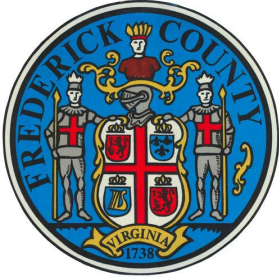


**AGENDA  
PLANNING COMMISSION  
WEDNESDAY, MARCH 1, 2023  
7:00 PM  
THE BOARD ROOM  
FREDERICK COUNTY ADMINISTRATION BUILDING  
WINCHESTER, VIRGINIA**

1. **Call to Order**
2. **Adoption of Agenda** – Pursuant to established procedures, the Planning Commission should adopt the Agenda for the meeting.
3. **Meeting Minutes**
  - 3.A. **January 4, 2023 Meeting Minutes**  
[PC03-01-23Minutes2023January4.pdf](#)
4. **Committee Reports**
5. **Citizen Comments**
6. **Public Hearings**
  - 6.A. **Conditional Use Permit #01-23 Frederick-Winchester Service Authority (D.R. Horton) - (Mrs. Peloquin)**

This is a request for a Conditional Use Permit (CUP) for an off-premises freestanding residential subdivision entrance sign on +/- 24.07 acres in the RA (Rural Areas) Zoning District. The property is identified by Property Identification Number (PIN) 56-A-19 and is located in the Red Bud Magisterial District.

[PC03-01-23CUP01-23\\_Redacted.pdf](#)
7. **Information/Discussion**
  - 7.A. **Northeast Land Use Plan - (Mr. Pearson)**  
[PC03-01-23NortheastLandUsePlanUpdate\\_Redacted.pdf](#)
8. **Other**
9. **Adjourn**



Planning Commission  
Agenda Item Detail  
Meeting Date: March 1, 2023  
Agenda Section: Meeting Minutes

---

**Title: January 4, 2023 Meeting Minutes**

**Attachments:**

[PC03-01-23Minutes2023January4.pdf](#)

**MEETING MINUTES**  
**OF THE**  
**FREDERICK COUNTY PLANNING COMMISSION**

Held in the Board Room of the Frederick County Administration Building at 107 North Kent Street in Winchester, Virginia on January 4, 2023.

**PRESENT:** John F. Jewell, Chairman; Roger L. Thomas, Vice Chairman/Opequon District; Robert S. Molden, Opequon District; William A. Orndoff, Stonewall District; Justin Kerns, Stonewall District; H. Paige Manuel, Shawnee District; Elizabeth D. Kozel, Shawnee District; Charles E. Triplett, Gainesboro District; Jason Aikens, Gainesboro District; Betsy Brumback, Back Creek District; Mollie Brannon, Back Creek District; Kathleen Dawson, Red Bud District; Charles Markert, Red Bud District; Austin Cano, Assistant County Attorney.

**ABSENT:** None

**STAFF PRESENT:** John A. Bishop, Assistant Director; Shannon L. Conner, Administrative Assistant.

**CALL TO ORDER**

Chairman Jewell called the January 4, 2023 meeting of the Frederick County Planning Commission to order at 7:00 p.m. Chairman Jewell commenced the meeting by inviting everyone to join in a moment of silence.

**ADOPTION OF AGENDA**

Upon a motion made by Commissioner Thomas and seconded by Commissioner Manuel the Planning Commission unanimously adopted the agenda for this evening's meeting.

**MEETING MINUTES**

Upon motion made by Commissioner Orndoff and seconded by Commissioner Dawson, the Planning Commission unanimously adopted the minutes from the October 19, 2022 meeting.

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**ELECTION OF OFFICERS, MEETING SCHEDULE, AND ADOPTION OF BYLAWS AND RULES & RESPONSIBILITIES FOR 2023**

Assistant Director, John A. Bishop, presided over the election of the Chairman for 2023.

**Election of John F. Jewell, Chairman for 2023**

Assistant Director, John A. Bishop, declared nominations open for Chairman for the 2023 calendar year.

The nomination of Mr. John F. Jewell for Chairman was made by Commissioner Thomas and seconded by Commissioner Triplett.

BE IT RESOLVED, that by a unanimous vote, the Frederick County Planning Commission does hereby elect Mr. John F. Jewell as Chairman of the Planning Commission for the calendar year 2023.

**Election of Roger L. Thomas, Vice Chairman for 2023**

Chairman, John F. Jewell, declared nominations open for Vice Chairman for the 2023 calendar year.

The nomination of Mr. Roger L. Thomas for Vice Chairman was made by Commissioner Orndoff and seconded by Commissioner Kerns.

BE IT RESOLVED, that by a unanimous vote, the Frederick County Planning Commission does hereby elect Mr. Roger L. Thomas as Vice Chairman of the Planning Commission for the calendar year 2023.

**Election of Wyatt G. Pearson, Secretary for 2023**

Chairman Jewell declared nominations open for Secretary for the 2023 calendar year.

The nomination of Mr. Wyatt G. Pearson was made by Commissioner Jewell and seconded by Commissioner Triplett.

BE IT RESOLVED, that by a unanimous vote, the Frederick County Planning Commission does hereby elect Mr. Wyatt G. Pearson as Secretary of the Planning Commission for the calendar year 2023.

**PLANNING COMMISSION BYLAWS AND ROLES & RESPONSIBILITIES AND MEETING SCHEDULES FOR 2023**

Chairman Jewell stated the Planning Commission's Bylaws and Roles and Responsibilities and Meeting Schedules have been reviewed by the Commission and are ready for the Commission's consideration and adoption.

Upon motion made by Commissioner Thomas and seconded by Commissioner Manuel

BE IT RESOLVED that the Frederick County Planning Commission does hereby unanimously adopt the Planning Commission’s Bylaws and the Roles & Responsibilities and Meeting Schedules for the calendar year of 2023 as presented.

**COMMITTEE ASSIGNMENTS**

Chairman Jewell reported all Committee assignments for calendar year 2023 will remain the same at this time.

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**COMMITTEES**

**City of Winchester – 01/03/23**

Commissioner Pifer, Winchester City Planning Commission Liaison, reported the Commission discussed a CUP at Zero Pack and two ordinance amendments.

**Board of Supervisors – 12/14/23**

Supervisor Ludwig reported, the Board of Supervisors tabled a CUP for Richard Byess to be brought back before the Board at a later date.

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**CITIZEN COMMENTS**

Chairman Jewell called for citizen comments on any subject not currently on the Planning Commission’s agenda or any item that is solely a discussion item for the Commission. No one came forward to speak and Chairman Jewell closed the public comments portion of the meeting.

-----

**PUBLIC HEARING**

**Conditional Use Permit #13-22 for Seven Bends Nursery (Jerry See and Iara Lacher), submitted for the retailing or wholesaling of nursery stock and related products. The undeveloped property is located on Town Run Lane (Route 1012) southwest of the intersection with Peace and Plenty Lane (private road), east of the Town of Stephens City. The property is identified with Property Identification Number 85-A-134 in the Opequon Magisterial District.**

Action – Recommend Approval

John A. Bishop, Assistant Director, reported this is an application for a Conditional Use Permit (CUP) to allow a Retail Nursery. The 13-acre undeveloped parcel is located at Town Run Lane (Route 1012) and Peace and Plenty Lane (private road) in the Opequon Magisterial District and is zoned RA (Rural Areas). He shared a zoning map of the property and surrounding area. He noted, retailing and

wholesaling of nursery stock and related products is permitted within the RA Zoning District with an approved CUP. Mr. Bishop shared, the Applicant intends to conduct this use as follows and construct:

- 2,600 square feet retail office
- (3) 3,600 square feet green houses
- A fenced area for display of retail products and plants
- Pond (.33 acre) for irrigation purposes
- Parking area

Mr. Bishop concluded should the Planning Commission find this application to be appropriate, Staff would recommend the following condition be assigned to this CUP:

1. All review agency comments shall be complied with at all times.
2. An engineered minor site plan in accordance with Article VIII be submitted and approved by Frederick County prior to establishing the use.
3. One, non-illuminated, freestanding monument business sign is permitted no more than five feet in height and fifty square feet in size.
4. Any expansion or change of use shall require a new Conditional Use Permit.

Commissioner Orndoff requested clarification of where the access point will be. Dr. Iara Lacher, the Applicant came forward and clarified the location would ideally be facing north towards Stephens City. Commissioner Kerns inquired about water and sewer for the property. Dr. Lacher stated they will be putting in a drain field. Commissioner Brumback asked if there would be three or four greenhouses on the property. Dr. Lacher commented that is to be determined and is based on how things are placed on the property and the sizes. Commissioner Molden inquired about mulch sales and the truck traffic this could generate. Dr. Lacher commented there will be bags of mulch sold and a small trailer will be used to haul these to the location.

Commissioner Brannon commented she would like to be sure the Applicant understands if changes are made a new CUP will need to be applied for. Dr. Lacher stated she is aware of that. Commissioner Thomas commented regarding the square footage and that this would be done in phases. Mr. Bishop noted that is correct.

Chairman Jewell called for anyone who wished to speak regarding this Public Hearing to come forward at this time.

Ms. Susie Hertzler of the Gainesboro District, Mr. Eric Morgan of the Opequon District, Ms. Michelle Fontaine of the Gainesboro District, Mr. Brady Boyer, and Mr. Phil Harper of the Gainesboro District came forward and shared their support of this Application; they believe focusing on native plants will be beneficial to the community and this is a great opportunity. Mr. William Ramey of the Opequon District share is concerns with the uncertainty of the legal right-of-way to the land. He noted he is not against the nursery, he would just like clarification of this.

No one else came forward to speak and Chairman Jewell closed the public comment portion of the hearing.

Commissioner Brannon requested Staff address the right-of-way concerns. Mr. Bishop commented, VDOT cannot landlock a parcel and that Town Run terminates at the corner of the property.

Upon a motion made by Commissioner Orndoff and seconded by Commissioner Manuel

BE IT RESOLVED, the Frederick County Planning Commission does unanimously recommend approval of Conditional Use Permit #13-22 for Seven Bends Nursery (Jerry See and Iara Lacher), submitted for the retailing or wholesaling of nursery stock and related products. The undeveloped property is located on Town Run Lane (Route 1012) southwest of the intersection with Peace and Plenty Lane (private road), east of the Town of Stephens City. The property is identified with Property Identification Number 85-A-134 in the Opequon Magisterial District.

-----

### **DISCUSSION ITEM**

#### **Discussion regarding Staff recommended changes to the Development Review Fee Schedule.**

John A. Bishop, Assistant Director, shared the changes proposed to the Development Review Fee Schedule:

- Increase of the fee for postponement of advertised public meeting or public hearing at the applicant's request from \$500 to \$750
- Decrease in the Bond Replacement fee from \$500 to \$300
- Implementation of a \$200 fee for Short Term Lodging permits and renewals

Commissioner Dawson inquired about building fees and if any changes. Mr. Bishop commented that is not reflected is the fees being discussed and that would be through Inspections and Public Works Departments. Commissioner Brannon asked if there was a fee it an item is tabled. Mr. Bishop explained the applicant would only pay again if they would withdraw or make changes.

-----

### **ADJOURNMENT**

No further business remained to be discussed and a motion was made by Commissioner Orndoff to adjourn the meeting. This motion was seconded by Commissioner Thomas and unanimously passed. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

\_\_\_\_\_  
John F. Jewell, Chairman

\_\_\_\_\_  
Wyatt G. Pearson, Secretary



Planning Commission  
Agenda Item Detail  
Meeting Date: March 1, 2023  
Agenda Section: Public Hearings

---

**Title: Conditional Use Permit #01-23 Frederick-Winchester Service Authority (D.R. Horton) - (Mrs. Peloquin)**

**Attachments:**

[PC03-01-23CUP01-23\\_Redacted.pdf](#)



**CONDITIONAL USE PERMIT #01-23  
FREDERICK-WINCHESTER SERVICE AUTHORITY  
(D.R. HORTON)  
Staff Report for the Board of Supervisors  
Prepared: February 10, 2023  
Staff Contact: Kayla Peloquin, Planner**

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*This report is prepared by the Frederick County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this request. It may also be useful to others interested in this zoning matter.*

	<u>Reviewed</u>	<u>Action</u>
Planning Commission:	03/01/23	Pending
Board of Supervisors:	04/12/23	Pending

**EXECUTIVE SUMMARY:** This is a request for a Conditional Use Permit (CUP) for an off-premises freestanding monument residential subdivision entrance sign on +/- 24.07 acres in the RA (Rural Areas) Zoning District. Should the Planning Commission find this application to be appropriate, staff recommends that the following conditions be placed on the CUP:

1. All review agency comments and requirements shall be complied with at all times.
2. Only one (1) monument sign not to exceed eight (8) feet in height and thirty-two (32) square feet in area is permitted.
3. Any expansion or change of use shall require a new Conditional Use Permit.

*Following this public hearing, it would be appropriate for the Planning Commission to offer a recommendation concerning this application to the Board of Supervisors.*

**LOCATION:** This property is located south of Berryville Pike (Route 7) approximately 0.3 miles west of the boundary with Clarke County. The property is at the southwest corner of the intersection of Berryville Pike (Route 7) and future Hallowed Crossing Way.

**MAGISTERIAL DISTRICT:** Red Bud

**PROPERTY ID NUMBER:** 56-A-19

**PROPERTY ZONING & PRESENT USE:**

Zoned: Rural Areas (RA)

Land Use: Vacant

**ADJOINING PROPERTY ZONING & PRESENT USE:**

North: RA

Use: Agriculture

South: RA

Use: Vacant

East: RA

Use: Frederick-Winchester Service Authority Treatment Plant

West: RA

Use: Residential

**PROPOSED USE:**

The Applicant proposes an off-premises freestanding monument residential subdivision entrance sign.

**REVIEW EVALUATIONS:**

**Planning and Zoning:**

The Applicant proposes an off-premises freestanding monument sign at the northeast corner of the parcel that is owned by the Frederick-Winchester Service Authority. The parcel is located within the Sewer and Water Service Area (SWSA) and the Urban Development Area (UDA).

The proposed sign identifies the entrance to a future residential subdivision, the Retreat at Winding Creek, for which a Master Development Plan (MDP) #01-22 was approved in March 2022.

The Frederick County Zoning Ordinance defines an off-premises sign as “A sign which directs attention to a business, commodity, service, activity or entertainment conducted, sold or offered on the parcel of land other than the one on which the sign is located” (§165-101.02). Furthermore, a monument sign is defined as “A freestanding sign placed directly on the ground by means other than a support pole or brace in which the message portion is either on top of, or affixed to, the support structure. The width of the support structure for the monument sign must

be a minimum of 50% of the width of the sign face area” (§165-101.02). The proposed off-premises freestanding monument sign meets the qualifications of the ordinance and is an allowed use with an approved CUP. The sign area shall be measured using the definition of sign area contained in §165-101.02.

**Virginia Department of Transportation:** The VDOT review has been completed for the Retreat at Winding Creek conditional use application. Based on the review of the application/drawings, VDOT offers the following comments:

- The proposed sign will need to be on private land.
- The placement of the sign will need to follow VDOT clear zone requirements, (from the VDOT Road Design Manual), measured from the edge of pavement. (See attached)
- Based on the above information, the Site Plan is acceptable.

**Frederick County Inspections Department:** No comments at this time.

**Frederick County Fire Marshall:** Plans approved.

**Historic Resources Advisory Board (HRAB):**

Please see the letter dated December 27, 2022 from Kayla Peloquin, Planner.

**STAFF CONCLUSIONS FOR THE 03/01/23 PLANNING COMMISSION MEETING:**

This is a request for a Conditional Use Permit (CUP) for an off-premises freestanding monument residential subdivision entrance sign on +/- 24.07 acres in the RA (Rural Areas) Zoning District. Should the Planning Commission find this application to be appropriate, staff recommends that the following conditions be placed on the CUP:

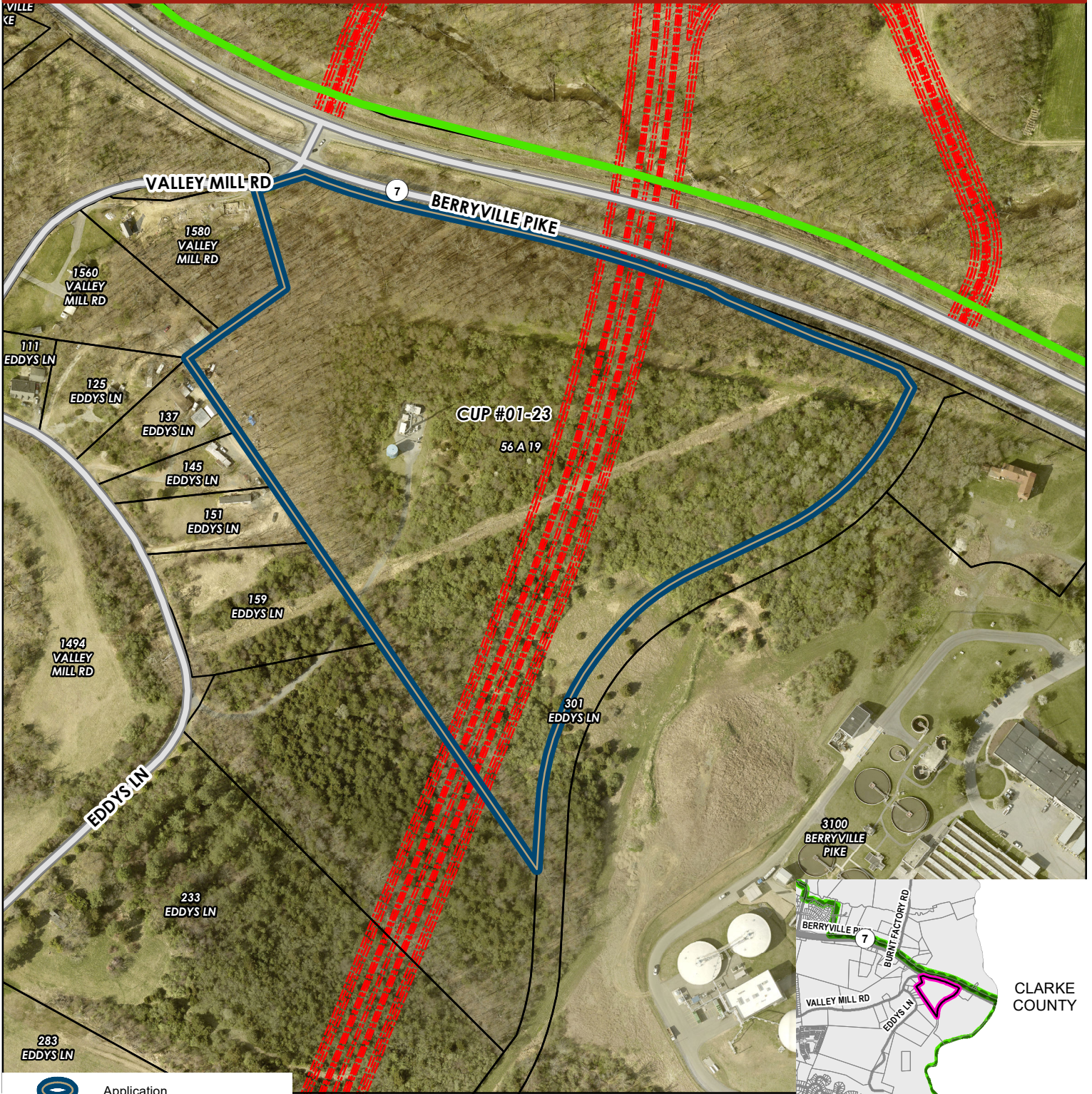
1. All review agency comments and requirements shall be complied with at all times.
2. Only one (1) monument sign not to exceed eight (8) feet in height and thirty-two (32) square feet in area is permitted.
3. Any expansion or change of use shall require a new Conditional Use Permit.





***Following this public hearing, it would be appropriate for the Planning Commission to offer a recommendation concerning this application to the Board of Supervisors.***

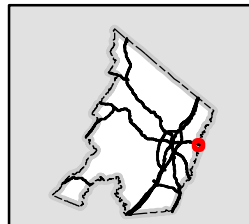
# CUP # 01 - 23: Winchester-Frederick Service Authority

PIN: 56-A-19

## Freestanding Off-Premises Monument Sign Location Map



-  Application
-  Sewer and Water Service Area
-  Parcels
-  Future Rt 37 Bypass



CLARKE COUNTY



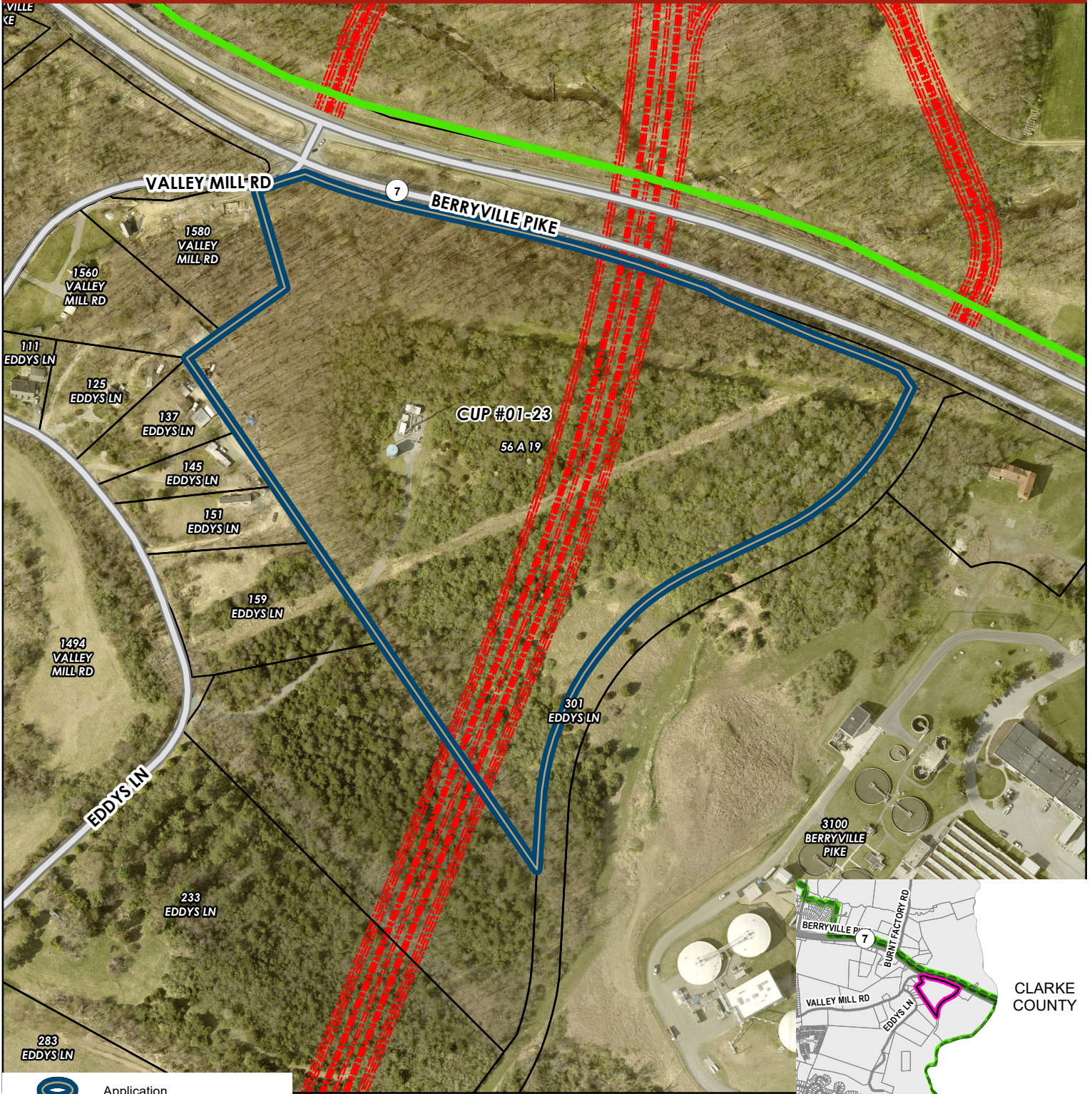
0 187.5 375 750 Feet

Frederick County Planning & Development  
107 N Kent St  
Winchester, VA 22601  
540 - 665 - 5651  
Map Created: January 31, 2023

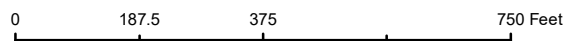
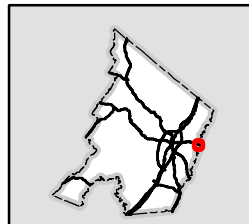
# CUP # 01 - 23: Winchester-Frederick Service Authority

PIN: 56-A-19

Freestanding Off-Premises Monument Sign  
Zoning Map



- Application
- Sewer and Water Service Area
- Parcels
- Future Rt 37 Bypass



Frederick County Planning & Development  
107 N Kent St  
Winchester, VA 22601  
540 - 665 - 5651  
Map Created: January 31, 2023



Submittal Deadline	2	3	23
P/C Meeting	3	11	23
BOS Meeting	4	12	23

**APPLICATION FOR CONDITIONAL USE PERMIT  
FREDERICK COUNTY, VIRGINIA**

1. Applicant (check one): Property Owner  Other

NAME: D.R. Horton

ADDRESS: 7925 Jones Branch Dr. Ste. 6200, Tysons, VA 22102

TELEPHONE AND EMAIL ADDRESS:  
571.419.7035 agdelouche@drhorton.com

2. Please list all owners, occupants, or parties in interest of the property:

FREDERICK-WINCHESTER SERVICE AUTHORITY (Owner)

D.R. Horton (Applicant)

THE CANYON LC / C/O DAVE HOLLIDAY CONSTR INC (Interested Party)

3. The property is located at: (please give exact directions and include the route number of your road or street)

At the corner of Hallowed Crossing Way and Route 7 (Latitude: 39.179732, Longitude: -78.077891)

4. The property has a road frontage of 1480 feet and a depth of varies feet and consists of 24.07 acres. (Please be exact)

5. The property is owned by FREDERICK-WINCHESTER SERVICE AUTHORITY as evidenced by deed from N/A (previous owner) recorded in deed book no. 511 on page 145, as recorded in the records of the Clerk of the Circuit Court, County of Frederick.

6. Property Identification Number (P.I.N.) 56 A 19  
Magisterial District Openwon Magisterial District Red Bud  
Current Zoning Rural Area (RA)

7. Adjoining Property:

	<u>USE</u>	<u>ZONING</u>
North	Farm	Rural Areas District (RA)
East	Water Treatment facility	Rural Areas District (RA)
South	Residential	Rural Areas District (RA)
West	Residential	Rural Areas District (RA)

8. The type of use proposed is (consult with the Planning Dept. before completing):  
 Off-Site Residential Subdivision Entrance Sign.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

9. Describe, if applicable, any new buildings to-be-constructed associated with this use:  
 N/A

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

10. The following are all of the individuals, firms, or corporations owning property adjacent to both sides and rear and in front of (across street from) the property where the requested use will be conducted. (Continue on back if necessary.)  
 These people will be notified by mail of this application:

Name and Property Identification Number	Address
Name CASTILLO MARTINEZ JOSE C	1590 VALLEY MILL RD, WINCHESTER, VA 22602
Property # 55A162	14579 New Valley Church Rd. Leesburg, VA 20176
Name CARTER GLADDIE R	1560 VALLEY MILL RD, WINCHESTER, VA 22602
Property # 55A164	
Name CARTER ROGER WILLIAM	118 GRENICH AVE, BUNKER HILL, WV 25413
Property # 553E	
Name CARTER ROGER W	118 GRENICH AVE, BUNKER HILL, WV 25413
Property # 553D	
Name CARTER ROGER W	118 GRENICH AVE, BUNKER HILL, WV 25413
Property # 553C	
Name CARTER ROGER W	118 GRENICH AVE, BUNKER HILL, WV 25413
Property # 553B	
Name DIMMEL RICHARD S	208 EANES RD, CHECK, VA 24072
Property # 5541A	

Name and Property Identification Number	Address
Name FREDERICK-WINCHESTER PUBLIC AUTHORITY	PO BOX 43, WINCHESTER, VA 22604
Property # 5541	
Name FREDERICK-WINCHESTER PUBLIC AUTHORITY	PO BOX 43, WINCHESTER, VA 22604
Property # 56A18	
Name SHENANDOAH VALLEY BATTLEFIELDS	PO BOX 897, NEW MARKET, VA 22844
Property # 56A18A	
Name BRADFIELD JOHN G TRUSTEE	3 WOODCREEK CT, DURHAM, NC 27713
Property # 55A174	
Name	
Property #	
Name	
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Property #	





Special Limited Power of Attorney  
County of Frederick, Virginia  
Frederick Planning Website: [www.fcva.us](http://www.fcva.us)

Department of Planning & Development, County of Frederick, Virginia  
107 North Kent Street, Winchester, Virginia 22601  
Phone (540) 665-5651 Facsimile (540) 665-6395

Know All Men By These Presents That:

Frederick Winchester Service Authority

Name of Property Owner/Applicant

Please note: If the property owner/applicant is an entity, the name of the entity should appear above  
If multiple persons own the property or are applicants, an executed power of attorney from each owner will be needed

P.O. Box 43, Winchester VA 22604

540-722-3579

Mailing Address of Property Owner/Applicant

Telephone Number

as owner of, or applicant with respect to, the tract(s) or parcel(s) of land in Frederick County, Virginia, identified by following property identification numbers:

56-A-19

do hereby make, constitute, and appoint:

Bryan Lily - *Demborny*

Name of Attorney-In-Fact

13575 Heathcote Boulevard, Suite 130 Gainesville, VA 20155

703.468.2244

Mailing Address of Attorney-In-Fact

Telephone Number

to act as my true and lawful attorney-in-fact for and in my name, place, and stead, with the same full power and authority I would have if acting personally, to file and act on my behalf with respect to application with Frederick County, Virginia for the following, for the above identified property:

- Rezoning
- Conditional Use Permit
- Master Development Plan (prelim. or final)

- Subdivision
- Site Plan
- Variance or Zoning Appeal

and, further, my attorney-in-fact shall have the authority to offer proffered conditions and to make amendments to previously approved proffered conditions except as follows:

This appointment shall expire one year from the day that it is signed, or at such sooner time as I otherwise rescind or modify it.

Signature

*[Signature]*

Title (if signing on behalf of an entity) *Executive Director*

State of *Virginia*, County/City of *Frederick*, To wit:

I, *Pamala Deeter*, a Notary Public in and for the jurisdiction aforesaid, certify that the person who signed the foregoing instrument personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this *28* day of *November, 2022*

*Pamala Deeter*

Notary Public

My Commission Expires: *December 31, 2026*  
Registration Number: *354474*

PAMALA DEETER  
NOTARY PUBLIC  
REGISTRATION # 354474  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
DECEMBER 31, 2026



Special Limited Power of Attorney  
County of Frederick, Virginia  
Frederick Planning Website: [www.fcva.us](http://www.fcva.us)

Department of Planning & Development, County of Frederick, Virginia  
107 North Kent Street, Winchester, Virginia 22601  
Phone (540) 665-5651 Facsimile (540) 665-6395

Know All Men By These Presents That:

Frederick Winchester Service Authority

Name of Property Owner/Applicant

Please note: If the property owner/applicant is an entity, the name of the entity should appear above.  
If multiple persons own the property or are applicants, an executed power of attorney from each owner will be needed

P.O. Box 43, Winchester VA 22604

540-722-3579

Mailing Address of Property Owner/Applicant

Telephone Number

as owner of, or applicant with respect to, the tract(s) or parcel(s) of land in Frederick County, Virginia, identified by following property identification numbers:  
56-A-19

do hereby make, constitute, and appoint:

Adam Delouche - D.R. HORTON

Name of Attorney-In-Fact

7925 Jones Branch Dr. Ste. 6200, Tysons, VA 22102

571-419-7035

Mailing Address of Attorney-In-Fact

Telephone Number

to act as my true and lawful attorney-in-fact for and in my name, place, and stead, with the same full power and authority I would have if acting personally, to file and act on my behalf with respect to application with Frederick County, Virginia for the following, for the above identified property:

- Rezoning
- Conditional Use Permit - Off Premise Sign
- Master Development Plan (prelim. or final)
- Subdivision
- Site Plan
- Variance or Zoning Appeal

and, further, my attorney-in-fact shall have the authority to offer proffered conditions and to make amendments to previously approved proffered conditions except as follows:

This appointment shall expire one year from the day that it is signed, or at such sooner time as I otherwise rescind or modify it.

Signature

[Redacted Signature]

Title (if signing on behalf of an entity)

Executive Director - FWSA

State of

Virginia

County/City of

Frederick

To wit:

I, Pa [Redacted], a Notary Public in and for the jurisdiction aforesaid, certify that the person who signed the foregoing instrument personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 28 day of December, 2023.

