

APPLICATION ACTION SUMMARY

(prepared on April 11, 2012)

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

	Application newly submitted.
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REZONINGS:

Kesari Properties (REZ #04-12)	Stonewall	Rezone 5 acres from RA to B2 with proffers.
Location:	West side of Rt. 11, approx. 300' south of the intersection of Hopewell Rd. (Rt. 672) and Rt. 11.	
Submitted:	3/29/12	
PC Review:	5/02/12	
BOS Review:	5/23/12 – tentatively scheduled.	

Graystone Corporation of VA (REZ #03-12)	Stonewall	Revise Proffers associated w/ Rez. #09-09 relating to transportation improvements.
Location:	North side of Redbud Rd. (Rt. 661), the east side of CSX Railroad, the west side of Milburn Rd. (Rt. 662), & the south side of McCanns Rd. (Rt. 838).	
Submitted:	3/23/12	
PC Review:	4/18/12	
BOS Review:	4/25/12 – tentatively scheduled.	

Renaissance Commercial Center (REZ #02-12)	Back Creek	Rezone 8.9817 ac. from B3 & 0.4989 ac. from RA to B2; 1.5527 ac. from B3 & 0.1439 ac. from RA to B3; totaling 11.1772 ac. w/ proffers for 176,800 sq.ft. of commercial use.
Location:	West side of Valley Pike (Rt. 11 So.), approx. ½ mi. south of the Rt. 37 interchange near I-81, Exit 310.	
Submitted:	1/20/12	
PC Review:	2/15/12 – recommended approval with proffers.	
BOS Review:	3/14/12 – approved with proffers.	

Snowden Bridge Station (REZ #01-12)	Stonewall	Rezone 6.512 ac. from RA & 6.180 ac. from RP, total 12.692 ac., to M1 w/proffers.
Location:	Adjacent to CSX Railroad, 620 feet east of Rt. 11, on the north side of Snowden Bridge Blvd.	
Submitted:	1/12/12	
PC Review:	2/15/12 – recommended approval with proffers.	
BOS Review:	3/14/12 – approved with proffers.	

Red Hawk Estates (REZ #04-08)	Shawnee	Rezone 85.3 acres from RA to RP for single-family & townhouses w/ proffers.
Location:	North & South sides of Sulphur Spring Rd. (Rt. 656) & east of Greenwood Rd (Rt. 655).	
Submitted:	06/24/08	
PC Review:	08/06/08–Postponed to 11/19/08 at applicant’s request; 11/19/08–Tabled indefinitely at applicant’s request.	
BOS Review:	Not Yet Scheduled.	

MASTER DEVELOPMENT PLANS:

Contrail Park Apartment Complex (MDP #02-12)	Shawnee	3.71 ac. developed for 36 apartment dwelling units (3 bldgs. w/12 units ea.) (RP)
Location:	749 Front Royal Pike (112.5 feet from Airport Rd. (Rt. 645).	
Submitted:	4/06/12	
PC Review:	5/02/12	
BOS Review:	5/23/12	
Admin. Approved:	Pending	

Snowden Bridge Revision 1 (MDP #01-12)	Stonewall	310.23 ac. developed for 850 of single-family, townhouse, & multi-fam. (R4)
Location:	So. side of Old Charles Town Rd. (Rt. 761) & Jordan Springs Rd. (Rt. 664), & east of Milburn Rd. (Rt. 662).	
Submitted:	3/05/12	
PC Review:	n/a	
BOS Review:	n/a	
Admin. Approved:	3/21/12	

Crosspointe Center (MDP #17-06)	Shawnee	574.37 ac. developed for residential & commercial use (RP & B2)
Location:	Kernstown area; east & adjacent to I-81, where Rt. 37 terminates.	
Submitted:	12/22/06	
PC Review:	04/04/07 – recommended approval	
BOS Review:	04/25/07 – approved w/ stipulations	
Admin. Approved:	Pending	

SUBDIVISIONS:

Snowden Bridge, Sect. 2 (Addition) (SUB #01-12)	Stonewall	Subdivision of 1.3 ac. into 9 single-family small lots (R4)
Location:	North side of Snowden Bridge Blvd; approx. ¼ mile south of the intersection with Old Charles Town Road (Rt. 761).	
Submitted:	1/06/12	
MDP #07-05	MDP administratively approved 2/23/06	
Subd. Admin. Approved:	Pending	

Snowden Bridge, Section 4 (SUB #02-11)	Stonewall	Subdivision of 13.8 ac. into 15 modified single-family small lots (R4)
Location:	North side of Snowden Bridge Blvd; approx. ¼ mile south of the intersection with Old Charles Town Road (Rt. 761).	
Submitted:	10/14/11	
MDP #01-11 (revised)	MDP administratively approved 9/07/11	
Subd. Admin. Approved:	Pending	

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.	

