



AGENDA
PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 2, 2026
7:00 PM
THE BOARD ROOM
FREDERICK COUNTY ADMINISTRATION BUILDING
WINCHESTER, VIRGINIA

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Adoption of Agenda** – Pursuant to established procedures, the Planning Commission should adopt the Agenda for the meeting.
5. **Appoint John Bishop Secretary of Planning Commission**
 - 5.A. Appoint John Bishop as Secretary of the Planning Commission
6. **Meeting Minutes**
 - 6.A. **Meeting Minutes**
[PC09-02-26MinutesMay6.pdf](#)
7. **Committee Reports**
8. **Citizen Comments**
9. **Public Hearings**
 - 9.A. **Conditional Use Permit #04-26 for D & S Investments, LLC., (Mountain Falls Market) - (Mrs. Feltner)**

Submitted to utilize an existing building for a General Store without fuel sales. The subject property is located at 5387 Wardensville Grade, Winchester, Virginia and is identified with Property Identification Number (PIN) 70-A-73 in the Back Creek Magisterial District.

[PC09-02-26_CUP04-26_Redacted.pdf](#)

9.B. Conditional Use Permit #03-26 for Winchester Gateway LLC

Submitted to establish a data center on +/- 71.85-acres of M1 (Light Industrial) zoned property. The property is located at the intersection of Apple Valley Road (Route 652) and Middle Road (Route 628) and is bounded by Route 37 to the west and is identified by Property Identification Number (PIN) 63-A-801 in the Back Creek Magisterial District.

[PC09-02-26_CUP03-26_Redacted.pdf](#)

[PC09-02-26_CUP03-26_Ph1ArcheologicalSurvey.pdf](#)

9.C. Ordinance Amendment to the Frederick County Code

Modifications to remove “data centers” as a permitted and/or conditional use (§165-603.02) in certain zoning districts and to remove other references to data centers including definitions (§165-1105.05) and additional regulations for specific uses (§165-705.01).

ARTICLE VI - USE MATRIX

PART 603. USE PERMISSIONS.

ARTICLE VII - ADDITIONAL REGULATIONS FOR SPECIFIC USES

PART 705 – INDUSTRIAL USE STANDARDS.

ARTICLE XI - DEFINITIONS

PART 1105 – USE TERMS.

[PC09-02-26_OA_DataCenters.pdf](#)

[PC09-02-26_DataCenterProhibitionMemo.pdf](#)

9.D. Ordinance Amendment to the Frederick County Code

Modifications to remove the TM (Technology-Manufacturing Park) Zoning District and other references to the TM Zoning District from the ordinance.

ARTICLE III - PERMITS AND APPLICATIONS

PART 306. MASTER DEVELOPMENT PLANS.

ARTICLE IV - PRIMARY ZONING DISTRICTS

PART 401. ESTABLISHMENT AND PURPOSE.

PART 403. ENCROACHMENTS AND EXEMPTIONS.

PART 407. INDUSTRIAL DISTRICTS.

ARTICLE VI - USE MATRIX

PART 603. USE PERMISSIONS.

ARTICLE VII - ADDITIONAL REGULATIONS FOR SPECIFIC USES

PART 704. COMMERCIAL USE STANDARDS.

PART 705. INDUSTRIAL USE STANDARDS.

PART 706. MISCELLANEOUS USE STANDARDS.

ARTICLE VIII - COMMUNITY DEVELOPMENT STANDARDS

PART 801. NUISANCES.

PART 802. BUFFERS AND SCREENING REQUIREMENTS.

PART 804. OFF-STREET PARKING, LOADING AND ACCESS.

PART 807. OUTDOOR LIGHTING STANDARDS.

PART 809. SIGNS.

PART 810. WALLS AND FENCES.

[PC09-02-26_OA_TMDistrict.pdf](#)

10. **Other**

10.A. **Current Planning Applications**

11. **Adjourn**