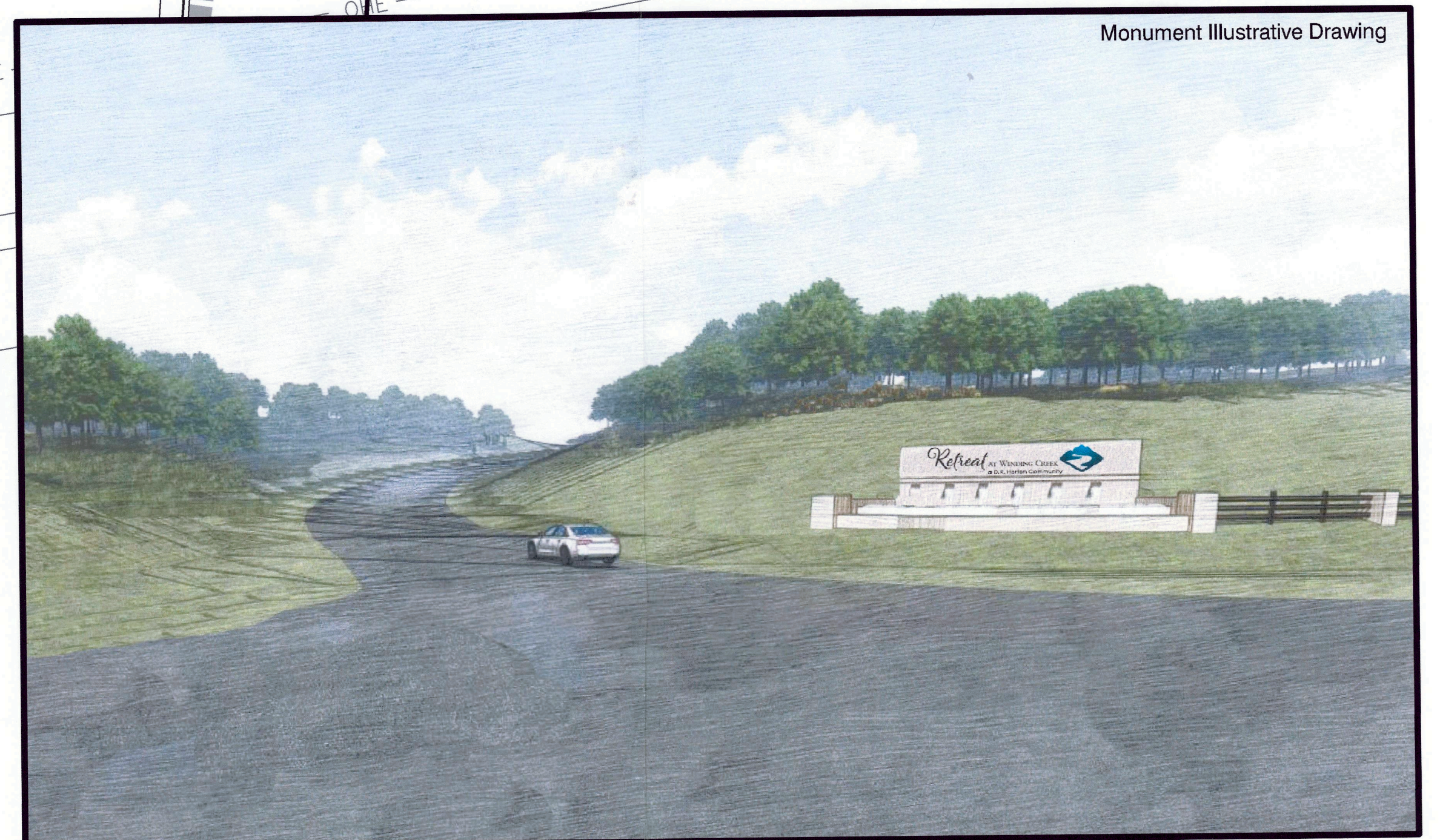
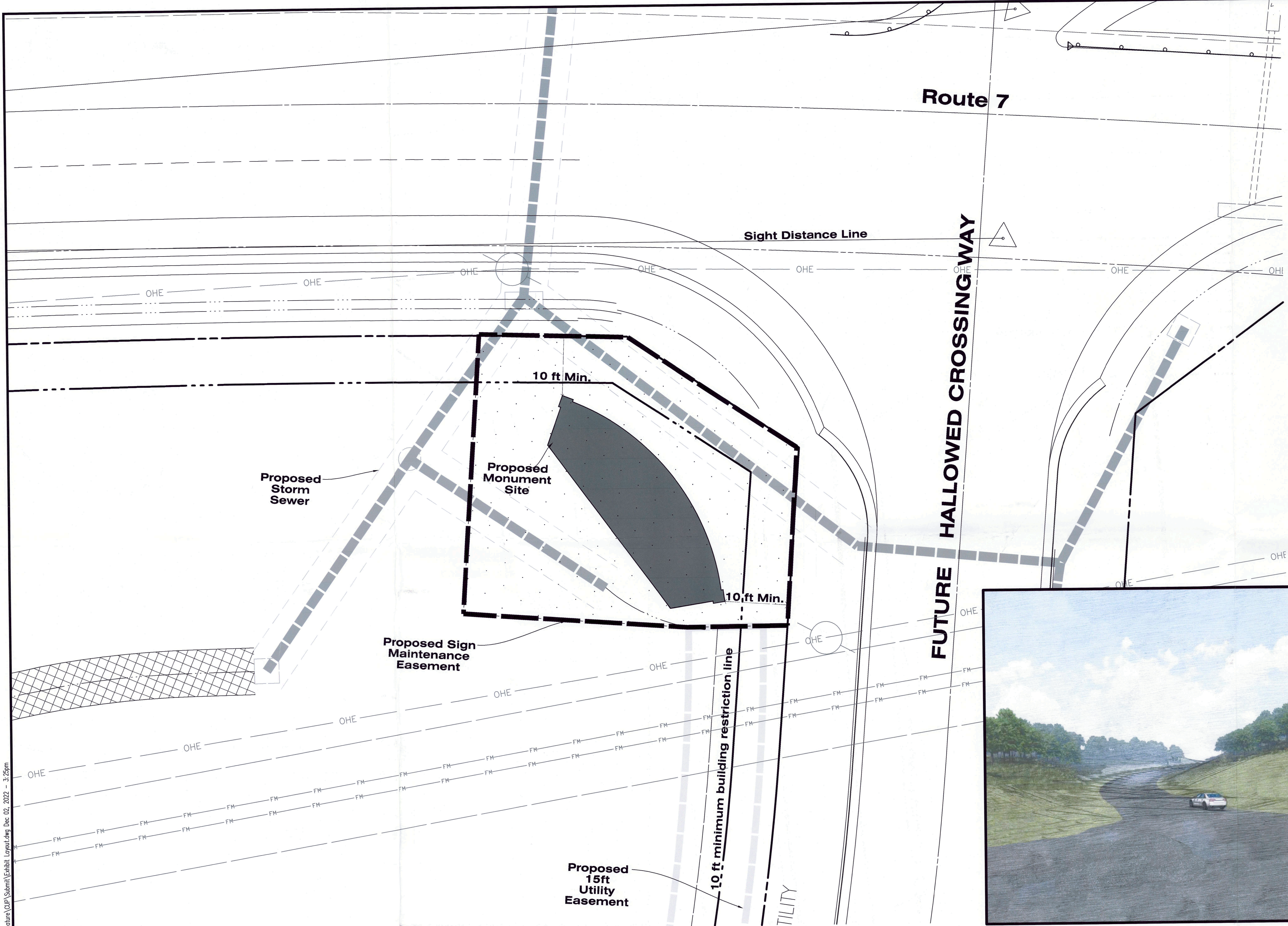
Pamala Deeter  
Notary Public

My Commission Expires: 12/31/26  
Registration Number: 354474

PAMALA DEETER  
NOTARY PUBLIC  
REGISTRATION # 354474  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
DECEMBER 31, 2026

**NOTES:**

1. SITE OWNER-FREDERICK-WINCHESTER SERVICE AUTHORITY
2. GPIN: 56 A 19
3. EXISTING ZONING- RURAL AREA (RA)
4. This exhibit has been prepared to identify the location of the off-site entrance feature for the Retreat of Winding Creek. This exhibit shall not be used for construction purposes.



**Retreat at Winding Creek**  
**ENTRANCE FEATURE LOCATION PLAN**

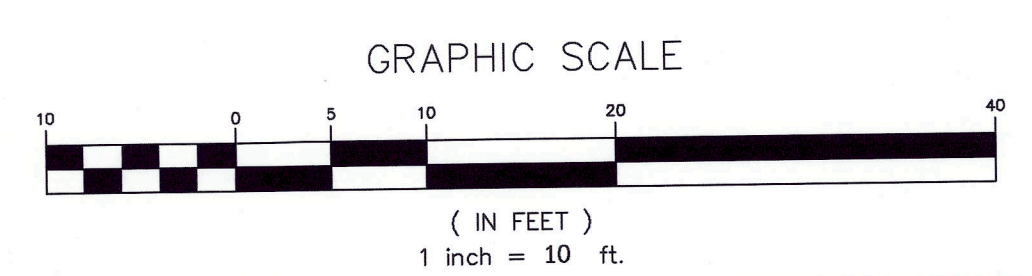
DATE: 12/02/22

OPEQUON MAGISTERIAL DISTRICT  
 FREDRICK COUNTY, VIRGINIA

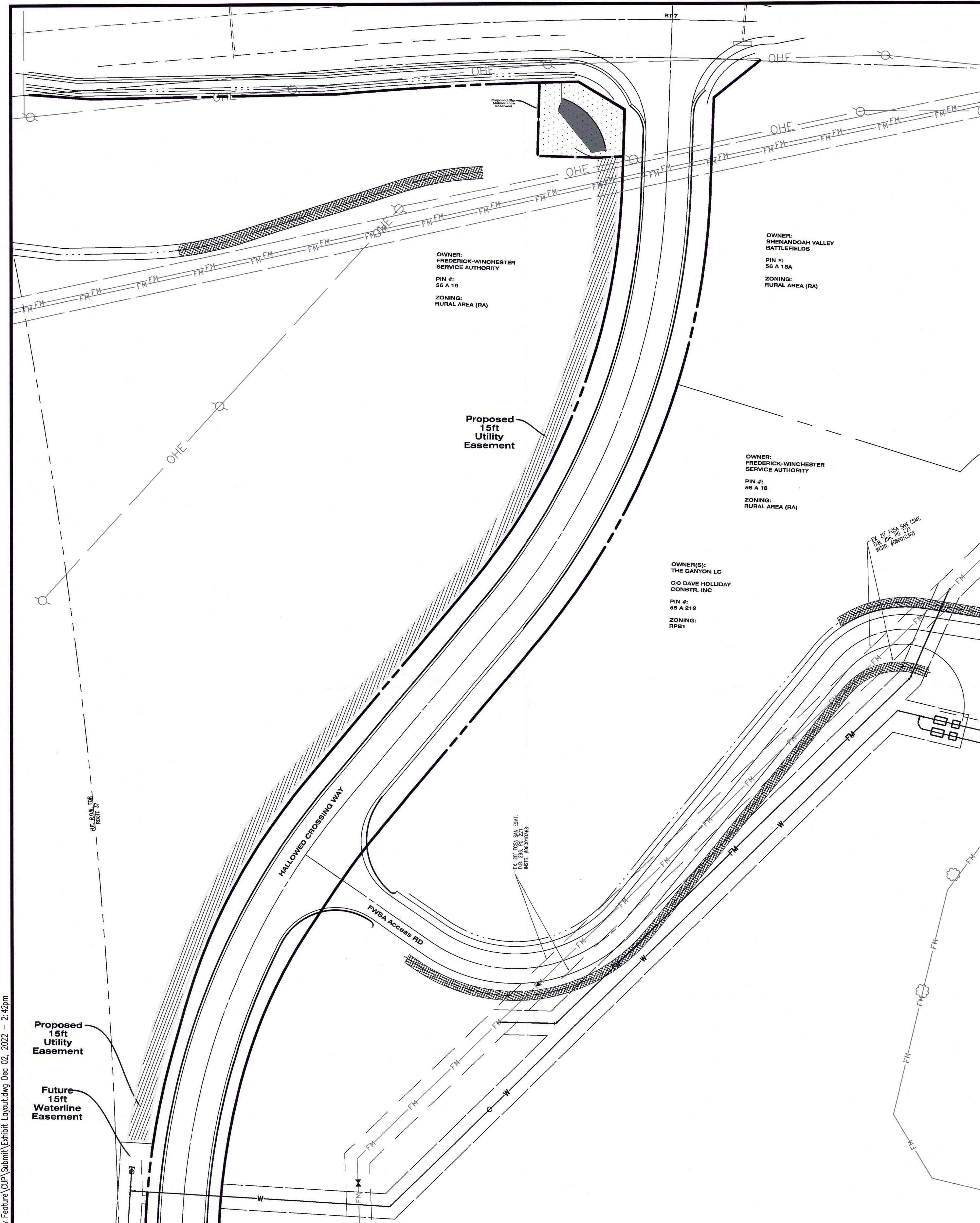


Dewberry  
 Engineers Inc.  
 13675 HEATHCOTE BLVD.  
 SUITE 130  
 GAINESVILLE, VA 20155-6693  
 PHONE: 703-468-2211  
 FAX: 703-468-2212

Sheet 1 of 2



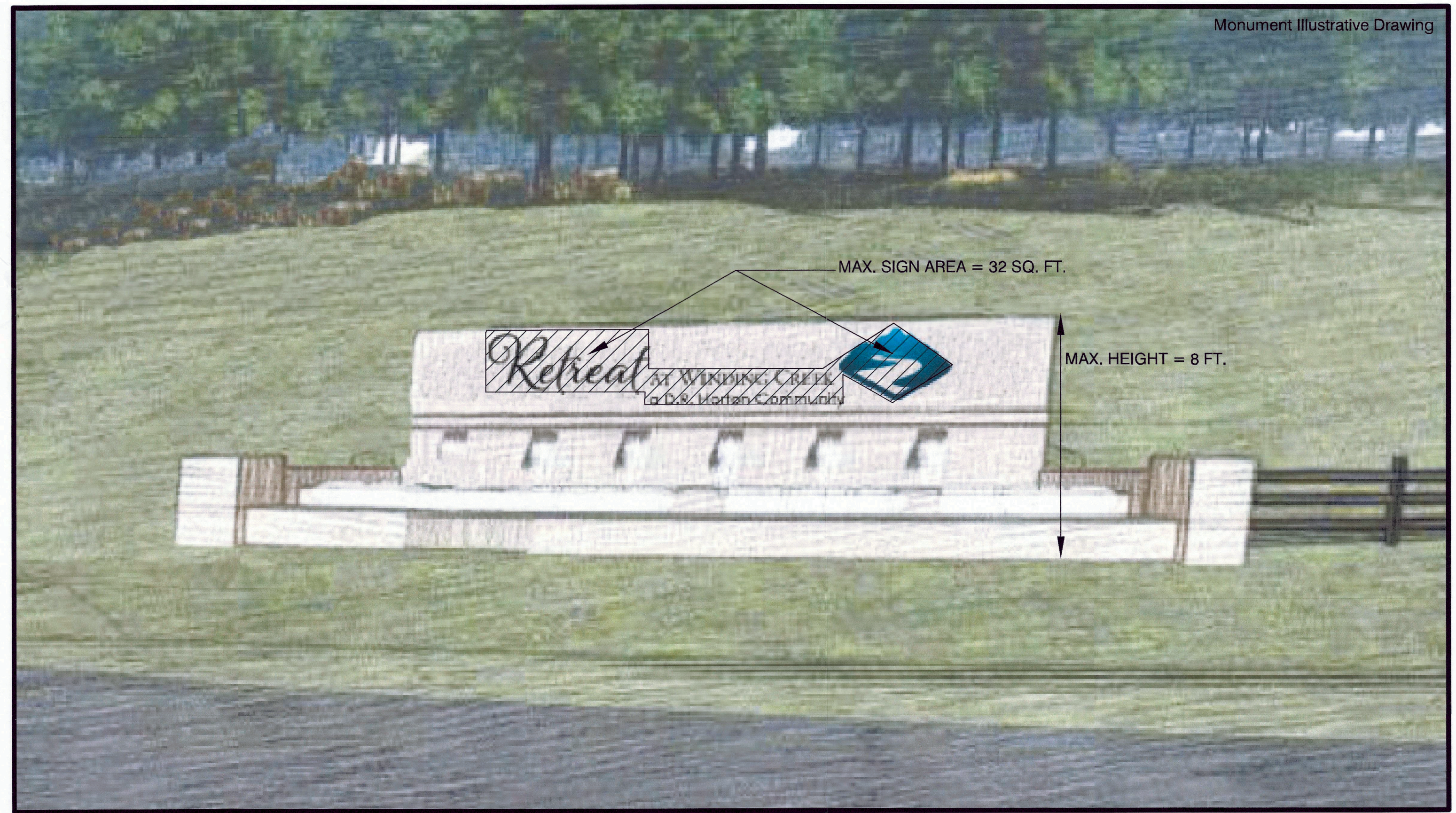
Q:\50131392\CAD\Civil\PLAN\Opequon Crossing\Entry Feature\CIP\_Submit\Exhibit Layout.dwg Dec 02, 2022 - 3:25pm



**NOTES:**

1. SITE OWNER: FREDERICK-WINCHESTER SERVICE AUTHORITY
2. GPIN: 56 A 19
3. EXISTING ZONING: RURAL AREA (RA)
4. This exhibit has been prepared to identify the location of the off-site entrance feature for the Retreat of Winding Creek. This exhibit shall not be used for construction purposes.

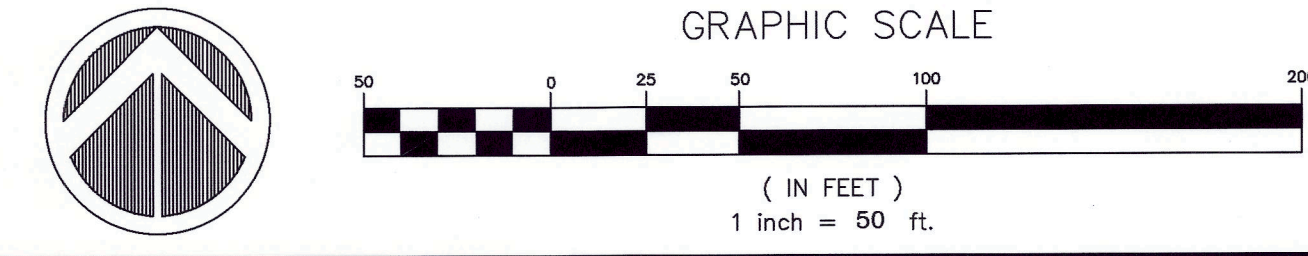
**SIGN DEVELOPMENT STANDARDS:**



**NOTES:**

1. MAXIMUM SIGN HEIGHT = 8 FT.
2. MAXIMUM SIGN AREA = 32 SQ. FT.
3. THE SIGN SHALL BE SETBACK A MINIMUM OF 10 FT. FROM ALL PROPERTY LINES AND SHALL CONFORM TO ALL REQUIREMENTS INCLUDED IN SECTION 165-201.06 OF THE FREDERICK COUNTY ZONING ORDINANCE.
4. THE SIGN MAY HAVE DAWN TO DUSK UP-LIGHTING AND/OR DOWN-LIGHTING.
5. THE SIGN WILL BE CONSTRUCTED USING CONCRETE FOOTER AND CMU BLOCK CORE. STONE/BRICK/OR OTHER SIMILAR MATERIAL WILL BE USED AS FINISH FACADE TO CLOSELY RESEMBLE THE SIGN IMAGE ABOVE. METAL WILL BE USED CREATE THE SIGN LETTERING AND LOGO. LIGHTING WILL BE BUILT INTO THE SIGN AND THERE MAY ALSO BE EXTERNAL UP-LIGHTING. THE SIGN WILL ALSO HAVE CASCADING WATER DURING TIMES OF WARMER WEATHER.

C:\30131392\CAD\Civil\PLAN\Obsequon Crossing\Entry Feature\Sign\Sign.dwg Dec 02, 2022 - 2:52pm



**Retreat at Winding Creek  
ENTRANCE FEATURE LOCATION PLAN**

DATE: 12/02/22

OPEQUON MAGISTERIAL DISTRICT  
FREDRICK COUNTY, VIRGINIA



Sheet 2 of 2

**REQUEST FOR CONDITIONAL USE PERMIT COMMENTS**



**Virginia Department of Transportation**

**Mail to:**

Virginia Department of Transportation  
Attn: Resident Engineer  
14031 Old Valley Pike  
Edinburg, Virginia 22824

**Hand deliver to:**

Virginia Department of Transportation  
Attn: Resident Engineer  
2275 Northwestern Pike  
Winchester, Virginia 22603

The local office of the Transportation Department is located at 2275 Northwestern Pike in Winchester if you prefer to hand deliver this form.

**Applicant:** It is your responsibility to complete this form as accurately as possible in order to assist the agency with their review. Also, please attach two (2) copies of your application form, location map and all other pertinent information.

Applicant's Name: D.R. Horton

Telephone: 571 419 7035

Email Address: agdelouche@drhorton.com

**Name of development and/or description of the request:**

Retreat at Winding Creek. A conditional use permit application for an off-site freestanding residential subdivision entrance sign.

**Location of Property:**

At the corner of future Hallowed Crossing Way and Route 7 (Latitude: 39.179732 Longitude -78.077891)

**Virginia Department of Transportation Comments:**

See attached email from VDOT dated January 11, 2023.

VDOT Signature & Date:  [REDACTED] ~~XXXXXXXXXXXX~~ 01.11.2023

**Notice to VDOT - Please Return Form to Applicant**

From: Rhonda Funkhouser <[REDACTED]>

Sent: Wednesday, January 11, 2023 1:46 PM

To: Adam G Delouche <AGD@vdot.virginia.gov>

Cc: Lloyd Ingram <lloyd.ingram@vdot.virginia.gov>; Joseph Johnson <joseph.johnson@vdot.virginia.gov>

Subject: Retreat at Winding Creek - VDOT Comments to CUP

External

COMMONWEALTH of VIRGINIA  
DEPARTMENT OF TRANSPORTATION  
14031 Old Valley Pike  
Edinburg, VA 22824

??  
??

A VDOT review has been completed for the Retreat at Winding Creek conditional use application.?? Based on the review of the application/drawings, VDOT offers the following comments:

??

- The proposed sign will need to be on private land.??
- The placement of the sign will need to follow VDOT's clear zone requirements, (from the VDOT Road Design Manual), measured from the edge of pavement.?? (see attached)
- Based on the above information, the Site Plan is acceptable.

??

If you have any questions or need further information, please do not hesitate to contact me.

??

Regards,

??

Lloyd Ingram

Land Development Engineer

Edinburg Residency | Land Use

14031 Old Valley Pike | Edinburg, VA 22824

Phone #540.534.3214 | Fax #540.904.5607

Email: [Lloyd.Ingram@vdot.virginia.gov](mailto:Lloyd.Ingram@vdot.virginia.gov)



??  
??  
??

DESIGN SPEED	DESIGN ADT	FORESLOPES			BACKSLOPES		
		6:1 or Flatter	5:1 to 4:1	3:1	3:1	5:1 to 4:1	6:1 or Flatter
40 mph or less	Under 750c	7-10	7-10	b	7-10	7-10	7-10
	750-1500	10-12	12-14	b	10-12	10-12	10-12
	1500-6000	12-14	14-16	b	12-14	12-14	12-14
	Over 6000	14-16	16-18	b	14-16	14-16	14-16
45-50 mph	Under 750c	10-12	12-14	b	8-10	8-10	10-12
	750-1500	14-16	16-20	b	10-12	12-14	14-16
	1500-6000	16-18	20-26	b	12-14	14-16	16-18
	Over 6000	20-22	24-28	b	14-16	18-20	20-22
55 mph	Under 750c	12-14	14-18	b	8-10	10-12	10-12
	750-1500	16-18	20-24	b	10-12	14-16	16-18
	1500-6000	20-22	24-30	b	14-16	16-18	20-22
	Over 6000	22-24	26-32a	b	16-18	20-22	22-24
60 mph	Under 750c	16-18	20-24	b	10-12	12-14	14-16
	750-1500	20-24	26-32a	b	12-14	16-18	20-22
	1500-6000	26-30	32-40a	b	14-18	18-22	24-26
	Over 6000	30-32a	36-44a	b	20-22	24-26	26-28
65-70d mph	Under 750c	18-20	20-26	b	10-12	14-16	14-16
	750-1500	24-26	28-36a	b	12-16	18-20	20-22
	1500-6000	28-32a	34-42a	b	16-20	22-24	26-28
	Over 6000	30-34a	38-46a	b	22-24	26-30	28-30

**TABLE A2-1 CLEAR ZONE DISTANCES**

Source: AASHTO *Roadside Design Guide*, Chapter 3.

- a. When a site specific investigation indicates a high probability of continuing crashes, or when such occurrences are indicated by crash history, the designer may provide clear zone distances greater than the clear zone shown in Table A2-1. Clear zones may be limited to 30 feet for practicality and to provide a consistent roadway template if previous experience with similar projects or designs indicates satisfactory performance.
- b. Because recovery is less likely on the unshielded, traversable 3:1 fill slopes, fixed objects should not be present in the vicinity of the toe of these slopes. Recovery of high speed vehicles that encroach beyond the edge of shoulder may be expected to occur beyond the toe of slope. Determination of the width of the recovery area at the toe of slope should take into consideration right of way availability, environmental concerns, economic factors, safety needs, and crash histories. Also, the distance between the edge of the travel lane and the beginning of the 3:1 slope should influence the recovery area provided at the toe of slope. While the application may be limited by several factors, the fill slope parameters which may enter into determining a maximum desirable recovery area are illustrated in Figure A2-7. A 10 foot recovery area at the toe of slope should be provided for all traversable, non-recoverable fill slopes.
- c. For roadways with low volumes it may not be practical to apply even the minimum values found in Table A2-1. Refer to Chapter 12 for additional considerations for low volume roadways and Chapter 10 for additional guidance for urban applications in AASHTO *Roadside Design Guide*.
- d. When design speeds are greater than the values provided, the designer may provide clear zone distances greater than those shown in Table A2-1.

19000

# REQUEST FOR CONDITIONAL USE PERMIT COMMENTS



## Frederick County Inspections Department

**Mail to:**

Frederick County Inspections Department  
107 North Kent Street, 2<sup>nd</sup> Floor  
Winchester, Virginia 22601  
(540) 665-5650

**Hand deliver to:**

Frederick County Inspections Department  
Attn: Building Official  
107 North Kent Street, 2<sup>nd</sup> Floor  
Winchester, Virginia

**Applicant:** It is your responsibility to complete this form as accurately as possible in order to assist the agency with their review. Also, please attach two (2) copies of your application form, location map and all other pertinent information.

Applicant's Name: DR Horton

Telephone: 571 419.7035

**RECEIVED**

Email Address: agdelouche@drhorton.com

DEC 06 2022

Frederick County  
Public Works & Inspections

Name of development and/or description of the request:

Retreat at Winding Creek. A conditional use permit application for an off-site freestanding residential subdivision entrance sign.

Location of Property:

At the corner of future Hallowed Crossing Way and Route 7 (Latitude: 39 179732, Longitude: -78 077891)

**Building Official's Comments:**

*No comments at this time.*

Building Official's Signature & Date: *[Signature]* 12/7/2022

**Notice to Inspections Department - Please Return This Form to the Applicant**

**REQUEST FOR CONDITIONAL USE PERMIT COMMENTS**



**Frederick County Fire Marshal**

Mail to:

Frederick County Fire Marshal  
1080 Coverstone Drive  
Winchester, Virginia 22602  
(540) 665-6350

Hand deliver to:

Frederick County Fire & Rescue Dept.  
Attn: Fire Marshal  
Public Safety Building  
1080 Coverstone Drive  
Winchester, Virginia

**Applicant:** It is your responsibility to complete this form as accurately as possible in order to assist the agency with their review. Also, please attach two (2) copies of your application form, location map and all other pertinent information.

Applicant's Name: D.R. Horton

Telephone: 571.419.7035

Email Address: agdelouche@drhorton.com

**Name of development and/or description of the request:**

Retreat at Winding Creek. A conditional use permit application for an off-site freestanding residential subdivision entrance sign.

**Location of Property:**

At the corner of future Hallowed Crossing Way and Route 7 (Latitude: 39.179732, Longitude: -78.077891)

**Fire Marshal's Comments:**

*SEE ATTACHED*

Fire Marshal's Signature & Date:

*[Signature]* 12-20-22

**Notice to Fire Marshal - Please Return This Form to the Applicant**

**RECEIVED**

DEC 06 2022



# Frederick County Fire and Rescue Department

Office of the Fire Marshal

1080 Coverstone Drive

Winchester, VA 22602

Phone: 540-665-6350 Fax: 540-678-4739

fmo@fcva.us

## Plan Review

Conditional Use

Status: Approved

### Main Contact

D.R. Horton  
Retreat At Winding Creek  
Hallowed Crossing Way/Route 7  
Winchester, Virginia 22602

Printed Date: 12/21/2022

### Engineering Firm :

Dewberry Engineers

### General Information

Received Date: 12/06/2022

Review Begin Date: 12/20/2022

Review End Date: 12/20/2022

Hours: 0.5000

Occupancy Type:

Property Use:

Activity Number: 1121042

Review Cause: Application

### Activity Details

Project Name

Subdivision Entrance Sign

### Comments:

Approved.

### FMO notes:

No occupiable structures on this plan.

A [Redacted Signature]

Adam Hounshell  
Lieutenant/Assistant Fire Marshal



Department of Planning and Development

540/ 665-5651

Fax: 540/ 665-6395

December 27, 2022

Bryan Lilly  
13575 Heathcote Blvd  
Suite 130  
Gainesville, VA 20155

**RE: Request for Historic Resources Advisory Board (HRAB) Comments  
Conditional Use Permit Application  
Zoning: RA (Rural Areas) District  
Property Identification Numbers (PINs): 56-A-19  
Magisterial District: Red Bud**

Dear Mr. Lilly:

The Frederick County Historic Resources Advisory Board (HRAB) considered the above referenced Conditional Use Permit (CUP) application during their meeting on December 20, 2022. This application seeks to allow for an off-site freestanding monument sign designating the entrance to a future residential subdivision.

Following their review of this application, the HRAB recommended approval of this CUP with the condition that the applicant work with the Shenandoah Valley Battlefields Foundation to design and install a sign where feasible that captures the significance of the Third Battle of Winchester, the importance of Millbank, and other relevant historical context.

Thank you for the opportunity to comment on this application. Please call if you have any questions or concerns.

Sincerely,

Kayla Peloquin, Planner  
Department of Planning & Development

cc: Gary Crawford, HRAB Chairman  
Tyler Klein, Frederick County Senior Planner

**Real Estate Ticket Detail**

**2022 REAL ESTATE**

Dept/Ticket# RE2022 / 87080002	Frequency 2	Supplement# 0
Name FREDERICK-WINCHESTER	Map# 56 A 19	Account# 8039775
Name 2 PMB 353	Bill Date 04/25/2022	Acreage 0.000
Address 4017 WASHINGTON RD	Due Date 12/05/2022	Improvements \$321,600.00
MCMURRAY PA	Desc	Land Value \$0.00
		Land Use \$0.00
		Minerals \$0.00
Zip 15317 2510		
Penalty Paid \$0.00	Interest Paid \$0.00	Last Transaction Date 05/31/2022

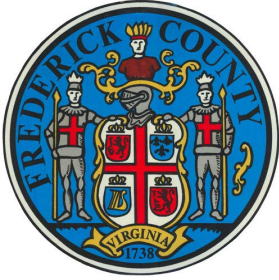
**Current Payment Status**

Original Bill	Payments	Principal Balance Due	Penalty	Interest	Balance Due
\$980.88	(\$980.88)	\$0.00	\$0.00	\$0.00	\$0.00

**Transaction History**

Date	Type	Transaction#	Amount	Balance
12/6/2022	Charge	0	\$980.88	\$980.88
5/31/2022	Principal Paid	11807	(\$980.88)	\$0.00

Previous



Planning Commission  
Agenda Item Detail  
Meeting Date: March 1, 2023  
Agenda Section: Information/Discusion

---

**Title: Northeast Land Use Plan - (Mr. Pearson)**

**Attachments:**

[PC03-01-23NortheastLandUsePlanUpdate\\_Redacted.pdf](#)



## MEMORANDUM

**TO:** Frederick County Planning Commission

**FROM:** Wyatt Pearson, AICP Director of Planning & Development

**SUBJECT:** Planning Commission Discussion – Northeast Land Use Plan Update

**DATE:** February 22, 2023

---

At the Planning Commission’s December 7th, 2022, meeting, Staff presented the draft update to the Northeast Land Use Plan (NELUP) for discussion and sought a recommendation from the Commission to forward to the Board of Supervisors. The Commission requested staff present the same information to the Comprehensive Plans and Programs Committee (CPPC) for discussion. On February 13<sup>th</sup> the CPPC met and discussed the staff recommendations. Consensus was reached by the CPPC to accept some of the staff recommendations, but to redesignate properties in the vicinity of Branson Springs Road, Woodbine Road, & Grace Church Road for primarily Extractive Mining uses, and properties southwest of Rest Church Road & Zachary Ann Lane for Industrial uses

Staff has incorporated the CPPC’s modifications into the draft maps and text for the updated NELUP. Below is a summary of the process to date.

### *Study Area*

The NELUP study area consists of 21,000 acres which are generally located north of Berryville Pike (Route 7) and the limits of the City of Winchester, west of the Opequon Creek at the County boundary with Clarke County, south of the West Virginia State line and east of Apple Pie Ridge Road and Stonewall Industrial Park. Interstate 81 and Martinsburg Pike (Route 11 North) extend from the southwestern limits of the study area to the northern area that borders West Virginia. The NELUP area consists of significant areas planned for future commercial and industrial land uses. The study area also contains two rural community centers, a developing Residential Planned Community, and significant areas of historic/natural resources.

### *NELUP Update*

The current NELUP was adopted in July of 2011 and amendments were passed in 2014 and 2015 adding text for specific properties (McCann-Slaughter & Blaine Properties). This is the first small area plan being conducted as part of a broader attempt to update all the small area plans.

In November 2021, a citizen workgroup comprised of residents from the study area was formed to review the existing plan and make recommendations on how they envision this area to develop

over the next twenty years. Stakeholders consisting of landowners, prospective developers, utility providers, and the representative of the County's Economic Development Authority also provided their input to the workgroup throughout the process. The group met weekly from December 2021 through March 2022 and forwarded their work product to the CPPC for further consideration.

The Comprehensive Plans and Programs Committee (CPPC) met three times to discuss the NELUP and request modifications by staff. At their July 11, 2022, meeting, the CPPC forwarded a draft plan to the Planning Commission for consideration and further public involvement. The Planning Commission was presented with the draft plan in a work session format on August 3, 2022, and since that time staff has conducted additional public outreach on the draft plan.

### ***Results of Public Outreach***

In order to solicit public opinion on the draft plan, staff sent direct mailers to all property owners in the Northeast Land Use Plan area, posted roadside signs, posted on social media, and requested the Winchester Star provide coverage. Most of this outreach was intended to direct interested citizens and stakeholders to fill out the online survey and/or attend the public information meetings we hosted at local schools.

The end result of this outreach effort was 217 survey responses, and 100+ attendees at both public information sessions. The Planning Commission was previously emailed the full detail of this survey data, and it is available on the website for any other interested parties. Staff will provide further detail and graphics during the presentation on December 7<sup>th</sup>.

Some common themes from the survey feedback are expressed in an abbreviated form below.

- The community is very concerned about the continued management of heavy truck traffic, traffic circulation, and interstate access.
- The community is very concerned about the protection of natural and historic resources for future generations, and the preservation of agricultural/rural land.
- Expansions of extractive mining and industrial development are not a priority for the community.
- There is some interest in more affordable housing options, but additional residential is generally not preferred by the community.
- Fixing existing transportation issues and congestion are of great concern to the community.
- The community desires additional commercial development with a specific focus on a grocery store.

Staff has received five developer/owner requests for additional information on these requests please reference the December 7<sup>th</sup> Planning Commission packet. Since the Planning Commission had not seen the Shenandoah Valley Battlefields Foundation (SVBF) request previously, that is attached along with the associated maps prepared by the Planning Department.

Shenandoah Valley Battlefields (SVBF) has requested a wide range of properties be designated as Sensitive Natural Areas. The CPPC recommended not entertaining this request at this time, but communicated further information from SVBF on these changes in the future would be welcome.

Staff is seeking a recommendation from the Planning Commission to forward to the Board of Supervisors on the draft plan.

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Attachments:

1. Draft NELUP Text
2. Draft NELUP Maps
  - a. Land Use – CPPC Recommendation
  - b. Community Facilities and Natural Resources
  - c. Transportation
  - d. Transportation Lane Divides
3. SVBF Sensitive Natural Areas Request Memo
  - a. SVBF Parcel Map 1
  - b. SVBF Parcel Map 2
4. Current adopted NELUP text
5. Current adopted NELUP Land Use map - acreage table with existing planned uses

**DRAFT – 02/22/23**

**NORTHEAST LAND USE PLAN  
NELUP**

**DRAFT**

## APPENDIX I - AREA PLANS

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### **NORTHEAST LAND USE PLAN (NELUP)**

The Northeast Land Use Plan (NELUP) study area consists of 21,000 acres which are generally located north of Berryville Pike (Route 7) and the limits of the City of Winchester, west of the Opequon Creek at the County boundary with Clarke County, south of the West Virginia State line and east of Apple Pie Ridge Road and Stonewall Industrial Park. Interstate 81 and Martinsburg Pike (Route 11 North) extend from the southwestern limits of the study area to the northern area that borders West Virginia.

A series of maps have been prepared which identify future land uses, transportation, natural resources, historic resources, and community facilities within the study area.

Within this plan, the Martinsburg Pike/Interstate-81 corridor continues to be predominantly planned for commercial and industrial (C/I) land uses. Two Rural Communities Centers are located in the study area, Brucetown and Stephenson, both are located east of Martinsburg Pike. The eastern and western portions of the study area which are outside the limit of the Sewer and Water Service Area (SWSA) continue to form the boundary between the County's rural and more intensely developed areas. The NELUP also contains significant historical and natural resources which have been identified in this plan. The completion of the Route 37 Eastern Bypass, part of which extends through the southern portion of the study area, continues to be a top transportation priority in this area of the County.

### **Land Use**

#### **BUSINESS DEVELOPMENT LAND USES**

##### ***Interstate and Highway Commercial at Exits 317, 321 and 323***

Located at highly visible locations on interstate interchanges, these areas should be designed to accommodate and promote highway commercial land uses. Particular effort must be made to ensure that access management for the supporting transportation network is a key priority as the function of the interstate and primary road network is critical. As these areas are highly visible, building and site design should be of a high quality to ensure that these areas put forth an attractive view for both residents and visitors; enhanced buffers and screening is also important along Interstate 81 and adjoining roadways.

##### ***Mixed Use Industrial Office***

The NELUP identifies a number of areas designated as future mixed use industrial office. These areas are intended to develop with targeted growth sectors identified by the County's EDA as well as similar industries that are likely to bring higher wages, professional and/or technology jobs.

## APPENDIX I - AREA PLANS

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Uses which contribute to air, significant noise, ~~and~~ light pollution, and businesses that create large volumes of truck traffic are discouraged in these areas. Consideration of uses outside the identified targeted businesses should only be considered if they are secondary and complementary to these targeted businesses.

It should be noted that areas North of Hopewell Road and exit 321 to the West Virginia line are within reasonable proximity of significant electrical transmission capability. In turn, these areas may be well suited to energy intensive development, if the other necessary utilities could be provided to sites, and the development provides benefit to Frederick County.

### ***Interstate and Martinsburg Pike Commercial and Industrial Areas***

Significant areas for industrial opportunities are identified along Martinsburg Pike, Hopewell Road, ~~and~~ Cedar Hill Road and areas west of Woodside Road. These areas are intended to further enhance the County's commercial and industrial areas and to provide focus to the County's regional employment centers. These areas are strategically located with direct interstate and regional highway routes, and rail access in certain areas. Sites with rail access should develop with uses that capitalize on this opportunity to reduce impacts on local roadways.

It should be recognized that while these areas are located near major roadways, the transportation network is strained. Future development should ensure that their impacts on local infrastructure are adequately mitigated. Furthermore, new development applications should not be considered in areas where the transportation network cannot meet acceptable levels of service.

The area situated between Old Charlestown Road and Stephenson Road located immediately east and west of the existing rail corridor is identified for future business uses. More specifically, business uses in this area east of the rail corridor should be of a neighborhood or community scale and be intended to serve the nearby residents of Snowden Bridge and the Stephenson Rural Community Center. Properties west of the rail corridor may be well suited to meet community needs for anchor retail, and further study of these properties may be appropriate to determine whether the inclusion of residential uses would be necessary to support such activity.

Existing residential uses are located along Martinsburg Pike, in close proximity to areas planned for more intensive uses. While many of these residential uses are planned to transition in the future to higher intensity uses, development applications should seek to mitigate their impact on these residences near term.

### ***Extractive Manufacturing Areas***

Located in the northern portion of the study area, east of Martinsburg Pike, is a large limestone quarry. As a primary industry, mining should be supported and protected as long as the quarries remain productive.

## APPENDIX I - AREA PLANS

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In addition to the existing quarry location, the plan identifies future areas of extractive manufacturing land uses north of Turkey Run to Woodbine Road. It should be recognized that extractive manufacturing uses are generally incompatible with residential uses due to the prevalence of outdoor storage and the emission of noise, dust, vibrations, and industrial truck traffic. Considerable buffers between these uses, existing residences and roadways are desirable to ensure compatibility and maintain commercial viability.

Additionally, impacts on viewshed should be addressed when considering new development applications. Stockpiling of material should be avoided adjacent to residential uses and roadways, to minimize the visual disruption of the landscape; reduction in the size and visibility of existing stockpiles along Martinsburg Pike should also be considered.

### **RESIDENTIAL AND RURAL LAND USES**

#### ***Residential Areas***

The NELUP contains a mix of historical small lot residential uses, larger rural lots, and suburban residential within a planned community.

There are 2,340 acres of the study area that within the limits of the Urban Development Area (UDA). This area primarily encompasses existing Snowden Bridge development. Snowden Bridge is approved to develop with a mix of higher density housing types and an area of future commercial. This development is adjacent to the Jordan Springs Elementary School and a future public park.

Residential land uses outside the limits of the UDA consist of a mix of historical small lots and larger rural lots. Existing residential uses along Martinsburg Pike are envisioned to transition to commercial areas as the community grows, while residential uses within the Rural Community Centers could evolve and expand should public facilities become available in the future as identified below. Residential land uses outside of the SWSA, UDA and RCC's which are within the study area are envisioned to remain rural in character.

#### ***Clearbrook-Brucetown and Stephenson Rural Community Centers (RCC)***

The NELUP study area contains two Rural Community Centers (RCC); [The Clearbrook-Brucetown RCC](#) and Stephenson [RCC](#).

The [Clearbrook-Brucetown](#) RCC is located in the northeastern portion of the study area, east of [Martinsburg Pike I-81](#), north and south of Brucetown Road and along a portion of Sir Johns Road. Brucetown is one of the oldest communities located in the County and contains a number of significant historic structures.

## APPENDIX I - AREA PLANS

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The Stephenson RCC is located in the eastern/central area of the NELUP study area, east of Martinsburg Pike along Stephenson Road. Stephenson is a 19<sup>th</sup> century crossroads community which was established with the Winchester and Potomac Railroad in the 1830's. While the commercial elements of the community are no longer present, a number of historic dwellings remain.

Residential is the predominate land use in the Clearbrook-Brucetown and Stephenson RCC's. It should be recognized that most residential lots in these RCC's are less than one-half acre and contain single family detached housing. These houses are on wells and on-site septic (drainfield) and typically the structures are located closer to roadways. This historic development pattern cannot be accommodated within the existing RA (Rural Areas) Zoning District, which allows one residence for every five acres and requires primary and reserve drainfield areas.

Given that the Clearbrook-Brucetown RCC extends to I-81 in close proximity to exit 321, it should be recognized that viable commercial uses in that area will likely need to meet the needs of interstate travelers as well as the surrounding residents.

The NELUP seeks to further define these RCC's and promote future consideration of these unique areas. Future development within these centers should ensure that their historic rural character is retained. Creation of individual small area plans should be considered for these RCC's in the future, should public utilities become available.

### ***Defined Rural Areas***

The NELUP seeks to further define the boundary between the rural and urban areas of the community using the identified limits of the SWSA Areas planned for more intensive development (with the exception of the existing quarry) are within the limits of the SWSA. Land outside of the SWSA except as noted above is planned to remain rural in nature. Significant areas of prime agricultural soil and working farms are located in the western portion of the study area between Welltown Road and the limits of the SWSA. Areas east of the SWSA and outside the limits of the RCC's are also planned to remain rural in nature.

The NELUP also identifies significant sensitive natural areas in the southern portion of the study area; this area contains the Red Bud Agricultural and Forestal Area. The County should promote the preservation of its rural areas and support future expansions of its Agricultural and Forestal Districts.

### **CORRIDOR DESIGN AND PEDESTRIAN ACCOMMODATIONS**

A significant corridor appearance buffer is proposed along Martinsburg Pike, like what has been established for Route 50 West corridor in the Round Hill Land Use Plan. This corridor buffer consists of a 50-foot buffer area, landscaping, and bike path. Roadway designs should plan for multi-modal street designs that will take all users into consideration. A 10' paved multipurpose path is identified along the southbound section of Martinsburg Pike, as

## APPENDIX I - AREA PLANS

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established with the Rutherford Crossing development, sidewalks are planned for the northbound section.

Pedestrian and bicycle accommodations such as sidewalks and bicycle lanes should be provided along all primary and collector roadways within the SWSA. Bike paths or lanes should be constructed on the same grade as the adjacent roadway. Intersection accommodations should also include pedestrian refuge islands and pedestrian access signals. Pedestrian and bicycle connections between residential, employment and recreational opportunities such as the 3<sup>rd</sup> Battle of Winchester trail network should be provided for.

Where gaps exist in the pedestrian network, use of state programs such as Transportation Alternatives to address gaps in the system should be considered.

### **TRANSPORTATION**

In support of the land uses indicated in the NELUP, a transportation network has been proposed which relates to the location and context of proposed land uses, promotes multi-modal transportation choices and walkability, and furthers the efforts of the Win-Fred MPO. In this study, there is a direct nexus between transportation and land use.

As noted in the Transportation Chapter of the Plan, as road projects and development or redevelopment take place, the development and associated transportation facilities should be accessible to all users.

Transportation improvements to the interstate, arterial, and collector road systems will contribute to improved levels of service throughout the study area and will shape the land use patterns in the short and long term. The County's Eastern Road Plan and the NELUP identify several significant transportation improvements within the study area boundaries. Within this study area, Martinsburg Pike (Route 11), future Route 37, and I-81 are the key corridors supporting future land uses. The plan calls for improvements to existing roadways and interchanges, new and extended major and minor collector networks and the construction of the Route 37 bypass.

Route 37 has long been the County's top priority. The completion of the Route 37 loop around the eastern portion of the County would relieve congestion on numerous local routes that have become congested as the County has grown and would offer relief to I-81. Development applications within the identified corridor right-of-way for Route 37 shall be expected to recognize this area to facilitate future improvements.

Improvements at Exit 317 are also critical due to congestion and safety concerns. The realignment of the northbound exit ramp of I-81 onto Route 11 to the location where Redbud Road currently intersects with Route 11 is needed and has recently been awarded funding through the VDOT SmartScale program. This improvement will align the interstate ramps which are currently offset and allow the removal of a signal on Route 11 north. The realignment of Redbud Road to a new intersection with Snowden Bridge Boulevard is also

## APPENDIX I - AREA PLANS

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planned. This realignment would reduce congestion and improve safety in this area as well as reduce stacking of traffic at the exit ramps. This ramp realignment will act as an important first phase of the future larger upgrade of Exit 317 to a diverging diamond interchange (DDI).

A new interchange configuration for Exit 321 has been identified which would split the interchange between Hopewell Road and Cedar Hill Road. This improvement would provide for enhanced access to the interchange and takes advantage of proposed frontage roads planned for this area.

As commercial and industrial land uses develop, the widening of Route 11 will become critical. Development applications should identify and preserve the right-of-way necessary to accommodate future widening and provide for improvements identified as necessary to accommodate the development. In addition, as the Snowden Bridge Subdivision continues to develop, the completion of Snowden Bridge Boulevard from Milburn Road to Old Charlestown Road will allow additional opportunities of ingress and egress for citizens of the community.

The close proximity of the intersections of Brucetown Road and Hopewell Road with Route 11 have created conflicts and congestion for the road network in this area. The alignment of the intersections for these two roadways is a necessary improvement for this area. This alignment should be completed prior to the consideration of future development applications which would access this area. Alternatively, it may be an appropriate to consider rerouting Hopewell Road east of exit 321 through the parcel immediately north to intersect Route 11 at a new location further north. This alternative would require additional study and coordination with VDOT and would likely require the closure of the existing Hopewell Road at grade rail crossing.

Access Management is a significant priority for the transportation network planned for this study area. Proper access management is key to provide for a safe and efficient transportation network. Furthermore, access management can reduce the need for roadway widenings. Access management should be implemented through the following:

- Use of frontage roads
- Construction and use of planned minor collector roadways
- Proper entrance spacing and use of interparcel access points to bring traffic to common access points
- Proper traffic signal spacing and locations
- Use of medians where appropriate; medians should utilize attractive and consistent treatments

While access management is important for all roadways within the study area, primary and major collector roadways are critical. Route 11, in particular, will experience significant growth and redevelopment in the coming years. As this takes place, shared and consolidated entrances will be key in protecting the safety and efficiency of the corridor; this is particularly important as existing smaller lots along corridors redevelop.

## APPENDIX I - AREA PLANS

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Roundabouts should continue to be considered as the preference for intersection design, consistent with existing VDOT policy; the use of roundabouts is preferred over signalization of intersections where traffic control is needed. Roundabouts are particularly effective when used in series. The intersection of Old Charlestown Road and Route 11 will be transitioned to a roundabout in the future.

Consistent application of Comprehensive Plan goals to achieve an acceptable Level of Service (LOS) on area roads and overall transportation network, LOS C or better, should be promoted. Further, efforts should be made to ensure that additional degradation of the transportation beyond an acceptable LOS should be avoided. Future development within the study area should only occur when an acceptable LOS has been achieved and key elements and connections identified in this plan have been provided.

It should also be recognized that State and Federal government, as well as private development, will continue to carry the primary responsibility to fund transportation improvements necessary to ensure the future health of the road networks and maintain an acceptable LOC. Development projects which impact planned future roadways, such as Route 37, are expected to preserve these corridor right-of-ways.

### **WATER AND SEWER**

The NELUP study area contains 7,500 acres within the Sewer and Water Service Area (SWSA). The SWSA is a growth boundary that designates the limit of where public water and sewer could be extended if infrastructure and capacity is available. In 2020, the County and Frederick Water examined the boundary of the SWSA for the NELUP study area. Through this effort, adjustments were made to the boundary of the SWSA to include all areas identified for future industrial and commercial uses; these areas are expected to connect to public water and sewer.

It must be recognized that the capacity of the sewer system in this area is limited. While Frederick Water and the County will continue to plan for adequate water and sewer capacities in conjunction with the identified future land uses, the development community is expected to work with Frederick Water and provide for the infrastructure necessary to facilitate service.

### **NATURAL RESOURCES, HISTORIC RESOURCES AND COMMUNITY FACILITIES**

The Natural Resources, Historic Resources, and Community Facilities elements discussed below should directly correlate to and expand upon the applicable chapters of the Comprehensive Plan. The Plan identifies Sensitive Natural Areas which encompass historic, agricultural, and environmental areas.

### **NATURAL RESOURCES**

The County should continue to identify and support the protection of environmentally sensitive areas. Efforts should focus on the creation of greenways and stream buffers around

## APPENDIX I - AREA PLANS

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waterways. Pedestrian facilities should be constructed to facilitate connectivity to other public facilities.

Development applications should complete detailed environmental analysis for properties proposed for development which identify significant natural resources. Environmental corridors should be incorporated with all development activities to ensure safe movement and protection of species and future development within the study area should take into account the natural resources located on and around their property.

