



**AGENDA
PLANNING COMMISSION
WEDNESDAY, OCTOBER 7, 2020
7:00 PM
THE BOARD ROOM
FREDERICK COUNTY ADMINISTRATION BUILDING
WINCHESTER, VIRGINIA**

1. **Call to Order**
2. **Adoption of Agenda** – Pursuant to established procedures, the Planning Commission should adopt the Agenda for the meeting.
3. **Meeting Minutes**
 - 3.A. August 5, 2020 Meeting Minutes
[PC10-07-20MinutesAugust5.pdf](#)
 - 3.B. August 19, 2020 Meeting Minutes
[PC10-07-20MinutesAugust19.pdf](#)
4. **Committee Reports**
5. **Citizen Comments**
6. **Action Item**
 - 6.A. REZ #02-20 for Pippin Industrial Park

Submitted by GreyWolfe, Inc., to rezone 19.885+/- acres from the RA (Rural Area) District to the B3 (Industrial Transition) District with proffers. The property is located adjacent to 4440 Valley Pike, Stephens City, Virginia in the Back Creek Magisterial District and is identified by Property Identification Number 75-A-27A.

[PC10-07-20REZ02-20.pdf](#)
[PC10-07-20REZ02-20TrafficStudyReport.pdf](#)
7. **Information/Discussion Items**
 - 7.A. 2035 Comprehensive Plan Amendment - CPPA #01-20 - Waverly Farm Sewer and Water Service Area (SWSA) Expansion Request

Proposed expansion of the SWSA boundary to include the following parcels, totaling approximately 171 acres: 33-A-69, 33-A-70, 33-A-71, 33-A-73, 33-A-74, 33-A-75, 44-A-78, 44-A-78A, 44-A-78B, 44-A-78C, 44-A-79, 44-A-80, and 44-A-80A. These properties are currently designated in the 2035 Comprehensive Plan for future mixed use industrial/office and industrial land uses, and are located west and adjacent to Interstate 81, south of Hopewell Road and are in the Stonewall Magisterial District.

[PC10-07-20CPPA01-20.pdf](#)

7.B. 2035 Comprehensive Plan Amendment - Northeast Land Use Plan (NELUP) - Sewer and Water Service Area (SWSA) Boundary Limit Adjustments

Proposed revisions to the NELUP to adjust the boundary of the SWSA. This boundary adjustment proposes to remove 681.97-acres from the SWSA. This area is located east of Martinsburg Pike and north and south of Brucetown Road. The adjustment also proposed the addition of 1,017.40-acres to the SWSA in three locations: (1) west of I-81, south of the West Virginia line, north and south of Rest Church Road, (2) east of I-81, south of the West Virginia line, east of Woodside Road, north and south of Grace Church Road, and (3) west and adjacent to I-81 south of Hopewell Road. These areas are located within the Stonewall Magisterial District. This SWSA boundary adjustment proposes an overall net increase to the boundary of 335.43 acres.

[PC10-07-20NELUPSWSABoundaryStudy.pdf](#)

8. **Adjourn**