Southern Hills, Phase 2 (SUB #01-10) (DMJ)	Opequon	Subdivision of 50.22 ac. into 224 lots (townhouses) (RP)
Location:	East of Town Run Road (Rt. 1012), approx. 0.54 mi. south of Fairfax Pike (Rt. 277).	
Submitted:	03/12/10	
MDP #16-06	MDP approved by BOS 2/14/07; MDP admin. approved 2/28/07.	
Subd. Admin. Approved:	Approved Revision on 03/02/11; Waiting for Recorded Plats.	

Snowden Bridge, Sect. 4, Phase 2 (SUB #02-09) (DMJ)	Stonewall	Subdivision of 9.0 ac. into 59 lots (townhouses) (R4)
Location:	Off Snowden Bridge Boulevard	
Submitted:	02/09/09	
MDP #07-05	MDP approved by BOS 8/10/05; MDP admin. approved 2/23/06.	
Subd. Admin. Approved:	Pending (waiting for plats)	

Snowden Bridge, Sect. 5 REVISED (SUB #01-09) (DMJ)	Stonewall	Subdivision of 15.7 ac. into 66 lots (mod. single-fam.-24 & carriage-42) (R4)
Location:	Off Snowden Bridge Boulevard	
Submitted:	02/05/09	
MDP #07-05	MDP approved by BOS 8/10/05; MDP admin. approved 2/23/06.	
Subd. Admin. Approved:	Pending (waiting to receive plats)	

Sovereign Village, Section 2D (SUB #07-08)	Red Bud	Subdivision of 7.72 ac. into 12 s.f. 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:	Pending	

Opequon Crossing, Phase 2 (SUB #05-08) (DMJ)	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.	

Revised Snowden Bridge, Sec. 11, Ph. 1 (SUB #04-08) (DMJ)	Stonewall	Subdivision of 30.2 ac. into 73 lots (R4) (includes Lots 26-73)
Location:	South of Rt. 761 (Old Charles Town Rd.), off Snowden Bridge Blvd.	

Submitted:	04/09/08
MDP #07-07	MDP approved by BOS 8/10/05; MDP admin. approved 2/23/06.
Subd. Admin. Approved:	SDP Approved; Waiting for Final Plats.

Opequon Crossing Phase I (SUB #01-08) (DMJ)	Red Bud	Subd. of 72.94 acres for 39 town- houses & 65 single-fam. 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; MDP admin. approved 10/09/07	
Subd. Admin. Approved:	SDP Approved; (waiting for plats)	

Crossroads Commerce Center (SUB #19-07) No MDP	Shawnee	Subdivision of 7.08 ac. into 2 lots, zoned B2
Location:	Rt. 522, approx. 600' so. from intersection of Papermill Rd. & Rt. 522.	
Submitted:	09/20/07	
MDP #07-05 (Wakeland Prop.)	MDP approved by BOS 9/27/06; MDP admin. approved 10/17/06.	
Subd. Admin. Approved:	SDP Approved; Waiting for Final Plats	

Snowden Bridge, Section 7 (SUB #18-07) (DMJ)	Stonewall	Subdivision of 22.8 ac. into 52 lots (R4)
Location:	Off Snowden Bridge Blvd.	

Submitted:	09/19/07
MDP #07-05	MDP approved by BOS 8/10/05; MDP admin. approved 2/23/06.
Subd. Admin. Approved:	SDP Approved; Waiting for Final Plats.

Senseny Village, Ph. 1 (SUB #15-07)	Red Bud	Subdivision of 17.19 acres into 43 single-family detached lots (RP)
Location:	So. 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:	Pending	

Meadows Edge, Phase 3 (SUB #10-07)	Opequon	Subdivision of 64.51 ac. into 78 single-family detached lots (RP, RA)
Location:	East side of Town Run Lane (Rt. 1012), approx. 0.4 mi. south of Fairfax Pike (Rt. 277) intersection in Stephens City.	
Submitted:	05/11/07	
MDP #01-06	MDP administratively approved on 04/26/06.	
Subd. Admin. Approved:	SDP approved; waiting for plats.	

