

AGENDA
FREDERICK COUNTY PLANNING COMMISSION
The Board Room
Frederick County Administration Building
Winchester, Virginia

January 15, 2020

7:00 P.M.

CALL TO ORDER

TAB

- 1) Adoption of Agenda: Pursuant to established procedures, the Planning Commission should adopt the Agenda for the meeting **(no tab)**
- 2) Election of Officers, Meeting Schedule, & Adoption of Bylaws & Roles & Responsibilities 2020 **(A)**
- 3) Committee Reports **(no tab)**
- 4) Citizen Comments.....**(no tab)**

PUBLIC HEARING

- 5) **Conditional Use Permit #08-19 for TowerCo**, submitted by Thomas Moore Lawson, P.C. to construct a commercial telecommunication facility consisting of a 195-foot monopole telecommunication facility and accessory structures. The property is located at 107 Emory Court, Stephens City, Virginia and is identified with Property Identification Number 75-A-118 in the Opequon Magisterial District.
Mr. Cheran **(B)**
- 6) **Ordinance Amendment to the Frederick County Code – Chapter 165 Zoning, ARTICLE II Supplementary Use Regulations; Parking; Buffers; and Regulations for Specific Uses, Part 204 Additional Regulations for Specific Uses, §165-204.19. Telecommunication facilities, commercial.** Revisions to the Frederick County Zoning Ordinance to §165-204.19 to allow telecommunication structures up to 100-feet above ground level as administrative review-eligible projects in certain areas of the County. .
Mr. Klein..... **(C)**

ACTION ITEM

- 7) **2020-2025 Capital Improvement Plan (CIP).** The CIP is a prioritized list of capital project requested by various County Department and Agencies. The Plan is created as an information document to assist in the development of the County’s annual budget. If adopted, the CIP is a component of the 2035 Comprehensive Plan.
Mr. Perkins..... **(D)**

Other

Adjourn

Commonly Used Planning Agenda Terms

Meeting format

Citizen Comments – The portion of the meeting agenda offering an opportunity for the public to provide comment to the Planning Commission on any items not scheduled as public hearing items.

Public Hearing– A specific type of agenda item, required by State law, which incorporates public comment as a part of that item prior to Planning Commission or Board of Supervisors action. Public hearings are held for items such as: Comprehensive Plan policies and amendments; Zoning and Subdivision Ordinance amendments; and Rezoning and Conditional Use Permit applications. Following the Public Hearing, the Planning Commission will take action on the item (see below).

Action Item–There are both public hearing and non-public hearing items on which the Planning Commission takes action. Depending on the actual item, the Planning Commission may approve, deny, table, or forward a recommendation to the Board of Supervisors regarding the agenda item. *No public comment is accepted during the Action Item portion of the agenda.*

Information/Discussion Item– The portion of the meeting agenda where items are presented to the Planning Commission for information and discussion. The Planning Commission may offer comments and suggestions, but does not take action on the agenda item. *No public comment is accepted during the Information/Discussion Item portion of the agenda.*

Planning Terminology

Urban Development Area or UDA – The UDA is the county’s urban growth boundary identified in the Comprehensive Plan in which more intensive forms of residential development will occur. The UDA is an area of the county where community facilities and public services are more readily available and are provided more economically.

Sewer and Water Service Area or SWSA – The SWSA is the boundary identified in the Comprehensive Plan in which public water and sewer is or can be provided. The SWSA is consistent with the UDA in many locations; however the SWSA may extend beyond the UDA to promote commercial, industrial, and institutional land uses in area where residential land uses are not desirable.

Land Use – Land Use is the nomenclature which refers to the type of activity which may occur on an area of land. Common land use categories include: agricultural, residential, commercial, and industrial.

Zoning District - Zoning district refers to a specific geographic area that is subject to land use standards. Frederick County designates these areas, and establishes policies and ordinances over types of land uses, density, and lot requirements in each zone. Zoning is the main planning tool of local government to manage the future development of a community, protect neighborhoods, concentrate retail business and industry, and channel traffic.

Rezoning – Rezoning is the process by which a property owner seeks to implement or modify the permitted land use activities on their land. A rezoning changes the permitted land use activities within the categories listed above under Land Use.

Conditional Use Permit or CUP - A CUP allows special land uses which may be desirable, but are not always appropriate based on a location and surrounding land uses. The CUP requested use, which is not allowed as a matter of right within a zoning district, is considered through a public hearing process and usually contains conditions to minimize any impacts on surrounding properties.

Ordinance Amendment – The process by which the County Code is revised. Often the revisions are the result of a citizen request with substantial justification supporting the change. Amendments ultimately proceed through a public hearing prior to the PC forwarding a recommendation to the Board of Supervisors.

County Bodies Involved

Board of Supervisors or BOS - Frederick County is governed by an elected Board of Supervisors composed of seven members, one from each magisterial district, and one chairman-at-large. The Board of Supervisors is the policy-making body of the county. Functions of the Board of Supervisors related to planning include making land use decisions, and establishing growth and development policies.

Planning Commission or PC - The PC is composed of 13 members, two from each magisterial districts and one at-large, appointed by the Board of Supervisors. The Planning Commission serves in an advisory capacity to the Board of Supervisors which then takes final action on all planning, zoning, and land use matters.

Comprehensive Plans and Programs Committee or CPPC – The CPPC is a major committee of the PC whose primary responsibility is to formulate land use policies that shape the location and timing of development throughout the County. Included in the work are studies of specific areas to develop guidelines for future land use within those areas. The CPPC also considers requests for amendments to the Comprehensive Plan. Decisions by CPPC are then forwarded to the PC for consideration.

Development Review and Regulations Committee or DRRC – The DRRC is the second major committee of the PC whose primary responsibilities involve the implementation of the Comprehensive Plan in the form of Zoning and Subdivision ordinance requirements. Requests to amend the ordinances to the DRRC are made by the Board of Supervisors, Planning Commission, local citizens, businesses, or organizations. DRRC decisions are also forwarded to the PC for consideration.

A



MEMORANDUM

TO: Frederick County Planning Commission

FROM: Michael T. Ruddy, AICP, Director 

SUBJECT: Election of Officers, Committee Appointments, Meeting Schedule

DATE: January 6, 2020

ELECTION OF OFFICERS FOR 2020

At the first meeting of each year, the Planning Commission elects a Chairman, Vice-Chairman and Secretary. These three Planning Commission officers assume office immediately and hold such office for the duration of the calendar year.

For each office, the Commission will: open the nominations; accept nominations; close nominations; and, vote to fill the officer position.

ADOPTION OF MEETING SCHEDULE FOR 2020

At the first meeting of each year, the Planning Commission adopts their meeting schedule for the ensuing year.

Historically, the Commission has held meetings on the first and third Wednesdays of each month at 7:00 p.m., to be held in the Board of Supervisors meeting room; the Comprehensive Plans & Programs Committee meets on the second Monday of each month at 7:00 p.m. in the first floor conference room and the Development Review & Regulations Committee meets on the fourth Thursday of each month at 7:00 p.m. in the first floor conference room. The Planning Commission meeting has an inclement weather schedule, where in if weather causes the cancelation of a Wednesday evening meeting, the meeting will be held on the following Thursday evening.

COMMITTEE ASSIGNMENTS FOR 2020

At the first meeting of each year, the Chairman appoints the membership for the Comprehensive Plans and Programs Committee (CPPC) and the Development Review & Regulations Committee (DRRC). The Chairman also appoints a Planning Commission liaison to the: Transportation Committee (TC); Historic Resources Advisory Board (HRAB); Conservation Easement Authority (CEA); Frederick County Sanitation Authority (FCSA); and, the Winchester Planning Commission.

PLANNING COMMISSION BY-LAWS FOR 2020

At the first meeting of each year, the Planning Commission adopts their Bylaws, and Roles and Responsibilities for the ensuing year. These documents are attached.

Please contact Staff should you have questions.

Attachments: Proposed 2020 Planning Commission Bylaws
Proposed 2020 Planning Commission Roles and Responsibilities
Schedule of Meetings/Cut-Off Dates

MTR/dw

PLANNING COMMISSION BYLAWS

County of Frederick, Virginia

Proposed for Consideration
At the January 15, 2020 Planning Commission

ARTICLE I - AUTHORIZATION

- 1-1 The Frederick County Planning Commission is established by and in conformance with Chapter 21 of the Code of Frederick County, and in accord with the provisions of Section 15.2-2210 of the Code of Virginia (1950), as amended.
- 1-2 The official title of this body shall be the Frederick County Planning Commission, hereinafter referred to as the "Commission".

ARTICLE II - PURPOSE

- 2-1 The primary purpose of the Commission is to advise the Frederick County Board of Supervisors and to carry out all duties and functions described by the Code of Virginia, as amended.

ARTICLE III - MEMBERSHIP

- 3-1 The membership of the Commission shall be determined by the Frederick County Board of Supervisors as specified in Chapter 21 of the Code of Frederick County. Methods of appointment and terms of office shall be determined by Chapter 21 of the Code of Frederick County.
- 3-2 Within the first month of initial appointment, new Commissioner appointees shall: 1) participate in an orientation to familiarize themselves with the operations of the Department and the Commission, and 2) meet with planning staff representatives in an effort to review and better understand specific agenda items by no later than their second Planning Commission meeting.

ARTICLE IV - OFFICERS

- 4-1 Officers of the Commission shall consist of a chairman, vice-chairman and secretary. The chairman and vice-chairman must be voting members of the Commission. The secretary shall be a member of the Commission or a county employee.
- 4-2 Selection
- 4-2-1 The officers shall be elected by the voting members of the Commission at the first meeting of the calendar year.
- 4-2-2 Nomination of officers shall be made from the floor. Elections of officers shall follow immediately. A candidate receiving a majority vote of the entire voting membership shall be declared elected.
- 4-3 Duties
- 4-3-1 The Chairman shall:
- 4-3-1-1 Preside at meetings.
- 4-3-1-2 Appoint committees.
- 4-3-1-3 Rule on procedural questions. A ruling on a procedural question by the chairman shall be subject to reversal by a two-thirds majority vote of the members present.
- 4-3-1-4 Report official communications.
- 4-3-1-5 Certify official documents involving the authority of the Commission.
- 4-3-1-6 Certify minutes as true and correct copies.
- 4-3-1-7 Carry out other duties as assigned by the Board of Supervisors and the Commission.
- 4-3-2 The Vice-Chairman shall:
- 4-3-2-1 Assume the full powers of the chairman in the absence or inability of the chairman to act.
- 4-3-2-2 When acting as chair, the vice-chairman shall carry out other duties as assigned by the Board of Supervisors and the Commission Chairman.

- 4-3-3 The Secretary shall:
 - 4-3-3-1 Ensure that attendance is recorded at all meetings.
 - 4-3-3-2 Ensure that the minutes of all Commission meetings are recorded.
 - 4-3-3-3 Notify members of all meetings.
 - 4-3-3-4 Prepare agendas for all meetings.
 - 4-3-3-5 Maintain files of all official Commission records and reports. Official records and reports may be purged in accordance with applicable state codes.
 - 4-3-3-6 Give notice of all Commission meetings, public hearings and public meetings.
 - 4-3-3-7 Provide to the Board of Supervisors reports and recommendations of the Commission.
 - 4-3-3-8 Attend to the correspondence necessary for the execution of the duties and functions of the Commission.
- 4-4 Term of Office
 - 4-4-1 Officers shall be elected for a one-year term or until a successor takes office. Vacancies shall be filled for an unexpired term by a majority vote of the Commission. In such cases, the newly elected officer shall serve only until the end of the calendar year or until a successor takes office.
- 4-5 Temporary Chairman
 - 4-5-1 In the event of the absence of both the chairman and the vice-chairman from any meeting, the Commission shall designate from among its members a temporary chairman who shall act for that meeting in the absence of the chairman or vice-chairman.

ARTICLE V - COMMITTEES

- 5-1 The Commission shall establish committees necessary to accomplish its purpose.
- 5-2 In establishing committees, the Commission shall describe the purpose for each committee.
- 5-3 Members of the committees shall be appointed by the chairman and will serve for a term of one year. The chairman may request recommendations from the Commission or committee members on committee appointments.
- 5-4 Commission members, employees of the County, and citizen volunteers may be members of the committee.
- 5-5 The chairman and vice-chairman of the Planning Commission shall be ex-officio members of every committee.
- 5-6 The committees will elect a chairman and vice-chairman annually. These officers shall be current Commission members and should represent different Magisterial Districts, if possible.
- 5-7 The committees may operate as a committee of the whole or by executive committee, with current and past Commission members serving as members of the executive committee.
- 5-8 The committees may establish standing subcommittees whose activities will be a specific responsibility of the parent committee. One executive committee member will serve as liaison to the standing subcommittee and will assist staff in managing its activities. Membership will be comprised of past Commission members and citizens. Membership will be appointed by the chairman of the Committee with concurrence by the Commission Chairman.
- 5-9 The committees may establish working groups to assist in specific, carefully-defined tasks for a limited period of time. Important considerations for membership on the working group are skills and experience necessary to assist in providing acceptable solutions. Membership will be appointed by the Chairman of the Committee with concurrence by the Commission Chairman.

ARTICLE VI – COMMISSION MEETINGS

- 6-1 At the first meeting of each calendar year, the Commission shall fix the date, time, and place of all its regular meetings for the ensuing calendar year, and shall fix the day on which a regular meeting shall be continued should the Chairman declare that weather or other conditions make it hazardous for members to attend.
- 6-2 Special meetings may be called by the chairman or by the secretary after due notice and publication by the secretary.
- 6-3 Notice of all meetings shall be sent by the secretary with an agenda at least five calendar days before the meeting.
- 6-4 All meetings of the Commission shall be open to the public except for Closed Sessions held in accordance with the provision specified under Section 2.2-3711(A) of the Code of Virginia, 1950, as amended.

ARTICLE VII - VOTING

- 7-1 A majority of voting members shall constitute a quorum. No action shall be taken or motion made unless a quorum is present.
- 7-2 No action of the Commission shall be valid unless authorized by a majority vote of those present and voting.

ARTICLE VIII - OPERATING RULES

- 8-1 Order of Business for a regular meeting
- 8-1-1 Call to Order.
 - 8-1-2 Adoption of the Agenda.
 - 8-1-3 Consideration of Minutes.
 - 8-1-4 Committee Reports.
 - 8-1-5 Citizen Comments on Items not on the Agenda.

8-1-6 Public Hearings.

8-1-7 Action Items.

8-1-8 Information/Discussion Items

8-1-9 Other.

8-1-10 Adjournment.

8-2 Minutes

8-2-1 The Commission shall keep minutes of each meeting. The chairman and secretary shall sign all minutes following approval by the Commission certifying that the minutes are true and correct. Minutes made available to the public prior to formal approval by the Commission shall be clearly identified as a draft version of the meeting.

8-3 Procedures

8-3-1 Parliamentary procedure in the Commission meetings shall be governed by Robert's Rules of Order, except where otherwise specified in these procedures.

8-3-2 Whenever an agenda item involves a recommendation to the Board of Supervisors, the Commission shall continue to consider the item until a definite recommendation is made. If a motion has been made and defeated, additional, different motions may be made concerning the item under consideration.

8-3-3 The initial motion on an agenda item shall be made by a member representing the application's Magisterial District. If both District representatives are absent or decline to make the initial motion, then any other Commissioner may act.

8-3-4 Business items on the agenda shall be considered using the following procedures:

8-3-4-1 Report by County Staff.

8-3-4-2 Presentation by Applicant.

8-3-4-3 Citizen Comment.

8-3-4-4 Applicant Response.

8-3-4-5 Staff Summary.

8-3-4-6 Discussion by Commission.

8-3-4-7 Motion and Action by Commission.

8-3-5 Public comment shall be allowed in all cases required by the Code of Virginia, 1950, as amended, or the Code of Frederick County. In other cases, the chairman may allow public comment.

8-3-6 The Commission members may ask questions of clarification and information after the staff report, applicant presentation, and/or citizen comment.

8-3-7 Petitions, displays, documents or correspondence presented at a meeting may be made part of the official record of the meeting by motion of the Commission and are to be kept on file by the secretary. Such items need not be made part of the published minutes.

8-3-8 Public Hearings

8-3-8-1 The Commission shall hold public hearings on all items for which hearings are required by the Code of Virginia, 1950, as amended, or by the Code of Frederick County. Such public hearing shall be advertised and notifications provided as required by the Code of Virginia, 1950, as amended.

8-3-8-2 The Chairman may establish special rules for any public hearing at the beginning of said hearing. These rules may include limitations on the time of staff report, applicant presentation and citizen comment.

8-3-8-3 In addition to those required by law, the Commission may hold public hearings on any matter, under the purview of the Commission, which it deems to be in the public interest. In such cases, the public hearings shall follow all procedures described for public hearing in these bylaws.

8-3-8-4 The 90-day period (Section 165-102.03 of the Frederick County Zoning Ordinance) for the Planning Commission to make a rezoning recommendation to the Board will start after the first Commission meeting following the referral of the amendment to the Commission.

8-3-9 Tabling

8-3-9-1 The Planning Commission shall have the authority to postpone agenda items 45- calendar days (less if reaching the limits of Section 165-102.03)

for any one of the following:

- A) The agenda item does not meet the requirements of the Code of Virginia, 1950, as amended.
- B) The agenda item does not meet the requirements of the Code of Frederick County.
- C) Insufficient information has been provided for the agenda item.
- D) Revised proffers have been received from the applicant less than eight (8) calendar days of the advertised Planning Commission meeting.
- E) Issues or concerns that arise during formal discussion of the agenda item warrant additional information or study.
- F) The applicant provides the Frederick County Planning Department with a written request to postpone the agenda item.
- G) The Frederick County Planning Department is advised of an emergency situation that prevents attendance by the applicant.
- H) The applicant fails to appear at the meeting in which the application has been advertised to appear.

8-3-9-2 The applicant shall be permitted to request that an agenda item be postponed from a scheduled Planning Commission meeting one time. The Planning Commission shall table the application for a specific period of time to ensure that the requirements of Section 165-102.03 of the Frederick County Zoning Ordinance are not exceeded unless the applicant requests a waiver from this requirement. In no case shall an application be postponed for more than 12 months from the time the complete application was received by the Zoning Administrator or applicable staff.

8-3-9-3 An application that has been postponed for an unspecified period of time shall be re-advertised for consideration by the Planning Commission once the following steps have been completed:

- A) The applicant has requested in writing that the agenda item be considered by the Planning Commission.
- B) The applicant has provided all required information to the

Frederick County Planning Department which addresses all concerns of the Planning Commission.

8-3-10 Work sessions

8-3-10-1 The Commission may hold work sessions at which the procedural rules of these bylaws shall not apply.

8-3-10-2 Work sessions shall be held after the adjournment of regular meetings or at the time and place set by the Commission and/or the Board of Supervisors.

8-3-10-3 Notice of work sessions shall be sent to the Planning Commissioners at least five days before the session.

8-3-10-4 The chairman shall lead the session and require orderly behavior and discussion.

8-3-10-5 No actions shall be taken or motions made at a work session.

8-3-10-6 Work sessions shall be open to the public. Public comment is not required at a work session.

8-3-10-7 The secretary shall keep a general record of all work sessions and the items discussed.

8-3-11 Adjournment

8-3-11-1 In no case shall the Commission consider any new items after 10:30 P.M. and the meeting shall be adjourned by 11:00 P.M. In the instance that an item begun before 10:30P.M. has not been acted on by the 11:00 P.M. hour, the Commission may, by majority vote, lift the adjournment time until a recommendation has been made, or such time, after 11:00 P.M., as the Commission may fix.

ARTICLE IX - AMENDMENTS

9-1 These bylaws may be amended by a majority vote of the entire voting membership after thirty days prior notice at any time during the calendar year.

9-2 The Planning Commission shall conduct an annual review of these bylaws each

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Planning Commission Bylaws

Proposed for consideration at the January 15, 2020 Planning Commission

calendar year to ensure their accuracy.

9-3 At the first meeting of the calendar year, the By-Laws will be adopted.

FREDERICK COUNTY PLANNING COMMISSION
ROLES AND RESPONSIBILITIES

Proposed for Consideration
At the January 15, 2020 Planning Commission

This document has been prepared to assist Frederick County Planning Commissioners in understanding what their role and responsibilities are in the myriad of activities that they accept as a member of the Planning Commission. This compilation is a companion document to the Commission's By-Laws.

APPLICATION COMMUNICATIONS

There are three primary sources of information gathered by and weighed by the Planning Commission in order to make quality planning recommendations to the Board of Supervisors. They are ex-parte communications, staff reports and public input.

Ex-Parte Communications:

Individual meetings between Commissioners and an applicant/developer regarding a specific application shall follow the Virginia Freedom of Information Act. During this discussion or at any other time prior to action taken by the Commission on the application, a Planning Commissioner should make no commitments or endorsements.

Any new written materials provided by the applicant to any one Commissioner shall be made available to all commissioners and staff by the applicant prior to the application appearing on the agenda. To not do so may result in the application being tabled at the Planning Commission public hearing.

Staff Application Briefings/Work Sessions:

Prior to the first public hearing being held, staff will hold a briefing for the Planning Commissioners, with an invitation extended to the Board of Supervisors to participate, regarding any application deemed sufficiently complicated / controversial to warrant detailed explanation. The purpose is to apprise the Commissioners regarding the details of the application, both those items that meet the ordinance and those that do not. This provides the opportunity for the Commissioners to have a common understanding of the application prior to the public hearing. The decision to hold a briefing on a specific application will be made jointly by the Director of Planning and the Chairman of the Planning Commission. In addition to complexity, the application shall be basically complete prior to scheduling the briefing.

The Planning Commission may request a work session for an application which, after the first public hearing is concluded, is subsequently postponed. The purpose of the work

session is to discuss amongst each other and with staff details of the application, any revised proffers provided or anticipated by the applicant, and other improvements which could be made to the application.

For either a briefing or a work session:

- The applicant should attend, but will not have an active role.
- The format of a Planning Commission work session as identified in paragraph 8-3-10 of the Commission's By-Laws will be used.
- In no case will the legal timeline for consideration before the Planning Commission be changed.

Public Hearing/Meeting:

Efficient and effective public hearings are an essential part of enabling the Commission to make reasoned recommendations to the Board of Supervisors.

Every attempt will be made to obtain focused and broad representation of opinion or information from the public. When possible, specific time limitations will not be used. However, both rules of order as well as time constraints most appropriate for the specific application will be implemented when there is either large interest in or controversy regarding an application.

One constant during this process on both the part of the public, the applicant and the Commission itself is civility and respect for information offered or a differing opinion. Deviation from this behavior is unacceptable.

COMMISSIONER DEVELOPMENT:

Each Commissioner shall be committed to preparing for and keeping knowledge current in order to do the most effective job for the community.

New initial appointees should strive to obtain Planning Commissioner certification from an acceptable training program within the first year of appointment. This training is supported by the Planning Department budget.

Further continuing education through many offerings should be pursued and will be supported by the Planning budget as possible. These opportunities should be shared amongst the number of Commissioners who are serving. Examples include PlanVirginia

annual meeting, other special offerings as well as the American Planning Association's readings and meetings. A library is maintained by the Planning office.

COMMISSIONER ATTENDANCE

Commissioners are expected to participate in 80% of the regularly scheduled meetings per year. Members who cannot attend a meeting due to illness, business, and other governmental or family reasons should notify the Commission Chairman and/or staff Administrative Assistant prior to the scheduled meeting in order for the absence to be noted. It may affect quorum considerations.

Especially essential is preparation and readiness for each of the Commission's meetings in order to use not only the Commission's but the staff's and public's time wisely.

COMMISSION COMMITTEE ASSIGNMENTS:

Appointments to a Commission committee or liaison assignments are made by the chairman and shared by the membership. Generally, they involve a once per month meeting.

CONFLICT OF INTEREST:

Each Commissioner needs to be familiar with Commonwealth of Virginia information on conflict of interest. If a Commissioner is unsure if there is conflict, the County Attorney is the correct resource.

Upon determination that there is or might be perceived to be a conflict, the Commissioner should state immediately after the agenda item is read that recusal action is necessary (with, preferably, stating the reason) then step down from the dais until the item is concluded.

PUBLIC REPRESENTATION:

Commissioners are citizens, too. If there is a public item that is of interest, the Commissioner should participate, but not identify themselves as members of the Frederick County Planning Commission unless acting in an official capacity and directed to do so. Implied endorsements by the Commission should be avoided.

PLANNING COMMISSION CUT-OFF DATES FOR 2020

MTG. DATE	CUP/REZ CUT-OFF	2nd REV CUT-OFF	MDP/SUB CUT-OFF	LEGAL AD	STAFF MTG.	STAFF CUT-OFF	MAIL AGENDA
01-01-20	12-06-19	12-11-19	12-09-19	12-13-19	12-11-19	12-13-19	12-21-19
01-15-20	12-20-19	12-24-19	12-23-19	12-27-19	12-25-19	12-27-19	01-07-20
02-05-20	01-10-20	01-08-20	01-03-20	01-17-20	01-08-20	01-10-20	01-28-20
02-19-20	01-24-20	01-22-20	01-27-20	01-31-20	01-22-20	01-24-20	02-11-20
03-04-20	02-07-20	02-05-20	02-10-20	02-14-20	02-05-20	02-07-20	02-25-20
03-18-20	02-21-20	02-19-20	02-24-20	02-28-20	02-19-20	02-21-20	03-10-20
04-01-20	03-06-20	03-11-20	03-09-20	03-13-20	03-11-20	03-13-20	03-28-20
04-15-20	03-20-20	03-25-20	03-23-20	03-27-20	03-25-20	03-27-20	04-07-20
05-06-20	04-10-20	04-15-20	04-13-20	04-17-20	04-15-20	04-17-20	04-28-20
05-20-20	04-24-20	04-29-20	04-27-20	04-29-20	04-29-20	05-01-20	05-12-20
06-03-20	05-08-20	05-13-20	05-11-20	05-15-20	05-13-20	05-15-20	05-26-20
06-17-20	05-22-20	05-27-20	05-22-20	05-29-20	05-27-20	05-29-20	06-09-20
07-01-20	06-05-20	06-10-20	06-08-20	06-12-20	06-10-20	06-12-20	06-23-20
07-15-20	06-19-20	06-24-20	06-22-20	06-26-20	06-24-20	06-26-20	07-07-20
08-05-20	07-10-20	07-15-20	07-13-20	07-17-20	07-15-20	07-17-20	07-28-20
08-19-20	07-24-20	07-29-20	07-29-20	07-31-20	07-29-20	07-31-20	08-11-20
09-02-20	08-07-20	08-12-20	08-10-20	08-14-20	08-12-20	08-14-20	08-25-20
09-16-20	08-21-20	08-26-20	08-24-20	08-28-20	08-26-20	08-28-20	09-08-20
10-07-20	09-11-20	09-16-20	09-14-20	09-18-20	09-16-20	09-18-20	09-29-20
10-21-20	09-18-20	09-30-20	09-28-20	09-25-20	09-30-20	10-02-20	10-13-20
11-04-20	10-09-20	10-14-20	10-09-20	10-16-20	10-14-20	10-16-20	10-27-20
11-18-20	10-23-20	10-28-20	10-26-20	10-30-20	10-28-20	10-30-20	11-10-20
12-02-20	11-06-20	11-11-20	11-09-20	11-13-20	11-11-20	11-13-20	11-23-20*
12-16-20	11-20-20	11-22-20	11-23-20	11-24-20	11-25-20	11-24-20	12-08-20
01-06-21	12-11-20	12-14-20	12-14-20	12-18-20	12-16-20	12-18-20	12-29-20
01-20-21	12-23-20	12-29-20	12-28-20	12-30-20	12-30-20	12-31-20	01-05-21
02-03-21	01-08-21	01-13-21	01-11-21	01-15-21	01-13-21	01-15-21	01-26-21
02-17-21	01-22-21	01-27-21	01-25-21	01-31-21	01-27-21	01-29-21	02-09-21

*Adjusted Date Due to County Holiday

B



CONDITIONAL USE PERMIT #08-19

TowerCo

Staff Report for the Planning Commission

Prepared: January 2, 2020

Staff Contact: Mark Cheran, Zoning Administrator

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:	01/15/20	Pending
Board of Supervisors:	02/12/20	Pending

EXECUTIVE SUMMARY:

This is a request for a Conditional Use Permit to construct a commercial telecommunication facility consisting of a 195-foot monopole telecommunication facility and accessory structures. Should the Planning Commission find the use to be appropriate, Staff would suggest the following conditions:

1. All review agency comments and requirements shall be complied with at all times.
2. The tower shall be available for collocating personal wireless services providers.
3. A minor site plan shall be approved by Frederick County.
4. The tower shall be removed by the Applicant or property owner within twelve (12) months of abandonment of operation.
5. In the event a telecommunications tower is not erected within twelve (12) months of the approval of this Conditional Use Permit, the CUP will be deemed invalid.
6. Any expansion or modification of this use will 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 at 107 Emory Court, Stephens City, Virginia.

MAGISTERIAL DISTRICT: Opequon

PROPERTY ID NUMBER: 75-A-118

PROPERTY ZONING & PRESENT USE: Zoned: RA (Rural Areas)
Land Use:

ADJOINING PROPERTY ZONING & PRESENT USE:

North: RA (Rural Areas)	Use: County Park
South: RA (Rural Areas)	Use: County Park
East: RA (Rural Areas)	Use: County Park
West: RA (Rural Areas)	Use: County Park

PROPOSED USE: This is a request for a Conditional Use Permit to enable the construction of a 195-foot Monopole-Type Commercial Telecommunications Facility.

REVIEW EVALUATIONS:

Virginia Department of Transportation: The application for a Conditional Use Permit for this property appears to have little measurable impact on Emory Court, the Future VDOT facility providing access to the property. A low volume commercial entrance will be required at the tie-in to the cul-de-sac. Should the use ever expand in the future, the entrance will need to be reviewed, to determine if additional improvements may be required.

Frederick County Inspections: *Please see the attached comment sheet from Mark Fleet, Building Official dated December 2, 2019.*

Winchester-Frederick County Health Department: The Frederick County Health Department has no objection to this project since no wells or septic systems will be affected by this addition to 75B-A-1.

Frederick County Fire Marshall: Conditional Use Permit Approved provided that fire department access and turnaround meet Frederick County Fire Prevention Code 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders D103.4 Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4. A site plan will need to be submitted showing this.

Winchester Regional Airport: *Please see attached letter from Nick Sabo, A.A.E. Executive Director dated August 8, 2019.*

Frederick County Park and Recreation Dept: The Parks and Recreation Department is concerned with the aesthetic impact of the proposed cell tower CUP based on its location. The property with the proposed tower is bordered on all sides by park land and is in an open area where planned park development will be in view of the proposed tower site.

Planning and Zoning: The 2035 Comprehensive Policy Plan of Frederick County (“Comprehensive Plan”) provides guidance when considering any land use action. This proposed 195-foot monopole-type commercial telecommunication facility is located on a 4 +/- acre property that is zoned RA (Rural Areas) Zoning District. The property is located within the UDA and SWSA as identified within the Comprehensive Plan and is located within the Southern Frederick Area Plan. These plans identify this area as a recreational resource with the area north to remain residential in character.

The Frederick County Zoning Ordinance allows for commercial telecommunication facilities in the RA Zoning District with an approved Conditional Use Permit (CUP). The properties immediately adjacent to this proposed CUP are currently zoned RA Zoning District. The zoning ordinance requires that all proposed telecommunication facilities be subject to additional performance standards in order to promote orderly economic development and mitigate the negative impacts to adjoining properties, residential properties, land use patterns, scenic areas and properties of significant historic value.

Furthermore, the Frederick County Zoning Ordinance requires an Applicant to provide confirmation that an attempt was made to collocate on an existing telecommunication facility, and possible collocation structures. The Applicant has provided an inventory of existing telecommunication facilities, and no other telecommunication facility or possible collocation opportunity structures exist in this area. Should this facility be approved this commercial telecommunication facility will be positioned to provide the existing and future land uses in this area of the County with telecommunication needs.

STAFF CONCLUSIONS FOR THE 01/15/20 PLANNING COMMISSION MEETING:

Should the Planning Commission find this use appropriate, Staff would suggest the following conditions be placed on the CUP:

1. All review agency comments and requirements shall be complied with at all times.
2. The tower shall be available for collocating personal wireless services providers.
3. A minor site plan shall be approved by Frederick County.

4. The tower shall be removed by the Applicant or property owner within twelve (12) months of abandonment of operation.
5. In the event a telecommunications tower is not erected within twelve (12) months of the approval of this Conditional Use Permit, the CUP will be deemed invalid.
6. Any expansion or modification of this use will require a new Conditional Use Permit

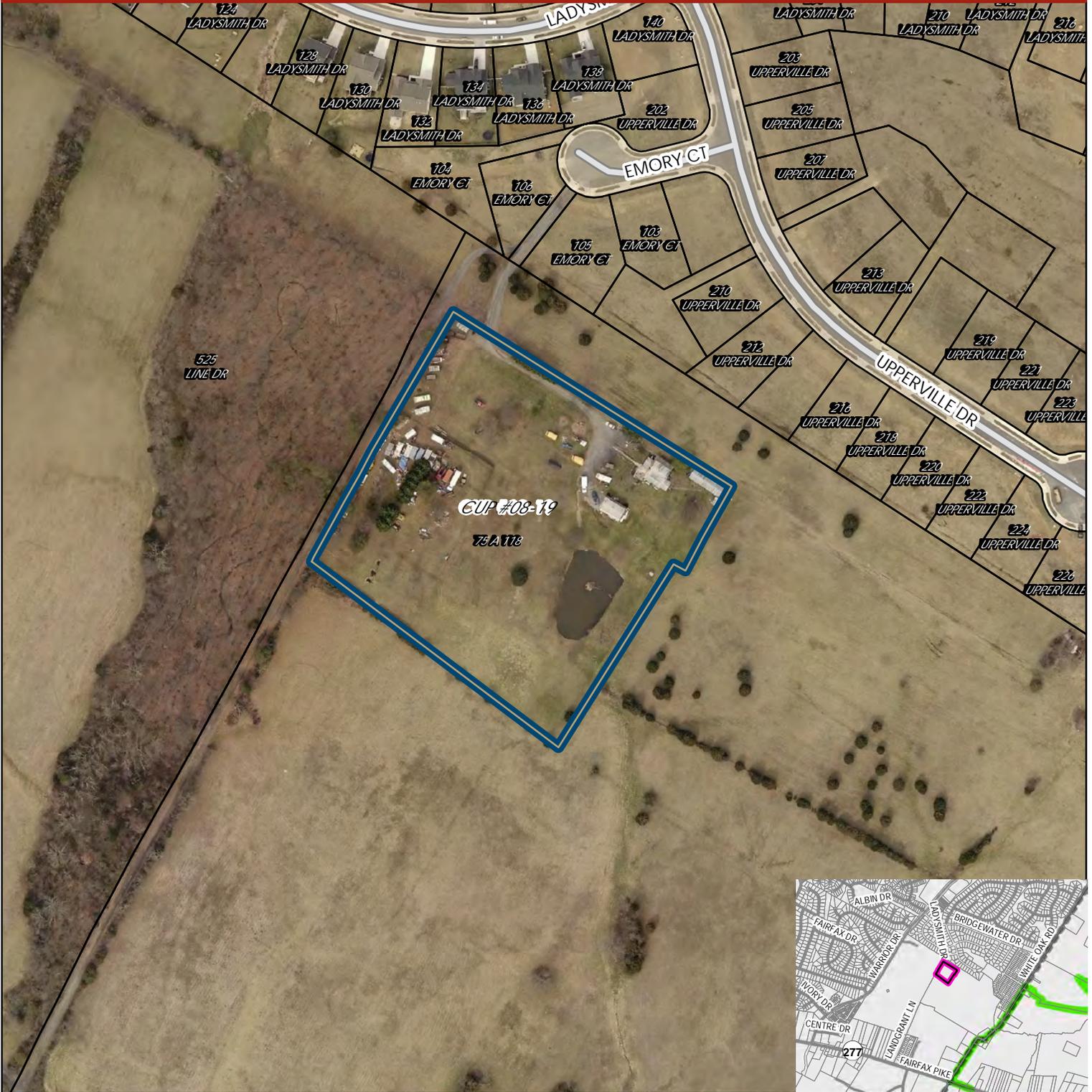
Following this public hearing, it would be appropriate for the Planning Commission to offer a recommendation concerning this application to the Board of Supervisors.

CUP # 08 - 19: TowerCo

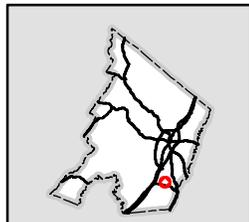
PIN: 75 - A - 118

Cell Tower

Location Map



-  Application
-  Parcels
-  Sewer and Water Service Area



0 130 260 520 Feet

REQUEST FOR CONDITIONAL USE PERMIT COMMENTS



Frederick County Inspections Department

Mail to:

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

Hand deliver to:

Frederick County Inspections Department
Attn: Building Official
107 North Kent Street, 2nd 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: TowerCo Telephone: 540-665-0050

Mailing Address: c/o Thomas Moore Lawson, Esq.
P.O. Box 2740, Winchester, VA 22604

Name of development and/or description of the request:

TowerCo is seeking a Conditional Use Permit for the construction of a telecommunications monopole tower facility,
including the tower and related ground equipment.

Location of Property:

107 Emory Court, Stephens City, VA 22655. From I-81 N, take exit 307 for VA-277 toward Stephens City/To Route 340; Turn right onto VA-277E;
Turn left onto Warrior Drive; Turn right onto Bridgewater Drive; Turn right onto Upperville Drive; Turn right onto Emory Court

Building Official's Comments:

Comments are on the back of this form

Building Official's Signature & Date: *Mark Neil A* 12/2/19

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

7/30/19

Section 102.3 Virginia Uniform Statewide Building Code (USBC) exempts equipment, related wiring, and poles and towers supporting the related wiring installed by a provider of publicly regulated utility service or a franchised cable television operator and electrical equipment and related wiring used for radio, broadcast or cable television, telecommunications or information service transmission. The exemption shall apply only if under applicable federal and state law the ownership and control of the equipment and wiring is by the service provider or its affiliates. Such exempt equipment and wiring shall be located on either public rights-of-way or private property for which the service provider has rights of occupancy and entry; however, the structures, including their service equipment, housing, or supporting such exempt equipment and wiring shall be subject to the USBC. The installation of equipment and wiring exempted by this section shall not create an unsafe condition prohibited by the USBC. The replacement of or retro fitting of existing fiber distribution boxes falls under this exception as well. Please note that the exemption of permitting does not apply to *building structures* erected or remodeled on these sites.

Section 102.3 VUSBC

1. *Equipment and wiring used for providing utility, communications, information, cable television, broadcast or radio service in accordance with all of the following conditions:*
 - 1.1. *The equipment and wiring are located on either rights-of-way or property for which the service provider has rights of occupancy and entry.*
 - 1.2. *Buildings housing exempt equipment and wiring shall be subject to the USBC*
 - 1.3. *The equipment and wiring exempted by this section shall not create an unsafe condition prohibited by the USBC.*
2. *Support structures owned or controlled by a provider of publicly regulated utility service or its affiliates for the transmission and distribution of electric service in accordance with all of the following conditions:*
 - 2.1. *The support structures are located on either rights-of-way or property for which the service provider has rights of occupancy and entry*
 - 2.2. *The support structures exempted by this section shall not create an unsafe condition prohibited by the USBC.*
3. *Direct burial poles used to support equipment of wiring providing communications, information or cable television services. The poles exempted by this section shall not create an unsafe condition prohibited by the USBC.*
4. *Electrical equipment, transmission equipment, and related wiring used for wireless transmission of radio, broadcast, telecommunications, or information service in accordance with all of the following conditions:*
 - 4.1. *Buildings housing exempt equipment and wiring and structures supporting exempt equipment and wiring shall be subject to the USBC*
 - 4.2. *The equipment and wiring exempted by this section shall not create an unsafe condition prohibited by the USBC.*

REQUEST FOR CONDITIONAL USE PERMIT COMMENTS



Winchester Regional Airport

Mail to:

Winchester Regional Airport
Attn: Executive Director
491 Airport Road
Winchester, Virginia 22602
(540) 662-2422

Hand deliver to:

Winchester Regional Airport
Attn: Executive Director
491 Airport Road
(Rt. 645, off of Rt. 522 South)
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: TowerCo Telephone: 540-665-0050

Mailing Address: c/o Thomas Moore Lawson, Esq.
P.O. Box 2740, Winchester, VA 22604

Name of development and/or description of the request:

TowerCo is seeking a Conditional Use Permit for the construction of a telecommunications monopole tower facility,
including the tower and related ground equipment.

Location of Property:

107 Emory Court, Stephens City, VA 22655. From I-81 N, take exit 307 for VA-277 toward Stephens City/To Route 340; Turn right onto VA-277E;
Turn left onto Warrior Drive; Turn right onto Bridgewater Drive; Turn right onto Upperville Drive; Turn right onto Emory Court

Winchester Regional Airport Comments:

See attached memo.

Winchester Regional Airport - Signature & Date: [Signature] 8/14/19

Notice to Winchester Regional Airport - Please Return Form to Applicant



WINCHESTER REGIONAL AIRPORT

491 AIRPORT ROAD
WINCHESTER, VIRGINIA 22602
(540) 662-5786

August 14, 2019

Thomas Moore Lawson
P.O. Box 2740
Winchester, VA 22604

Re: Conditional Use Permit – Cellphone Tower
107 Emory Court, Stephens City, Virginia

Dear Mr. Lawson,

On behalf of the Winchester Regional Airport Authority (WRAA), please address the following comments regarding the above referenced Conditional Use Permit:

1. In accordance with the Code of Federal Regulations Title 14 Part 77.9, the development meets Federal Aviation Administration criteria to file an Obstruction Evaluation/Airport Airspace Analysis (OE/AAA). OE/AAA filings are also subject to review by the Virginia Department of Aviation (DOAV).
 - a. Electronic filing may be accomplished at the following web address:
<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
 - b. The height of the proposed structure must account for the maximum height of any and all appurtenances.
 - c. Cranes and/or temporary construction equipment require a separate OE/AAA filing.
 - d. OE/AAA submissions should be made a minimum of 45 days prior to the expected start date of construction.
2. Provide copies of any FAA determination letters to the airport.

Thanks for your cooperation in ensuring the continued safety of the Winchester Regional Airport. If you have any questions or need additional information, please contact my office.

Sincerely,

Nick Sabo, A.A.E.
Executive Director

Enclosure:
OE/AAA Notice Criteria Tool Results Page



Federal Aviation Administration

The system will be going offline at 7pm ET on Thursday, August 15, 2019 for upgrades. We apologize for any inconvenience.

<< OE/AAA

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc..) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region I District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

Latitude:	<input type="text" value="39"/> Deg <input type="text" value="05"/> M <input type="text" value="06.64"/> S <input type="text" value="N"/>
Longitude:	<input type="text" value="78"/> Deg <input type="text" value="10"/> M <input type="text" value="45.4"/> S <input type="text" value="W"/>
Horizontal Datum:	<input type="text" value="NAD83"/>
Site Elevation (SE):	<input type="text" value="729"/> (nearest foot)
Structure Height :	<input type="text" value="195"/> (nearest foot)
Traverseway:	<input type="text" value="No Traverseway"/> <small>(Additional height is added to certain structures under 77.9(c)) User can increase the default height adjustment for Traverseway, Private Roadway and Waterway</small>
Is structure on airport:	<input checked="" type="radio"/> No <input type="radio"/> Yes

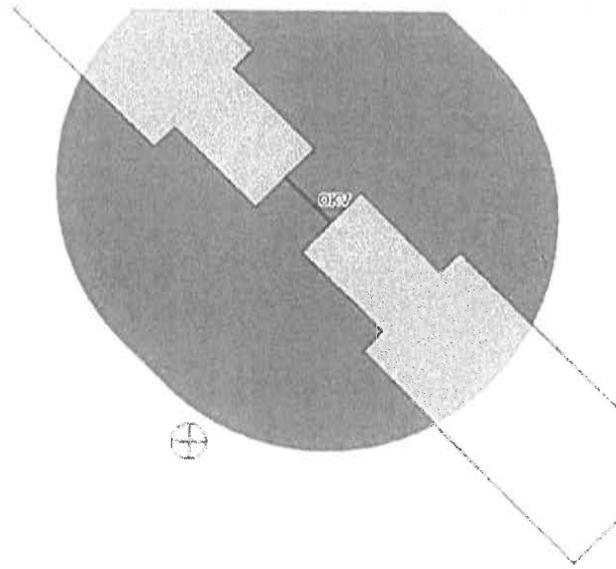
Results

You exceed the following Notice Criteria:

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

The FAA requests that you file

Notice Criteria Tool





Submittal Deadline	
P/C Meeting	01-15-20
BOS Meeting	02-12-20

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

1. Applicant (check one): Property Owner Other

NAME: TowerCo

ADDRESS: c/o Thomas Moore Lawson, Esquire, P.O. Box 2740, Winchester, VA 22604

TELEPHONE: 540-665-0050

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

Landgrant Lane, LLC; Edward Sutphin; Katarina Ohlschwager; William Wayne Fuller

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

107 Emory Court, Stephens City, VA 22655. From I-81 N, take exit 307 for VA-277 toward Stephens City/To Route 340; Turn right onto VA-277E;
Turn left onto Warrior Drive; Turn right onto Bridgewater Drive; Turn right onto Upperville Drive; Turn right onto Emory Court

4. The property has a road frontage of 456.2 feet and a depth of 434.1 feet and consists of 4 acres. (Please be exact)

5. The property is owned by Landgrant Lane, LLC as evidenced by deed from Abram E. Hege (previous owner) recorded in ~~deed book no.~~ Instrument No. 100007675 on page , as recorded in the records of the Clerk of the Circuit Court, County of Frederick.

6. Property Identification Number (P.I.N.) 75 A 118
Magisterial District Opequon
Current Zoning RA

7. Adjoining Property:

	<u>USE</u>	<u>ZONING</u>
North	Residential	RP
East	Park	RA
South	Park	RA
West	Park	RA

8. The type of use proposed is (consult with the Planning Dept. before completing):
 A telecommunications monopole tower facility, including the tower and related ground equipment.

9. It is proposed that the following buildings will be constructed:
 No buildings are proposed. Plans include a 50x50 foot fenced compound to secure the facility.

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 Frederick County, VA Property # 75 A 117A	107 N. Kent Street Winchester, VA 22601
Name Frederick County Property # 75-A-135	
Name Property #	

11. Please use this page for your sketch of the property. Show proposed and/or existing structures on the property, including measurements to all property lines.

See attached.

12. Additional comments, if any: None.

I (we), the undersigned, do hereby respectfully make application and petition the governing body of Frederick County, Virginia to allow the use described in this application. I understand that the sign issued to me when this application is submitted must be placed at the front property line at least seven (7) days prior to the first public hearing and maintained so as to be visible until after the Board of Supervisors' public hearing. Your application for a Conditional Use Permit authorizes any member of the Frederick County Planning Commission, Board of Supervisors or Planning and Development Department to inspect your property where the proposed use will be conducted.

Signature of Applicant *Diana Harley*, DIRECTOR OF ZONING, TOWERCO

Signature of Owner *Edward Senter*

Owners' Mailing Address 1179 Hudson Hollow Road, Stephens City, VA 22655

Owners' Telephone No. 703-505-4715

<p>TO BE COMPLETED BY THE ZONING ADMINISTRATOR:</p> <p>USE CODE: _____</p> <p>RENEWAL DATE: _____</p>
--

AFFIDAVIT

COMMONWEALTH OF VIRGINIA
COUNTY OF FREDERICK; to wit:

1. My name is Edward Sutphin and I reside at 1179 Hudson Hollow Road, Stephens City, Virginia 22655.

2. I am the Manager of Landgrant Lane, LLC, which owns the property located at 107 Emory Court, Stephens City, Virginia 22655. Landgrant Lane, LLC has a Lease Agreement with TowerCo for the construction of a monopole telecommunications tower and associated facilities on the property, pending approval of a Conditional Use Permit by the Frederick County, Virginia Board of Supervisors.

3. I am aware of the requirements imposed by Frederick County Code § 165-204.19B(7), specifically, that:

“Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such tower shall remove same within 90 days of receipt of notice from the Frederick County Department of Planning and Development. Removal includes the removal of the tower, all tower and fence footers, underground cables and support buildings. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower. If the tower is not removed within the ninety-day period, the County will remove the facility and a lien may be placed to recover expenses.”

4. I understand that if the proposed tower and accompanying facilities are constructed and their operation violates the requirements for continued use provided by Frederick County Code § 165-204.19B(7), Landgrant Lane, LLC and/or TowerCo may be responsible for the removal of the tower and facilities.

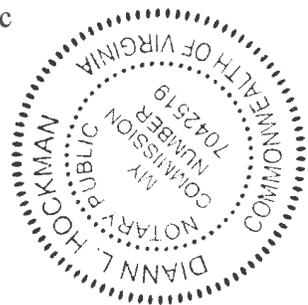
Edward Sutphin
Edward Sutphin, Manager, Landgrant Lane, LLC

Subscribed and sworn to before me this 12th day of Aug, 2019 by Edward Sutphin, Manager of Landgrant Lane, LLC.

Diana A. Hockman
Notary Public

My Commission expires: May 31, 2022

Registration No.: 7042519



AFFIDAVIT

STATE OF NORTH CAROLINA
COUNTY OF WAKE; to wit:

1. My name is David Hockey and I am the Director of Zoning at TowerCo, a corporation with principal offices at 5000 Valleystone Drive, Cary, North Carolina 27519.

2. TowerCo has a Lease Agreement with Landgrant Lane, LLC for the construction of a monopole telecommunications tower and associated facilities on the property owned by Landgrant Lane, LLC and located at 107 Emory Court, Stephens City, Virginia 22655. Construction is pending upon approval of a Conditional Use Permit by the Frederick County, Virginia Board of Supervisors.

3. I am aware of the requirements imposed by Frederick County Code § 165-204.19B(7), specifically, that:

“Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such tower shall remove same within 90 days of receipt of notice from the Frederick County Department of Planning and Development. Removal includes the removal of the tower, all tower and fence footers, underground cables and support buildings. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower. If the tower is not removed within the ninety-day period, the County will remove the facility and a lien may be placed to recover expenses.”

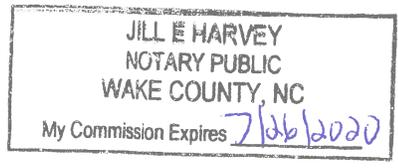
4. I understand that if the proposed tower and accompanying facilities are constructed and their operation violates the requirements for continued use provided by Frederick County Code § 165-204.19B(7), TowerCo and/or Landgrant Lane, LLC may be responsible for the removal of the tower and facilities.

David Hockey
08/09/19, Director of Zoning, TowerCo

Subscribed and sworn to before me this 9th day of August 2019 by David Hockey,
Director of Zoning of TowerCo.

Jill E. Harvey
Notary Public

My Commission expires: 7/26/2020
Registration No.: _____



REQUEST FOR CONDITIONAL USE PERMIT COMMENTS



Frederick County Fire Marshal

Mail to:

Frederick County Fire Marshal
1800 Coverstone Drive
Winchester, Virginia 22602
(540) 665-6350

Hand deliver to:

Frederick County Fire & Rescue Dept.
Attn: Fire Marshal
Public Safety Building
1800 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: TowerCo Telephone: 540-665-0050

Mailing Address: c/o Thomas Moore Lawson, Esq.
P.O. Box 2740, Winchester, VA 22604

Name of development and/or description of the request:
TowerCo is seeking a Conditional Use Permit for the construction of a telecommunications monopole tower facility,
including the tower and related ground equipment.

Location of Property:
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Turn left onto Warrior Drive; Turn right onto Bridgewater Drive; Turn right onto Upperville Drive; Turn right onto Emory Court

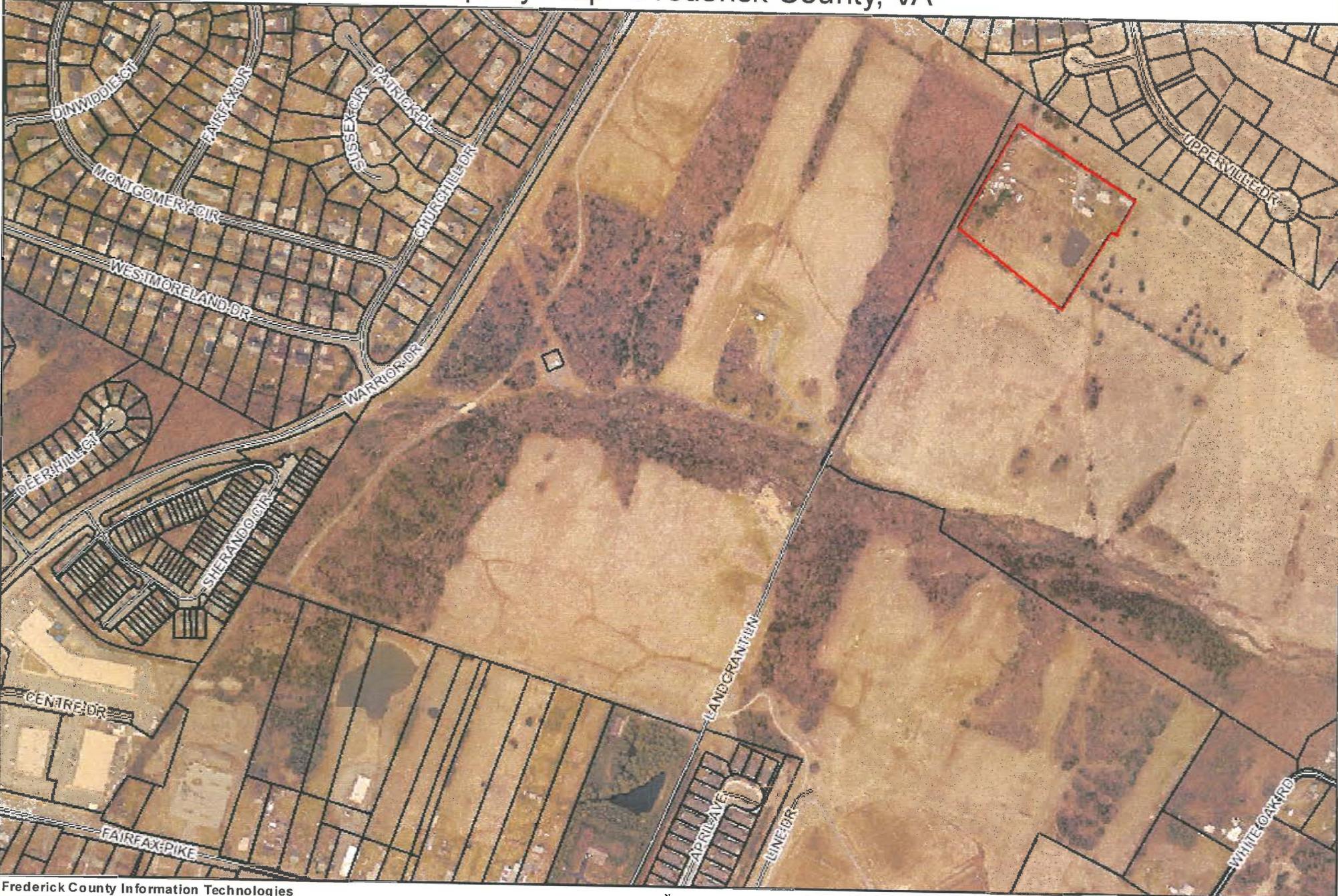
Fire Marshal's Comments:

See Attachment

Fire Marshal's Signature & Date: *[Signature]* 8/22/19

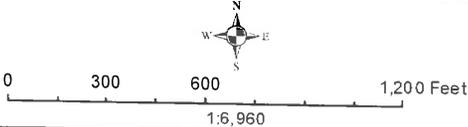
Notice to Fire Marshal - Please Return This Form to the Applicant

Property Map - Frederick County, VA



Frederick County Information Technologies
107 N Kent St Winchester, VA 22601
540-665-5614

Frederick County does not give any expressed or implied warranties, conditions, representations, indemnities of any kind, statutory, or otherwise, concerning any or all of the Frederick County GIS data.



[Frederick Home](#)

Frederick County Virginia LIFE AT THE TOP

Pay/Lookup Taxes

[Payment Home](#)
 [Personal Property](#)
 [Real Estate](#)
 [Dog Tags](#)
 [Pay Parking Violation](#)
 [Other Payments](#)
[ShoppingCart\(0\)](#)
[Pin Options](#)
[Change Email](#)

Inquiry of Real Estate

Map Number: **75 A 118**

[View Map](#)

Name: **LANDGRANT LANE LLC**

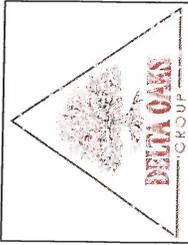
		Account#	Dept#	Ticket#	Seq#	Due Date	Detailed Information (Click Below)	Amount Due
ViewBill	View Back of Bill	8024182	RE2017	21598	2	12/5/2017	2017 REAL ESTATE	\$0.00
ViewBill	View Back of Bill	8024182	RE2018	21573	1	6/5/2018	2018 REAL ESTATE	\$0.00
ViewBill	View Back of Bill	8024182	RE2018	21573	2	12/6/2018	2018 REAL ESTATE	\$0.00
ViewBill	View Back of Bill	8024182	RE2019	21730	1	6/5/2019	2019 REAL ESTATE	\$0.00
		8024182	RE2019	21730	2	12/5/2019	2019 REAL ESTATE	\$560.90

Total Due: \$560.90

Return to Search

TOPOGRAPHIC SURVEY

PREPARED FOR



4804 PROFESSIONAL CT, RALEIGH, NC 27609

SITE: TASKER
 SITE#: VA0348
 ADDRESS: 107 EMORY CT
 STEPHENS CITY, VA 22655
 FREDERICK COUNTY

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
 Professional Land Surveying
 10505 Leewood Place (919) 280-8189
 Raleigh, NC 27613 FAX: 919-280-8116
 E-MAIL: raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
VA SFC NORTH ZONE NAD83
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE THE DEPTHS AND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
 DELTA OAKS GROUP

MURPHY GEOMATICS

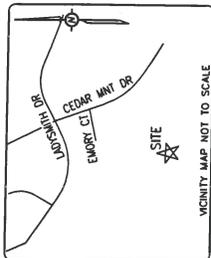
JONATHAN F. MURPHY
 LAND SURVEYOR

DATE: 4/16/2019



LAND SURVEYOR
 FIELD WORK COMPLETED ON 4/17/2019

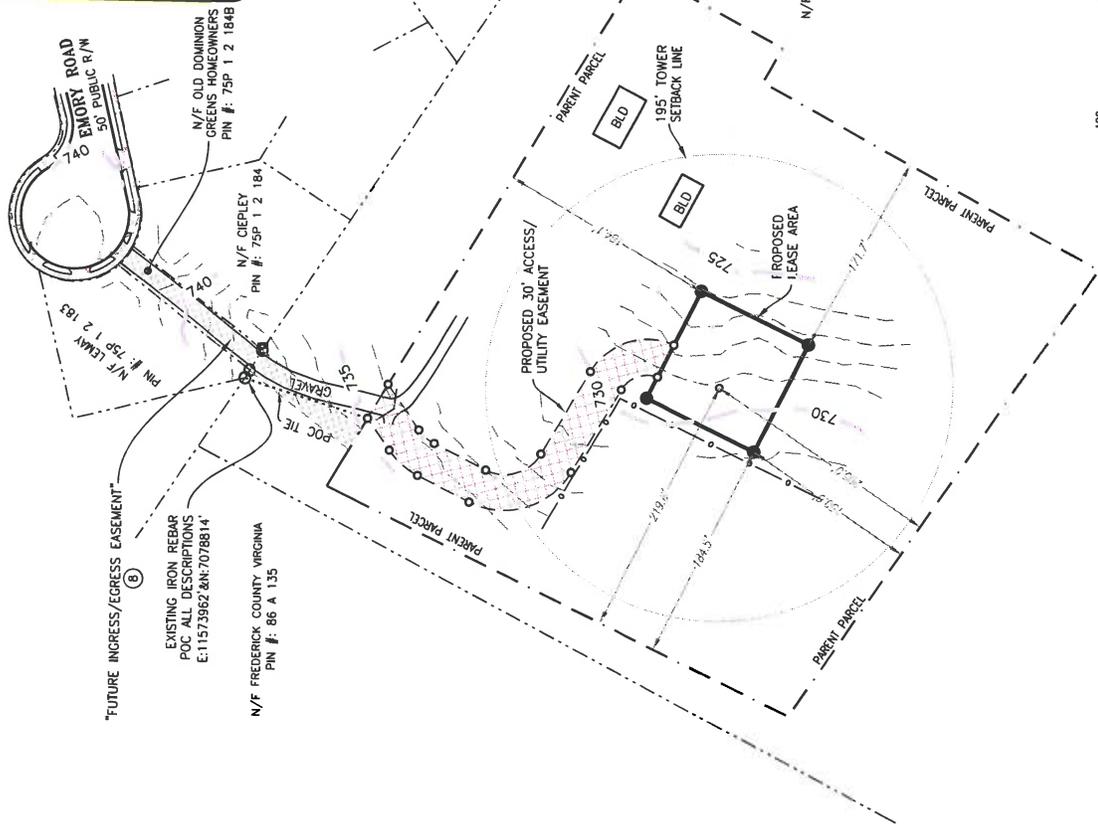
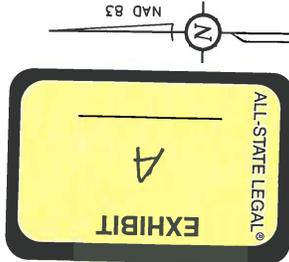
PARENT PARCEL INFO
 OWNER: LANDGRANT LANE, LLC
 107 EMORY CT, STEPHENS CITY, VA 22655
 INSTRUMENT NO. 10 0007675
 PIN #: 75 A 118



VICINITY MAP NOT TO SCALE

LEGEND

- : SET 5/8" REBAR, OR AS NOTED.
- : FOUND 1/2" REBAR, OR AS NOTED.
- : MATHEMATICAL POINT.
- : FOUND MONUMENT, OR AS NOTED.
- P.O.T. : POINT OF TERMINUS.
- P.O.B. : POINT OF BEGINNING.
- P.O.C. : POINT OF COMMENCEMENT.
- (---) : RECORD DESCRIPTION DATA.
- : FENCE AS NOTED.
- : OVER HEAD UTILITY LINES.
- : WOOD UTILITY POLE.

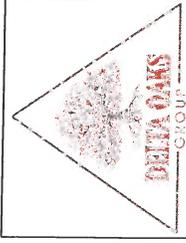


BAR GRAPH 1 inch = 100 ft.
 VA0348 TASKER FINAL (2019).DWG

AREA	SOFT	AC
PARENT PARCEL	174240	4.0
PROPOSED LEASE AREA	10000	0.23
PROPOSED 30' ACCESS/UTILITY EASEMENT	9734	0.22

PER REVIEW OF FIRM MAP #51059603500, EFFECTIVE DATE: 09/02/2009, THIS PARCEL IS IN A FLOOD HAZARD AREA THE DESIGNATION IS ZONE "X".

TOPOGRAPHIC SURVEY
PREPARED FOR



4804 PROFESSIONAL CT. RALEIGH, NC 27609
 SITE: TASKER
 SITE#: VA0348
 ADDRESS: 107 EMORY CT
 STEPHENS CITY, VA 22655
 FREDERICK COUNTY

SURVEY WORK PERFORMED BY:
JONATHAN MURPHY
 Professional Land Surveying
 10505 Leafstead Place (919) 280-8189
 Raleigh, NC 27613 Fax: 919-9616
 E-Mail: jonathan@murphygeomatics.com TWP C-737

SURVEYOR'S NOTES
 1. BASIS OF BEARING:
 VA SPC NORTH ZONE NAD83
 2. NO SUBSURFACE INVESTIGATION WAS
 CONDUCTED TO VERIFY UNDERGROUND UTILITIES.
 UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE
 PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A
 BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO
 SCALE.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY TO:
 DELTA OAKS GROUP

MURPHY GEOMATICS
 JONATHAN F. MURPHY
 LAND SURVEYOR
 DATE: _____
 COMMONWEALTH OF VIRGINIA
 JONATHAN F. MURPHY
 License No. 2713
 LAND SURVEYOR
 FIELD WORK COMPLETED ON: 02/27/2019

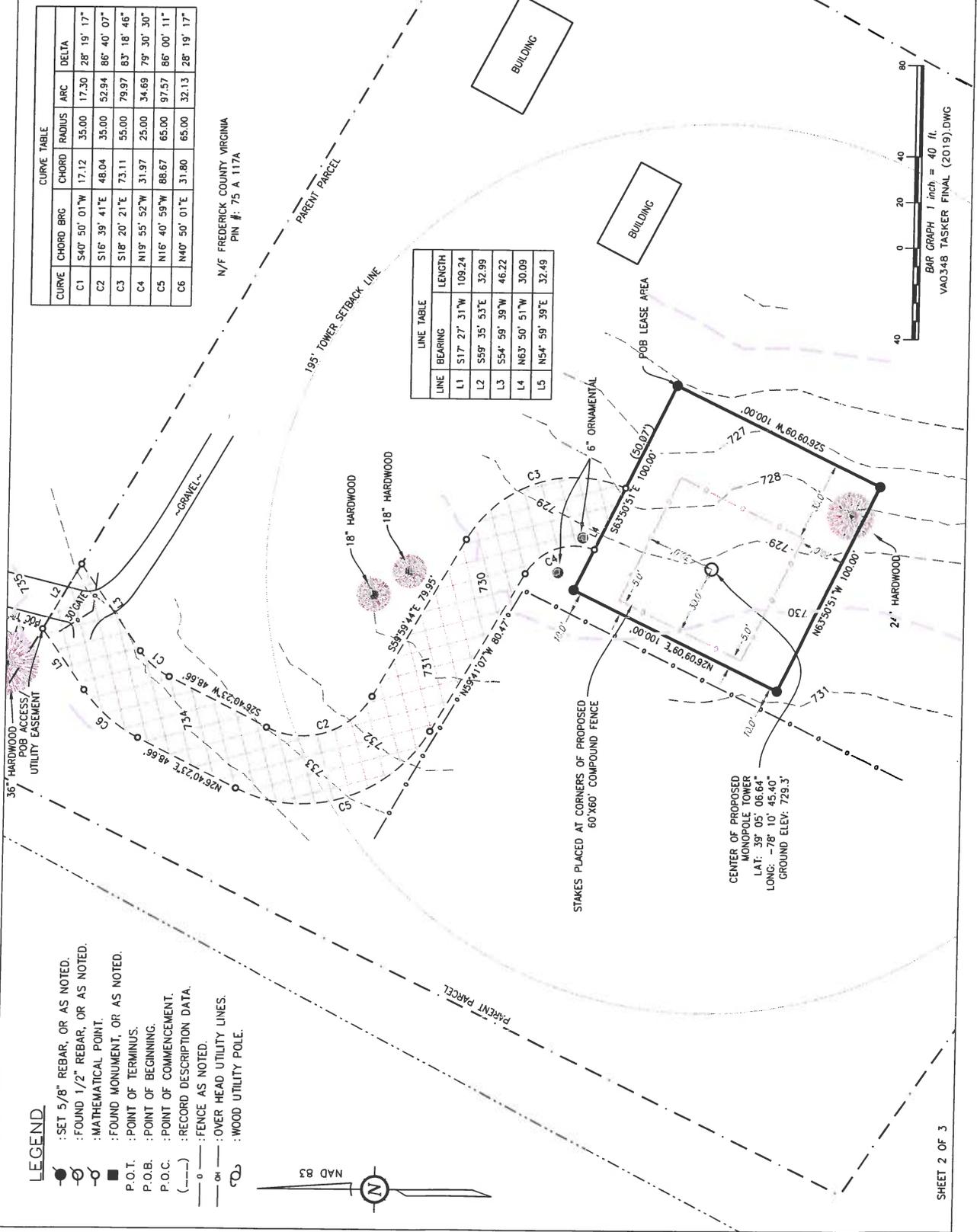
CURVE TABLE

CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S40° 50' 01" W	17.12	35.00	17.30	28° 19' 17"
C2	S16° 39' 41" E	48.04	35.00	52.94	86° 40' 07"
C3	S18° 20' 21" E	73.11	55.00	79.97	83° 18' 46"
C4	N19° 55' 52" W	31.97	25.00	34.69	79° 30' 30"
C5	N16° 40' 59" W	88.67	65.00	97.57	86° 00' 11"
C6	N40° 50' 01" E	31.80	65.00	32.13	28° 19' 17"

N/F FREDERICK COUNTY, VIRGINIA
 PIN #: 75 A 117A

LINE TABLE

LINE	BEARING	LENGTH
L1	S17° 27' 31" W	109.24
L2	S59° 35' 53" E	32.99
L3	S54° 59' 39" W	46.22
L4	N63° 50' 51" W	30.09
L5	N54° 59' 39" E	32.49



- LEGEND**
- : SET 5/8" REBAR, OR AS NOTED.
 - : FOUND 1/2" REBAR, OR AS NOTED.
 - : MATHEMATICAL POINT.
 - : FOUND MONUMENT, OR AS NOTED.
 - P.O.T. : POINT OF TERMINUS.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - (---) : RECORD DESCRIPTION DATA.
 - : FENCE AS NOTED.
 - OH : OVER HEAD UTILITY LINES.
 - : WOOD UTILITY POLE.

R & R Mountain Living, LLC

501 Bishop's Ridge Parkway
Blowing Rock, NC 28605
Phone: 828 268-0901
Mobile: 704 905-4585

June 11, 2019

Frederick County
Department of Planning & Development
Attn: Mr. Mark Cheran, Zoning & Subdivision Administrator
107 North Kent Street
Winchester, VA 22601

Re: Proposed Wireless Communication Facility- Existing Structures Search

Dear Mr. Cheran,

I am providing this letter to confirm that as the site acquisition consultant for TowerCo, I personally conducted a field search for existing towers and tall structures within the search ring for a site designated as "VA0348- Tasker".

No suitable structures were found in order to satisfy Shentel's (wireless carrier) coverage objectives.

The accompanying map provides a visual confirmation of a lack of structures within the search ring.

Therefore, this should satisfy Section 165-204.19 A (3) of the Frederick County Zoning code as it relates to telecommunication facilities.

Sincerely,



Richard Rosenfeld



SITE CANDIDATE INFORMATION PKG



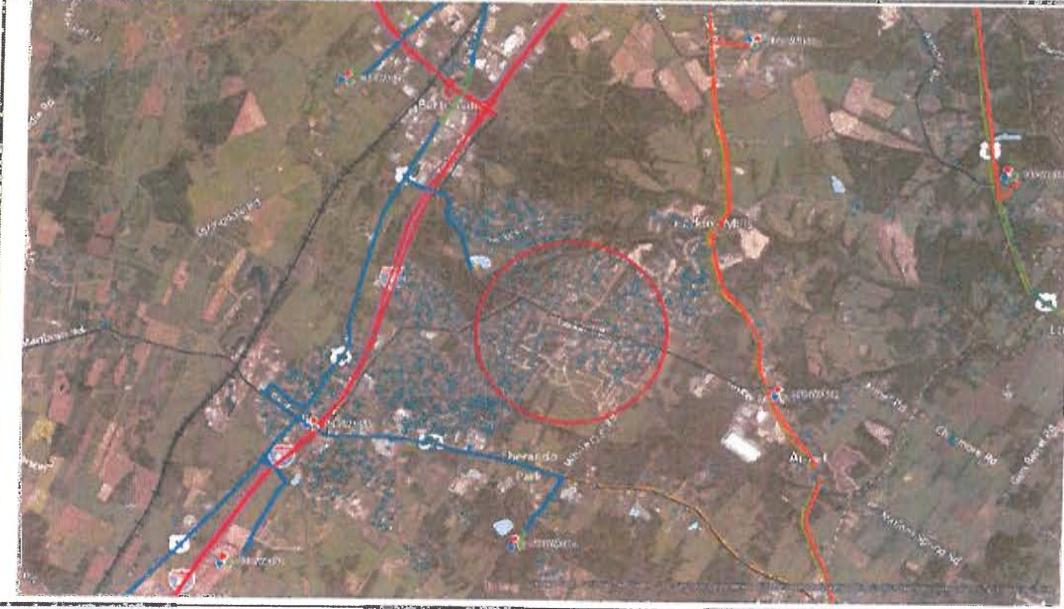
TowerCo

Search Ring Number: VA0348
Search Ring Name: TASKER
Candidate Name: Landgrant

5000 Vallestone Dr
 Cary, NC 27519
 919-469-5559

SARF

Search Area Ring Form	SHENTEL PCS
SITE NAME: Tasker	SITE ID: WA155H449



Latitude (NAD83): 39° 5' 54.77" N	Longitude (NAD83): -78° 10' 51.21" W	Search Area Requirements
Ground Elevation: ~730 feet	Radiation Center: 60+ feet	Min Height: 730 feet AMSL
ERP (watts): TBD	Antenna Type: RFS APXVSP18-C-A20	Search Radius: 0.75 miles
Antenna Configuration: Sectored	Antenna Orientation: 0, 120, 240	Structure Type: N/A

Comments: Additional site needed for capacity in Winchester to offload surrounding sites, including: Site 22 Winchester South and Site 180 Sherando. There is a stretch of raw land near the intersection of Tasker Road and Warrior Drive that would be a good build location.

Site Objectives and Neighbors			
Categories	Value	Comments	Likely Neighbors
Covered POPS	Yes	~ 800	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> Neighbor Lists to be included in subsequent releases of search area information forms. </div>
Vehicle Traffic	N/A	N/A	
Competition present (i.e. Verizon, AT&T, etc.)	Yes	Verizon, AT&T, T-Mobile	
IDEN coverage match	N/A	N/A	
White space	N/A	N/A	
Capacity	Yes	LTE	
Repeater	N/A	N/A	
Top three request from Sales	N/A	N/A	
Other	N/A	N/A	
State: VA	County: Frederick	Priority: N/A	
Master Lease Type: #N/A	Master Lease Sub Id: -	Director: [Signature] 12-19-14	Rev: [Signature] 12.23.14



Frederick County
 Department of Planning & Development
 107 North Kent Street
 Suite 202
 Winchester, VA 22601

**RE: TowerCo Proposed Cell Tower – Stephens City
 Shentel Site IS: 15449 Tasker Radio Frequency Analysis**

Dear Sir/Madam;

The continued residential and business growth in Stephens City has stimulated the need for additional resources and infrastructure for wireless data access. Mobile phone users experience slow or buffered data during high peak usage periods due to lack of resources from existing radio base stations and wireless towers serving the area. To serve customers' data usage needs, Sprint affiliate Shentel has determined that there is a need to add another wireless site in the area. The addition of this site will improve coverage, increase capacity, and enhance customer experience inside residential homes and other buildings.

Shentel has seen an increase in data usage over the past few years that doubles every 9 months. This is the case with the existing sites surrounding the proposed site location. The adjacent wireless sites have sector-carriers experiencing maximum usage resulting in slow data speeds or limited access.

The proposed site (Site Number: 15449) referred to as "Tasker" is located at coordinates: Latitude: N 39.085088 and Longitude: W 78.179379. The site address is 107 Emory Court Stephens City, Virginia 22655. RF signals degrade in strength as distance increases between transmit (i.e. PCS site) and receive (i.e. mobile phones) antennas even when there is no obstruction present in the path between the antennas. The RF signal strength simulation study shows that the minimum height required for antenna deployment at this location to meet the coverage objective is 195 feet.

The closest exposure to any electromagnetic radiation would occur at the base of the tower, which would be a distance of 195 feet or 59.436 meters. The surface area of a sphere, with the tower height representing the radius, can be used to evaluate the power density exposure over an area.

$$\text{Surface Area} = 4 * 3.1415927 * (59.436)^2 = 44,392.44 \text{ m}^2$$

The expected output power of the transmitter that would be used on 15449 Tasker is:

$$6 \text{ radios} * 4 \text{ ports} / \text{radio} * 40 \text{ Watts} / \text{port} = 960 \text{ Watts or } 59.82271233 \text{ dBm}$$

Assuming no loss in cables and connectors, and factoring in the antenna's gain of 21 dBi, the Effective Isotropic Radiated Power (EIRP) is:

$$80.82271233 \text{ dBm or } 120,856.83952 \text{ Watts}$$

The ground level exposure is then calculated by dividing the EIRP (W) by the surface area of the sphere:

$$120,856.83952 \text{ W} / 44,392.44 \text{ m}^2 = 2.72246 \text{ W/m}^2$$



15449 Tasker's EIRP of **2.72246 W/m²** is within the IEEE/ANSI limit of **9.5000 W/m²**, so this site will meet FCC regulations for exposure limits.

Shentel has partnered with TowerCo for the proposed site at this location. Shentel will be the anchor tenant. Attached are slides showing the proposed sites location in relationship to Shentel's current network of sites and the coverage they provide.

Slide 1

Proposed search ring – centering at Warrior Drive and Tasker Road and extending (1) mile in each direction.

Slide 2

Proposed search ring with surrounding Shentel network of sites. Shentel has a number of existing wireless sites in Frederick County, however, the perimeter for service of each of the existing wireless sites do not effectively cover the targeted area. The farther away from the site, the weaker the service.

Slide 3

Also within this search ring, Shentel has (3) small cell sites proposed (sites 70829, 70850 and 70851). This area is so densely populated, that data usage is greater than even a traditional macro site can offload. These (3) small cell sites are currently under construction and will alleviate some of the data traffic. Small cells provide very concentrated signal strength usually about 1-2 blocks.

Slide 4

Current Shentel coverage – Shentel currently has quality outdoor coverage in this area (red), however, indoor coverage is minimal at best (green). Wireless data networks are necessary for customers to use their mobile devices, laptops, etc. in their homes. Given the high density of homes in this area (outlined in purple), Shentel has a need to improve capacity coverage in this area.

Slide 5

Future Coverage with 15449 Tasker (proposed site location) – At 195', the indoor coverage is substantially improved (green). Because the proposed site is at the far south of the search ring, all signal will be in the direction of the Warrior Drive/Tasker Road intersection.

Slide 6

Future Coverage with 15449 Tasker and 03180 Antenna Change – In addition to the improved coverage as a result to the proposed wireless site, Shentel would re-adjust antennas at the adjacent site 03180 Sherando (221 Spotswood Court, Stephens City) to improve signal in the southwest portion of the search ring.

Slide 7

15449 Tasker Proposed Coverage Only – At 195', the coverage is shown with only the proposed site on air.

Slide 8

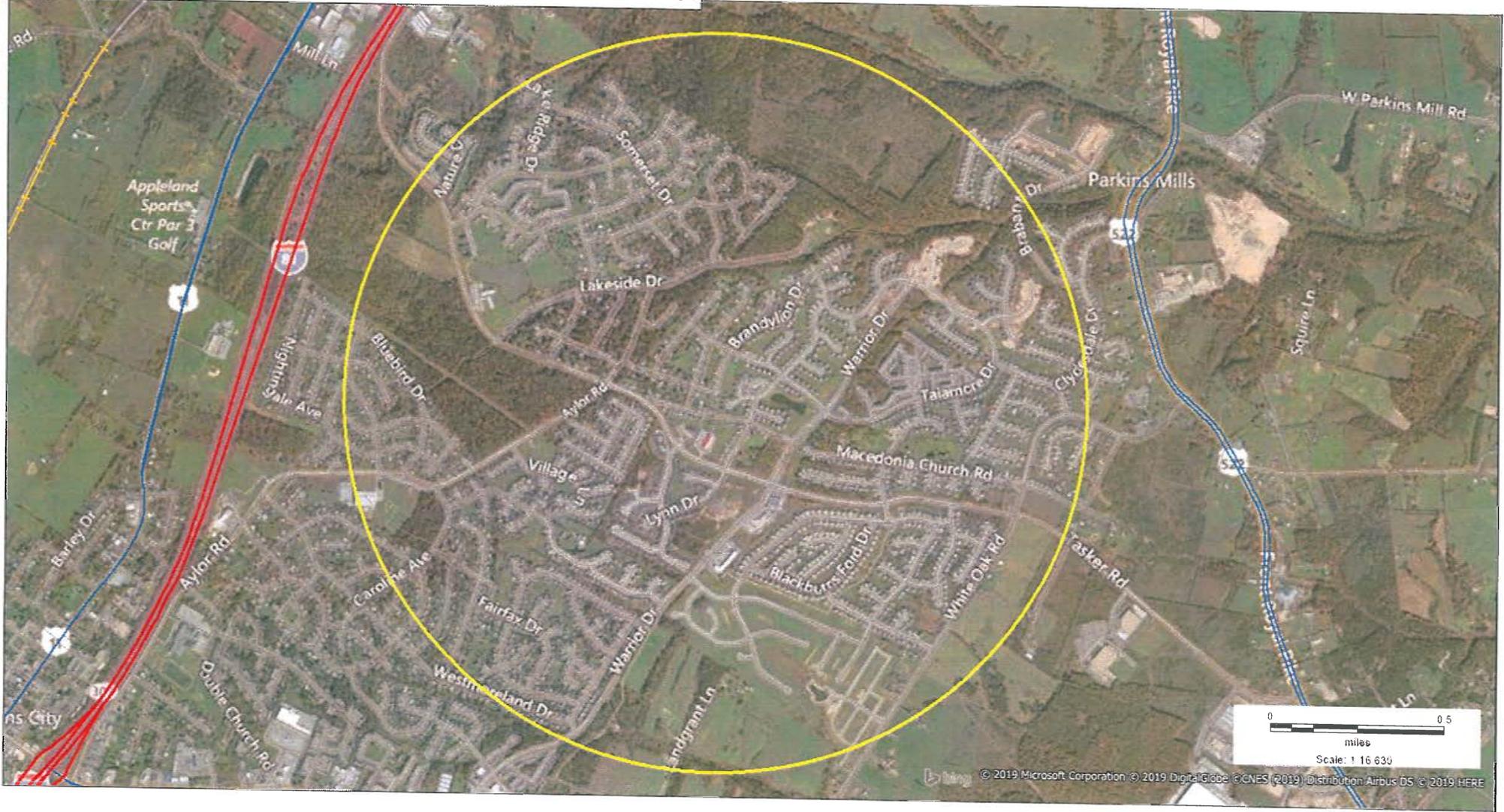
70829, 70830 and 70831 (3) Small Cells – With the (3) small cells on air, a very small concentrated area will have significant coverage improvement.

In conclusion, it is necessary for Shentel to improve data availability and in-building service to this high density area of Stephens City. This will result in off-loading the present capacity burden from the neighboring sites. The proposed site at 195' will provide adequate in-building RF signal in this location and surrounding residential/commercial areas, thus fulfilling Shentel's desired coverage objective and meet standards for reliable wireless service.

Sincerely,

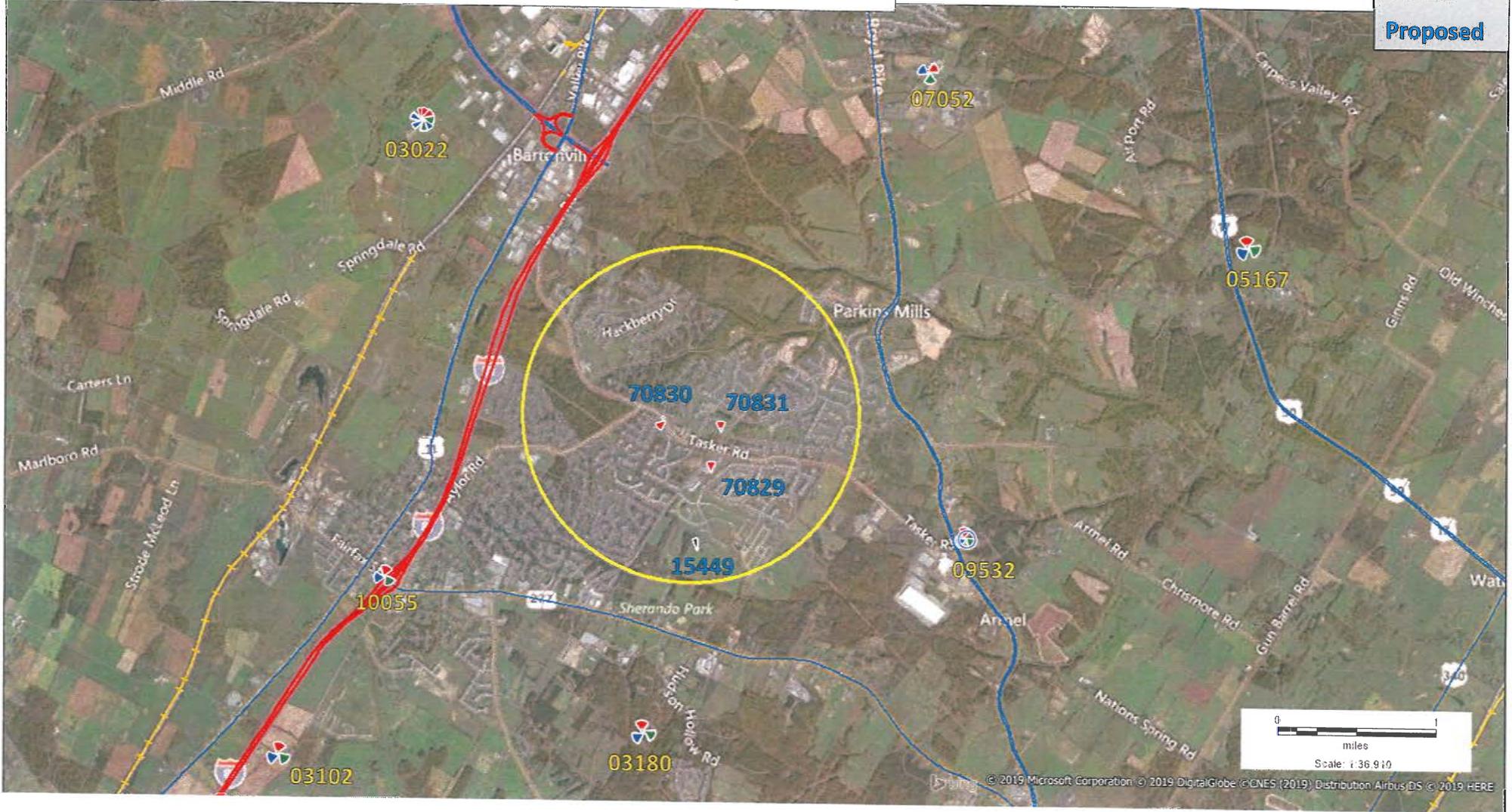
James Boley
RF Engineer – Shentel
James.Boley@emp.shentel.com

Shentel Proposed Search Ring – 15449 Tasker (195')



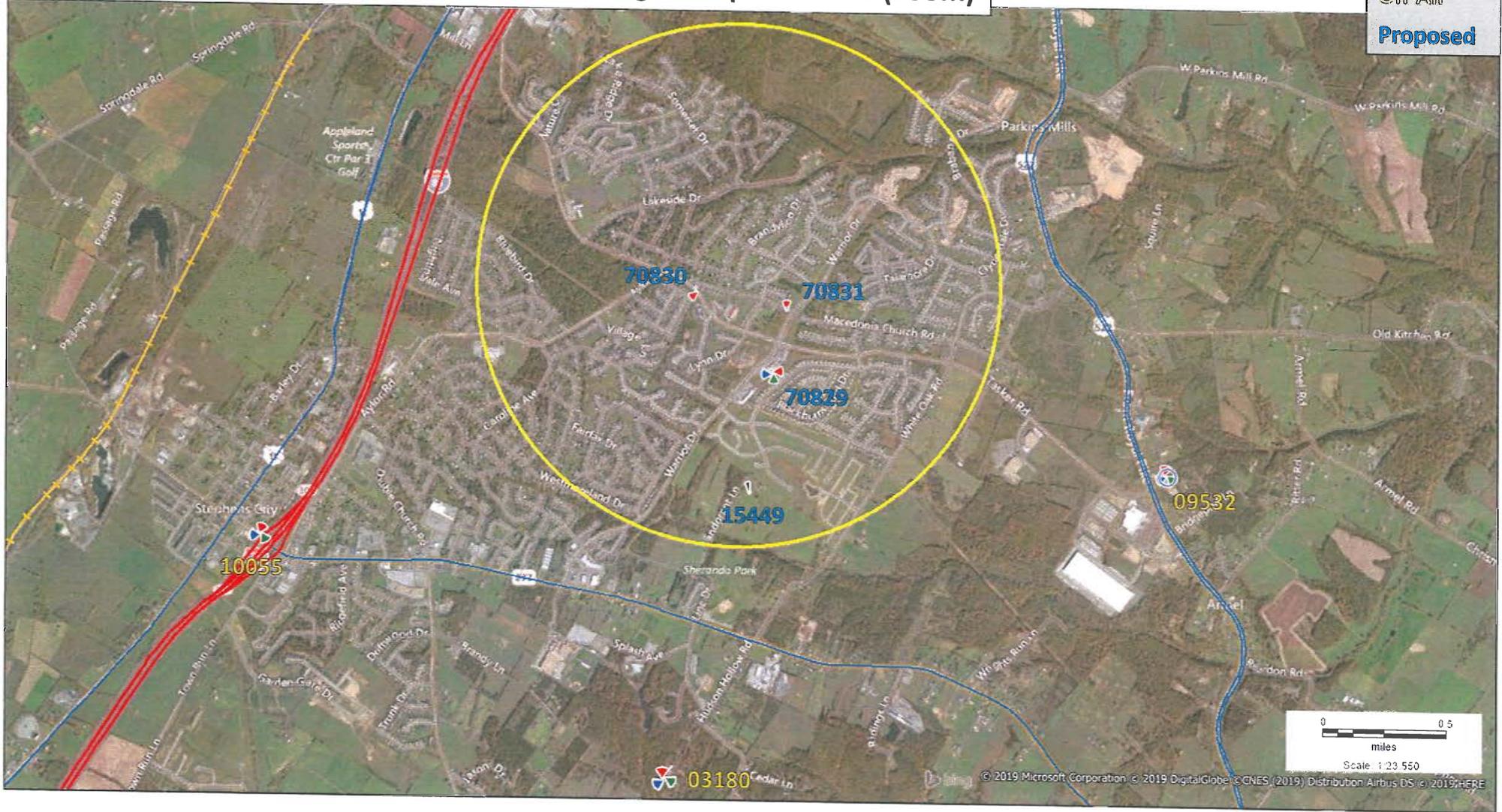
15449 Tasker Proposed Search Ring with Existing & Proposed Sites

On-Air
Proposed



15449 Tasker Proposed Search Ring with Existing & Proposed Sites (Zoom)

On-Air
Proposed



Current Coverage



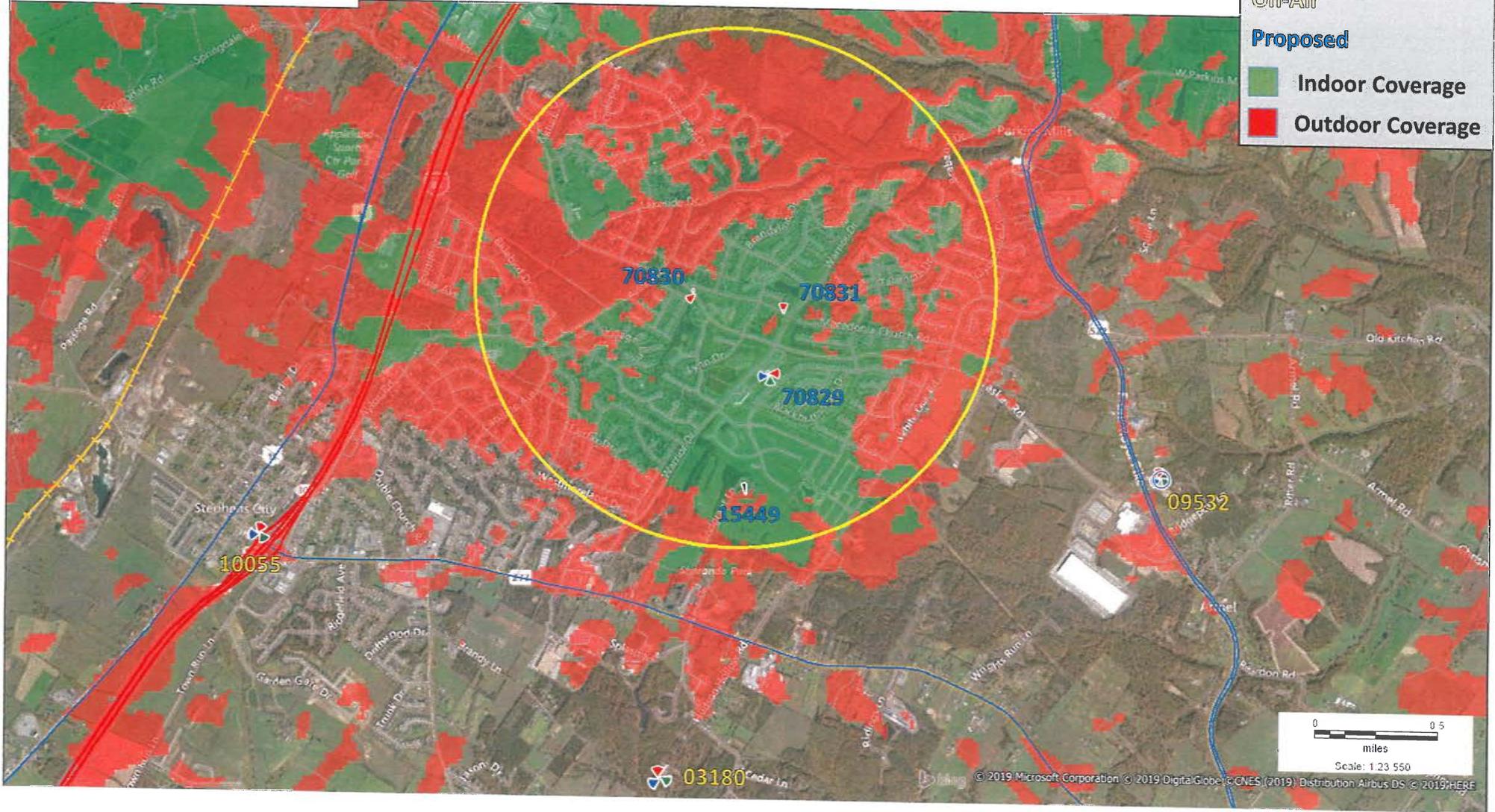
Future Coverage w/ 15449 Tasker



Future Coverage w/ 15449 Tasker and 03180 Antenna Change



15449 Tasker Macro Only



15449 Tasker Mini Macros Only

On-Air
Proposed

- Indoor Coverage
- Outdoor Coverage



THOMAS MOORE LAWSON, P.C.

*OF COUNSEL - WILLIAMS MULLEN

120 EXETER DRIVE, SUITE 200
POST OFFICE BOX 2740
WINCHESTER, VA 22604
TELEPHONE: (540) 665-0050
FACSIMILE: (540) 722-4051

*THOMAS MOORE LAWSON • TLAWSON@LSPLC.COM

August 20, 2019

Nicholas Sabo, A.A.E, Executive Director
Winchester Regional Airport
491 Airport Road
Winchester, VA 22602

Re: Conditional Use Permit –
Cellphone Tower
Our File No. 1404.001

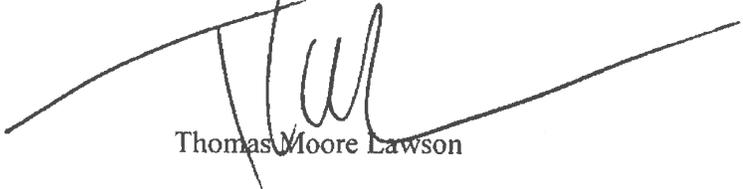
VIA E-MAIL

Dear Nick:

In response to your comments to the TowerCo Conditional Use Permit, enclosed please find the FAA Determination Letters for the monopole and for the temporary crane which will be used during construction of the monopole for your file. Please confirm that these letters satisfy the Airport's comments to the CUP Application.

Thank you for your assistance and cooperation. I look forward to hearing from you.

Very truly yours,



Thomas Moore Lawson

TML:jk
Enclosures
cc: TowerCo



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2019-AEA-4529-OE

Issued Date: 05/06/2019

Chad Doherty
 TowerCo 2013 LLC
 5000 Valleystone Dr
 Cary, NC 27519

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole VA0348 Tasker - Tower
 Location: Stephens City, VA
 Latitude: 39-05-06.64N NAD 83
 Longitude: 78-10-45.40W
 Heights: 729 feet site elevation (SE)
 199 feet above ground level (AGL)
 928 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 11/06/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AEA-4529-OE.

Signature Control No: 402580263-404810371

(DNE)

Andrew Hollie
Specialist

Attachment(s)
Case Description
Frequency Data
Map(s)

cc: FCC

Case Description for ASN 2019-AEA-4529-OE

Proposing to construct a Communication Tower with an Overall Hgt of 199' (Twr Hgt 195' with a 4' Lightning Rod). Tower structure will be a Monopole.

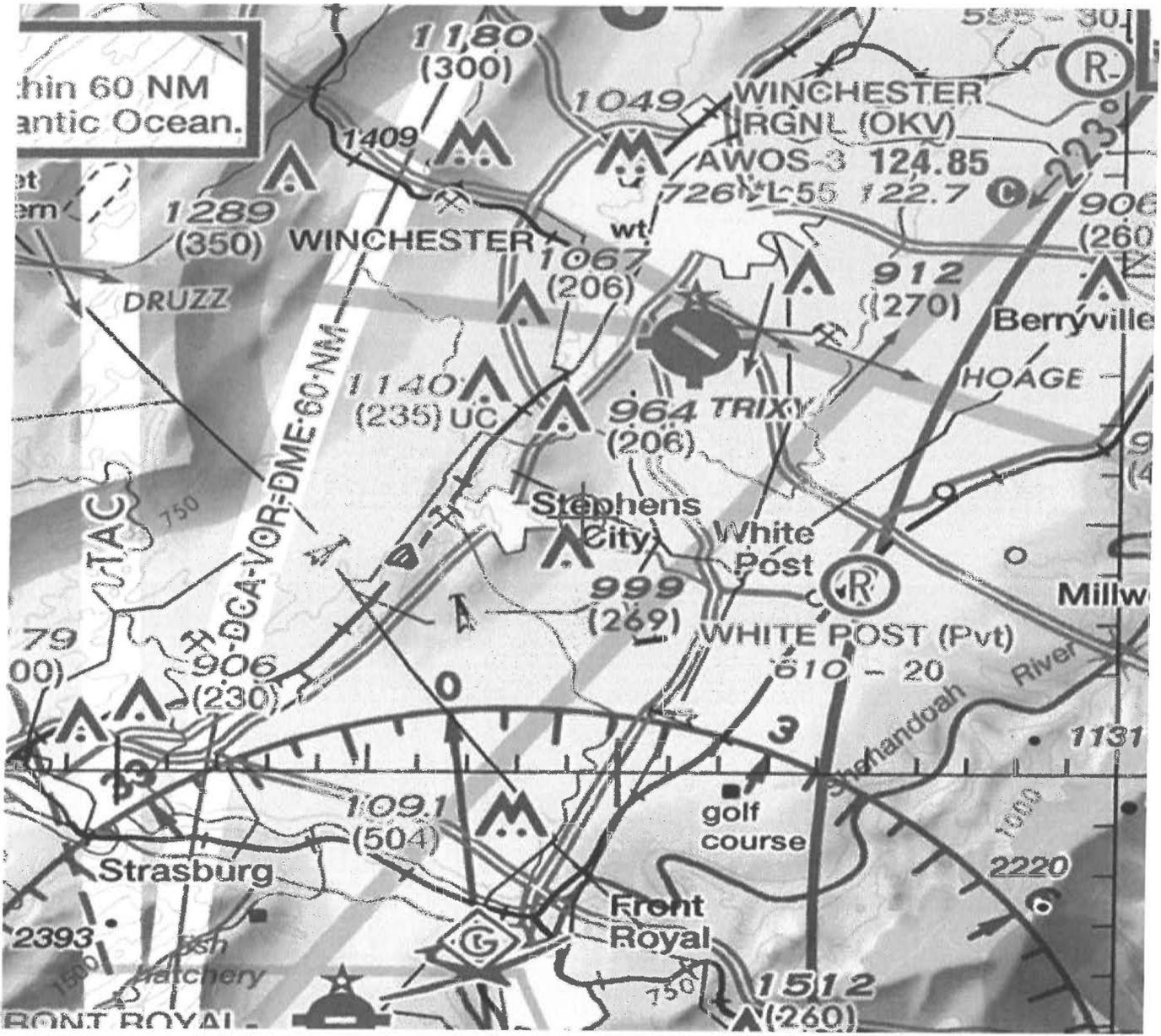
Frequency Data for ASN 2019-AEA-4529-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2019-AEA-4529-OE



Sectional Map for ASN 2019-AEA-4529-OE





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2019-AEA-4530-OE

Issued Date: 05/06/2019

Chad Doherty
TowerCo 2013 LLC
5000 Valleystone Dr
Cary, NC 27519

****DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Crane VA0348 Tasker - Crane
Location:	Stephens City, VA
Latitude:	39-05-06.64N NAD 83
Longitude:	78-10-45.40W
Heights:	729 feet site elevation (SE) 219 feet above ground level (AGL) 948 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does not exceed obstruction standards and would not be a hazard to air navigation provided the condition(s), if any, in this letter is (are) met:

****SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION****

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (817) 222-5933, or andrew.hollie@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2019-AEA-4530-OE

Signature Control No: 402580358-404810412

(TMP)

Andrew Hollie
Specialist

Additional Condition(s) or Information for ASN 2019-AEA-4530-OE

Proposal: To construct and/or operate a(n) Crane to a height of 219 feet above ground level, 948 feet above mean sea level.

Location: The structure will be located 3.86 nautical miles south of OKV Airport reference point.

Case Description for ASN 2019-AEA-4530-OE

Requesting approval for a 219' Temp Crane to be used to construct a Monopole Tower. Tower Structure filed under ASN# 2019-AEA-4529-OE

Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:

Aeronautical study revealed that the temporary structure will not exceed any Part 77 obstruction standard. Aeronautical study confirmed that the temporary structure will have no effect on any existing or proposed arrival, departure or en route instrument/visual flight rules (IFR/VFR) operations or procedures. Additionally, aeronautical study confirmed that the temporary structure will have no physical or electromagnetic effect on the operation of air navigation and communications facilities and will not impact any airspace and routes used by the military. Based on this aeronautical study, the FAA finds that the temporary structure will have no adverse effect on air navigation and will not impact any aeronautical operations or procedures.

Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination are strictly met.

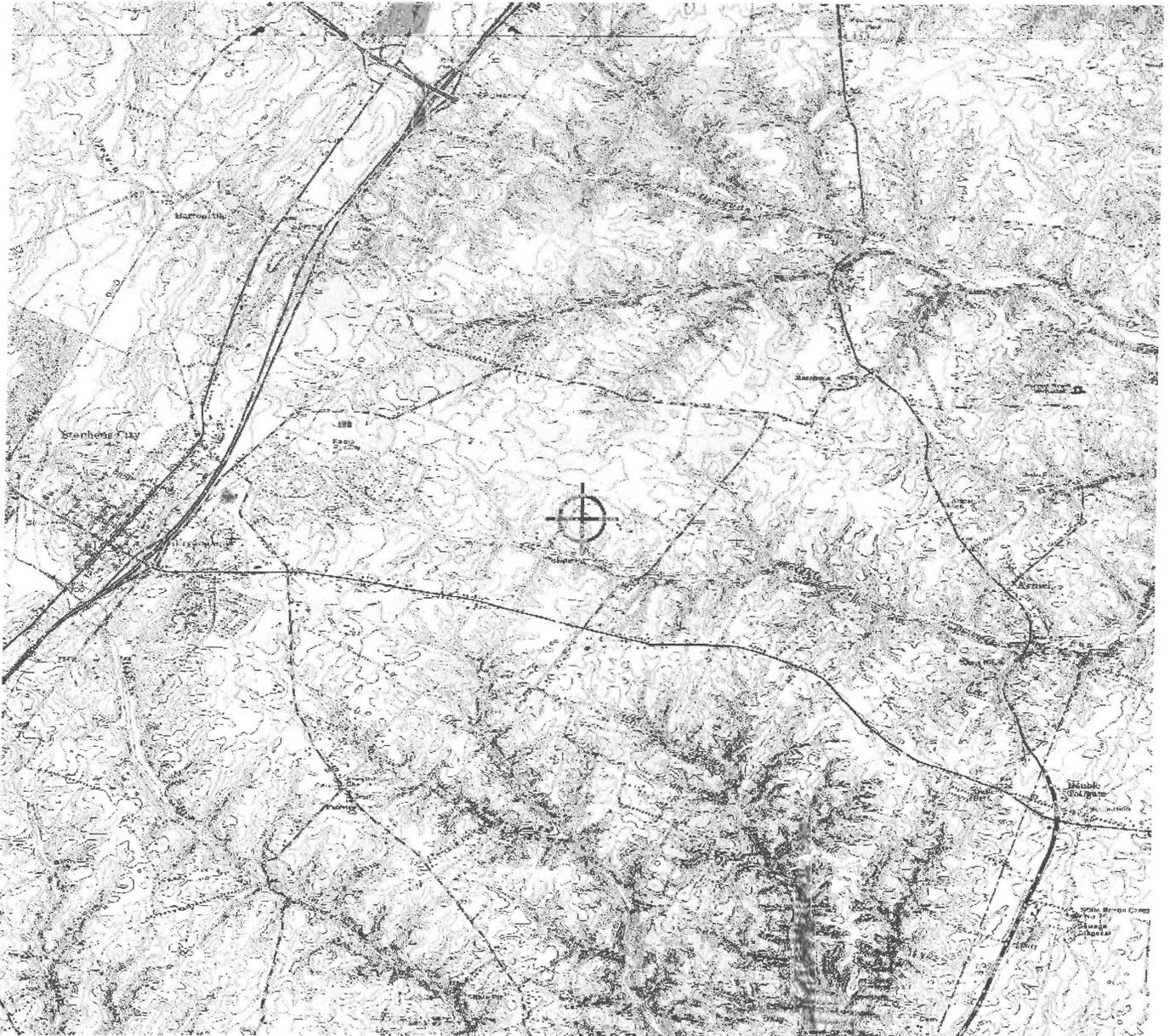
As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 L Change 2, Obstruction Marking and Lighting, flags/red lights - Chapters 3(Marked),4,5(Red),&12.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

This determination expires on 11/06/2020 unless extended, revised, or terminated by the issuing office.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

TOPO Map for ASN 2019-AEA-4530-OE



Sectional Map for ASN 2019-AEA-4530-OE



060022912

0079

THIS DEED OF VACATION OF ACCESS EASEMENT AND DEED OF EASEMENTS, made and dated this 9th of October, 2006, by and between JASBO, INC., a Virginia Corporation, hereinafter "Jasbo"; THE COUNTY OF FREDERICK, VIRGINIA, hereinafter "Frederick County, and ABRAM E. HEGE and HELEN HEGE, husband and wife, hereinafter "Hege".

R E C I T A L S:

A. Jasbo is vested with fee simple title to that certain tract of land containing 82.70 acres, more or less, situate along the eastern side of Warrior Drive, in Opequon Magisterial District, Frederick County, Virginia; having acquired said tract by that certain Deed dated March 18, 1976, which Deed is of record in the Clerk's Office of the Circuit Court of Frederick County, Va. In Deed Book 456, at Page 32. Tax Map No. 75-A-117 (the "Jasbo Lands").

B. Frederick County is vested with fee simple title to that certain tract of land containing 68.180 acres, more or less, situate north of Fairfax Pike (Route 277) in Opequon Magisterial District, Frederick County, Virginia; having acquired said tract by that certain Deed of record in the aforesaid Clerk's Office in Deed Book 441, at Page 97, and by that certain Boundary Line Agreement dated February 11, 1999, of record in the aforesaid Clerk's Office as Instrument No.990004249 (Deed Book 933, at Page 1718). Tax Map No. 75-A-117A (the "County Lands").

C. Abram E. Hege and Helen Hege, his wife ("Hege") are vested with fee simple title to that certain lot or parcel of land containing 4.00 acres, 3 roods and 9 square poles, more or less, situate north of Fairfax Pike (Route 277) in Opequon Magisterial District, Frederick County, Virginia; having acquired said parcel by that certain Deed dated April 20, 1972, of record

0000

in the aforesaid Clerk's Office in Deed Book 389, at Page 558.
Tax Map No. 75-A-118 ("Hege Lot").

D. Access to the Hege Lot is currently by way of that certain right of way or easement commonly known as "Landgrant Lane", extending from the Hege Lot to Fairfax Pike (Route 277).

E. Frederick County may, at a future time, seek to have Landgrant Lane abandoned and to provide alternate ingress/egress to the Hege Lot by way of a future street and cul-de-sac known as "Emory Court", together with that certain non-exclusive right of way or easement 20' in width, extending from Emory Court (yet to be constructed) over a portion of the Jasbo Lands and the County Lands to the Hege Lot (the "Future Ingress/Egress Easement"). The Future Ingress/Egress Easement is designated as "Future 20' Ingress/Egress, Utility & Bicycle/Pedestrian Easement" on that certain plat titled "Exhibit Plat Ingress/Egress, Utility & Bicycle/Pedestrian Easement" dated March 16, 2006, drawn by Greenway Engineering, a copy of which is attached hereto and incorporated herein by reference as if set out in full (the "Easement Plat").

F. Jasbo has agreed to grant and convey unto Frederick County a non-exclusive right of way or easement over a portion of the Jasbo Lands for the installation, construction, reconstruction, maintenance and removal of water, sewer, cable, telephone and other utility lines within the confines of the area designated as "Future 20' Ingress/Egress, Utility & Bicycle/Pedestrian Easement" as set forth on the attached Easement Plat (the "County Utility Easement"), as more fully set forth hereinafter.

G. Jasbo has agreed to grant and convey unto Frederick

Michael L. Bryan
9 Court Square
2nd Floor
Winchester, VA

County a non-exclusive right of way or easement over a portion of the Jasbo Lands for bicycle/pedestrian use within the confines of the area designated as "Future 20' Ingress/Egress, Utility & Bicycle/Pedestrian Easement" on the attached Easement Plat (the "Hiker/Biker Easement"), as more fully set forth hereinafter.

H. Jasbo and Frederick County have previously executed that certain Deed of Limited Access Easement dated December 6, 2005, of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia as Instrument No. 050028554 (the "Deed of Limited Access Easement"), wherein Jasbo conveyed unto Frederick County a limited right of way or easement for purposes of future vehicular ingress/egress only from that certain future street and cul-de-sac (yet to be built) designated as "Emory Court" to the County Lands, as more fully set forth therein (the "Alternate Access Easement").

I. Jasbo, Frederick County and Hege have agreed to vacate and extinguish the Deed of Limited Access Easement and the Alternate Access Easement created thereby, and to grant and convey the Future Ingress/Egress Easement, the County Utility Easement and the Hiker/Biker Easement (as applicable) in the place and stead thereof, as more fully set forth hereinafter.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by each of the parties hereto unto the other, the receipt and sufficiency of which is hereby acknowledged, and other consideration deemed adequate at law, the parties do hereby agree as follows:

- 1. The Recitals are incorporated herein and made a material part hereof as if set out in full.

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2. Jasbo hereby grants and conveys unto Frederick County and unto Frederick County's successors and assigns forever, the Future Ingress/Easement, which right of way or easement shall be a permanent, perpetual and appurtenant non-exclusive right of way or easement for the limited purpose of ingress/egress of the employees of Frederick County from that certain future street and cul-de-sac (yet to be built) designated as "Emory Court" to the County Lands. The Future Ingress/Egress Easement granted unto Frederick County hereby shall not be used by the general public for purposes of vehicular access to the County Lands.

3. Jasbo hereby grants and conveys unto Hege and unto Hege's successors and assigns forever the Future Ingress/Egress Easement over a portion of the Jasbo Lands as more fully set forth on the attached Easement Plat, which right of way or easement shall be a permanent, perpetual and appurtenant non-exclusive right of way or easement for purposes of ingress/egress by Hege from that certain future street and cul-de-sac (yet to be built) designated as "Emory Court" to the Hege Lot.

4. Frederick County hereby grants and conveys unto Hege and unto Hege's successors and assigns forever the Future Ingress/Egress Easement over a portion of the County Lands as more fully set forth on the attached Easement Plat, which right of way or easement shall be a permanent, perpetual and appurtenant non-exclusive right of way or easement for purposes of ingress/egress by Hege from that certain future street and cul-de-sac (yet to be built) designated as "Emory Court" to the Hege Lot. Frederick County hereby reserves bicycle/pedestrian use within the confines of the Future Ingress/Egress Easement as it extends over a portion of the County Lands.

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0003

5. The Future Ingress/Egress Easement granted herein shall not be used by the employees of Frederick County or by Hege for purposes of ingress/egress to the County Lands or to the Hege Lot until such time as the street and cul-de-sac designated as "Emory Court" is fully constructed and open to the public.

6. The Future Ingress/Egress Easement shall be a private access easement and shall serve only the County Lands and the Hege Lot for purposes of ingress and egress and no other lands whatsoever. The Future Ingress/Egress Easement shall not be used by the general public for purposes of vehicular access to the County Lands, but shall be used only by Hege and by the employees of Frederick County for purposes of vehicular access to the County Lands and to the Hege Lot.

7. Once the Future Ingress/Egress Easement is constructed for purposes of ingress/egress to the County Lands and to the Hege Lot, Hege agrees that all right, title and interest of Hege in and to the use of Landgrant Lane for purposes of access and ingress/egress to the Hege Lot shall be forever terminated, waived and extinguished.

8. Jasbo hereby grants and conveys unto Frederick County the County Utility Easement and the Hiker/Biker Easement over a portion of the Jasbo Lands within the confines of the Future Ingress/Egress Easement, which shall be permanent, perpetual and appurtenant non-exclusive easements. Frederick County shall not have the right to use the County Utility Easement or the Hiker/Biker Easement granted herein until such time as the street and cul-de-sac designated as "Emory Court" is fully constructed and open to the public.

9. Jasbo agrees, at Jasbo's sole cost and expense, to

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Winchester, VA

construct a driveway, 16' in width, with 6" base consisting of 21A stone, on or before June 1, 2007, over a portion of the Jasbo Lands within the confines of the Future Ingress/Egress Easement.

10. Frederick County agrees, at Frederick County's sole cost and expense, to construct a driveway, 16 feet in width, with 6 inch base stone, consisting of 21A stone, on or before June 1, 2007, over a portion of the County Lands within the confines of the Future Ingress/Egress Easement, extending from the southern boundary of the Jasbo Lands to the point of intersection with the existing driveway located upon the Hege Lot.

11. The driveway to be constructed by Jasbo and Frederick County pursuant to the terms of Section 9 and Section 10, above, extending from Emory Court (once constructed) to the existing driveway located upon the Hege Lot shall hereinafter be referred to as the "Hege Driveway".

12. Jasbo, and its successors and assigns, shall have no responsibility whatsoever for the maintenance or upkeep of the Future Ingress/Egress Easement, the County Utility Easement and/or the Hiker/Biker Easement. Specifically, Jasbo, and its successors and assigns, shall have no responsibility whatsoever for the maintenance or upkeep of the Hege Driveway.

13. Frederick County hereby agrees to maintain the stone/gravel surface of the Hege Driveway at its sole cost and expense. Hege agrees to be responsible for the cost or expense of snow removal from the Hege Driveway.

14. Jasbo hereby specifically reserves the right to relocate the Future Ingress/Egress Easement, the County Utility Easement and the Hiker/Biker Easement consistent with their respective use thereof, including, but not limited to, grading, application of gravel and snow removal.

15. Jasbo hereby specifically reserves the right to relocate

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Winchester, VA

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the Future Ingress/Egress Easement, the County Utility Easement and/or the Hiker/Biker Easement in order to accommodate its future development plans for the Jasbo Lands until such time as Emory Court has been fully constructed and opened to the public.

16. The County shall, at its sole cost and expense, relocate the existing mailbox serving the Hege Lot to a location on Emory Court (once constructed) as approved by Jasbo and the Virginia Department of Transportation (if applicable) on or before June 1, 2007.

17. The terms of this instrument shall extend to and be binding upon the personal representatives, heirs, successors and assigns of the respective parties hereto.

WITNESS the following signature and seal:

JASBO, INC.

By: Beverly B. Shoemaker, Inc. (SEAL)
Beverly B. Shoemaker, President

STATE OF VIRGINIA, AT LARGE,

CITY/COUNTY OF Frederick, to-wit:

The foregoing instrument was acknowledged before me on the 9 day of Oct, 2006, by Beverley B. Shoemaker as President of Jasbo, Inc.

My commission expires January 31, 2007.

Time L. Derry
NOTARY PUBLIC

THE COUNTY OF FREDERICK, VIRGINIA

By: [Signature] (SEAL)
Its: County Administrator

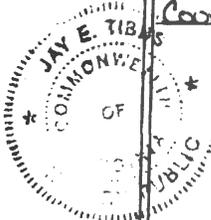
Abram E. Hege (SEAL)
Abram E. Hege

Michael L. Bryan
9 Court Square
2nd Floor
Winchester, VA

Helen Hege (SEAL)
Helen Hege

STATE OF VIRGINIA, AT LARGE,
CITY/COUNTY OF Frederick, to-wit:

The foregoing instrument was acknowledged before me on the
5th day of December, 2006, by John B. Riley, Jr. as
County Administrator of The County of Frederick, Virginia.



My commission expires 11-30-2010.

Jay E Tibbitts
NOTARY PUBLIC

STATE OF VIRGINIA, AT LARGE,
CITY/COUNTY OF Frederick, to-wit:

The foregoing instrument was acknowledged before me on the
5 day of December 2006, by Abram E. Hege and Helen Hege,
husband and wife.

My commission expires 12/31/00.

Melissa L. Hardie
NOTARY PUBLIC

Deeds\Jaabo Deed of Access Easement
10/2/06



Michael L. Bryan
9 Court Square
2nd Floor
Winchester, VA

0515

VIRGINIA: FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on

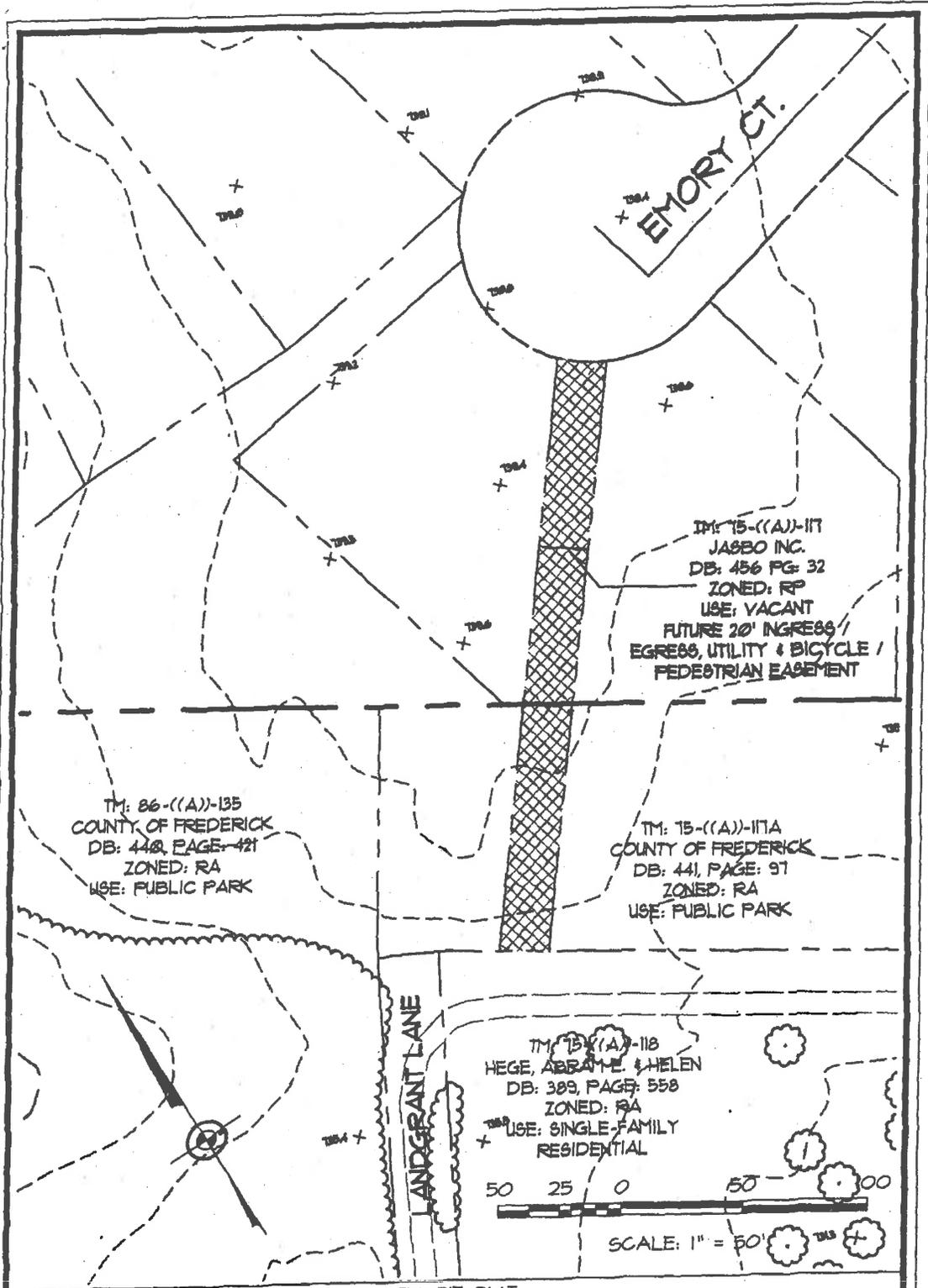
12-8-05 at 3:21 P.M.

and with certificate of acknowledgement thereto annexed
was admitted to record. Tax imposed by Sec. 58.1-802 of

§ NA, and 58.1-801 have been paid, if assessable

Rebecca P. Hogan, Clerk

7000



TM: 15-((A))-117
 JASBO INC.
 DB: 456 PG: 32
 ZONED: RP
 USE: VACANT
 FUTURE 20' INGRESS /
 EGRESS, UTILITY & BICYCLE /
 PEDESTRIAN EASEMENT

TM: 86-((A))-135
 COUNTY OF FREDERICK
 DB: 448, PAGE: 421
 ZONED: RA
 USE: PUBLIC PARK

TM: 15-((A))-117A
 COUNTY OF FREDERICK
 DB: 441, PAGE: 97
 ZONED: RA
 USE: PUBLIC PARK

TM: 15((A))-118
 HEGE, ABBRAHAM & HELEN
 DB: 389, PAGE: 558
 ZONED: RA
 USE: SINGLE-FAMILY
 RESIDENTIAL



SCALE: 1" = 50'

EXHIBIT PLAT
**INGRESS / EGRESS, UTILITY &
 BICYCLE / PEDESTRIAN EASEMENT**
 OPEQUON DISTRICT - FREDERICK COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: MARCH 16, 2006

GREENWAY ENGINEERING

151 Windy Hill Lane
 Winchester, Virginia 22602
 Telephone: (540) 662-4185
 FAX: (540) 722-9528
 www.greenwayeng.com



Engineers
 Surveyors

Founded in 1971

0000

VIRGINIA: FREDERICK COUNTY.SCT.

This instrument of writing was produced to me on

12-8-2006 at 9:54 am
and with certificate acknowledgement thereto annexed
was admitted to record. Tax imposed by Sec. 58.1-802 of

\$ NA, and 58.1-801 have been paid, if assessable.

Rebecca P. Hogan, Clerk

050028554

0511

THIS DEED OF LIMITED ACCESS EASEMENT, made and dated this 6th of December, 2005, by and between JASBO, INC., a Virginia Corporation, hereinafter "Jasbo", and THE COUNTY OF FREDERICK, VIRGINIA, hereinafter "Frederick County".

RECITALS:

A. Jasbo is vested with fee simple title to that certain parcel of land containing 82.70 acres, more or less, situate along the eastern side of Warrior Drive in Opequon Magisterial District, Frederick County, Virginia. Tax Map No. 75-A-117 (the "Jasbo Lands").

B. Frederick County is vested with fee simple title to that certain parcel of land containing 68.180 acres, more or less, situate north of Fairfax Pike (Route 277) in Opequon Magisterial District, Frederick County, Virginia. Tax Map No. 75-A-117A (the "County Lands").

C. Abram E. Hege and Helen Hege, his wife ("Hege") are vested with fee simple title to that certain lot or parcel of land containing 4.00 acres, 3 roods and 9 square poles, more or less, situate north of Fairfax Pike (Route 277) in Opequon Magisterial District, Frederick County, Virginia. Tax Map No. 75-A-118 (the "Hege Lot").

D. Vehicular access to the Hege Lot is currently by way of that certain right or way or easement commonly known as "Landgrant Lane", extending from the Hege Lot to Fairfax Pike (Route 277).

E. The County may, at a future time, seek to have Landgrant Lane abandoned and to provide alternate vehicular access to the Hege Lot by way of a future street and cul-de-sac known as "Emory Court", together with that certain right of way or easement 20' in width, extending from Emory Court (yet to be constructed) to the County Lands, for the purpose of providing vehicular access to the Hege Lot (the "Alternate Access Easement").

F. Jasbo has agreed to grant and convey unto Frederick County the Alternate Access Easement, more fully set forth hereinafter.

NOW THEREFORE WITNESSETH: That for and in consideration of the sum of Ten

Dollars (\$10.00), cash in hand paid by each of the parties hereto unto the other, the receipt and sufficiency of which is hereby acknowledged, and other consideration deemed adequate at law, the parties do hereby agree as follows:

1. The Recitals are incorporated herein and made a material part hereof as if set out in full.
2. Jasbo hereby grants and conveys unto Frederick County a limited right of way or easement for purposes of future vehicular ingress/egress from that certain future street and cul-de-sac (yet to be built) designated as "Emory Court" to the County Lands (the "**Future Limited Ingress/Egress Easement**"), as more fully set forth on that certain "Exhibit Plat Exclusive Residential Access Easement" dated May, 2005, prepared by Greenway Engineering (the "**Exhibit Plat**"), a copy of which is attached hereto and made a material part hereof as if set out in full. The Future Limited Ingress/Egress Easement is designated as "Future 20' Exclusive Residential Access Easement to Tax Map Parcel 75-((A))-118" on the attached Exhibit Plat.
3. The Future Limited Ingress/Egress Easement granted herein shall not be used for purposes of vehicular access to the Hege Lot until such time as: i) the street and cul-de-sac designated as "Emory Court" is fully constructed and open to the public; and ii) Landgrant Lane has been forever extinguished, terminated and abandoned.
4. The Future Limited Ingress/Egress Easement shall be a private access easement for motor vehicles and shall serve only the Hege Lot for purposes of vehicular access and no other lands whatsoever.
5. Once the Future Limited Ingress/Egress Easement is constructed for purposes of vehicular access to the Hege Lot in accordance with Section 3, above, the Future Limited Ingress/Egress Easement may be used by the public for pedestrian and bicycle travel thereon, as part of any future pedestrian/bicycle trail situate upon the County Lands.
6. Jasbo agrees, at Jasbo's sole cost and expense, to construct a driveway, 12' in width, with 6" base stone, on or before June 1, 2007 over the Future Limited Ingress/Egress

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Easement.

7. Jasbo, and its successors and assigns, shall have no responsibility whatsoever for the maintenance or upkeep of the Future Limited Ingress/Egress Easement.

8. Jasbo hereby specifically reserves the right to relocate the Future Limited Ingress/Egress Easement in order to accommodate its future development plans for the Jasbo Lands.

WITNESS the following signatures and seals:

JASBO, INC.

By: Beverley B. Shoemaker, Pres (SEAL)
Beverley B. Shoemaker, President

THE COUNTY OF FREDERICK, VIRGINIA

By: ORKM (SEAL)
Its: County Administrator 06311

STATE OF VIRGINIA, AT LARGE,
CITY/COUNTY OF Winchester, to-wit:

The foregoing instrument was acknowledged before me on the 7th day of June, 2005
by Beverley B. Shoemaker as President of Jasbo, Inc.

My commission expires 7/31/06

Phillip M. Neal
Notary Public

STATE OF VIRGINIA, AT LARGE,
CITY/COUNTY OF Frederick, to-wit:

The foregoing instrument was acknowledged before me on the 6th day of Dec, 2005
by John R. Riley, Jr. as County Administrator of The County of Frederick, Virginia.

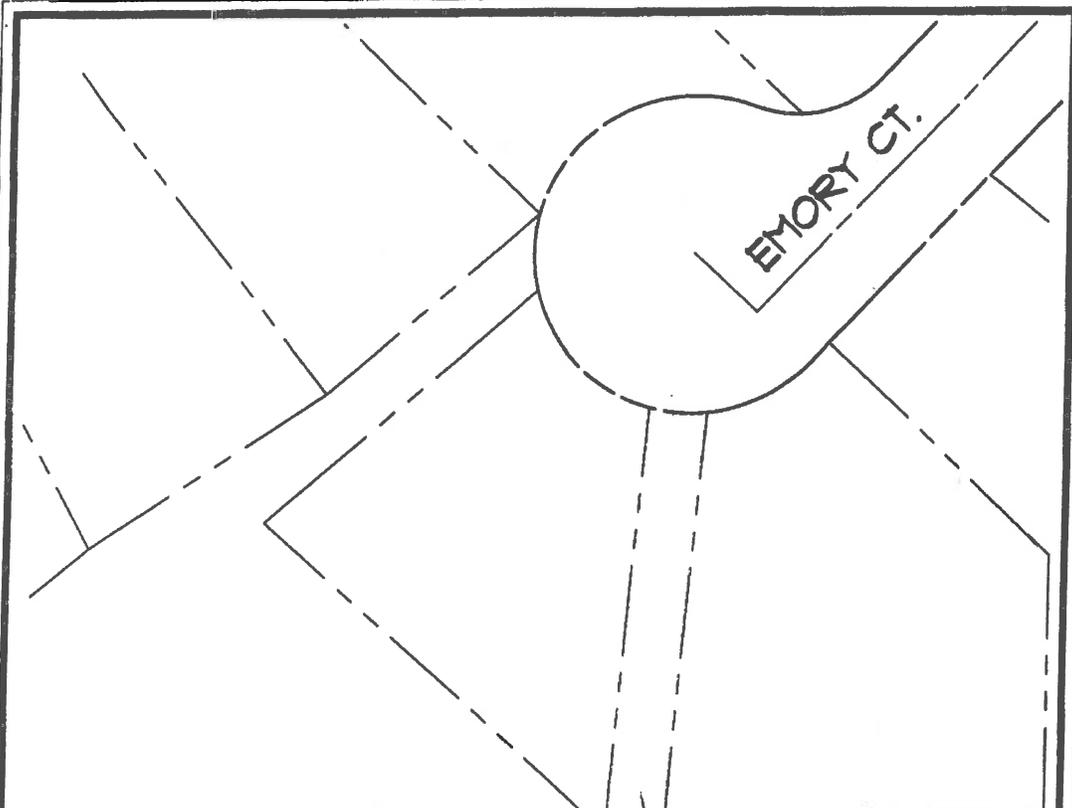
My commission expires July 31, 2005

Terence J. Price
Notary Public

Michael L. Bryan
9 Court Square
2nd Floor
Winchester, VA

MLB/pmn
c:\Deeds\Jasbo - Hege Limited Access Easement
11/16/05

0514



TM: 86-((A))-135
 COUNTY OF FREDERICK
 DB: 440, PAGE: 421
 ZONED: RA
 USE: PUBLIC PARK

FUTURE 20' EXCLUSIVE
 RESIDENTIAL ACCESS
 EASEMENT TO TAX MAP
 PARCEL 75-((A))-118

TM: 75-((A))-117A
 COUNTY OF FREDERICK
 DB: 441, PAGE: 97
 ZONED: RA
 USE: PUBLIC PARK

LANDGRANT LANE

TM 75-((A))-118
 HEGE, ABRAHAM E. & HELEN
 DB: 389, PAGE: 558
 ZONED: RA
 USE: SINGLE-FAMILY
 RESIDENTIAL



SCALE: 1" = 50'



EXHIBIT PLAT
 EXCLUSIVE RESIDENTIAL
 ACCESS EASEMENT

OPEQUON DISTRICT - FREDERICK COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: MAY 2005



Engineers
 Surveyors

GREENWAY ENGINEERING

151 Windy Hill Lane
 Winchester, Virginia 22602
 Telephone: (540) 662-4185
 FAX: (540) 722-9528
 www.greenwayeng.com

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COUNTY of FREDERICK

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

August 1, 2019

Mr. Thomas Moore Lawson
P.O. Box 2740
Winchester, Virginia 22604

**RE: Request for Historic Resources Advisory Board (HRAB) Comments
TowerCo – Conditional Use Permit Application
Property Identification Number (PIN): 75-A-118
Current Zoning District: RA (Rural Area)**

Dear Mr. Lawson:

Upon review of the proposed Conditional Use Permit Application, it appears that the proposal does not significantly impact historic resources and it is not necessary to schedule a formal review of the application by the HRAB. According to the Rural Landmarks Survey, there are no significant historic structures located on the property nor are there any possible historic districts in the vicinity. It was also noted that the National Park Service Study of Civil War Sites in the Shenandoah Valley does not identify a core battlefield within this area.

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

Sincerely,

Candice E. Perkins, AICP, CZA
Assistant Director

CEP/pd

C



MEMORANDUM

TO: Frederick County Planning Commission

FROM: M. Tyler Klein, AICP, Senior Planner 

SUBJECT: Ordinance Amendment – Telecommunications Facilities, Commercial – Public Hearing

DATE: January 2, 2020

The Board of Supervisors adopted the proposed changes to the *telecommunication facilities, commercial* requirements on December 18, 2019 which created a two-track process for review and approval of commercial telecommunication facilities (as enabled under the *Code of Virginia*). Following approval of the proposed ordinance amendment, the Board directed Staff to draft a subsequent amendment to further allow telecommunications facilities up to 100-feet (FT) in height in areas of the County located west of Interstate 81 (I-81) under “administrative review eligible” projects.

The proposed ordinance amendment to Chapter 165 – Zoning Ordinance, further provides an allowance for certain areas of the County that: *for any property located west of Interstate 81, any structure that is not more than 100 feet above ground level, provided that the structure with attached wireless facilities is (i) not more than 10 feet above the tallest existing utility pole located within 500 feet of the structure within the same public right-of-way or within the existing line of utility poles; (ii) not located within the boundaries of a local, state, or federal historic district; and (iii) designed to support small cell facilities is permitted*. All other sections of the recently adopted amendment remain unchanged. Staff notes areas west of I-81, as intended above, include the entirety of the Back Creek and Gainesboro magisterial districts and westernmost portions of the Stonewall magisterial district.

The proposed ordinance amendment enables smaller commercial telecommunications facilities in certain areas of the County to promote better internet service to underserved areas, specifically those areas west of I-81 where topography and existing vegetation may make the siting of wireless telecommunication infrastructure challenging. Administrative review eligible projects for telecommunication structures up to 100-FT in height will still require review and approval by the Zoning Administrator and building permit review and approval by the Department of Building Inspections prior to siting.

The attached document shows the existing ordinance with the proposed changes (with bold italic for text added). **This proposed amendment is being presented to the Planning Commission as**

a public hearing item. A recommendation by the Planning Commission to forward to the Board of Supervisors, on this proposed Zoning Ordinance text amendment is sought. Please contact Staff if you have any questions.

Attachments: 1. Revised ordinance with additions shown in bold underlined italics

MTK/pd

ARTICLE II
Supplementary Use Regulations; Parking; Buffers; and Regulations for Specific Uses

Part 204
Additional Regulations for Specific Uses

§ 165-204.19. Telecommunication facilities, commercial.

- A. Definitions. The terms used in this section shall have the same meanings as set out in Virginia Code Section 15.2-2316.3, unless the context requires a different meaning.
- B. Administrative review-eligible projects.
1. Notwithstanding any other provision of this Chapter, but subject to the requirements of this subsection, the following shall be permitted in all zoning districts:
 - a. any small cell facility [Va. Code § 15.2-2316.4];
 - b. any structure that is not more than 50 feet above ground level, provided that the structure with attached wireless facilities is (i) not more than 10 feet above the tallest existing utility pole located within 500 feet of the structure within the same public right-of-way or within the existing line of utility poles; (ii) not located within the boundaries of a local, state, or federal historic district; and (iii) designed to support small cell facilities [Va. Code §§ 15.2-2316.3 & 15.2-2316.4:1(A)]; ~~or~~
 - c. *for any property located west of Interstate 81, any structure that is not more than 100 feet above ground level, provided that the structure with attached wireless facilities is (i) not more than 10 feet above the tallest existing utility pole located within 500 feet of the structure within the same public right-of-way or within the existing line of utility poles; (ii) not located within the boundaries of a local, state, or federal historic district; and (iii) designed to support small cell facilities; or*
 - d. co-location of a wireless facility on the existing structure of a wireless facility that is not a small cell facility [Va. Code §§ 15.2-2316.3 & 15.2-2316.4:1(A)].
 2. Any person seeking to install a facility or structure identified in paragraph 1 of this subsection shall make application to the Zoning Administrator, accompanied by payment of a fee of \$100 each for up to five facilities or structures on the same application and \$50 each for each additional facility or structure on the same application. [Va. Code § 15.2-2316.4(B)(2)] The application shall be subject to consideration as follows:
 - a. The Zoning Administrator shall approve or disapprove the application within 60 days of receipt of the complete application. Within 10 days after receipt of an application and a valid electronic mail address for the applicant, the Zoning Administrator shall notify the applicant by electronic mail whether the application is incomplete and specify any missing information; otherwise, the application shall be deemed complete. Any disapproval of the application shall be in writing and accompanied by an explanation for the disapproval. The 60-day period may be extended by the Zoning Administrator in writing for a period not to exceed an additional 30 days. The application shall be deemed approved if the Zoning Administrator fails to act within the initial 60 days or an extended 30-day period. [Va. Code § 15.2-

2316.4(B)(1)]

- b. The Zoning Administrator shall only deny approval for the facility or structure on account of:
 - (i) material potential interference with other pre-existing communications facilities or with future communications facilities that have already been designed and planned for a specific location or that have been reserved for future public safety communications facilities, or
 - (ii) the public safety or other critical public service needs. Otherwise, the Zoning Administrator shall approve the facility or structure and the facility or structure does not require approval from the Planning Commission or the Board of Supervisors. [Va. Code § 15.2-2316.4(B)(4)]
- c. The applicant may voluntarily submit, and the Zoning Administrator may accept, conditions that address potential visual or aesthetic effects resulting from the placement, pursuant to this subsection, of a facility or structure. [Va. Code § 15.2-2316.4(B)(5)]

C. Standard process projects.

- 1. Except as provided in subsection B, no wireless facility or wireless support structure shall be sited, constructed, or operated except pursuant to a conditional use permit issued through the process defined in Part 103 of Article I of this Chapter. The issuance of a conditional use permit for the siting, construction, and operation of a wireless facility is permitted within the zoning districts specified in this Chapter, provided that, pursuant to Virginia Code § 15.2-2232(A), the general location or approximate location, character, and extent of such facilities are substantially in accord with the adopted Comprehensive Plan or part thereof and that adjoining properties, surrounding residential properties, land use patterns, scenic areas, and properties of significant historic value are not negatively impacted. [based on current intro to County Code § 165-204.19]
- 2. Any person seeking to install a facility or structure pursuant to this subsection shall make application to the Zoning Administrator, accompanied by payment of a fee of \$7,000. [Va. Code § 15.2-2316.4:1(B)(2) (“the fee shall not exceed the actual direct costs to process the application, including permits and inspection”)] The application shall be subject to consideration as follows and include the indicated information:
 - a. The Board of Supervisors shall approve or disapprove the application within 150 days of receipt of the complete application by the Zoning Administrator or such shorter period as required by federal law, unless the applicant and the Board agree to a longer period for approval or disapproval of the application. Within 10 days after receipt of an application and a valid electronic mail address for the applicant, the Zoning Administrator shall notify the applicant by electronic mail whether the application is incomplete and specify any missing information; otherwise, the application shall be deemed complete. [Va. Code § 15.2-2316.4:1(C)]
 - b. Information to be included with application:
 - i. A map depicting the search area used in siting the proposed facility or structure [Va. Code § 15.2-2316.4:2(D); based on current 165-204.19(A)(2)];
 - ii. Identification of all service providers and commercial telecommunications facility infrastructure within the search area [Va. Code § 15.2-2316.4:2(D); based on current 165-204.19(A)(3)];
 - iii. Confirmation that attempts to co-locate on existing structures have been made and, if such attempts were unsuccessful, the reasons so [Va. Code § 15.2-2316.4:2(D); based on current 165-204.19(A)(3)];

- iv. Documentation issued by the Federal Communications Commission indicating that the proposed facility is in compliance with the Federal Communications Commission's established ANSI/IEEE standards for electromagnetic field levels and radio frequency radiation [based on current 165-204.19(A)(4)];
 - v. An affidavit signed by the landowner and by the owner of the facility or structure stating that they are aware that either or both of them may be held responsible for the removal of the facility or structure as stated in subsection E [based on current 165-204.19(A)(5)]; and
 - vi. The applicant may voluntarily submit, and the Board may accept, conditions that address potential visual or aesthetic effects resulting from the placement of the facility or structure. [Va. Code § 15.2-2316.4:2(C)]
3. If the Board of Supervisors grants a conditional use permit under this subsection, the following standards shall then apply to any property on which a wireless facility or wireless support structure is sited, in order to promote orderly development and mitigate the negative impacts to adjoining properties, residential properties, land use patterns, scenic areas, and properties of significant historic value:
 - a. The Board may reduce the required setback distance for the wireless facility or wireless support structure as required by § 165-201.03(B)(8) of this Code if it can be demonstrated that the location is of equal or lesser impact. When a reduced setback is requested for a distance less than the height of the tower, a certified Virginia engineer shall provide verification to the Board that the wireless facility or wireless support structure is designed, and will be constructed, in a manner that if the wireless facility or wireless support structure collapsed the wireless facility or wireless support structure will be contained in an area around the wireless facility or wireless support structure with a radius equal to or lesser than the setback, measured from the center line of the base of the wireless facility or wireless support structure. In no case shall the setback distance be reduced to less than 1/2 the distance of the height of the wireless facility or wireless support structure.
 - b. Monopole-type construction shall be required for any new wireless facility or wireless support structure. The Board may allow lattice-type construction when existing or planned residential areas will not be impacted and when the site is not adjacent to identified historic resources.
 - c. No more than two signs shall be permitted on any wireless facility or wireless support structure. Such signs shall be limited to 1.5 square feet in area and shall be posted no higher than 10 feet above grade.
 - d. When lighting is required for a wireless facility or wireless support structure, dual lighting shall be utilized which provides daytime white strobe lighting and nighttime red pulsating lighting unless otherwise mandated by the Federal Aviation Administration or the Federal Communications Commission. Strobe lighting shall be shielded from ground view to mitigate illumination to neighboring properties. Equipment buildings and other accessory structures operated in conjunction with the wireless facility or wireless support structure shall utilize infrared lighting and motion-detector lighting to prevent continuous illumination.
 - e. Every wireless facility and wireless support structure shall be constructed with materials of a galvanized finish or be of a non-contrasting blue or gray unless otherwise mandated by the Federal Aviation Administration or the Federal Communications Commission.
 - f. Every wireless facility and wireless support structure shall be adequately enclosed to prevent access by persons other than employees of the service provider. Appropriate landscaping and opaque screening shall be provided to ensure that equipment buildings and other accessory

structures are not visible from adjoining properties, roads, or other rights-of-way.
[the entirety of the above subsection C(3) is based on current 165-204.19(B)]

4. If the Board of Supervisors denies a conditional use permit under this subsection, the Board shall:
 - a. Provide applicant with a written statement of the reasons for the denial [Va. Code § 15.2-2316.4:1(E)(1)];
 - b. Identify any modifications of which the County is aware that would permit it to approve the conditional use permit [Va. Code § 15.2-2316.4:1(E)(2)]; and
 - c. Have supporting substantial record evidence in a written record publicly released within 30 days of denial [Va. Code § 15.2-2316.4:1(F)(2)].
- D. Maintenance of existing facilities and/or structures and replacement of existing facilities and/or structures within a 6-foot perimeter with substantially similar or same size or smaller facilities and/or structures is exempt from fees and permitting requirements under this section. [Va. Code § 15.2-2316.4:3(A)]
- E. Any facility or structure permitted by this section that is not operated or used for a continuous period of 12 months shall be considered abandoned, and the owner of such facility or structure shall remove same within 90 days of receipt of notice from the Frederick County Department of Planning and Development. If the facility or structure is not removed within the ninety-day period, the County may remove the facility and a lien may be placed to recover expenses. [Va. Code § 15.2-2316.4(B)(6); based on current County Code § 165-204.19(B)(7)]

D



MEMORANDUM

TO: Frederick County Planning Commission

FROM: Candice E. Perkins, AICP, CZA, Assistant Director *CAP*

DATE: January 6, 2020

RE: **Discussion: 2020-2025 Capital Improvements Plan (CIP)**

The Capital Improvements Plan (CIP) is a document that consists of a schedule of major capital expenditures for the County for the ensuing five-year period, as well as, a category for long term projects (6 + years out). The CIP is intended to assist the Board of Supervisors in preparation of the County budget. In addition to determining priorities for capital expenditures, the County must also ensure that projects contained within the CIP conform to the Comprehensive Plan. Specifically, the projects are reviewed with considerations regarding health, safety, and the general welfare of the public, and the policies of the Comprehensive Plan. When the CIP is adopted, it becomes a component of the Comprehensive Plan.

The inclusion of projects on the CIP is in no way an indication that Frederick County will be undertaking these projects. The CIP is strictly advisory; it is intended for use as capital facilities planning document, not for requesting funding allocations. Once adopted, project priorities and cost estimates may change throughout the year based on changing circumstances. It is also possible that particular projects may not be funded during the year that is indicated in the CIP. The status of any project becomes increasingly uncertain the further in the future it is projected. The CIP is also updated annually, and projects are removed from the plans as they are completed or as priorities change.

CIP Components

The CIP provides project recommendations from various County Agencies and tables that outline the projects and cost estimates for the projects. Within the tables, columns for each year show the funding needs that would be requested in the corresponding budget cycle. In addition, those projects that are long range projects have been placed at the end of the CIP table, outside of the five-year window. The CIP includes three separate tables; the first table shows County funded projects and the second and third tables cover Transportation projects and Airport projects which are primarily funded through other sources.

The CIP includes a total of 82 projects, including several new projects. Projects within the CIP are for: Schools, Parks and Recreation, Regional Library, County Administration, Fire and Rescue, Sheriff's Office, Transportation and Winchester Regional Airport.

Background – Discussions

On December 9, 2019, the Comprehensive Plans and Programs Committee (CPPC) discussed the 2020-2025 CIP capital improvement project requests. The role of the CPPC in the CIP process was to ensure that the various departmental project requests are in conformance with the 2035 Comprehensive Plan. Following the CPPC discussion, the Committee endorsed the CIP and endorsed its conformance with the County's Comprehensive Plan. The CPPC forwarded the CIP to the Planning Commission for discussion.

Conclusion

Staff is seeking a recommendation from the Planning Commission to the Board of Supervisors regarding the 2020-2025 CIP. It is also the role of the Planning Commission to affirm that the 2020-2025 CIP is in conformance with the 2035 Comprehensive Plan.

Please find attached the Draft 2020-2025 CIP with applicable text, tables and maps. More detailed information regarding the individual department requests is available digitally and may be forwarded to you directly if requested.

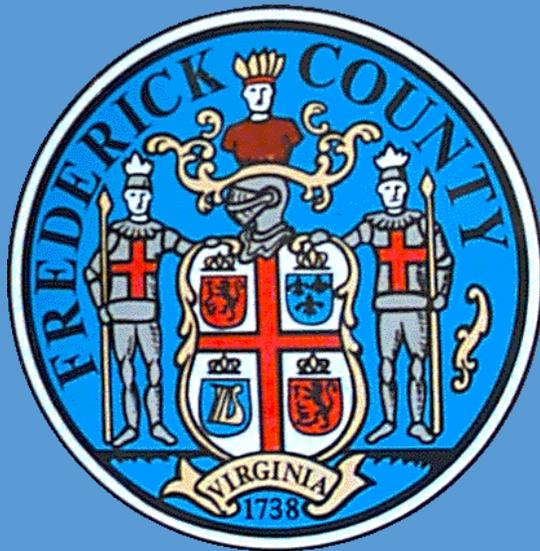
If adopted, the CIP and included maps will become a component of the Comprehensive Plan, which would satisfy the review requirement of Section 15.2-2232 of the Code of Virginia, which states that no public facility shall be constructed unless said facility is a "feature shown" within a jurisdiction's comprehensive plan.

Please contact the Planning Department should you have any questions regarding this information.

CEP/pd

Attachment

FREDERICK COUNTY, VIRGINIA 2020-2025 CAPITAL IMPROVEMENT PLAN



Adopted by the
Frederick County
Board of Supervisors
TBD

Recommended by the
Frederick County
Planning Commission
TBD

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**CAPITAL IMPROVEMENTS PLAN
FREDERICK COUNTY
FY 2020-2025**

INTRODUCTION

Section §15.2-2239 of the Code of Virginia assigns the responsibility for preparation of plans for capital outlays to the local Planning Commissions. The Capital Improvements Plan (CIP) consists of a schedule for major capital expenditures for the County for the ensuing five years.

The CIP is updated annually. Projects are removed from the plans as they are completed or as priorities change. The plan is intended to assist the Board of Supervisors in preparation of the County budget. In addition to determining priorities for capital expenditures, the County must also ensure that projects contained within the CIP conform to the Comprehensive Plan. Specifically, the projects are reviewed with considerations regarding health, safety, and the general welfare of the public, and the policies of the Comprehensive Plan. Once the CIP is adopted, it becomes a component of the 2035 Comprehensive Plan and provides a link between the documents and potential proffered contributions made with future rezoning projects.

The inclusion of projects to the CIP is in no way an indication that Frederick County will be undertaking these projects. The CIP is strictly advisory; it is intended for use, as a capital facilities planning document, not for requesting funding allocations. Once adopted, project priorities may change throughout the year based on changing circumstances. It is also possible that particular projects may not be funded during the year that is indicated in the CIP. The status of any project becomes increasingly uncertain the further in the future it is projected.

PROJECT RECOMMENDATIONS

Frederick County Public Schools

Frederick County Public Schools continue to commence and complete capital projects that have been priorities from previous years. The top capital improvement priority for the Schools is the construction of the New High School. The James Wood High School additions and renovations is the second highest priority, followed by the Armel Elementary School addition and renovation. Other schools included for renovation and addition projects include Indian Hollow Elementary School, Sherando High School and Apple Pie Ridge Elementary School. The School Board Office renovation and expansion is also on the School's CIP.

Parks & Recreation

The top capital improvement priority for Parks and Recreation is the Abrams Creek Greenway Trail. This facility would provide recreational opportunities for residents of this corridor along with the surrounding communities and was emphasized in the Senseny/Eastern Frederick Urban Areas Plan completed during 2012. Other top priorities include the Snowden Bridge Park development, a community center and the Indoor Aquatic Center.

Handley Regional Library

The Handley Regional Library recommends three projects. The library's top priority is a new library branch in the Gainesboro area. The two remaining projects request that funding be provided for new library branches throughout the County which include the areas of Senseny/Greenwood Road and Route 522 South; both of which are anticipated to be located within the UDA (Urban Development Area) in locations consistent with the approved area plans - the Senseny/Eastern Frederick Area Plan, and the Southern Frederick Area Plan.

County Administration

There is one request from Public Works – the Gore Convenience site expansion. The County Office Annex (Former Sunnyside Plaza Shopping Center) is the second priority, followed by the joint County Administration and School Administration Building and the future replacement of the Joint Judicial Center remain in the CIP.

General Government Capital Expenditures is also included in the CIP – this item enhances the connection between the CIP and proffered contributions made to mitigate the impacts of development projects. This item addresses those general government capital expenditures that may fall below the established \$100,000 departmental threshold. This is similar to the approach taken for Fire and Rescue Capital Equipment (see Fire and Rescue descriptions).

Fire and Rescue

The top project for the Fire and Rescue is the construction of the Regional Public Safety Training Center. The construction of Fire & Rescue Station #22 in the vicinity of Route 277, with the ability to provide an annex facility for other County-related offices is the second project. Fire and Rescue has also included a project which provides for the capital apparatus needs of this facility. Project four includes the construction of Station #23, a new facility located in the vicinity of Crosspointe that would also provide the ability for an annex facility for other County-related offices.

Fire and Rescue Volunteer Company Capital Equipment Requests

The revolving fund in the amount of \$1,000,000 for the benefit of Fire and Rescue Services was established remains a component of the CIP. This capital expenditure fund is for purchasing additional and replacement capital equipment fire and rescue vehicles and equipment that may fall below the guidelines established by the Finance Committee. It was determined that the inclusion of such a project would be beneficial in ensuring that this significant capital expense is identified in the County’s capital planning and budget process. This project is primarily for the benefit of the individual Volunteer Fire and Rescue Companies. Individual Fire and Rescue Companies previously identified their own capital requests which have been added to the CIP in a lump sum amount. Each of the capital requests meet the \$100,000 guideline established by the Finance Committee.

