property** (you need not indicate the amount or extent of the ownership interest). Please note that this requirement does not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.

Keven Walker, Chief Executive Officer, Shenandoah Valley Battlefields Foundation

PO 897 New Market, VA 22844

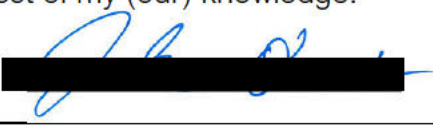
Please attach additional page(s) if necessary.

7. Signature(s):

I (we), the undersigned, do hereby respectfully make application and petition the Frederick County Board of Supervisors to amend the zoning ordinance to change the zoning map of Frederick County, Virginia. I (we) authorize Frederick County officials to enter the property for site inspection purposes.

I (we) understand that the sign issued when this application is submitted must be placed at the front property line at least seven days prior to the Planning Commission public hearing and the Board of Supervisors public hearing and maintained so as to be visible from the road right-of-way until the hearing.

I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.

Owner:  _____ Date 9/30/26

If signing on behalf of an entity, please state name of entity and your title:

Director of Land Preservation

Owner: _____ Date _____

If signing on behalf of an entity, please state name of entity and your title:

Other Applicant Party (if any): _____ Date _____

If signing on behalf of an entity, please state name of entity and your title:

If additional signature lines are necessary, such as if more than two people are owners, please use additional copies of this page.

**A signed Power of Attorney form is required if someone is signing on the owner(s) behalf.*

Adjoining Property Owners

Owners of property adjoining the land will be notified of the Planning Commission and the Board of Supervisors meetings. For this application, adjoining property is any property abutting the requested property on the side or rear or any property directly across a public right-of-way, a private right-of-way, or a watercourse from the requested property. The applicant is required to obtain the following information on each adjoining property including the parcel identification number. These can be obtained from Frederick County's GIS [Interactive Maps](#).

**The Town of Stephens City, Middletown, the City of Winchester, Clarke County, or Shenandoah County shall be notified if the proposal is within ½ mile of their boundary.*

Name and Property Identification Number	Address
Name ELVIRA PROPERTIES LLC	225 CALDWELL LN, WINCHESTER, VA 22602
Property # 44 A 41	
Name CROATAN CAPITAL II LLC	3182 LOANJACK RD, ENCINITAS, CA 92024
Property # 44 A 42, 44 A 43	
Name DT SHIRLEY PROPERTIES LLC	2455 MARTINSBURG PIKE, STEPHENSON, VA 22656
Property # 44 A 5	
Name SHIRLEY J KELLY	2403 MARTINSBURG PIKE, STEPHENSON, VA 22656
Property # 44 A 5C	
Name DM SHIRLEY RENTALS LLC	2359 MARTINSBURG PIKE, STEPHENSON, VA 22656
Property # 44 A 5D	
Name SHIRLEY DONALD H	2359 MARTINSBURG PIKE, STEPHENSON, VA 22656
Property # 44 A 5B, 44 A 7	
Name HIATT RUN CONDOS LLC	179 FENWAY CIR, WINCHESTER, VA 22603
Property # 44 A 17	
Name FREDERICK COUNTY SANITATION AUTHORITY D/B/A FREDERICK WATER	PO BOX 1877, Winchester, VA 22604
Property # 44 A 17A	
Name WAMPLER JACK JR	2648 MARTINSBURG PIKE,

Property #44 A 25A	STEPHENSON, VA 22656
Name MCCANNS ROAD LLC	1057 MARTINSBURG PIKE, WINCHESTER, VA 22603
Property #44 A 24	
Name SHUMAKER CHARLES & IRELAND DAVID	2040 MARTINSBURG PIKE, WINCHESTER, VA 22603
Property #43 A 132B	
Name BRIDGE STEPHEN M	36817 STONY POINT RD, HILLSBORO, VA 20132
Property #43 A 134A	
Name SHOEMAKER JOHN R	6515 VALLEY RD, BERKELEY SPRINGS, WV 25411
Property #43 A 137	
Name WEBER MICHAEL S	1912 MARTINSBURG PIKE, WINCHESTER, VA 22603
Property #43 A 140	



COUNTY of FREDERICK

Department of Planning and Development
540/ 665-5651
Fax: 540/ 665-6395

October 19, 2026

Jack Owens
Shenandoah Valley Battlefields Foundation
PO Box 897
New Market, VA, 22844

RE: Request for Historic Resources Advisory Board (HRAB) Comments
Carter Farm rezoning Application
Zoning: TM (Technology Manufacturing) District
Property Identification Number (PIN): 44-A-40, 44-A-25B
Magisterial District: Stonewall

Dear Mr. Owens:

The Frederick County Historic Resources Advisory Board (HRAB) considered the above referenced rezoning application during their meeting on October 16, 2026. This application seeks to rezone +/-156.06 acres from TM (Technology Manufacturing) and RA (Rural Area) to RA (Rural Area). The property is located on both sides of Mcanns Road.

Following their review of this application, the HRAB recommended approval of the application.

Thank you for the opportunity to provide a summary of the October 16th HRAB meeting. Please contact our office if you have any questions or concerns.

Sincerely,

Eric Bittner

Planner II

cc: