



The Frederick County

Sentinel

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WE INFORM—YOU DECIDE

May 2006

INDUSTRIAL BELT PROPOSED AROUND MIDDLETOWN

**SHOULD
FREDERICK
COUNTY
ACCEPT
MORE
DIRTY
INDUSTRY?**

Mining Expansion

Would Generate

ONE DUMP TRUCK

PER MINUTE

Through Historic

Middletown

1,300 Trucks Per Day!



O-N Minerals/Chemstone is seeking to triple the size of quarry operations and permit asphalt and cement plants and other industrial land uses next to the Cedar Creek & Belle Grove National Historical Park.

"Small town ambiance and tourism are key economic development strategies for Middletown. But the traffic, noise and visual impact of an expanded quarry can only erode the town's principal assets: Main Street, the National Historical Park and the rural character surrounding the town. An expanded quarry would send a dump truck a minute through town, a total of 1,300 trucks per day. Is mining limestone more important than growth in tourism or rural businesses in and around Middletown?"

Julie Clevenger
Middletown

CHEMSTONE SEEKS MASSIVE REZONING

O-N Minerals/Chemstone has applied to Frederick County officials to rezone 639 acres from rural agriculture to mining and industrial uses on two parcels beside Cedar Creek, the National Historical Park, Middletown and many homes and farms in southern Frederick County.

The rezoning would create a 1,261-acre industrial mining corridor two-thirds of a mile wide and more than 2.6 miles long. Impacts would include a tremendous increase in industrial truck traffic, air pollution, water pollution and changes to the water table, noise and dust from limestone mining and other industrial activities, and visual pollution from expanded mine waste piles.

The Frederick County Planning Commission will consider the rezoning at its June 7 meeting, while the Board of Supervisors may take it up at its June 21 meeting. Preserve Frederick is encouraging strong public turnout at both meetings in

opposition to the rezoning request.

Earlier this month, the Middletown Town Council voted unanimously to adopt a resolution in opposition to the rezoning. Middletown officials stated that an industrial corridor is in clear conflict with the town's comprehensive plan, which seeks to retain Middletown's historic character and quality of life through tourism and related small businesses.

The Chemstone rezoning also conflicts with Frederick County plans. The properties surrounding the current mining operation are zoned rural areas or residential/agricultural. The County has permitted several new subdivisions near the mining operation in the past decade, notably Westernview and Chimney Hills. Residents in these enclaves and Middletown said they were given no indications the county would permit expanded mining near their homes.

Frederick County planners seem unsatisfied with the current Chemstone rezoning request. In a staff report for the Planning Commission, dated March 20, staff list a variety of issues that are not addressed in the application, such as a study of hydrogeology and impact of the project on local groundwater, and the impact of blasting and dust on adjacent residences. At a Planning Commission meeting April 5, commissioners noted the lack of clear remediation for local landowners whose wells could dry up due to water table changes.

Planning staff expressed the need for caution regarding the wide-open nature of the rezoning request and residents are alarmed at the other industrial uses that could be sited here along with the quarrying operation. The Extractive Manufacturing zoning category permits a range of related industrial uses.

Frederick planners note that Chemstone has not offered proffer

conditions to limit future activities on the land to limestone mining and processing. According to the staff report, "The scope of the impacts could exceed the projections identified and accommodated in the impact statement."

Mining Request Tied to County Water Plan

The Frederick County Sanitation Authority (FCSA) is supporting the Chemstone rezoning application for an industrial site near Middletown because the agency signed an agreement with Chemstone in 2000 to acquire quarry pits for water storage after mining operations cease. The agreement between the FCSA and Chemstone raises a host of troubling questions.

The FCSA currently operates former quarries as reservoirs at Clearbrook in northern Frederick County and Stephens City. Are Southern Frederick residents expected to accept a vast new industrial site in order to provide for a water plan that was created by a private agency, not in an open, public process?

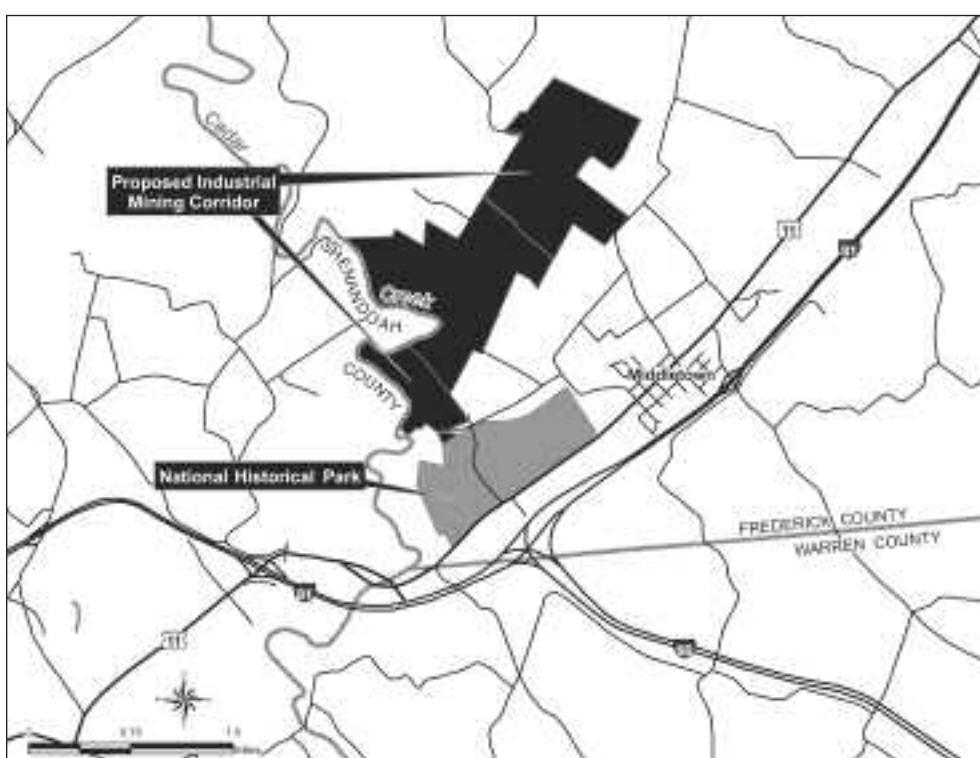
Other communities are rejecting the use of limestone quarries for reservoirs in karst geological areas due to the porous nature of the rock, which permits pollutants to easily enter the water supply. Frederick County already has experienced some problems with limestone quarries as water reservoirs. Has any independent agency studied the dangers and benefits of such reservoirs or were they chosen simply because they already exist?

In addition, the FCSA seeks to acquire major springs in the Middletown area—Blue Spring, Hites Well and Vacluse Spring—to provide millions of gallons of water per day. How will excavation of new quarries and major water withdrawals from local springs affect the groundwater source (the aquifer) that supports thousands of private wells in Frederick County?

Finally, the Middletown quarry lies within the Shenandoah River watershed. The topography of the site directs surface water toward Cedar Creek and the Shenandoah River. No one knows what diverting the natural flow of surface or ground water will do to Cedar Creek. How will three new quarries impact Cedar Creek and the Shenandoah River, recently named the fifth most endangered river in the nation?

These issues—the safety of limestone quarry reservoirs, the impacts on local wells and the impact on Cedar Creek and the Shenandoah River—have never been debated or discussed in a public forum. Middletown area residents were not consulted when the FCSA signed its agreement with Chemstone, condemning southern Frederick County to greatly expanded mining and other industrial extractive uses for a water plan devised outside a full and open public planning process.

Preserve Frederick has called on the Frederick County Planning Commission and the Board of Supervisors to separate the Chemstone rezoning application from the promise of future water supplies. Just as county officials must finally outline their policies toward expanded or new mining operations in Frederick, they must also offer the FCSA water plan for review by residents and businesses, to ensure that water decisions don't conflict with other county goals.



ATTEND THE FREDERICK CO. PLANNING HEARING JUNE 7

Opinion

May 2006

Editorials



Photo: Paul Clevenger

Vote on Mining, Not on Water

"Frederick County wants this," said one Middletown Council member May 8, not long before the council voted unanimously to adopt a resolution opposing a major industrial rezoning outside the historic town. This was three quarry pits, created by expanded mining, that the Frederick County Sanitation Authority (FCSA) hopes can one day be used as reservoirs.

Future water storage is no justification to create an industrial mining belt around three of Frederick County's most revered resources: Cedar Creek, the Cedar Creek & Belle Grove National Historical Park and Middletown. Southern Frederick County residents should not be asked to accept the degradation of these assets and their quality of life because Frederick County has flawed planning and water policies.

The limestone karst geology on the Middletown site runs like a belt through Frederick County and the Shenandoah Valley. There must be more logical places to mine limestone, locate asphalt and cement plants and sewage treatment facilities, and one day to store water. But Frederick County has never addressed appropriate sites for mining. Its comprehensive plan mentions the need to do so, but the work has not been done.

The FCSA chose the Middletown site for water storage simply because there is a mine already in operation there. It was assumed mining could expand. Yet expansion conflicts with the existing land uses around the site, including new residential subdivisions approved in the past 10 years. It also conflicts with Middletown's comprehensive plan.

The FCSA water plan involved no participation or review by the general public, in which water interests could be balanced with other issues. Frederick County officials cannot and should not approve an industrial mining rezoning in order to further an FCSA water plan that has received neither public scrutiny nor debate.

Chemstone justifies its expansion by claiming mining has occurred there for 40 years. We would remind our industrial neighbor that the land has been honored as hallowed ground since the Battle of Cedar Creek 141 years ago. It has been farmed for 200 years. Limestone cliffs have towered over Cedar Creek for millennia. All deserve our careful stewardship. ■

Frederick's Third Battle Over Dirty Industry

There was only one Battle of Cedar Creek, when General George Custer swept down on Confederate forces and put an end to their control of the Shenandoah Valley. Today, Cedar Creek is the focus of what might be called Frederick County's "Third Battle over Dirty Industry."

Just five years ago, Frederick residents rose up in arms over the proposed Shockey Industrial Park in Stephenson. Plans called for tire manufacturing, handling of hazardous medical waste and other dangerous industrial uses on the 1,000-acre site. Elected officials wisely rejected the industrial rezoning request.

Nearly 10 years ago, a similar outcry met the Cardinal Glass plan for a manufacturing plant near Kernstown that would emit significant air pollutants. After a tremendous public debate, Cardinal Glass withdrew to Roanoke. A year later, H.P. Hood opened a dairy processing plant on the site with little public comment.

Today, the Chemstone quarry near Middletown wants a massive rezoning that would create an industrial belt – mining, cement and asphalt production, a sewage treatment plant – beside three of Frederick County's greatest natural, historic and cultural assets – Cedar Creek, the National Historical Park and Middletown.



Photo: Mark Brown

Frederick County officials need to reject the Chemstone rezoning. They need to make it clear that our county does not want to increase its share of polluting industrial uses. Let this be the last battle against degrading industrial uses that Frederick County residents fight in defense of their homes, businesses and towns. ■

PRESERVE FREDERICK
is a
grassroots campaign
to promote
compatible
development
that strengthens
our communities
and
preserves our
rural character.

Cedar Creek: A Rare Jewel

The Potomac Conservancy began a study of the ecological diversity of the Cedar Creek watershed in partnership with Shenandoah University in 2004. Although we knew intuitively that the creek and its watershed were special, the results of that study brought home the unique and varied natural communities that inhabit Cedar Creek and the lands surrounding it.

Guest Columnist

In the Middletown area, the team from Shenandoah University reported finding several rare plant communities along the limestone cliffs that are unique to Cedar Creek. Globally-imperiled plant species call this area home, as do an exceptional assemblage of limestone-loving plants. With a long agricultural history and imminent development encroaching on the northern Shenandoah Valley, the limestone cliffs that tower over Cedar Creek are increasingly rare, and therefore important to protect.

The life that thrives within the creek is no less diverse. With help from the staff of the state Department of Game and Inland Fisheries, the research team identified 21 fish species, including sensitive fish, such as stonerollers and madtoms, and popular game species, like smallmouth bass.

Cedar Creek is widely regarded – by state agencies, citizen monitoring groups and independent researchers – as one of the cleanest streams in the Shenandoah Valley. High water quality coupled with a diversity of plant and animal species makes this creek a rare jewel worth protecting. Potomac Conservancy has been working for several years with landowners throughout the Cedar Creek watershed, to help them protect their land from development and the creek from pollution. We are now on the verge of permanently protecting hundreds of acres and several miles of frontage on Cedar Creek through the hard work and dedication of landowners who love their land and their creek.

Frederick County has an opportunity to choose its future. Will it protect the streams and species that make it a natural treasure or will it select a path of short-term exploitation and degradation? Landowners who live, work and play along the creek have clearly expressed their desire to ensure that Cedar Creek remains a clean, diverse and healthy ecological community, so how can the county do any less? ■

Heather Richards, Winchester
The Potomac Conservancy



Photo: Mark Brown

"The Department of Conservation and Recreation has identified Cedar Creek as a potential component of the State's scenic rivers system. And both DCR and the Virginia Department of Transportation have recently determined that U.S. Route 11 qualifies for designation as a Scenic Byway. It is my hope that County officials consider these items as they contemplate the quarry and its potential impacts on the region's significant scenic, natural and cultural resources."

L. Preston Bryant
Virginia Secretary of Natural Resources
Letter dated April 26, 2006 in response to one from Middletown resident to Governor Tim Kaine

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PRESERVE FREDERICK

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Preserve Frederick is a grassroots campaign to promote compatible development that will strengthen our communities and preserve the rural character in Frederick County. Our fiscal agent is the Piedmont Environmental Council, a 30-year-old non-profit organization dedicated to promoting and protecting the Piedmont's rural economy, natural resources, history and beauty.

ATTEND THE FREDERICK CO. PLANNING HEARING JUNE 7

Impacts



Rezoning Covers Many Industrial Land Uses

Chemstone's rezoning request near Middletown for extractive manufacturing allows multiple other industrial uses: concrete and asphalt manufacturing, crushed stone operations, brick, block and pre-cast concrete production, oil and gas extraction, mining and processing sand and gravel, sewage treatment, and public utilities.

There is nothing in Chemstone's rezoning application to limit these uses on the 639 acres. Sections will likely be sold off for heavy industrial uses. Chemstone sold two parcels at its Clearbrook operation in northern Frederick County and two cement companies opened nearly two years ago. Together, they generate an additional 110 new industrial truck trips on local roads per day.

Rezoning would permit many industrial uses, like those at the Strasburg plant (above). There is nothing in Chemstone's rezoning application to limit these uses on the 639 acres.

Expanded operations at quarries are part of an industry trend. Construction Monthly magazine reports that quarry owners want to provide one stop shopping at industrial centers for construction aggregate users. These sites contain the quarry, asphalt plants and different kinds of concrete plants. The Chemstone industrial site in Strasburg is a prime example. ■

Do your part to Preserve Frederick—see Page 4 for ideas



Middletown Town Council Resolution: DENY CURRENT REZONING APPLICATION

WHEREAS, O-N Minerals (Chemstone) has filed an application in Frederick County to rezone 639 acres from agricultural to extractive manufacturing uses on a site west of the Town of Middletown, which was designated as the official Gateway to the Cedar Creek and Belle Grove National Historical Park; and

WHEREAS, the Chemstone quarry site is adjacent to the Cedar Creek and Belle Grove National Historical Park, recently designated as one of the ten most endangered Civil War battlefields in America, and clearly within the viewshed of the town of Middletown; and

WHEREAS, increased limestone mining at the Chemstone site will have significant negative environmental impacts on the Middletown area, notably increased air pollution emissions, pollution of groundwater supplies, and

erosion of the historic and rural setting of the Cedar Creek and Belle Grove National Historical Park; and

WHEREAS, increased limestone mining is projected to create significant negative traffic and noise impacts, with up to 1,400 industrial vehicles traveling through the Town of Middletown each day, which amounts to nearly one truck per minute, 24-hours a day, seven days a week; and

WHEREAS, the proposed rezoning would permit other related heavy industries to locate on the site, such as cement or asphalt plant, as has occurred on the Chemstone quarry site at Clearbrook in northern Frederick County, where two cement plants have opened in the past 18 months, adding to air pollution from small particulates; and

WHEREAS, the 2005 Middletown Comprehensive Plan calls for the town and county to identify and develop economic opportuni-

TRUCK TRAFFIC: A Dump Truck A Minute

Chemstone says its expansion will lead to 1,300 trucks through Middletown each day. That's a dump truck a minute!



CHEMSTONE'S own traffic analysts project that expanded quarry operations on the site will triple industrial truck traffic on the area's narrow rural roads and send 1,305 dump trucks a day streaming through the heart of Middletown. That equals one dump truck per minute, 24 hours per day, through the historic town.

The particulate matter (or diesel soot) released by one heavy industry dump truck is equal to 395 cars. Multiply that by the additional 800 heavy trucks generated by quarry expansion. It is the equivalent of 316,000 cars per day through Middletown and southern Frederick County. Multiply that again by the additional trucks generated by other users of the site, such as cement and asphalt plants and concrete block manufacturers.

These heavy trucks will be traveling winding, narrow rural roads with no shoulders

Route 11, from Reliance south through Middletown and on to Strasburg, has been selected for



Photos: Mark Brown

or center lines. The 500 trucks now traveling to the existing quarry site already conflict with other road users; school buses, horse and cattle trailers, tractors, bicyclists and walkers.

Virginia Scenic Byway designation. That status, a key part of local tourism plans, would be severely compromised by 1,300 trucks, a dump truck a minute, rumbling down the corridor to Strasburg or north to I-81. ■

The miniscule amount of economic growth the quarry expansion will bring to the county will not outweigh the negative effects it would have on other businesses and tax paying citizens. And, by disguising a strip mine operation as a way to secure a more plentiful water supply, elected officials are not being up front with the people who put them in office in the first place. This 'Band-Aid' is not the right way to go about securing more water."

Jennifer Kohler
Middletown



See Page 4 for help in making YOUR voice heard.

products, but the region has given and continues to give its share on existing mining sites. Tripling the industrial use of the Cedar Creek area for mining is an unacceptable sacrifice that is incompatible with the sacrifices made long ago on this hallowed ground. ■

"We have reached a turning point with the Cedar Creek Battlefield. The current quarrying facility has been in operation for many decades and has only a few years of extracting left until the desired minerals from the site are exhausted. We can either take a stand, put a stop to the expansion, and eventually reclaim the scenic views of the battlefield for future generations to enjoy, or allow it to happen and watch our National Historical Park decline in support and public interest."

Jeff Carter, Middletown
Letter dated May 3 to
Congressman Frank Wolf

Adopted this 8th day of
May, 2006.
Gene Dicks, Mayor

ATTEND THE FREDERICK CO. PLANNING HEARING JUNE 7

What Can YOU Do?

Is This YOUR Idea of Clean Industry, Preserving Our Heritage, Supporting Middletown?



NO? THEN...

The Chemstone quarry rezoning in southern Frederick County could create a 1,200 acre industrial mining corridor two-thirds of a mile wide and more than 2.6 miles long beside Cedar Creek, the National Historical Park and historic Middletown, like the one in Strasburg (above). Photo by Jeff Carter.

MAKE YOUR VOICE HEARD!

ATTEND BOTH PUBLIC HEARINGS & TELL THEM WHAT YOU THINK

JUNE 7: PLANNING COMMISSION HEARING

7 pm, Frederick County Board Room, 107 North Kent Street, Winchester

Contact Your Planning Commissioners

Shawnee:	June Wilmot (Chair)	540-678-0278	
Opequon:	Roger L. Thomas (Vice Chair)	(w)540-665-4082	(h)869-4904 rthomas@visuallink.com
At Large:	H. Paige Mannuel	(w)540-667-9794	(h)667-6831 hpm@visuallink.com
Back Creek:	Cordell Watt	(w)540-858-3207	(h)858-2545
Back Creek:	Greg L. Unger	(w)540-869-2606	(h)722-4100
Gainesboro:	George J. Kriz	540-667-1663	gkriz@visuallink.com
Gainesboro:	Charles E. Triplett	(h)540-877-1380	(c)533-0381 lufarm@shentel.net
Opequon:	Rick C. Ours	(w)540-665-4931	(h)869-7231 rours@su.edu rours@adelphia.net
Shawnee:	Robert A. Morris	540-869-1435	rmorris@shentel.net
Stonewall:	John Light	(w)540-662-0323	(h)722-9394
Stonewall:	Gary R. Oates	(w)540-667-2001	(h)545-7823 OatesGR@aol.com
Red Bud:	Gregory S. Kerr	(w)540-635-2000	(h)722-2089 gkerr@hallmechanical.net gkerr02@adelphia.net
Red Bud:	Christopher Mohn	(w)540-450-1241	(h)678-1366 cmohn@oakcrestbuilders.com
BOS Liason:	Barbara Van Osten	540-667-7673	bosvanosten@aol.com
BOS Alt.:	Charles S. DeHaven, Jr.	540-662-7421	cdehaven@crosslink.net
BOS Alt.:	Philip A. Lemieux	540-722-3673	plemieux@visuallink.com

JUNE 21: BOARD OF SUPERVISORS MEETING

7 pm, Frederick County Board Room, 107 North Kent Street, Winchester

Contact Your County Supervisor

Chairman:	Richard C. Shickle	(w)540-545-7312	(h)667-2264 rshickle@shentel.net
Back Creek:	Barbara Van Osten	540-667-7673	bosvanosten@aol.com
Gainesboro:	Gary W. Dove	540-662-2734	garydove4@adelphia.net
Opequon:	Bill M. Ewing	540-869-5058	supervisorewing@yahoo.com
Shawnee:	Gene E. Fisher	(h)540-662-5238	(w)665-4938 gfisher@visuallink.com
Stonewall:	Charles DeHaven	540-662-7421	cdehaven@crosslink.net
Red Bud:	Philip Lemieux	540-722-3673	plemieux@visuallink.com

SAMPLE LETTER: Write or E-Mail Your Elected Officials

Dear Supervisor or Planning Commissioner _____,

I am writing to object to the request by ON-Minerals (Chemstone) to rezone a huge tract of land near Middletown from agricultural to Extractive Manufacturing uses, like mining, cement and asphalt plants. These are totally unacceptable land uses next to three of the greatest assets our county has to offer — Cedar Creek, the National Historical Park and Middletown — or among the farms and homes of southern Frederick County.

I understand the Frederick County Sanitation Authority (FCSA) is involved with this rezoning application as it has a lease agreement with Chemstone to store water on the site when mining has ceased. I don't believe we should sacrifice Middletown's distinctive resources or unique quality of life for a massive industrial site that the FCSA hopes will one day lead to water storage for the county.

Mining and water are two separate issues that need to be separately and openly debated. I urge you to deny the Chemstone mining rezoning and open up the FCSA water plans for participation and review by the general public so that water issues can be balanced with other issues. Frederick County must also update its comprehensive plan to address mining and related industrial uses. Please provide the leadership we need to address both mining, water issues and quality of life in Frederick County.

Sincerely yours,

(Name & Address)

YES! I WANT TO PRESERVE FREDERICK

- Enclosed is my \$50 tax-deductible gift to join Preserve Frederick and support compatible development for Frederick County.*
- Enclosed is an additional contribution to support future issues of the **Frederick County Sentinel**.*
- Please notify me of urgent local issues that affect my community.

E-mail address: _____

Name: _____

Street Address/PO Box: _____

City/State/Zip: _____

Telephone Numbers: _____

(Home/Work) _____ (Cell) _____

* Please make check payable to: PEC/Preserve Frederick
Please mail to: Preserve Frederick, P.O. Box 562, Middletown, VA 22645
Or donate online: <https://secure.groundspring.org/dn/index.php?aid=4127>
Contact us at: preservefrederick@yahoo.com

ATTEND THE FREDERICK CO. PLANNING HEARING JUNE 7