



**AGENDA**  
**PLANNING COMMISSION**  
**WEDNESDAY, OCTOBER 21, 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. September 2, 2020 Meeting Minutes  
[PC10-21-20MinutesSeptember9.pdf](#)
4. **Committee Reports**
5. **Citizen Comments**
6. **Public Hearings**
  - 6.A. **2035 Comprehensive Plan Amendment - CPPA #01-20 - Waverly Farm Sewer and Water Service Area (SWSA) Expansion Request - (Mrs. Perkins)**

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.  
[PC10-21-20CPPA01-20.pdf](#)
  - 6.B. **2035 Comprehensive Plan Amendment - Northeast Land Use Plan (NELUP) - Sewer and Water Service Area (SWSA) Boundary Limit Adjustments - (Mrs. Perkins)**

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.

[PC10-21-20NELUPSWSABoundaryStudy.pdf](#)

7. **Information/Discussion**

7.A. **Ordinance Amendment - Backyard Chickens in the RP District - (Mr. Klein)**

[PC10-21-20OABackyardChickens.pdf](#)

8. **Adjourn**