### **HISTORIC RESOURCES**

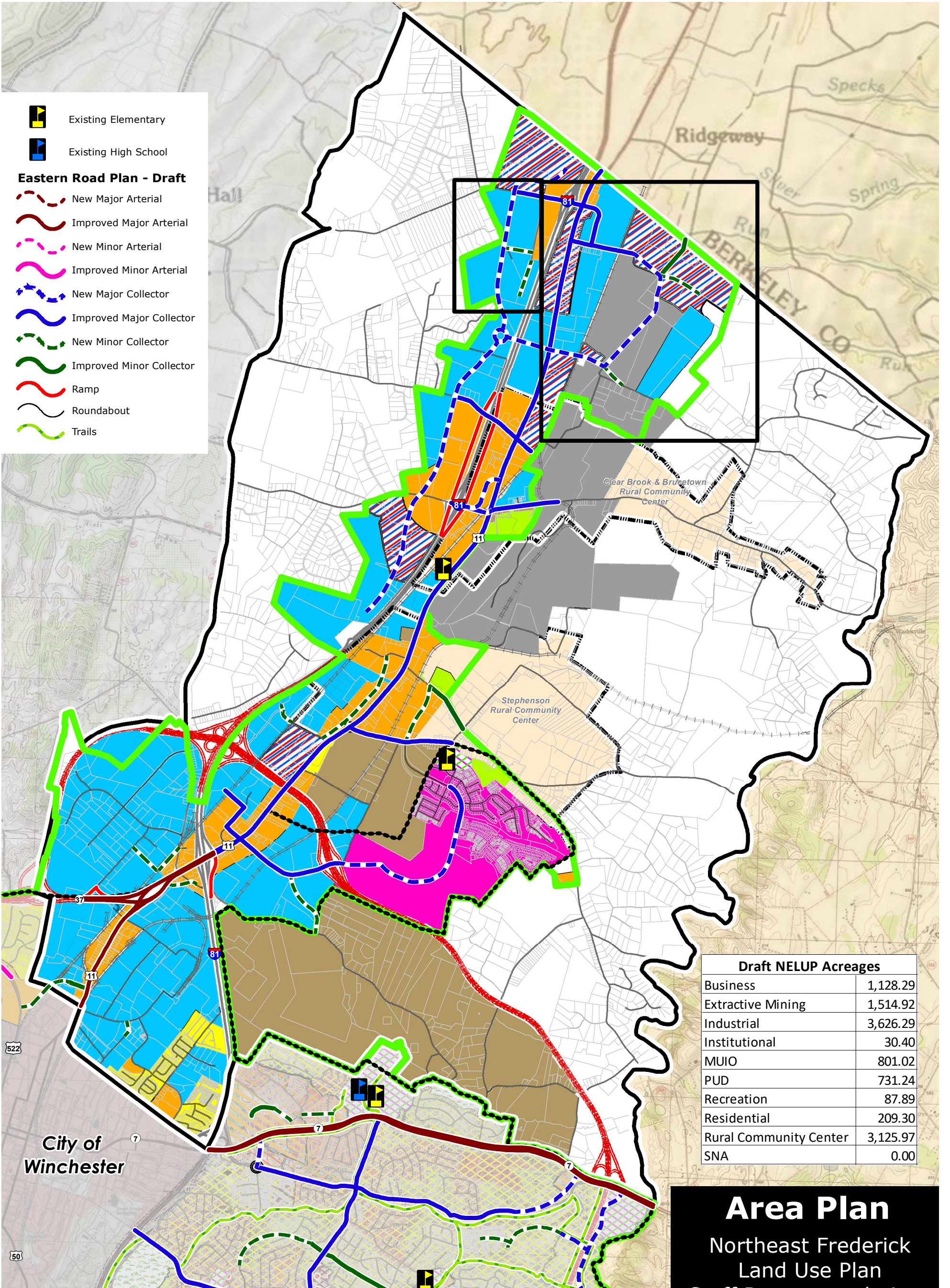
There are several historic structures and sites within the NELUP. Some of these include Kenilworth, the Branson House, Milburn, Byers House, the Milburn Road corridor, and core areas for the Second Battle of Winchester. The NELUP identifies some of these areas with a Sensitive Natural Areas designation; these areas include core battlefields and historic structures. Sensitive Natural Areas along with other historic resources should be buffered from adjacent development activities and preserved in their original condition whenever possible. It should be recognized that the Shenandoah Valley Battlefield Foundation (SVBF) has preserved areas of the Second Battle of Winchester; including portions associated with Stephenson Depot located north and south of McCann's Road. SVBF has also developed a historic trail network south of Redbud Road; future preservation efforts for historic sites and structures should continue to be supported by the County.

Development proposals which would impact historic resources should conduct architectural and archaeological surveys. Surveys should identify and evaluate all resources, and structures over 50 years old, and determine their historic significance and context to the surrounding area. Proposals that have historic resources on the property should incorporate the resources into their development and are encouraged to rehabilitate, restore, and investigate adaptive reuses. Historic roadways such as Milburn Road and McCann's Road should be buffered; access via these roadways for future development should be prohibited.

### **COMMUNITY FACILITIES**

The public facility element of the NELUP should directly correlate to and expand upon the Public Facilities chapter of the Comprehensive Plan. The study area contains two existing elementary schools, two existing park sites and one future park site. The Clearbrook Volunteer Fire Station is also within the study area.

The importance of public spaces and facilities within the study area needs to be recognized and incorporated into future development. The development community should work with Frederick County Public Schools, Fire & Rescue, and Parks and Recreation to determine future public facility needs.

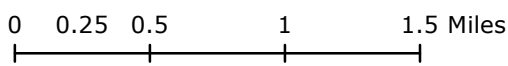


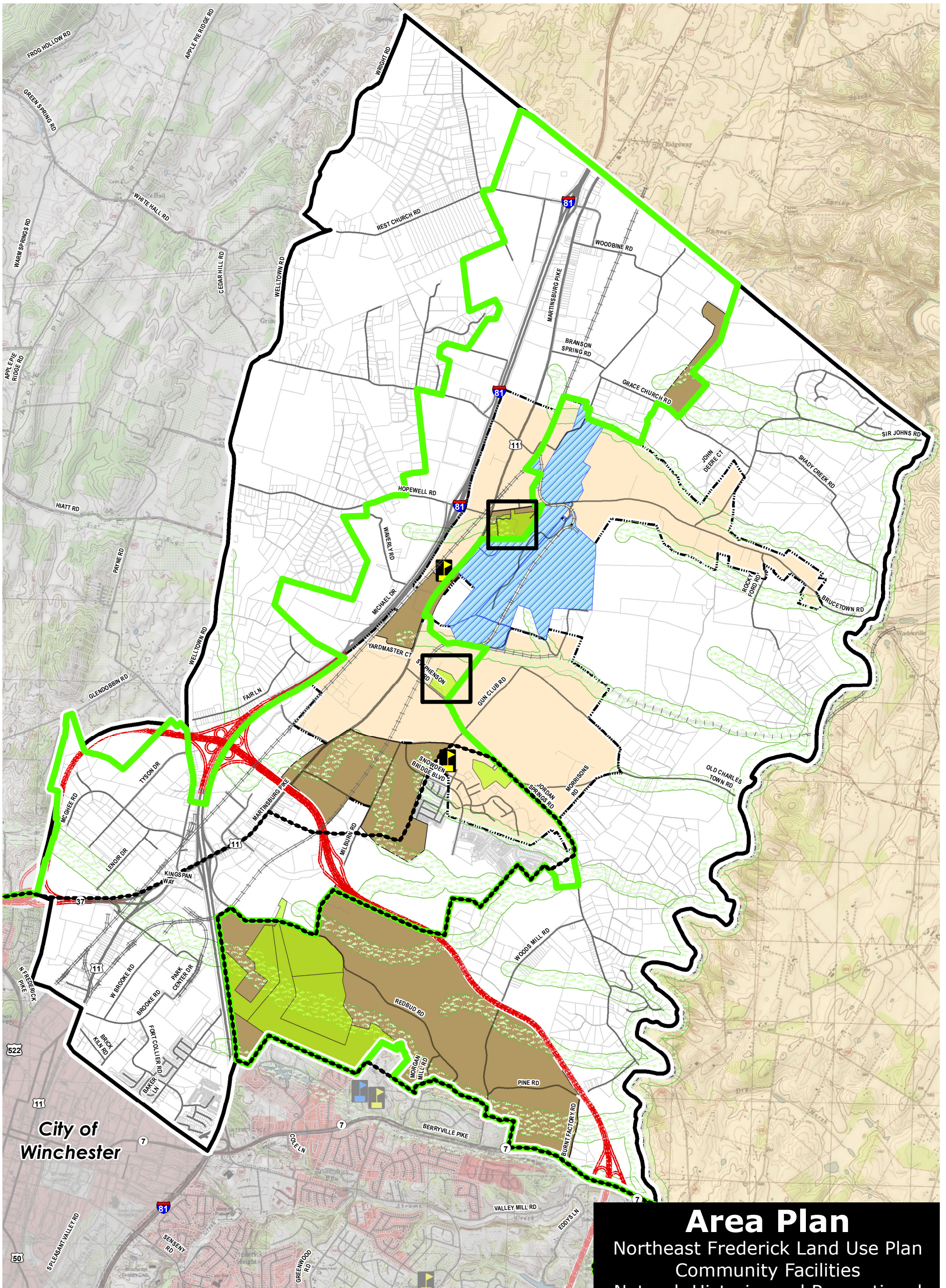
- Existing Elementary
- Existing High School
- Eastern Road Plan - Draft**
- New Major Arterial
- Improved Major Arterial
- New Minor Arterial
- Improved Minor Arterial
- New Major Collector
- Improved Major Collector
- New Minor Collector
- Improved Minor Collector
- Ramp
- Roundabout
- Trails

Draft NELUP Acreages	
Business	1,128.29
Extractive Mining	1,514.92
Industrial	3,626.29
Institutional	30.40
MUIO	801.02
PUD	731.24
Recreation	87.89
Residential	209.30
Rural Community Center	3,125.97
SNA	0.00

**Area Plan**  
 Northeast Frederick  
 Land Use Plan  
 Staff Recommendations  
 February 2023

- Urban Development Area
- Sewer and Water Service Area
- Future Rt 37 Bypass
- Business
- Industrial
- Mixed Use Industrial \ Office
- Extractive Mining
- Residential
- Planned Unit Development
- Institutional
- Recreation
- Rural Community Center





**Area Plan**  
 Northeast Frederick Land Use Plan  
 Community Facilities  
 Natural, Historic, and Recreational  
 Resources Plan  
 Working Group Draft

Urban Development Area    Sewer and Water Service Area    Future Rt 37 Bypass

**Facilities**

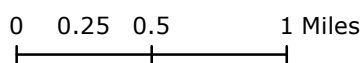
- Elementary School
- High School

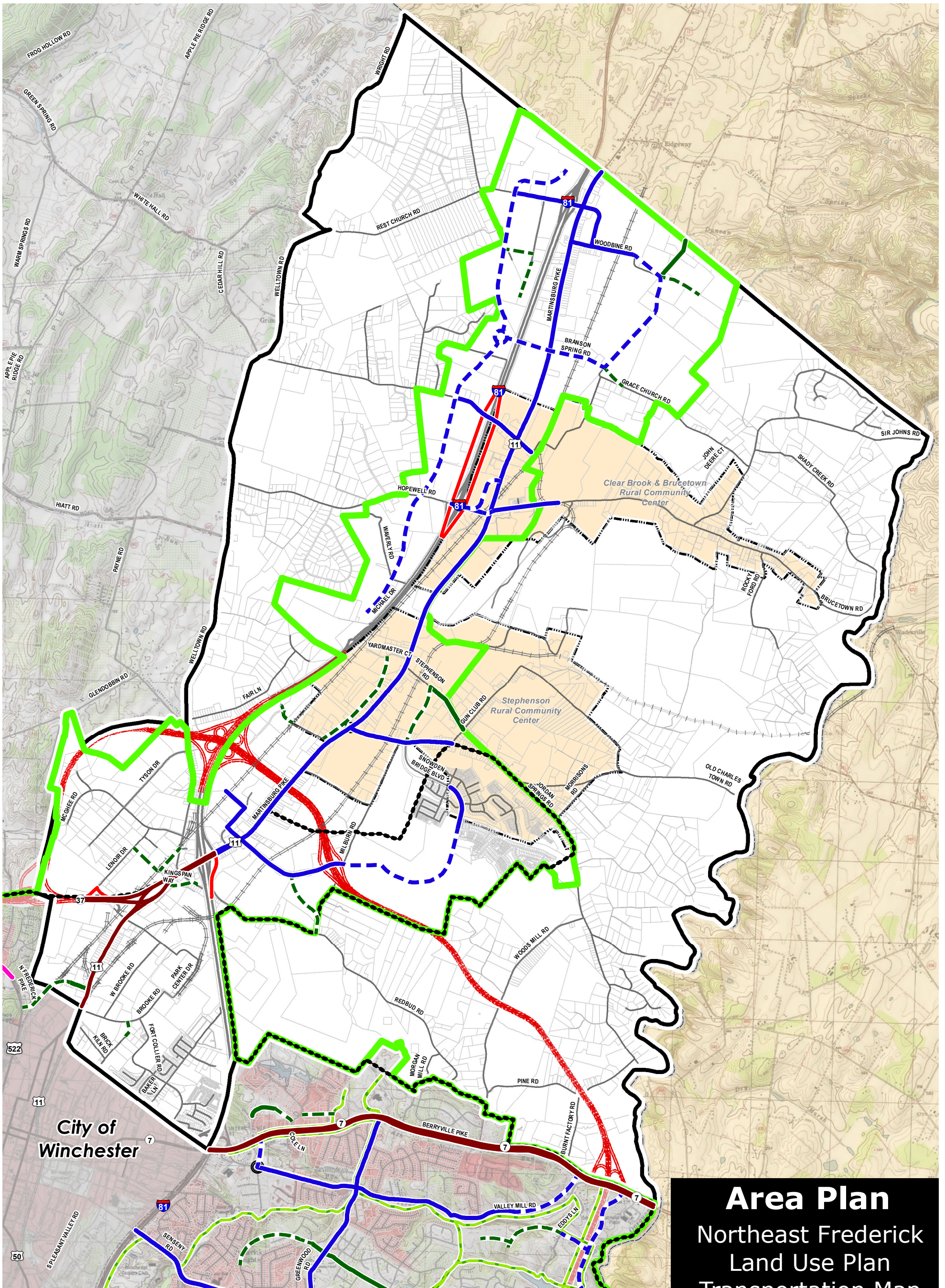
**Community Facilities**

- Recreation
- Water Resources Area

**Natural Resource & Recreation Areas**

- Sensitive Natural Areas
- Rural Community Center



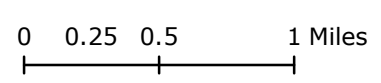


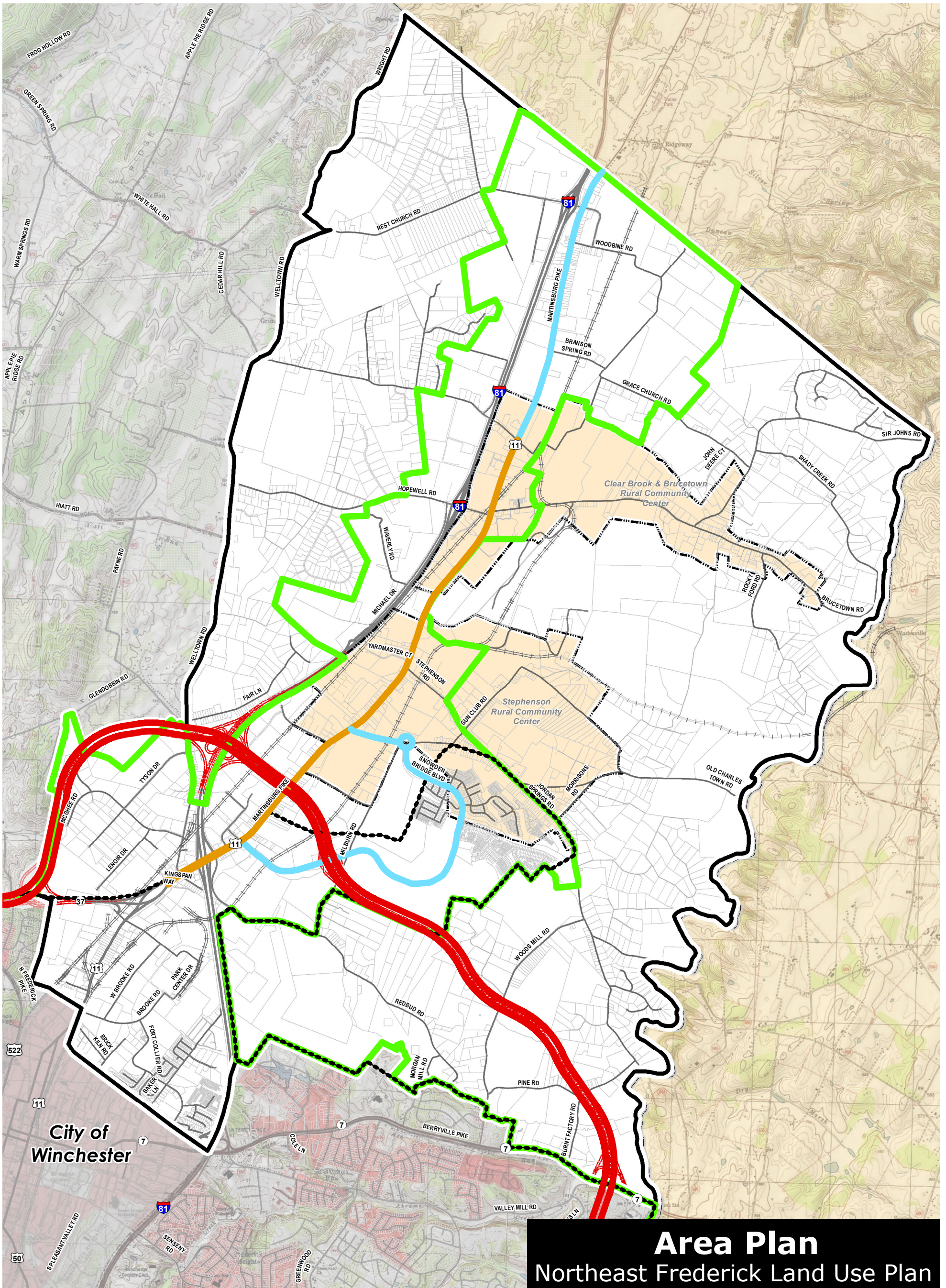
# Area Plan

## Northeast Frederick Land Use Plan Transportation Map Working Group Draft

Urban Development Area    
 Sewer and Water Service Area    
 Future Rt 37 Bypass

**Eastern Road Plan - Draft**

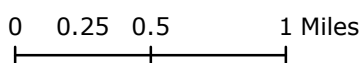





Urban Development Area
  Sewer and Water Service Area

**Proposed Lane Divides**

- 4 Lane Limited Access w/ CD Lanes (if required)
- 6 Lane Divided
- 4 Lane Divided





**SHENANDOAH VALLEY BATTLEFIELDS NATIONAL HISTORIC DISTRICT**

Shenandoah Valley Battlefields Foundation

**BOARD OF TRUSTEES**

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**Keven M. Walker**  
*Chief Executive Officer*

*The Shenandoah Valley Battlefields Foundation is the managing entity of the federally designated Shenandoah Valley Battlefields National Historic District.*

Frederick County Department of Planning & Development  
107 N. Kent St. Winchester, VA 22601

Dear Mr. Pearson,

As per the Frederick County Department of Planning & Development request for comments and changes by the Shenandoah Valley Battlefields National Historic District to the current NELUP draft for the upcoming Planning Commission meeting, the National Historic Districts request are as follows:

- Parcel 43-A-159, change to *Sensitive Natural Area* land use category. This 2-acre property owned by the Shenandoah Valley Battlefields Foundation and is a part of the Third Winchester Battlefield Park and has been in the process of being restored to its war time appearance with the removal of a mobile home, the construction of historic fence, and the replanting of native hardwood trees to the property.

