

APPLICATION ACTION SUMMARY

(Prepared on June 25, 2020)

(Please note that all dates are subject to change.)

REZONINGS:

RCS Investments LLC (REZ #01-20)	Stonewall	12.61 acres from M1 to M2
Location:	220 Imboden Drive at terminus of cul-de-sac	
Submitted:	04/22/20	
PC Review:	06/03/20	
BOS Review:	07/08/20	

Winchester Medical Center, Inc. (REZ #06-19)	Gainesboro	37.5424 ac from B2 to B2 with revised proffers and 51.8675 ac from MS to MS with revised proffers
Location:	1998 Northwestern Pike	
Submitted:	10/25/19	
PC Review:	12/18/19	
BOS Review:	1/8/20 – postponed to 2/26/20, postponed to 3/11/20 DENIED, back to BOS on 05/13/20- PENDING	

VARIANCES / APPEALS:

Dennis Collins (VAR #07-20)	Redbud	Setback adjustment
Location:	109 Abbey Road	
Submitted:	06/18/20	
Approved:		

LLRM, LLC (VAR #06-20)	Opequon	71' left side yard variance and a 21' right side yard variance
Location:	Vacant parcel behind 448 Reliance Road	
Submitted:	06/17/20	
Approved:		

Michael & Jill Allen (VAR #05-20)	Back Creek	80' rear yard variance
Location:	4104 Cedar Creek Grade	
Submitted:	04/24/20	
Approved:	05/19/20	

Rocco Falcone Construction (VAR #04-20)	Back Creek	30' right side for new home
Location:	361 Bushy Ridge Drive	
Submitted:	04/17/20	
Approved:	05/19/20	

Mark Bruns (VAR #03-20)	Redbud	6 foot left side variance
Location:	225 Stafford Drive	
Submitted:	03/13/20	
Approved:	05/19/20	

Benjamin Torres Jim Nichols Construction (VAR #01-20)	Stonewall	Covered front porch, 10' needed on setback, 40' variance
Location:	402 Brown Lane	
Submitted:	01/16/20	
Approved:	05/19/20	

CONDITIONAL USE PERMITS:

Bartonsville Energy Facility (CUP #05-20)	Back Creek	Utility – Scale Solar Photovoltaic Facility
Location:	Along Passage Rd and Springdale Rd west of CSX rail corridor	
Submitted:	06/05/20	
PC Review:	07/01/20	
BOS Review:	08/12/20	

Robert S. Blankinship (CUP #04-20)	Back Creek	Radio telecommunications tower
Location:	100 Archwood Trail	
Submitted:	05/21/20	
PC Review:	07/01/20	
BOS Review:	08/12/20	

Foxglove Solar, LLC (CUP #03-20)	Back Creek	Utility Scale Solar Power Generating Facilities
Location:	See Addendum	
Submitted:	05/01/20	
PC Review:	06/03/20	
BOS Review:	07/08/20	

New Cingular Wireless PCS (CUP #02-20)	Gainesboro	Mono Pole construction
Location:	141 Fairview Rd	
Submitted:	03/27/20	
PC Review:	06/03/20	
BOS Review:	07/08/20	

JK Lee Services (CUP #01-20)	Red Bud	Expansion of Assisted Living
Location:	549 Valley Mill Road	
Submitted:	02/21/20	
PC Review:	03/18/20 – moved to 5/6/20	
BOS Review:	04/08/20 – moved to 05/27/20 - Approved	

MASTER DEVELOPMENT PLANS:

Heritage Commons (MDP #02-20)	Shawnee	64-A-12, 64-A-10, 63-A-150
Location:	West side of Route 522 Front Royal Pk at intersection of Airport Rd	
Submitted:	01/31/20	
PC Review:	05/06/20	
BOS Review:	05/27/20 - Approved	

RURAL PRESERVATION SUBDIVISIONS:

SUBDIVISIONS:

Raven Oakes (SUB #02-19)	Shawnee	41.67 ac for 143 single family detached
Location:	East side of Inverlee Way; North of Millwood Pike (Route 50)	
Submitted:	12/26/19	
MDP:	Pending	
Subd. Admin. Approved:		

Snowden Bridge Sections 15 & 16 (SUB #01-19)	Stonewall	33.05 ac for 69 single family detached and 54 townhouse/multiplex
Location:	Off Old Charles Town Rd turn onto Snowden Bridge Blvd	
Submitted:	06/26/19	
MDP:	#06-18 Admin. Approved 02/14/19	
Subd. Admin. Approved:	Section 15 – 11/25/19, Section 16 – 03/10/20	

