



**AGENDA  
JOINT WORK SESSION MEETING**

**BOARD OF SUPERVISORS  
PLANNING COMMISSION  
COMPREHENSIVE PLANS AND PROGRAMS COMMITTEE (CPPC)**

**WEDNESDAY, SEPTEMBER 25, 2019 \* 5:30 PM  
BOARD MEETING ROOM  
107 NORTH KENT STREET, WINCHESTER, VIRGINIA 22601**

Call to Order

1. Comprehensive Plan Amendment (CPPA) Request for 2019:

- CPPA #02-19 – Woodside Business Park – Woodside Road – Clearbrook

***CPPA #02-19, for Woodside Business Park – Sewer and Water Service Area (SWSA) Inclusion Request and land use designation change; Parcels 34-A-129E, 34-A-129I and 34-A-129G. This is a request to expand the boundary of the Sewer and Water Service Area (SWSA) to include 181.56 acres of land. The request also seeks to change the land use designation from warehousing as shown in the Northeast Land Use Plan to industrial; the properties are currently zoned RA (Rural Areas). The properties are located on the northeastern side of Woodside Road, the site also has frontage on Grace Church Road, in the Stonewall Magisterial District.***

2. Planning project items:

- Update of Northeast Land Use Plan
- Rural Areas/Rural Community Centers Study
- Housing related initiatives
- Transportation planning and project implementation review
- Other topics

3. Adjourn

*Item No. 1*

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## Item #1: 2019 Comprehensive Plan Amendment Request

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The Planning Department received one Comprehensive Plan Amendment request by this year's June 1, 2019 deadline:

**CPPA #02-19, for Woodside Business Park – Sewer and Water Service Area (SWSA) Inclusion Request and land use designation change; Parcels 34-A-129E, 34-A-129I and 34-A-129G.** This is a request to expand the boundary of the Sewer and Water Service Area (SWSA) to include 181.56 acres of land. The request also seeks to change the land use designation from warehousing as shown in the Northeast Land Use Plan to industrial; the properties are currently zoned RA (Rural Areas). The properties are located on the northeastern side of Woodside Road, the site also has frontage on Grace Church Road, in the Stonewall Magisterial District.

***CPPC Recommendation: Study only in conjunction with a new Northeast Land Use Plan study.***

The Comprehensive Plans and Programs Committee (CPPC) discussed this request at their July and August 2019 meetings. The Committee expressed concerns with the requested SWSA expansion request when utilities will not be readily available in this area in the near future. The CPPC did not recommend sending the request forward as an individual amendment. Ultimately, the CPPC recommended that the Board of Supervisors initiate a larger study of the entire Northeast Land Use Plan (NELUP) that reexamines land use, transportation and utility availability. The Committee wanted to see a comprehensive review of the entire plan that engages all effected parties (i.e. County, Frederick Water, VDOT, landowners).

Attached you will find the applications, maps showing the location of the proposals, maps showing the location of the proposals in the context of the Northeast Land Use Plan, comments from Frederick Water and information provided by the Applicants.

***Staff is ultimately seeking the Board's direction as to whether this Amendment warrants further study and consideration.***



315 Tasker Road  
Stephens City, Virginia 22655

PH (540) 868-1061  
Fax (540) 868-1429  
[www.FrederickWater.com](http://www.FrederickWater.com)

Eric R. Lawrence  
Executive Director

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## MEMORANDUM

**TO:** Candice Perkins, Assistant Director, Frederick County Planning Department  
**FROM:** Eric R. Lawrence, Executive Director  
**SUBJECT:** 2019 Comprehensive Policy Plan Amendment Review – Woodside Business Park  
**DATE:** July 2, 2019

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Thank you for the opportunity to provide preliminary comments on the Comprehensive Policy Plan Amendment applications received for the 2019 application period. We understand that Frederick Water's preliminary comments will be shared with the Board of Supervisors and Planning Commission during their CPPA review joint work session later this summer. We welcome the opportunity to participate in a more thorough review of the application once the Board decides if the application warrants further evaluation.

Our preliminary comment:

**Woodside Business Park SWSA Expansion and Industrial Land Use Designation Request; Parcels 34-A-129E, 34-A-129I, and 34-A-129G.**

These properties are located in the Northeast Land Use Plan (NELUP), east of Woodside Road. Frederick Water does presently provide water to the Amazon distribution facility, located west of the application's parcels; no water or sewer lines enter the subject parcels.

The current sewer infrastructure serving the NELUP was funded through 2001-era Grant-in-Aid agreements by a number of property owners who sought access to public and sewer. Sewer capacity is limited as the sewer improvements constructed with the Grant-in-Aid effort were

sized for those property owners, and the land uses within the SWSA depicted in the 2000 NELUP.

Frederick Water's 2017 Sanitary Sewer Master Plan (2017 SSMP) utilized the County's 2035 Comprehensive Policy Plan (2035 CPP) as guidance and foundation for its sewer improvement recommendations. The 2017 SSMP evaluated the 2035 CPP future land uses and the SWSA, and then projected the necessary sewer system improvements to meet the projected demands. The 2017 SSMP recommended a number of improvements to meet the projected demands generated by the 2035 CPP, including a new wastewater treatment plant. Any additional future land uses and SWSA expansions beyond those in the 2035 CPP would not be captured by the 2017 SSMP, and therefore may not be positioned for adequate sanitary sewer service in the future.

The Woodside Business Park CPPA was discussed by the Frederick Water Planning Committee on July 1, 2019. The Planning Committee recognized the recommendations from the 2017 SSMP and the projected costs in excess of \$40 million. The Planning Committee recommended that property owners who benefit from a SWSA expansion and new land use designations be accountable for the improvements so that the existing customer base not be burdened with improvement costs that benefit new development. Ultimately, the Planning Committee voiced that the existing sewer system and improvements recommended in the 2017 Sanitary Sewer Master Plan would not be adequate to meet the demands of an expanded SWSA and additional Industrial land use designation.

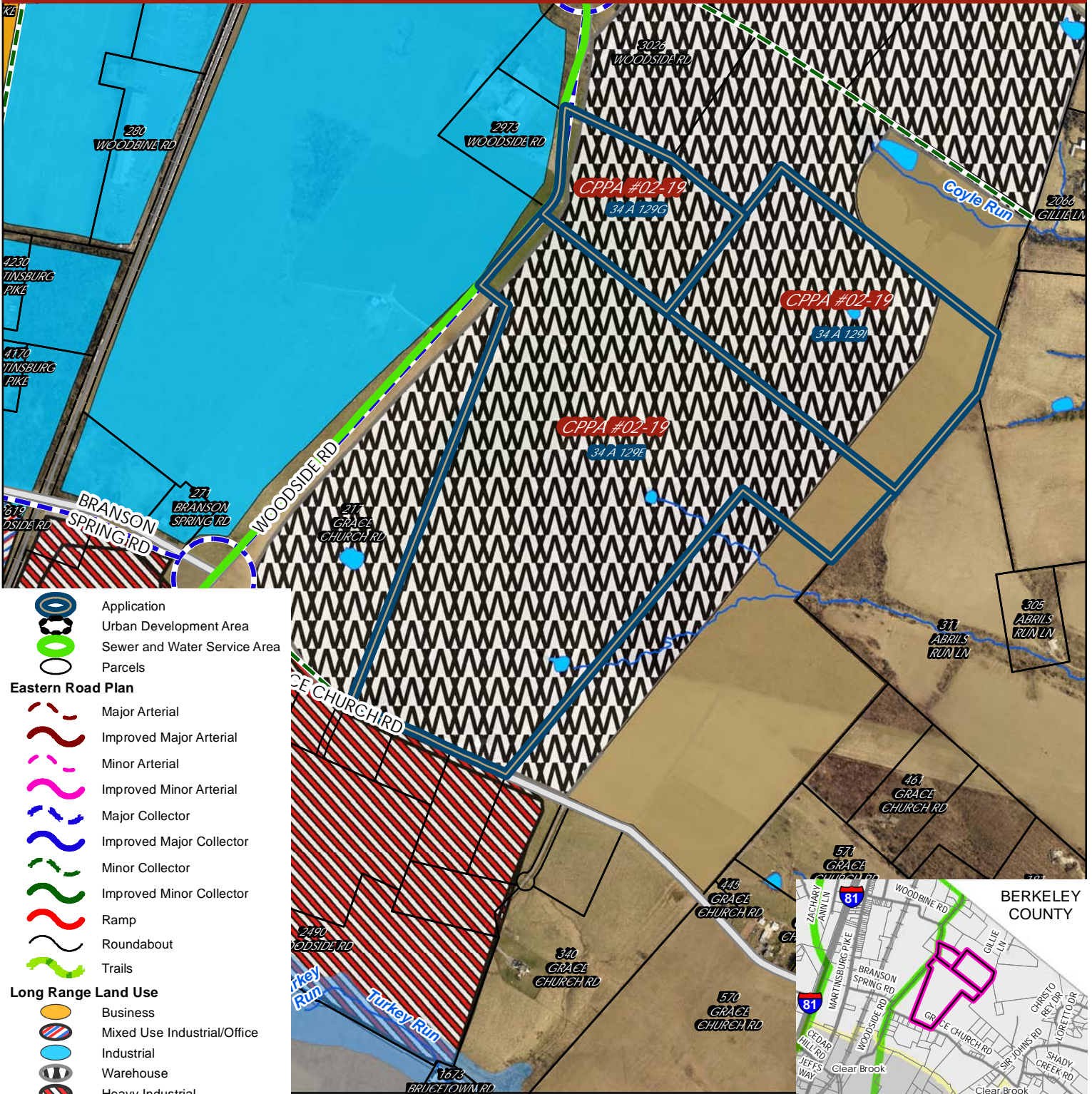
***Frederick Water does not support further study of the application without consideration of a much larger study area that would collectively constrict the SWSA, and contribute to infrastructure improvements that convey the study area sewage directly to the OWRP or to a new WWTP. A study of opportunities, and implementation of results, for expansion of wastewater treatment facilities would also be necessary.***



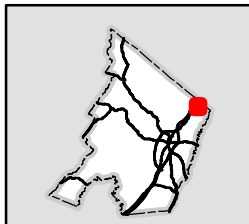
# CPPA # 02 - 19: Woodside Business Park

PINs: 34 - A - 129E, 34 - A - 129G, 34 - A - 129I

Draft NELUP and SWSA Amendments  
Long Range Land Use Map



- Application
- Urban Development Area
- Sewer and Water Service Area
- Parcels
- Eastern Road Plan**
- Major Arterial
- Improved Major Arterial
- Minor Arterial
- Improved Minor Arterial
- Major Collector
- Improved Major Collector
- Minor Collector
- Improved Minor Collector
- Ramp
- Roundabout
- Trails
- Long Range Land Use**
- Business
- Mixed Use Industrial/Office
- Industrial
- Warehouse
- Heavy Industrial
- Extractive Mining
- Rural Community Center
- Sensitive Natural Areas