- Parcel 43-A-159A, change to *Sensitive Natural Area* land use category. This 5-acre property is owned by the Shenandoah Valley Battlefields Foundation and is protected under a conservation easement with the Virginia Department of Historic Resources. This property is also a part of the Third Winchester Battlefield Park and is the location of the James R. Wilkins Winchester Battlefields Visitor Center.

- Parcel 44-A-25B, This property is owned by the Shenandoah Valley Battlefields Foundation and a majority of the parcel is under the *Sensitive Natural Area* land use category in the existing draft, however we are requesting that the southwest corner of the parcel that is separated in the current NELUP draft by the Future Rt 37 Bypass overlay, also be placed under the Sensitive Natural Area land use category like the remainder of the property to the north.

- Parcel 44-A-27, This 21.50-acre property is at times referred to as the "Cole Property", the Shenandoah Valley Battlefields National Historic District is requesting that this property be placed under the *Sensitive Natural Area* land use category as the parcel is within the National Park Service, American Battlefield Protection Program Study Area for the Third Battle of Winchester. At the time of the war the property was a wood lot and when preserved and restored, would act as a viewshed buffer for the Third Winchester Battlefield Park and the current industrial development to the north.

SHENANDOAH VALLEY BATTLEFIELDS FOUNDATION  
P.O. Box 897 • 9386 Congress St. • New Market, VA 22844 • 540.740.4545  
[ShenandoahAtWar.org](http://ShenandoahAtWar.org) • [facebook.com/ShenandoahBattlefields](https://facebook.com/ShenandoahBattlefields)

• Parcel 54-A-81G, Change to *Sensitive Natural Area* land use category. This 10-acre property houses the Civil War era earthen fortification known as Fort Collier and is open to the public and interpreted and managed as a Civil War Battlefield Park, this property is also protected under a conservation easement by the Virginia Outdoors Foundation.

• Parcels 45-A-64, 45-A-65, 45-A-66, 45-A-67, 45-A-55, 45-A-55D, 45-A-55C, 45-A-63, 45-A-63A, 45-A-62, 45-A-61, 45-A-55A, 45-A-55B, 45-A-57, 45-A-56, 45-A-60, 45-A-57A, 45-A-49, 45-A-48, 45-10-1, 45-10-2, 45-10-3, 45-10-4, 34-A-95B, 34-A-95A, 34-A-95C, 34-A-93C, placed under the *Sensitive Natural Area* land use category. These parcels are not preserved or protected but retain much of their historic and cultural resources. The area made up by these parcels was the location of fighting that took place during the Third Battle of Winchester through the village of Brucetown and along the Opequon Creek at Locke's Ford and look much as they did at the time of the Battle.

• Parcels 45-8-16A, 45-8-28, 45-8-29, 45-A-32, 45-A-31, 45-A-30, 45-A-32A, placed under the *Sensitive Natural Area* land use category. These parcels are not preserved or protected but retain much of their historic and cultural resources. The area made up by these parcels was the location of fighting that during the Third Battle of Winchester near the hamlet of Leetown and along the Opequon Creek at Seiver's and Rocky Ford and look much as they did at the time of the Battle. Parcel 45-A-32A, has the 1790s era home called "Cleridge", also referred to as "Sunnyside Farm", located on it. The home has been designated as a contributing property to the Third Battle of Winchester Site. "Cleridge" has been placed on the U.S. National Register of Historic Places and the Virginia Landmarks Register.

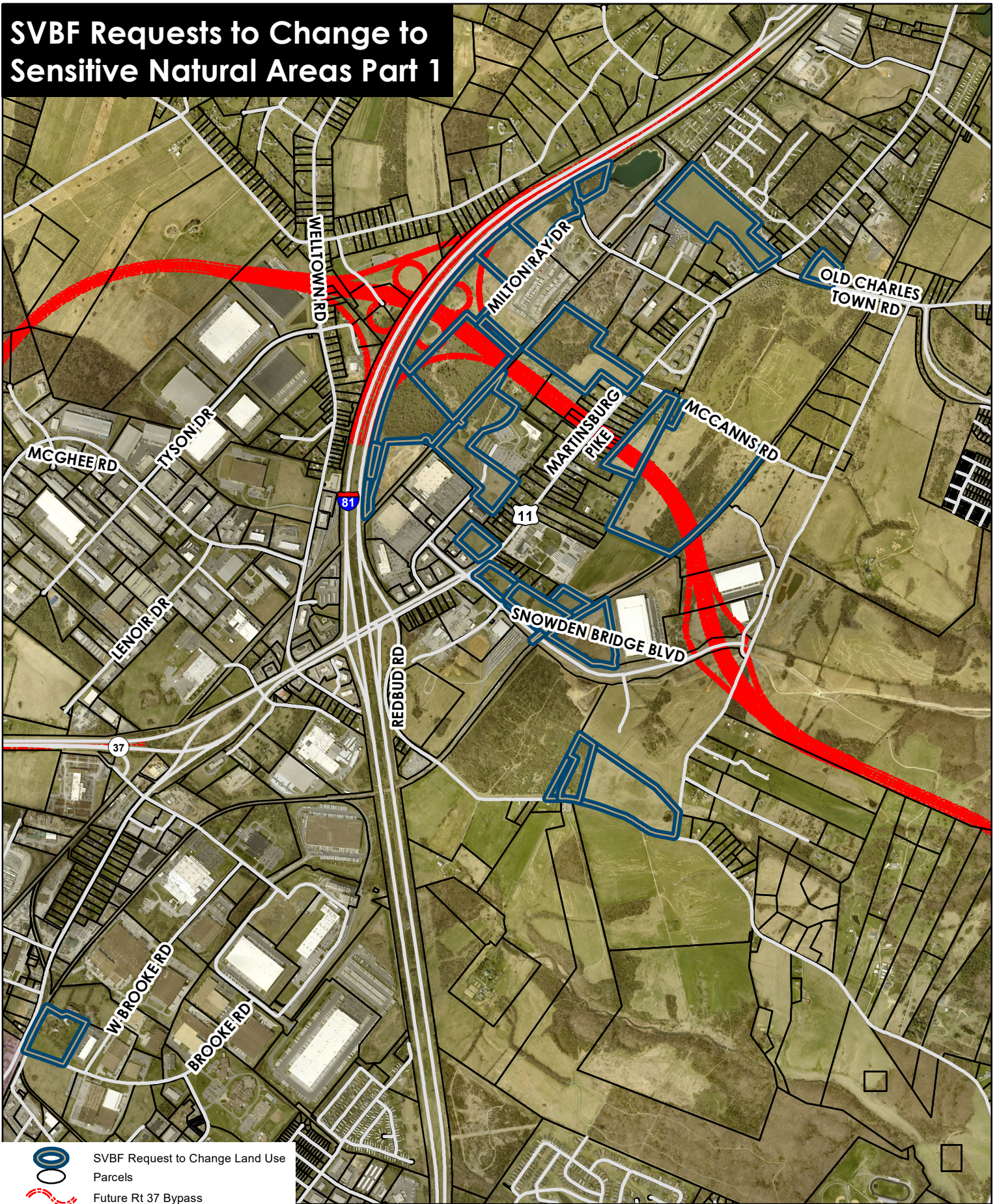
• Parcels 43-A-149, 43-A-147, 44-A-26A, 43-A-151C, 43-A-100, 43-A-99, 43-A-98, 43B-8-22, 43-21-6, 43-21-5, 43-21-4, 43-21-3, 44-A-5, 44-A-42, 44-A-12, 44-A-24, 43-A-146, 43-21-9B, placed under the *Sensitive Natural Area* land use category. These parcels are not preserved or protected but retain much of their historic and cultural resources as they have not been developed. The area made up by these parcels are all with in the National Park Service American Battlefield Protection Programs Core Battlefield Area for the Battle of Rutherford's Farm. Many of the parcels listed are also with in a Potential National Register Boundary.




Sincerely,



Jack Owens

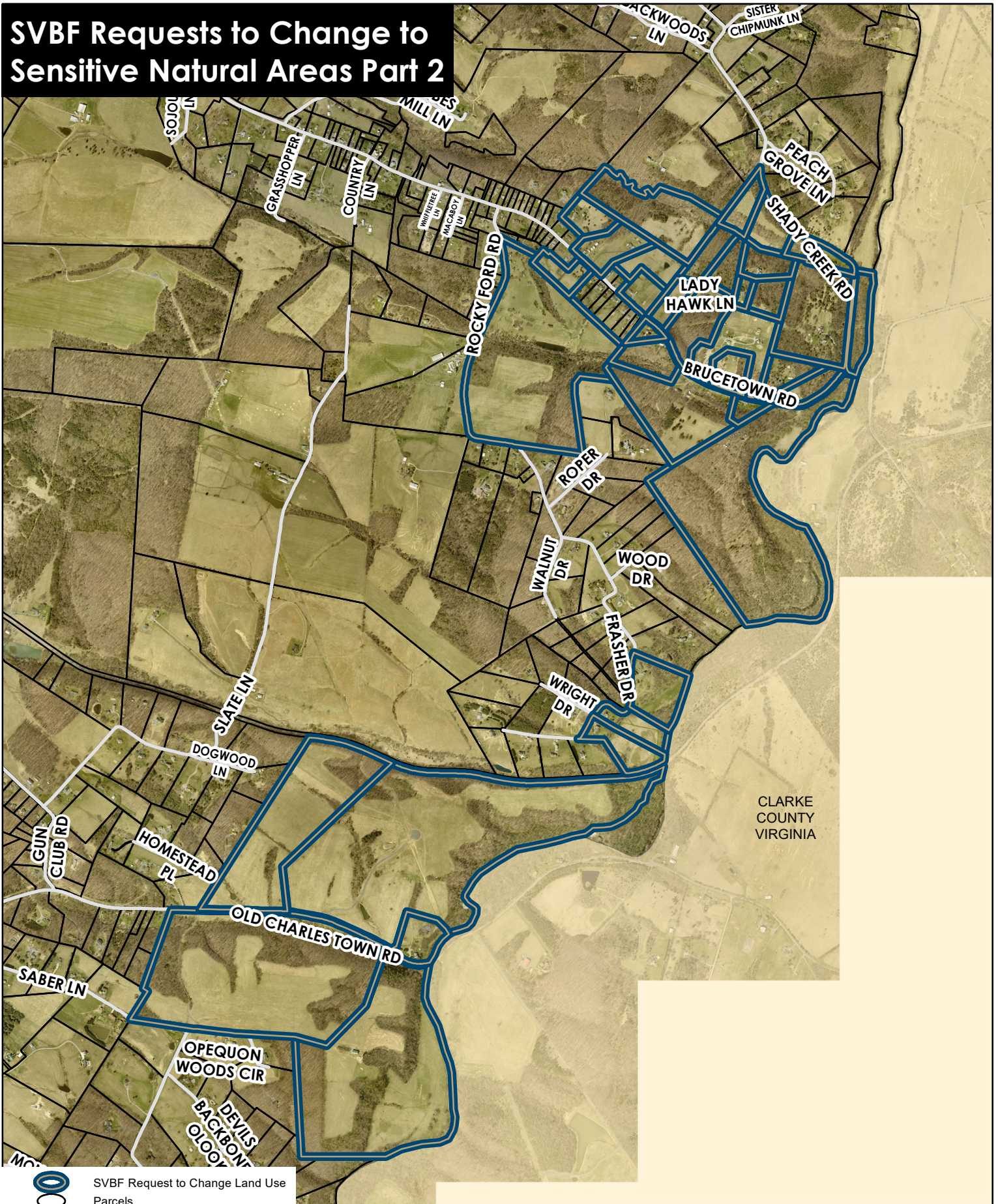
# SVBF Requests to Change to Sensitive Natural Areas Part 1



-  SVBF Request to Change Land Use
-  Parcels
-  Future Rt 37 Bypass



# SVBF Requests to Change to Sensitive Natural Areas Part 2



SVBF Request to Change Land Use  
Parcels



**NORTHEAST FREDERICK LAND USE PLAN (NELUP)**

- INCLUDING TEXT APPROVED WITH THE FOLLOWING AMENDMENTS:

- **MCCANN-SLAUGHTER AMENDMENT**

Approved by the Board of Supervisors on August 13, 2014

- **BLAIN AMENDMENT**

Approved by the Board of Supervisors on February 25, 2015

## APPENDIX I - AREA PLANS

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The Northeast Frederick Land Use Plan, NELUP, was approved by the Board of Supervisors on July 14<sup>th</sup>, 2011. At that time, the series of four maps detailing the Plan were approved. Text describing the Plan was not included. Subsequently, the two amendments to this plan noted above have included a text component. The text component of the plan follows.

## APPENDIX I - AREA PLANS

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### **McCANN-SLAUGHTER AMENDMENT**

(BOS APPROVED AUGUST 13, 2014)

The Comprehensive Plans and Programs Committee (CPPC), at their April 14, 2014 meeting, recommended that the following amendment be incorporated into the Northeast Land Use Plan:

The CPPC proposed the following balanced approach as an amendment to the Northeast Land Use Plan for the McCann-Slaughter properties located near the intersection of Martinsburg Pike (Route 11) and Old Charlestown Road (Route 761). This location has historically been identified as a Sensitive Natural Area (SNA) due to the environmental and historical features on and around the site, most notably Stephenson's Depot.

- Protection of the environmental features of the site.
- Preservation of those areas identified with NSA's and development limited to those areas to the south of the NSA's and south of McCann's Road.
- Utilizing McCann's Road and other historical features, such as Milburn Road, as features to be protected and potentially used in a manner that promotes their historical context (an extension of the historical trail system in the area).
- An O.M. (Mixed Use Office/Industrial) land use designation.
- Access to be provided via a new north south road that would generally be adjacent to the border of the Sensitive Natural Area (SNA) providing access from Old Charles Town Road to McCann's Lane and the southern portion of the property. Ultimately, Route 37 would divide the southern portion of the property. No access would be permitted to McCann's Lane for vehicular access to Martinsburg Pike or Milburn Road.

Subsequently, the proposal was further evaluated to determine if other elements could be incorporated into the proposed amendment that would further ensure the environmental, historical, and development resources were protected, promoted, and sensitively integrated together in this balanced amendment to the Northeast Land Use Plan. To that end, the following items should be addressed with the future development of this area.

- A buffer adjacent to McCann's Lane that is approximately 50' in width (from the centerline). Contained within this area; native landscape plantings and preservation of the existing hedgerows aimed at preserving this resource and its character, interpreting the historical landscape, and buffering the future development.
- A transitional buffer between the existing floodplain and future land uses that promotes environmental best management practices and buffers the historical SNA from the future land uses (landscaping, building height transitions, view sheds). This buffer may include areas of the identified environmental resources.
- The ability to include a small area of neighborhood commercial land use in support of the proposed OM land use. This would be located in the northern portion of the OM land use adjacent to the future road.
- An interpretive trail head/parking area in the northern portion of this area adjacent

## APPENDIX I - AREA PLANS

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to the proposed road could be incorporated into the design of the project, potentially in conjunction with a small area of neighborhood commercial. The interpretation may be reflective of the environmental and historical resources of the site and area.

- The CPPC recommended the OM land use designation extends to the center of the stream. (A subsequent evaluation of this indicated it would be more appropriate to have the edge of the ultimate floodplain be the common boundary as a floodplain is, by definition in the ~~2030~~ Comprehensive Plan, an identified Sensitive Natural Area).
- The location and design of the road should be sensitive to the environmental and historical resources and should have minimal impact.
- Historical signage consistent with currently used signage should be provided.
- Historically relevant features, such as split rail fences, should be considered as a feature of the future development. But care should be taken to ensure the character of the resource isn't changed.
- Appropriate traffic controls should be provided on McCann's Lane to ensure that it is used only for pedestrian and bicycle users.

In general, balance was maintained as the overarching theme of the discussion of the CPPC, and subsequently, the discussion of the ad-hoc CPPC/HRAB group.

