

**PLANNING COMMISSION  
AGENDA  
SEPTEMBER 20, 2016 - 3:00 PM  
Council Chambers - Rouss City Hall**

**1. POINTS OF ORDER**

- A. Roll Call
- B. Approval of Minutes- August 16, 2016 Meeting
- C. Correspondence
- D. Citizen Comments
- E. Report of Frederick Co Planning Commission Liaison

**2. PUBLIC HEARINGS – New Business**

- A. **RZ-16-251** AN ORDINANCE TO REZONE APPROXIMATELY 57 ACRES OF LAND CONTAINING APPROXIMATELY 130 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "Fairmont/ N Loudoun Proposed CE District Option 2" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 08/08/2016.

**3. PUBLIC HEARINGS – Continued**

**4. NEW BUSINESS**

**5. OLD BUSINESS**

**6. OTHER BUSINESS**

**7. ADJOURN**

## PLANNING COMMISSION MINUTES

The Winchester Planning Commission held its regular meeting on Tuesday, August 16, 2016, at 3:00 p.m. in Council Chambers, 15 N. Cameron Street, Winchester, Virginia.

### CALL TO ORDER:

#### PRESENT:

Chairman Slaughter, Vice Chairman Loring,  
Commissioner Eaton, Commissioner Fieo,  
Commissioner Smith, Commissioner Tagnesi,  
Commissioner Wolfe

#### ABSENT:

None

#### EX OFFICIO:

City Manager Freeman

#### FREDERICK CO. LIAISON:

Commissioner Kenney

#### STAFF:

Tim Youmans, Aaron Grisdale, Josh Crump, Carolyn  
Barrett

#### VISITORS:

John Good, David Gum, Brian Beazer, John Scully,  
Harry Byrd

### APPROVAL OF MINUTES:

Chairman Slaughter called for corrections or additions to the minutes of July 19, 2016. Hearing none, he called for a motion. Commissioner Tagnesi moved to approve the minutes as submitted. Commissioner Wolfe seconded the motion. Voice vote was taken and the motion passed 6-0.

Commissioner Fieo arrived at 3:08pm.

### CORRESPONDENCE:

Mr. Youmans said there was a revised staff report for **CUP-16-416**. There is also an updated resolution to initiate **RZ-16-251**.

### CITIZEN COMMENTS:

John Good Jr., Chamber of Commerce, spoke about the Chamber's 1993 report that was included in the agenda. He noted there were no ordinances involved. He mentioned properties that had been developed, leased and added to. He gave statistics pertaining to those properties. He encouraged the City to work together with businesses to harness the power of the private sector to get things done. He also believed the current ordinances caused blight in the City. People can't get permits to fix up or sell their properties because they are non-conforming or unbuildable lots.

David Gum, National Fruit Company. NF is opposed to the rezoning. They have enough competition from other businesses without having the municipality add more. Their competitors in other areas get help from the municipalities they are in. They have a vision for what their property will look like in 5-10 years but no one has asked them about it. This situation does not fare well for future investors, it would deter them. He strongly recommended the rezoning plan does not go forward.

Harry Byrd, Board of Winchester Cold Storage. Their property is old and antiquated but they have been able to control expenses and manage the property. If they have to start putting utilities underground or adding windows and doing other things that are not cost effective, there will be another blighted property for the City.

Brian Beazer, general manager of Winchester Cold Storage. They do have old buildings but they are making money. They have spent money to keep the buildings looking the way they are. If they get regulated to the point where they can't do it, they will shut it down and look somewhere else. He asked how a law could be made that says "encourage" to do something. That might be good for today but in 5-10 years, someone could interpret it differently and make it "have to." More regulation is not what is needed.

John Scully, Board of Winchester Cold Storage. He said taking Wyck Street out of the zoning was a good thing. It would be better to not have the corridor enhancement at all. It's a warehouse district and an industrial area. He asked that the consequences for the business owners be considered.

#### **REPORT OF THE FREDERICK COUNTY PLANNING COMMISSION LIAISON:**

Last meeting was August 3, 2016. There were three public hearing items discussed. A CUP for a public garage with body repair; a CUP for a cottage occupation for the sale of archery supplies; and a rezoning from Residential Performance to Rural Area. There will be a joint session & planning commission meeting on August 17, 2016.

#### **PUBLIC HEARINGS:**

#### **NEW BUSINESS:**

**CUP-16-416** Request of Emad Khezam dba Alibaba Hookah Bar for a Conditional Use Permit for nightclub use and to modify conditions of an existing Conditional Use Permit for hookah establishment use at 932 Berryville Avenue (Map Number 176-07-3) zoned Highway Commercial (B-2) District with Corridor Enhancement (CE) District overlay.

Mr. Grisdale reviewed the updated staff report and background. Three favorable options are 1) move forward with original conditions, 2) remove the renewal period or 3) have a longer review time of five years versus three years.

Commissioner Smith asked if the warning sign that was to be posted was the "under 18" sign. Mr. Grisdale said it was.

Chairman Slaughter asked Mr. Grisdale about the reapproval requirements. Mr. Grisdale gave an overview of the reapproval process. Vice Chairman Loring asked if the six month review involved the business owner or was it internal. Mr. Grisdale said it was internal.

Commissioner Fieo asked which conditions had not been met. Mr. Grisdale said number three had not been placed outside the door. He had not had access to the inside recently to check on number four but had some pictures from several weeks ago showing the signs were installed.

### **Chairman Slaughter opened the public hearing**

No one spoke during the public hearing.

### **Chairman Slaughter closed the public hearing**

Commissioner Wolfe said the fact that the sign was missing did not instill a lot of confidence that the business was up to standards. Commissioner Smith noted that the business had two weeks to put the signs up. Commissioner Fieo said he was not opposed to the enterprise but was more inclined to table it until every bullet point was in compliance.