Lake Frederick Ph 8A & 9A (SUB #04-18)	Opequon	306.87 ac for 171 single family detached units with associated site infrastructure
Location:	1820 Fairfax Pike end of Rachel Carson Drive	
Submitted:	10/03/18	
MDP:	#03-07 approved 12/05/07	
Subd. Admin. Approved:		

Regents Crest (SUB #03-18)	Stonewall	Subdivision of 9.9 ac for 95 townhouses and 4 duplex units
Location:	Trafalgar Square off Route 522 in Sunnyside	
Submitted:	04/16/18	
MDP:	#02-18 admin. Approved	
Subd. Admin. Approved:		

Abram's Chase (SUB #01-18)	Shawnee	Subdivision of 3.25 ac for 13 lots (13 age restricted homes)
Location:	2183 Senseny Road, approx. 500' west of Intersection with Channing Dr	
Submitted:	01/22/18	
MDP:	#05-17 approved 11/08/17	
Subd. Admin.		

Snowden Bridge Section 8 & 9 (SUB #03-15)	Stonewall	Subdivision of 36.1 ac for 107 modified single-family small lot R4
Location:	Off Old Charles Town Rd (VA Route 761) turn onto Snowden Bridge Blvd	
Submitted:	04/03/15	
MDP:	Stephenson Village	
Subd. Admin. Approved:	Sect. 8 Approved 7/1/16	

Michael J. Bermel (SUB #05-13)	Stonewall	Subdivision of 23.5049 ac. for 2 lots; Lot 1 – 11.4443 ac. (B2); Lot 2 – 12.0606 ac. (M1)
Location:	Intersection of Airport Road (Rt. 645) & Admiral Byrd Drive.	
Submitted:	5/10/13	
MDP #09-87 (Airport Bus. Ctr.)	MDP approved by BOS 12/11/96; admin. Approved 6/22/99.	
Subd. Admin. Approved:	Pending – waiting plat approval.	

Fieldstone, Sect. II, Phases 3 & 4 (SUB #04-13)	Red Bud	Subdivision of 22.56 ac. for 123 lots for single-family attached townhouses (RP)
Location:	East of the intersection of Channing Drive & Nassau Road	
Submitted:	4/29/13	
MDP #03-04:	Approved by BOS 8/11/04; Admin. Approved 6/13/05	
Subd. Admin. Approved:	Ph. 3 approved 5/13/15	

Shenandoah Model Ct. Revisions (SUB #02-10)	Opequon	Subdivision of 198.6 ac. into 178 single-family small lots (R5)
Location:	Route 522 South, right on Rachel Carson Drive, Right to Model Home Court.	
Submitted:	09/03/10	
MDP #16-06	MDP #06-00 approved by BOS 11/08/00; MDP admin. approved 5/02/01.	
Subd. Admin. Approved:	11/17/10; Plats approved 6/03/11; Waiting for copy of recorded plats.	

Sovereign Village, Section 2D (SUB #07-08)	Red Bud	Subdivision of 7.72 ac. into 12 sf urban dwellings (RP)
Location:	East of the intersection of Canyon and Rossmann Boulevard.	
Submitted:	08/29/08	
MDP #01-07	MDP approved by BOS 3/28/07; MDP admin. Approved 7/10/07.	
Subd. Admin. Approved:	SDP approved 10/28/08	

Opequon Crossing, Phase 2 (SUB #05-08)	Red Bud	Subd. of 34.8 ac. into 167 residential lots (116 TH, 13 SFD, 38 SFA) (RP)
Location:	Approx. 2,000' east of Valley Mill Rd. (Rt. 659) & Rt. 7 intersection.	
Submitted:	05/05/08	
MDP #04-07	MDP approved by BOS 8/22/07; MDP admin. approved 10/09/07	
Subd. Admin. Approved:	First review completed; waiting for re-submittal.	