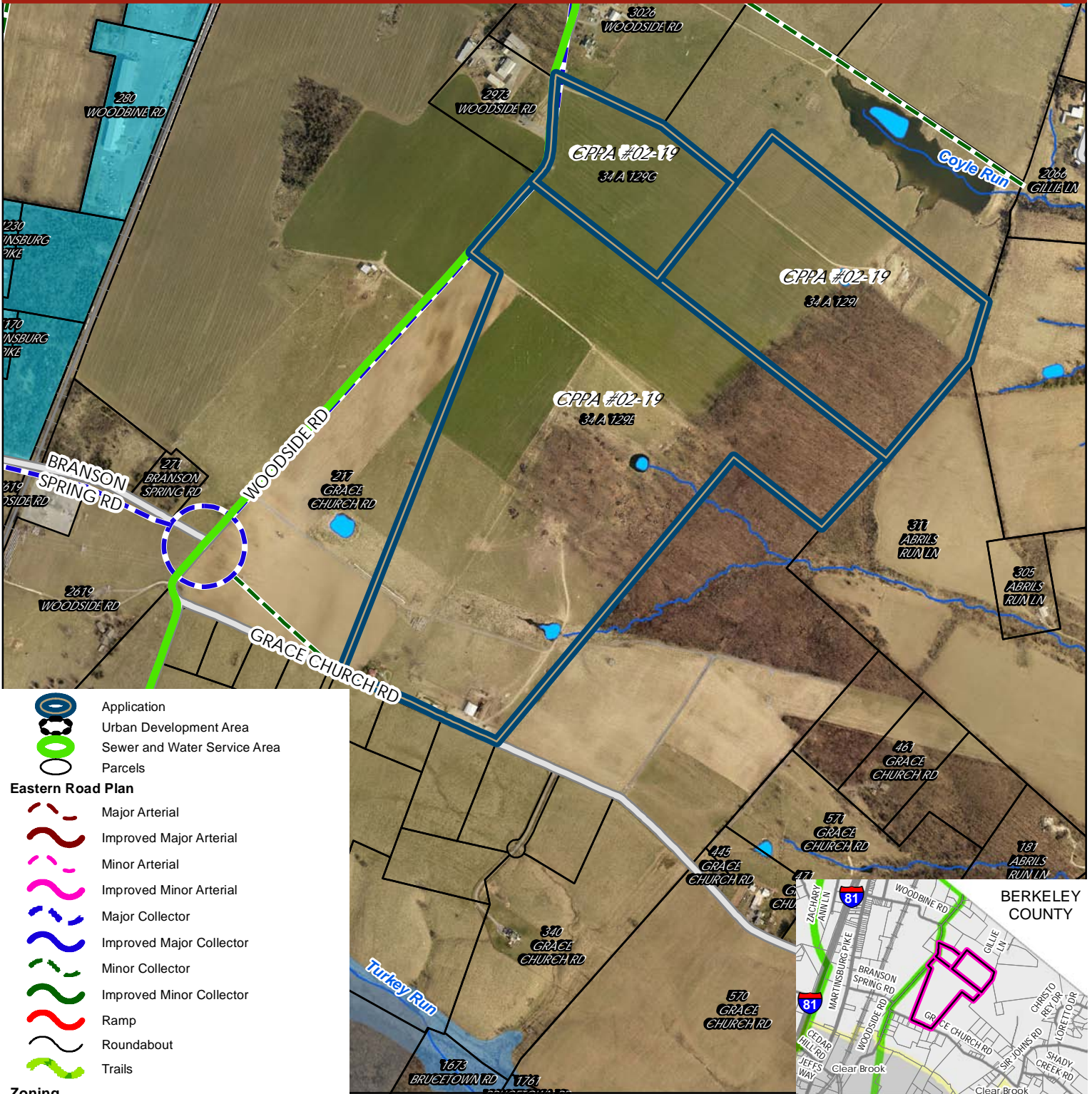
0 500 1,000 2,000 Feet



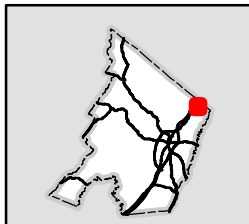
# CPPA # 02 - 19: Woodside Business Park

PINs: 34 - A - 129E, 34 - A - 129G, 34 - A - 129I

Draft NELUP and SWSA Amendments  
Zoning Map



- Application
  - Urban Development Area
  - Sewer and Water Service Area
  - Parcels
- Eastern Road Plan**
- Major Arterial
  - Improved Major Arterial
  - Minor Arterial
  - Improved Minor Arterial
  - Major Collector
  - Improved Major Collector
  - Minor Collector
  - Improved Minor Collector
  - Ramp
  - Roundabout
  - Trails
- Zoning**
- EM (Extractive Manufacturing District)
  - M1 (Light Industrial District)
  - M2 (Industrial General District)



0 500 1,000 2,000 Feet

**COMPREHENSIVE POLICY PLAN AMENDMENT**  
**INITIATION REQUEST FORM**

(Please type all information. The application will not be deemed complete unless all items listed below have been submitted.)

A. Owner(s) Information:

1. Name: Woodside Land Company, LLC; Light, H.G. & Son, Inc.; and Light, John H, Trustee
2. Project Name: Woodside Business Park
3. Mailing Address: 2873 Woodside Road, Clear Brook, VA 22624
4. Telephone Number: 540.539.3834

Authorized Agent Information:

1. Name: Tim Stowe, Stowe Engineering, PLC
2. Project Name: Woodside Business Park
3. Mailing Address: 103 Heath Court  
Winchester, VA 22602
4. Telephone Number: 540.686.7373

B. Legal interest in the property affected or reason for the request:

The owner would like to change the future land use from warehousing to Industrial and would also like to have the property included in the Sewer and Water Service Area.

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C. Proposed Comprehensive Policy Plan amendment - please provide the following information.

1. **FOR A MAP AMENDMENT**

- a. PIN(s): 34 A 129E, 34 A 129I, & 34 A 129G  
Magisterial District: Stonewall
- b. Parcel size (approximate acres): 181.56



c. Plat of area proposed for CPPA amendment, including metes and bounds description.

*See tab labeled "PLAT"*

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d. Existing Comprehensive Plan land use classification(s):

*Warehousing and a small Sensitive Natural Area are the existing land uses in the 2035 Comprehensive Plan.*

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e. Proposed Comprehensive Plan land use classification(s):

*The proposed Comprehensive Plan land use designation is industrial. The Sensitive Natural Area will remain unchanged.*

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f. Existing zoning and land use of the subject parcel:

*The existing zoning is Rural Agricultural.*

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g. What use/zoning will be requested if the amendment is approved?

*M-1 Light Industrial.*

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h. Describe, using text and maps as necessary, the existing zoning, Comprehensive Policy Plan designations, and/or approved uses and densities along with other characteristics of properties that are within:

- 1/4 mile from the parcel(s) perimeter if the parcel is less than 20 acres in size;
- 1/2 mile if 21 - 100 acres in size; or
- One mile if more than 100 acres in size.

**Note: Colored maps cannot be duplicated in the Planning Department.**

*The maps on the following pages show existing conditions, future land use designations, and zoning as of May 2019 within 1 mile of the Woodside Business Park. The 2035 Comprehensive Plan designates the Route 11 North corridor for commercial and industrial growth. The following table provides a summary of the surrounding land uses and zoning.*

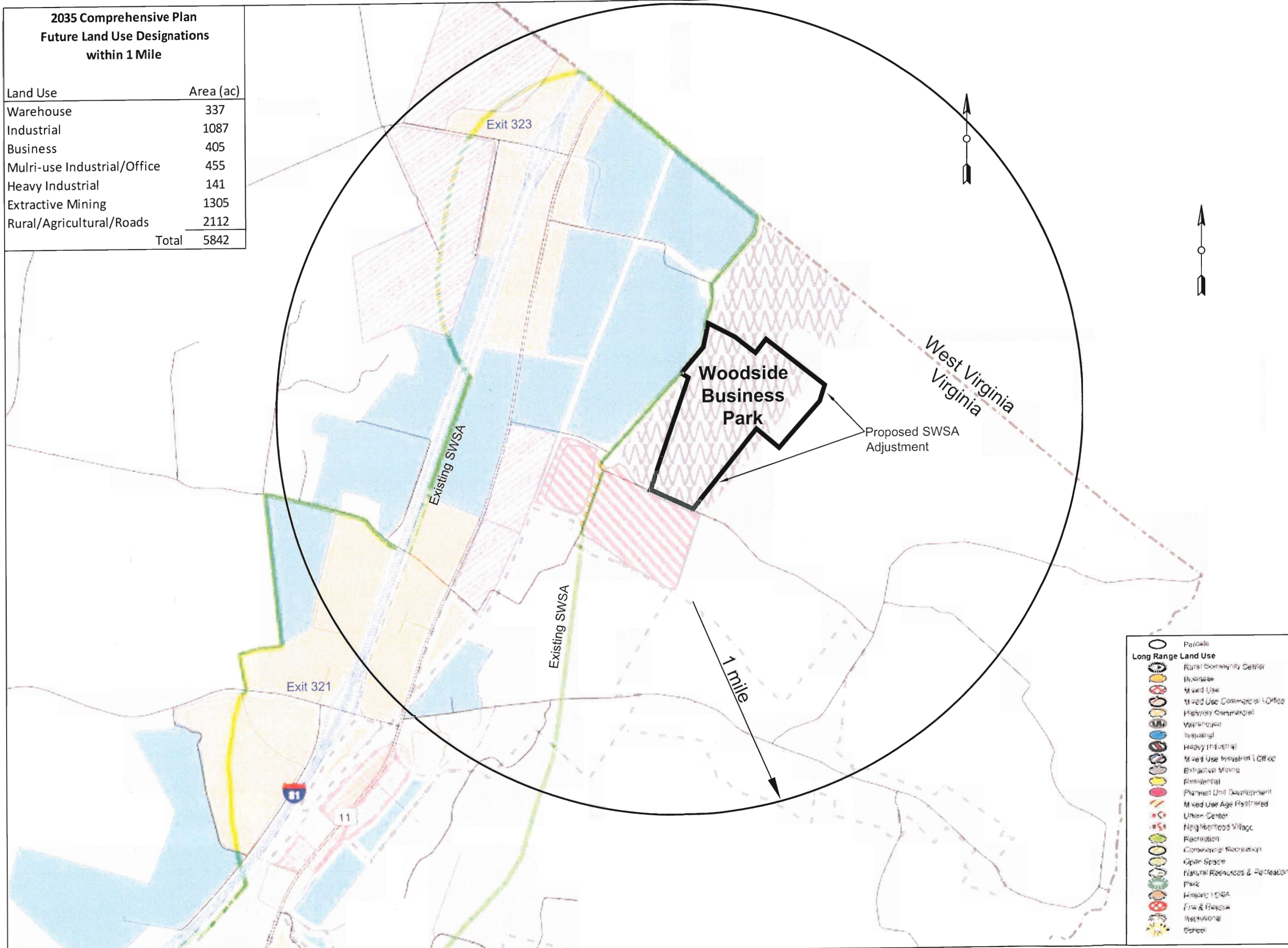
<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>
<b>South</b>	Extractive Mining & Heavy Industrial	Extractive Mining
<b>East</b>	Agricultural	Rural Agricultural
<b>North</b>	Industrial, Agricultural	Manufacturing, Rural Agricultural
<b>West</b>	Business and Industrial	M1, B2, B3, and RA

*The 2035 Comprehensive Plan strategies and goals are being accomplished with the growth of commercial and industrial land use in the Route 11 North corridor. Establishing additional land for industrial use will further advance these goals and strategies to attract quality industries to Frederick County that help offset the cost of services to residential development.*

*Farmland - According to the USDA Web Soil Survey, 20% of the area encompassed in this proposed amendment is Prime Farmland. Although the land is used for farming the poor draining soils in this area are not ideal for farming. In Frederick County, the Prime Farmlands are generally west of I-81 where the soils support healthy farming.*

**2035 Comprehensive Plan  
Future Land Use Designations  
within 1 Mile**

Land Use	Area (ac)
Warehouse	337
Industrial	1087
Business	405
Mulri-use Industrial/Office	455
Heavy Industrial	141
Extractive Mining	1305
Rural/Agricultural/Roads	2112
<b>Total</b>	<b>5842</b>



- Parcels
- Long Range Land Use**
- Rural Community Center
- Business
- Mixed Use
- Mixed Use Commercial/Office
- Highway Commercial
- Warehouse
- Industrial
- Heavy Industrial
- Mixed Use Industrial/Office
- Extractive Mining
- Residential
- Planned Unit Development
- Mixed Use Age Restricted
- Urban Center
- Neighborhood Village
- Recreation
- Commercial Recreation
- Open Space
- Natural Resources & Recreation
- Park
- Historic MDRS
- Fire & Rescue
- Institutional
- School

**STOWE ENGINEERING, PLC**  
 103 Heath Court  
 Winchester, VA 22602  
 (540) 686-7373  
 fax (540) 301-1100

NO.	DATE	DESCRIPTION	BY

**2035 COMPREHENSIVE PLAN  
FUTURE LAND USE WITHIN 1 MILE  
WOODSIDE BUSINESS PARK  
STONEWALL MAGISTERIAL DISTRICT  
FREDERICK COUNTY, VIRGINIA**

DATE: June 3, 2019  
 SCALE: 1" = 2000'  
 DESIGNED BY: TS  
 DRAWN BY: TS  
 CHECKED BY: TS  
 PROJECT #: 1168.0  
 SHEET 1 OF 1



**Zoning Designations within 1 Mile  
based on April 2018 Zoning Map**

Zoning Designation	Area (ac)
M1	311
M2	31
B2	19
B3	166
EM	411
RA/Roads	4905
<b>Total</b>	<b>5842</b>



- Future RT 37
- Urban Development Area
- SWSA
- Approved TDR Properties
- Zoning**
- B1 (Neighborhood Business District)
- B2 (General Business District)
- B3 (Industrial Transition District)
- EM (Extractive Manufacturing District)
- HE (Higher Education District)
- M1 (Light Industrial District)
- M2 (Industrial General District)
- MH1 (Mobile Home Community District)
- MS (Medical Support District)
- OM (Office - Manufacturing Park)
- R4 (Residential Planned Community District)
- R5 (Residential Recreational Community District)
- RA (Rural Areas District)
- RP (Residential Performance District)
- Agricultural & Forestal Districts**
- Apple Pie Ridge
- Albin
- South Timber Ridge
- South Frederick District
- Double Church District
- Red Bud
- Green Spring
- George Washington National Forest

**STOWE ENGINEERING, PLC**  
 103 Heath Court  
 Winchester, VA 22602  
 (540) 686-7373  
 fax (540) 301-1100

NO.	DATE	DESCRIPTION	BY

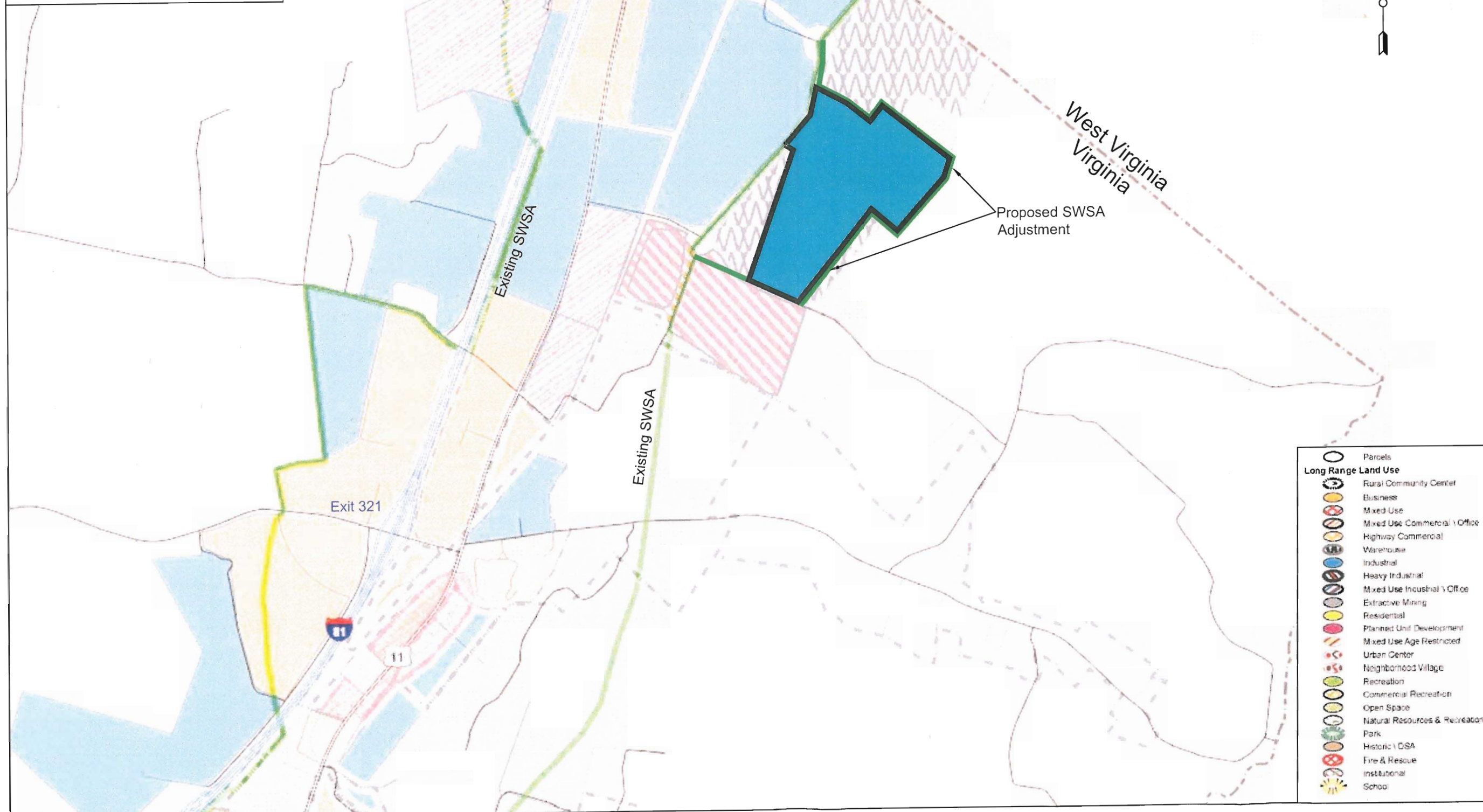
**MAY 2019 ZONING WITHIN 1 MILE**  
**WOODSIDE BUSINESS PARK**  
**STONEWALL MAGISTERIAL DISTRICT**  
**FREDERICK COUNTY, VIRGINIA**

DATE: June 3, 2019  
 SCALE: 1" = 2000'  
 DESIGNED BY: TS  
 DRAWN BY: TS  
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 PROJECT #: 1168.0  
 SHEET 1 OF 1



**2035 Comprehensive Plan  
Future Land Use Designations  
within 1 Mile**

Land Use	Area (ac)
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**STOWE ENGINEERING, PLC**  
103 Heath Court  
Winchester, VA 22602  
(540) 686-7373  
fax (540) 301-1100

REVISIONS	NO.	DATE	DESCRIPTION	BY

**PROPOSED FUTURE LAND USES  
AND SWSA**  
**WOODSIDE BUSINESS PARK**  
**STONEWALL MAGISTERIAL DISTRICT**  
**FREDERICK COUNTY, VIRGINIA**

DATE: June 3, 2019
SCALE: 1" = 2000'
DESIGNED BY: TS
DRAWN BY: TS
CHECKED BY: TS
PROJECT #: 1168.0
SHEET 1 OF 1





- i. The name, mailing address, and parcel number of all property owners within 200 ft. of the subject parcel(s), with Adjacent Property Owners Affidavit (page 8).

The mailing list is on the following page.

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2. **FOR A TEXT AMENDMENT**

- a. Purpose and intent of the amendment.

To recognize and implement critically needed transportation improvements along the Route 11 North corridor. Also, to obtain the participation of proposed industrial facilities with the expansion of wastewater capacity in the area.

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- b. Cite Plan chapter, goal, policy and/or action strategy text that is proposed to be amended.

Chapter V Transportation, Planning Assumptions, Route 11 North Corridor.  
Chapter VI Public Facilities, Frederick Water – Focus for the Future

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- c. Proposed new or revised text.

**Chapter V – Transportation. PLANNING ASSUMPTIONS**

**Route 11 North Amendment (pg. 44)**

Existing Text - “Modeling of the expected development along the Route 11 North corridor indicates a need for widening and access management to the entire corridor with the corridor to become six lanes to Cedar Hill Road and four lanes to the West Virginia State line. The most immediate need is to widen from Route 37 to Old Charlestown Road.”

Proposed additional text – Until recent years the area from Hopewell Road and Brucetown Road to Rest Church Road has been comprised mainly of rural residential, and agricultural land uses. In recent years large distribution facilities including Amazon and McKesson have been developed along the corridor, and more are expected. Akin to changes in land use are changes in traffic volume and composition.

To fully evaluate these changes, a detailed traffic study should accompany any future industrial rezoning proposal and should identify transportation deficiencies and remedies to be provided by the proposed development. Project timing may necessitate the improvement of local roads before the Route 11 mainline improvements. The cost for improvements should be spread equitably among landowners along the Route 11 corridor, which will benefit from the improvements in connection with future rezonings. Funding from VDOT should be pursued to leverage private investments in transportation improvements.

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**Chapter VI – Public Facilities. FREDERICK WATER**

**Focus for the Future (pg. 75)**

Insert after the last paragraph – In the Route 11 North Corridor, there is limited sewer capacity. Future industrial rezoning proposals should recognize the sewer capacity constraint and participate in the construction of wastewater infrastructure necessary to serve the Route 11 North Corridor area.

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**Note: Please attach and specify text changes with additions underlined and deletions crossed through.**

- d. Demonstrate how the proposal furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Policy Plan chapter(s) relative to the amendment request and why proposed revisions to said goals, policies, and action strategies are appropriate.  
(reference is made to the corresponding section of the 2035 Comprehensive Plan)

**Comprehensive Plan Section IV. Business Development, Introduction, Focus for the Future**

To encourage commercial and industrial uses to Frederick County has designated certain areas solely for these types of uses such as the **Route 11 North corridor**, Kernstown area, Round Hill, the Route 277 Triangle area, and in the vicinity of the Winchester Regional Airport. Future planning efforts will continue to identify opportunities to align land uses to promote business development.

Policy Appropriateness - In response to this policy, the proposed Comprehensive Plan amendment will establish an additional 181.56 acre of land for industrial development, thereby aligning land use with business development opportunities.

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**Comprehensive Plan Section IV. Business Development. Introduction, Community Benefits**

Adequate amounts of land must be planned for and designated for both Commercial and Industrial uses and residential developments. Striking a balance of these land uses and ensuring that the tax rates remain low and that services are available to support these initiatives will help make Frederick County an economic engine within the region.

*Policy Appropriateness - In response to this policy, the Light Property will be designated as industrial land. Its development as such will enable the county to better strike the desired balance between all land uses.*

**GOAL: Develop a Strategy that Promotes the Expansion of Desirable Business, and Industrial Land Uses.**

**STRATEGIES:**

Frederick County Economic Development Authority (EDA) targeted industries: (as of February 2016):

- Light Industrial
- Pharmaceutical & Medicine Manufacturing, Scientific Research & Development, and Lab Services
- Business Services
- Retail

*The proposed land use and SWSA change will further the goals, policies, objectives, and strategies outlined in the Comprehensive Plan by opening lands for commercial and industrial uses. The proposed amendment is appropriate because it incorporates large tracts of land where planning for inter-parcel movement of goods and services, multi-modal movement of raw and finished products, and regional water and sewer service become practical and efficient. Additionally, the presence of natural gas lines and right of ways, an electric sub-station, and fiber optic infrastructure will provide the utility services necessary for industrial development.*

**Comprehensive Plan Section IV. Business Development, Office and Industrial, Community Benefits**

The continuation of a low residential tax rate is a direct result of the expansion of the

commercial and industrial tax. Currently, commercial and industrial tax revenue accounts for approximately 13% of the County's tax base. The County's goal indicates that this should be around 25% to ensure a balanced fiscal environment. Tax revenue derived from the average single-family residence is approximately fifty percent of the cost of service provided for that same residence. The County's fiscal survival is dependent upon recruiting office and industrial occupants which offset those residential costs.

*The proposed land use and SWSA changes designate an additional 181.56 acres of land for industrial use, strengthening the county's financial position and offsetting residential costs.*

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**GOAL: Identify and Recognize Areas in the County Most Strategically Suited for Office and Industrial Development**

**STRATEGIES:**

- Complete review of area land use plans to ensure sufficient acreage is designated for office and industrial uses.
- All infrastructure, such as voice and data fiber, electric, water, wastewater, and natural gas, should be extended to areas identified for office and industrial uses and non-rural residential areas.
- The rezoning process should be examined and streamlined as appropriate in order to encourage landowners of properties identified in Area Plans (see Appendix I) to proceed with rezoning.

*The Light Property meets this goal as it is well suited for industrial development. Its proximity to I-81 and the Winchester & Western railroad encourage multi-modal transportation solutions, and its proximity to similar uses fosters an atmosphere of success. The property is a short distance from the Anderson Water Treatment plant, which supplies quality water at high pressures to the area. Wastewater will be pumped to the Frederick Water system.*

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**Comprehensive Plan Section VII – Natural Resources, Water Supply and Water Quality**

Water supply is critical to both the natural and built environment, and viable sources are essential for future economic development in the County....with the exception of water purchased from the City of Winchester, which comes from the North Fork of the Shenandoah River, the County is entirely dependent on groundwater sources.

*Frederick Water's Opequon Water Supply Plan (OWSP) initiative, is underway and is*

designed to ensure a safe, reliable, and sustainable supply of water to help meet the community's projected drinking water needs. By 2035, Frederick Water water customers may require up to 12 million gallons of drinking water every day, more than doubling from today's average of 5.6 million gallons per day. Frederick Water is prepared to meet this demand through the OWSP. This system expansion will supply water to the Woodside Business Park area.

The limited capacity of the wastewater transport piping in the Route 11 North corridor restricts full development of the region. Frederick Water is taking steps to expand capacity and has developed a long-range wastewater plan that accounts for the development of the Light property. By adopting this amendment, the Frederick Water and Comprehensive Plans are aligned in planning for future growth in this area.

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Demonstrate how the proposal is internally consistent with other Comprehensive Policy Plan components that are not the subject of the amendment.

The proposed land use will strengthen the county's financial position, thereby enabling the county to offset better the costs associated with residential development. This amendment dovetails with the intent and direction of the 2035 Comprehensive Plan's Route 11 North recommendations and those for supporting existing industries.

- e. What level of service impacts, if any, are associated with the request?

The level of service impact associated with commercial and industrial development is transportation. The proposed roadway improvements will move traffic to Route 11 quickly and efficiently via the proposed north-south major collector road through the property. The long-range timing of the Light Property development provides an excellent planning horizon for VDOT and plan together.

The Winchester & Western railroad is near to the property and can provide rail service to the industrial businesses locating here.

### **3. FOR ALL AMENDMENTS**

- a. Justification of the proposed Comprehensive Policy Plan amendment (provide attachments if necessary). Describe why the change to the Comprehensive Policy Plan is being proposed.

This amendment is proposed because the owner sees an opportunity to create and

expand businesses while implementing critical land use and financial goals of the Comprehensive Plan. He desires to see this area develop into a positive economic generator for the County. The proximity of the proposed industrial area to the I-81 corridor and the Winchester & Western rail line facilitates the movements of raw materials and finished goods, and its location next to the new Amazon fulfillment center provides additional opportunities to attract commercial and industrial entities to the county.

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- b. How would the resultant changes impact or benefit Frederick County. Consider, for example, transportation, economic development, and public facilities.
- *Positive Impact #1 - The economic benefits to Frederick County through real estate, business property, and Machinery & Tools revenue without the costs of schools and other services typically associated with residential development.*
  - *Positive Impact #2 - The developer, not the citizens, will bear the development costs of this land. The proximity of the site to I-81 and the Winchester and Western railroad makes the location highly attractive to potential industrial users.*
  - *Positive Impact #3 - The size of the Light property makes it appropriate for industries requiring a large site.*
  - *Negative Impact #1 - Commercial and industrial land uses create traffic, and there may be additional traffic in the Route 11 North corridor and its intersections.*
  - *Negative Impact #2 - When the development of the site occurs, local roads will be impacted and will need to be improved or replaced. The improvements required must be identified and addressed during the rezoning.*

Other information may be required by the Director of Planning, the Planning Commission, or Board of County Supervisors during the review of the initiation request. The applicant will be notified, in writing, if additional information is required.



**All applications must also contain the following items:**

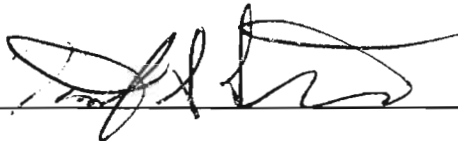
1. Special Limited Power of Attorney Affidavit (see page 9 if parcels of land are involved).
2. Non-Refundable Application Review Fee of \$3,000 (payable to the *Frederick County Treasurer*).

Applicants should consult the Comprehensive Policy Plan to identify goals, policies or action strategies which are applicable to individual Comprehensive Policy Plan amendment requests.

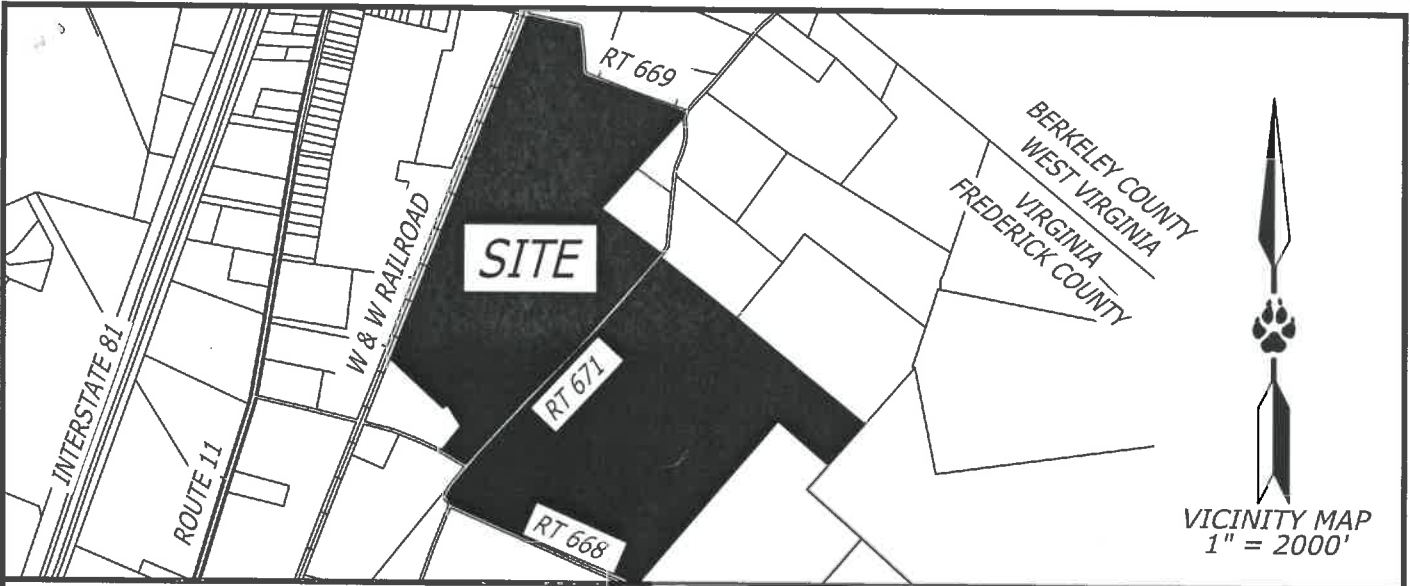
**Signatures:**

I (we), the undersigned, do hereby respectfully make application to and petition the Frederick County Board of Supervisors to amend the Comprehensive Plan. I (we) authorize Frederick County officials to enter the property for site inspection purposes.

I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.

Applicant(s):  Date: 6/3/19  
\_\_\_\_\_ Date: \_\_\_\_\_

Owner(s): John H. Light Date: 6/3/19  
\_\_\_\_\_ Date: \_\_\_\_\_



FINAL PLAT FOR A LOT CONSOLIDATION AND  
BOUNDARY LINE ADJUSTMENT ON THE LANDS OF

**WOODSIDE LAND COMPANY, LLC.**

STONEWALL MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA  
APRIL 6, 2018

**OWNER'S CERTIFICATE**

THIS LOT CONSOLIDATION, BOUNDARY LINE ADJUSTMENT, AND RIGHT OF WAY DEDICATION SURVEY OF THE LANDS OF WOODSIDE LAND COMPANY, LLC, AS APPEARS ON THE ACCOMPANYING PLAT IS WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

*John H. Light*  
SIGNATURE - JOHN H. LIGHT  
MANAGER OF WOODSIDE LAND COMPANY, LLC

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Frederick, TO WIT: THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS

23 DAY OF May, 2018, BY:

John H. Light  
PRINTED OWNER

Kathryn Smith  
PRINTED NOTARY PUBLIC

Kathryn Smith 7660563  
SIGNATURE REGISTRATION NUMBER

MY COMMISSION EXPIRES September 30, 2019  
KATHRYN G. SMITH  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
SEPTEMBER 30, 2019

SEAL

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PARCELS CONTAINED IN THIS LOT CONSOLIDATION, BOUNDARY LINE ADJUSTMENT, AND RIGHT OF WAY DEDICATION ARE THE LANDS CONVEYED TO WOODSIDE LAND COMPANY, LLC, FROM JOHN H. LIGHT, BY DEED DATED AUGUST 16, 2016, OF RECORD IN THE FREDERICK COUNTY CIRCUIT COURT CLERK'S OFFICE AS INSTRUMENT NUMBER 120009190.

*Gary R. Oates*  
GARY R. OATES, LAND SURVEYOR

APPROVAL

*Gregory T. Hoffma*  
VIRGINIA DEPARTMENT OF TRANSPORTATION

5/23/18  
DATE

*[Signature]*  
FREDERICK COUNTY SUBDIVISION ADMINISTRATOR

25 May 18  
DATE



**GreyWolfe, Inc.**  
Land Surveying and Consulting

1073 Redbud Road  
Winchester, VA 22603  
GreyWolfeInc@aol.com  
540-667-2001 OFC  
540-545-4001 FAX

**NOTES**

1. A FIELD SURVEY WAS PERFORMED BY GREYWOLFE, INC. IN MARCH AND APRIL 2018.
2. BASIS OF MERIDIAN IS GRID NORTH FROM THE VIRGINIA STATE PLANE COORDINATE SYSTEM.
3. A TITLE REPORT HAS NOT BEEN FURNISHED; THEREFORE, OTHER EASEMENTS OR ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.
4. THERE WAS NO READILY APPARENT EVIDENCE OF A CEMETERY WITHIN CLOSE PROXIMITY TO THE BOUNDARY LINES.
5. THIS PARCEL IS LOCATED ON FLOOD INSURANCE RATE MAP No. 51069C0150D IN FLOOD ZONE 'A', AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, AND FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, DATED SEPTEMBER 2, 2009.

