

INTRODUCTION

- PURPOSE OF THE PLAN
- CORE VALUES
- IMPLEMENTING THE PLAN

*"THE 2035 COMPREHENSIVE PLAN IS THE GUIDE
FOR THE FUTURE GROWTH OF FREDERICK
COUNTY."*

PURPOSE OF THE PLAN

The 2035 Frederick County Comprehensive Plan (The Plan) addresses the future of Frederick County for its citizens, highlights its rich history, and strives to further this great community. The Plan is guided by the *Vision Statement* and *Core Values* crafted and adopted by the Frederick County Board of Supervisors.

The 2035 Comprehensive Plan is the guide for the future growth of Frederick County.

The chapters of The Plan address: **Urban Areas, Rural Areas, Residential Development, Business Development, Transportation, Public Facilities, Natural Resources, and Historic Resources.**

The Plan is supported by two Appendices: **Appendix I** includes 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** provides background analysis and studies in support of The Plan.

The chapters of The Plan are simple, each describes where we are today and where we want to be in 2035, they provide goals and strategies of implementation, and they illustrate the benefits of the implementation of this focus for the future.

PUBLIC PARTNERSHIPS, INPUT, AND OUTREACH

The 2030 Comprehensive Plan was a significant and rewarding undertaking in 2010 and 2011, and provided a foundation for this 2035 Comprehensive Plan update. The County's 2035 Comprehensive Plan was guided by the Frederick County Planning Commission, through the efforts of the Comprehensive Plans and Programs Committee (CPPC), and with the assistance of the Blue Ribbon Panel and the Frederick County Department of Planning and Development Staff.

The public outreach for this project included: a project webpage, County social media which provided on-going updates, and traditional public input meetings and public hearings held in the June of 2016. The purpose of these meetings was to present elements of the Plan to the public for their information, and to seek additional public input and perspective. In addition to Staff, members of the Planning Commission and Board of Supervisors were in attendance to hear feedback first-hand and engage in a direct dialogue with citizens

The Comprehensive Plans and Programs Committee (CPPC) members collaborated with a large group of citizen volunteers whose goal was to update the various chapters of the Comprehensive Plan. Following an initial kick-off meeting in June 2015, the working groups met frequently throughout the winter of 2015-2016. For the 2035 Plan update, the Frederick County Sanitation Authority (FCSA) was involved to provide additional input. A series of public informational and input meetings was held in June 2016 at various locations around the Community.

The purpose of these meetings was to present draft elements of the Plan to the public for their information, and to seek additional public input and perspective through a facilitated

INTRODUCTION

discussion using targeted questions and open dialogue. In addition to Staff, members of the Planning Commission and Board of Supervisors were in attendance to hear feedback first-hand. Public feedback was also solicited throughout the update through the project page on the County website. Online, citizens and stakeholders were also able to review draft documents, maps and respond to targeted questions regarding the future of their Community.

Based upon the work of all of the participants, the 2035 Comprehensive Plan was updated and presented to the Planning Commission and Board of Supervisors during a joint meeting in August 2016 and subsequently through the public hearing process in January of 2017.

The updated 2035 Comprehensive Plan will continue to guide the County as it seeks to implement the County's vision as expressed by the Board of Supervisors.

CORE VALUES

The Frederick County Board of Supervisors provided the framework for the 2035 Comprehensive Plan. The Plan's future focus, goals, and strategies were crafted to reflect the Vision Statement and Core Values of the Board of Supervisors, approved on December 9, 2009.

Board of Supervisors Vision Statement:

"Ensuring the quality of life of all Frederick County Citizens by preserving the past and planning for the future through sound fiscal management."

Board of Supervisors Core Values:

- A government that is accountable and dedicated to providing responsible stewardship for County funds and to insure the citizens receive the best services possible for the funds expended.
- A government concerned with long range planning that protects our rural heritage and directs its future growth through planned infrastructure.
- A government concerned with expanding commercial and industrial tax base in order to insure a viable and thriving economy.
- A government that looks to the future and implements plans to insure that the quality of life for future generations is preserved.
- A government that emphasizes a quality education through a cooperative effort with the school board.
- A government that recognizes the importance of maintaining a highly trained public safety program to provide efficient services and protection to County citizens.
- A government that promotes the spirit of cooperation with its regional local government partners and, in particular, the City of Winchester.
- A government unit based on honesty, trust, integrity, and respect that understands the importance of clear communication and a willingness to listen.