Opequon Crossing, Phase 1 (SUB #01-08)	Red Bud	Subdivision of 72.94 ac. for 39 townhouses & 65 single family lots (RP)
Location:	Approx. 2,000' east of Valley Mill Rd (Rt 659) & Rt 7 intersection	
Submitted:	02/01/08	
MDP #04-07 (Haggerty Prop.)	MDP approved by BOS 8/22/07; Admin. Approved 10/09/07	
Subd. Admin. Approved:	SDP Approved; Waiting for plats for 1 st review	

Senseny Village, Ph. 1 (SUB #15-07)	Red Bud	Subdivision of 17.19 acres into 43 single-family detached lots (RP)
Location:	South of Rossum Ln. (Rt. 736) & Twinbrook Circle (Rt. 867) on the Senseny Road corridor	
Submitted:	06/22/07	
MDP #12-06	BOS approved MDP 11/08/06; MDP admin. approved 11/17/06	
Subd. Admin. Approved:		

Fairway Court Subdivision (SUB #08-06)	Shawnee	Subdivision of 4.94 ac. into 7 single- family det. urban lots (RP)
Location:	Oakridge Lane (Rt. 1201), at the intersection of Senseny Road & Oakridge Lane	
Submitted:	05/10/06	
PC Review:	05/16/07 – recommended approval w/ modifications	
BOS Review:	06/13/07 – approved.	
Subd. Admin. Approved:	SDP Approved; Waiting to receive plats.	

SITE PLANS:

James Wood High School (SP #30-20)	Gainesboro	Softball field
Location:	161 Apple Pie Ridge Road	
Submitted:	06/16/20	
Approved:		

Stonewall Plaza Self-Storage (SP #29-20)	Stonewall	Self-Storage
Location:	178 Rivendell Court	
Submitted:	05/28/20	
Approved:		

FedEx (SP #28-20)	Shawnee	Ground Facility expansion
Location:	130 Frogale Court	
Submitted:	05/27/20	
Approved:		

Lake Holiday Beach 2 (SP #27-20)	Gainesboro	Beach Improvement
Location:	Sleigh Drive	
Submitted:	05/27/20	
Approved:		

Viola (SP #26-20)	Shawnee	Engineering Office
Location:	402 Bufflick Road	
Submitted:	05/15/20	
Approved:		

Tractor Supply (SP #25-20)	Gainesboro	Retail
Location:	Walmart Drive (parcel 52-A-E)	
Submitted:	05/15/20	
Approved:		

JNS Rentals, LLC (SP #24-20)	Stonewall	Retail/Office
Location:	104 Full House Drive	
Submitted:	05/15/20	
Approved:		

RSC Warehouse (SP #23-20)	Stonewall	Warehouse
Location:	220 Imboden Drive	
Submitted:	05/12/20	
Approved:		

TSM – Eastern Supply (SP #22-20)	Stonewall	Building Addition
Location:	242 McGhee Road	
Submitted:	05/12/20	
Approved:	06/17/20	

Y Investments, LLC (SP #21-20)	Shawnee	Office – Warehouse Building
Location:	111 Muskoka Court	
Submitted:	05/07/20	
Approved:	06/17/20	

The Reserve at Winchester (SP #20-20)	Shawnee	246 unit multi-family residential community (10 buildings)
Location:		
Submitted:	05/04/20	
Approved:		

ZM Sheet Metal, Inc. (SP #19-20)	Stonewall	Parking Expansion
Location:	260 Lenoir Drive	
Submitted:	04/29/20	
Approved:	05/26/20	

Senseny Place (SP #18-20)	Red Bud	Senior Residential/Church
Location:	1527 Senseny Road	
Submitted:	04/29/20	
Approved:		

Chick-fil-A (SP #17-20)	Stonewall	Add drive thru
Location:	112 Market Street	
Submitted:	04/24/20	
Approved:		

Millbrook Substation – Rappahannock Electric Coop (SP #16-20)	Red Bud	Electric Substation
Location:	Off Greenwood Road near Berryville Pike	
Submitted:	05/04/20	
Approved:		

Crossroads Commercial Center (SP #15-20)	Shawnee	Self-Storage/Outdoor Storage
Location:	East side of Route 522, 600' south of Papermill Road	
Submitted:	04/16/20	
Approved:		

O'Reilly Auto Parts (SP #14-20)	Opequon	Auto Parts Store
Location:	Parcel between 321 and 341 Fairfax Pike	
Submitted:	03/30/20	
Approved:	06/23/20	

Carroll Industrial Park Lot 1 (SP #13-20)	Stonewall	Office Complex
Location:	283 Ebert Road	
Submitted:	03/13/20	
Approved:		