Snowden Bridge, Sect. 4 (SUB #04-07) (DMJ)	Stonewall	Subdivision of 13.7 ac. into residential units: 27 Carriage House & 36 Courtyard Cluster. (R4)
Location:	Off Snowden Bridge Blvd.	
Submitted:	02/27/07	
MDP #07-05	MDP approved by BOS 8/10/05; MDP admin. approved 2/23/06.	
Subd. Admin. Approved:	SDP approved 9/25/07; waiting for final plats.	

Snowden Bridge, Sect. 2 & 3 (SUB #20-06) (DMJ)	Stonewall	Subd. of 20.82 ac. for 81 lots in Sect. 2; Subd. of 11.03 ac. for 73 lots in Sect. 3 for single-family & duplexes.
Location:	Snowden Bridge Blvd.; off Old Charles Town Rd. (Rt. 761)	
Submitted:	10/27/06	
MDP #07-05	BOS approved MDP 8/10/05; MDP admin. approved 2/23/06	
Subd. Admin. Approved:	Section 2 approved 10/11/11; Section 3 waiting for plat approval	

Meadows Edge, Phase 2 (SUB #16-06)	Opequon	Subd. of 53.96 ac. into 75 lots for 75 single-family dwellings (RP & RA)
Location:	East side of Town Run Ln. (Rt. 1012), approx. 0.4 mi. so. of Fairfax Pk. (Rt. 277) intersection.	
Submitted:	09/27/06	
MDP #01-06	MDP admin. approved 04/27/06	
Subd. Admin. Approved:	SDP approved; plats pending.	

Fairway Court Subdivision (SUB #08-06) (DMJ)	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.

Autumn Glen, Sec. 5 & 6 (SUB #14-04) (CEP)	Opequon	Subdivision of 11.67 acres into 37single-family detached lots (RP)
Location:	800' so. of Tasker Rd. (Rt. 642), on the west extension of Sarvis Ct.	
Submitted:	09/01/04	
MDP #04-98	MDP approved by BOS 07/08/98; MDP admin. approved 09/04/98	
Subd. Admin. Approved:	SDP approved 12/06/04; 06/26/06-Sect. 5 approved & recorded plats rec'd.; Sect. 6 pending.	

WAIVER REQUEST:

JIREH Enterprises, LLC (Waiver Request)	Stonewall	Subdivision of 10.304 ac. of industrial land (M2) without a MDP, into 2 parcels consisting of 3.882 ac. & 6.422 ac.
Location:	Jireh Lane, off Ebert Road (Rt. 837), about 800' east of Route 11 near Stephenson.	
Submitted:	4/09/12	
PC Review:	5/02/12	
BOS Review:	5/23/12 – tentatively scheduled.	

SITE PLANS:

Lighthouse Gospel Church (SP #06-12)	Back Creek	3.5 ac. disturbed of a 6-ac. parcel for a church (RA).
Location:	Conestoga Lane & Valley Pike, Stephens City	
Submitted:	3/28/12	
Approved:	Pending	

Trex Display Deck (SP #05-12)	Back Creek	128 sq.ft. disturbed of a 65.7901-ac. parcel for a display deck (M2).
Location:	3229 Shawnee Drive	
Submitted:	3/27/12	
Approved:	4/03/12 - approved	

Texas Roadhouse (SP #04-12)	Stonewall	1.14 ac. developed for a restaurant (B2)
Location:	113 Market Street (Rutherford Farm)	
Submitted:	3/23/12	
Approved:	Pending	

Don Beyer Volvo-Volkswagen Dealership (SP #03-12)	Shawnee	0.88 ac. developed of 0.88-ac. parcel for an auto dealership (B2)
Location:	4015 Valley Pike (Rt. 11, 0.12 miles south of Providence Drive)	
Submitted:	2/16/12	
Approved:	04/04/12 - approved	

Monoflo, Inc. (SP #02-12)	Stonewall	162,920 sq. ft. disturbed of a 11.6223-ac. parcel for warehouse & office space (M1)
Location:	882 Baker Lane	
Submitted:	2/10/12	
Approved:	4/03/12	

Meritage – Fort Collier, LLC (TAD Headquarters) (SP #01-12)	Stonewall	0.05 ac. developed of a 24.51-ac. parcel for a security upgrade to office/warehouse facility (M1)
Location:	255 Fort Collier Road	
Submitted:	1/03/12	
Approved:	02/06/12	

