



**AGENDA
PLANNING COMMISSION
WEDNESDAY, JUNE 3, 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. **Meeting Minutes**
 - 5.A. March 18, 2026 Meeting Minutes
[PC06-03-26MinutesMarch18.pdf](#)
6. **Committee Reports**
7. **Citizen Comments**
8. **Public Hearings**
 - 8.A. **Rezoning #04-26 for Virginia Technology Park - (Mr. Bishop)**

Submitted to rezone +/- 220.06-acres from RA (Rural Areas) Zoning District to the TM (Technology-Manufacturing Park) Zoning District with proffers to develop Data Center uses. The property is located south of Rest Church Road, west of Zachary Ann Lane, and east of Ruebuck Lane, and is identified by Property Identification Numbers 33-A-89, 33-A-90, and 33-9-1A in the Stonewall Magisterial District.
[PC06-03-26REZ04-26_Redacted.pdf](#)
[PC06-03-26REZ04-26TrafficImpactAnalysis.pdf](#)
 - 8.B. **Rezoning #05-26 for Busy Beez (Clear Brook Rentals, LLC) - (Mr. Bittner)**

Submitted to rezone +/- 0.56-acres from B2 (General Business) Zoning District with proffers to B2 (General Business) Zoning District with revised proffers. The property is

located at 4489 Martinsburg Pike, Winchester, and is identified by Property Identification Number 33-A-93 in the Stonewall Magisterial District.
[PC06-03-26REZ05-26_Redacted.pdf](#)

8.C. Conditional Use Permit #02-26 for Lamar Rosenberry - (Mrs. Feltner)

Submitted to utilize an existing detached garage for an Automotive Repair/Public Garage. The subject property is located at 730 Pack Horse Road, Winchester, and is identified with Property Identification Number 07-6-2 in the Gainesboro Magisterial District.
[PC06-03-26CUP02-26_Redacted.pdf](#)

8.D. Draft Update of the 2026-2027 Frederick County Interstate, Primary, and Secondary Road Improvement Plans - (Mr. Bishop)

The Primary and Interstate Road Improvement Plans establish priorities for improvements to the Primary and Interstate Road networks within Frederick County. Comments from the Transportation Committee will be forwarded to the Planning Commission and Board of Supervisors. Ultimately, the priorities adopted by the Board of Supervisors will be forwarded to the Commonwealth Transportation Board for consideration.

The Virginia Department of Transportation and the Planning Commission of Frederick County, in accordance with Section 33.2-331 of the Code of Virginia, will conduct a joint public hearing in the Board Room of the Frederick County Government Center, 107 North Kent Street, Winchester, Virginia at 7:00 p.m. on Wednesday, June 3, 2026. The purpose of this public hearing is to receive public comments on the proposed Six Year Plan for Secondary Roads for Fiscal 2027 through 2032 Frederick County and on the Secondary System Construction budget for Fiscal Year 2027. Copies of the proposed Plan and Budget may be reviewed at the Edinburg Office of the Virginia Department of Transportation, located at 14031 Old Valley Pike, Edinburg, Virginia or at the Frederick County offices located at 107 North Kent Street, Winchester, Virginia. All projects in the Secondary Road Improvement Plan that are eligible for federal funds will be included in the Statewide Transportation Improvement Program (STIP), which documents how Virginia will obligate federal transportation funds. Any person requiring special assistance to attend and participate in this hearing should contact the Virginia Department of Transportation at 1-800-367-7623. Any person wishing to speak at this public hearing should contact the Frederick County Planning Department at 540-665-5651.

[PC06-03-26InterstatePrimarySecondaryRoadPlans.pdf](#)

9. Other

9.A. [Current Planning Applications](#)

10. Adjourn