Chairman Slaughter reviewed the options available. Commissioner Fieo asked about tabling it. Chairman Slaughter said if all the requirements were approved then it would just fall on staff to ensure compliance. If it is tabled, it may do more harm than good to the business owner.

*Commissioner Eaton made a motion that the Commission forward **CU-16-416** to Council recommending approval because the use, as proposed, should not adversely affect the health, safety, or welfare of residents and workers in the neighborhood nor be injurious to adjacent properties or improvements in the neighborhood. The recommendation is for a favorable option number one for all the conditions referenced below for a three year time period.*

Vice Chairman Loring asked if it would be reviewed twice a year. Chairman Slaughter said it would be an internal review every six months then there would be a three year renewal. Commissioner Smith said he was not in favor of the option because it was the same as the previous one. Commissioner Fieo said he was previously in favor of option three but seeing there were points not met, he preferred option one.

*Chairman Slaughter asked for a roll call vote.*

*Vice Chairman Loring – yes*

*Commissioner Eaton – yes*

*Commissioner Fieo – yes*

*Commissioner Smith – no*

*Commissioner Tagnesi – yes*

*Commissioner Wolfe – no*

*Chairman Slaughter – yes*

*The motion passed 5-2.*

## **OLD BUSINESS:**

**RZ-16-251** AN ORDINANCE TO REZONE APPROXIMATELY 64 ACRES OF LAND CONTAINING APPROXIMATELY 149 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "Fairmont/Wyck/N Cameron/N Loudoun Proposed CE District" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 03/25/2016.

Mr. Youmans reviewed the current overlay districts around the city and the terms being used. A third public information meeting is recommended to include the residents in the proposed district. It is up to City Council to decide if the routes are significant routes for tourist access into the Historic District. Mr. Youmans said he did a navigation search from Pittsburgh, PA into the downtown district and found the route brought him down Fairmont Avenue to West Piccadilly Street. It does not go down Wyck Street or Commercial Street. Option 2 takes out Wyck Street but leaves Fairmont Avenue and North Loudoun Street.

Chairman Slaughter reviewed the options for the board members. Commissioner Eaton pointed out that in the 2011 comprehensive plan, there is a design section that talks about the apple industry and the goals and objectives of the comprehensive plan. It also mentions a corridor enhancement overlay to help achieve those objectives. There are other vehicles to help reach the objectives and maybe by reengaging the stake holders, they can work together to find out what that might be.

Commissioner Wolfe said if it was decided to approve Option 2, two months is a lot of time and perhaps it is a better precedent to decline it and let City Council decide. The business owners do not see it as a positive no matter how it gets rearranged. Mr. Youmans having a third meeting would allow people who weren't able to come to the first two to attend.

Commissioner Fieo said the standards are a good idea but you don't expect an industrial area to look pretty. A better option would be to give incentives to business owners to make changes to benefit the tourism industry and the community as a whole.

Commissioner Smith said the last couple of corridor enhancements have been mainly residences and businesses. There was not a major impact on the community. Looking at this one where it is more industrial than houses, there are more businesses opening over there. He did not think it was a good idea to start putting in restrictive measures. He was not in favor of moving it further down Fairmont Avenue since it would impact the neighborhood more.

Chairman Slaughter said there was a consensus for Option 2 from the work session. It would be better than Option 1. It is time consuming but it would be better to take the time to get it right than end up with something no one is happy about.

*Commissioner Tagnesi moved that the Planning Commission table **RZ-16-251** until the September 20, 2016 regular meeting and initiate Option #2 per the attached resolution.*

*Vice Chairman Loring seconded the motion. Voice vote was taken and the motion passed 6-1.*

**OTHER BUSINESS:**

**Admin approvals – Site plans**

**SP-08-378** 1726 Valley Ave. – Whitacre Property

Mr. Crump reviewed the site plan and its history. The property has a bad track record for property maintenance. There was discussion about the use of the property and a potential buyer.

*Vice Chairman Loring moved to approve. Commissioner Fieo seconded the motion. Voice vote was taken and the motion passed 7-0.*

Chairman Slaughter asked the commissioners to read through the ordinance for the Corridor Enhancement. He believed there were legitimate concerns from the stakeholders and everyone should be familiar with what the actual ordinance is calling for. Note any items for discussion and bring them to the next work session or voice them to staff.

**ADJOURN**

With no further business before the Commission, the meeting adjourned at 4:13pm.

Planning Commission  
September 20, 2016

**RZ-16-251** AN ORDINANCE TO REZONE APPROXIMATELY 57 ACRES OF LAND CONTAINING APPROXIMATELY 130 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "Fairmont/ N Loudoun Proposed CE District Option 2" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 08/08/2016.

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#### REQUEST DESCRIPTION

This publicly sponsored rezoning request is to apply the two separate Corridor Enhancement (CE) Districts to the "Northside" of the City along North Loudoun St., North Cameron St., Fairmont Ave., and Wyck St. There are currently two options for the geography of the two districts: Option 1 being approximately 64 acres of land (part or all of 149 parcels) along North Loudoun St., North Cameron St., Fairmont Ave., and Wyck St and Option 2 being approximately 57 acres of land containing approximately part or all of 130 parcels along North Loudoun St. and Fairmont Ave. The options being considered are designated as key tourist entry route connecting to City's Historical Downtown from US-11 and US-522. The standards and guidelines for the N. Loudoun and N. Cameron/Fairmont/Wyck CE Overlay District were unanimously approved by Council on April 12, 2005 and August 12, 2014 (respectively) and are intended to protect and promote major tourist access routes in the City.

#### AREA DESCRIPTION

The two proposed CE overlay districts encompass the US Rte 522 tourist entry corridor from the northwest and the US Rte 11 tourist entry corridor from the north. See attached exhibit map and list of parcels for Option 1 and Option 2.

#### COMMENTS FROM THE PLANNING DEPARTMENT

The Comprehensive Plan calls for guiding the physical form of development along key tourist entry corridors leading into the City's core historic district by utilizing a combination of standards and guidelines. In 2013, City Council adopted an initial Strategic Plan which called for City Gateway Beautification in order to improve designated "city gateways" and to meet the goal of Creating a More Livable City for All. The most recent Strategic Plan adopted by Council on 12-8-15, includes Goal #II to 'Promote and accelerate revitalization of catalyst sites and other areas throughout the city. Under Objective B, Strategy 2, it includes an Action item that reads: "Implement additional Corridor Enhancement Districts to enhance the city's entryway."

In addition, a 1993 ad hoc committee, initiated by the Winchester-Frederick County Chamber of Commerce, issued a report on Corridor Appearance (see attached). This Chamber effort was the catalyst for what became the CE overlay district initiative in the City.

Council has previously approved CE Districts for Millwood Avenue, Berryville Avenue, Valley Avenue, Amherst Street, Cedar Creek Grade, National Avenue and portions of S.

Pleasant Valley Rd and E. Cork Street. The overlay CE zoning for the northernmost section of Valley Avenue has not been adopted yet.

## THE DISTRICT

Corridor Enhancement Overlay Districts provide guidelines and regulations for building aesthetics and site features; **it does not change the underlying zoning that regulates land use**. Some examples of CE standards include: building orientation, roof treatments, wall treatments, and placement of mechanical units. It guides any proposed exterior changes or new construction on a mixture of commercial and residentially-used land. The attached map depicts the specific boundaries of the district. Information outlining the standards and guidelines specific to Fairmont/Wyck/N Cameron St and N. Loudoun Street CE Districts are available in the Planning Office as well as on the City's website. There is also a matrix offering a general overview of the CE District provisions citywide.

## DEVELOPING THE BOUNDARY

The boundaries of these two CE districts follow much of the historically significant N. Frederick Pike and Valley Pike routes which are designated as U.S. Routes 522 and 11 respectively. US Rte 522 connects Selinsgrove, PA and Powhatan, VA. Notably, it is a popular connection from I-68 and I-70 near Hancock, MD to Winchester, serving tourists coming from the Ohio Valley and western PA areas. US Rte 11 provides access into the City from I-81 at Exit 317 just north of the City. N. Loudoun St provides a direct connection between the historic Ft Collier Civil War site and the Winchester Historic District for tourist traveling the Va Civil War Trails network. Fairmount Ave provides a direct tourist route between the Star Ft site just outside the City and the historic district, including the Stonewall Jackson Museum on N. Braddock St and the Ft Loudoun site on N. Loudoun St.

The Rte 522 is a key link on the Apple Trail promoted by the Convention and Visitors Bureau (CVB) connecting the Virginia Farm Market to Old Town, passing the National Fruit Products facility as well as current and former apple storage facilities on the way. Among other food and beverage destinations, tourists seeking the Escutcheon Brewery on Commercial St and the Winchester Brew Works on N. Cameron St are also served by these corridors.

At the July 27<sup>th</sup> public information meeting, staff presented two options for the boundaries of the two CE districts (see attached maps) as part of discussions with the Commission to explore alternative boundaries. The first option (the original proposed boundary) shows the Fairmont/Wyck/N. Cameron CE district that goes along Fairmont Avenue, Wyck Street, and North Cameron Street, and second district along N. Loudoun Street. The second option is a more simplistic boundaries with the CE districts corresponding to their respective US Routes numbers and streets. The first district (Fairmont Ave) follows US Rte 522 and continues down Fairmont Ave until it reaches the Winchester Historic District near the intersection of Fairmont/North Ave. The second district (North Loudoun) follows US Rte 11 down North Loudoun Street until it also reaches the Winchester Historic District near the intersection of N. Loudoun/North Ave.

This option would not include the CE district along Wyck and N. Cameron Street and would eliminate confusion of overlapping CE districts and would have less coverage area of the CE overlay district.

## CITIZEN COMMENTS

Staff held a public information session on May 4, 2016 and received numerous questions and comments from a few of the dozen or so people in attendance regarding the CE district and standards and provisions. One of the concerns brought up during the public information meeting was the requirement for undergrounding overhead utilities when any change of use invoking an increase in parking occurs (see §14.2-8.4j). A parking amendment that was adopted by City Council subsequent to the CE District standards being adopted in 2005 mostly eliminated any applicability of the increased parking being invoked by any changes of use internal to an existing building. That particular standard is, therefore, no more restrictive within CE overlay districts than it is in non-CE areas. Staff is receptive to discussing the matter with the Planning Commission and possibly initiating a Text Amendment to abolish this CE-specific provision.

The Planning Commission unanimously initiated the rezoning request at the May 17, 2016 regular meeting consistent with the recommendations of the Comprehensive Plan and the Strategic Plan.

At the June 21, 2016 Planning Commission Public Hearing, seven citizens spoke either against the rezoning or voiced concerns about the unknown impacts the applicability of the CE zoning overlay district would have on their properties. The Planning Commission tabled the rezoning request until the August 16, 2016 meeting to allow additional time for more information and feedback from citizens.

Staff held a second public information session on July 28, 2016 and again received numerous questions, comments, and concerns from a small number of citizens out of the 14 citizens in attendance. Some of the concerns that were expressed included:

- The applicability of the undergrounding of utilities where there is a change of use with an increase in parking.
- The desire to have more standards rather than suggestive guidelines.
- The impact on the single family dwellings along Fairmont Ave. if included in the second CE boundary option.
- The purpose of sixty feet or less of off-street parking between a building and street guideline.
- Concerns of regulations or CE boundaries changing/fluctuating over time.

Staff held a third public information session on August 31, 2016 and again received numerous questions, comments, and concerns from a small number of citizens in attendance. The focus on this public information was for the benefit of property owners along a newly proposed section of the Fairmont Ave CE district, which has not been advertised before.

## RECOMMENDATION

If the Commission were to support Option 1, a favorable motion could read:

**MOVE**, that the Planning Commission forward **RZ-16-251** to City Council recommending approval as depicted on an exhibit entitled: "Fairmont/Wyck/N Cameron/ N Loudoun proposed CE district Option 1" prepared by Winchester Planning Department on 03/25/2016 because the rezoning protects and promotes the aesthetic character and functionality of major tourist access corridors leading into the local and national Historic Winchester District as called for in the Comprehensive Plan

If the Commission were to support Option 2, a favorable motion could read:

**MOVE**, that the Planning Commission forward **RZ-16-251** to City Council recommending approval as depicted on an exhibit entitled: "Fairmont/ N Loudoun Proposed CE District Option 2" prepared by Winchester Planning Department 08/08/2016 because the rezoning protects and promotes the aesthetic character and functionality of major tourist access corridors leading into the local and national Historic Winchester District as called for in the Comprehensive Plan

A motion to table the request could read:

**MOVE**, that the Planning Commission table **RZ-16-251** until {date} to allow additional time to

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A motion to deny the request could read:

**MOVE**, that the Planning Commission forward **RZ-16-251** to City Council recommending disapproval because the application for the proposed as submitted:  
*Cite potential reason(s)*

AN ORDINANCE TO REZONE APPROXIMATELY 64 ACRES OF LAND CONTAINING APPROXIMATELY 149 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "Fairmont/Wyck/N Cameron/ N Loudoun Proposed CE District Option 1" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 03/25/2016

**RZ-16-251**

**WHEREAS**, the Planning Commission resolved at its May 17, 2016 meeting to initiate the rezoning of this land as a publicly sponsored rezoning; and,

**WHEREAS**, it is in the interest of the City to protect and promote the aesthetic character and functionality of major tourist access corridors leading into the local and national Historic districts; and,

**WHEREAS**, it is in the interest of the City to promote the general welfare of the community by attracting visitors and generating business through heritage tourism-based economic development and enhance the overall appearance of the City's corridors, while improving access along the corridors through increased walkability and interconnectivity; and,

**WHEREAS**, the Planning Commission has studied the existing physical development, land use, zoning, topography, and view sheds of the Fairmont Avenue/Wyck Street/N Cameron Street corridor and the N Loudoun Street corridor and has identified properties along the corridors that are suitable for inclusion in the Corridor Enhancement District; and,

**WHEREAS**, the City held a Public Information Meeting on May 4, 2016, pertaining to these proposed CE Districts.

**WHEREAS**, the Planning Commission forwarded the request to Council on September 20, 2016 recommending approval of the rezoning as depicted on an exhibit entitled "Fairmont/Wyck/N Cameron/ N Loudoun proposed CE district Option 1" prepared by Winchester Planning Department on 03/25/2016 because the rezoning protects and promotes the aesthetic character and functionality of major tourist access corridors leading into the local and national Historic Winchester District as called for in the Comprehensive Plan; and,

**WHEREAS**, a synopsis of this Ordinance has been duly advertised and a Public Hearing has been conducted by the Common Council of the City of Winchester, Virginia, all as required by the Code of Virginia, 1950, as amended, and the said Council has determined that the rezoning associated with these properties herein designated is consistent with the Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Winchester, Virginia that the following land is hereby rezoned to establish Corridor Enhancement (CE) District as depicted on an exhibit entitled: "Fairmont/Wyck/N Cameron/ N Loudoun Proposed CE District Option 1" prepared by Winchester Planning Department on 03/25/2016

AN ORDINANCE TO REZONE APPROXIMATELY 57 ACRES OF LAND CONTAINING APPROXIMATELY 130 PARCELS, EITHER IN FULL OR IN PART, TO BE INCLUDED IN THE CORRIDOR ENHANCEMENT (CE) DISTRICT; AS DEPICTED ON AN EXHIBIT ENTITLED: "Fairmont/Wyck/N Cameron/ N Loudoun Proposed CE District Option 2" PREPARED BY WINCHESTER PLANNING DEPARTMENT ON 08/08/2016

**RZ-16-251**

**WHEREAS**, the Planning Commission resolved at its August 16, 2016 meeting to initiate the rezoning of this land as a publicly sponsored rezoning; and,

**WHEREAS**, it is in the interest of the City to protect and promote the aesthetic character and functionality of major tourist access corridors leading into the local and national Historic districts; and,

**WHEREAS**, it is in the interest of the City to promote the general welfare of the community by attracting visitors and generating business through heritage tourism-based economic development and enhance the overall appearance of the City's corridors, while improving access along the corridors through increased walkability and interconnectivity; and,

**WHEREAS**, the Planning Commission has studied the existing physical development, land use, zoning, topography, and view sheds of the Fairmont Avenue corridor and the North Loudoun Street corridor and has identified properties along the corridors that are suitable for inclusion in the Corridor Enhancement District; and,

**WHEREAS**, the City held a Public Information Meeting on August 31, 2016, pertaining to these proposed CE Districts.

**WHEREAS**, the Planning Commission forwarded the request to Council on September 20, 2016 recommending approval of the rezoning as depicted on an exhibit entitled "Fairmont/ N Loudoun proposed CE district Option 2" prepared by Winchester Planning Department on 08/08/2016 because the rezoning protects and promotes the aesthetic character and functionality of major tourist access corridors leading into the local and national Historic Winchester District as called for in the Comprehensive Plan; and,

**WHEREAS**, a synopsis of this Ordinance has been duly advertised and a Public Hearing has been conducted by the Common Council of the City of Winchester, Virginia, all as required by the Code of Virginia, 1950, as amended, and the said Council has determined that the rezoning associated with these properties herein designated is consistent with the Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Winchester, Virginia that the following land is hereby rezoned to establish Corridor Enhancement (CE) District as depicted on an exhibit entitled: "Fairmont/Wyck/N Cameron/ N Loudoun Proposed CE District Option 2" prepared by Winchester Planning Department on 08/08/2016

## Fairmont Proposed CE District

Prepared by Winchester Planning Department on 08/08/2016

| Number | Range | Street     | Tax Map ID       | Current Zoning | Proposed Zoning |
|--------|-------|------------|------------------|----------------|-----------------|
| 145    |       | COMMERCIAL | 153-01-I- 7- >   | M1             | M1(CE)          |
| 147    |       | COMMERCIAL | 153-01-I- 8- >   | M1             | M1(CE)          |
| 151    |       | COMMERCIAL | 153-01-I- 4- >   | M1             | M1(CE)          |
| 210    |       | COMMERCIAL | 133-01-- D- >    | M1             | M1(CE)          |
| 505    |       | FAIRMONT   | 153-01-A- 12- >  | LR             | LR(CE)          |
| 506    |       | FAIRMONT   | 153-01-B- 37A- > | LR             | LR(CE)          |
| 507    |       | FAIRMONT   | 153-01-A- 11- >  | LR             | LR(CE)          |
| 509    |       | FAIRMONT   | 153-01-A- 10- >  | LR             | LR(CE)          |
| 511    |       | FAIRMONT   | 153-01-A- 9- >   | LR             | LR(CE)          |
| 515    |       | FAIRMONT   | 153-01-A- 8- >   | LR             | LR(CE)          |
| 516    |       | FAIRMONT   | 153-01-B- 37- >  | LR             | LR(CE)          |
| 517    |       | FAIRMONT   | 153-01-A- 7- >   | LR             | LR(CE)          |
| 519    |       | FAIRMONT   | 153-01-A- 6- >   | LR             | LR(CE)          |
| 520    |       | FAIRMONT   | 153-01-B- 36- >  | LR             | LR(CE)          |
| 522    |       | FAIRMONT   | 153-01-B- 35A- > | M1             | M1(CE)          |
| 523    |       | FAIRMONT   | 153-01-A- 5- >   | M1             | M1(CE)          |
| 525    |       | FAIRMONT   | 153-01-A- 4- >   | M1             | M1(CE)          |
| 526    |       | FAIRMONT   | 153-01-B- 35- >  | M1             | M1(CE)          |
| 527    |       | FAIRMONT   | 153-01-A- 3- >   | M1             | M1(CE)          |
| 529    |       | FAIRMONT   | 153-01-A- 2- >   | M1             | M1(CE)          |
| 531    |       | FAIRMONT   | 153-01-- 3- >    | M1             | M1(CE)          |
| 532    |       | FAIRMONT   | 153-01-B- 34- >  | M1             | M1(CE)          |
| 534    |       | FAIRMONT   | 153-01-B- 33- >  | M1             | M1(CE)          |
| 536    |       | FAIRMONT   | 153-01-B- 32- >  | M1             | M1(CE)          |
| 536    |       | FAIRMONT   | 153-01-B- 32- >  | M1             | M1(CE)          |
| 540    | -552  | FAIRMONT   | 153-01-B- 31- >  | M1             | M1(CE)          |
| 544    |       | FAIRMONT   | 153-01-B- 30- >  | M1             | M1(CE)          |
| 546    |       | FAIRMONT   | 153-01-B- 29- >  | M1             | M1(CE)          |
| 551    | -799  | FAIRMONT   | 153-01-- 2 >     | M1             | M1(CE)          |
| 554    |       | FAIRMONT   | 153-01-B- 27- >  | M1             | M1(CE)          |
| 700    |       | FAIRMONT   | 153-01-- 1- >    | M1             | M1(CE)          |
| 801    |       | FAIRMONT   | 133-01-- A- >    | M1             | M1(CE)          |
| 871    |       | FAIRMONT   | 133-05-- 7- >    | M1             | M1(CE)          |
| 873    |       | FAIRMONT   | 133-05-- 6- >    | M1             | M1(CE)          |
| 875    |       | FAIRMONT   | 133-05-- 5- >    | M1             | M1(CE)          |
| 877    |       | FAIRMONT   | 133-05-- 4- >    | M1             | M1(CE)          |
| 879    |       | FAIRMONT   | 133-05-- 3- >    | M1             | M1(CE)          |
| 881    |       | FAIRMONT   | 133-05-- 2- >    | M1             | M1(CE)          |
| 883    |       | FAIRMONT   | 133-05-- 1- >    | M1             | M1(CE)          |
| 886    |       | FAIRMONT   | 133-01-- C- >    | MR             | MR(CE)          |
| 893    |       | FAIRMONT   | 133-05-- 1A- >   | M1             | M1(CE)          |
| 213    |       | WYCK       | 153-01-B- 26- >  | M1             | M1(CE)          |

## N Loudoun Proposed CE District

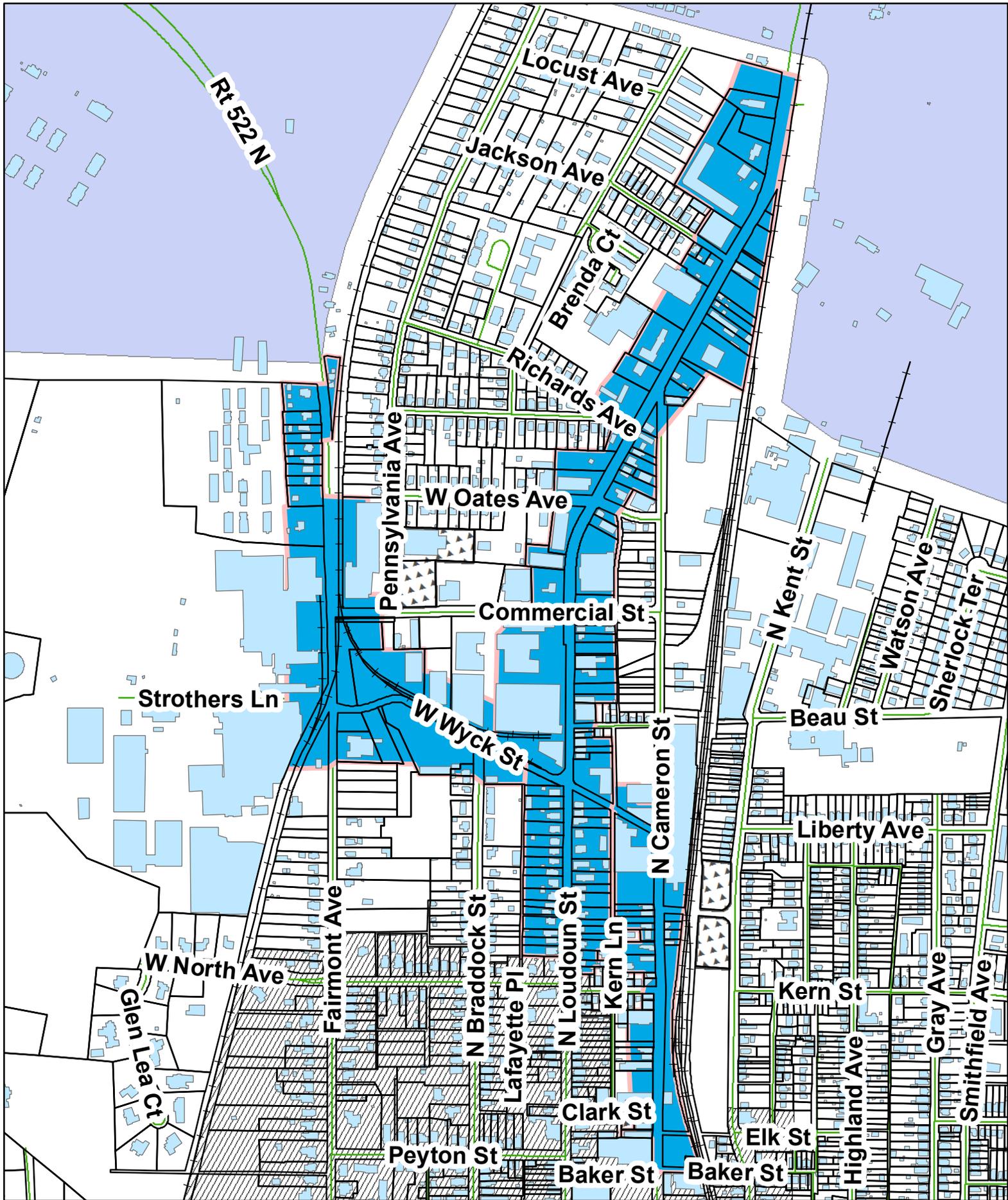
Prepared by Winchester Planning Department on 08/08/2016

| Number  | Range    | Street    | Tax Map ID       | Current Zoning | Proposed Zoning |
|---------|----------|-----------|------------------|----------------|-----------------|
| 670     | -700     | N CAMERON | 134-03- - 50A- > | M2             | M2(CE)          |
| 702     |          | N CAMERON | 134-03- - 54- >  | B2             | B2(CE)          |
| 704     |          | N CAMERON | 134-03- - 53- >  | B2             | B2(CE)          |
| 504     |          | N LOUDOUN | 153-01-E- 17- >  | HR1            | HR1(CE)         |
| 505     |          | N LOUDOUN | 153-01-D- 10- >  | HR1            | HR1(CE)         |
| 506     |          | N LOUDOUN | 153-01-E- 16- >  | HR1            | HR1(CE)         |
| 510     |          | N LOUDOUN | 153-01-E- 15- >  | HR1            | HR1(CE)         |
| 512     |          | N LOUDOUN | 153-01-E- 14- >  | HR1            | HR1(CE)         |
| 513     |          | N LOUDOUN | 153-01-D- 11- >  | HR1            | HR1(CE)         |
| 514     |          | N LOUDOUN | 153-01-E- 13- >  | HR1            | HR1(CE)         |
| 515     |          | N LOUDOUN | 153-01-D- 12- >  | HR1            | HR1(CE)         |
| 518     |          | N LOUDOUN | 153-01-E- 12- >  | HR1            | HR1(CE)         |
| 520     |          | N LOUDOUN | 153-01-E- 11- >  | HR1            | HR1(CE)         |
| 521     |          | N LOUDOUN | 153-01-D- 13- >  | HR1            | HR1(CE)         |
| 521 1/2 |          | N LOUDOUN | 153-01-D- 14- >  | HR1            | HR1(CE)         |
| 522     |          | N LOUDOUN | 153-01-E- 10- >  | HR1            | HR1(CE)         |
| 523     |          | N LOUDOUN | 153-01-D- 14A- > | HR1            | HR1(CE)         |
| 526     |          | N LOUDOUN | 153-01-E- 9- >   | HR1            | HR1(CE)         |
| 527     |          | N LOUDOUN | 153-01-D- 15- >  | HR1            | HR1(CE)         |
| 528     |          | N LOUDOUN | 153-01-E- 8- >   | HR1            | HR1(CE)         |
| 529     |          | N LOUDOUN | 153-01-D- 16- >  | HR1            | HR1(CE)         |
| 531     | -533     | N LOUDOUN | 153-01-D- 17- >  | HR1            | HR1(CE)         |
| 532     |          | N LOUDOUN | 153-01-E- 7- >   | HR             | HR(CE)          |
| 536     |          | N LOUDOUN | 153-01-E- 6- >   | HR             | HR(CE)          |
| 537     |          | N LOUDOUN | 153-01-D- 18- >  | HR1            | HR1(CE)         |
| 539     |          | N LOUDOUN | 153-01-D- 19- >  | HR1            | HR1(CE)         |
| 540     | -544     | N LOUDOUN | 153-01-E- 5A- >  | HR             | HR(CE)          |
| 541     |          | N LOUDOUN | 153-01-D- 20- >  | HR1            | HR1(CE)         |
| 545     |          | N LOUDOUN | 153-01-D- 21- >  | HR             | HR(CE)          |
| 548     | -548 1/2 | N LOUDOUN | 153-01-E- 3- >   | HR             | HR(CE)          |
| 550     |          | N LOUDOUN | 153-01-E- 2- >   | HR             | HR(CE)          |
| 551     |          | N LOUDOUN | 153-01-D- 22- >  | HR             | HR(CE)          |
| 552     |          | N LOUDOUN | 153-01-E- 1- >   | HR             | HR(CE)          |
| 553     | -553 1/2 | N LOUDOUN | 153-01-D- 23- >  | HR             | HR(CE)          |
| 555     |          | N LOUDOUN | 153-01-D- 24- >  | HR             | HR(CE)          |
| 560     |          | N LOUDOUN | 153-01-G- 7- >   | CM1            | CM1(CE)         |
| 566     |          | N LOUDOUN | 153-01-G- 4- >   | CM1            | CM1(CE)         |
| 568     | -570     | N LOUDOUN | 153-01-G- 3- >   | CM1            | CM1(CE)         |
| 572     |          | N LOUDOUN | 153-01-G- 2- >   | CM1            | CM1(CE)         |
| 574     |          | N LOUDOUN | 153-01-G- 1- >   | CM1            | CM1(CE)         |
| 600     |          | N LOUDOUN | 153-01-H- 12- >  | CM1            | CM1(CE)         |
| 605     | -625     | N LOUDOUN | 153-01-I- 1- >   | M1             | M1(CE)          |
| 608     | -610     | N LOUDOUN | 153-01-H- 11- >  | CM1            | CM1(CE)         |
| 612     |          | N LOUDOUN | 153-01-H- 10- >  | CM1            | CM1(CE)         |

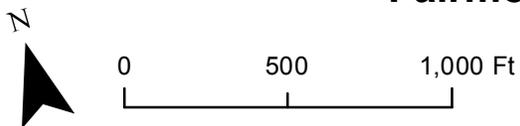
## N Loudoun Proposed CE District

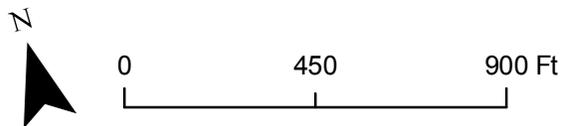
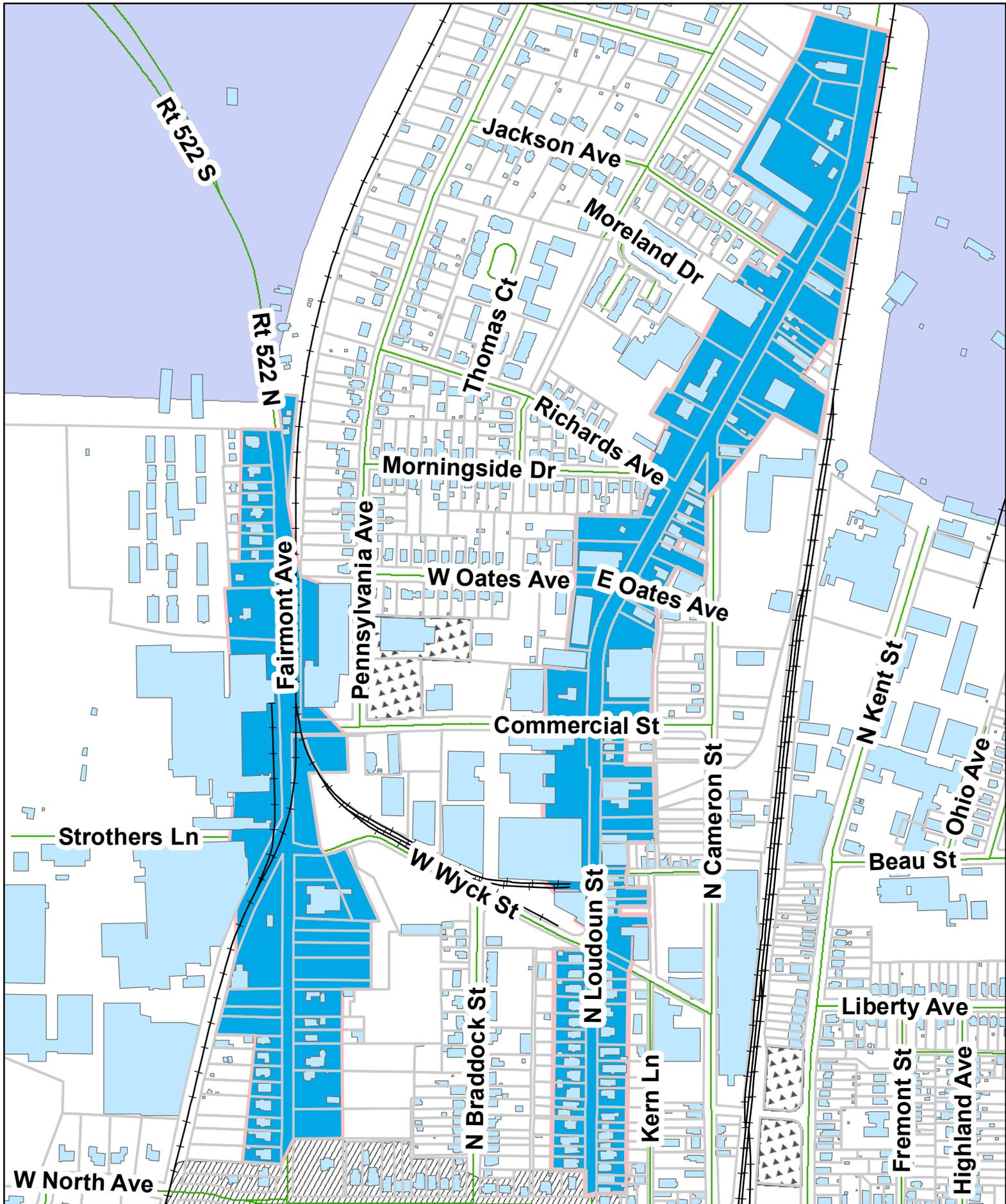
Prepared by Winchester Planning Department on 08/08/2016

| Number | Range    | Street    | Tax Map ID       | Current Zoning | Proposed Zoning |
|--------|----------|-----------|------------------|----------------|-----------------|
| 614    |          | N LOUDOUN | 153-01-H- 9- >   | CM1            | CM1(CE)         |
| 618    | -624     | N LOUDOUN | 153-01-H- 8- >   | CM1            | CM1(CE)         |
| 626    |          | N LOUDOUN | 153-01-H- 7- >   | CM1            | CM1(CE)         |
| 630    |          | N LOUDOUN | 153-01-H- 6- >   | CM1            | CM1(CE)         |
| 632    | -632 1/2 | N LOUDOUN | 153-01-H- 5- >   | CM1            | CM1(CE)         |
| 638    |          | N LOUDOUN | 153-01-H- 4- >   | CM1            | CM1(CE)         |
| 648    |          | N LOUDOUN | 154-01-N- 2- 3>  | CM1            | CM1(CE)         |
| 660    | -668     | N LOUDOUN | 154-01-N- 1- >   | CM1            | CM1(CE)         |
| 661    |          | N LOUDOUN | 153-01-J- 1- >   | B2             | B2(CE)          |
| 663    |          | N LOUDOUN | 133-09- - 3- >   | B2             | B2(CE)          |
| 665    | -673     | N LOUDOUN | 133-09- - 2- >   | CM1            | CM1(CE)         |
| 672    |          | N LOUDOUN | 154-07- - 2- >   | CM1            | CM1(CE)         |
| 676    |          | N LOUDOUN | 154-07- - 3- >   | B2             | B2(CE)          |
| 682    |          | N LOUDOUN | 134-01-A- 8- >   | B2             | B2(CE)          |
| 685    |          | N LOUDOUN | 133-04- - A1- >  | CM1            | CM1(CE)         |
| 688    |          | N LOUDOUN | 134-01-A- 6- >   | B2             | B2(CE)          |
| 690    |          | N LOUDOUN | 134-01-A- 5- >   | B2             | B2(CE)          |
| 691    |          | N LOUDOUN | 134-02- - 1B- >  | CM1            | CM1(CE)         |
| 692    |          | N LOUDOUN | 134-01-A- 4- >   | B2             | B2(CE)          |
| 694    |          | N LOUDOUN | 134-01-A- 3- >   | B2             | B2(CE)          |
| 696    |          | N LOUDOUN | 134-01-A- 2- >   | B2             | B2(CE)          |
| 697    |          | N LOUDOUN | 134-02- - 1C- >  | B2             | B2(CE)          |
| 698    |          | N LOUDOUN | 134-01-A- 1- >   | B2             | B2(CE)          |
| 705    |          | N LOUDOUN | 134-03- - 2- >   | B2             | B2(CE)          |
| 706    |          | N LOUDOUN | 134-03- - 51A- > | B2             | B2(CE)          |
| 709    |          | N LOUDOUN | 134-03- - 3- >   | B2             | B2(CE)          |
| 716    |          | N LOUDOUN | 134-03- - 47- >  | CM1            | CM1(CE)         |
| 718    |          | N LOUDOUN | 134-03- - 46- >  | CM1            | CM1(CE)         |
| 720    |          | N LOUDOUN | 134-03- - 45- >  | CM1            | CM1(CE)         |
| 724    |          | N LOUDOUN | 134-03- - 44- >  | CM1            | CM1(CE)         |
| 725    |          | N LOUDOUN | 134-03- - 4- >   | B2             | B2(CE)          |
| 726    |          | N LOUDOUN | 134-03- - 43- >  | CM1            | CM1(CE)         |
| 729    | -735     | N LOUDOUN | 134-03- - 12A- > | B2             | B2(CE)          |
| 730    | -738     | N LOUDOUN | 134-03- - 42- >  | CM1            | CM1(CE)         |
| 740    | -742     | N LOUDOUN | 134-03- - 41- >  | B2             | B2(CE)          |
| 800    |          | N LOUDOUN | 134-03- - 40- >  | B2             | B2(CE)          |
| 805    |          | N LOUDOUN | 134-03- - 33- >  | B2             | B2(CE)          |
| 807    | -823     | N LOUDOUN | 134-05- - 6- >   | B2             | B2(CE)          |
| 824    |          | N LOUDOUN | 134-03- - 38- >  | B2             | B2(CE)          |
| 828    |          | N LOUDOUN | 134-03- - 37- >  | B2             | B2(CE)          |
| 829    |          | N LOUDOUN | 134-06- - 2- >   | B2             | B2(CE)          |
| 833    |          | N LOUDOUN | 134-06- - 1- >   | B2             | B2(CE)          |
| 901    |          | N LOUDOUN | 134-03- - 36- >  | B2             | B2(CE)          |
| 6      |          | RICHARDS  | 134-03- - 1- >   | B2             | B2(CE)          |



Fairmont/Wyck/N Cameron/ N Loudoun  
 Proposed CE District  
 Option 1





**Fairmont/N Loudoun  
Proposed CE District  
Option 2**