Virginia Eagle Distributors (SP #29-11)	Shawnee	3,600 sq. ft. addition; 7.994-ac. parcel; wholesale warehouse facility (M2)
Location:	3425 Valley Pike	
Submitted:	12/30/11	
Approved:	02/16/12	

Verizon Wireless – Stephenson (SP #28-11)	Stonewall	0.023 ac. disturbed of a 3.2185-ac. parcel for a telecommunication facility (RP)
Location:	2042 Martinsburg Pike	
Submitted:	12/12/11	
Approved:	3/13/12	

Round Hill Water Tank & Booster Station (SP #26-11)	Gainesboro	1.17 ac. parcel disturbed for a public utility/ water line & booster station (RA & B2)
Location:	Route 50 West, off Lutheran Home Boulevard	
Submitted:	10/18/11	
Approved:	Pending	

Winchester Industrial Properties (SP #25-11)	Stonewall	7.2 ac. disturbed of a 75.39-acre site for a distribution warehouse/trailer storage (M1)
Location:	480 Park Center Drive	
Submitted:	09/20/11	
Approved:	Pending	

CNG Station (SP #19-11)	Shawnee	980-1,000 sq. ft. disturbed for an office, garage & storage (M1)
Location:	350 Hillandall Lane	
Submitted:	06/24/11	
Approved:	Pending	

FCSA Project 35 – J.T. Anderson Water Works (SP #10-10) (DMJ)	Stonewall	1.7 acres of a 132.2-acre parcel for a water treatment facility (EM)
Location:	1381 Brucetown Road	
Submitted:	06/15/10	
Approved:	Pending	

Fieldstone Apartments (SP #05-10)	Red Bud Run	2.1 acres to be developed of a 5.58-ac. parcel for garden apartments (RP)
Location:	Valley Mill Road	
Submitted:	04/01/10	
Approved:	Pending	

Interchange Eastgate Distribution Center (SP #10-09)	Shawnee	15.3 ac. of 17.57-ac. parcel developed for industrial warehousing (M1)
Location:	West corner of Rainville and Tasker Roads	
Submitted:	03/02/09	

Approved:	Pending
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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)	

Meadows Edge Recreation Center (SP #03-07)	Opequon	1.42 ac. developed of a 132.15-ac. site for community rec. center (RP)
Location:	East side of Town Run Ln. (Rt. 1012), approx. 0.4 mi. south of the Fairfax Pk. (Rt. 277) intersection in Stephens City	
Submitted:	01/11/07	
Approved:	Pending	

CONDITIONAL USE PERMITS:

Pippin Enterprises, LLC/ Ralph Gregory (CUP #02-12)	Back Creek	Commercial Outdoor Recreational Use for the purpose of increasing Appleland Golf Course area.
Location:	385 Springdale Rd. (Rt. 649)	
Submitted:	4/10/12	
PC Review:	5/16/12	
BOS Review:	6/13/12 – tentatively scheduled.	

Lana Johnson (CUP #01-12)	Gainesboro	Restaurant (RA)
Location:	4323 North Frederick Pike	
Submitted:	2/23/12	
PC Review:	Applicant withdrew CUP application – 3/14/12	
BOS Review:	N/A	

AT&T Mobility & Joseph H. Racey, Jr. (CUP #10-11)	Back Creek	199-foot Monopole Telecommunications Facility (RA)
Location:	3392 Back Mountain Road	
Submitted:	11/30/11	
PC Review:	Postponed by Applicant	
BOS Review:	Postponed by Applicant	

VARIANCE APPLICATIONS (BZA):

J. H. Yost / Old Virginia Land, LLC (VAR #02-12)	Back Creek	28' right side yd. variance, resulting in a 22' right side setback, for a single- family dwelling. (RA)
Location:	Enon Springs (Shawneeland II) on Wardensville Grade (Rt. 608), near the intersection of Rt. 608 & Rt. 55. (Lot 33, Plat 4, Section 30)	
Submitted:	03/23/12	
BZA Review:	04/17/12	

Ellen Linett Spicer (VAR #01-12)	Shawnee	50' front yd. var., resulting in a 10' front yd. setbk, & an 18' var. on both sides, resulting in 32' side yd. setbks, for a single-family dwelling.
Location:	South side of Bufflick Rd., 2,200 feet east of Route 522. (Lot 11)	
Submitted:	02/16/12	
BZA Review:	03/20/12 - approved	