IMPLEMENTING THE PLAN

Each of the chapters that make up the Plan have been structured to provide goals for where we desire the Community to be in 2035 and strategies that provide guidance on how to get there. The ultimate goal is to make the Plan implementable, and by extension, achieve the Community's vision for the future of Frederick County.

In determining the focus of the Plan, the stakeholder working groups evaluated the current conditions in their area of expertise, and then looked to the future; 2035. They evaluated potential community benefits of various approaches and revised goals and strategies accordingly.

Working with community partners and a variety of key stakeholders in the creation of the Plan has resulted in a well-crafted, insightful, and much improved Plan. The continued involvement of a variety of relevant community partners, key stakeholders, and the public in the future will ensure the successful implementation of the Plan.

The Area Plans, Appendix I of the 2035 Comprehensive Plan, will be a primary implementation tool and will be instrumental in future planning efforts of the County. Developed over the past couple of decades, the individual Area Plans have helped to guide the growth and development of areas of the County experiencing growth pressures. In the future, the Area Plans will be used as a guide in making land use decisions that meet anticipated growth demands, assure a viable community, and maintain a high quality of life for its citizens.

SUPPORTING PLANNING DOCUMENTS

In addition to the comprehensive plan, other tools utilized to manage the County's growth and development include but are not limited to the Official Zoning Map, the Zoning Ordinance, Subdivision and Site Plan Regulations, and the Capital Improvement Plan (CIP).

Frederick County will utilize all of the planning tools available to it. In order to ensure that as new areas of urban uses are established, roads and public facilities of sufficient capacity are provided to serve the new urban areas.

Rezoning requests should be evaluated to determine their potential impacts on transportation and public facilities. Applicants will be expected to contribute a reasonable portion of the costs of new or expanded infrastructure needed to serve their proposed development. Costs to the County should be estimated in terms of what impact the development, which could result from the proposed rezoning, would have on public facilities and infrastructure. Such contributions can be in the form of cash, dedicated land, or constructed improvements or in any other manner consistent with the Code of Virginia.

INTRODUCTION

Rezoning requests should not be approved unless the net impacts on public facilities are positive, or unless the negative impacts can be adequately mitigated through proffered contributions or other acceptable means. A request for rezoning may also be turned down even though all fiscal impacts appear to be addressed.

The Capital Improvements Plan (CIP) provides a list of capital projects planned for five years and is updated each year as projects are completed and new projects are added. The scheduling of projects needs to be coordinated with the 2035 Comprehensive Plan. The CIP helps to guide development, and to maintain a stable financial program. The Comprehensive Plan may be used as a tool to aid in determining priorities among projects, for estimating required funding, and for scheduling projects. Adopted annually, the Capital Improvements Plan becomes part of the 2035 Comprehensive Plan.

THE CODE OF VIRGINIA

The Code of Virginia requires that the Comprehensive Plan be reviewed every five years. The local Planning Commission is responsible for drafting and developing the plan, while the local governing body is required to adopt a Comprehensive Plan.

The Code calls for the comprehensive plan to be drafted for the purpose of:

"guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants."

Frederick County meets this requirement of the Code of Virginia and, further, believes that the planning process should be a continuous and evolving effort. The Comprehensive Plan may be revisited from time to time through the Comprehensive Policy Plan Amendment process or, as directed by the Board of Supervisors, through the individual Area Plans or specific studies.

Frederick County will continue to meet, and strives to exceed, those requirements of the Code of Virginia that pertain to Urban Development Areas; 15.2-2223.1. The Frederick County Board of Supervisors has reaffirmed that the 2035 Comprehensive Plan, and its supporting documents, accommodates growth in a manner consistent with the requirements for Urban Development Areas as described in the Code of Virginia.

In addition, the transportation elements of the 2035 Comprehensive Plan have been reviewed by the Virginia Department of Transportation (VDOT) in accordance with 15.2-2222.1.