

# 2017 ANNUAL REPORT



2/7/2018

Frederick County Planning and Development

# 2017 Annual Report

## FREDERICK COUNTY PLANNING AND DEVELOPMENT

The Department of Planning and Development is pleased to present the 2017 Annual Report. The Annual Report summarizes the activities and highlights of 2017.

## 2017 Highlights

### *New Residential Construction*

**710** new residential building permits in 2017

The majority of permits issued for new housing units were in the Opequon (227) and Stonewall (218)

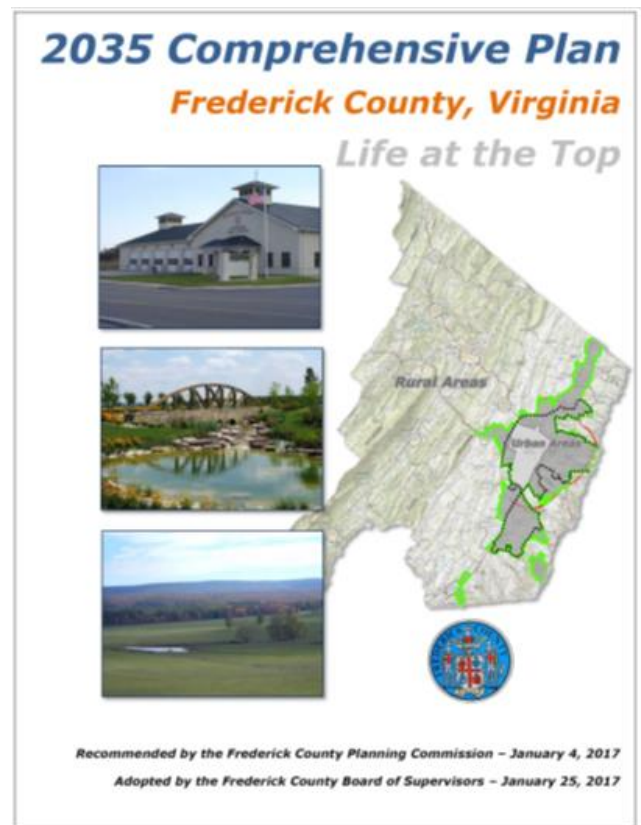
Magisterial Districts

Source: Frederick County Inspections Department

### *Population Estimates*

Sources: Weldon Cooper Center, \* 2010 Census

2010	78,305*
2013	81,207
2014	82,059
2015	82,623
2016	83,998
<b>2017</b>	<b>85,820</b>
2020	97,192
2030	119,419
2040	145,938



# Residential Building Permits

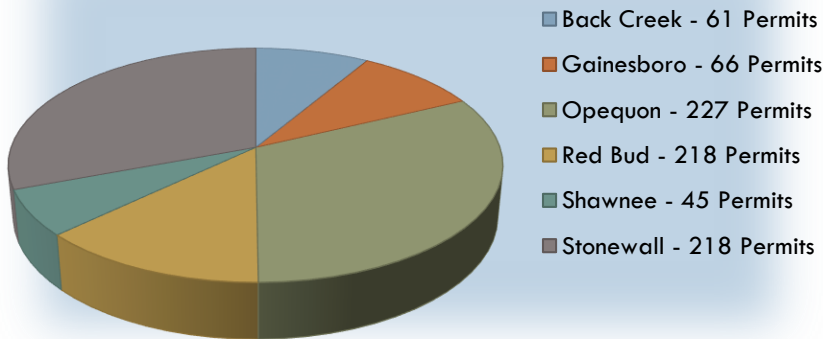
Frederick County issued a total of 710 residential building permits for new residential units in 2017.

In 2016, 2015 and 2014 respectively, there were a total of 714, 709 and 454 residential building permits issued for new residential units. The number of new residential unit building permits issued in 2017 remains consistent with the number in 2016 and 2015. Recent years have maintained an increase over the numbers for the past decade.

In 2017, the majority of permits issued for new residential housing units were once again in the Opequon and Stonewall Magisterial Districts. The line chart below illustrates the total number of new residential unit permits issued since 2007.