**ADJOINING PROPERTY DATA**

#	OWNER	TAX MAP NUMBER	DB / PG or INSTRUMENT	ZONING	USE	ACREAGE
1	GEORGE M. SEMPELES	34-A-5A	750 / 470	RA	RES. / AGR.	±43.5
2	GEORGE M. SEMPELES	34-A-5C	746 / 193	RA	AGRICULTURE	±25.8
3	WOODSIDE LAND COMPANY, LLC	34-A-129A	120009190	RA	VACANT	±5.0
4	JOHN H. LIGHT, TRUSTEE	34-A-7	120011877	RA	RES. / AGR.	±8.7
5	H. G. LIGHT & SON, INC.	34-A-129G	830 / 796	RA	AGRICULTURE	±18.2
6	H. G. LIGHT & SON, INC.	34-A-129i	830 / 796	RA	AGRICULTURE	±46.7
7	CARL C. AY, JR, TRUSTEE	34-A-126	160001476	RA	AGRICULTURE	±152.7
8	LARRY A. RUSSELL	34-A-10C	070000272	RA	AGRICULTURE	±64.5
9	O-N MINERALS (CHEMSTONE) CO.	34-A-10B	160002869	RA	VACANT	±5.6
10	O-N MINERALS (CHEMSTONE) CO.	34-8-1-1	160002869	RA	VACANT	±2.8
11	O-N MINERALS (CHEMSTONE) CO.	34-8-1-2	160002869	RA	VACANT	±2.7
12	O-N MINERALS (CHEMSTONE) CO.	34-8-1-3	160002869	RA	VACANT	±2.0
13	O-N MINERALS (CHEMSTONE) CO.	34-8-1-4	160002869	RA	VACANT	±2.0
14	O-N MINERALS (CHEMSTONE) CO.	34-8-1-5	160002869	RA	VACANT	±2.0
15	O-N MINERALS (CHEMSTONE) CO.	34-8-1-6	160002869	RA	VACANT	±2.0
16	GLEN E. RUSSELL, TRUSTEE	34-1-B	466 / 548	RA	AGRICULTURE	±10.8
17	GLEN E. RUSSELL, TRUSTEE	33-A-87	466 / 548	RA	AGRICULTURE	±80.0
18	JEFFREY D. BROWN, ET UX	34-A-8	631 / 181	RA	RESIDENCE	±2.4
19	JEFFREY D. BROWN, ET UX	34-A-8A	170009990	RA	VACANT	±6.2
20	RADIUS REAL ESTATE HOLDINGS, LLC	33-A-105D	170010448	M-1	VACANT	±9.0
21	OJAUSMANI, INC.	33-A-105	769 / 1342	M-1	VACANT	±10.4
22	FREDERICK COUNTY SCHOOL BOARD	34-A-6C	010006751	M-1	INDUSTRIAL	±12.1
23	LESTER PROPERTIES-VA	34-A-6A	040015053	M-1	INDUSTRIAL	±21.7
24	WINCHESTER II WHALL B4, LLC	34-A-4	170001132	M-1	INDUSTRIAL	±100.3

**AREA TABULATIONS**

TAX PARCEL	ZONED	USE	EX. AREA	ADJ. AREA
34-(A)-6D	M-1	AGR.	20.000 acres	-
34-(A)-6B	RA	AGR.	62.016 acres	-
34-(A)-8A	RA	AGR.	77.449 acres	157.612 acres
R.O.W. DEDICATION	RA	AGR.	-	1.853 acres
<b>TOTAL</b>			<b>159.465 acres</b>	<b>159.465 acres</b>

TAX PARCEL	ZONED	USE	EX. AREA	ADJ. AREA
34-(1)-A	RA	AGR.	125.282 acres	42.388 acres
34-(A)-129E	RA	AGR.	13.324 acres	116.560 acres
34-(A)-129F	RA	AGR.	23.550 acres	-
R.O.W. DEDICATION	RA	AGR.	-	3.208 acres
<b>TOTAL</b>			<b>162.156 acres</b>	<b>162.156 acres</b>

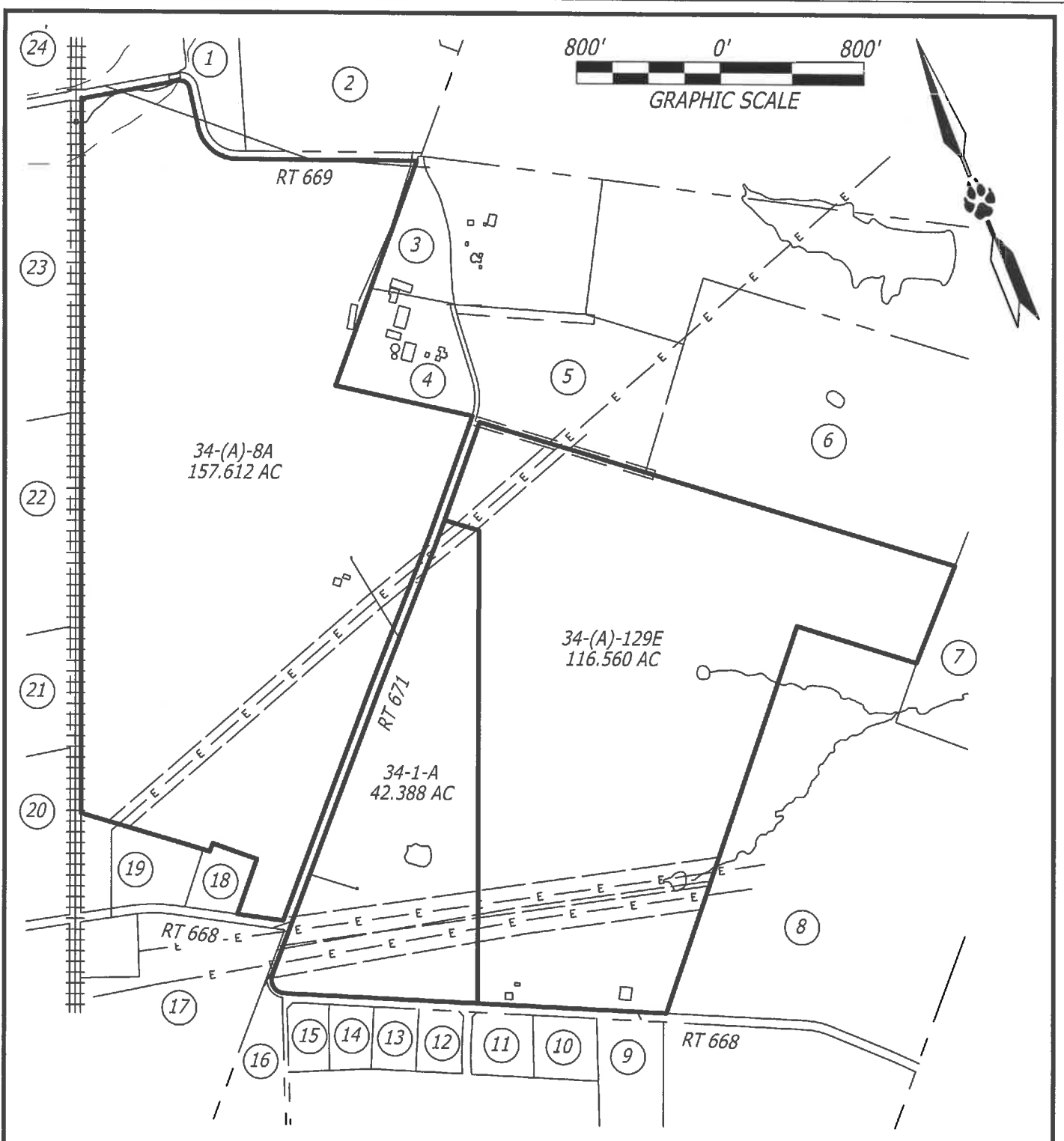


FINAL PLAT FOR  
A LOT CONSOLIDATION SURVEY AND  
BOUNDARY LINE ADJUSTMENT ON THE LANDS OF  
**WOODSIDE LAND COMPANY, LLC.**  
STONEWALL MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA



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**ADJUSTED AND CONSOLIDATED BOUNDARIES**

**ABBREVIATIONS**

- AGR. = AGRICULTURAL
- BRL = BUILDING RESTRICTION LINE
- DB = DEED BOOK
- PG = PAGE
- RES. = RESIDENTIAL
- R.O.W. = RIGHT OF WAY

**LEGEND**

- ⊙ = PROPERTY CORNER FOUND  
1/2" REBAR UNLESS  
OTHERWISE STATED
- = PROPERTY CORNER SET  
5/8" X 24" REBAR WITH  
YELLOW PLASTIC CAP
- E- = OVERHEAD UTILITY LINES
- GAS- = NATURAL GAS LINES



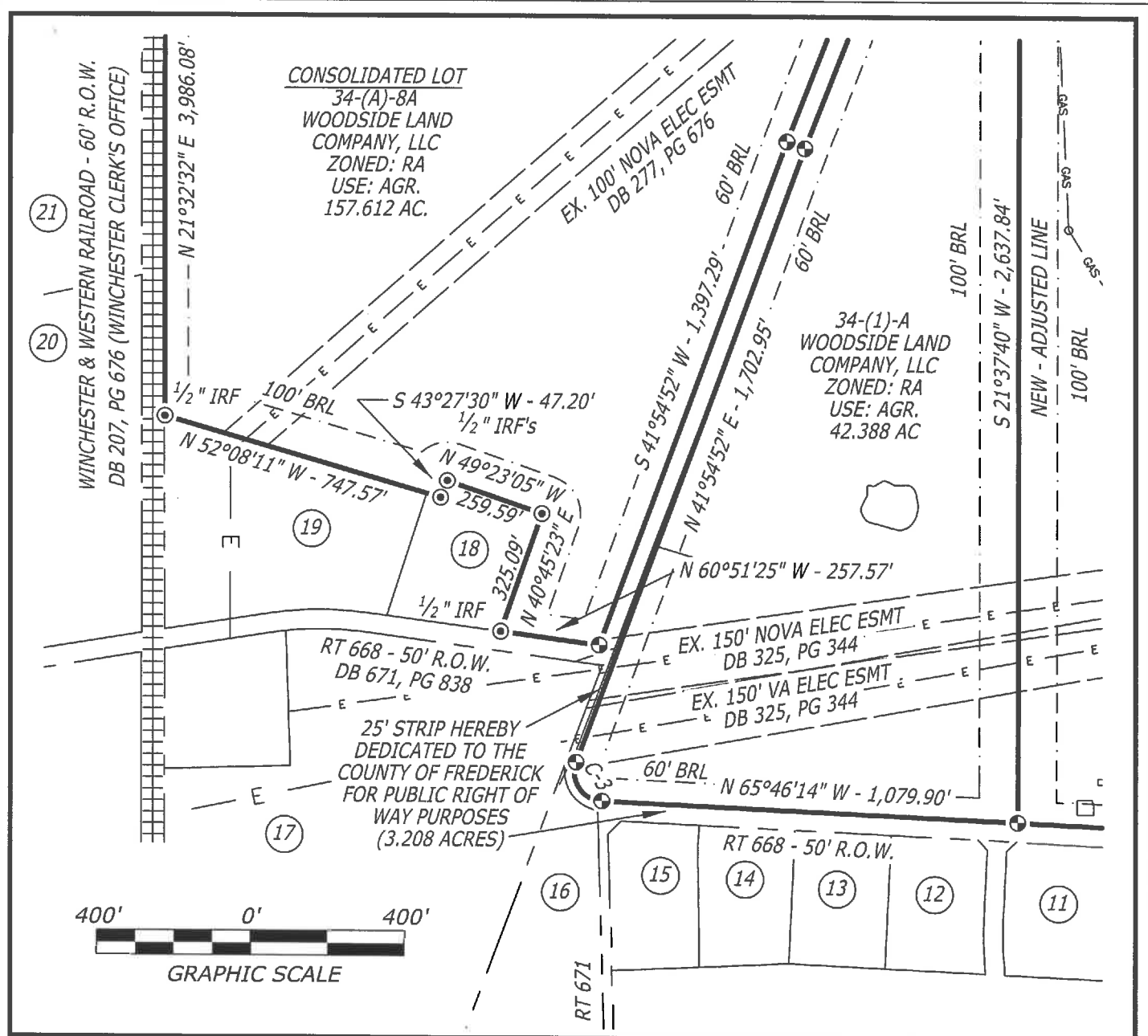
FINAL PLAT FOR  
A LOT CONSOLIDATION SURVEY AND  
BOUNDARY LINE ADJUSTMENT ON THE LANDS OF  
**WOODSIDE LAND COMPANY, LLC.**  
STONEWALL MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA



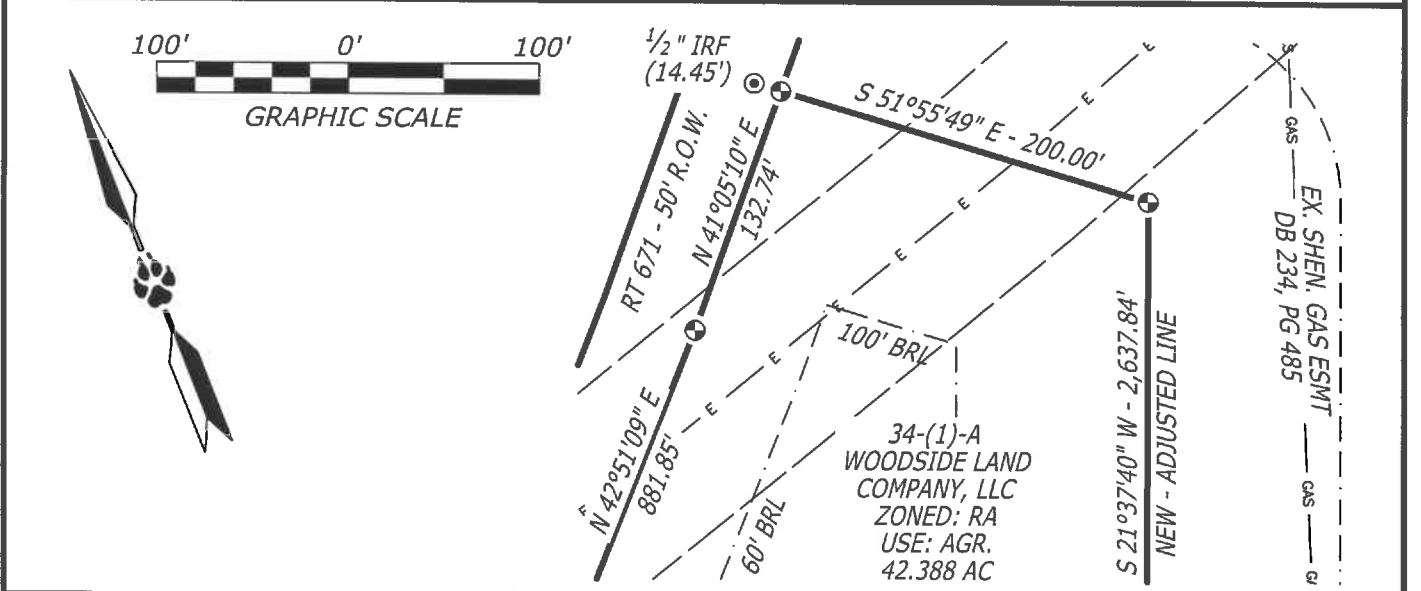
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CURVE	RADIUS	ARC	DELTA	BEARING	CHORD
C-3	75.00'	140.96'	107°41'05"	N 11°55'41" W	121.11'



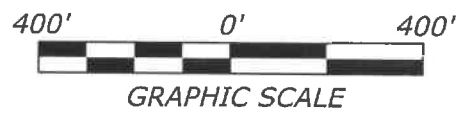
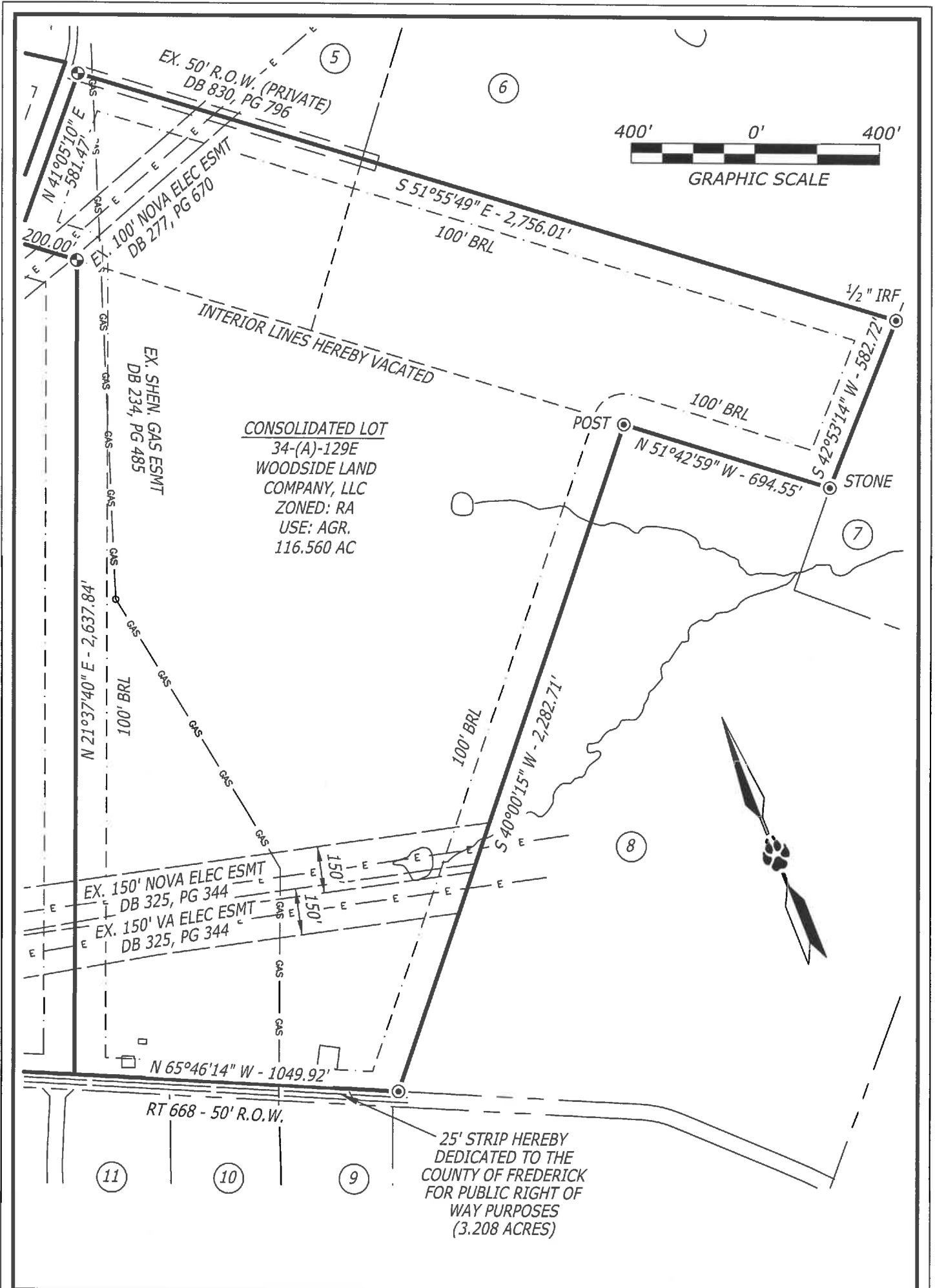
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STONEWALL MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA



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CONSOLIDATED LOT  
34-(A)-129E  
WOODSIDE LAND  
COMPANY, LLC  
ZONED: RA  
USE: AGR.  
116.560 AC

25' STRIP HEREBY  
DEDICATED TO THE  
COUNTY OF FREDERICK  
FOR PUBLIC RIGHT OF  
WAY PURPOSES  
(3.208 ACRES)



FINAL PLAT FOR  
A LOT CONSOLIDATION SURVEY AND  
BOUNDARY LINE ADJUSTMENT ON THE LANDS OF  
**WOODSIDE LAND COMPANY, LLC.**  
STONEWALL MAGISTERIAL DISTRICT, FREDERICK COUNTY, VIRGINIA



**GreyWolfe, Inc.**  
Land Surveying and Consulting

1073 Redbud Road  
Winchester, VA 22603  
GreyWolfeInc@aol.com  
540-667-2001 OFC  
540-545-4001 FAX

FILE NO: 0593

DATE: APRIL 6, 2018

SCALE: 1" = 400'

SHEET 7 OF 7

120009190

0258

7677-189  
EBY/law

THIS DEED, made and dated this 16<sup>th</sup> day of August, 2012, by and between **JOHN H. LIGHT**, hereinafter called the Grantor, and **WOODSIDE LAND COMPANY, LLC**, a **Virginia limited liability company**, hereinafter called the Grantee.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other valuable consideration, receipt whereof is hereby acknowledged, the Grantor does grant and convey, with General Warranty and with English Covenants of Title, unto the Grantee, in fee simple, together with all rights, rights of way, thereon and appurtenances thereto belonging, all of the following realty:

**PARCEL ONE - Frederick County Tax Map #34-1-A:** All of that certain parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, containing 123.73 acres, more or less, situate about two miles north of Clearbrook, in Stonewall Magisterial District, Frederick County, Virginia, adjoining the lands of Mrs. Edna Light and John W. Anderson and Routes 668 and 671.

**PARCEL TWO - Frederick County Tax Map #34-A-8A:** All that certain tract of land, together with all rights, rights of way, privileges and appurtenances thereto belonging, containing 77.3205 acres, more or less, situated on Route 671 about eight miles North of Winchester, in Stonewall Magisterial District, Frederick County, Virginia.

**PARCEL THREE - Frederick County Tax Map #34-A-129A:** All of that certain tract of land containing 5.004 acres, more or less, lying and being situate in Stonewall Magisterial District, Frederick County, Virginia, designated as Tract 1, which is more particularly described by metes and bounds on the plat and survey of L. Allen Ebert, L.S., and Lee A. Ebert, L.S., dated April 5, 1988, attached to Deed dated November 23, 1988, and recorded in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book 699, page 180, and incorporated herein by reference.

AND BEING the same property conveyed to John H. Light from John H. Light and Donna Carper, Trustees of The MJL Trust #1 of October 19, 2009, by Deed dated August 16, 2012, of record in the aforesaid Clerk's Office immediately preceding recordation of this Deed, and by Deed dated October 19, 2009, of

Consideration: -0-  
Tax Map ID. No.: 34-1-A; 34-A-8A; and 34-A-129A  
Grantee's Address: 2973 Woodside Road  
Clearbrook, VA 22624  
This Deed is Exempt from recordation taxation pursuant to 58.1-811(10)  
This deed was prepared without benefit of a title examination.

This instrument was prepared by:  
Edwin B. Yost  
112 South Cameron Street  
Winchester, Virginia 22601  
(540) 662-3486

record as Instrument Number 090011535. Reference is hereby made to the aforesaid deeds, plats, instruments and the references contained therein for a further and more particular description of the property conveyed herein.

**PARCEL FOUR** - All of those **two** certain lots or parcels of land, lying and being situate southeast of Virginia Route 671, in Stonewall Magisterial District, Frederick County, Virginia, the first containing 13.385 acres, more or less, and designated as Parcel A on the plat next hereinafter mentioned (**Frederick County Tax Map #34-A-129E**); and the second containing 23.615 acres, more or less, and designated as Parcel B on the plat and survey of Thomas A. Shockey, L.S., dated November 7, 1994, and recorded in the Office of the Clerk of the Circuit Court of Frederick County, Virginia, in Deed Book 820, at Page 798, et seq. (**Frederick County Tax Map #34-A-129F**); AND BEING the same property conveyed to John H. Light from Mary Jane Light by Deed dated October 19, 2009, of record in the aforesaid Clerk's Office as Instrument Number 090011535.

**PARCEL FIVE** - All of that certain tract of land containing 83.2884 acres, more or less, lying South of Route 669 about 8 miles Northeast of Winchester, Virginia, in Stonewall Magisterial District, Frederick County, Virginia, bounded on the West by the property of Conrail Railroad on the North by said Route 669, on the East and South by the property of Hyutt G. Light and wife and other lands, more particularly described as the 83.2884 acre tract on the sketch attached to the next hereinafter mentioned deed (**Frederick County Tax Map #34-A-6B**); AND BEING the same property conveyed to John Hyutt Light (also known of record as John H. Light) from David B. Good, J. Duncan Brown and Donald M. Brown, Executors of the Estate of R. Marshall Brown, H. K. Benham, III, Ancillary Administrator of the Estate of R. Marshall Brown, and Sharon L. Brown, widow of R. Marshall Brown, by Deed dated July 10, 1984, of record in the aforesaid Clerk's Office in Deed Book 579 at Page 625.

Reference is hereby made to the aforesaid deeds, plats, instruments and the references contained therein for a further and more particular description of the property conveyed herein.

The Grantor does hereby covenant that he has the right to convey to the Grantee; that the Grantee shall have quiet and peaceable possession of the said property, free from all liens and

encumbrances; and it will grant such further assurances of title as may be requisite.

This conveyance is made subject to all legally enforceable restrictive covenants and easements of record affecting the aforesaid realty.

WITNESS the following signature and seal:

John H. Light (SEAL)  
JOHN H. LIGHT

STATE OF VIRGINIA

COUNTY OF FREDERICK, To-wit:

I, Leona A. Winger, a Notary Public in and for the State and jurisdiction aforesaid, do hereby certify that John H. Light, whose name is signed to the foregoing Deed, dated this 16<sup>th</sup> day of August, 2012, has personally appeared before me and acknowledged the same in my State and jurisdiction aforesaid.

