

2019 Annual Report

of the Frederick County, Virginia Planning Commission



Prepared By: The Department of Planning and Development

January 2020

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2019 Annual Report

Executive Summary

The Department of Planning and Development is pleased to present the 2019 Annual Report on behalf of the Frederick County, Virginia Planning Commission. The Annual Report summarizes the planning and development activities for calendar year 2019. The Department of Planning and Development, in support of the Planning Commission and Board of Supervisors, *leads the development of policies and procedures pertaining to all aspects of community growth and development, as well as, administers existing policies and procedures fairly and accurately.* Our primary responsibilities are: *comprehensive planning, zoning, subdivision of land, transportation planning, land management, data and mapping, Board and Commission support and customer service (online and in-person citizen inquiries).* One significant accomplishment in 2019 was the development and Board of Supervisors adoption of an improved capital impact model to assist County Staff in reviewing applications for rezoning and determining the impact to County services and level of service for County facilities.

2019 By the Numbers

Application Type	Applications Received	Applications Approved
Rezoning (REZ)	7	2
Master Development Plans (MDP)	4	4
Subdivisions (SUB – RA, RP, R4 & R5)	3	5 (298 lots)
Site Plans (SP)	49	58
Conditional Use Permits (CUP)	8	4
Zoning Violations	79	NA
Comprehensive Plan Amendments (CPPA)	2	0
Variances	8	8
* "Applications Approved" reflects all approvals (legislative or administrative) in calendar year 2019; some of these applications may have been "received" in prior calendar years.		

Staff would like to thank the Board of Supervisors, Planning Commission, and County Administration for their support of the Department and our efforts.

Forecast for the Future

Frederick County's 2035 Comprehensive Policy Plan ("Comprehensive Plan"), adopted in January 2017, forecasts future population growth. Each year, Planning and Development Staff provides the most recent population estimates from the University of Virginia's Weldon Cooper Center for Public Service as part of the Annual Report. Frederick County's 2019 population estimate was **88, 830**. Virginia's population has grown by 6.5 percent since 2010; Frederick County's growth is about 12.1 percent during that same period, nearly *double* the state average.

Understanding future population growth is critical to planning for the additional residential housing units and capital investment (infrastructure, parks, schools, and County services) and also expanding, retaining and attracting businesses.

In 2020 a decennial census will be conducted across the United States. The census aims to count the entire population of the Country, and at the location where each person usually lives. Federal funds, grants and support to states, counties and communities are based on population totals and demographic information (sex, age, race, and other factors) *counted* during the decennial census. Census data informs economic development, public safety and emergency preparedness. Census data will also serve as a baseline for projecting future population growth (beyond 2020) in Frederick County.

Year	Population
2000	59,209
2010	78,305
2019	88,830*
2020	90,115**
2030	104,608**
2040	117,452**

*July 1, 2019 Population Estimates for Virginia and its Counties and Cities published by the Weldon Cooper Center for Public Service Demographics Research Group, published January 27, 2020.

**Population Projections for Virginia and its Localities, 2020, 2030, 2040 published by the Weldon Cooper Center for Public Service Demographics Research Group, June 2019.

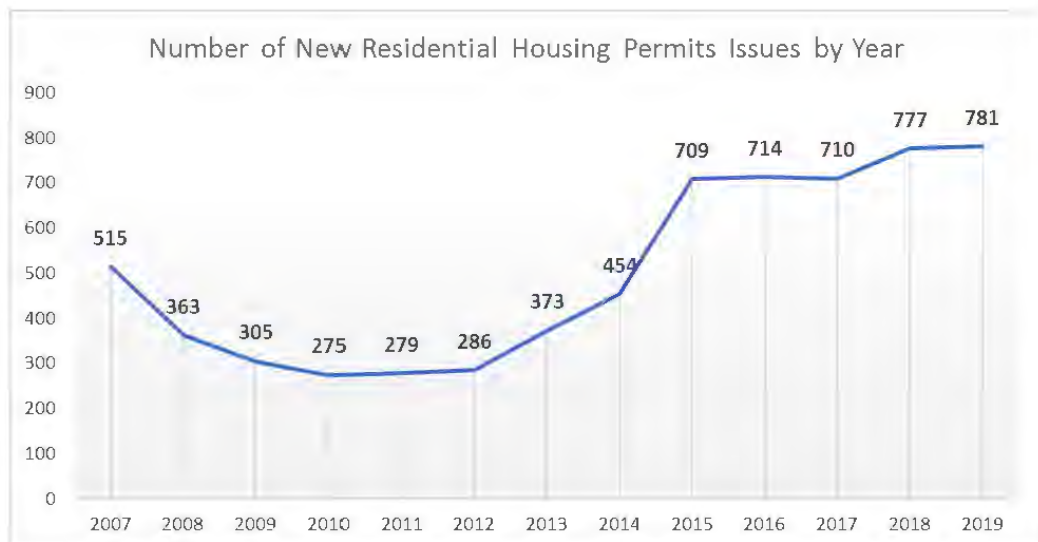
2000 & 2010 reflects official Census record.

Residential Housing Unit Permits

New residential housing unit permits are a strong indicator of population growth. Frederick County issued a total of **781** new residential building permits for new residential units in calendar year 2019. A table of the number of permits issued by each housing type is provided below.