## APPENDIX I - AREA PLANS

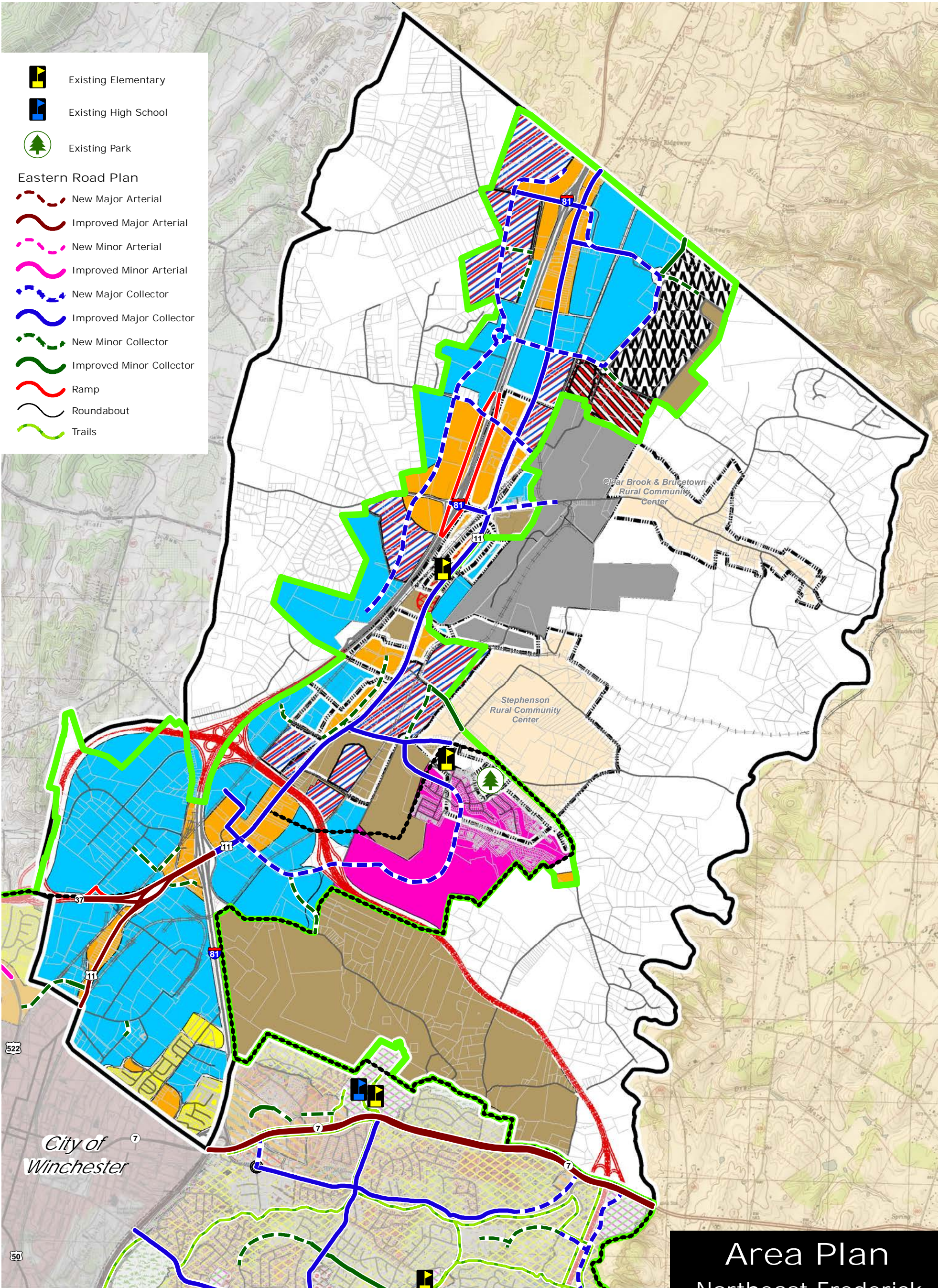
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### **BLAIN PROPERTIES AMENDMENT**

(BOS APPROVED FEBRUARY 25, 2015)

#### **Approved language:**

The area of land use northwest of Exit 321, Interstate 81, Hopewell Road, and south of Cedar Hill Road is commercial and industrial in character. In general, the north-south major collector road that has been identified and is necessary to support this area of land use serves as a boundary between the commercial and industrial land uses. Flexibility should be offered in the final balance and location of land uses. Future applications for rezoning in this area shall adequately address any potential impacts to public facilities, in particular transportation, and shall implement any necessary transportation improvements.



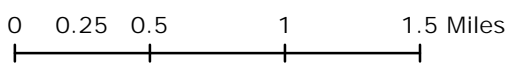
- Existing Elementary
  - Existing High School
  - Existing Park
- Eastern Road Plan**
- New Major Arterial
  - Improved Major Arterial
  - New Minor Arterial
  - Improved Minor Arterial
  - New Major Collector
  - Improved Major Collector
  - New Minor Collector
  - Improved Minor Collector
  - Ramp
  - Roundabout
  - Trails

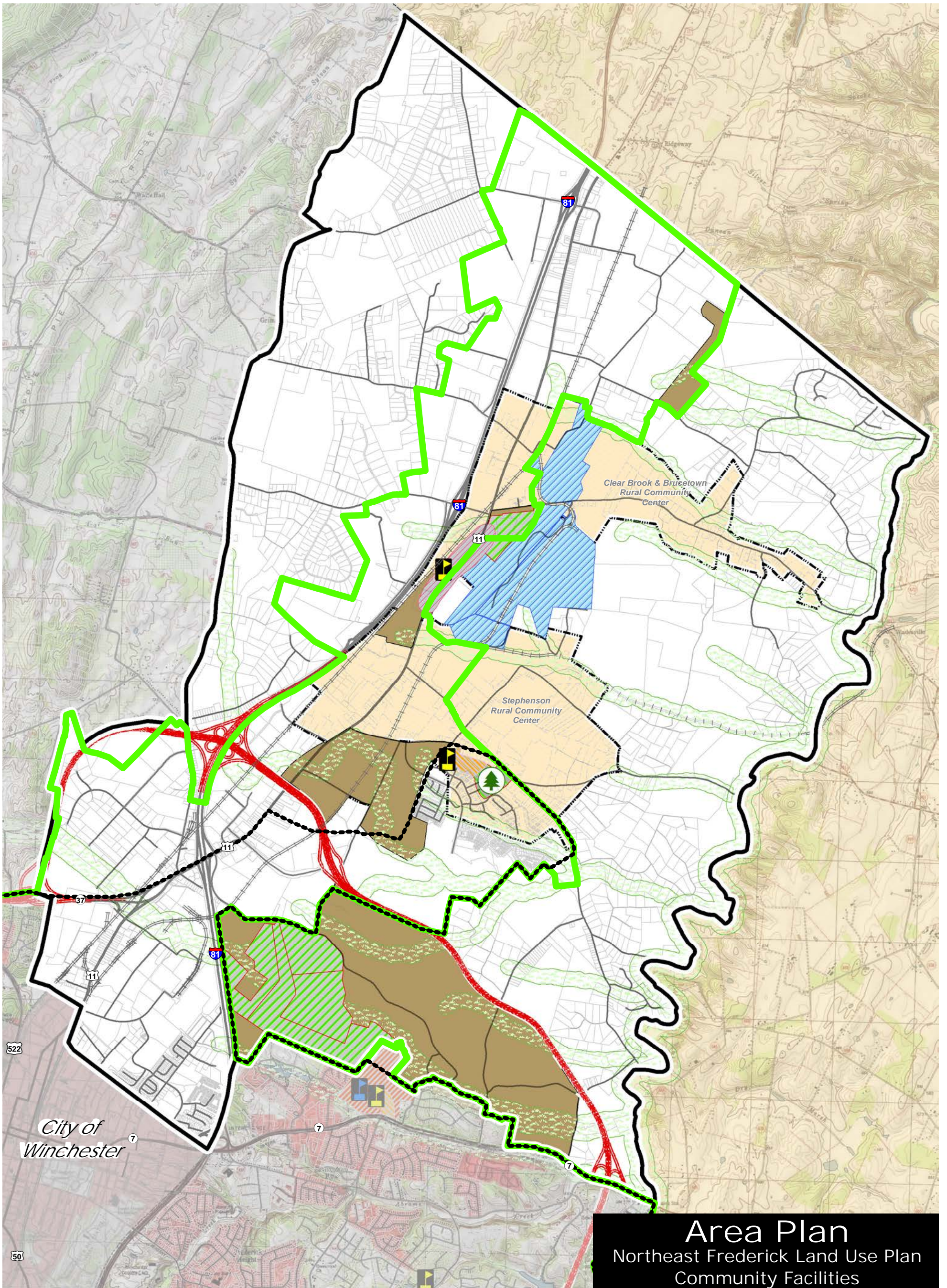
- Urban Development Area
- Sewer and Water Service Area
- Future Rt 37 Bypass

**Land Use Legend**

- |                               |                          |                                     |                         |
|-------------------------------|--------------------------|-------------------------------------|-------------------------|
| Business                      | Heavy Industrial         | Residential, 4 u/a                  | Sensitive Natural Areas |
| Mixed-Use                     | Extractive Mining        | High-Density Residential, 12-16 u/a | Institutional           |
| B2 / B3                       | Residential              | Natural Resources & Recreation      | School                  |
| Industrial                    | Planned Unit Development | Park                                | Fire & Rescue           |
| Mixed Use Industrial \ Office | Urban Center             | Interstate Buffer                   | Rural Community Center  |
| Warehouse                     |                          |                                     |                         |

**Area Plan  
Northeast Frederick  
Land Use Plan**

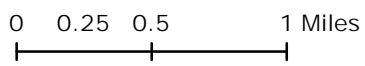


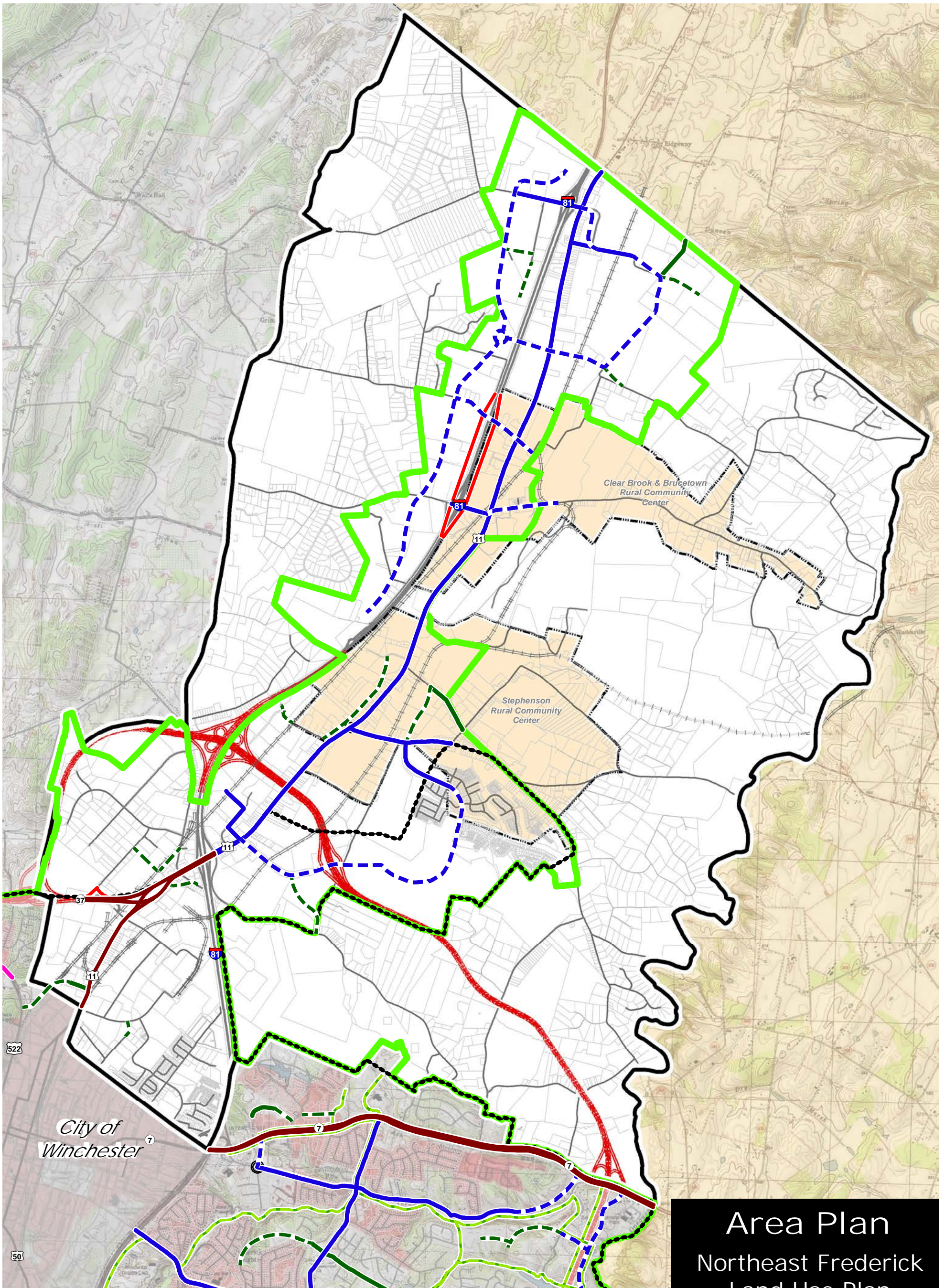


**Area Plan**  
 Northeast Frederick Land Use Plan  
 Community Facilities  
 Natural and Recreational  
 Resources Plan

Urban Development Area    
 Sewer and Water Service Area    
 Future Rt 37 Bypass

- |                   |                             |                                     |
|-------------------|-----------------------------|-------------------------------------|
| <b>Facilities</b> | <b>Community Facilities</b> | Future Park                         |
| Elementary School | Elementary School           | Water Resources Area                |
| High School       | Middle School               | Natural Resource & Recreation Areas |
| Park              | High School                 | Sensitive Natural Areas             |
|                   | Fire & Rescue Station       | Rural Community Center              |
|                   | Park                        |                                     |





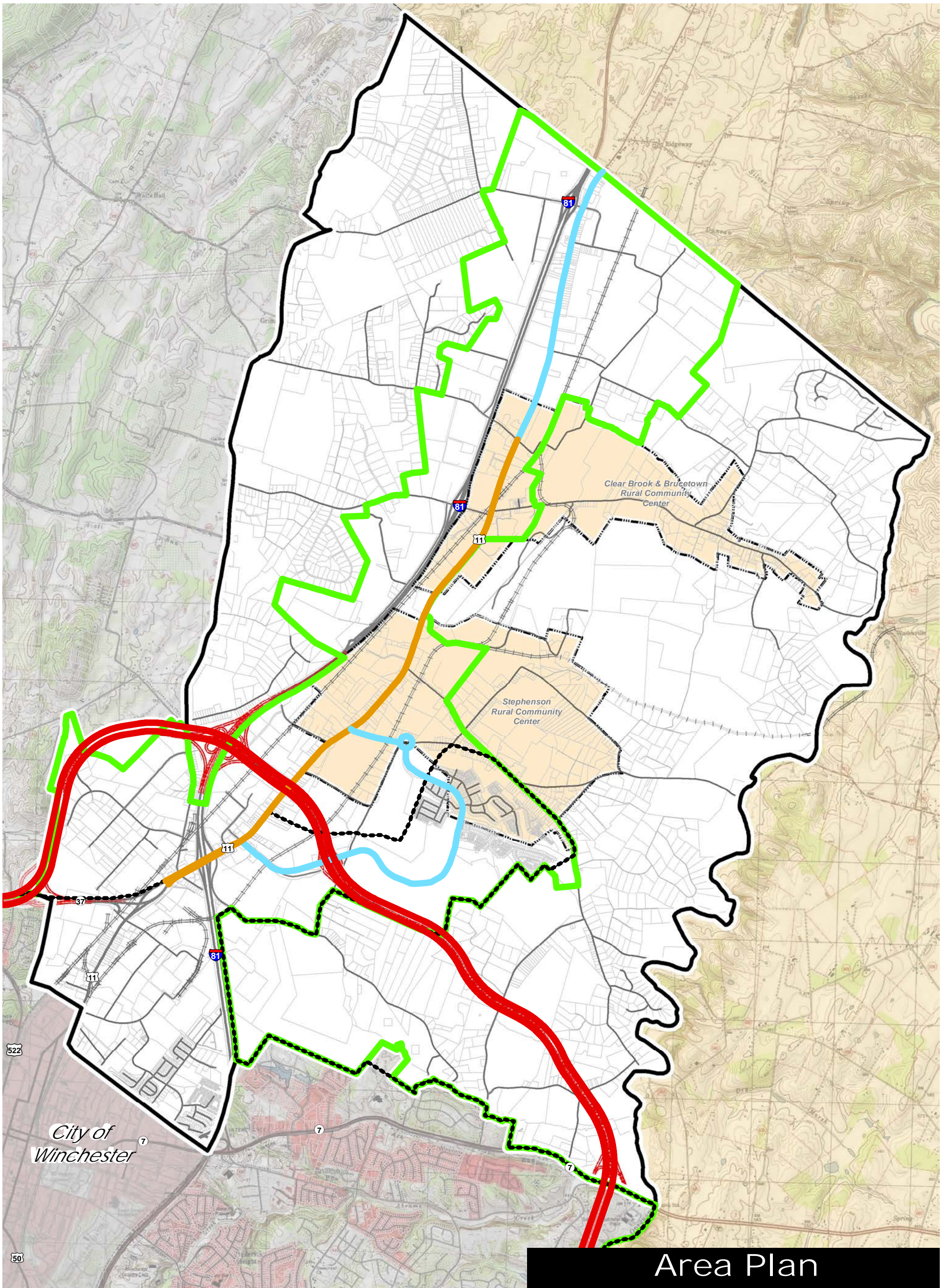
**Area Plan**  
**Northeast Frederick**  
**Land Use Plan**  
**Transportation Map**

Urban Development Area  
 Sewer and Water Service Area  
 Future Rt 37 Bypass

- |                         |                          |                          |
|-------------------------|--------------------------|--------------------------|
| Eastern Road Plan       | Improved Minor Arterial  | Improved Minor Collector |
| New Major Arterial      | New Major Collector      | Ramp                     |
| Improved Major Arterial | Improved Major Collector | Roundabout               |
| New Minor Arterial      | New Minor Collector      | Trails                   |






0 0.25 0.5 1 Miles



**Area Plan**  
 Northeast Frederick Land Use Plan  
 Transportation Map - Lane Divides

 Urban Development Area    
  Sewer and Water Service Area

**Proposed Lane Divides**

-  4 Lane Limited Access w/ CD Lanes (if required)
-  6 Lane Divided
-  4 Lane Divided