Residential Building Permits Issued by Magisterial District - 2017

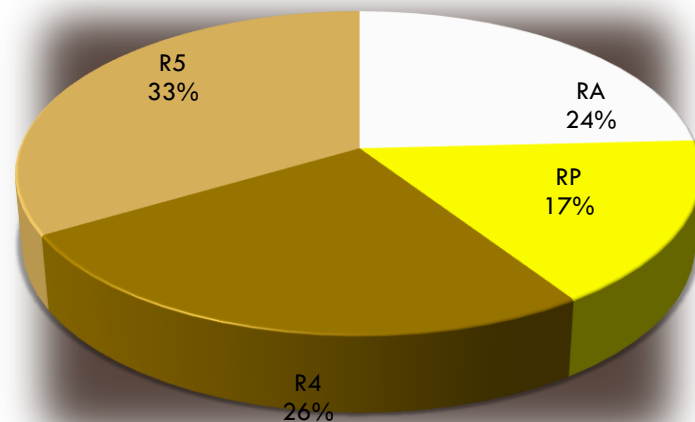


## Subdivision lots created

The number of lots created in the County is determined as a result of subdivision application (urban) and administrative subdivisions (rural) that were approved in 2017 is reflected below. A subdivision or section of a subdivision is not considered approved until plats for the properties in that subdivision/section are approved; therefore, the numbers below reflect only lots approved and platted in 2017. In 2017 there were 253 total lots created. In 2016 there were total of 273 lots created.

As shown in the table a total of 248 residential lots were created in the RP, RA, R4, and R5 Zoning Districts of Frederick County 2017.

Magisterial District	RA	RP	R5	R4	B1	B2	B3	M1	M2	EM	MH	MS	HE	Total
Back Creek	47	-	-	-	-	-	-	-	-	-	-	-	-	47
Gainesboro	6	-	-	-	-	-	-	-	-	-	-	-	-	6
Red Bud	-	-	-	-	-	2	-	-	-	-	-	-	-	2
Shawnee	-	25	-	-	-	-	-	-	-	-	-	-	-	25
Stonewall	1	16	-	64	-	1	-	2	-	-	-	-	-	84
Opequon	6	-	83	-	-	-	-	-	-	-	-	-	-	89
<i>Totals</i>	<i>60</i>	<i>41</i>	<i>83</i>	<i>64</i>		<i>3</i>		<i>2</i>						<i>253</i>



## Residentially Zoned Development Information

- vacant lot summary (through December 2016)

Frederick County, Virginia:

Vacant Land - No Approved GDPs

**2,992 potential units based on permitted densities on**

442 acres of vacant land

Zoned Land - Approved GDPs

**4,333 Units (maximum yield based on proffered densities)**

1,221 Acres

Master Development Planned Projects

**6,175 Total residential lots/units planned**

(Current Status) Residential Subdivisions Under Development - vacant lots

**1,987 Total residential lots/units available**

**Grand Total: 15,487 approved, planned, or potential residential lots/units.**

## *What is a Rezoning?*

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.

In 2016 there were 6 rezoning applications submitted to the Board of Supervisors. All of these applications were ultimately approved by the Board of Supervisors. Previously, in 2015 there were 12 Rezoning applications submitted to the Board of Supervisors which was a considerable increase from 2014 when 5 rezoning applications were submitted.

The most significant rezoning was the 107 acre Carbaugh Business Center. This is an important economic development initiative which will enable additional industrial uses in the Kernstown area.

## *What is a Master Plan?*

A Master 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.

There was a total of 6 MDP applications submitted in 2016. Five were residential and one was commercial/industrial.

## *What is a Subdivision?*

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 to 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.

There were 8 subdivision applications submitted for review in 2016, totaling 459 lots for approval. Note that approval of a subdivision is not considered complete until final plats have been approved and recorded.

## *What is a Site Plan?*

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 47 site plan applications submitted for review in 2016. This was an increase over the 41 applications received in 2015.

## Other Planning Applications:

### Conditional Use Permits (CUP's)

There was a total of 9 Conditional Use Permit (CUP) applications submitted for review in 2016. Seven of those were approved and two were denied.

### Waivers and Exceptions

There were no waiver application submitted for review in 2016.

### Comprehensive Policy Plans Amendments (CPPA's)

There was one Comprehensive Policy Plan Amendments (CPPA's) submitted during 2016. However, after the initial review the Frederick County Board of Supervisors did not move this application forward for further study.