Trex (SP #12-20)	Shawnee	Fleet Maintenance Facility
Location:	3229 Shawnee Drive	
Submitted:	03/12/20	
Approved:		

Miller's Hardware (SP #11-20)	Opequon	Outdoor Storage Expansion
Location:	208 Centre Drive	
Submitted:	3/11/20	
Approved:		

Carmeuse Berm Development (SP #08-20)	Stonewall	Quarry
Location:	508 Quarry Lane	
Submitted:	02/18/20	
Approved:		

WMC West Campus CAB (SP #07-20)	Gainesboro	Office and Administration
Location:	West Campus Boulevard	
Submitted:	02/13/20	
Approved:		

Stephenson Pizza (SP #04-20)	Stonewall	Restaurant
Location:	2674 Martinsburg Pike	
Submitted:	02/06/20	
Approved:		

Winchester Regional Airport (SP #02-20)	Shawnee	New Terminal Building Site
Location:	491 Airport Road	
Submitted:	1/9/2020	
Approved:		

K & J Investments (SP #47-19)	Stonewall	4,000 SF equipment shed (pole barn)
Location:	1800 Martinsburg Pike	
Submitted:	12/10/19	
Approved:		

Walmart Supercenter (SP #37-19)	Gainesboro	Parking for online pickup
Location:	501 Walmart Dr	
Submitted:	09/09/19	
Approved:		

Blue Ridge Hospice (SP #12-19)	Shawnee	Flagpole with sitting area
Location:	160 Wincrest Drive	
Submitted:	04/04/19	
Approved:		

Brooke Road Warehouse (SP #39-17)	Stonewall	Warehouse facility
Location:	186 West Brooke Road	
Submitted:	10/16/17	
Approved:		

Blue Ridge Youth Soccer (SP #22-17)	Shawnee	Athletic Fields
Location:	Millwood Pike and West Parkins Mill Road	
Submitted:	05/24/17	
Approved:		

Goldstar Motors North (SP #01-16)	Stonewall	2.93 ac disturbed of 2.54 ac parcel and inclusion of VDOT right of way
Location:	1544 Martinsburg Pike	
Submitted:	01/04/16	
Approved:		

Mid-Atlantic Development Group, LLC (SP #04-14)	Stonewall	4,200 sq. ft. developed of a .72-ac. parcel for retail use. (B2)
Location:	3538 Martinsburg Pike, Clearbrook	
Submitted:	2/05/14	
Approved:		

Twin Lakes Overlook Pavilion (SP #53-07)	Red Bud	0.93 ac. of a 40.55-ac. parcel developed for recreation use (RP)
Location:	311 Eddy's Lane	
Submitted:	07/03/07	
Approved:	Pending (needs waiver)	

COMPREHENSIVE POLICY PLAN AMENDMENT REQUESTS:

Waverly Farm (CPPA #01-20)	Stonewall	Sewer & water service area expansion
Location:	PIN 33-A-69, 33-A-70, 44-A-80, 44-A-80A	
Submitted:	05/12/20	
PC Review:		
BOS Review:		

TRANSFER OF DEVELOPMENT RIGHTS:

794HL (William Bassler) (TDR #01-20)	Back Creek	PIN 39-A-2, 39-A-3, 39-A-5, and 39-A-89
Location:	800 Hedrick Lane	
Submitted:	04/29/20	
Action:	Pending	

Vernon Wright (TDR #07-19)	Back Creek	PIN# 61-A-22, 61-A-17, 60-A-89 and 61-A-15
Location:	3844 Cedar Creek Grade & 933 Barley Lane	
Submitted:	12/18/19	
Action:	Pending	

Joseph & Mary Snapp (TDR #06-19)	Back Creek	Pin 61-A-7, 9, 10, 13, 41 and 42
Location:	229 West Oaks lane	
Submitted:	10/21/19	
Action:	Pending	

West Oaks Farm Market, LLC (TDR #05-19)	Back Creek	Pin 74-A-3
Location:	4305 Middle Road	
Submitted:	10/21/19	
Action:	Pending	

Christopher & Marlisa Eyre (TDR #04-15)	Gainesboro	Transferrable Rights Possible: 2 PIN 07-A-1A, 07-A-1B
Location:	1281 Middle Fork Rd	
Submitted:	10/21/15	
Action:	Pending	

ORDINANCE WAIVER REQUESTS: