

Frederick County, Virginia



The Cove Campground

Department of Planning & Development Annual Report 2011

PREPARED BY THE DEPARTMENT OF
PLANNING & DEVELOPMENT
JANUARY 2012

Department of Planning & Development

2011 Annual Report:

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2011
FREDERICK COUNTY BOARD OF SUPERVISORS

Richard Shickle-Chairman
Chairman at large



Bill Ewing-
Vice Chairman
Opequon District



Gary Lofton
Back Creek District



Ross Spicer
Gainesboro District



Christopher Collins
Red Bud District



Gene Fisher
Shawnee District



Charles Dehaven
Stonewall District



John Riley
County Administrator



2011
FREDERICK COUNTY PLANNING COMMISSION

June Wilmot – Chairman
Member at Large

Roger Thomas – Vice Chairman
Opequon District

Lawrence Ambrogi
Shawnee District

Kevin O. Crosen
Back Creek District

H. Paige Manuel
Shawnee District

Greg Unger
Back Creek District

Christopher Mohn
Red Bud District

George Kriz
Gainesboro District

Philip E. Lemieux
Red Bud District

Charles Triplett
Gainesboro District

Gary R. Oates
Stonewall District

Brian Madagan
Opequon District

J. Stanley Crockett
Stonewall District

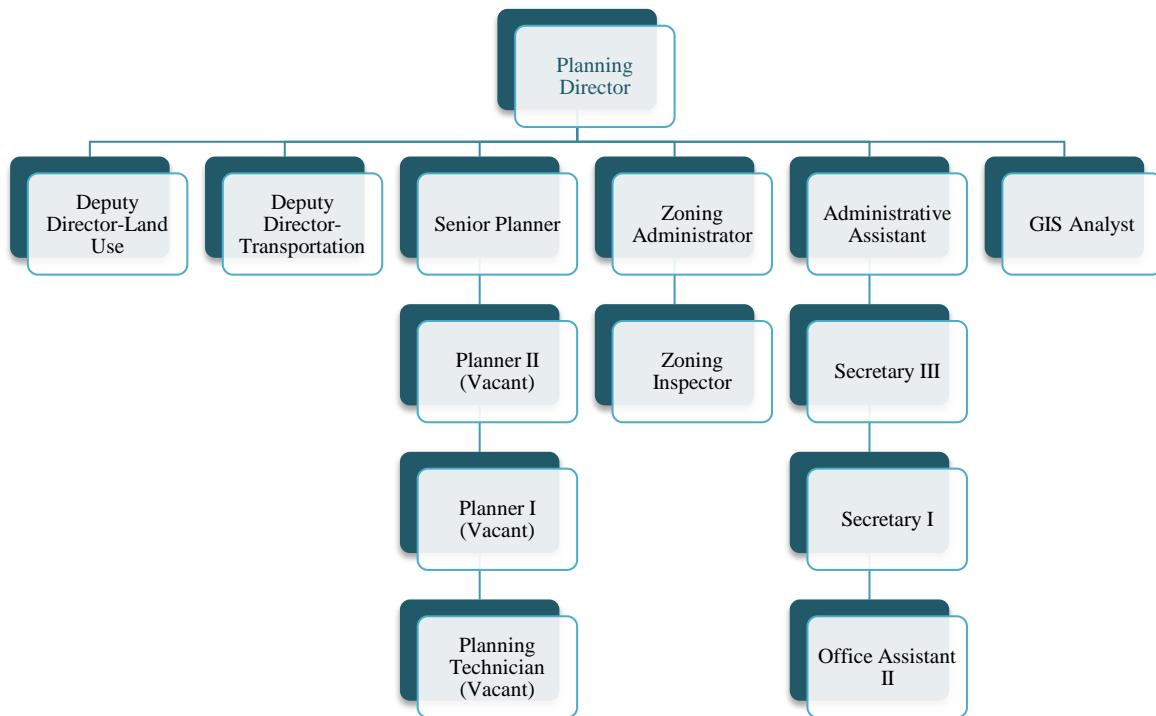
Christopher Collins
BOS Liaison

Rod Williams
Legal Counsel

Eric R. Lawrence
Secretary (non member)

The Department of Planning & Development:

Organizational Structure:



Eric R. Lawrence, AICP
Planning Director

Michael T. Ruddy, AICP
Deputy Director

John A. Bishop, AICP
*Deputy Director,
Transportation*

Renee S. Arlotta
Administrative Assistant

Mark R. Cheran
Zoning Administrator

Candice E. Perkins, AICP
Senior Planner

Beverly H. Dellinger
Secretary III

Dana M. Johnston, CZO
Zoning Inspector

Alexander J. Gray
GIS Analyst

Diane L. Walsh
Secretary I

Pamala S. Deeter
Office Assistant

2011 Highlights:

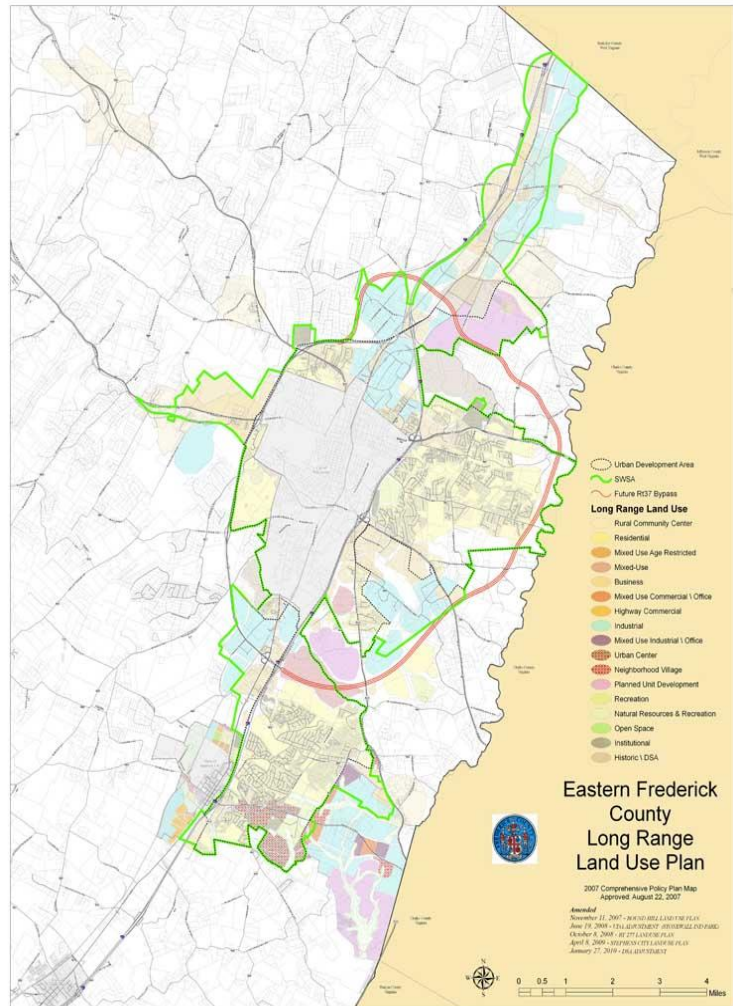
The 2030 Comprehensive Plan:

The primary project completed by the Planning Department in 2011 was the creation and adoption of the 2030 Comprehensive Plan.

The Plan is supported by two Appendices: **Appendix I** which includes each of the County's Area Plans, key land use planning documents which implement the policies of the Comprehensive Plan in specific, geographic areas of the County, and **Appendix II** which provides background analysis and studies in support of The Plan.

Each Chapter follows the same consistent format.

- Current Conditions
- Future Focus
- Community Benefits
- Policies/Implementation
- Community Partners and Stake Holders
- Supporting Materials and Resources



The chapters that make up the Plan have been structured to provide a clear focus for the future. The ultimate goal is to make the Plan implementable, and by extension, achieve the Board of Supervisor's vision for the future of Frederick County. The Frederick County 2030 Comprehensive Plan was adopted by the Board of Supervisors July 14, 2011.

Magisterial District Boundaries:

The Virginia Constitution provides that communities with popularly elected officials must redistrict in 2011 to maintain districts that are composed of contiguous and compact territories, and to achieve an as nearly as is practical representation in proportion to the population in the district. Often this proportional population representation is referred to as the “one person-one vote” standard.

The 2010 US Census indicates that Frederick County had an April 1, 2010 population of 78,305 persons (a growth of 32.3 percent since the 2000 census). In accordance with the Virginia Constitution and applicable Virginia Code sections, staff evaluated the applicable 2010 US Census data, analyzed current Magisterial District boundaries, and developed a Magisterial District redistricting proposal for consideration by the Board of Supervisors. Staff also developed a proposed minor realignment of the Election Precincts reflective of the Magisterial District changes.

The proposal regarding Magisterial District and Election Precinct boundaries, Polling Places, and the associated County Code Chapter 7 Elections amendments were adopted by the Board of Supervisors in May 2011.

Transportation Highlights:

- Completion of \$110,000.00 Zachery Ann Lane Economic Development Access funds project and addition to the State system.
- Successful revenue sharing application resulting in \$1,000,000.00 funding for Valley Mill Road.
- Phase I of Renaissance Drive design has begun with state funding of \$1,000,000.00 and private partnership funding of \$1,001,000.00.
- Successful Economic Development Access funding applications for Snowden Bridge Boulevard totaling \$1,300,000.00 and an expected additional private partnership road construction investment in excess of \$2,500,000.00.

Miscellaneous Highlights:

- The National Lutheran Home broke ground on the Village at Orchard Ridge Development located on Lutheran Home Boulevard off of Northwestern Pike (Route 50 West) in the Gainesboro Magisterial District. The first section of this Continuing Care Retirement Community (CCRC) is proposed to have 233 residential units; the residential units will consist of a mix of independent care units, assisted care units and skilled nursing care units. Full build out of this 238 acre CCRC will see 898 residential units.
- Wal-mart opened a new 152,036 square foot Wal-Mart Supercenter at the Winchester South Market Place Development located on Maranto Manor Drive and Tasker Road in the Shawnee Magisterial District.

2011 Quick Facts:

Population

2000	59,209
2005	68,492
2010	78,305
2011	79,156
2020	95,648
2030	114,539*

Source: US Census, * figures are projections from the US Census

Income

Median Household Income	\$62,291
Median Family Income	\$69,387

Source: US Census, 2010 American Community Survey

Building Permits

# Single family bldg permits	191
# Single family attached bldg permits	88
# multi family bldg permits	1=153 units

Source: Frederick County Inspections Dept.

Public Education

Total Enrollment	13,029
Number of schools above program capacity	2
Cost per Student	\$10,083
Number of Schools	19
SAT I Math Scores	499
SAT I Verbal Scores	491
Diplomas Earned	963
% of 12 th grade graduating in 2010-2011	93.9%

Source: Frederick County School Board, January 2012 Data

Labor Force

Unemployment Rate	7.0%
Available labor force	41,729

*Source: Bureau of Labor Statistic as of November 2011

Start-up Firms

3 rd Quarter 2010	23
4 th Quarter 2010	24
1 st Quarter 2011	32
2 nd Quarter 2011	21

*Source: Virginia Employment Commission

Employment by Industry*

Agriculture, Forestry, Fishing	261
Mining	111
Utilities*	151
Construction	1,894
Manufacturing	4,098
Wholesale Trade	948
Retail Trade	2,714
Transportation & Warehousing	1,345
Information	313
Finance, Insurance, Real Estate	881
Services	5,260
Government	1,397

Source: Virginia Employment Commission

* Figures based upon second quarter of 2011

Major Employers*

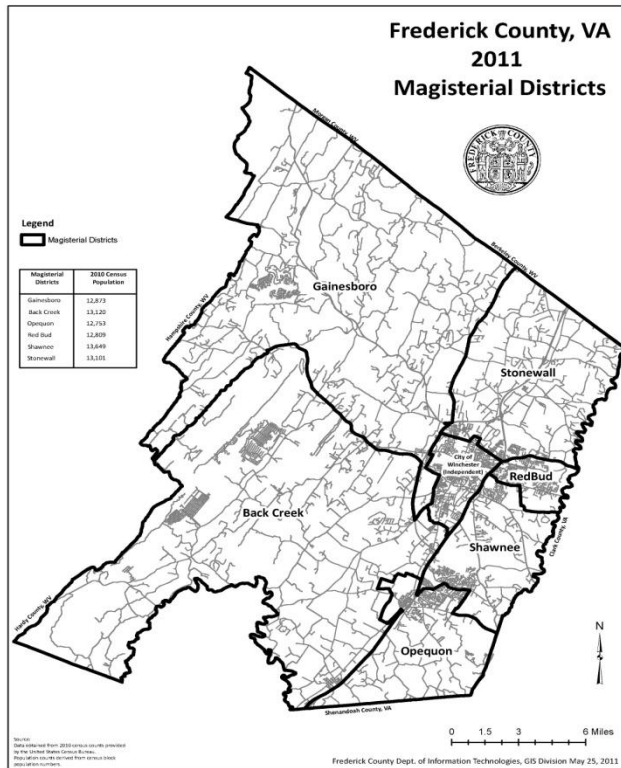
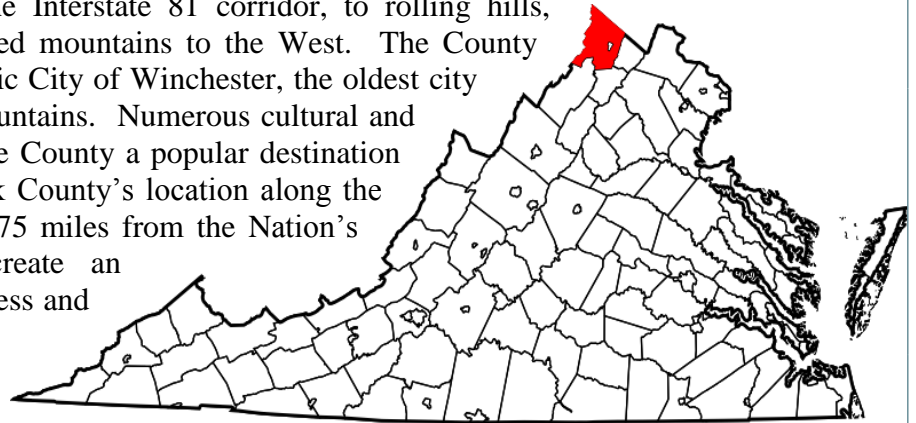
Kraft Foods
Navy Federal Credit Union
HP Hood LLC
Home Depot
Shockey Brothers, Inc.
Kohl Corporation
Westminster Canterbury
Costco Wholesale
Fisher Scientific Company

*excludes local government & school board

Demographics:

Location

Frederick County is located in the Commonwealth of Virginia at the Northern end of the Shenandoah Valley of Virginia and is bordered by the State of West Virginia to the North and West, Clarke County to the East and Shenandoah and Warren Counties to the South. It was formed in 1743 by the splitting of Orange County. The County is named for Frederick Lewis, Prince of Wales and eldest son of King George II of Great Britain. For ten years, it was the home of George Washington. The County contains a range of landscapes, exhibiting everything from suburban development in the East, around the City of Winchester and the Interstate 81 corridor, to rolling hills, farms, orchards, and wooded mountains to the West. The County seat is situated in the historic City of Winchester, the oldest city west of the Blue Ridge Mountains. Numerous cultural and historic attractions make the County a popular destination for tourists, while Frederick County's location along the Interstate 81 corridor, just 75 miles from the Nation's capital, has helped to create an attractive location for business and industry.



Magisterial Districts:

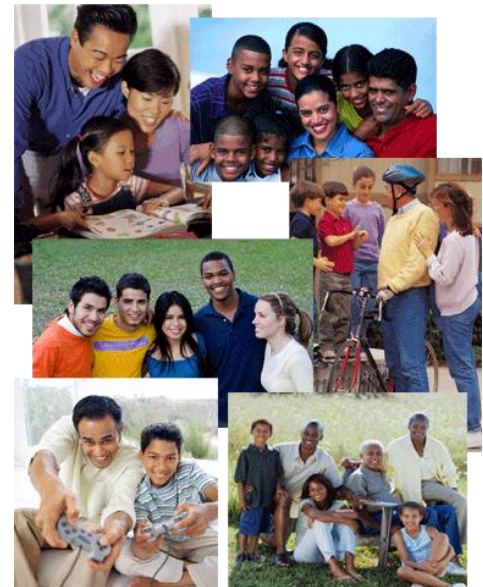
Frederick County is divided into six Magisterial Districts, each of which is represented by one elected member to the Frederick County Board of Supervisors and the Chairman of the Board, who is elected at large. The Board of Supervisors holds revolving elections and each board member serves for four years. The Board of Supervisors appoints members from each of the six districts to various County Committees, Boards, and Commissions, as required by the Codes of Virginia, and Frederick County.

Population:

Frederick County continues to experience steady population growth at a faster rate than its surrounding counties and the City of Winchester. As of July 2011, Weldon Cooper Center estimated that Frederick County had a total population of 79,156 that is 851 more people from July 2010; U.S. Census Bureau estimated population numbers of 78,305 with 39,389 females and 38,916 males. There are an estimated 4,970 children under the age of 5 and 73,335 people 5 and older, with the median age for Frederick County being 37.8 years old. Total population by race is as follows: total White 67,590, Black or African American 3,067, American Indian and Alaska Native is 182, Asian 959, Native Hawaiian and other Pacific Islander 133, and lastly, two or more races are estimated at 1,206.

Households & Families:

The US Census Bureau defines a family as two or more persons related by adoption, birth, or marriage whereas a household consists of all people occupying a housing unit. The most recent data available from the Census estimated that the average population household size in Frederick County for 2010 was 2.61 persons. Based on the same website, families made up 74 percent of the households in Frederick County. This figure includes both married-couple families (58 percent) and other families (16 percent). Nonfamily households made up 26 percent of all households in Frederick County. Most of the nonfamily households were people living alone, but some were composed of people living in households in which no one was related to the householder.



Income

Based on the 2010 US Census data for Frederick County, the median household income was \$62,291. The median family income was \$69,387, and the median non-family income was \$38,304. According to this website, there were only 7,121 non-family households in Frederick County in 2009. Median household income differs from median family income in that it includes the income of all persons 16 years or older, living in a single household, whether they are related or not.

Employment:



The largest sectors of employment for the second quarter of 2011 were education, government, and retail. Services included a range of employment industries including finance and insurance, management, administrative, accommodations and food services, and miscellaneous services such as Public Administration. Based on data from the Virginia Employment Commission, the following is a list of the top ten employers in Frederick County in 2011:

- Frederick County School Board
- County of Frederick
- U.S. Department of Homeland Defense
- Kraft Foods
- Navy Federal Credit Union
- Lord Fairfax Community College
- H.P. Hood, Inc.
- Trex Company Inc.
- Martin's Food Market
- Shockey Brothers, Inc.

Public School Enrollment:

According to the Frederick County School Board, total enrollment for the 2010-2011 school years (as of January 10, 2011) was 13,029 students in grades K-12 including 34 students enrolled with the Northwestern Regional Educational Programs (NREP). Currently, a majority of the schools in Frederick County are approaching or have already exceeded their practical capacity.



The following chart shows a breakdown of that total enrollment per school as well as a percentage of total capacity:

2011-2012 Public School Enrollment in Frederick County Public Schools					
Schools	Year Opened	Grade Level	Program Capacity	2011-2012 Enrollment	Percent of Practical Capacity
Apple Pie Ridge Elem.	1974	K-5	600	507	85%
Armel Elem.	1991	K-5	662	547	83%
Bass-Hoover Elem.	1975	K-5	612	609	100%
Evendale Elem.	2006	K-5	662	464	70%
Gainesboro Elem.	2007	K-5	760	515	68%
Greenwood Mill Elem.	2009	K-5	850	830	98%
Indian Hollow Elem.	1988	K-5	492	394	80%
Middletown Elem.	1989	K-5	662	559	84%
Orchard View Elem.	2000	K-5	594	423	75%
Redbud Run Elem.	1996	K-5	662	638	96%
Stonewall Elem.	1997	K-5	528	430	81%
Total Elementary School		K-5	7,054	5,916	84%
Adm. Richard E. Byrd Middle	2005	6-8	850	899	106%
Robert E. Aylor Middle	1969	6-8	850	627	74%
Frederick County Middle	1965	6-8	730	688	94%
James Wood Middle	1950	6-8	850	849	100%
Total Middle School		6-8	3,280	3,063	93%
James Wood High	1980	9-12	1,400	1,294	92%
Millbrook High	2003	9-12	1,250	1,250	100%
Sherando High	1993	9-12	1,400	1,472	105%
Total High School		9-12	4,050	4,016	99%
NREP	1966	Ages 2-21		34	
Total Enrollment		K-12	14,384	13,029	91%

Source: Frederick County School Board January 10, 2012 Enrollment Data

Subdivisions & Permitting: Overall Lots Created

The number of lots created in the County is determined by the number of subdivision applications (both rural and urban) that were approved in 2011. A subdivision is not considered approved until plats for the lots are approved by the Zoning Administrator; therefore, the numbers reflect only the number of approved, platted lots created in 2011. These figures also include lots which were planned in 2010 but did not receive final approval until 2011.



Lots Created in 2011 by Magisterial District & Zoning District

Magisterial District	RA	RP	R5	R4	B1	B2	B3	M1	M2	EM	MH	MS	HE	Total
Back Creek	3	-	-	-	-	-	-	-	-	-	-	-	-	3
Gainesboro	6	-	-	-	-	-	-	-	-	-	-	-	-	6
Red Bud	-	-	-	-	-	-	-	-	-	-	-	-	-	0
Shawnee	1	24	-	-	-	-	-	-	-	-	-	-	-	25
Stonewall	3	73	-	82	-	-	-	-	-	-	-	-	-	158
Opequon	2	-	-	-	-	-	-	-	-	-	-	-	-	2
Totals	15	97	0	82										192

*There were 4 lots created in the M1 and 1 lot created in the B2 Zoning Districts

Residential Lots Created:

As shown in the table above, the majority of the 192 lots created in Frederick County during 2011 were located in the Shawnee and Stonewall Districts. In total, 192 residential lots were created in the RP, RA, R4 and R5 Zoning Districts in Frederick County in 2011. This represents an increase from the total number of residential lots created in the County in 2010 (with 186 lots).