<i>Housing Type</i>	<i>Number of Building Permits Issued</i>
Single-Family Detached (SFD – RA, RP, R4, & R5 zoning districts)	521
Single-Family Attached (SFA – townhomes, duplexes, or age-restricted)	137
Modular (MD)	10
Mobile Home (MH)	17
Multi-Family (MF – apartments)	96
Total as of December 31, 2019	781

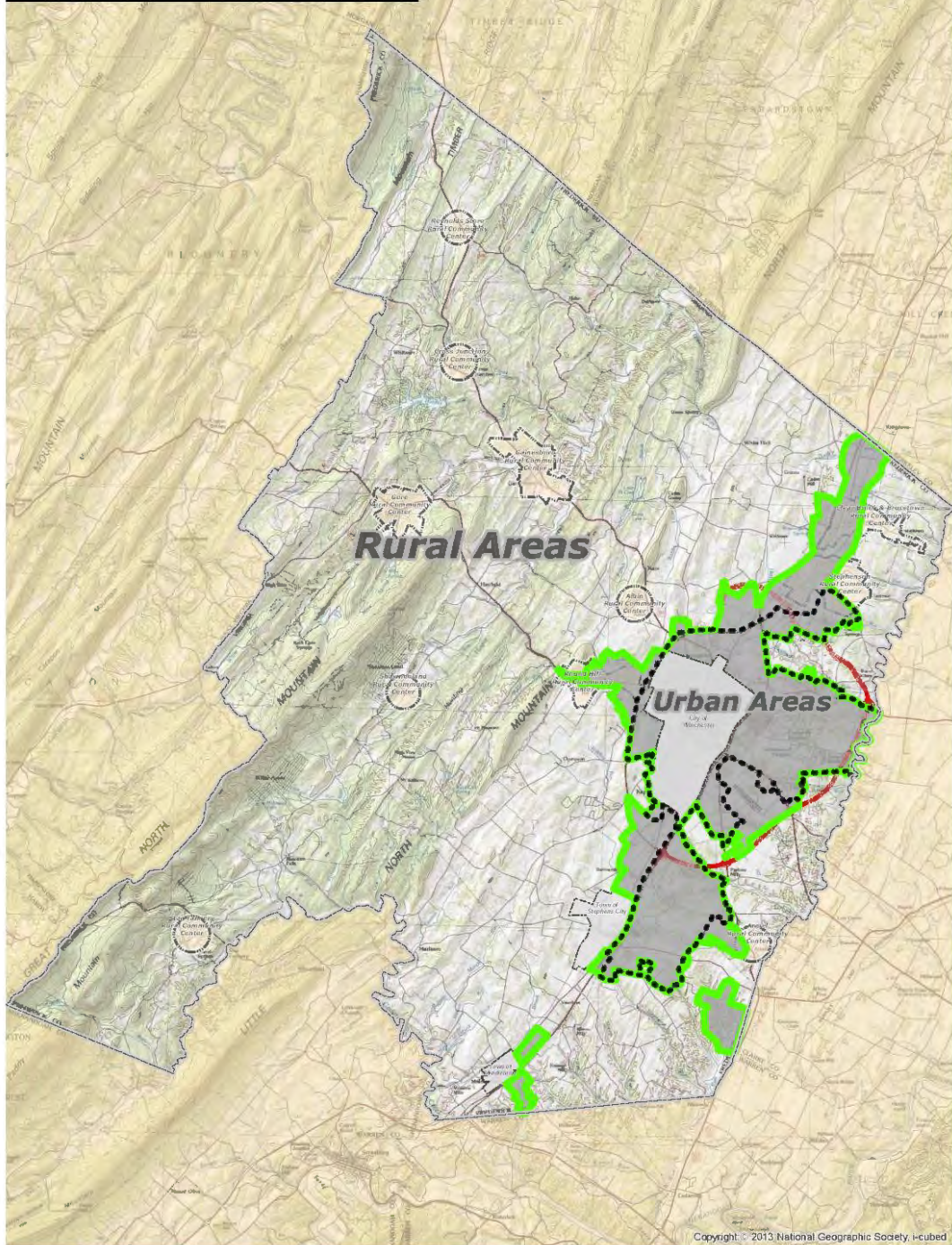
In 2019, most residential building permits issued for new residential housing units were in the Opequon and Stonewall Magisterial Districts. The number of new residential housing unit building permits issued in 2019 remains slightly more than 2018 and reflects a trend of steady growth in new residential building permits. Eighty-three percent of all new residential building permits constructed in 2019 were within the County’s Urban Development Area (UDA). The line chart below illustrates the total number of new residential unit permits issued since 2007.



Frederick County maintains an *Urban Development Area (UDA) Report*. Based on this report, there is a *potential* for **15,165** additional residential housing units in Frederick County's urban areas (see map on following page) as of December 31, 2019. This includes vacant land with no approved generalized development plans (GDP), zoned land with approved GDPs, Master Development Plan (MDP) projects, and residential subdivisions under development including those lots platted, and vacant lots (i.e. Lake Frederick and Snowden Bridge communities).

Note: A complete analysis of residential building permits and potential for additional housing units is available in the Urban Development Area (UDA) Report, updated at the end of each month.

Frederick County's Urban & Rural Areas

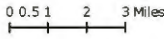


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-  Frederick County
-  Urban Development Area
-  Sewer and Water Service Area
-  Town and City Boundary
-  Future Rt 37 Bypass
-  Rural Community Center



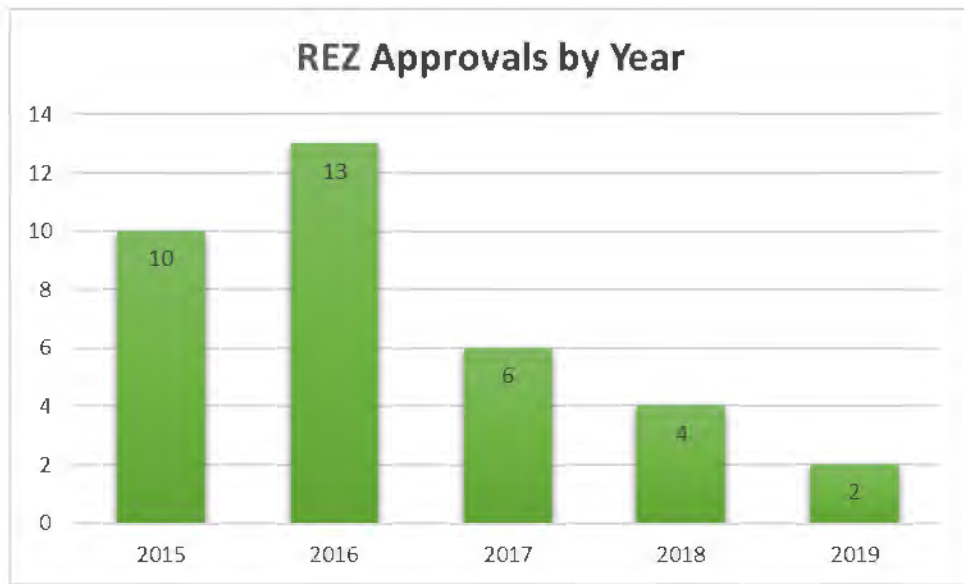
2035 Comprehensive Policy Plan Map
Adopted January 25, 2017



Rezoning Applications (REZ)

Zoning regulations are the rules that determine how parcels of land may be used. When owners want to develop or use their property in ways that do not conform to their current zoning regulations, they must apply for a change to their zoning classification, also commonly referred to as a **rezoning**. Rezonings should seek to implement the land use outlined in the 2035 Comprehensive Plan.

In calendar year 2019 there were seven (7) rezoning applications submitted to the Board of Supervisors. **Two (2)** applications were approved by the Board of Supervisors (including one (1) application submitted during the prior calendar year that was not approved until 2019). The Board of Supervisors had seen a steady decrease in the number of rezoning applications approved since a peak in 2016.



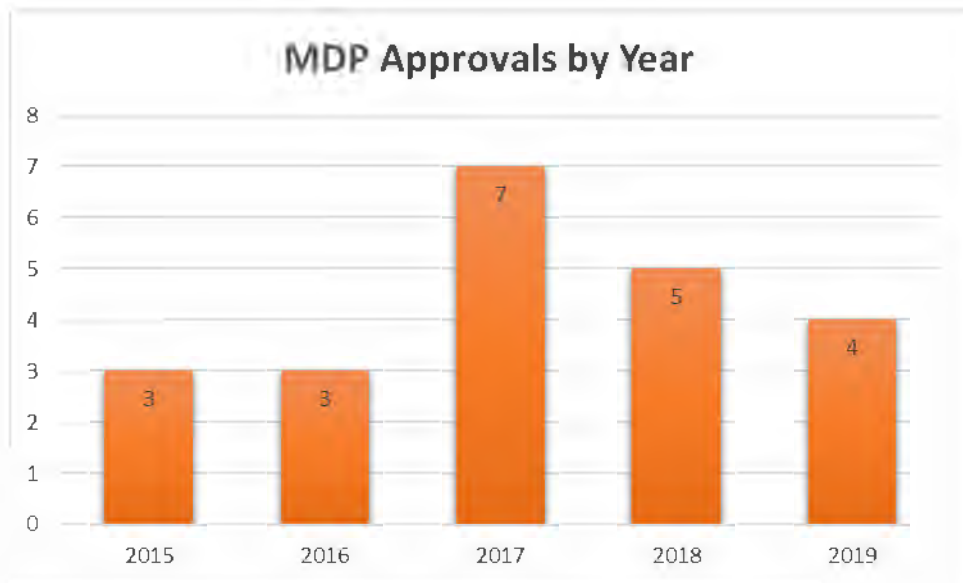
A summary of rezoning applications approved in calendar year 2019 is provided below.

Application Number	Name	Description	Approval Date	District
#04-18	Tasker Road & Warrior Drive Commercial	35.67-acres from RA (Rural Areas) to B2 (General Business) zoning district with revised proffers.	2/13/2019	Opequon
#02-19	CB Ventures, LLC	1.04-acres from B2 (General Business) to B3 (Industrial Transition) zoning district with proffers.	9/11/2019	Stonewall

Master Development Plans (MDP)

A **master development plan** is a general plan of development approved administratively for new developments in certain zoning districts before a subdivision or site plan can be approved. MDP's are presented to the Planning Commission and Board of Supervisors for information/discussion.

In calendar year 2019 there were a total of four (4) MDP applications submitted for review. **Four (4)** MDPs were approved, including one MDP submitted in calendar year 2018. The number of MDP's approved each year has remained consistent since 2015.



A summary of the approved MDPs approved in 2019 is provided below.

Application Number	Name	Description	Approval Date	District
#06-18	Snowden Bridge - Revision #6	R4 (Planned Residential) zoning district - revisions to internal streets and mix of unit types in Sections 13 & 14.	2/14/2019	Stonewall
#01-19	Trex	M1 (Light Industrial) zoning district - adding acreage and building #6.	12/11/2019	Shawnee
#02-19	Snowden Bridge - Revision #7	R4 (Planned Residential) zoning district - revisions to internal streets and mix of unit types in Sections 15 & 16.	10/22/2019	Stonewall
#03-19	Raven Oaks	RP (Residential Performance zoning district - revision to street layout and unit types.	11/14/2019	Shawnee

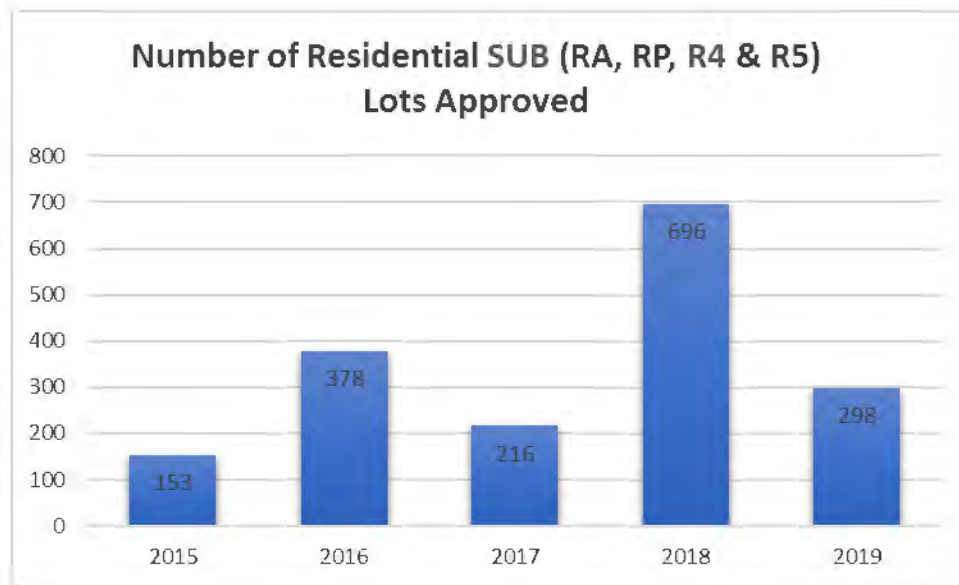
Subdivision of Land (SUB)

A **subdivision** is the act of dividing land into pieces that are easier to sell or otherwise develop, usually via a plat. If it is used for housing it is typically known as a housing subdivision or housing development, although some developers tend to call these areas communities. Subdivisions may also be for the purpose of commercial or industrial development, and the results vary from retail shopping malls with independently owned out parcels, to industrial parks.

All land divisions shall require the submittal of a subdivision plat for review and approval/recordation. Unless specifically exempt, all residential subdivisions and their associated amenities shall be required to submit a subdivision design plan for review and approval prior to final plats approval.

The number of lots created in the County is determined as a result of subdivision applications (urban) and administrative subdivisions (rural) that were approved in 2019. A subdivision or section of a subdivision is not considered approved until plats for the properties in that subdivision/section are approved and recorded; therefore, the numbers below reflect only lots approved and platted in 2019.

As shown in the table a total of **298** residential lots were created (i.e. approved) in the RA, RP, R4, and R5 Zoning Districts of Frederick County 2019.



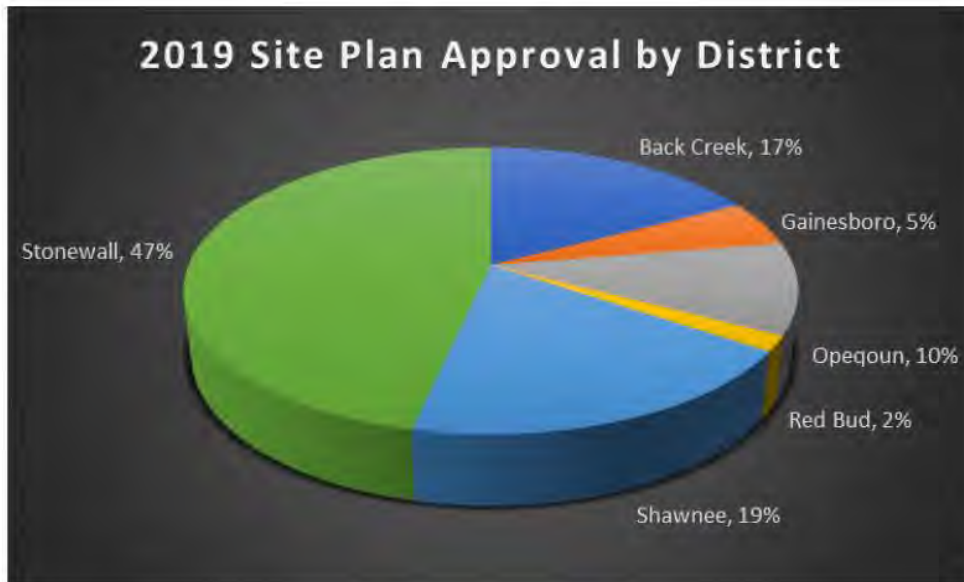
A summary of the approved SUBs approved in 2019 is provided below.

Application Number	Name	Number of Lots	Approval Date	District
#02-18	Snowden Bridge - Sections 13B & 14 B	47	7/1/2019 & 7/24/2019	Stonewall
#04-18	Lake Frederick - Phase 8A & 9A	171	12/5/2019	Opequon
#01-19	Snowden Bridge - Section 15	69	11/25/2019	Stonewall
#01-19 (RA)	Cedar Creek Estates	4	10/31/2019	Back Creek
#02-19 (RA)	Paxton Ridge Estates	7	5/8/2019	Back Creek

Site Plans (SP)

A **site plan** is a detailed engineering drawing of proposed improvements to a given lot. A site plan usually shows a building footprint, travel ways, parking, drainage facilities, sanitary sewer lines, water lines, trails, and lighting, landscaping and property lines.

There were 49 site plan applications submitted for review in calendar year 2019. A total of 58 applications were approved (including pending applications from prior years). For comparison, 37 applications were approved in calendar year 2018. A complete list of applications approved in 2019 is included on the next page. Highlights include approval of approximately 2,265,848 square feet (SF) of commercial (retail/office/restaurant) and industrial uses. One other project highlight was the approval of the Aylor Middle School replacement, currently under construction.



Application Number	Name	Description	Approval Date	District
13-18	Miller Supplies at Work	Loading dock addition	4/24/2019	Back Creek
16-18	WP Business Park	77,000 SF self-storage facility	3/11/2019	Opequon
18-18	Clear Brook Shell (H.N. Funkhouser)	Fuel canopy with convenience store (4,734 SF) and drive-thru	2/1/2019	Stonewall
20-18	County Line Self-Storage	57,300 SF self-storage facility (10 buildings) & outdoor storage	4/30/2019	Stonewall
22-18	Spring Run	15 lot Townhouse Subdivision	1/10/2019	Red Bud
23-18	Liberty Chase	17 lot Townhouse Subdivision	4/25/2019	Opequon
27-18	Frederick Water (Stonewall Ballpark)	Five (5) ballfields, concession stand, restrooms & parking	3/19/2019	Stonewall
31-18	Home Paramount	Development of parking lot and driveway	1/30/2019	Stonewall
35-18	Route 37 Storage	29,100 SF (3 buildings) self-storage facility	1/16/2019	Back Creek
37-18	Cornerstone United Pentecostal Church	9,975 SF sanctuary addition and 66 parking spaces addition	4/5/2019	Stonewall
38-18	Moe's Southwest Grill - Rutherford Crossing	3,033 SF restaurant with drive-thru	3/19/2019	Stonewall
39-18	Starbucks - Stephens City	Restaurant with drive-thru	1/31/2019	Opequon
40-18	Northeastern Supply	35,000 SF warehouse + 56 parking spaces	11/26/2019	Stonewall
41-18	Foxe Towne Plaza	10,460 SF retail store (furniture/carpet sales)	1/22/2019	Stonewall
42-18	Graystone Industrial Park (Graystone Corp.)	902,100 SF warehouse + 144 loading spaces & 280 parking spaces	8/14/2019	Stonewall
43-18	Carmeuse Natural Chemicals	Berms C & D conformance with REZ #05-17	1/10/2019	Back Creek
44-18	TSM, Inc.	22,000 SF Office-Warehouse with outdoor storage	2/13/2019	Stonewall
45-18	Navy Federal Credit Union	Campus Trail Phase II - 0.9-miles plus gazebos, picnic area & fitness features	5/2/2019	Shawnee
46-18	The Pruitt Corporation (Airport Business Park Bldg. E)	88,000 SF Warehouse + parking and loading spaces	1/23/2019	Shawnee
47-18	ARI	80,000 SF warehouse addition & truck access/parking	1/22/2019	Stonewall
01-19	Frederick County Parks & Recreation	Clearbrook Park - parking expansion	2/15/2019	Stonewall
02-19	Frederick Water	Lake Frederick elevated water tank	3/26/2019	Opequon
03-19	CW Wright Construction	Vocational School (Training Yard)	10/8/2019	Shawnee
04-19	Spotswood Mobile Home Park	17 mobile home units (addition)	4/24/2019	Opequon
05-19	Frederick County Animal Shelter	2,190 SF building addition to existing animal shelter; 7 new parking spaces	3/26/2019	Stonewall
06-19	Middletown Data Center	Demolish portion of parking area (80 spaces) and building (2,283 SF) to accommodate addition of concrete pads for equipment operation & storage	5/9/2019	Back Creek
07-19	Kernstown Commons (Lot 3 - Building B)	6,480 SF retail/restaurant building	4/23/2019	Back Creek
08-19	The Dawson Group	131 Dawson Drive - add 189 spaces	5/7/2019	Back Creek
09-19	Thermo Fisher Scientific	Parking space addition striping plan	4/25/2019	Back Creek
10-19	New Life Christian Church	Overflow parking area	6/19/2019	Gainesboro
11-19	Rutherford Crossing - Coffeehouse (Starbucks)	6,615 sf restaurant/retail building with drive-thru	11/19/2019	Stonewall
13-19	Texas Roadhouse	300 SF building addition to existing restaurant	8/14/2019	Stonewall
14-19	Navy Federal Credit Union	Building 3 - revisions to sidewalks	6/5/2019	Shawnee
15-19	Golden Path Academy	12,159 SF day care facility with playgrounds	5/31/2019	Stonewall
16-19	Frederick County Public Schools	Security Enhancements - Millbrook HS (279 SF)	6/27/2019	Stonewall
17-19	Frederick County Public Schools	Security Enhancements - Apple Pie Ridge ES (107 SF)	6/27/2019	Gainesboro

18-19	Frederick County Public Schools	Security Enhancements - Sherando HS (294 SF)	6/27/2019	Opequon
19-19	Trailer Drop, LLC	Tractor trailer truck parking area (99 spaces)	6/25/2019	Stonewall
20-19	Winchester Church of God (WINCOG)	Building expansion - enclose foyer	7/16/2019	Gainesboro
21-19	Graystone 81 Logistics Center	348,500 SF warehouse distribution center (Lot 3)	8/26/2019	Stonewall
22-19	B&B Omps, LLC	7,200 SF office/warehouse	7/15/2019	Stonewall
23-19	Holtzman Oil Corporation	4,800 SF redevelopment to gas/convenience store (Rt. 522 N)	8/26/2019	Stonewall
24-19	Geodis	Tractor trailer truck parking addition (40) & guard shack	7/18/2019	Stonewall
25-19	Frederick County Public Schools (Aylor)	147,611 SF middle school building	10/2/2019	Shawnee
26-19	Graystone Industrial Center	Phase I - 228,760 SF warehouse (2 buildings)	10/30/2019	Stonewall
27-19	TSM, Inc.	Phase 2 Building - 20,000 SF office/warehouse	8/29/2019	Stonewall
28-19	Winchester Self-Storage	87,727 SF self-storage facility	11/21/2019	Stonewall
29-19	Trex	187,660 SF manufacturing & office building # 6	12/11/2019	Shawnee
30-19	Trex	Rail & storage yard revisions	10/8/2019	Shawnee
31-19	Navy Federal Credit Union	Building # 1 entry and walk-way renovation	10/2/2019	Shawnee
32-19	Robbies Autobody	1,664 SF building addition to autobody shop	11/15/2019	Back Creek
33-19	Miller's Supplies at Work	Pavement addition for tractor truck trailer deliveries	10/9/2019	Back Creek
34-19	Safford of Winchester	6160 SF parts/office/storage building addition	10/18/2019	Stonewall
35-19	FedEx	Ground facility expansion #2	10/9/2019	Back Creek
36-19	Golden Corral	10,402 SF building redevelopment	11/26/2019	Shawnee
38-19	CB Ventures/NTB	6,159 SF autorepair building	10/23/2019	Stonewall
40-19	Valvoline Instant Oil Change	Minor site plan revision - 2,078SF auto repair facility	12/11/2019	Shawnee
41-19	Aerocenter Business Park - B.I. Chemical	Silo addition & concrete unloading pad	11/14/2019	Shawnee

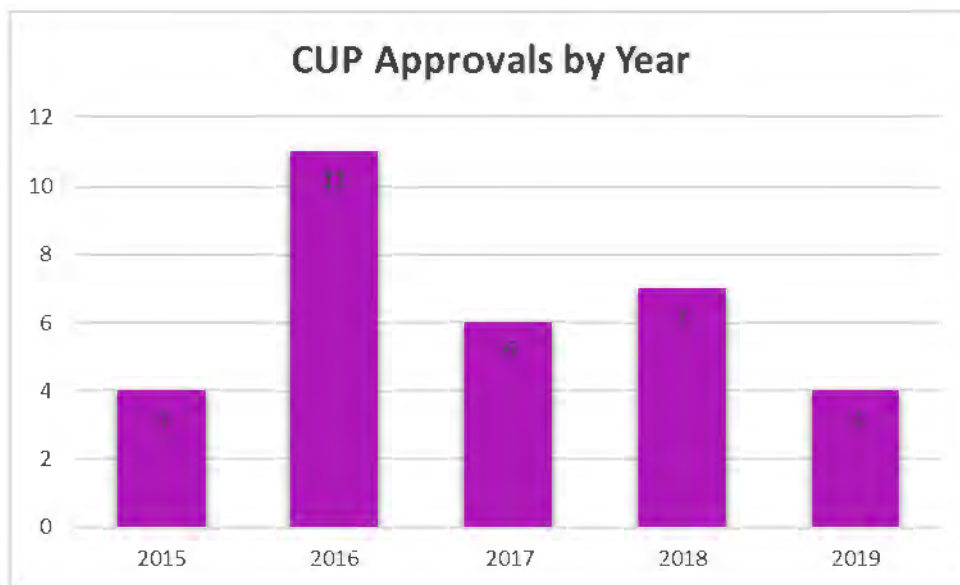
Conditional Use Permits (CUP)

A **conditional use permit (CUP)** is a legislatively approved application to undertake certain uses on a property that are not permitted by-right but it may be appropriate as a conditional use. As part of the application, a public hearing is required by the Planning Commission and Board of Supervisors.

In calendar year 2019, **8** CUPs were scheduled for public hearing. **Four (4)** applications were approved (including those submitted in prior calendar years). Three (3) applications were withdrawn. A summary of the approved applications is provided below.

Application Number	Name	Description	Approval Date	District
#02-19	Connie & Lance Moss	Expansion of existing dog kennel up to 25 dogs.	5/8/2019	Back Creek
#03-19	Arthur Nelson Sisk	Landscape contracting business parking area.	7/10/2019	Gainesboro
#04-19	Jonathan DeHaven	Establishment of a public garage without engine repair (speciality auto shop).	8/14/2019	Gainesboro
#06-19	Landfall Lodge	Special event facility.	9/11/2019	Gainesboro

The number of CUP applications approved in 2019 was slightly less than the previous year's application approval totals.



Zoning Violations

Zoning enforcement involves responding to inquiries and complaints concerning land use and development. Formal complaints are registered, investigated, and appropriate enforcement action taken. These complaints range in topic from inoperable vehicles, to high grass, to junk/debris, to illegal uses on a property. Department Staff attempts to work with landowners to ensure compliance of an ordinance violation; however, some of the violations cannot be resolved and criminal charges are filed. Once criminal charges are filed, resolution of the violation is determined by the court system. Staff changed practices during 2015 to engage landowners to a greater extent to resolve zoning violation complaints. Many complaints are resolved without a formal violation and may not be reflected in the numbers below.

There was a total of **79** Zoning Ordinance violation complaints issued by Frederick County in 2019 (see table and chart below). 45 complaints received in 2019 are still under “active” investigation, and 36 violations have been “closed” and the complaint has been resolved. For comparison, there were a total of 151 violations recorded in 2018. The tables below outline the total number of violations by type and by Magisterial District for calendar year 2019.

Violation Type	Count
Inoperable Vehicles	37
Junk Property	8
Tall Grass <i>(mowing completed by County)</i>	2
Trash	4
Other <i>(Animals, Illegal Uses, Illegal Structures, etc.)</i>	28



Twenty-two (**22**) tall grass “notices” were issued and were subsequently resolved by the property owner prior to issuance of a formal “Zoning Violation.” Tall grass complaints resolved in this manner are not reflected in the above “Zoning Violations by Year” numbers.

Other Planning Applications

Waivers, Variances and Exceptions

A **variance** is a deviation, granted by the Board of Zoning Appeals (BZA) from the provisions regulating the shape, size, or area of a lot or parcel of land, or the size, height, area, massing (bulk) or location of a building or structure. There were 8 variance requests submitted for review to the Board of Zoning Appeals (BZA) in calendar year 2019, 8 were approved. A summary of the approved variances is provided below.

Number	Name	Request	Approval Date	District
01-19	Diane & David Hyman	Variance	4/16/2019	Back Creek
02-19	Carl & Joanna Fertig	Variance	4/16/2019	Stonewall
03-19	Armin & Renee Wessel	Variance	4/16/2019	Gainesboro
04-19	William Stewart	Variance	4/16/2019	Stonewall
05-19	Willamag, LLC	Variance	5/21/2019	Gainesboro
06-19	Willamag, LLC	Variance	5/21/2019	Gainesboro
07-19	Southeastern Container	Variance	6/18/2019	Stonewall
08-19	CMH Homes, Inc	Variance	9/17/2019	Gainesboro

Comprehensive Policy Plans Amendments (CPPA)

Comprehensive Policy Plan Amendments (CPPA) are incremental changes to the approved 2035 Comprehensive Plan, *Area Plans* and/or *Long-Range Land Use Plan (LRLUP)*. CPPAs are evaluated by the Comprehensive Plans and Programs Committee (CPPC, see below) and go through discussion and public hearings by the Planning Commission and Board of Supervisors.

There were two (2) Comprehensive Policy Plan Amendments (CPPA's) submitted during calendar year 2019.

Name	Description of Request	Status
Blackburn Farm, LLC	Expand Urban Development Area (UDA) and amend Kernstown Area Plan.	Denied – 5/12/2019
Woodside Business Park	Expand Sewer and Water Service Area (SWSA) and amend land use designation.	Not moved forward for further study by CPPC

Committees & Other Department Functions

Comprehensive Plans and Programs Committee (CPPC)

The Comprehensive Plans and Programs Committee (CPPC) is a Committee of the Planning Commission whose primary responsibility is to formulate land use policies that shape the location, and timing of development throughout the County. In addition, the CPPC conducts studies of specific areas to develop guidelines for future land use within those areas. The CPPC also considers requests for amendments to the Comprehensive Plan.

The CPPC was involved in several projects during 2019. There were **two (2)** Comprehensive Plan Amendment (CPPA) applications submitted and reviewed in 2019. The CPPC also reviewed the proposed 2020-2025 Capital Improvement Plan (CIP).

Development Review and Regulations Committee (DRRC)

The Development Review and Regulations Committee (DRRC) is a Committee of the Planning Commission whose primary responsibility is to assess and formulate proposed changes to the Frederick County Zoning and Subdivision Ordinances that ranged from a variety of issues. This year, the DRRC reviewed **four (4)** items including: Modifying requirements for public utilities (including utility-scale solar power generating facilities); amending the conditional use (CUP) list in the RA (Rural Areas) Zoning District; modifying requirements for landscaping, buffers, screening, parking and requirements for certain uses; and updating the commercial telecommunication facilities supplemental use regulations to reflect changes to the Code of Virginia. Proposed changes, as supported by the DRRC, may go forward to the Planning Commission and Board of Supervisors for additional discussion and action.

Transportation Committee (TC)

The Transportation Committee (TC) is responsible for transportation planning on a continuous basis and dealing with any additional transportation planning or implementation issues as they arise or are assigned by the Board of Supervisors. Some of the issues considered by the Transportation Committee in calendar year 2019 included:

- *Update of Interstate, Primary, and Secondary Road Plans.*
- *Render input on VDOT Six Year Improvement Plan.*
- *Render input on MPO Unified Planning Work Program.*
- *Transportation Section of the Capital Improvement Program (CIP).*
- *Coordination with VDOT and public safety officials on transportation safety concerns*
- *Consideration of truck restrictions on roadways*
- *Oversight of County transportation projects including:*
- *Crossover Boulevard (formerly Tevis Street extended)*
 - *Northern "Y"*
 - *Renaissance Drive*

- *Jubal Early Drive*
- *Coordinate with VDOT and render input on I-81 Corridor Study*
- *Coordinate with VDOT and render input on VTRANS Update*
- *Address safety concerns by numerous citizens throughout the County*
- *SmartScale application development*
- *Revenue Sharing Application for Renaissance Drive*
- *Hosted 5th Annual Transportation Forum on October 28, 2019.*

The Transportation Committee met monthly throughout 2019.

Historic Resources Advisory Board (HRAB)

The Historic Resources Advisory Board (HRAB) is a subcommittee that was established by the Board of Supervisors. It consists of nine (9) members, including one from each Magisterial District in the County, two “At-Large” members, and a Chairman. Also serving on the Committee are a Planning Commission liaison and an architectural historian. The HRAB reviews land use applications that involve properties that are historically significant or may impact historic resources. Rezoning, master development plan, and conditional use permit applications that may have a potential impact on historical resources are reviewed by the HRAB.

The HRAB met, as needed, in 2019.

Conservation Easement Authority (CEA)

The Conservation Easement Authority was established in 2005 by the Board of Supervisors. It contains nine (9) members, including one Planning Commissioner and one Board Member. Historically, the Authority's primary role focus has been conservation easement education for landowners; however, in 2008 the Authority also took on the task of managing the County's Purchase of Development Rights Program which is funded through a state grant.

The CEA met, as needed, in 2019.

Board of Zoning Appeals (BZA)

The function of the Board of Zoning Appeals is to hear appeals from citizens relevant to zoning matters as established by the zoning ordinances of the County Code and interpreted by the Zoning Administrator. The Board of Zoning Appeals is composed of seven (7) members. A summary of applications approved by the BZA is provided in the preceding section.

Geographic Information Systems (GIS)

GIS in Planning and Development continues to offer mapping and database support for Department projects and public inquiries. There are online mapping applications available to both the planning staff and public

that allow any user to look up relevant information for any question. These applications are constantly in a state of development and advancement to better assist the user, whether it is a staff member or citizen.

Going into another year with the Mobile GIS application that allows users to easily search parcel information, newer applications are constantly in development that will continue to aid in the daily operations of the Staff. One application that is available is an updated Planning Access Terminal map. Along with viewing property information and planning layers (ex. Zoning, Land Use, Agricultural & Forestal Districts, TDR Properties, and Conservation Easements), the public can view current Planning Applications and their corresponding documents.

A new feature that was implemented this year was ArcGIS Story Maps. Story Maps are a way to tell a story digitally, and can include interactive maps, static maps, photos, and more. Our most popular Story Map is the Transportation Projects Story Map, which shows the current transportation projects within the County. Other Story Maps produced this year were Capital Improvement Plan (CIP), 2035 Comprehensive Plan, 2035 Comprehensive Plan Appendix I, and 2035 Comprehensive Plan Appendix II.

Below is a partial list of GIS projects completed this year:

- Updates to the Capital Improvements Plan (CIP)
- Participation in the Transfer of Development Rights (TDR) program
- Zoning and Re-Zoning GIS updates

Street (Road) Sign Replacement Program

Frederick County maintains and re-installs missing or vandalized street name signs throughout the County. In 2019 **86** signs were replaced through this program, including 48 units installed (units include the road signs plus mounting poles). Citizens may report missing or damaged street signs through the County's *At Your Service* feature on the website or by contacting the Department of Planning and Development directly.

2019 Frederick County Planning Commission

The Frederick County Planning Commission is composed of members appointed by the Board of Supervisors serving four-year staggered terms including two from each magisterial district, one member-at-large, a liaison from the Board of Supervisors, and a liaison from the City of Winchester. The Planning Commission serves in an advisory capacity to the Board of Supervisors on all planning, zoning, and land use matters.

<i>Kevin W. Kenney</i>	<i>Chairman, Member-at-Large</i>
<i>Roger L. Thomas</i>	<i>Vice Chairman- Opequon Magisterial District</i>
<i>J. Rhodes Marston</i>	<i>Back Creek Magisterial District</i>
<i>Greg L. Unger</i>	<i>Back Creek Magisterial District</i>
<i>Charles E. Triplett</i>	<i>Gainesboro Magisterial District</i>
<i>Alan L. Morrison</i>	<i>Gainesboro Magisterial District</i>
<i>Robert S. Molden</i>	<i>Opequon Magisterial District</i>
<i>Christopher Mohn</i>	<i>Red Bud Magisterial District</i>
<i>Kathleen M. Dawson</i>	<i>Red Bud Magisterial District</i>
<i>Lawrence R. Ambrogi</i>	<i>Shawnee Magisterial District</i>
<i>H. Paige Manuel</i>	<i>Shawnee Magisterial District</i>
<i>Gary R. Oates</i>	<i>Stonewall Magisterial District</i>
<i>William H. Cline</i>	<i>Stonewall Magisterial District</i>
<i>Shannon Trout (non-member)</i>	<i>BOS Liaison- Shawnee Magisterial District</i>
<i>Rod B. Williams (non-member)</i>	<i>Legal Counsel</i>

The regularly scheduled meetings for the Planning Commission are the first and third Wednesdays of each month, Board of Supervisors' Meeting Room, 107 North Kent Street, County Administration Building.

2019 Frederick County Board of Supervisors

Frederick County is governed by an elected Board of Supervisors composed of seven members, one from each magisterial district - Shawnee, Opequon, Gainesboro, Stonewall, Back Creek and Red Bud, and one Chairman-at-large. Supervisors are elected for four-year terms which are staggered at two-year intervals.

The Board of Supervisors is the policy-making body of the County and is officially known as the Frederick County Board of Supervisors. It is vested with all policy-making powers and responsibilities conferred by general law on county governing bodies. Functions of the Board of Supervisors include making land use decisions, establishing growth and development policies, setting operational policies, and reviewing and adopting the County's operational and capital budgets which set spending priorities.

<i>Charles S. DeHaven, Jr.</i>	<i>Chairman-at-large</i>
<i>Gary A. Lofton</i>	<i>Vice-Chairman, Back Creek Magisterial District Supervisor</i>
<i>Robert W. Wells</i>	<i>Opequon Magisterial District Supervisor</i>
<i>Shannon G. Trout</i>	<i>Shawnee Magisterial District Supervisor</i>
<i>Blaine P. Dunn</i>	<i>Red Bud Magisterial District Supervisor</i>
<i>J. Douglas McCarthy</i>	<i>Gainesboro Magisterial District Supervisor</i>
<i>Judith McCann-Slaughter</i>	<i>Stonewall Magisterial District Supervisor</i>

The regularly scheduled meetings for the Board of Supervisors are the second and fourth Wednesdays of each month, Board of Supervisors' Meeting Room, 107 North Kent Street, County Administration Building.

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