In 2016 the Frederick County Planning Commission completed the 5-year review and update of the 2030 Comprehensive Plan, the 2035 Comprehensive Plan. The Frederick County Board of Supervisors the completed the public hearing process and approval the 2035 Comprehensive Plan on January 25, 2017.

### BZA Variances and Appeals

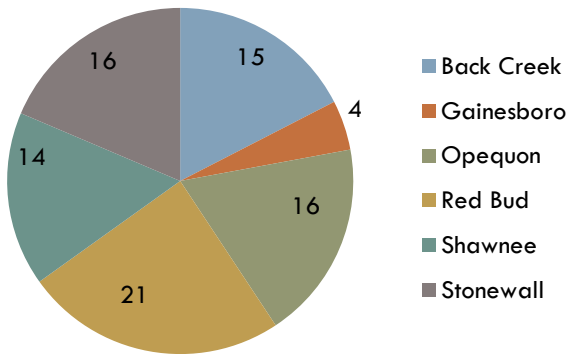
There were 5 variance applications and 1 appeal submitted for review by the Board of Zoning Appeals in 2016.



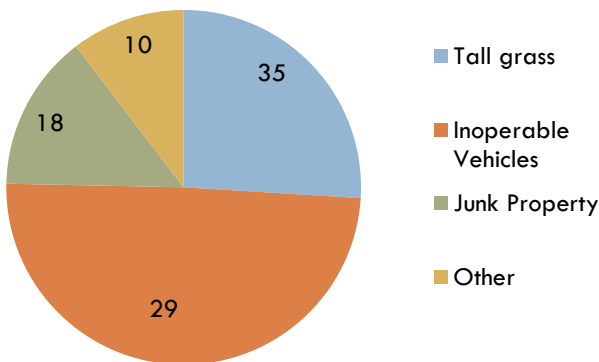
# Zoning Violations

Zoning enforcement involves responding to inquires 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 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 in an effort to resolve zoning violations complaints.

There were a total of 89 Zoning Ordinance violation complaints recorded by the Frederick County Planning Department in 2016. The charts below accounts for the percentage number of valid complaints in a variety of categories. In the "other" category these would include: illegal business and structures, conditional use permit violations, agriculture animals in residential, site plan violations, and high grass. There were a total of 123, 77, and 115 violations recorded in 2014, 2015, and 2016, respectively.



*Violations by District*



*Violations by Complaint*

## 2017 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.

*June Wilmot, Chairman Member-At-Large*

*Roger L. Thomas, Vice Chairman- Opequon Magisterial District*

*J. Rhodes Marston- Back Creek Magisterial District*

*Greg L. Unger- Back Creek Magisterial District*

*Kevin W. Kenney- Gainesboro Magisterial District*

*Charles E. Triplett- Gainesboro Magisterial District*

*Robert S. Molden- Opequon Magisterial District*

*Christopher Mohn- Red Bud Magisterial District*

*Charles F. Dunlap- Red Bud Magisterial District*

*Lawrence R. Ambrogi- Shawnee Magisterial District*

*H. Paige Manuel- Shawnee Magisterial District*

*Gary R. Oates- Stonewall Magisterial District*

*William Cline- Stonewall Magisterial District*

*Blaine Dunn - BOS Liaison- Gainesboro Magisterial District*

*Roderick B. Williams (non-member) - Legal Counsel*

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

## 2017 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 DeHaven</i>	<i>Chairman-at-large</i>
<i>Gene Fisher</i>	<i>Vice-Chairman, Shawnee Magisterial District Supervisor</i>
<i>Robert Wells</i>	<i>Opequon Magisterial District Supervisor</i>
<i>Gary Lofton</i>	<i>Back Creek Magisterial District Supervisor</i>
<i>Blaine Dunn</i>	<i>Red Bud Magisterial District Supervisor</i>
<i>Bill Ewing</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.

# Frederick County Planning and Development

## *Mission*

The mission of the Frederick County Department of Planning and Development is to lead in the development of policies and procedures pertaining to all aspects of community growth and development, as well as administer existing policies and procedures fairly and accurately.

## *Vision*

The Frederick County Department of Planning and Development will achieve the Mission Statement through the monitoring of various local, state and national growth trends and issues to ascertain appropriate policies, regulations and procedures. The department will utilize this information to establish and maintain a process which will positively influence the type, quality and location of development to produce a livable community that is well balanced. The department will educate and advise elected and appointed officials of this information to allow for informed and consistent decision making.



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