Greenwood Fire Station has included a request for a renovation of the station and a parking lot update and Middletown Station is seeking to demolish their existing structure and build a new station.

Sheriff’s Office

The Sheriff’s Office has included four projects in their CIP. The top project is the construction of an eight-bay steel storage building for housing of large specialized vehicles that require coverage due to their equipment and specialized tools. Other projects include 25 new patrol vehicles, 25 Motorola 8500 mobile radios and 25 Motorola 800 portable radios.

Transportation Committee

The Transportation Committee continues to provide project requests for the CIP. Virginia State Code allows for transportation projects to be included within a locality's CIP. Funding for transportation project requests will likely come from developers and revenue sharing. Implementation of transportation projects does not take away funding for generalized road improvements.

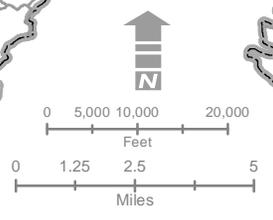
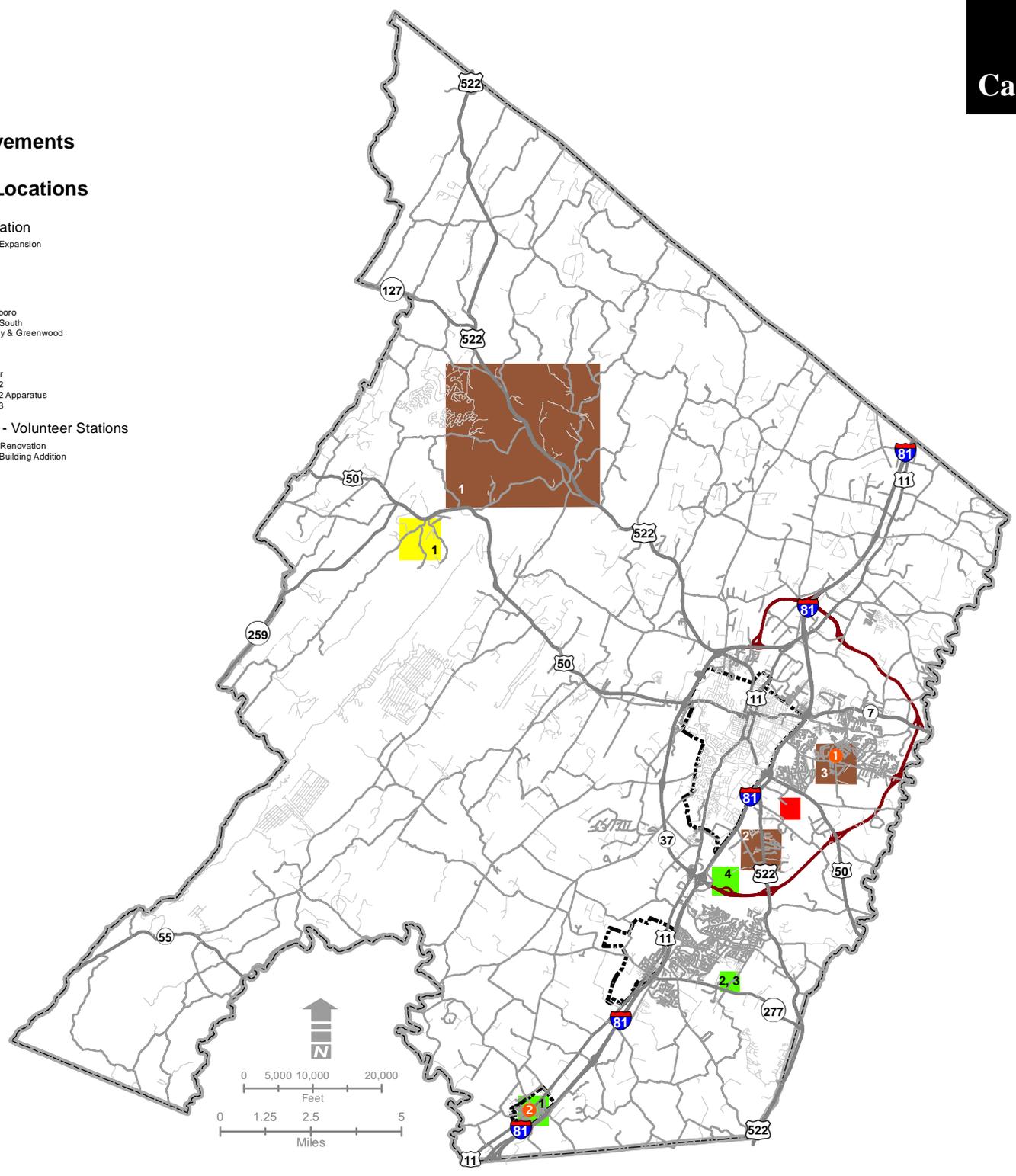
The Transportation Committee has requested funding for 21 projects. The top three requests include Route 277 improvements, Crossover Boulevard/Bridge over I-81 and Exit 313 Bridge Replacement and Capacity Improvements. The inclusion of the Eastern Road Plan Improvements item once again emphasizes the connection between the CIP and potential proffered contributions made with rezoning projects which are aimed at mitigating potential transportation impacts identified in the Comprehensive Plan.

Winchester Regional Airport

Funding for airport projects is derived through a complex formula where the federal and state governments contribute a majority of the funding, with Frederick County and the other jurisdictions providing the remaining funding. The construction of a new general aviation terminal to support future airport operations continues to be number one in the CIP, followed by the Taxiway "A" Relocation (design/construction). A number of other projects focus on land acquisition in support of airport development to meet Federal Aviation requirements for general aviation facilities. The vast majority of the funding for these improvements comes from the FAA and VDA.

**2020 - 2025
Capital Improvements
Specific or
Approximate Locations**

- County Administration**
 - 1 Gore Convenience Site Expansion
- Airport**
- Library**
 - 1 Library Branch - Gainesboro
 - 2 Library Branch - Rt 522 South
 - 3 Library Branch - Senseny & Greenwood
- Fire & Rescue**
 - 1 Regional Training Center
 - 2 Fire & Rescue Station 22
 - 3 Fire & Rescue Station 22 Apparatus
 - 4 Fire & Rescue Station 23
- Fire & Rescue - Volunteer Stations**
 - 1 Greenwood Station Renovation
 - 2 Middletown Station Building Addition



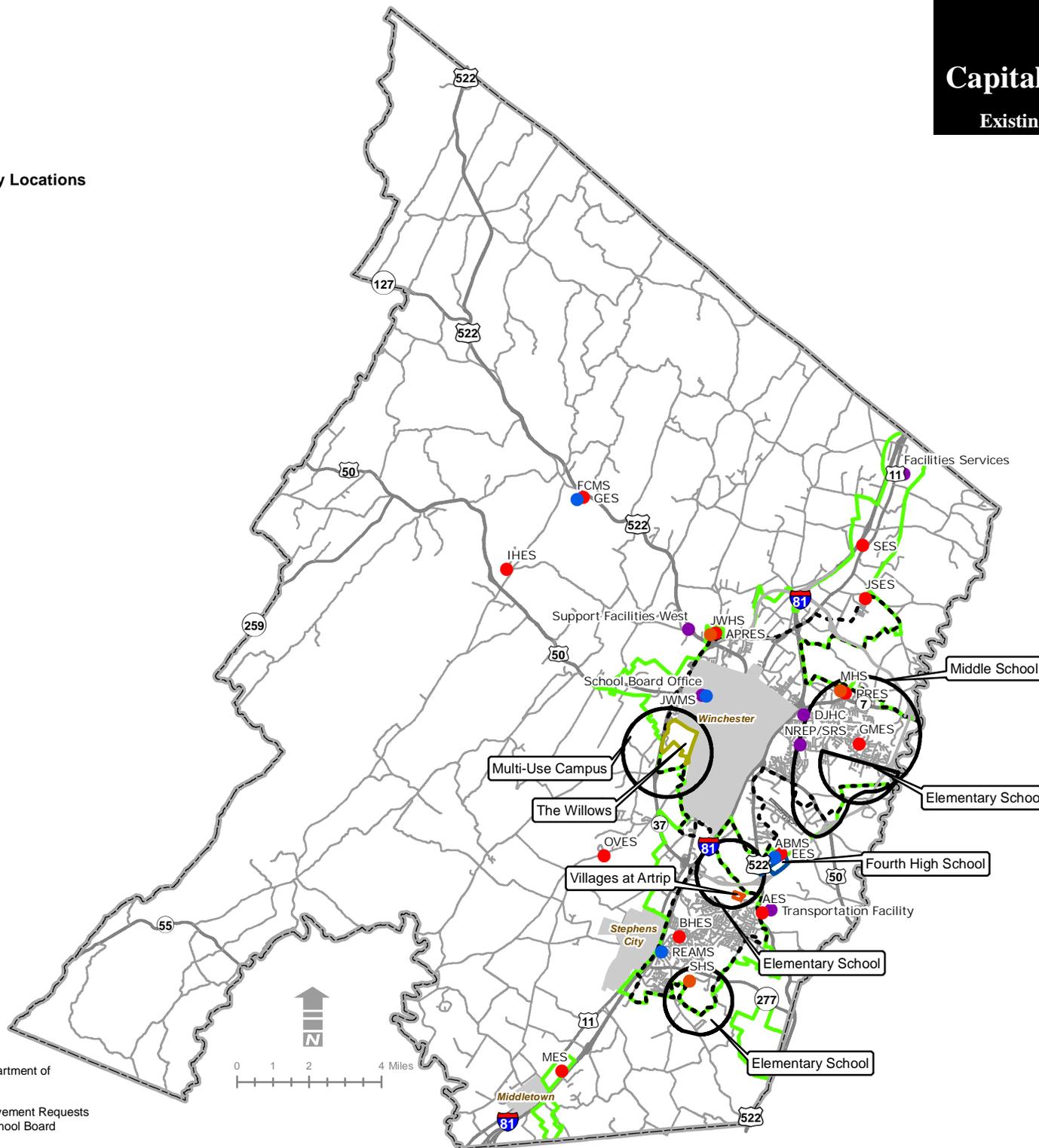
2020 - 2025 Frederick County Capital Improvements Plan

Existing and Potential School Locations

- High Schools
- Middle Schools
- Elementary Schools
- Support Facilities

Potential School Facility Locations

- Potential School Locations
- Purchased Land
- Proffered Land
- Potential Proffer
- Urban Development Area
- SWSA



Note:
Created by Frederick County Department of
Planning & Development

Map represents the Capital Improvement Requests
submitted by Frederick County School Board
12/2/19

School Locations
Are Most
Appropriate
Within the UDA

2020 - 2025 Frederick County Capital Improvements Plan New Parks/Rec Locations

Proposed Parks

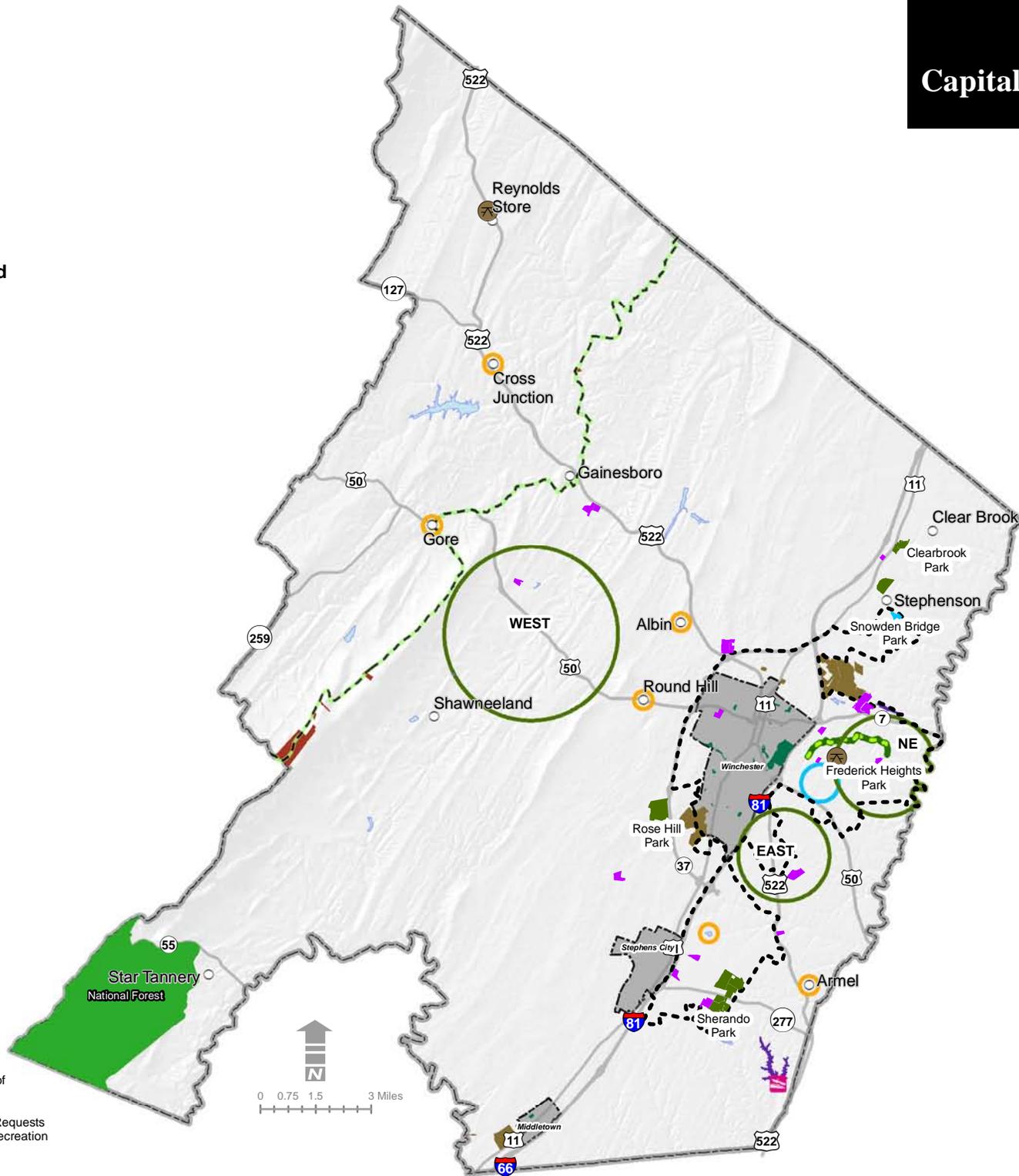
-  District
-  Community
-  Neighborhood
-  Abrams Creek Trail

Existing County Parks

-  District Park
-  Community Park
-  Neighborhood Park

Publicly Accessible Land

-  Federal
-  State
-  Battlefield
-  Non-Profit
-  Local Park
-  Tuscarora Trail
-  School
-  Public Boat Launch
-  Urban Development Area



Note:
Created by Frederick County Department of
Planning & Development

Map represents the Capital Improvement Requests
submitted by the Department of Parks & Recreation
11/27/2019

2020 - 2025 Frederick County Capital Improvement Plan Transportation Projects

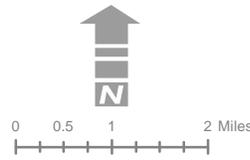
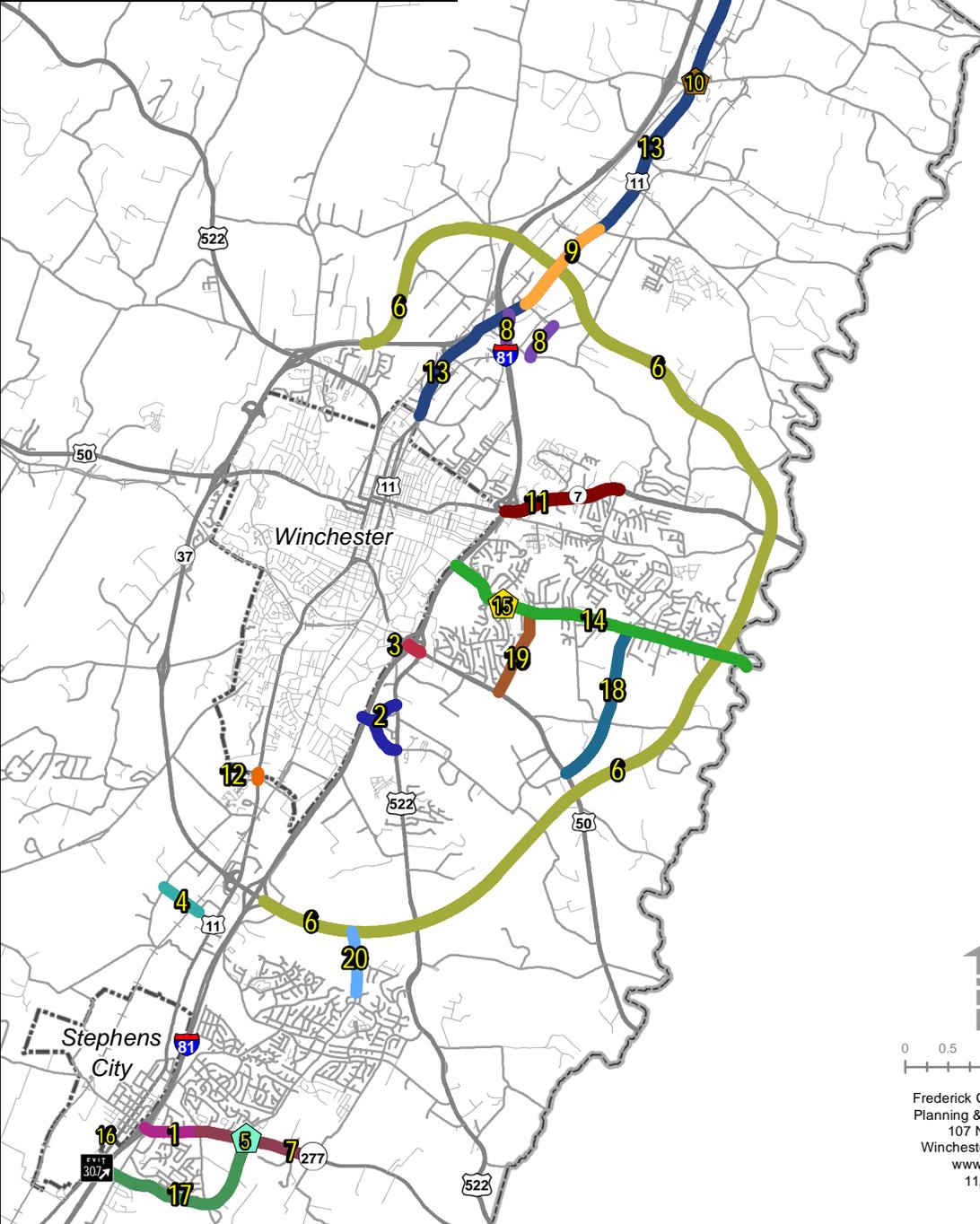
2020 - 2025 Capital Improvement Plan Transportation Projects

Funded Priorities

-  1. ROUTE 277 WIDENING & SAFETY IMPROVEMENTS (PH 1)
-  2. CROSSOVER BLVD & BRIDGE OVER I-81
-  3. EXIT 313 BRIDGE REPLACEMENT & CAPACITY IMPROVEMENTS
-  4. RENAISSANCE DR, PHASE 2
-  5. ROUTE 277; RT TURN LANE EXTENSION AT WARRIOR DR

Unfunded Priorities

-  6. CONTINUE ROUTE 37 PLANNING & ENGINEERING WORK
-  7. ROUTE 277 WIDENING & SAFETY IMPROVEMENTS (PH 2)
-  8. REDBUD RD & EXIT 317 INTERCHANGE IMPROVEMENTS
-  9. ROUTE 11 N WIDENING FROM SNOWDEN BRIDGE BLVD TO OLD CHARLESTOWN RD
-  10. BRUCETOWN RD/ HOPEWELL RD; ALIGNMENT AND INTERSECTION
-  11. ROUTE 7 CORRIDOR IMPROVEMENTS FROM EXIT 315 TO GREENWOOD RD
-  12. ROUTE 11 S WIDENING & INTERSECTION IMPROVEMENTS FROM CITY LIMITS TO OPEQUON CHURCH LN
-  13. ROUTE 11 N OF WINCHESTER WIDENING TO WV LINE
-  14. SENSENY RD WIDENING
-  15. SENSENY RD; TURN LANES AT CRESTLEIGH DR
-  16. I-81 EXIT 307 RELOCATION
-  17. WARRIOR DR EXTENSION TO NEW EXIT 307
-  18. CHANNING DR EXTENSION TO ROUTE 50
-  19. INVERLEE WAY; CONNECTION FROM SENSENY RD TO ROUTE 50
-  20. WARRIOR DR EXTENSION FROM ROUTE 37
-  21. EASTERN ROAD PLAN IMPROVEMENTS



Frederick County Dept of
Planning & Development
107 N Kent St
Winchester, VA 22601
www.fcva.us
11/27/19

THE CIP TABLES - CONTENT DESCRIPTIONS

The Capital Improvements Plan tables, on the following four pages, contains a list of the capital improvement projects proposed for the ensuing five years. A description of the information in this table is explained below.

Projects Ranked by Department - The priority rating assigned by each agency or department for their requested projects.

County Contribution - The estimated dollar value that will be contributed for each project. This value is listed by individual fiscal years and by total contributions over the five-year period. The total contribution column, located to the right of the fiscal year columns, does not include debt service projections.

Notes - Indicates the footnotes that apply to additional funding sources for particular projects.

Total Project Costs - The cost for each project, including the County allocations and other funding sources.

PROJECT FUNDING

The projects included in Table 1 have a total projected cost to the County of \$316,734,418, this figure excludes Airport requests and transportation projects as these are primarily funded through other sources.

While the CIP is primarily used to cover the next five years, much of the project costs have been identified beyond the next five years.

- School projects are funded through a combination of loans from the Virginia Public School Authority and the Virginia Literary Fund.
- Funding for Parks and Recreation Department projects will come from the unreserved fund balance of the County. The Parks and Recreation Commission actively seeks grants and private sources of funding for projects not funded by the County.
- The inclusion of transportation projects to the CIP is in no way an indication that Frederick County will be undertaking these projects. Funding projects will continue to come from a combination of state and federal funds, developer contributions, and revenue sharing.
- Airport projects will be funded by contributions from the federal, state, and local governments. The local portion may include contributions from Frederick, Clarke, Shenandoah, Warren Counties, and the City of Winchester.

Table 1 - 2020-2025 Capital Improvement Plan Requests

Table 1 - 2020-2025 Capital Improvement Plan Requests											
		Contribution Per Fiscal Year									
	Projects - Ranked by Department	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025+	Long Range Comprehensive Plan Projects	County Contributions	Notes	Total Project Costs
Department		Ensuing Fiscal Year	Year 2	Year 3	Year 4	Year 5	Beyond Year 6+				
Public Schools								<i>Please refer to the map identifying future school sites for additional school sites located throughout the County.</i>			
	Fourth High School	\$10,000,000	\$44,600,000	\$42,000,000	\$3,000,000				\$99,600,000		\$99,600,000
	James Wood High School Additions/Renovations		\$21,000,000	\$20,000,000	\$20,000,000	\$5,000,000			\$66,000,000		\$66,000,000
	Armel Elementary School Renovation/Expansion		\$4,000,000	\$5,600,000	\$4,000,000				\$13,600,000		\$13,600,000
	Indian Hollow Elementary School Renovation		\$6,000,000	\$2,000,000					\$8,000,000		\$8,000,000
	School Board Office Renovation/Expansion										TBD
	Sherando High School Renovation/Expansion										TBD
	Apple Pie Ridge Elementary School Phase 2 Renovation										TBD
	Total	\$10,000,000	\$75,600,000	\$69,600,000	\$27,000,000	\$5,000,000	\$0		\$187,200,000		\$187,200,000
Parks & Recreation	Abrams Creek Greenway Trail	\$101,000	\$479,985	\$508,915	\$1,210,000				\$1,630,000		\$3,929,900
	Snowden Bridge Park Development	\$2,310,000							\$2,310,000		\$2,310,000
	Community Center		\$617,033	\$8,814,750					\$9,431,783		\$9,431,783
	Indoor Aquatic Facility	\$795,270	\$11,361,000						\$12,156,270		\$12,156,270
	Sherando/Clearbrook Water Slide/Spray Ground/Building Renovation		\$970,000						\$970,000		\$970,000
	Gym Addition Jordan Springs Elementary	\$66,150	\$1,323,000						\$1,389,150		\$1,389,150
	Sherando SH Park Area 1 Rec Access Phase 2	\$87,465	\$1,249,500						\$1,336,965		\$1,336,965
	Sherando SH Softball Complex	\$108,266	\$1,546,650						\$1,654,916		\$1,654,916
	Sherando SH Park Area 3 Development		\$103,000	\$2,257,500					\$2,360,500		\$2,360,500
	Sherando Playground Replacement		\$350,000	\$300,000	\$150,000	\$250,000			\$1,050,000		\$1,050,000
	Sherando SH Baseball Field Lighting Upgrade		\$898,800						\$898,800		\$898,800
	Community Park			\$1,040,000	\$1,154,000				\$2,194,000		\$2,194,000
	Neighborhood Parks			\$293,000	\$580,000			\$4,131,000	\$5,004,000		\$5,004,000
	Regional Parks				\$5,400,000	\$4,110,000		\$6,320,000	\$12,393,000		\$15,830,000
	Sherando S. Sherando Park Development					\$2,346,750			\$2,346,750		\$2,346,750
	National Guard Armory Gym Addition				\$600,000				\$600,000		\$600,000
Sherando Fleet Vehicles						\$325,000		\$322,000		\$325,000	
Sherando SH Park Area 1 and 2 Development				\$3,283,350						\$3,283,350	
Sherando Indoor Ice Rink							\$6,600,000			\$6,600,000	
	Total	\$3,468,151	\$18,898,968	\$13,214,165	\$12,377,350	\$6,706,750	\$325,000	\$17,051,000	\$58,048,134		\$73,671,384

		Contribution Per Fiscal Year						Long Range Comprehensive Plan Projects	County Contributions	Notes	Total Project Costs
	Projects - Ranked by Department	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025+				
Regional Library	Gainesboro Library		\$155,023	\$1,340,000	\$225,736	\$128,275			\$1,849,034		\$1,849,034
	Senseny/Greenwood Library								TBD		TBD
	522 South Library								TBD		TBD
	Total	\$0	\$155,023	\$1,340,000	\$225,736	\$128,275	\$0		\$1,849,034		\$1,849,034
County Administration	Gore Convenience Site Expansion	\$35,000	\$955,000						\$990,000	E	\$990,000
	County Office Annex (Sunnyside)						TBD		TBD		TBD
	General Government Capital Expenditures	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000			\$1,000,000	E	\$1,000,000
	County/School Board Administration Building						TBD		TBD	E	TBD
	Joint Judicial Center New Facility						TBD		TBD		TBD
Total	\$235,000	\$1,155,000	\$200,000	\$200,000	\$200,000	\$0		\$1,990,000			\$1,990,000
Fire & Rescue	Regional Training Center	\$75,000	\$100,000	\$1,250,000	\$10,000,000	\$9,500,000		\$10,250,000	\$31,175,000		\$31,175,000
	Fire Station 22		\$400,000	\$1,500,000	\$1,500,000				\$3,400,000		\$3,400,000
	Station 22 Apparatus			\$250,000	\$850,000				\$1,100,000		\$1,100,000
	Fire Station 23		\$550,000	\$2,150,000	\$1,000,000				\$3,700,000		\$3,700,000
	Total	\$75,000	\$1,050,000	\$5,150,000	\$13,350,000	\$9,500,000	\$0	\$10,250,000	39,375,000		
Fire & Rescue Company Capital Requests	Fire & Rescue Capital Equipment	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000			\$1,000,000	E	\$1,000,000
	Fire & Rescue Company Capital Requests including capital equipment requests										
	Greenwood Fire Station renovation	\$650,000									\$650,000
	Greenwood Fire Station - Parking Lot Update		\$270,000								\$270,000
	Middletown Station Building Replacement	\$100,000	\$3,500,000								\$3,600,000
Total	\$950,000	\$3,970,000	\$200,000	\$0	\$200,000	\$0	\$0	\$0	1,000,000		\$5,520,000
Sheriffs Office	Eight Bay Building	\$379,000							\$379,000		\$379,000
	Replacement Vehicles	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000			\$4,750,000		\$4,750,000
	Mobile Radios	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000			\$1,000,000		\$1,000,000
	Portable Radios	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000			\$1,000,000		\$1,000,000
	Total	\$1,729,000	\$1,350,000	\$1,350,000	\$1,350,000	\$1,350,000	\$0	\$0	7,129,000		
Total	\$16,457,151	\$102,178,991	\$91,054,165	\$54,503,086	\$23,085,025	\$325,000	\$27,301,000	\$296,591,168			\$316,734,418

Other Funding Sources:

E= Partial funding anticipated through development & revenue sources
TBD= To be Determined

Table 2 - Transportation Projects - CIP Requests											
		Contribution Per Fiscal Year									
	Projects - Ranked by Agency	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025+	Long Range Comprehensive Plan Projects	County/VDOT/Private Contributions	Notes	Total Project Costs
		Ensuing Fiscal Year	Year 2	Year 3	Year 4	Year 5	Beyond Year 6+				
Funded Priorities											
	Route 277, Fairfax Pike, Widening and Safety Improvements (ph 1)	\$35,934,878							\$35,934,878	E	\$35,934,878
	Crossover Blvd and Bridge over 81	\$20,000,000							\$20,000,000	E	\$20,000,000
	Exit 313 Bridge Replacement and Capacity Improvements	\$34,100,000							\$34,100,000	E	\$34,100,000
	Renaissance Drive, Phase 2	\$4,100,000							\$4,100,000	E	\$4,100,000
	Route 277 right turn extension Warrior Drive	\$476,644							\$476,644	E	\$476,644
Unfunded Priorities											
	Route 37 Engineering & Construction							\$750,000,000	\$750,000,000	E	\$750,000,000
	Route 277, Fairfax Pike, Widening and Safety Improvements (ph 2)							\$25,428,550	\$25,428,550	E	\$25,428,550
	Redbud Road Realignment and Exit 317 Interchange Improvements							\$11,239,132	\$11,239,132	E	\$11,239,132
	Widening of Route 11 North (ph 1)							\$28,346,120	\$28,346,120	E	\$28,346,120
	Brucetown/Hopewell Realign.							\$8,000,000	\$8,000,000	E	\$8,000,000
	Route 7 Corridor Improvements Exit 315 to Greenwood							\$5,000,000	\$5,000,000		\$5,000,000
	Route 11 S Widening and Intersection Improvements from Winchester City Limits to Opequon Church Lane							\$3,300,000	\$3,300,000	E	\$3,300,000
	Widening of Route 11 North (ph2)							\$192,000,000	\$192,000,000	E	\$192,000,000
	Senseny Road Widening							\$67,000,000	\$67,000,000	E	\$67,000,000
	Senseny Road turn lanes/improvements Crestleigh Drive							\$2,548,579	\$2,548,579	E	\$2,548,579
	I-81 Exit 307 Relocation with 4 In connection to Double Church and Stephens City Bypass							\$234,255,469	\$234,255,469	E	\$234,255,469
	Warrior Drive Extension (south)							\$47,000,000	\$47,000,000	E	\$47,000,000
	Channing Drive Extension							\$45,000,000	\$45,000,000	E	\$45,000,000
	Inverlee Way							\$27,300,000	\$27,300,000	E	\$27,300,000
	Warrior Drive Extension (Crosspointe south)							\$33,500,000	\$33,500,000	E	\$33,500,000
	Eastern Road Plan Improvements							TBD	TBD	E	TBD
Total		\$94,611,522	\$0	\$0	\$0	\$0	\$0	\$1,479,917,850	\$1,574,529,372		\$1,574,529,372

Other Funding Sources: E= Partial funding anticipated through development & revenue sources

The inclusion of transportation projects to the CIP is in no way an indication that Frederick County will be undertaking these projects. Funding projects will continue to come from a combination of state and federal funds, developer contributions, and revenue sharing

Table 3 - Winchester Reginal Airport CIP Requests										
Projects - Ranked by Agency	Contribution Per Fiscal Year						Long Range Comprehensive Plan Projects	County Contributions	Notes	Total Project Costs
	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025+				
	Ensuing Fiscal Year	Year 2	Year 3	Year 4	Year 5	Beyond Year 6+				
New Aviation Terminal	\$1,990,000	\$4,400,000	\$85,400						A,B,C	\$6,475,400
Taxiway "A" Relocation Design/Construction		\$3,930,000	\$3,750,000	4,050,000	\$4,190,000				A,B,C	\$15,920,000
Land Parcel 64B-A-51 (Moreland)			\$175,000						A,B,C	\$175,000
Land Parcel 64-A-69 (Robertson)		\$160,000							A,B,C	\$160,000
Land Parcel 64B-A-33A (Beaver)		\$125,000							A,B,C	\$125,000
Land Parcel 64B-A-40 (Rosenberger)		\$175,000							A,B,C	\$175,000
Land Parcel 64-A-60 (Cooper)		\$200,000							A,B,C	\$200,000
Land Parcel 64-A-64 (Hott)		\$160,000							A,B,C	\$160,000
North Side Access Road					\$700,000				A,B,C	\$700,000
Fuel Storage Facility				\$600,000					A,C	\$600,000
RPZ Land Services					\$150,000				A,B,C	\$150,000
Land Parcel 64B-A-52 (Lee)					\$175,000				A,B,C	\$175,000
Land Parcel 64-A-59 (Kyle)					\$175,000				A,B,C	\$175,000
Acquire Easements					\$100,000				A,B,C	\$100,000
Northside Site Prep				\$500,000					A,B,C	\$500,000
Total	\$1,990,000	\$9,150,000	\$4,010,400	\$5,150,000	\$5,490,000	\$0				\$25,790,400

A= Partial funding from VA Dept. of Aviation

B= Partial funding from FAA

C = Partial local funding (% split between Frederick County and Winchester based on Weldon Cooper figures)

*Airport projects will be funded by contributions from the federal, state, and local governments. The local portion may include contributions from Frederick, Clarke, Shenandoah, and Warren Counties, and the City of Winchester.