Given under my hand this 16<sup>th</sup> day of August, 2012.



[Signature]  
Notary Public  
My Commission Expires: May 31, 2014

VIRGINIA: FREDERICK COUNTY.SCT.

This instrument of writing was produced to me on

8-28-12 at 1:50pm

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

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

Rebecca P. Hogan, Clerk

\$113,750.00

BK830PG0796

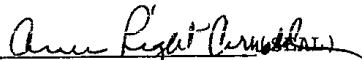
10/7/83

THIS DEED, made this 14th day of November, 1994,  
by and between ANN LIGHT ARNOLD, SOLE SURVIVING EXECUTOR OF  
THE ESTATE OF EDNA HUYETT LIGHT, DECEASED, hereinafter called  
the Grantor, and H. G. LIGHT & SON, INC., a Virginia Corporation,  
hereinafter called the Grantee.

WITNESSETH: That in consideration of the sum of  
Ten Dollars (\$10.00), and other valuable considerations paid  
the Grantor by the Grantee on or before the delivery of this  
Deed, the receipt of all of which is hereby acknowledged, the  
Grantor hereby grants, sells and conveys, with general warranty  
and with English covenants of title, unto the Grantee, in fee  
simple, the following real estate, together with all improvements  
and appurtenances thereto belonging but subject to all easements  
and legally enforceable restrictions and reservations of record  
affecting such realty:

All of those certain two parcels of land containing  
18.238 acres and 46.762 acres, respectively, located  
in Stonewall Magisterial District, Frederick County,  
Virginia, designated as Parcel "C" and Parcel "D"  
on a plat and survey of Thomas A. Shockey, L.S.,  
dated November 7, 1994, which is attached hereto  
and made a part hereof by reference. Said lands  
are a portion of the same realty of which Edna Huyett  
Light died testate, seized and possessed, on February  
3, 1988. Her Will dated March 27, 1979, was recorded  
in the Clerk's Office of the Circuit Court of Frederick  
County, Virginia, in Will Book 95, at Page 53.

WITNESS the following signature and seal:

  
ANN LIGHT ARNOLD, SOLE  
SURVIVING EXECUTOR OF THE  
ESTATE OF EDNA HUYETT LIGHT,  
DECEASED

2973 Woodside Road  
Clearbrook, Virginia 22624

SHARR, MCCANDLISH  
& ROCKWOOD  
ATTORNEYS AT LAW  
WINCHESTER, VIRGINIA

BK830PG0797

STATE OF VIRGINIA,

CITY/COUNTY OF Winchester, to-wit:

The foregoing instrument was acknowledged before  
me this 14th day of November, 1994, by Ann Light Arnold, Sole  
Surviving Executor of the Estate of Edna Huyett Light, deceased.

My commission expires January 31, 1995.

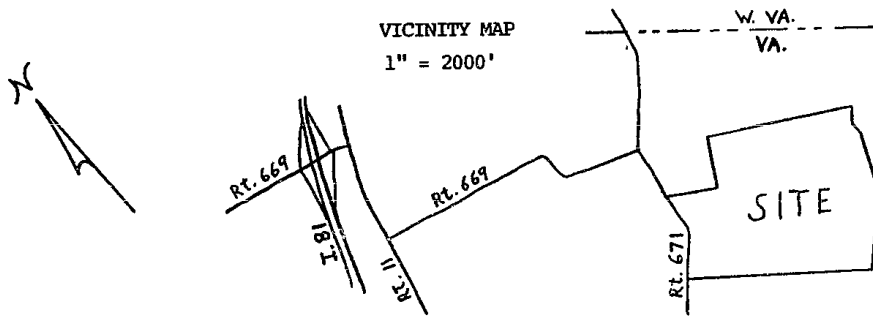
Sharon M. Butler  
Notary Public



Final Plat for Minor Rural Subdivision **BK830PG0798**  
of the land of  
**ESTATE OF EDNA HUYETT LIGHT**  
Stonewall District, Frederick County, Virginia  
November 7, 1994

Tax Map No. 34-A-129C

Zoning RA



APPROVED:

ADMINISTRATOR

*W. Wayne Miller*

DATE

*11/8/94*

OWNER'S CONSENT:

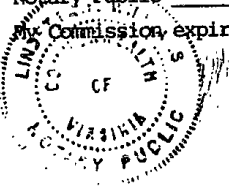
The division of land as shown on the plat attached hereto is with the free consent and in accordance with the desires of the undersigned owner or agent and is further a portion of the land conveyed to Edna Huyett Light August 1932 in Deed Book 164 - Page 424 and lies in Stonewall District, Frederick County, Virginia.

*Edna Light Arnold* (SEAL)

State of Virginia, City of Winchester, County of Winchester, TO-WIT;

Acknowledged before me in my County and State aforesaid this 8th day of November, 1994, by Ann Light Arnold.

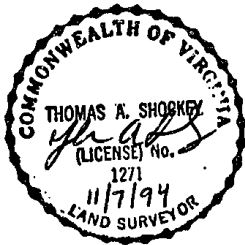
Notary Public Brenda J. Williams  
My Commission expires March 31, 1995.

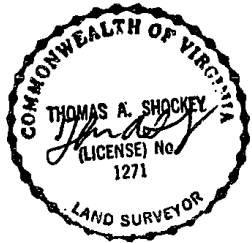
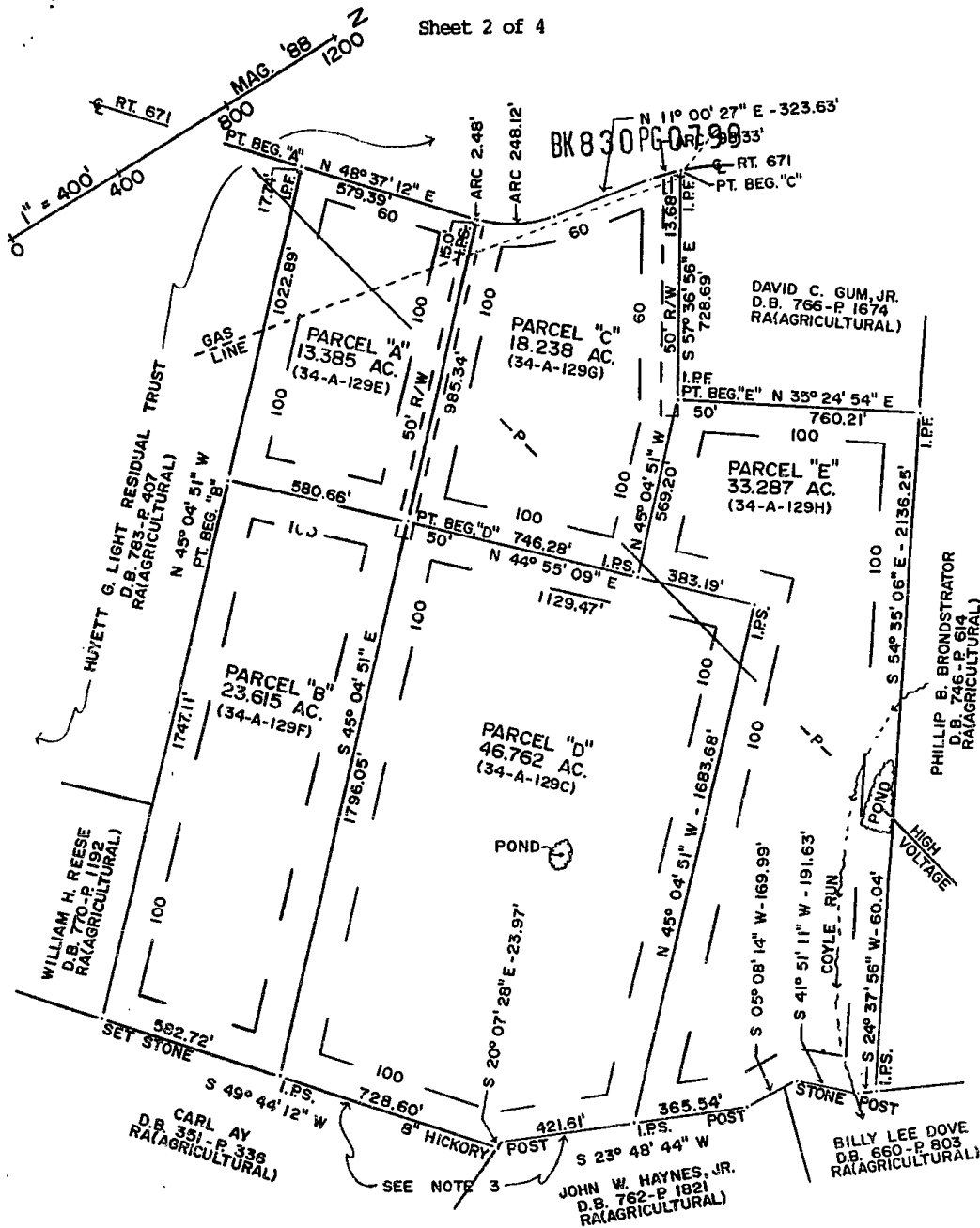


SURVEYOR'S CERTIFICATE:

I certify that the land contained within the bounds of this survey as shown on the plat attached hereto is a portion of the land conveyed to Edna Huyett Light August 1932 in Deed Book 164 - Page 424 and is more particularly a portion of Tract 2 as shown by Survey in Deed Book 699 - Page 180.

*Therese* I.S.





Final Plat for Minor Rural Subdivision  
 of the land of  
 ESTATE OF EDNA HUYETT LIGHT  
 Stonewall District, Frederick County, Virginia  
 Scale 1" = 400' Nov. 7, 1994

NOTES:

BK 830PG0800

1) The two fifty foot right of ways shown on the attached plat are subject to the following: The proposed private driveway/road is not built according to street specifications of and will not be maintained by, the Virginia Department of Transportation or Frederick County. The improvement and maintenance of said driveway/road shall be the sole responsibility of the owners of lots which are provided with access via the driveway/road. Said driveway/roads will not be considered for inclusion into the state secondary system until they meet the applicable construction standards of the Virginia Department of Transportation. The cost of bringing said driveway/road to acceptable standards shall not be borne by the Virginia Department of Transportation nor by Frederick County.

2) Setback lines are as shown on plat. The setback line is 100' from all lines except along Route 671 where it is 75' from the center line and 60' from the right of way line, and along the 50' right of way adjacent to Gum where it is 60' from the South side of the said right of way.

3) The line with Carl Ay is as established by survey in Deed Book 699-Page 183, and the lines with John W. Hanes, Jr. and Billy Lee Dove are as established by survey in Deed Book 755 - Page 958.

4) Iron Pins not set at point of beginning "B" or point of beginning "D" at owners request.

DESCRIPTION:

The attached plat is a division survey of a portion of the land conveyed to Edna Huyett Light August 1932 in Deed Book 164 - Page 424 and is more particularly a portion of Tract 2 as shown by survey in Deed Book 699 - Page 180. The said land fronts the Eastern side of Route 671 and lies in Stonewall District, Frederick County, Virginia.