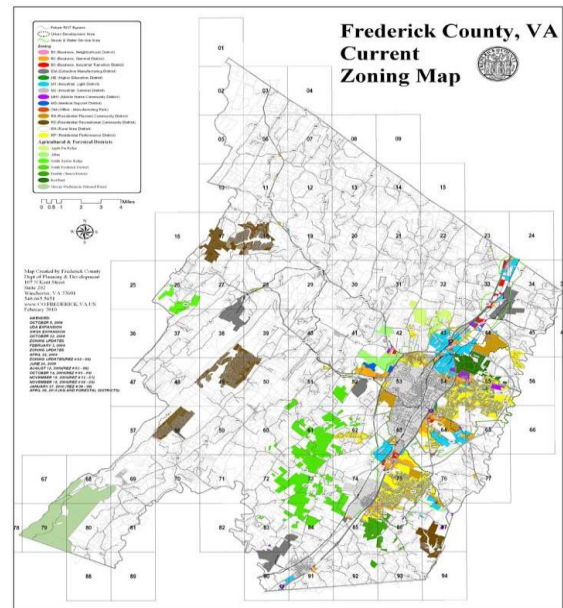
Residential Building Permits:

Frederick County issued a total of 279 new residential building permits in 2011. These permits consisted of 167 single family dwellings, 52 duplexes, 36 townhomes, 24 mobile home units, and one apartment complex with 153 units. Compared to 2010, there were 22 more permits issued.



Planning Efforts:

The Department of Planning and Development is responsible for all short and long-range planning within Frederick County. The department prepares the updates to the County's Comprehensive Policy Plan, Capital Improvements Plan, and the Primary and Secondary Road Improvement Plans. Department staff works with numerous committees responding to a wide range of issues affecting the County; apply for and administer various planning-related grants such as the Safetea-LU and the Community Development Block Grant, Farmer and Ranchland Protection Plan Program, and Virginia Department of Agricultural and Consumer Services; assist in economic development efforts; and lend technical support to various community groups.

















In addition to major planning efforts and code enforcement, the Department of Planning and Development reviews all land use applications within the County. Department personnel have the authority to act on certain types of applications, such as site plans and rural subdivisions, while other applications require approval by the Planning Commission, the Board of Supervisors, or the Board of Zoning Appeals. In cases where applications must go before one of these bodies, the staff assists the applicant in understanding the formal review process and prepares a written review and recommendation on the completed application package.

Zoning Enforcement:

The Department of Planning & Development is also responsible for enforcing the Frederick County Zoning & Subdivision Ordinances. All land within the County is classified as being within one of the County's 14 zoning classifications and is identified on the Official Frederick County Zoning Map which is available from the Department of Planning & Development. The 14 zoning classification, and their associated land use color, applied to land in Frederick County are as follows:

Each zoning district has a list of land uses which are permitted with no special approval required to perform those uses. These uses are referred to as "by-right" uses.

	B1 (Business, Neighborhood District)		MH1 (Mobile Home Community District)
	B2 (Business, General District)		MS (Medical Support District)
	B3 (Business, Industrial Transition District)		OM (Office - Manufacturing Park)
	EM (Extractive Manufacturing District)		R4 (Residential Planned Community District)
	HE (Higher Education District)		R5 (Residential Recreational Community District)
	M1 (Industrial, Light District)		RA (Rural Area District)
	M2 (Industrial, General District)		RP (Residential Performance District)

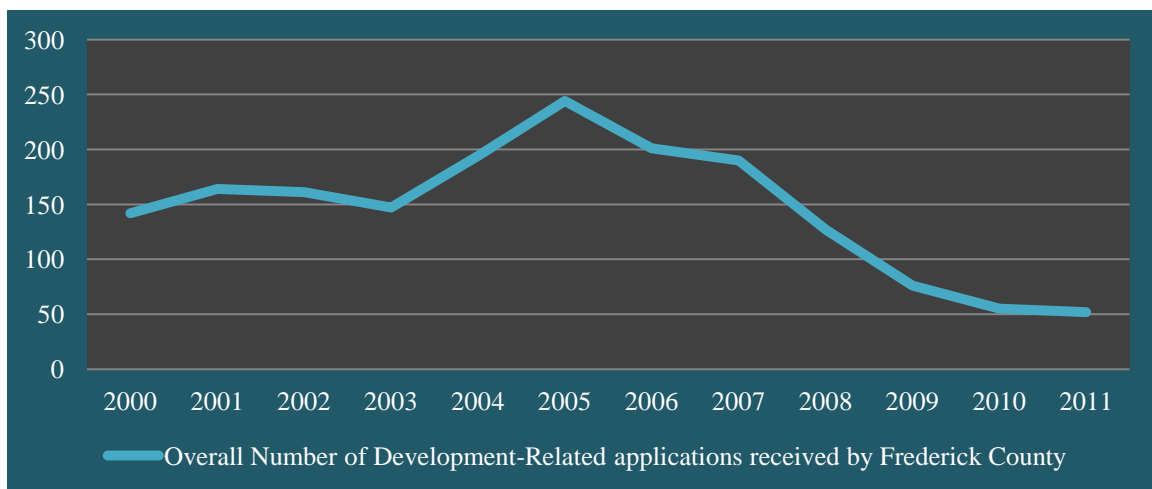
Zones are established in any given area to protect residents and landowners within the zone from intrusion by incompatible neighboring land uses. The zoning ordinance also establishes performance standards for each zoning district which dictate a variety of standards including placement, height, and floor area to lot area ratio (FAR) of structures.

Application Reviews:

The Department of Planning and Development continues to review a number of development applications, plans, and permits on an annual basis. These numbers vary slightly per year per application. The figures that follow on the chart below show the recent history of applications in more detail. A review of these figures clearly indicates that the level of development activity was high during past years, but has been decreasing.

Between 2010 and 2011, Frederick County continued to see a decrease in the number of rezoning applications, master development plans, and site plans submitted to the County, and the number of subdivision plans (including Rural Preservation and Major Rural Subdivisions) decreased slightly between 2010 and 2011; the decrease can be attributed to the national economic change. The table below highlights the number of applications reviewed in Frederick County since 2000.

The following charts detail each of the above application types for the 2011 application year. A complete list of each submitted and/or reviewed application is available in the appendix of this report.



Master Development Plans:

There was one MDP application submitted in 2011. This project is located in the Stonewall Magisterial District. The application was for Snowden Bridge for potential development of 331.63 acres of land in the R4 (Residential Planned Community) District and provides for development of up to 850 dwelling units (single family, townhouses, and multifamily). This application was approved on September 7, 2011.



Subdivisions:

There were two applications submitted in 2011; both applications were located in the Stonewall Magisterial District. The two lot subdivision in Stonewall Industrial Park was approved on March 28, 2011; and the Snowden Bridge Section four Subdivision Plan has been approved, but final plats have not been recorded yet. In addition to these applications, there were two applications carried over from 2010 that were approved in 2011.

**These figures do not include the number of rural preservations or major rural subdivision applications.*

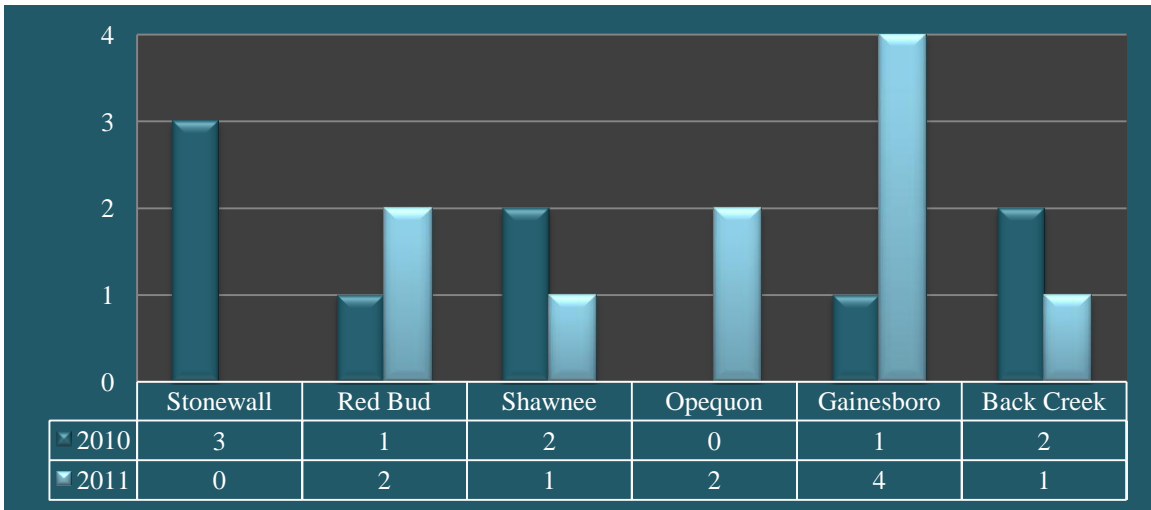
Conditional Use Permits:

In 2011, there were ten CUP applications submitted for review. The type of applications included: an in-home daycare, a 199’ telecommunication tower, an Outdoor Flea Market, an office, a 170’ telecommunication tower, a landscape contracting & retail business, a country store with restaurant, re-establishment of a non-conforming use, a hair salon, and a 199’ monopole telecommunication tower.



Applications by Magisterial District:

The number of CUP applications between 2010 and 2011 increased slightly from nine to ten. Of the applications received this year, the majority were located in the Stonewall Magisterial District. The following chart shows the comparison of distribution of applications per district for 2010 and 2011.



Waivers & Exceptions:

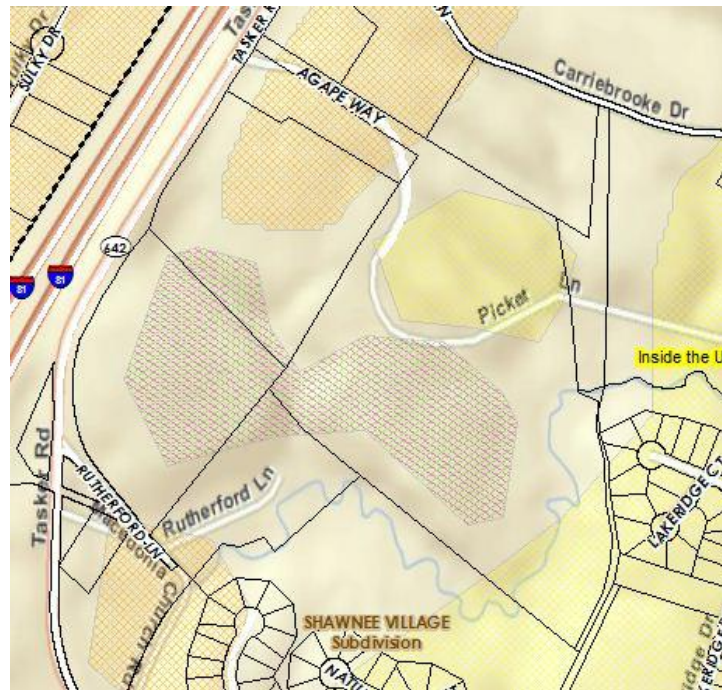
In 2011, there were three waiver applications submitted for review, two were located in the Back Creek District and the other was in the Stonewall District. The first application was to vacate a right-of-way for the Homestead Subdivision; the second application was also to vacate a right-of-way for the Apple Banks North Subdivision, and lastly, an exception was granted for the minimum mining setbacks for the Carmeuse Quarry. The Board of Supervisors approved the right-of way vacation for Apple Banks; and the Carmeuse request. The other application is still pending approval.

Variances & Appeals:

There were five variance and appeal applications submitted in 2011 for review by staff and the Board of Zoning Appeals. Of these applications, four were variances and one was an appeal of the Zoning Administrator's decision and/or interpretation of the Zoning Ordinance. Of the variance applications, three were approved and one was denied. In 2011, the Board of Zoning Appeals met a total of four times; applications submitted were for Gainesboro, Shawnee, and Back Creek Magisterial Districts.

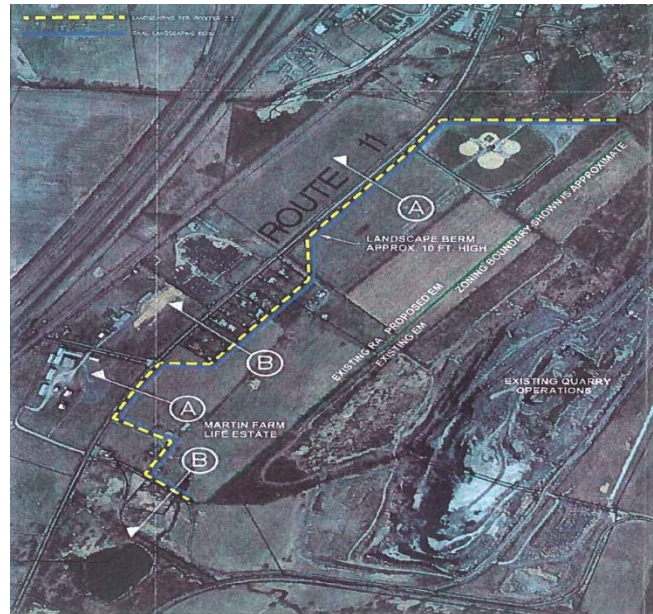
Comprehensive Policy Plan Amendments:

One Comprehensive Policy Plan Amendment (CPPA) was submitted in 2011 for Tasker Road, Parcel 86. This application proposed to change the land use designation of the property from institutional to residential. This application was reviewed by the Comprehensive Plans and Programs Committee (CPPC) and they recommended that it receive additional study. Ultimately this request was approved by the Board of Supervisors in 2012.



Rezoning:

For the 2011 year, there was one Rezoning application submitted – Carmeuse NA. This application sought to rezone 55.2 acres of land zoned RA (Rural Areas) to the EM (Extractive Manufacturing) District. The Board of Supervisors approved this application on December 14, 2011. The rezoning application was located in the Stonewall Magisterial District.



Site Plans:

In 2011, there were 29 site plan applications submitted for review. There were seven commercial sites, two of which were revisions, two were additions, and two were additions and revisions, and one new site. There were also ten industrial sites, one of which was revisions, five were additions, and four were new site plans. There were two public use site plans and two residential site plans submitted. Of these applications, 23 were approved, one withdrawn, and five are pending. There were 11 applications from previous years to which administrative approval was granted during 2011.



Applications by Magisterial District:

The number of site plans submitted in 2011 decreased from 2010 - from 33 to 29. The Magisterial District with the largest number of submitted site plan applications was the Shawnee Magisterial District, followed closely by the Stonewall Magisterial District. The two Magisterial Districts with the least amount of submissions were Opequon and Red Bud each with two applications.

Zoning Violations:

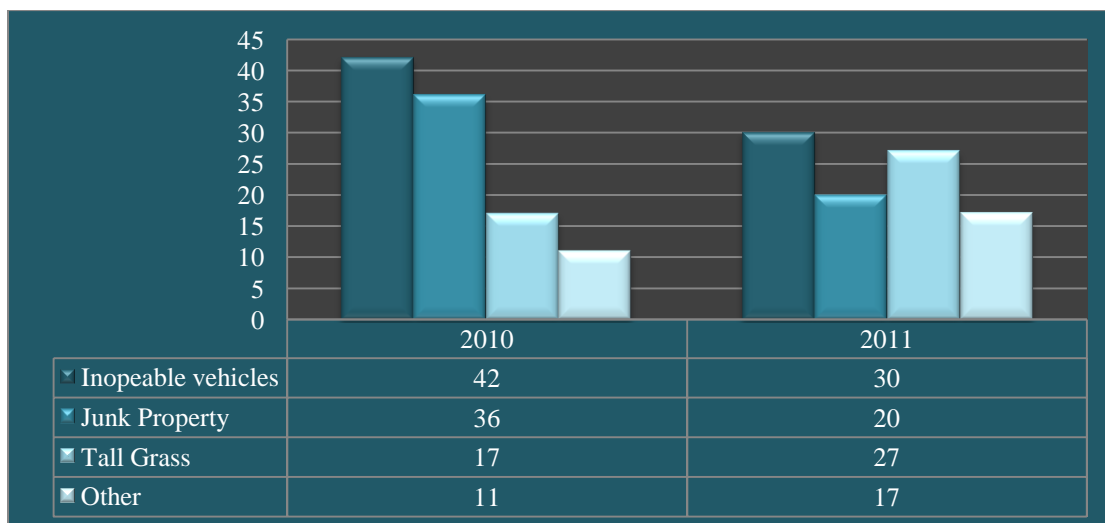
Zoning enforcement involves responding to inquiries and complaints concerning land use and development. Formal complaints are registered, investigated, and appropriate enforcement action taken. These complaints range in topic from inoperable vehicles to illegal uses on a property. Department staff attempts to work with landowners to ensure compliance of an ordinance violation; however, some of the violations handled by the Department of Planning & Development cannot be resolved and criminal charges are filed. Once criminal charges are filed, resolution of the violation is determined by the court system.

In 2011, 112 Zoning Ordinance violation complaints were recorded by the Frederick County Planning Department. Of these 112 complaints, only 94 of them were valid. This was a decrease from 2010 where the County recorded 106 valid complaints. The chart below accounts for the total number of valid complaints in a variety of categories. In the “other” category these would include: illegal business, illegal structures, conditional use permit violations, agriculture animals in residential, and site plan violations. These figures do not take into account any multiple violations at the same property address.



Violations by Complaint Type:

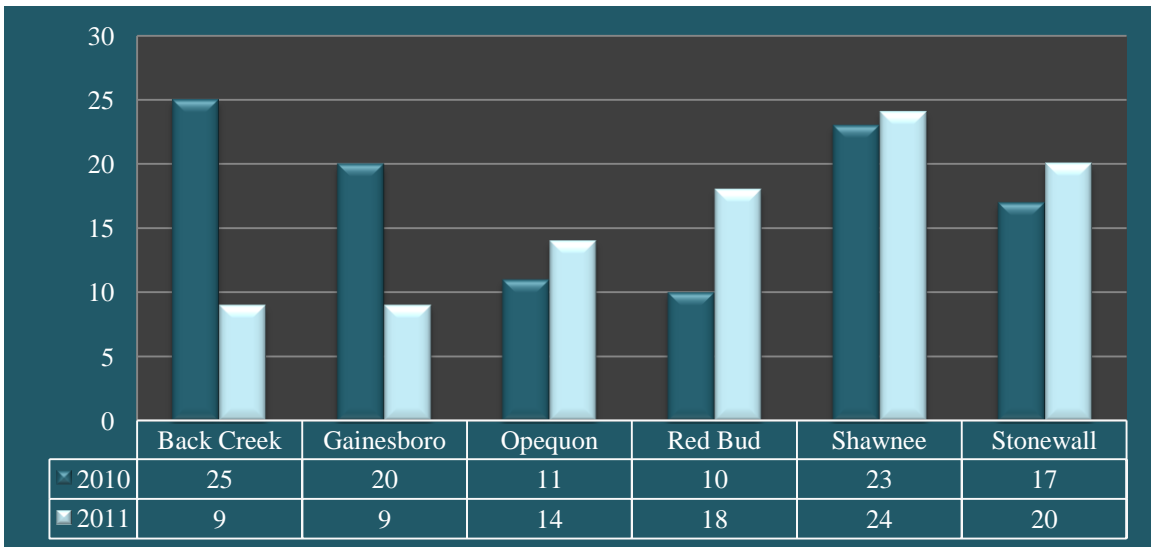
The majority of complaints received by the Planning Department in 2011 regarded inoperable vehicles followed by tall grass. Compared to 2010, there was a significant increase for tall grass complaints in 2011, which is mainly due to the sufficient amount of rain in the summer months of 2011.



Violations by Magisterial

District:

In 2011 the most recorded violation by Magisterial District were 24 in the Shawnee District, 20 in the Stonewall District, 18 in the Red Bud District, 9 in the Gainesboro District, 14 in the Opequon District and 9 in the Back Creek District. Compared to 2010 violations, there was a significant decrease in violations for Back Creek and Gainesboro Magisterial Districts, while there was a significant increase in the Red Bud Magisterial District. Shawnee, Stonewall, and Opequon remain constant. The chart below compares 2010 violations with 2011 by Magisterial District.



Committee Activities During 2011

Comprehensive Plans and Programs Committee:

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. Most notably, the primary policy document that the CPPC handles is the Comprehensive Plan. 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 executive committee was involved in several major projects during 2011. The 2030 Comprehensive Plan was the most significant undertaking throughout the past couple of years and was ultimately approved by the Board of Supervisors on July 14, 2011. Based upon the Vision Statement and Core Values of the Board of Supervisors, the 2030 Comprehensive Plan promotes a positive community message that comprehensively addresses the future of the County and its citizens. The CPPC members collaborated with a large group of citizen volunteers throughout the planning effort. The public outreach for this project was broad and successful. This communication effort continued into 2011.

The most significant planning project initiated by the CPPC in 2011 was the Senseny/Eastern Frederick Urban Areas Plan (SEFUAP). The Senseny/Eastern Frederick Urban Areas Plan presents an exciting opportunity for the community to participate in and guide the future growth, development, and redevelopment of this urbanizing area of the county. Residents have been encouraged to participate in crafting a plan that is proactive and creative, meet anticipated growth demands, and maintain a high quality of life for the future. The CPPC has facilitated in the many public meetings held to encourage participation and has led the planning effort and the facilitator group. The Working Groups and Facilitator Group has met on many occasions over the past several months in an effort to consolidate the input of each of the working groups into a draft version of the Senseny/Eastern Frederick Urban Areas Plan.

In addition to the 2030 Comprehensive Plan, the CPPC completed one Comprehensive Policy Plan Amendment (CPPA), the Tasker Road, Parcel 86. This was an amendment to the 2030 Comprehensive Plan which changed the land use designation for the property to Residential from Institutional. Ultimately, the Tasker Road Amendment was adopted by the Board of Supervisors on January 25, 2012.

Each year, the CPPC reviews the Capital Improvements Plan (CIP). The CIP includes all capital facility projects such as new schools, public safety facilities, general government projects, and improvements to the County park system. The role of the CPPC is to ensure that the project requests are consistent with the Comprehensive Policy Plan. The 2012-2013 Capital Improvements Plan included 92 projects. The CPPC's efforts resulted in a greater connection between the CIP, the Comprehensive Plan, and rezoning projects, in particular, proffered commitments made in support of development requests.

Development Review and Regulations Committee:

This year, the Development Review & Regulations Committee (DRRC) reviewed 11 agenda items dealing with proposed changes to the Frederick County Zoning and Subdivision Ordinances that ranged from a variety of issues. Some of the DRRC applications dealt with various requested use additions, proposed changes to the landscaping requirements, sign ordinance changes, public hearing requirements for proffer amendments, changes to the riparian buffer requirements, revisions to the commercial telecommunication tower requirements and revisions to allow for low impact design techniques. Of the agenda items presented to the DRRC that were forwarded for further discussion, four are still pending Board of Supervisors approval. Three of the 2011 agenda items still require further review by the DRRC.



Conservation Easement Authority:

The Conservation Easement Authority was established in 2005 by the Board of Supervisors. It contains nine 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. Thus, in addition to its ongoing education efforts, the Authority announced their first call for applications in August of 2008. In June 2009, in partnership with the Potomac Conservancy, the Authority acquired a conservation easement on an 89-acre property owned by the Snapp family.

In the past year, Authority members have experienced a wider degree of awareness and interest from the public regarding conservation easements as a tool for agricultural preservation. In addition to growing public interest and support, the role of conservation easements as one tool for protecting rural character and the local agricultural economy has led to greater interest at both the local, state and federal levels of government. Yet even as conservation easements become more common, broader economic conditions have greatly impacted the availability of public funds for purchase programs. Thus, it is the donation, rather than the purchase, of easements that is likely to be the long-term focus of the Conservation Easement Authority's educational and acquisition activities. In 2010 the Conservation Easement Authority launched the Give \$1 For Tomorrow ("GIFT") program. GIFT is designed to promote community awareness about conservation easements while concurrently enabling the acceptance of donations that could be utilized to further education and easement acquisitions. GIFT has established a webpage presence (GIFT.org) and is working with local businesses as a resource for handbill distribution. The CEA hopes to expand GIFT to include more local business participation.

Give 1 for Frederick's Tomorrow
GIFT.ORG



Give 1 for Frederick's Tomorrow

Donations to GIFT are tax deductible and are used to preserve rural lands and waters in Frederick County.

The funds are administered by the Frederick County Conservation Easement Authority.

107 N. Kent St.
Winchester, VA 22601

(540) 665-5651



**Protection for Now,
And for the Future.**

A conservation easement enables landowners to protect their land permanently, assuring them that their property will remain rural and undeveloped, and restricting it from conversion to large-scale subdivisions or industrial/commercial uses. Landowners can still farm, operate bed-and-breakfasts, and conduct forestry and vineyard operations. And of course, landowners can maintain ownership and enjoy their land as long as they desire. Then when the land is sold or passed to heirs, it will still be protected.



Transportation Committee:

The Transportation Committee meets monthly. Responsibilities of the Committee include 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 2011 were as follows:

- Update of Interstate, Primary, and Secondary Road plans.
- Participate in update of MPO Long Range Transportation Plan.
- Render input on VDOT Six Year Improvement Plan.
- Render input on MPO Unified Planning Work Program.
- Transportation Section of the Capital Improvement Program.
- Participate in Revenue Sharing and Economic Development Access funding applications.
- Make recommendation on safety concerns in Canter Estates and Back Mountain Road.
- Updates to Welltown Road truck restriction.



Historic Resources Advisory Board:

The Historic Resources Advisory Board (HRAB) is a subcommittee that was established by the Board of Supervisors. It consists of nine 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. The Department of Planning and Development provides staff support to the Committee and, over the past year, the Planning Department has assisted the HRAB in taking a more active role in historic preservation in Frederick County.

Similar to years past, Planning and Development staff coordinated meetings between the development community and the HRAB to provide recommendations to the applicants on ways to protect and preserve historic land and structures. Rezoning, master development plans, and conditional use permit applications that may have a potential impact on historical resources are reviewed by the HRAB.

The HRAB was given the ability to comment and make recommendations on two rezoning applications and two Conditional Use Permit applications for telecommunication facilities in 2011. In addition to the regular review of rezoning and conditional use permit proposals, the HRAB also reviewed information pertaining to resources impacted by the construction of the Trans-Allegheny Interstate Line (TrAIL) as well as one historic property designation application(historic plaque program).



Geographic Information Systems (GIS) Division:

Continued GIS and database support for department projects and public inquiries. The PAT (Planning Access Terminal) map project has continued to be invaluable to the Planning staff's daily activities. The biggest change to PAT this year has been that it was converted to an online application, using the ArcGIS Flex Viewer 2.5 API.

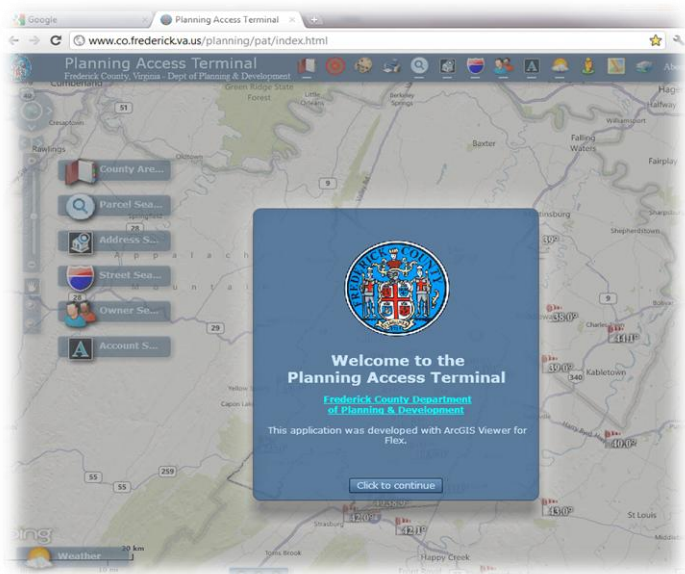
The County's first Mobile GIS application was built for searching parcel information. It was built using the ArcGIS Javascript API and Dojo. The application pulls information from the online County GIS map-services. The application runs on both the iPad, iPhone, and Android devices.

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

- Senseny Eastern Frederick County Area Plan (SEFCAP) GIS projects
- Communications Tower Analysis GIS Model built using Model builder
- Python scripts built to streamline exporting map documents
- County Conservation Easements
- Pump and Haul GIS
- TDR applications
- Proffers impacting future Route 37 bypass
- Capital Improvement Plan GIS
- 2030 Comprehensive Plan GIS completed and put online in Map Gallery
- Proffer-tracking database project

Web page development support is continuing through the GIS division, most recently including the addition of SEFCAP web-pages. The Pod pc has been upgraded to a newer, faster, and recycled computer allowing Planning staff to access the online PAT.

2012 promises to be a very progressive year with continued enhancements to the online PAT and with the addition of more online web applications.



URBAN DEVELOPMENT AREA (UDA)

Residentially Zoned Development – vacant lot summary (through December 2011)

Vacant Land - No Approved GDPs

2,352 potential units based on permitted densities on
396 acres of vacant land

Zoned Land - Approved GDPs

3,917 Units (maximum yield based on proffered densities)
1,081 Acres

Master Development Planned Projects

5,290 Total residential lots/units planned
1,353 single family lots planned, 1,382 townhouse, duplex, multiplex lots/units planned
544 multi-family units planned
2,011 mixed units planned

(Current Status) Residential Subdivisions Under Development - vacant lots

3,212 Total residential lots/units available
1,671 single-family detached lots available
1,541 townhouse, duplex, multiplex lots available,
0 multi-family units available

Grand Total: 14,771 approved, planned, or potential residential lots/units

88 Single Family-Detached permits have been issued in 2011 within the UDA

62 Townhouse/Duplex/Multiplex permits have been issued in 2011 within the UDA

886-Vacant single-family detached lots are within six of the single-family residential subdivisions which currently have approved subdivision plans within the UDA. (Abrams Pointe, Lynnehaven, Meadows Edge, Old Dominion Greens, Red Bud Run, and Sovereign Village)

446- The number of building permits issued for the Channing Drive Rezoning (Lynnehaven, Sovereign Village, and Twin Lakes Overlook). A proffered condition of the project requires the completion of Channing Drive (road) before the 475th building permit is issued.

5,326-The number of lots planned within Age-Restricted communities, 4,526 vacant lots within Age-Restricted Communities

• *Denotes an age-restricted community or component*

5,876-The number of vacant lots within the R5 zoned residential communities in the western portion of Frederick County, outside the UDA. These communities (Lake Holiday, Shawneeland, and Wilde Acres) contain a total of 7,917 recorded lots. 1,951-The number of vacant lots within The Shenandoah development, which is located outside the Urban Development Area on the south side of Fairfax Pike; however, the proximity of the UDA will directly impact land development decisions in the County's development area. The Shenandoah MDP calls for an age-restricted community of 2,130 residential units, including 1,891 SFD and 239 MF on 926.26 acres.

2011 Annual Report Appendix

Rezoning Applications Submitted and Reviewed in 2011					
File #	Applicant	Current	Proposed	Magisterial	
Action		Zoning	Zoning	District	
01-11	Carmeuse NA	RA	EM	Stonewall	Approved

Master Development Plan Applications Submitted and Reviewed in 2011					
File #	Applicant	Proposed	Magisterial	Action	
		Use	District		
01-11	Snowden	Residential	Stonewall	Approved	
	Bridge				
	Brookfield				

Subdivision Applications Submitted and Reviewed in 2011					
File #	Applicant	Number of Lots	Magisterial District	Action	
01-11	Stonewall	2	Stonewall	Approved	
	Indus. Park				
02-11	Snowden Br.	15	Stonewall	Pending	
	Section 4				
Additional Applications Submitted and Reviewed in 2011					
01-10	Southern	224	Opequon	Approved	
	Hills				
02-10	Shen. Mobile	1	Opequon	Approved	
	Court				

Conditional Use Permit Applications Submitted and Reviewed in 2011

File #	Applicant	Type of Use	Magisterial District	Action	
01-11	Tracy Alt	Daycare	Red Bud	Approved	
02-11	AT&T/Adams	199' Tower	Gainesboro	Pending	
03-11	Shen. Valley	Outdoor Flea	Opequon	Approved	
	Flea Market	Mkt. in RA			
04-11	Chris Decanio	Office	Shawnee	Approved	
05-11	ATT/Wolfe	170' Tower	Gainesboro	Withdrawn	
06-11	Horton's	Landscape	Opequon	Approved	
	Nursery	Contracting			
07-11	Homespun	Store	Gainesboro	Approved	
08-11	Smithfield	Re-establish	Gainesboro	Denied	
	Properties	Non-conform.			
09-11	Sharon Hott	Hair Salon	Red Bud	Approved	
10-11	AT&T/Racey	199' Tower	Back Creek	Pending	

Waiver Applications Submitted and Reviewed in 2011

File #	Applicant	Waiver	Magisterial District	Action	
	Homestead	ROW	Back Creek	Approved	
		Vacation			
	Apple Banks	ROW	Back Creek	Approved	
		Vacation			
	Carmeuse NA	Setback	Stonewall	Approved	

2011 Board of Zoning Appeals Applications Submitted and Reviewed in 2011

File #	Applicant	Request	Magisterial District	Action	
01-10	Ayman Salem	Appeal	Shawnee	Withdrawn	
02-10	Connie Carter	Variance	Gainesboro	Approved	
03-10	Orange Partners	Variance	Back Creek	Approved	
04-10	Smithfield	Variance	Gainesboro	Denied	
05-10	Smithfield	Variance	Gainesboro	Approved	

2011 Comprehensive Policy Plan Applications Submitted and Reviewed in 2011

File #	Applicant	Request	Magisterial District	Action	
01-10	Tasker Road	Reclassify	Shawnee	Approved	
		From Institu.			
		To			
		Residential			

Site Plan Applications Submitted and Reviewed in 2011					
File #	Applicant	Use	Magisterial District	Action	
01-11	Winch. Airp.	Rehab	Shawnee	Approved	
		Runway			
02-11	Lake Holliday	Gainesboro	Access Road	Withdrawn	
03-11	Kernstown Commons	Shawnee	Restaurant	Approved	
04-11	Village @ Orchard Ridg.	CCRC	Gainesboro	Approved	
05-11	WalMart	Revisions	Shawnee	Approved	
06-11	Barrett Machine	Metal Fabrication	Stonewall	Approved	
07-11	Animal Med.	Clinic	Opequon	Approved	
08-11	Safford Chry.	Dealership	Stonewall	Approved	
09-11	Monoflo	Parking Exp.	Stonewall	Approved	
10-11	School Bd.	Transp. Fac.	Shawnee	Approved	
11-11	Sheetz	Gas & Wash	Red Bud	Approved	
12-11	SVEC	Hayfield Sub.	Back Creek	Approved	
13-11	Flying J	Gas Station	Stonewall	Approved	
14-11	Brian Omps	Towing & Repair	Stonewall	Approved	
15-11	Schmidt	Warehouse	Stonewall	Approved	
16-11	Melnor	Warehouse	Stonewall	Approved	
17-11	Mercury Paper	Guardhouse	Shawnee	Approved	
18-11	Snowden Br.	Rec. Ctr.	Stonewall	Approved	
19-11	CNG Station	Office, Garage, Storage	Shawnee	Pending	
20-11	MTS Equip.	Indus. Sales	Shawnee	Approved	
21-11	Thermo Fish.	Parking Addi.	Back Creek	Approved	
22-11	Sunshine Pride	Guard Shack Addition	Stonewall	Approved	
23-11	Waffle House	Restaurant	Stonewall	Approved	
24-11	Greenwood Baptist	Addition	Red Bud	Approved	
25-11	Winch. Indus. Properties	Warehouse	Stonewall	Pending	

26-11	Round Hill	Booster	Gainesboro	Pending	
	Water Tank	Station			
27-11	Thermo Fish.	Bldg. Addi.	Back Creek	Approved	
28-11	Verizon	Tower	Stonewall	Pending	
29-11	VA. Eagle	Warehouse	Shawnee	Pending	
Additional Applications Submitted and Reviewed in 2011					
84-07	Snowden Br.	Rec. Ctr.	Stonewall	Withdrawn	
01-08	Winch. Indus.	Manufacturing	Stonewall	Withdrawn	
17-09	Winch. Scrap	Recycling	Stonewall	Withdrawn	
27-09	Salvat. Army	Bldg. Addi.	Stonewall	Approved	
16-10	Carmeuse	Berm	Back Creek	Approved	
17-10	Indian	Treatment	Gainesboro	Approved	
	Hollow Sch.	Plant Replace			
20-10	AT&T	Tower	Stonewall	Approved	
25-10	Navy Federal	Bldg. Addi.	Shawnee	Approved	
26-10	Verizon	Tower	Stonewall	Approved	
29-10	Rock Harbor	Storage Bldg.	Back Creek	Approved	
30-10	Tahoe	Warehouse	Stonewall	Approved	
32-10	Abundant Life	Day Care	Shawnee	Approved	
33-10	Remac	Industrial	Stonewall	Approved	