APPENDIX

PROJECT DESCRIPTIONS

Frederick County Public Schools Project Priority List

PRIORITY 1 - Fourth High School

Description: The new high school project will serve students grades 9-12, have a program capacity of 1,600 students, and will address anticipated growth in high school student enrollment in the school division. The site is located at the end of Justes Drive behind Admiral Byrd MS. This school will be designed for collaborative education, similar to Frederick County MS, with a variety of learning spaces to meet the needs of a variety of learning styles and to impart skills necessary in today's working world.

Capital Cost: \$99,600,000

Justification: This project will address expected growth in high school student enrollment in the school division over the next several years. We propose to open the new high school in the fall of 2024. We project that enrollment in the high schools by that time will be 4,809 students. High school program capacity is currently 3,785 students, a difference of 1,024.

Construction Schedule: Open August 2024

PRIORITY 2 – James Wood High School Renovations and Additions

Description: James Wood High School opened in 1980 and has served as a high school since that time. The school contains 234,095 square feet and has a program capacity of 1,200 students. The building serves grades 9-12. The building is in good condition; however, several major areas need to be addressed in a renovation. Foci of the renovation will include modification of instructional areas to support modern, student-centered instructional delivery, mechanical, electrical, plumbing, technology, finishes, and site.

Capital Cost: \$66,000,000

Justification: James Wood High School is 39 years old. Renovations and additions are needed to a number of areas to support effective, economical, and efficient operation of the school for years to come. This school will be renovated to be more like the 4th HS, the new Frederick County MS, and the Aylor MS replacement, with a variety of learning spaces to meet the needs of a variety of learning styles and to impart skills necessary in today's working world.

Construction Schedule: Open August 2025

PRIORITY 3 - Armel Elementary School Addition and Renovation

Description: Armel ES opened in 1991 and has served continuously as a K-5 elementary school since that time. The school contains 70,281 square feet and has a program capacity of 558 students. As of September 15, 2019, the school has 646 students. Eight classrooms will be added to Armel ES, to accommodate the additional growth at Lake Frederick. The existing facility will be updated as needed and core areas partially renovated to serve the additional students.

Capital Cost: \$13,600,000

Justification: Armel Elementary School is in good condition; however, growth in the attendance zone will need to be addressed through the addition of classrooms to the facility

Construction Schedule: Open August 2024

PRIORITY 4 – Indian Hollow Elementary School Renovation

Description: Indian Hollow Elementary School opened in 1988 and has served continuously as an elementary school since that time. The school contains 59,065 square feet and has a program capacity of 405 students. Currently the building serves grades K-5. This renovation needs to address the exterior wall, windows, & doors, HVAC, and life safety systems. Repairing the exterior wall is a pressing need.

Capital Cost: \$8,000,000

Justification: Indian Hollow Elementary School is 31 years old and renovation is needed to these few areas to empower FCPS staff to operate the building economically and efficiently until a full renovation can be accomplished.

Construction Schedule: Open August 2023

PRIORITY 5 – Administrative Office Renovation and Expansion

Description: Frederick County Public Schools' administration has been located at the old Kline Elementary School building since 1983. Before the building was converted to offices, it served as a school starting in 1961. The facility contains 27,992 square feet, including the 5,000 square foot Annex and the 2,400 square foot Finance Addition, but not including the four modular classroom units that are used for offices and workspace.

Capital Cost: TBD

Justification: The 58-year-old Administrative Offices building does not have enough office and meeting space, needs technology upgrades, and improvements to the plumbing and electrical systems to meet modern code. Meeting space is at a premium, as we

have only 1 sizeable meeting room. There are also building security and asbestos issues. These issues will become more pressing as the district (and therefore the staff) grows.

Construction Schedule: Open August 2025

PRIORITY 6 – Sherando High School Renovations and Addition

Description: Sherando High School opened in 1993. The facility contains 239,517 square feet and has a program capacity of 1,285 students serving grades 9-12. Several major areas need to be addressed in a renovation, including reorganization and addition of classroom and storage space to better equip the building to support collaborative education. Because we want the facility to last another 30 years, facility infrastructure will be renewed and updated, and finishes will be refreshed. Other areas to be addressed are security, traffic safety, and gender equity in athletic facilities.

Capital Cost: TBD

Justification: Sherando is 26 years old and will be at least 31 years old by the time we start to renovate it. Renovations are needed to ensure the economical, efficient, and effective operation of the school for years to come. Modern instruction requires that a variety of learning spaces be provided, including collaborative spaces of varying sizes and project labs (similar to maker spaces). Transportation safety concerns exist on and around the school site at Sherando during arrival and dismissal. Sherando does not have a softball field on site, instead using a softball field in Sherando Park. This represents an equity issue between boys and girls sports and is contrary to FCPS' policy of equity between boys and girls sports.

Construction Schedule: TBD

PRIORITY 7 – Apple Pie Ridge Elementary School Phase 2 Renovation

Description: Apple Pie Ridge Elementary School opened in 1974 and has served continuously as an elementary school since that time. The school contains 65,120 square feet and has a program capacity of 459 students. Currently the building serves grades K-5. The building is in good condition; however, several major areas need to be addressed, including open classroom space, ADA compliance, energy conservation, security, and upgrades of fire alarms, electrical, plumbing and mechanical systems.

Capital Cost: TBD

Justification: Apple Pie Ridge Elementary School is 45 years old and renovation is needed to a number of areas to ensure the economical and efficient operations of the school for years to come.

Construction Schedule: TBD

Parks & Recreation Department Project Priority List

PRIORITY 1 – Abrams Creek Trail

Description: 10' wide, asphalt, shared-use trail along Abrams Creek. From Senseny Road to Channing Drive. It is estimated the trail will have six bridge stream crossings and will be approximately 3 miles in length. As outlined below, the project is envisioned in three phases of approximately 1 mile each. Each phase will have logical beginning and ending points and be usable trail sections in themselves. Phase 1 from Senseny Road to Woodstock Lane. Phase 2 from Woodstock Lane to Woody's Place, and Phase 3 from Woody's Place to Channing Drive.

Capital Cost: \$3,929,900

Justification: This facility would provide recreational opportunities for residents and provide an alternate means of entering and exiting the City of Winchester from Eastern Frederick County. This project is intended to meet the needs of the community as identified in the 2017 Frederick County Parks and Recreation Community Survey, and the 2012 Virginia Outdoors Plan Survey.

Construction Schedule: Completion in FY 22-23.

PRIORITY 2 – Snowden Bridge Park Development

Description: Snowden Bridge Park, situated on land proffered by the Snowden Bridge development provides land for the provision of an active recreation park. The above park is to include athletic fields suitable for league play. Fields, restroom and parking are part of the park concept.

Capital Cost: \$2,310,000

Justification: The overall park design is informed by the Snowden Bridge (formerly Stephenson Village) rezoning proffer of 2003. The proffer indicates the provided land to be used for active recreation in anticipation of the population increase generated by the development. Plans are to provide rectangular fields at this location as there are no public rectangular fields in the north of Frederick County.

Construction Schedule: Completion in FY 20-21

PRIORITY 3 – Community Center

Description: The Community Center project would be approximately 44,000 square feet and include an indoor area large enough to accommodate a minimum of two basketball courts. This court area would also be designed for utilization by indoor soccer, baseball,

softball, wrestling, volleyball, tennis and badminton with the installation of in-floor sleeves and drop curtains or partitions. This area could also be used for special events such as dances, proms, music festivals, garden and home, outdoor, craft, antique, quilt, or boat shows, thus providing a flexible facility for a multitude of activities to take place at one time. The facility would also house a fitness center, multi-purpose rooms, office, storage, and locker rooms.

Capital Cost: \$9,431,783

Justification: Since its inception, the Parks and Recreation Department has relied significantly on the use of the County public schools to house recreation programs. This arrangement adequately addressed Community Center needs for a time, however the department currently offers over 250 sections of programs, creating a situation where the department is limited in its ability to meet the programming and facility needs of the County residents. A Community Center facility will facilitate the department to meet citizen programming demands and provide the area with a facility to attract new businesses to the community. This facility would be available to all area residents and is intended to meet the needs of the community as identified in the 2017 Frederick County Parks and Recreation Community Survey. The Department and the community have benefited from the co-location of recreation and school facilities; however, community size warrants a separate facility dedicated to recreation use. The construction of this project will provide a facility the Department will be able to offer year-round and all-day recreational programming to the residents of Frederick County. This facility could be built in conjunction with or as an attachment to the Indoor Aquatic Facility and should be centrally located.

Construction Schedule: Completion in FY 22-23.

PRIORITY 4 – Indoor Aquatic Facility

Description: The approximately 35,000 sf building will likely house a 10-lane competitive pool, 6-lane warm water teaching pool, meeting rooms, shower and changing rooms, and facilities support areas. The above facility would meet the swimming needs of the community, including HS level swim teams.

Capital Cost: \$12,156,270

Justification: There are no public indoor pools in Frederick County. By constructing the indoor pool, it would permit the department to meet competition needs, instructional needs, citizen programming provide a nucleus to attract new businesses to the community. This project is intended to meet the needs of the community as identified in the 2017 Frederick County Parks and Recreation Community Survey. This facility would be available to all area residents. The construction of this project will provide a facility to offer competitive scholastic programs and year-round recreational programming for the residents of Frederick County.

Construction Schedule: Completion in FY 21-22.

PRIORITY 5 - Water Slide / Spray ground / Building Renovation

Description: Upgrade the outdoor swimming pools at both Clearbrook and Sherando Parks. Upgrade would involve the removal of the diving boards and the installation of one 50' water slide and one 75' water slide at each pool. The upgrade would also include the addition of a spray ground with 10-12 features at each pool.

Capital Cost: \$970,000

Justification: To provide recreational opportunities for the Clearbrook Park and Sherando Park service area. Frederick County Parks and Recreation Department operates two outdoor swimming pools at the regional parks. These facilities are over 20 years old and were constructed with two diving boards as the main feature for each pool. Swimming pool attendance has trended decline in recent years and users are requesting different water features. The addition of two water slides and a spray ground to each pool facility will appeal to families and younger children, increasing pool attendance by an estimated 30%. With the increase in attendance and potentially fees to comparable facilities, the County would realize an increase in user fee revenue. Clearbrook and Sherando Parks, currently owned by Frederick County, offer the best site and location for the development of this facility. With the upgrade to the existing swimming pool facilities, the County would not have to incur costs for property acquisition or infrastructure development, while at the same time increasing the recreational opportunities at the regional parks.

Construction Schedule: Completion in FY 21-22.

PRIORITY 6 – Gym Addition – Jordan Springs Elementary School

Description: This project brings the Jordan Springs Elementary School into the Cooperative Use framework for shared school and community uses. Expanding the gymnasium from elementary size to full size (comparable to Orchard View, Greenwood Mill, Evendale, and Gainesboro Elementary School Gyms), and adding community multi-purpose room space to the proposed school site.

Capital Cost: \$1,389,150

Justification: The model in place since Orchard View Elementary was built in 2000 added gymnasium and multipurpose space to subsequent elementary schools, as these schools are located where population growth is present. Growth in community programming, camps, and indoor sport leagues continues to create demand for more gymnasium and multi-purpose space. Adding pressure for this location is that there are no community center spaces in the Stonewall District, while population continues to increase.

Construction Schedule: Completion in FY 21-22.

PRIORITY 7 – Sherando Park Area 1 Recreation Access Phase 2

Description: This project continues the development vision for the NW area of Sherando Park located north of Rt. 277 as shown in the 2016 North Sherando Park Master Plan update. Continuing the newly installed Line Drive from Warrior Drive to Landgrant Lane, parking, restroom building, and dog park are elements of this phase.

Capital Cost: \$1,336,965

Justification: This facility would provide recreational opportunities for the entire Frederick County area. This project is intended to meet the needs of the community as identified in the 2017 Frederick County Parks and Recreation Community Survey.

Construction Schedule: Completion in FY 21-22.

PRIORITY 8 - Sherando Park North - Softball Complex

Description: This project completes the development vision for the SE area of Sherando Park located north of Rt. 277. This vision is expressed in the 2016 North Sherando Park Master Plan update. Included are softball fields to complete the complex, a shared use trail segment, roadway and parking.

Capital Cost: \$1,654,916

Justification: This facility would provide recreational opportunities for the entire Frederick County area. In addition to its use as a recreational facility, it will be used by the Frederick County school system. Presently, there are ten softball/baseball fields within the County's regional park system. Eight of ten existing fields must serve a dual purpose of facilitating youth baseball as well as youth and adult softball programs. With the increased usage of these fields, it has become more difficult to facilitate these programs. This project is needed in order for the Parks and Recreation Department to accommodate the existing demand of youth baseball and adult softball programs. This project is intended to meet the needs of the community as identified in the 2017 Frederick County Parks and Recreation Community Survey. Sherando Park, currently owned by Frederick County, represents the very best site for softball field development. The fact that the County will not have to acquire property for this facility means that the most costly aspect of this development has already been completed. Sherando Park also provides a location that is situated in the fastest growing area of the County and is adjacent to Sherando High School. Joint use of facilities between the park and school system has facilitated school activities and recreation programs.

Construction Schedule: Completion in FY 21-22.

PRIORITY 9 - Sherando Park Area 3 Development

Description: This project completes the development vision for the SW area of Sherando Park located north of Rt. 277. This vision is expressed in the 2016 North Sherando Park Master Plan update. Included are rectangular play fields, a shared use trail segment, roadway and parking, playground, restroom, and maintenance building.

Capital Cost: \$2,360,500

Justification: This facility would provide recreational opportunities for the entire Frederick County area. In addition to its use as a recreational facility, it will be used by the Frederick County School System. With the development of N Sherando Softball Complex (CIP item #9) two rectangular play fields will be displaced. The development of area 3 not only addresses this direct result, but also addresses additional identified needs of the community.

Construction Schedule: Completion in FY 22-23.

PRIORITY 10 - Playground Replacement

Description: This project schedules replacement for playgrounds at County Parks.

Capital Cost: \$1,050,000

Justification: County park playgrounds are popular amenities at County-owned parks. The playgrounds will need to be replaced to meet user expectations.

Construction Schedule: This project is anticipated to be ongoing, a four-year schedule is proposed. Year 1: CB main playground, Frederick Heights. Year 2: CB 2nd playground, SH 2nd playground. Year 3: SH 3rd playground. Year 4: SH Main playground.

PRIORITY 11 – Sherando Ballfield Lighting Replacement

Description: Upgrade the ballfield lighting at Sherando Parks Baseball facilities. The upgrade would involve the removal of the 30/20 FC (footcandle) level fixtures, lamps, and wood poles and replace with 50/30 FC (footcandle) level fixtures, lamps and steel poles on (4) four fields at Sherando Park. This standard is required by Little League International on all little league fields. LED light fixtures are specified, as HID fixtures are facing obsolescence.

Acquisition of Parkland (35 acres)

Capital Cost: \$898,800

Justification: The Parks and Recreation Commission is recommending the ballfield light system be upgraded to achieve the recommended 50/30 footcandle level lighting on the playing surface. This will facilitate the provision of recreational opportunities

at Sherando Park for the service areas which include all Frederick County residents. The field light fixtures are over twenty-five years old and are affixed to poles.

Construction Schedule: Completion in FY 21-22.

PRIORITY 12 – Community Park

Description: The Community Park needs include continued development of existing parks, and the acquisition of approximately thirty-five acres for an additional park located in eastern Frederick County. Developed amenities will ultimately be determined by the specific site, however typical development would include:

- Acquisition of Parkland; 35 acres
- Paved & Gravel Paths
- Playground
- Tot lot
- Shelters
- Lighted Basketball & Tennis courts
- Open Play Fields
- Toilets
- Parking
- Shade Trees & Turf

Capital Cost: \$2,194,000

Justification: Potential acreage for parkland would be located close to population density, east of Winchester, Redbud / Shawnee district area. The location of this project would provide developed parkland to create more accessible recreational facilities and opportunities to the residents Frederick County.

Construction Schedule: Completion in FY 23-24.

PRIORITY 13 – Neighborhood Parks

Description: The Neighborhood project includes the continued development of existing and acquisition of six new sites of approximately ten acres and the subsequent development of these sites. Developed amenities will ultimately be determined by the specific site, however typical development would include:

- Acquisition of Parkland, 10 acres per site

- Paved Path
- Playground
- Shelter
- Hard Surface Courts
- Open Play Fields
- Parking

Capital Cost: \$5,004,000

Justification: To reduce the gap between the amount of existing parkland and the amount of parkland needed to meet the minimum standard for our service area, as recommended by the 2013 Virginia Outdoors Plan. This project is intended to meet the needs of the community as identified in the 2017 Frederick County Parks and Recreation Community Survey. Potential acreage for parkland would be located in the Urban Development Area or Rural Community Centers. The location of this project would provide parkland developed to create more accessible recreational facilities and opportunities to the residents of Frederick County.

Construction Schedule: 2022-beyond 25

PRIORITY 14 – Regional Park

Description: Acquisition of Parkland:

- Northeastern Frederick County 150-200 acres
- Western Frederick County 150-200 acres
- Eastern Frederick County 150-200 acres

Capital Cost: \$15,830,000

Justification: This project would meet the recreation needs of the Frederick County population.

Construction Schedule: 2023-beyond 25

PRIORITY 15 - S. Sherando Park Development

Description: This project completes the development vision for the area of Sherando Park located south of Rt. 277. This vision is expressed in the 2002 Sherando Park Master Plan update as well as other identified improvements. Included are rectangular play fields, skate park, roadway and parking, lake trail, and restroom.

Capital Cost: \$2,346,750

Justification: These improvements would provide recreational opportunities for the entire Frederick County area.

Construction Schedule: Completion in FY 24-25.

PRIORITY 16 - National Guard Armory Gym Addition

Description: Through an agreement with the National Guard, Frederick County would convert the existing buildings assembly space to a gymnasium. The project includes flooring and air conditioning.

Capital Cost: \$600,000

Justification: The model in place since Orchard View Elementary was built in 2000 added gymnasium and multipurpose space to elementary schools, as these schools are located where population growth is present. Growth in community programming, camps, and indoor sport leagues continues to create demand for more gymnasium and multi-purpose space.

Construction Schedule: Completion in FY 23-24.

PRIORITY 17 – Fleet Trip Vehicles

Description:

Bus #1 – 40-50 Passenger Bus

Bus #2 – 30-40 Passenger Bus

Van #1 – 12 Passenger Van

Capital Cost: \$325,000

Justification: To offer a comprehensive package of trips where the population of Frederick County could begin to rely on the Parks and Recreation Department to meet their trip needs.

Construction Schedule: Long range planning objective – beyond FY25

PRIORITY 18 – N Sherando Park Area 1 & 2 Development

Description: This project completes the development vision for the area of Sherando Park located north of Rt. 277 and Wrights Run. This vision is expressed in the 2016 North Sherando Park Master Plan update. Included are multi-use trail, mountain bike trails, restrooms, pavilions, roadway and parking.

Capital Cost: \$3,283,350

Justification: This facility would provide recreational opportunities for the entire Frederick County area. This project is intended to meet the needs of the community as identified in the 2017 Frederick County Parks and Recreation Community Survey.

Construction Schedule: Completion in FY 23-24.

PRIORITY 19 – Indoor Ice Rink

Description: The Ice Rink project would be approximately 40,000 square feet and include an indoor area large enough to accommodate a single 200' x 85' ice rink, locker rooms, party/meeting rooms, and concession area and would need approximately 10 acres to construct. This facility should be located on property owned or proffered to the County. The above ice rink may be collocated with other compatible uses should opportunities arise, reducing the acreage demand.

Capital Cost: \$6,600,000

Justification: There are no public indoor ice rinks in Frederick County and County residents currently must travel over one hour to use an indoor ice facility. By constructing the indoor ice rink, it would permit the department to meet competition needs, instructional needs, citizen programming and leisure demands as well as provide a nucleus to attract new businesses to the community. This facility would be available to all area residents. The construction of this project will provide a facility to offer year-round recreational programming for the residents of Frederick County. This project is intended to meet the needs of the community as identified in the 2017 Frederick County Parks and Recreation Community Survey. The Indoor Ice Rink facility should be located in an area convenient to the major transportation corridors of the County. However, as an alternative, one of the two county regional parks could be used to house the facility, since these locations are already identified as centers for recreation programs and activities.

Construction Schedule: Long range planning objective – beyond FY25

Handley Regional Library Project Priority List

PRIORITY 1 - Frederick County Library Branch - Gainesboro

Description: Construction of a 4,000 to 5,000 sf branch library, either as a stand-alone facility or co-located with a planned Frederick County facility (e.g. the new middle school). Initial parking should be for at least 50 vehicles. The proposed location would be on Rt. 522 in the Gainesboro District, but this could change depending on patterns of library use and on whether donated land could be located or if co-located with a Frederick County project already in the early planning stage. This projected branch would fit per discussions with FCPS on existing property and was outlined in a document prepared by FCPS students five years ago.

Capital Cost: \$1,849,034

Justification: This branch would serve citizens living in this growing area: In 2018-2019 Frederick County citizens of all ages checked out 460,355 (traditional) + 96,928 (electronic) = 557,283 items. 32,570 Frederick County residents have library cards and averaged 64.7% of all materials checked out of the regional system (inactive users were purged 11/18 per state requirements). As of June 2017, 3018 new registrations; as of June 2018, 2850, new registrations (these are end of FY numbers for each year). Frederick County residents, adults and children, registered for library cards for the first time in 2017-2018. This population group in the Gainesboro District is not close to a library in the regional system. This new library would serve a sizeable population of Frederick County that is not being served. The Library will provide materials and programming for citizens from toddlers to senior citizens. It will provide recreational and educational materials. It will be a prime source for homework help since it will be open nights and on weekends when school libraries are closed. The library will supply computer access via Wi-Fi, rental tablets and hotspots, via desktop/laptop computers for word processing, as well as other office applications and for Internet usage. There will be a meeting room of 180 square feet in which area groups can meet.

Construction Schedule: Completion in FY 24-25.

PRIORITY 2 - Frederick County Library Branch - Senseny/Greenwood

Description: Construction of a 10,000 sf branch library with expansion possible to 15,000 square feet. Initial parking should be for a minimum of 65 vehicles. The proposed location is yet to be determined and is dependent on future development. The first step of the project would be the acquisition of the land of 5 to 8 acres.

Capital Cost: TBD

Justification: This branch would serve citizens living in this growing area:

In 2018-2019 Frederick County citizens of all ages checked out 460,355 (traditional) + 96,928 (electronic) = 557,283 items. 32,570

Frederick County residents have library cards and averaged 64.7 % of all materials checked out of the regional system (inactive users were purged 11/18 per state requirements). As of June 2017, 3018 new registrations; as of June 2018, 2850, new registrations (these are end of FY numbers for each year). Frederick County residents, adults and children, registered for library cards for the first time in 2017-2018. As noted above the population group in the Redbud/Shawnee Districts is not close to a library in the regional system. The Library will provide materials and programming for citizens from toddlers to senior citizens. It will provide recreational and educational materials. It will be a prime source for homework help since it will be open nights and on weekends when school libraries are closed. The library will supply computer access via Wi-Fi, rental tablets and hotspots, via desktop/laptop computers for word processing, as well as other office applications and for Internet usage. There will be a meeting room of 800 square feet in which area groups can meet.

Construction Schedule: Long range planning objective – beyond FY25

PRIORITY 3 – 522 South Library

Description: Construction of a 7,000 sf branch library with expansion possible to 10,000 square feet. Initial parking should be for a minimum of 35 vehicles. The proposed location is yet to be determined and is dependent on future development. The first step of the project would be the acquisition of the land of 3 to 4 acre or collocated with the new High School projected to be built in the same area.

Capital Cost: TBD

Justification: This branch would serve citizens living in this growing area:

In 2018-2019 Frederick County citizens of all ages checked out 460,355 (traditional) + 96,928 (electronic) = 557,283 items. 32,570 Frederick County residents have library cards and averaged 64.7 % of all materials checked out of the regional system (inactive users were purged 11/18 per state requirements). As of June 2017, 3018 new registrations; as of June 2018, 2850, new registrations (these are end of FY numbers for each year). Frederick County residents, adults and children, registered for library cards for the first time in 2017-2018. This population group in the Opequon District is not close to a library in the regional system. This new Library will serve an area of Frederick County largely unserved by our current branches. The Library will provide materials and programming for citizens from toddlers to senior citizens. It will provide recreational and educational materials. It will be a prime source for homework help since it will be open nights and on weekends when school libraries are closed. The library will supply computer access via Wi-Fi, rental tablets and hotspots, via desktop/laptop computers for word processing, as well as other office applications and for Internet usage. There will be a meeting room of 425 square feet in which area groups can meet.

Construction Schedule: Long range planning objective – beyond FY25

County Administration Project Priority List

PRIORITY 1 - Gore Citizens Convenience Site

Description: The project will expand refuse capacity in the Gore community by installing a surplus trash compactor. Converting the Gore facility from one which utilizes 10 8-yard boxes for refuse collection to one that uses a trash compactor will drive down collection costs dramatically by improving efficiency. In order to accomplish this, and improve traffic flow, and the construction of a compactor and recycling staging areas, the site will be expanded onto an adjoining parcel already owned by the County. This construction will take place over a period of months. Naturally, the site will be screened from a residential home next door.

Capital Cost: \$990,000

Justification: A total of 3,544 vehicles used this facility during August 2019, an increase of five percent over 2018 which represented an increase of ten percent compared to 2017 figures. On a typical Saturday, 147 residents used the site. Sunday traffic peaks at 120 during a five-hour shift. The investment will quickly result in lower refuse collection costs through compaction and efficiency prior to transport to the landfill. Also, a compactor in place will contain all refuse in an enclosed receiver can, reducing odor, vectors and blowing litter, all of which are challenges when using open trash collection containers. The project will also provide much-needed capacity during heavy flow times such as weekends and holidays. All 10 containers now fill to capacity during Saturdays and Sundays. Numerous times, the site has closed early on Sundays when capacity is reached. A 40-yard roll-off is used during the holidays to contain excess trash, an additional hauling expense. An upgraded site will meet the current and future solid waste needs of the Gore community.

The Public Works Committee supports this project.

Construction Schedule: Completion in FY 21-22.

PRIORITY 2 – County Office Annex (Former Sunnyside Plaza Shopping Center)

Description: This project consists of the renovation of an existing shopping center containing approximately 64,000 square feet located at the Intersection of Fox Drive and Route 522 in the County's Urban Development Area. This project will accommodate the relocation of certain departments (TDB) from the 107 N. Kent Street complex to this County office annex in order to address existing and future space needs of County departments.

Capital Cost: TBD

Justification: The inclusion of this capital facility will allow for improvements to general governmental facilities and services for the benefit of the residents of Frederick County and will meet the increasing need for office space, meeting space, and government services in an accessible location.

Construction Schedule: TBD

PRIORITY 3 - General Government Capital Expenditures

Description: This project consists of a revolving fund in the amount of \$1,000,000 for the benefit of General Governmental Capital Expenditures. It is the intention of this capital expenditure fund to be for the purpose of purchasing capital equipment for governmental agencies and to allow for improvements to general governmental facilities. Such expenditures may be less than the established \$100,000 departmental threshold. It was determined that the inclusion of such a project would be beneficial in ensuring that this significant capital expense is identified in the County's capital planning and budget process. This project is for the benefit of the County Governmental Entities participating in the CIP but does not include individual Volunteer Fire and Rescue Companies.

Capital Cost: \$1,000,000

Justification: The inclusion of this capital expenditure fund for the purpose of purchasing capital equipment for governmental agencies and to allow for improvements to general governmental facilities will enable the County to meet the requirements of the Code of Virginia with regards to the collection and disbursement of cash proffers accepted on behalf of the governmental entities.