Parcel "A": Beginning at a point in the Center Line of Route 671 and corner to the Huyett G. Light Residual Trust land. Thence with Route 671 N 48° 37' 12" E - 579.39'; Thence with a curve of Arc 2.48', Radius 381.738' and Chord N 48° 26' 02" E - 2.48' to a corner to Parcel "C"; Thence with Parcel "C" S 45° 04' 51" E - 985.34' to a corner to Parcel "D" and Parcel "B", said course passing thru an iron pin(set) at 15.00'; Thence with Parcel "B" S 44° 55' 09" W - 580.66' to a corner in the line of the Huyett G. Light Residual Trust; Thence, therewith, N 45° 04' 51" W - 1022.89' to the point of beginning, said course passing thru an iron pin(found) at 1005.15. Containing - 13.385 Acres

Parcel "B": Beginning at a point corner to Parcel "A" and in the line of the Huyett G. Light Residual Trust. Thence with Parcel "A" N 44° 55' 09" E - 580.66' to a corner to Parcel "C" and Parcel "D"; Thence with Parcel "D" S 45° 04' 51" E - 1796.05' to an iron pin(set) in the line of Carl Ay; Thence with Ay S 49° 44' 12" W - 582.72' to a set stone(found) corner to William H. Reese; Thence with Reese and the Huyett G. Light Residual Trust N 45° 04' 51" W - 1747.11' to the point of beginning. Containing - 23.615 Acres

BK 830PG0801

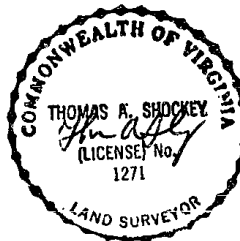
Parcel "C": Beginning at a point in the Center Line of Route 671 and corner to David C. Gum, Jr.. Thence with Gum S 57° 36' 56" E - 728.69' to an iron pin(found) corner to Parcel "E", said course passing thru an iron pin(found) at 13.68'; Thence with Parcel "E" S 45° 04' 51" E - 569.20' to an iron pin(set) in the line of Parcel "D"; Thence with Parcel "D" S 44° 55' 09" W - 746.28' to a corner to Parcel "B" and Parcel "A"; Thence with Parcel "A" N 45° 04' 51" W - 985.34' to a point in the Center Line of Route 671, said course passing thru an iron pin(set) at 970.34'; Thence with Route 671 a curve of Arc 248.12', Radius 381.738', and Chord N 29° 37' 39"E- 243.77'; Thence N 11° 00' 27" E - 323.63'; Thence with a curve of Arc 98.33', Radius 906.501' and Chord N 14° 06' 54" E - 98.28' to the point of beginning. Containing - 18.238 Acres

Parcel "D": Beginning at a point corner to Parcel "A", Parcel "B", and Parcel "C". Thence with Parcel "C" and Parcel "E" N 44° 55' 09" E - 1129.47' to an iron pin(set) corner to Parcel "E"; Thence with Parcel "E" S 45°04'51"E- 1683.68' to an iron pin(set) in the line of John W. Hanes, Jr.; Thence with Hanes S 23° 48' 44" W - 421.61' to a fence corner post; Thence S 20°07'28"E- 23.97' to an 8" hickory tree at a fence corner, corner to Carl Ay; Thence with Ay S 49° 44' 12" W - 728.60' to an iron pin(set) corner to Parcel "B"; Thence with Parcel "B" N 45° 04' 51" W - 1796.05' to the point of beginning. Containing - 46.762 Acres

Parcel "E": Beginning at an iron pin(found) corner to Parcel "C" and David C. Gum, Jr.. Thence with Gum N 35° 24' 54" E - 760.21' to an iron pin (found) in the line of Phillip B. Brondstrator; Thence with Brondstrator S 54° 35' 06" E - 2136.25' to an iron pin(set) in the line of Billy Lee Dove; Thence with Dove S 24° 37' 56" W - 60.04' to a broken fence corner post; Thence S 41° 51' 11" W - 191.63' to a stone(found) by a fence corner post; Thence with Dove and John W. Hanes, Jr. S 05° 08' 14" W - 169.99' to a fence corner post; Thence with Hanes S 23° 48' 44" W - 365.54' to an iron pin(set) corner to Parcel "D"; Thence with Parcel "D" N 45° 04' 51" W - 1683.68' to an iron pin(set); Thence S 44° 55' 09" W - 383.19' to an iron pin(set) corner to Parcel "C"; Thence with Parcel "C" N 45° 04' 51" W - 569.20' to the point of beginning. Containing - 33.287 Acres

Surveyed - November 7, 1994

THOMAS A. SHOCKEY  
883 Back Mountain Rd.  
Winchester, VA 22602



VIRGINIA: FREDERICK COUNTY, SCT.  
This instrument of writing was produced to me on the  
15th day of Nov, 1994, at 2:29 P.M.  
and with certificate of acknowledgment thereto annexed  
was admitted to record. Tax imposed by Sec. 58.1-802 of  
§11470, and 58.1-801 have been paid, if assessable.

*George B. Whitcomb*  
Clerk



(TO BE COMPLETED BY APPLICANT)

**SUBJECT PROPERTY OWNERS AFFIDAVIT**

County of Frederick, Virginia  
Frederick Planning Web Site: [www.fcva.us](http://www.fcva.us)

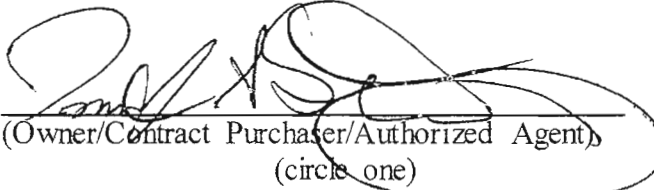
Department of Planning & Development, County of Frederick, Virginia  
107 North Kent Street, Suite 202 Winchester, Virginia 22601  
Phone 540-665-5651 Facsimile 540-665-6395

STATE OF VIRGINIA  
COUNTY OF FREDERICK

This 3rd day of June, 2019,  
(Day) (Month) (Year)

I, Timothy Stowe  
(Owner/Contract Purchaser/Authorized Agent)

hereby make oath that the list of property owners of the subject site, as submitted with the application, is a true and accurate list based on the information provided by the Frederick County Commissioner of the Revenue Office as taken from the current real estate assessment records.

  
(Owner/Contract Purchaser/Authorized Agent)  
(circle one)

COMMONWEALTH OF VIRGINIA:

City  
County of Winchester, VA

Subscribed and sworn to before me this 3rd day of June, 2019 in my County and State aforesaid, by the forenamed Principal.

Gail H. Farney  
NOTARY PUBLIC

My Commission expires: 3-31-2020





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

**Department of Planning & Development, County of Frederick, Virginia  
107 North Kent Street, Suite 202 Winchester, Virginia 22601  
Phone 540-665-5651 Facsimile 540-665-6395**

Know All Men By Those Present: That I (We)

(Name) John H. Light (Phone) 540.662.4035

(Address) 2973 Woodside Road, Clear Brook, VA 22624-1344

the owner(s) of all those tracts or parcels of land ("Property") conveyed to me (us), by deed recorded in the Clerk's Office of the Circuit Court of the County of Frederick, Virginia, by

Instrument No. see attached list on Page \_\_\_\_\_, and is described as

Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Section: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
do hereby make, constitute and appoint:

(Name) Tim Stowe, Stowe Engineering (Phone) 540.686.7373

(Address) 103 Heath Court, Winchester, VA 22602

To act as my true and lawful attorney-in-fact for and in my (our) name, place, and stead with full power and authority I (we) would have if acting personally to file planning applications for my (our) above described Property, including:

- Rezoning (including proffers)**
- Conditional Use Permit**
- Master Development Plan (Preliminary and Final)**
- Subdivision**
- Site Plan**
- Comprehensive Policy Plan Amendment**
- Appeal or Variance**

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

\_\_\_\_\_  
This authorization shall expire one year from the day it is signed, or until it is otherwise rescinded or modified.

In witness thereof, I (we) have hereto set my (our) hand and seal this 3 day of June, 2019.

Signature(s) John H Light



State of Virginia, City/County of Winchester, To-wit:

I, Gail Headley Farrace, a Notary Public in and for the jurisdiction aforesaid, certify that the person(s) who signed to the foregoing instrument personally appeared before me and has acknowledged the same before me in the jurisdiction aforesaid this 3rd day of June, 2021.

Gail H Farrace My Commission Expires: 3-31-2022  
Notary Public



Property List to Accompany Special Limited Power of Attorney  
Woodside Business Park  
Comprehensive Plan Amendment Proposal  
June 3<sup>rd</sup>, 2019

<b>Owner</b>	<b>PIN</b>	<b>Instrument</b>	<b>Acreage</b>
Woodside Land Company	34 A 129E	12 0009190	116.56
Light, H.G. & Son, Inc.	34 A 129G	DB830 PG796	18.24
Light, H.G. & Son, Inc.	34 A 129I	DB830 PG796	46.76

**PROPERTY OWNERS WITHIN 200 FT OF WOODSIDE BUSINESS PARK PROPERTY**

as of May 31, 2019

<b>PIN</b>	<b>Owner's Name</b>	<b>Owner's Name (cont.)</b>	<b>Owner's Address</b>	<b>City</b>	<b>State</b>	<b>Mailing ZIP</b>
34 A 127A	NEW HOPE FARM INC	C/O USP COMPANIES/ROBERT CLARK	4211 PLEASANT VALLEY RD STE 200	CHANTILLY	VA	20151
34 A 129	BODEN MICHAEL R	BODEN RUTH C.M.	3026 WOODSIDE RD	CLEAR BROOK	VA	22624
34 A 129A	WOODSIDE LAND COMPANY LLC		2973 WOODSIDE RD	CLEAR BROOK	VA	22624
34 A 129H	BODEN MICHAEL R	BODEN RUTH C.M.	3026 WOODSIDE RD	CLEAR BROOK	VA	22624
34 A 7	LIGHT JOHN H TRUSTEE		2973 WOODSIDE RD	CLEAR BROOK	VA	22624
34 A 129G	LIGHT H G & SON INC		2973 WOODSIDE RD	CLEAR BROOK	VA	22624
34 A 8A	O-N MINERALS (CHEMSTONE) COMPANY	DBA CARMEUSE LIME & STONE	11 STANWIX ST FL 21	PITTSBURGH	PA	15222
34 A 129I	LIGHT H G & SON INC		2973 WOODSIDE RD	CLEAR BROOK	VA	22624
34 A 129E	WOODSIDE LAND COMPANY LLC		2973 WOODSIDE RD	CLEAR BROOK	VA	22624
34 A 126	AY CARL C JR TRUSTEE	AY CAROLE K TRUSTEE	PO BOX 295	CLEAR BROOK	VA	22624
34 A 10D	O-N MINERALS (CHEMSTONE) COMPANY	D/B/A CARMEUSE LIME & STONE	11 STANWIX ST FL 21	PITTSBURGH	PA	15222
34 A 10B	O-N MINERALS (CHEMSTONE) COMPANY	D/B/A CARMEUSE LIME & STONE	11 STANWIX ST FL 21	PITTSBURGH	PA	15222
34 A 10C	RUSSELL LARRY A	RUSSELL SHARON R	338 DEHAVEN DR	CLEAR BROOK	VA	22624
34 8 1 1	O-N MINERALS (CHEMSTONE) COMPANY	D/B/A CARMEUSE LIME & STONE	11 STANWIX ST FL 21	PITTSBURGH	PA	15222
34 8 1 2	O-N MINERALS (CHEMSTONE) COMPANY	D/B/A CARMEUSE LIME & STONE	11 STANWIX ST FL 21	PITTSBURGH	PA	15222
34 8 1 3	O-N MINERALS (CHEMSTONE) COMPANY	D/B/A CARMEUSE LIME & STONE	11 STANWIX ST FL 21	PITTSBURGH	PA	15222
34 1 A	O-N MINERALS (CHEMSTONE) COMPANY	DBA CARMEUSE LIME & STONE	11 STANWIX ST FL 21	PITTSBURGH	PA	15222

***Item No. 2***

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## **Item #2: Planning Project Items**

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### **Update of the Northeast Land Use**

- As recommended by the CPPC, an update of this area plan would be timely given the changes in land use that have occurred over the last decade and the frequent requests for adjustments to the Comprehensive Plan.

### **Rural Areas/Rural Community Center Study**

- Development pressures are increasing making it important that the policies and regulations are evaluated and improved to preserve the rural character and rural economy of these areas and promote the rural community centers as focal points for the rural areas.

### **Housing Initiatives**

- Recent interest in workforce and affordable housing projects indicates that the County needs to examine how we provide for these housing types. A goal of the Comprehensive Plan is to encourage innovative housing choices that also accommodate a full range of affordability.

### **Transportation Planning and Project Review**

- VTRANS, the statewide transportation plan update is underway. Also, the MPO long range transportation plan update is in progress.
- The County's participation in the above efforts, and recent development related projects, has highlighted that it may be timely and beneficial to evaluate how effective the County is in implementing our transportation plan and if adjustments need to be made to ensure that transportation improvements are secured for the benefit of Frederick County.

### **Other items of interest to the Board of Supervisors/Planning Commission.**