Construction Schedule: N/A

PRIORITY 4 - County/School Board Administration Building

Description: This project consists of a County/School Board Administration Building, to be located generally in the County's Urban Development Area. The Joint Administrative Office Complex project is for a new 150,000 square foot office building shared with the County Schools Administration. The Schools' portion would be 50,000 square feet.

Capital Cost: TBD

Justification: The inclusion of this capital facility will allow for improvements to general governmental facilities and services for the benefit of the residents of Frederick County and will meet the increasing need for office space, meeting space, and government services in an accessible location.

Construction Schedule: TBD

PRIORITY 5 - Joint Judicial Center New Facility

Description: This new project consists of a new future Joint Judicial Center Facility to be located generally in the City of Winchester or in the County's Urban Development Area.

Capital Cost: TBD

Justification: The inclusion of this capital facility will allow for improvements to general governmental facilities and services for the benefit of the residents of Frederick County and will meet the increasing need for office space, meeting space, and government services in an accessible location. The need for this project has been established through ongoing communication with the court system and the City of Winchester.

Construction Schedule: TBD

Fire & Rescue Project Priority List

PRIORITY 1- Shenandoah Valley Regional Public Safety Training Center

Description: Construct a Regional Public Safety Training Center potentially consisting of an administrative building, multi-story burn building, multi-story training tower, vehicle driving range, shooting range, and numerous other training props. This project will incorporate emergency medical services, fire, hazardous materials, rescue, law enforcement, industrial, and educational institutions located in Clarke County, Frederick County, Shenandoah County, Warren County, Winchester City, State Agencies, Federal Agencies, and potentially jurisdictions within the State of West Virginia.

The Training Center will be located in the area central to the region which is the Middletown area of Frederick County. This area will facilitate necessary access by all participating agencies and jurisdictions as well as be incorporated into the existing facilities of the Lord Fairfax Community College and the Rappahannock Regional Criminal Justice Academy – Middletown Campus. The Training Center will require between eighty (80) to one hundred (100) acres to facilitate the required buildings, associated props, and other training areas.

The determination for the exact buildings, associated props, and training areas will be determined by the agencies needs assessed by the Public Safety Training Center Questionnaire that was distributed in July 2007. The proposed Training Center will be developed in a phased approach based on the strategic needs of the Northern Shenandoah Valley Region. The exact size, square footage, and capacity of the buildings, associated props, and training areas will also be determined by the agencies as well as designed to meet the specifications of the regulatory authorities within the Commonwealth of Virginia.

Capital Cost: \$31,175,000

Justification: This project will facilitate realistic training in today's modern environment for emergency services and industrial personnel located throughout the Northern Shenandoah Valley and expanding into the State of West Virginia. This project will reinforce existing training programs in those respective agencies and jurisdictions as well as facilitate training that is currently not available within the Northern Shenandoah Valley which causes students and instructors to travel into the Washington Metropolitan region. The number of potential personnel being trained at this Training Center is potentially in the thousands based upon training statistics provided in July 2007 by the participating agencies

Construction Schedule: Long Range Project – Beyond FY 2025.

PRIORITY 2 - Frederick County Fire & Rescue Station 22

Description: Construct a two-bay Fire and Rescue Station with satellite Sheriff's office and County office space for Treasurer's, Commissioner of the Revenue, and BOS office with meeting room. The station will be located in the area of Fairfax Pike, White Oak Road and Tasker Road to provide service for the heavy growth area east of Stephens City. An approximate three-acre site will be needed to accommodate this facility. The fire station will be approximately a 10,000 sq ft facility to house an engine and ambulance. Those who would occupy the facility will determine the size of the satellite offices.

Capital Cost: \$3,400,000

Justification: Development near this area will necessitate the development of this station. The Lake Frederick development is scheduled to be an active adult resort gated community with age restrictions on 80% of the homes above 55 and the other 20% above 45. The developer's master plan will allow for 2130 individual dwelling units using a mix of housing types.

Construction Schedule: Completion in FY 23-24.

PRIORITY 3 - Frederick County Fire and Rescue Station 22 Apparatus

Description: Purchase one (1) custom pumper equipped and one (1) custom Type I Advanced Life Support (A.L.S.) capable ambulance equipped to be assigned to Fire and Rescue Station 22.

Capital Cost: \$1,100,000

Justification: This fire and rescue apparatus will be assigned to Fire and Rescue Station 22 located on Fairfax Pike East in the Stephens City area of Frederick County. The pumper will be built to N.F.P.A. 1901 specifications and equipped with all of the required and necessary equipment to function as a Class A Pumper. The ambulance will be built to the Federal KKK-A-1822E specifications and equipped with all of the required and necessary equipment to function as an Advanced Life Support ambulance. This fire and rescue apparatus is needed due to the fact that the Fire and Rescue Department currently owns one (1) pumper and one (1) ladder truck that are twenty (20) plus years of age and already assigned to other functions. The currently owned fire and rescue apparatus would not endure the demands placed on it while being assigned to a high call volume.

Construction Schedule: Completion in FY 23-24.

PRIORITY 4 - Fire and Rescue Station 23 / Annex Facilities

Description: This project consists of a 10,000 square foot fire station to accommodate 4 pieces of emergency equipment, and to house living and sleeping areas for Staff. This project could also include satellite offices for the Frederick County Sheriff's Office,

Treasurer's Office, and Commissioner of Revenue, as well as, a meeting room for County Supervisor meetings with their constituents with an additional 2000 square feet of building area. A two and ½ acre parcel should be sufficient for building, parking and amenities for approximately 20 to 30 persons. The project is located at Crosspointe Center at the end of current Rt. 37 South, an area of proposed high-density residential development, and commercial development.

Capital Cost: \$3,700,000

Justification: As commercial and residential developments continue to expand in this area of Frederick County, and with the increased traffic on Rt. 37 and I-81, the calls for emergency services increases as well. To address the needs of the growing community and to maintain efficient response times, the addition of a new fire and rescue station is needed.

Construction Schedule: Completion in FY 23-24.

Fire & Rescue Company Capital Project Requests

Capital Equipment Fire & Rescue – Vehicles & Equipment

Description: This project consists of a revolving fund in the amount of \$1,000,000 for the benefit of Fire and Rescue Services. It is the intention of this capital expenditure fund to be for the purpose of purchasing additional and replacement capital equipment fire and rescue vehicles and equipment. It was determined that the inclusion of such a project would be beneficial in ensuring that this significant capital expense is identified in the County's capital planning and budget process. This project is primarily for the benefit of the individual Volunteer Fire and Rescue Companies.

Capital Cost: \$1,000,000

Justification: The inclusion of this capital expenditure fund for the purpose of purchasing additional and replacement capital equipment AND fire and rescue vehicles and equipment, will enable the County to meet the requirements of the Code of Virginia with regards to the collection and disbursement of cash proffers accepted on behalf of the fire and rescue companies.

Construction Schedule: N/A

Individual Fire & Rescue Company Capital and Capital Equipment Requests.

Greenwood Fire Station – Renovation

Description: Living Quarters Upgrade / Expansion project. This will include remodeling the upstairs portion of the building, approximately 4,638 sq. ft. of living space. The project will convert the existing open space to add four (4) bunk rooms with four (4)

beds in each room; upgrade the existing kitchen; add bathroom facilities for male and female, with each containing lockers and shower facilities. The upgrade will add a training room and a fitness area to the 2nd floor. The project will also include a renovation of the 1st floor space.

Capital Cost: \$650,000

Justification: Greenwood will be remodeling the day room, bunk rooms, and work areas to accommodate the additional Staff and Volunteers that are providing fire and rescue service. The existing space is outdated and will not accommodate the potential additional Staff that will be assigned to our Station.

Construction Schedule: Completion in FY 20-21.

Greenwood Fire Station – Parking Lot Renovation

Description: Refurbish the existing front apron (approximately 22,00 sf) and 350 space parking lot.

Capital Cost: \$270,000

Justification: The existing front apron is deteriorating due to the weight of the equipment and the right-of-away draining under the apron. The remainder of the parking lot needs to be stabilized and resurfaced.

Construction Schedule: Completion in FY 20-21.

Middletown Volunteer Fire and Rescue Company– Building Addition 101

Description: Demolish original building and 1st addition to the station and rebuild new facility addition. This addition will provide larger bunkrooms for male and female, locker rooms, bathrooms, offices, storage, physical fitness room and apparatus bays.

Capital Cost: \$3,600,000

Justification: It is essential for Middletown Volunteer Fire and Rescue Company Inc. to maintain our capabilities in emergency response and the facilities to house the apparatus, tools and equipment and provide suitable living quarters for our members and FCFRD Staff. Currently we are out of space in bunkrooms for additional staff that is already slated to come, apparatus bay doors are too small for larger apparatus and the buildings are in need of repair.

Construction Schedule: FY 21-22.

Sheriff's Office Project Priority List

PRIORITY 1 – 8 Bay Steel Building for Large Vehicles

Description: Construct an 8-bay steel building for housing of large specialized vehicles that require coverage due to the large amount of equipment and specialized tools. This project does not require the purchase of land as it will be constructed on the property of the Frederick County Public Safety Building. The building will allow for the maintenance, storage, security of all the large specialized vehicles that are required for the special operations teams. This building size will be 4,256 square feet and will require 13,500 square feet to build. This will be an 8-bay, 4-garage door, equipment storage building with a 35x76 front concrete pad.

Capital Cost: \$379,000

Justification: This project will facilitate the required housing of vehicles that are used for the special purpose teams. These vehicles are required to be protected from the weather to ensure quick responses to emergencies. Protecting the vehicles will allow the longevity of the vehicle by reducing engine wear and exposure to fluctuating weather conditions. Due to these vehicles belonging to specialty teams, the vehicles house important and expensive equipment. This equipment allows personnel of each specialty team to conduct the mission at hand. Much of the equipment has to be maintained at certain temperatures in order to function at a moment's notice. This project will ensure the equipment is at the ready at all times. Stable conditions for equipment also ensures the permanency of the equipment thus saving countless amounts of money.

Construction Schedule: Completion in FY 20-21.

PRIORITY 2 – Replacement of Law Enforcement Vehicles

Description: This project is to indicate projected cost of replacement vehicles to the fleet of the Frederick County Sheriff's Office over the next five years. This will ensure the replacement of end of service life vehicles to the Sheriff's Office fleet, as well as, cost effectiveness for repairs to failing vehicles.

Capital Cost: \$5,220,000

Justification: This project is needed to meet the basic requirements for Law Enforcement Officers when responding to calls, patrolling of the County, community safety and safety of the Officers. This will offset the cost of purchasing vehicles that were not replaced during the 2010-2012 budget years due to budget restraints. If this project is approved, it will drop the cost of purchasing 46 vehicles per year to approximately 25 per year on a rotating basis.

Construction Schedule: Multi-year objective

PRIORITY 3 – Apex 8500 mobile radios

Description: This project is in conjunction with the implemented vehicle replacement timeline. This project will update the mobile radio system for each replaced vehicle. The Sheriff's Office has been recycling all the old radio systems from previous vehicles for so long that the current equipment is obsolete. This equipment will be inter-operable with any band radio system that the County decides to go with after the radio study.

Capital Cost: \$1,000,000

Justification: This project is needed for equipping all timeline replaced vehicles with current and up-to-date radio systems in order to communicate with the Emergency Communication Center. This project will also be P-25 and narrow band compliant as outlined by FCC regulations.

Construction Schedule: Multi-year objective

PRIORITY 4 – Apex 8000 portable radios

Description: This project is in conjunction with the implemented mobile radio replacement timeline. This project will update the portable radio system for each replaced vehicle. The Sheriff's Office has been recycling all the old portable radio systems for so long that the current equipment is obsolete.

Capital Cost: \$1,000,000

Justification: This project is needed for equipping all timeline replaced portables with current and up-to-date radio systems in order to communicate with the Emergency Communication Center. This project will also be P-25 and narrow band compliant as outlined by FCC regulations. This project is need for all the specialty teams that operate outside of their vehicle while on call outs and rescue missions.

Construction Schedule: Multi-year objective

Transportation Committee Project Priority List

Funded Priorities

PRIORITY 1 - Route 277 Widening and Safety Improvements (Ph 1)

Description: Construct a 4-lane divided roadway beginning at I-81 and continuing to Double Church Road. Project would include realignment of Aylor Road to align with Stickley Drive.

Capital Cost: \$35,934,878

Justification: This is a regional transportation improvement that will address congestion in the Southern Frederick area and address development to the surrounding areas.

Construction Schedule: TBD

PRIORITY 2 -Crossover Boulevard and Bridge over I-81

Description: Construct a 4-lane divided roadway beginning at Route 522 and going west to connect with Crossover Boulevard in the City of Winchester. Project will include a roundabout at the location of future Warrior Drive and bridge over Interstate 81.

Capital Cost: \$20,000,000

Justification: This is a regional transportation improvement that will address congestion in many areas of the County and address development to the surrounding area. The location is as identified by joint planning efforts between the County, VDOT, and the Developer.

Construction Schedule: Completion September 2021

PRIORITY 3 – Exit 313 Bridge Replacement and Capacity Improvements

Description: Replace the structurally deficient bridge at Exit 313 and add limited capacity improvements.

Capital Cost: \$34,100,000

Justification: The bridge on Route 17/50/522 (Millwood Pike) Bridge over Interstate 81 at Exit 313 is reaching the end of its service life and needs to be replaced. The new bridge will feature design elements that will accommodate future improvements to the Route 17/50/522 corridor and future improvements to I-81. The interchange configuration will not change with this project.

Construction Schedule: TBD

PRIORITY 4 - Renaissance Drive, Phase 2

Description: Construct a connector road and Railroad Crossing between Route 11 and Shady Elm Drive.

Capital Cost: \$4,100,000

Justification: This is a transportation improvement that will address congestion at key points along Route 11 and Apple Valley Drive. This project is identified in Secondary Road Improvements Plan.

Construction Schedule: TBD

PRIORITY 5 - Route 277 right turn lane extension at Warrior Drive

Description: Extend right-turn lane for eastbound 277 at the intersection of Rt. 277 and Warrior Drive. Installation of sidewalk for pedestrian safety and installation of pedestrian pedestal.

Capital Cost: \$476,644

Justification: This improvement would be a significant safety upgrade to this intersection.

Construction Schedule: TBD

Unfunded Priorities

PRIORITY 6 - Planning, Engineering, Right-of-Way and Construction Work for Route 37

Description: This project would be to continue work on the Eastern Route 37 extension. More specifically, to update the Environmental Impact Statement to the point of a new Record of Decision and to update the 1992 design plans to address the current alignment, engineering guidelines, and possible interchange improvements. In addition, this allows for advanced engineering, right-of-way purchase and construction.

Capital Cost: \$750,000,000

Justification: This project moves the County closer to completion of a transportation improvement that would benefit the entire County and surrounding localities.

Construction Schedule: TBD

PRIORITY 7 - Route 277 Widening and Safety Improvements (Ph 2)

Description: Construct a 4-lane divided roadway beginning at I-81 and continuing to Sherando Park. Project would include realignment of Aylor Road to align with Sticklely Drive.

Capital Cost: \$25,428,550

Justification: This is a regional transportation improvement that will address congestion in the Southern Frederick area and address development to the surrounding areas.

Construction Schedule: TBD

PRIORITY 8- Redbud Road Realignment and Exit 317 Interchange Improvements

Description: Realign Redbud Road from its current location through development land in the vicinity of Route 11 north and Snowden Bridge Boulevard and interchange upgrades to improve traffic flow and safety.

Capital Cost: \$11,239,132

Justification: This is a transportation improvement that will have significant impact on Eastern Frederick County. This project is identified in the adopted Eastern Road Plan.

Construction Schedule: TBD

PRIORITY 9 - Route 11 North Widening to 6 Lanes from Snowden Bridge Boulevard to Old Charlestown Road

Description: Route 11 North of Snowden Bridge Boulevard is currently primarily a two-lane roadway. This project would widen that facility to a 6-lane divided roadway with turn lanes where appropriate.

Capital Cost: \$28,346,120

Justification: This is a transportation improvement that will provide a significant capacity upgrade to address congestion on the Route 11 Corridor. This project is identified in the adopted Eastern Road Plan.

Construction Schedule: TBD

PRIORITY 10 - Brucetown Road/Hopewell Road Alignment and Intersection Improvements

Description: Realign Brucetown Road to meet Hopewell Road at Route 11. Improvements to this intersection will address comprehensive planned development's traffic generation in the area.

Capital Cost: \$8,000,000

Justification: This is a transportation improvement that will have significant impact on the Route 11 corridor. The location is identified by joint planning efforts between the County and VDOT.

Construction Schedule: TBD

PRIORITY 11 – Route 7 Corridor Improvements from Exit 315 to Greenwood Road

Description: Spot improvements throughout the corridor to be determined through ongoing study in coordination with VDOT.

Capital Cost: \$5,000,000

Justification: The County is engaged in a STARS study with VDOT through the MPO. This study will be used to identify key spot improvements to be addressed under this item.

Construction Schedule: TBD

PRIORITY 12 – Route 11 S Widening & Intersection Improvements from Winchester City Limits to Opequon Church Lane

Description: Route 11 S, NB side widening and improvements to the intersection of Shawnee Drive at Route 11 and Opequon Church Lane at Route 11

Capital Cost: \$3,300,000

Justification: Transportation study conducted in conjunction with the MPO and VDOT determined that these improvements would significantly improve congestion and safety in the area. In addition, this improvement would promote the Comprehensive Plan vision for this area.

Construction Schedule: TBD

PRIORITY 13- Widening of Route 11 North to the West Virginia State Line

Description: Improve Route 11 to a divided 4 and 6-lane facility as detailed in the Eastern Road Plan.

Capital Cost: \$192,000,000

Justification: This is a regional transportation improvement that will address congestion over a large area of the County and address development to the surrounding area. This project improves the safety for the traveling public by reducing congestion and improving the flow of traffic.

Construction Schedule: TBD

PRIORITY 14 - Senseny Road Widening

Description: Widen Senseny Road to a 4-lane divided roadway. This project is not dependent upon, but is being coordinated with the implementation of Route 37, Channing Drive, and development in the area.

Capital Cost: \$67,000,000

Justification: This is a transportation improvement that will have significant impact on Eastern Frederick County. This project is identified in the adopted Eastern Road Plan.

Construction Schedule: TBD

PRIORITY 15 - Senseny Road Turn lanes at the intersection of Senseny Road and Crestleigh Drive

Description: Improvements to the intersection of Senseny Road (657) and Crestleigh Drive to include turn lanes and potential signalization. This project would add left and right turn lanes to Senseny Road at the intersection of Crestleigh and potentially a full signalization of the intersection.

Capital Cost: \$2,548,579

Justification: This improvement would be a significant safety upgrade to this intersection.

Construction Schedule: TBD

PRIORITY 16- Interstate 81, Exit 307 Relocation

Description: Construct a relocated Exit 307 interchange.

Capital Cost: \$234,255,469

Justification: This is a regional transportation improvement that will address congestion in many areas of the County and address coming development to the surrounding areas.

Construction Schedule: TBD

PRIORITY 17- Warrior Drive Extension

Description: Construct a 4-lane divided roadway beginning at Route 277 where Warrior Drive intersects from the north and continuing that roadway south and west to intersect with I-81 at the location of the relocated Exit 307 interchange.

Capital Cost: \$47,000,000

Justification: This is a regional transportation improvement that will address congestion in the Southern Frederick area and address development to the surrounding areas.

Construction Schedule: TBD

PRIORITY 18 - Channing Drive Extension

Description: Construct a 4-lane divided roadway beginning at Senseny Road where Channing Drive intersects from the north and continuing that roadway south to intersect with Route 50 East at Independence Drive.

Capital Cost: \$45,000,000

Justification: This project has been identified in the Eastern Road Plan and will address congestion in Eastern Frederick County and address development to the surrounding areas.

Construction Schedule: TBD

PRIORITY 19 - Inverlee Way

Description: Construct a 4-lane divided roadway beginning at Senseny Road and going south to Route 50 East. This project is being planned in conjunction with improvements to Senseny Road and surrounding development.

Capital Cost: \$27,300,000

Justification: This is a regional transportation improvement that will address congestion and provide an additional needed link between Senseny Road and Route 50 East.

Construction Schedule: TBD

PRIORITY 20 - Warrior Drive Extension from Route 37 Crosspointe south to existing terminus

Description: 4-lane roadway from the Route 37 extension in the Crosspointe Development south to the existing terminus of Warrior Drive.

Capital Cost: \$33,500,000

Justification: This improvement would be concurrent with a Route 37 extension and would provide significant congestion relief at Exit 307 as well as Tasker Road at Exit 310

Construction Schedule: TBD

PRIORITY 21 - Frederick County Eastern Road Plan

Description: This project is intended to address all of the planned transportation improvements in the County Comprehensive Plan, Eastern Road Plan that are not noted individually above.

Capital Cost: TBD

Justification: This project prepares the County for future development by addressing the projects needed to support that development in a manner consistent with the Comprehensive Plan.

Construction Schedule: N/A

Winchester Regional Airport Project Priority List

PRIORITY 1 - New Airport Terminal

Description: The Airport proposes design, bid, and construction of a new terminal building. The new facility will be constructed south of the existing building.

Capital Cost: \$6,475,400

Justification: The project will facilitate the construction of a replacement aircraft parking apron during the associated taxiway relocation project designed to meet FAA airport design criteria. Additionally, due to its age, numerous building systems are in need of significant repair or replacement. In 2008, a study was completed to examine needs and costs to renovate the existing terminal building. After review, the Winchester Regional Airport Authority (WRAA) determined that, when considered along with the taxiway/apron described above, it would be more economical and practical to relocate the facility.

Construction Schedule: Completion in FY 22-23.

PRIORITY 2 – Taxiway “A” Relocation

Description: The relocation of Taxiway A is part of the overall goal to meet Federal Aviation Administration (FAA) airport standards to maintain CAT I Instrument Landing System (ILS) weather minimums and meet design criteria for Group III aircraft.

Capital Cost: \$15,920,000

Justification: This project improves the safety of airport operations and enhances our ability to accommodate large business aircraft. Due to the complexity of relocating the entire 5,500' taxiway, the project has been phased. Special consideration will be made to the timing of construction for the portion of taxiway that runs adjacent to the terminal building (also proposed for replacement).

Construction Schedule: Completion in FY 24-25.

PRIORITY 3 – Land Parcel 64B-A-51 (Moreland)

Description: The airport seeks to acquire parcel 64B-A-51: Moreland on Bufflick Road to meet Federal Aviation Administration (FAA) runway protection zone (RPZ) design standards for Runway 14. Services include appraisals, review appraisals, negotiations, and fee simple purchase of the parcel.

Capital Cost: \$175,000

Justification: The parcel encompasses areas that must be protected in accordance with 14 Code of Federal Regulations Part 77 and the Code of Virginia. This property must be controlled by the airport to ensure there are no operational impacts from obstructions or incompatible land use in this area.

Construction Schedule: Completion in FY 23-24.

PRIORITY 4 – Land Parcel 64-A-69 (Robertson)

Description: The airport seeks to acquire parcel 64-A-69: Robertson off Bufflick Road to meet Federal Aviation Administration (FAA) design standards for the taxiway object free area (TOFA) for Taxiway "A". Services include appraisals, review appraisals, negotiations, and fee simple purchase of the parcel.

Capital Cost: \$160,000

Justification: The parcel encompasses areas that must be protected in accordance with 14 Code of Federal Regulations Part 77 and the Code of Virginia. This property must be controlled by the airport to ensure there are no operational impacts from obstructions or incompatible land use in this area.

Construction Schedule: Completion in FY 21-22.

PRIORITY 5 – Land Parcel 64B-A-33A (Beaver)

Description: The airport seeks to acquire parcel 64B-A-33A: Beaver off Bufflick Road to meet Federal Aviation Administration (FAA) runway protection zone (RPZ) design standards for Runway 14. Services include appraisals, review appraisals, negotiations, and fee simple purchase of the parcel.

Capital Cost: \$125,000

Justification: The parcel encompasses areas that must be protected in accordance with 14 Code of Federal Regulations Part 77 and the Code of Virginia. This property must be controlled by the airport to ensure there are no operational impacts from obstructions or incompatible land use in this area.

Construction Schedule: Completion in FY 21-22.

PRIORITY 6 – Land Parcel 64B-A-40 (Rosenberger)

Description: The airport seeks to acquire parcel 64B-A-40: Rosenberger off Bufflick Road to meet Federal Aviation Administration (FAA) runway protection zone (RPZ) design standards for Runway 14. Services include appraisals, review appraisals, negotiations, and fee simple purchase of the parcel.

Capital Cost: \$175,000

Justification: The parcel encompasses areas that must be protected in accordance with 14 Code of Federal Regulations Part 77 and the Code of Virginia. This property must be controlled by the airport to ensure there are no operational impacts from obstructions or incompatible land use in this area.

Construction Schedule: Completion in FY 21-22.

PRIORITY 7 – Land Parcel 64-A-60 (Cooper)

Description: The airport seeks to acquire parcel 64-A-60: Cooper off Bufflick Road to meet Federal Aviation Administration (FAA) design standards for the taxiway object free area (TOFA) for Taxiway "A". Services include appraisals, review appraisals, negotiations, and fee simple purchase of the parcel.

Capital Cost: \$200,000

Justification: The parcel encompasses areas that must be protected in accordance with 14 Code of Federal Regulations Part 77 and the Code of Virginia. This property must be controlled by the airport to ensure there are no operational impacts from obstructions or incompatible land use in this area.

Construction Schedule: Completion in FY 21-22.

PRIORITY 8 – Land parcel 64-A-64 (Hott)

Description: The airport seeks to acquire parcel 64-A-64: Hott off Bufflick Road to meet Federal Aviation Administration (FAA) design standards for the taxiway object free area (TOFA) for Taxiway "A". Services include appraisals, review appraisals, negotiations, and fee simple purchase of the parcel.

Capital Cost: \$160,000

Justification: The parcel encompasses areas that must be protected in accordance with 14 Code of Federal Regulations Part 77 and the Code of Virginia. This property must be controlled by the airport to ensure there are no operational impacts from obstructions or incompatible land use in this area.

Construction Schedule: Completion in FY 21-22.

PRIORITY 9 – North Side Access Road

Description: This project proposes to construct a two-lane service road around the end of Runway 14. The road will be an appropriate length so that vehicles remain clear of navigation aid critical areas.

Capital Cost: \$700,000

Justification: The approved airport layout plan shows new development on the north side of the runway. With operations on both sides of the runway, ground vehicles will require access to both sides for fuel delivery, inspections, maintenance, and transportation of personnel. The Federal Aviation Administration (FAA) encourages the construction of service roads around aircraft activity areas to prevent unauthorized access to runways and taxiways.

Construction Schedule: Completion in FY 24-25.

PRIORITY 10 –Fuel Storage Facility

Description: The current facility is in need of renovation to continue to meet DEQ and/or EPA requirements.

Capital Cost: \$600,000

Justification: The fuel storage facility has not undergone major maintenance since it was installed. This project is to renovate the facility to ensure it continues to meet DEQ and EPA requirements.

Construction Schedule: Completion in FY 23-24.

PRIORITY 11 – RPZ Land Services

Description: Surveys, appraisals, review appraisals, and acquisition of 4 aviation easements identified on the airport property map; PE2, PE3, PE4, and PE5.

Capital Cost: \$150,000

Justification: The parcels underlie the approach path to Runway 14. Certain land uses have the potential to cause negative impacts to airport operations. Aviation easements will help protect the airport from consequences that may result from obstructions or incompatible land uses in these areas.

Construction Schedule: Completion in FY 23-24.

PRIORITY 12 – Land Parcel 64B-A-52 (Lee)

Description: The airport seeks to acquire parcel 64B-A-52: Lee on Bufflick Road to ensure continued protection of sensitive airport areas. Services include appraisals, review appraisals, negotiations, and fee simple purchase of the parcel.

Capital Cost: \$175,000

Justification: The parcel encompasses areas that must be protected in accordance with 14 Code of Federal Regulations Part 77 and the Code of Virginia. This property must be controlled by the airport to ensure there are no operational impacts from obstructions or incompatible land use in this area.

Construction Schedule: Completion in FY 24-25.

PRIORITY 13 – Land Parcel 64-A-59 (Kyle)

Description: The airport seeks to acquire parcel 64-A-59: Kyle on Bufflick Road to ensure continued protection of sensitive airport areas. Services include appraisals, review appraisals, negotiations, and fee simple purchase of the parcel.

Capital Cost: \$175,000

Justification: The parcel encompasses areas that must be protected in accordance with 14 Code of Federal Regulations Part 77 and the Code of Virginia. This property must be controlled by the airport to ensure there are no operational impacts from obstructions or incompatible land use in this area.

Construction Schedule: Completion in FY 24-25.

PRIORITY 14 – Acquire Easements

Description: The airport seeks to acquire easements scoped for purchase in the "RPZ Land Services" project; identified as PE2, PE3, PE4, and PE5 on the airport property map.

Capital Cost: \$100,000

Justification: The parcels underlie the approach path to Runway 14. Certain land uses have the potential to cause negative impacts to airport operations. Avigation easements will help protect the airport from consequences that may result from obstructions or incompatible land uses in these areas.

Construction Schedule: Completion in FY 24-25.

PRIORITY 14 – Northside Site Prep

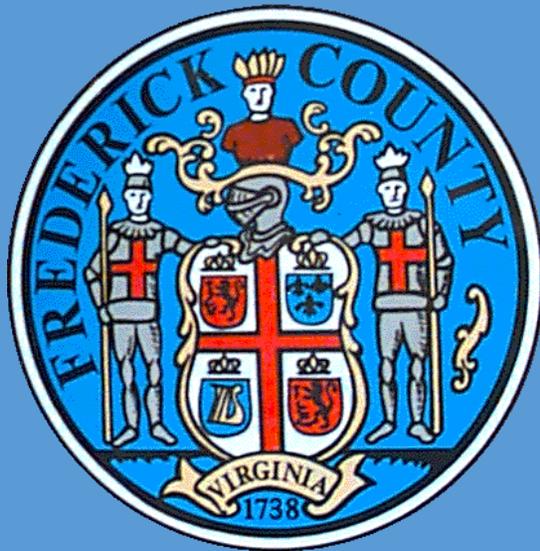
Description: Site preparation (e.g., grading, utilities) of future aeronautical development and commercial entrance onto airport property off Coverstone Drive extended.

Capital Cost: \$500,000

Justification: The area on the north side of the airport has been through the NEPA environmental approval process. It is the most attractive area on the airport for build-to-suit facilities. The project will make it more attractive to private investment and is in keeping with the airport's business and marketing plans.

Construction Schedule: Completion in FY 23-24.

FREDERICK COUNTY, VIRGINIA 2020-2025 CAPITAL IMPROVEMENT PLAN



Adopted by the
Frederick County
Board of Supervisors
TBD

Recommended by the
Frederick County
Planning Commission
TBD