

# 2020 Annual Report



Prepared By: Frederick County Planning and Development

February 3, 2021



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# 2020 Annual Report

## Executive Summary

The Department of Planning and Development is pleased to present the 2020 Annual Report. The Annual Report summarizes the planning and development activities for calendar year 2020. The Department of Planning and Development *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*. Primary responsibilities of the Planning Department include: *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)*.

<b>2020 by the Numbers</b>		
<b>Application Type</b>	<b>Applications Received</b>	<b>Applications Approved</b>
<b>Rezoning (REZ)</b>	2	4
<b>Master Development Plans (MDP)</b>	5	5
<b>SUB (RP, R4, R5 &amp; RA)</b>	NA	165 lots
<b>Site Plans (SP)</b>	45	46
<b>Conditional Use Permits (CUP)</b>	10	9
<b>Zoning Violations</b>	122	NA
<b>Comprehensive Plan Amendments (CPPA)</b>	1	1
<b>Variances</b>	12	8
<small>* "Applications Approved" reflects all approvals (legislative or administrative) in calendar year 2020; some of these applications may have been "received" in prior calendar years.</small>		

## 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. Since 2010 Frederick County has grown by 14.7 percent, more than double the state average of 7.3 percent for the same period.

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 for expanding, retaining and attracting businesses.

In 2020 a decennial census was conducted across the United States. The census aims to count the entire population of a country, and at the location where each person usually lives. Federal funds, grants, support to states, counties, and communities are based on population totals and demographic information (sex, age, race, and other factors) that are *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. Additionally, the Census informs redistricting efforts at the state and local level and may result in changes to the County's magisterial districts. The release of the 2020 Decennial Census data is anticipated in April 2021 and will serve as a baseline for the five-year update to the 2035 Comprehensive Plan.

<b>Year</b>	<b>Population</b>
<b>2000</b>	59,209
<b>2010</b>	78,305
<b>2020</b>	89,790*
<b>2030</b>	104,608**
<b>2040</b>	117,452**

\*July 1, 2020 Population Estimates for Virginia and its Counties and Cities published by the *Weldon Cooper Center for Public Service Demographics Research Group*, published January 29, 2021.

\*\*Population Projections for Virginia and its Localities, 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

In 2020, Frederick County issued a total of **801** building permits for new residential units. A table of the number of permits issued by each housing type is provided below.

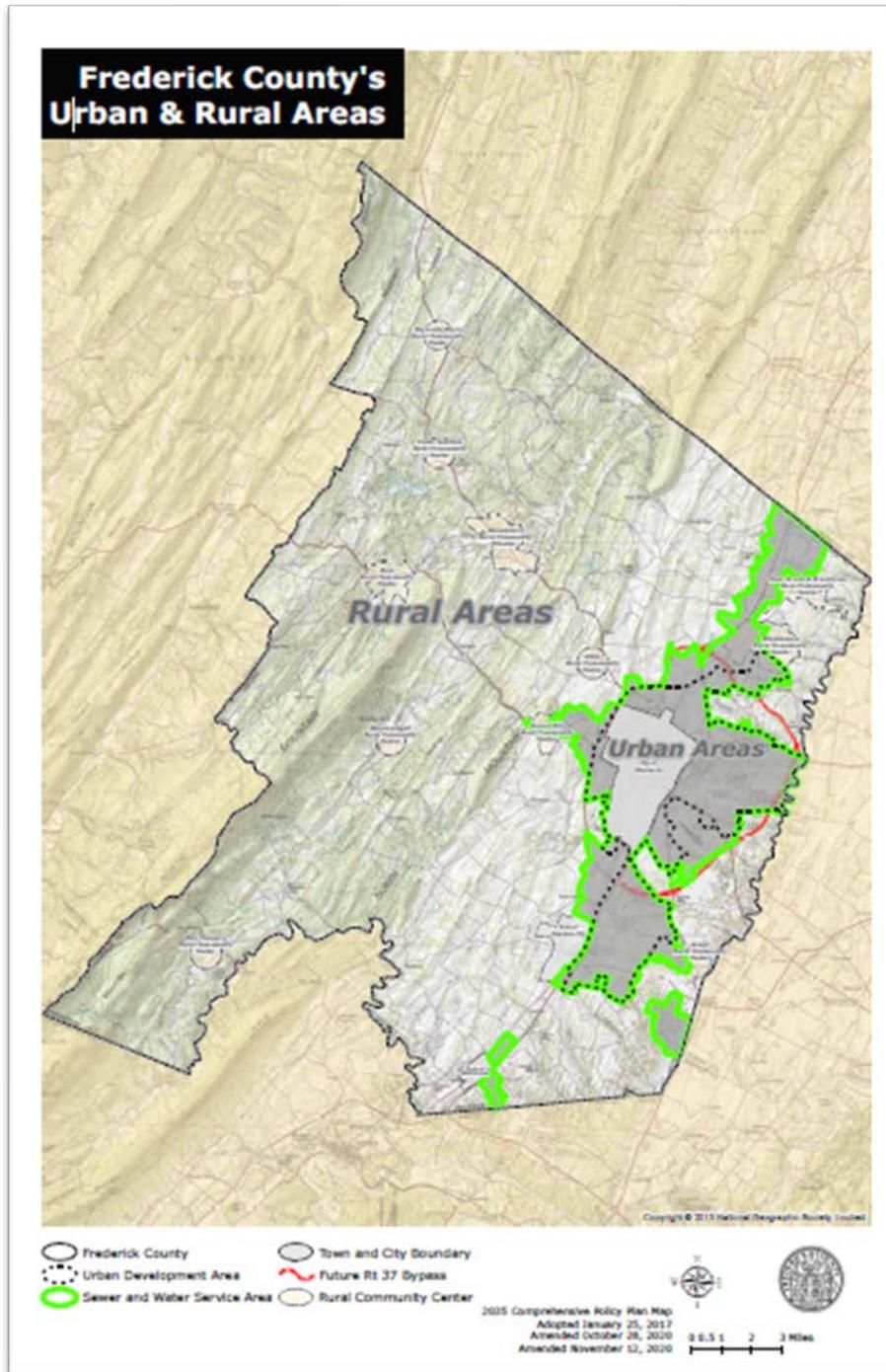
<i>Housing Type</i>	<i>Number of Building Permits Issued*</i>
Single-Family Detached (SFD – RA, RP, R4, & R5 Zoning Districts)	539
Single-Family Attached (SFA – townhomes, duplexes, or age-restricted)	130
Modular (MD)	4
Mobile Home (MH)	30
Multi-Family (MF – apartments)	98
*As of December 31, 2020.	

In 2020, Magisterial Districts with the most permits issued for new residential units were the Opequon, Back Creek, and Shawnee Districts. The number of new permits issued for residential units in 2020 shows a slight increase from 2019, reflecting a trend of *steady residential growth*. 76% of all new residential building permits constructed in 2020 were within the County’s Urban Development Area (UDA). The chart below illustrates the total number of new residential unit permits issued since 2007.



Frederick County maintains an Urban Development Area (UDA) Report that tracks residential building permits, development within subdivisions in the UDA and identifies the potential number of future residential units that exist. This potential number is calculated by looking at vacant land with no approved Generalized Development Plans (GDP), zoned land with approved GDPs, Master Development Plan (MDP) projects, and platted but undeveloped lots in residential subdivisions under construction. Based on this report, there is the potential for **14,733** additional residential housing units in Frederick County's UDA as of December 31, 2020.

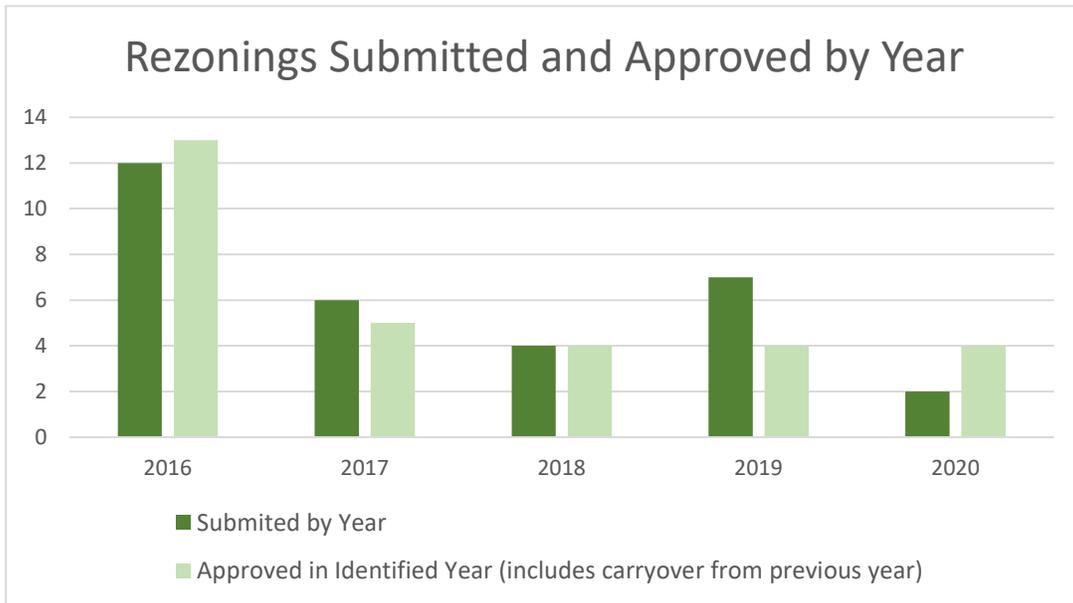
*Note: A complete analysis of residential building permits and potential for additional housing units is available in the Urban Development Area (UDA) Report, updated at the end of each month.*



# 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**. Rezoning applications are evaluated on their conformance with the Comprehensive Plan and their impacts on the County.

In calendar year 2020 there were two (2) rezoning applications submitted to the Board of Supervisors. One (1) application was approved by the Board of Supervisors and one (1) is pending. Three (3) rezoning applications from 2019 were approved by the Board of Supervisors in 2020 and one (1) application from 2019 is still pending.



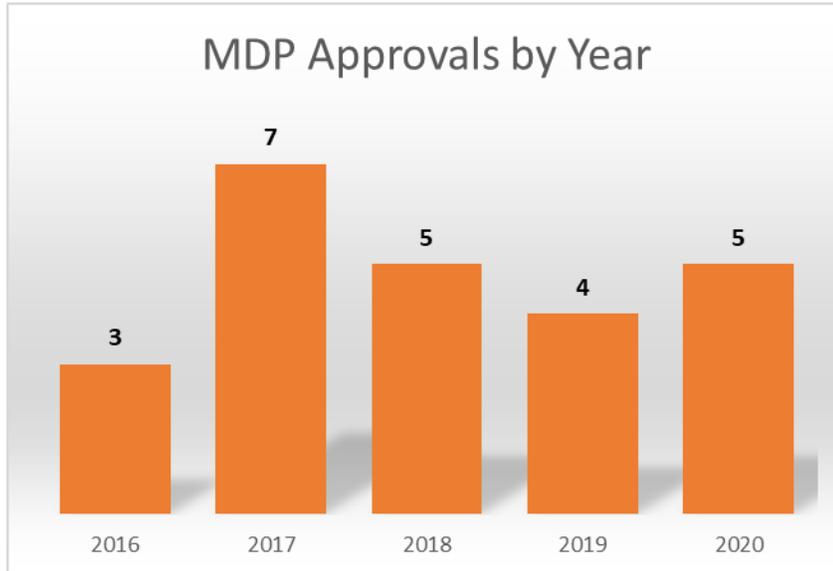
A summary of rezoning applications approved in calendar year 2020 is provided below. Three (3) applications approved in 2020 were carryovers from 2019.

<i>Application Number</i>	<i>Name</i>	<i>Description</i>	<i>Approval Date</i>	<i>District</i>
#03-19	Berlin Steel	15.3933+/- acres from the RA (Rural Areas) District to the M1 (Light Industrial) District with proffers	1/22/2020	Opequon
#04-19	Perry Properties, Inc.	6.18+/- acres from the M1 (Light Industrial) District to the B2 (General Business) with proffers.	1/8/2020	Shawnee
#05-19	Martinsburg Pike, LLC	1.724+/- acres from the RA (Rural Areas) District to the B2 (General Business) District with proffers.	1/22/2020	Stonewall
#01-20	RCS Investments, Inc.	12.61+/- acres from the M1 (Light Industrial) District to the M2 (Industrial General) District with proffers	7/8/2020	Stonewall

## Master Development Plans (MDP)

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

In calendar year 2020 there were a total of **five (5)** MDP applications submitted and approved. The number of MDP's approved each year has remained steady.



A summary of the MDPs approved in 2020 is provided below. One highlight for 2020 includes the approval of the MDP's for the mixed-use projects known as Heritage Commons, which surrounds the County's "Crossover Boulevard" project (to-be-completed in 2021).

<i>Application Number</i>	<i>Name</i>	<i>Description</i>	<i>Approval Date</i>	<i>District</i>
#01-20	Snowden Bridge - Revision #8	R4 (Planned Residential) zoning district - minor revision to internal streets and mix of unit types.	2/18/2020	Stonewall
#02-20	Heritage Commons	R4 (Planned Residential) zoning district - 141.75-acre mixed use development	5/27/2020	Shawnee
#03-20	Snowden Bridge - Revision #9	R4 (Planned Residential) zoning district - minor revision to internal streets and mix of unit types.	8/19/2020	Stonewall
#04-20	Stonewall 4 Industrial	M1 (Light Industrial) zoning district - 88.91-acre warehouse and distribution site.	12/9/2020	Stonewall
#05-20	Fairfax Downs	RA (Rural Areas), B2 (General Business) and M2 (General Industrial) zoning districts - 83.56-acre mixed use development utilizing transfer of development rights (TDR) credits.	12/21/2020	Shawnee

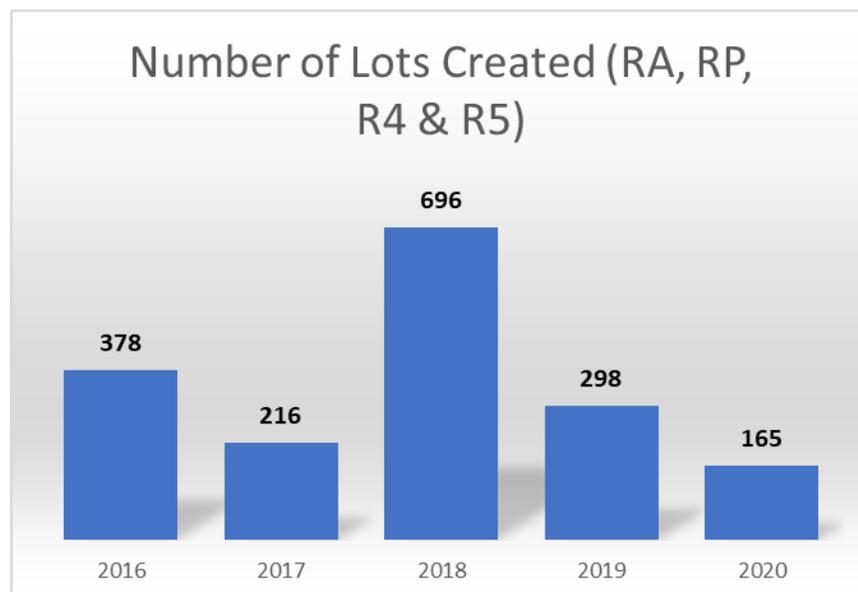
## Subdivision of Land (SUB)

A **subdivision** is the act of dividing land into pieces (i.e. lots) that are easier to sell or otherwise develop, usually via a plat. If it is used for housing it is typically known as a residential 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 or office uses with independently owned out-parcels, to industrial parks.

All land divisions require the submittal of a subdivision plat for review and approval/recordation. Unless specifically exempt, all residential subdivisions and their associated amenities are required to submit a subdivision design plan for review and approval prior to final plats approval. Commercial and industrial properties unless specifically exempt, must have an approved Master Development Plan.

A subdivision is not considered approved until plats for the property and lots are approved and recorded; therefore, the numbers below reflect only lots approved and platted in 2020. "Subdivision" for purposes of this section also includes family lots, minor & major rural subdivisions, and boundary line adjustments resulting in new lots.

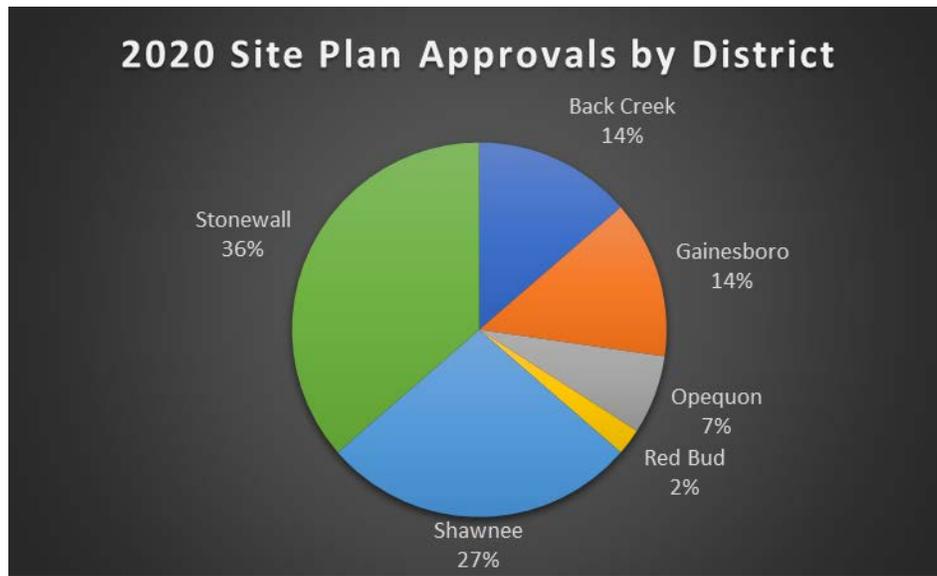
As shown below, **165** new residential lots were created (i.e. plats approved/recorded) in the RP, RA, R4, and R5 Zoning Districts of Frederick County 2020. Subdivisions approved in 2020 include Abrams Chase (13 lots) and Snowden Bridge Sections 15 & 16 (123 lots).



## 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 45 site plan applications submitted for review in calendar year 2020. A total of 46 applications were approved (including pending applications from prior years). For comparison, 58 applications were approved in calendar year 2019. A complete list of applications approved in 2020 is included on the next page. Highlights include approval of approximately 400,934+/- square feet (SF) of commercial (retail/office/restaurant) and industrial uses, including expansion of existing warehouse/distribution facilities, self-storage facilities, and a fleet maintenance facility.



<i>Application Number</i>	<i>Name</i>	<i>Description</i>	<i>Approval Date</i>	<i>District</i>
#26-19	Graystone Industrial Center	Phase I - 228,760 SF warehouse (2 buildings)	3/16/2020	Stonewall
#31-19	Navy Federal Credit Union	Building #1 entry and walk-way renovation	2/19/2020	Shawnee
#39-19	TSM, Inc.	42,500 SF office, warehouse, & truck repair facility	2/13/2020	Stonewall
#42-19	American Woodmark	Parking area expansion - 48 spaces	1/28/2020	Back Creek
#43-19	Frederick County Parks & Recreation	Bowman Library trails	1/10/2020	Shawnee
#44-19	Middletown Data Center	Data center w/communication dish	2/5/2020	Back Creek
#45-19	Frederick County Public Works	Albin Convenience Site	2/26/2020	Gainesboro
#46-19	CB Ventures	Hotel landbay minor revision	2/3/2020	Stonewall
#47-19	K&J Investments	4,000 SF equipment shed (pole shed)	1/13/2020	Stonewall
#48-19	Graystone South	28 additional tractor trailer parking	2/5/2020	Back Creek
#49-19	Frederick Water	Opequon water supply plan - water treatment plant	10/30/2020	Stonewall
#01-20	Melnor, Inc.	159,000 SF warehouse	9/21/2020	Stonewall
#02-20	Winchester Regional Airport	New terminal building site work	6/30/2020	Shawnee
#05-20	Annandale Millwork	5,440 SF building expansion	3/27/2020	Shawnee
#06-20	Monoflo (Radar Investment Group)	4,356 SF building addition	2/26/2020	Stonewall
#08-20	O-N Chemicals (Carmeuse)	Berms A & B development consistent with REZ #01-11	8/31/2020	Stonewall
#09-20	Madison Village	Relocation of approved pool	3/19/2020	Shawnee
#10-20	Thermo Fisher	North parking lot expansion (33 spaces)	4/8/2020	Back Creek
#11-19	Rutherford Crossing - Coffeehouse (Starbucks)	6,615 sf restaurant/retail building with drive-thru	3/25/2020	Stonewall
#11-20	Miller Hardware	Outdoor storage area expansion (0.78-acres)	6/3/2020	Opequon
#12-20	Trex	Fleet maintenance facility	7/13/2020	Shawnee
#13-20	Carroll Industrial Park	30,680 SF (5 building) office, warehouse & storage facility	11/17/2020	Stonewall
#14-20	O'Reilly Auto Parts	7,225 SF commercial building	6/23/2020	Opequon
#15-20	Crossroads Commerical Center	55,000 SF (9 buildings) self-storage facility	9/23/2020	Shawnee
#16-20	Millbrook Sub. Station (Rappahannock Electric Coop)	Electric (Millbrook) substation (2.27-acres)	9/4/2020	Red Bud
#19-20	ZM Sheet Metal, Inc.	Parking expansion (40 spaces)	5/26/2020	Stonewall
#21-20	Y Investments, LLC	10,000 SF office/warehouse building	6/17/2020	Shawnee
#22-20	TSM - Eastern Supply	7,500 SF building addition to existing fabrication shop	6/17/2020	Stonewall
#24-20	JNS Rentals, LLC	10,500 SF retail/office building	7/13/2020	Stonewall
#25-20	Tractor Supply	19,031 SF retail building w/ 15,000 SF outdoor storage area	8/12/2020	Gainesboro
#26-20	Viola Engineering	Two (2) asphalt parking lot additions (31 spaces total)	7/15/2020	Shawnee

<i>Application Number</i>	<i>Name</i>	<i>Description</i>	<i>Approval Date</i>	<i>District</i>
#27-20	Lake Holiday	Beach II improvements - campground, parking, bathrooms and pavilion	10/26/2020	Gainesboro
#28-20	FedEx	Ground facility expansion #3	7/13/2020	Back Creek
#29-20	Stonewall Self-Storage	10,400 SF (77 unit) self-storage building (modifies previously approved building footprint)	8/10/2020	Stonewall
#30-20	Frederick County Public Schools	JWHS softball field improvements (press box, batting cage, walkways, ticket booth)	7/29/2020	Gainesboro
#31-20	Catalyst Capital (Winchester Veterans Affairs Clinic)	Improvement to travel lanes, add 5 ADA parking spaces, and building entrance canopy	11/16/2020	Back Creek
#32-20	Frederick County Public Schools	JWHS modular classroom addition	11/5/2020	Gainesboro
#33-20	Frederick County Public Schools	Sherando HS modular classroom addition	11/5/2020	Opequon
#34-20	OmniTRAX, Inc.	Railroad transload area and tractor truck parking (4 spaces)	9/15/2020	Stonewall
#35-20	Winchester Self-Storage	Modify building/site layout approved with SP #28-19	11/9/2020	Stonewall
#36-20	New Cingular Wireless PCS, LLC (AT&T)	193-FT telecommunication monopole + 50x50FT compound	11/30/2020	Gainesboro
#37-20	Trex	4,000 SF addition	9/22/2020	Shawnee
#38-20	Costco	ADA parking improvement plan - restriping	11/16/2020	Shawnee
#39-20	Trex	471' long pipe bridge	10/7/2020	Shawnee
#41-20	Winchester Regional Airport	Terminal apron reconstruction	12/9/2020	Shawnee
#43-20	Graystone 81 Logistics Center	Security enhancements	12/14/2020	Stonewall

# Conditional Use Permits (CUP)

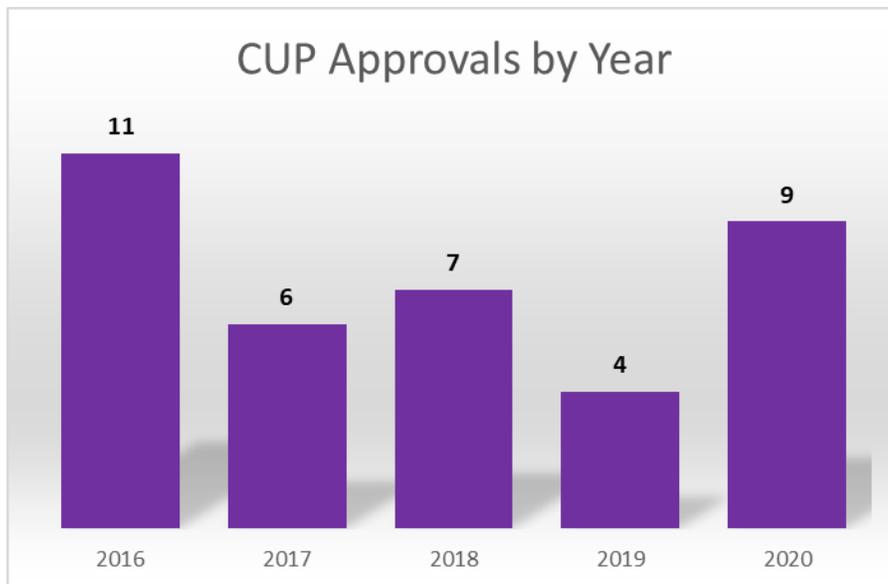
A **conditional use permit** is a legislatively approved application to undertake certain uses on a property that are not permitted by-right. As part of the application, a public hearing is required by the Planning Commission and Board of Supervisors.

In calendar year 2020, **10** CUPs were scheduled for public hearing. **Nine (9)** applications were approved (including those submitted in prior calendar years). A summary of the approved applications is provided below.

<i>Application Number</i>	<i>Name</i>	<i>Description</i>	<i>Approval Date</i>	<i>District</i>
#01-20	JK Lee Services	Expansion of existing assisted-living facility	5/27/2020	Red Bud
#02-20	New Cingular Wireless (AT&T)	193-foot telecommunications monopole	7/8/2020	Gainesboro
#03-20	Foxglove Solar, LLC	370-acre (disturbed) Utility Scale Solar Facility	7/8/2020	Back Creek
#04-20	Robert S. Blankinship Etals	Small cell facility	8/12/2020	Back Creek
#05-20	Bartonsville Energy Facility, LLC	595-acre (disturbed) Utility Scale Solar Facility	9/23/2020	Back Creek
#06-20	Darin Hockman	80-foot telecommunication monopole	9/9/2020	Back Creek
#07-20	Darin Hockman	100-foot telecommunication monopole	9/9/2020	Back Creek
#09-20	Richard & Susan Daugherty	100-foot telecommunication monopole	9/9/2020	Gainesboro
#10-20	Hans & Melinda Holthaus	Public garage without body repair	9/23/2020	Back Creek

*\*CUP #08-20 for Samuel H. Smith Jr. (special event facility) was denied.*

2020 saw an increase in the number of submitted and approved CUP's from previous years. Two of the largest applications reviewed and approved in 2020 were for utility-scale solar power generating facilities (i.e. solar farms) in the County's rural areas, and totaled approximately 1,300-acres +/- (or 965-acres +/- disturbed). Both facilities are scheduled to be completed by the end of 2021.

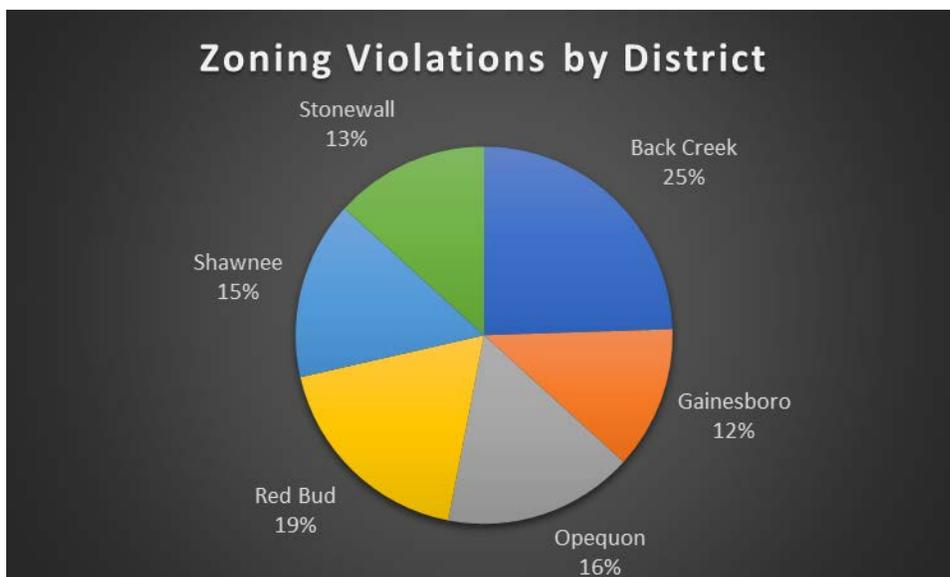
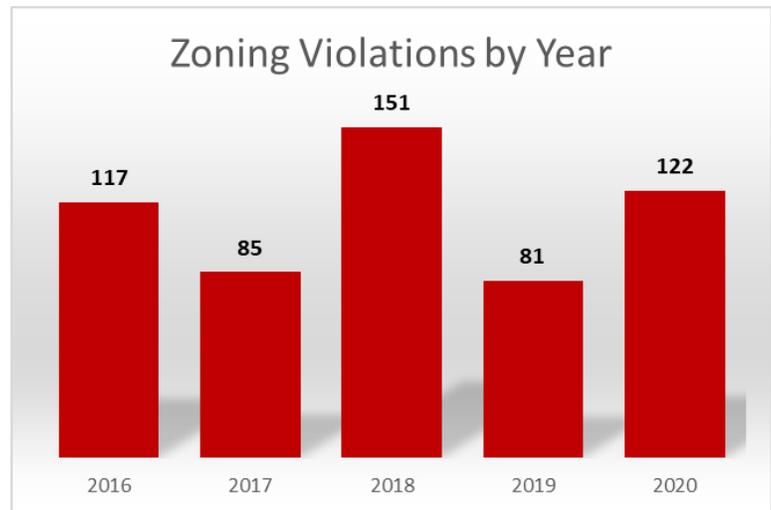


# Zoning Violations

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 typically include: inoperable vehicles, high grass, junk/debris and 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.

There was a total of **122** Zoning Ordinance Notice of Violation (NOV's) issued by Frederick County in 2020 (see table and chart below). 64 complaints received in 2020 are still under "active" investigation, 51 violations were "closed" and/or the complaint has been resolved and 7 complaints were found to have no violation. For comparison there were a total of 81 violations recorded in 2019. The tables below outline the total number of violations by type and by Magisterial District for calendar year 2020.

Violation Type	Count
<b>Inoperable Vehicles</b>	42
<b>Junk Property</b>	17
<b>Tall Grass</b>	24
<b>Trash</b>	10
<b>Other (Animals, Illegal Uses, Illegal Structures, etc.)</b>	29



## Other Planning Applications

### Variations and Appeals

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 **11** variance requests submitted for review and approved by the Board of Zoning Appeals (BZA) in calendar year 2020. One (1) appeal was submitted to the BZA in 2020 which was denied.

A summary of the variance and appeal applications are as follows:

Number	Name	Request	Approval Date	District
01-20	Jim Nicholas Construction	Variance	5/19/2020	Stonewall
03-20	Mark Bruns	Variance	5/19/2020	Red Bud
04-20	Rocco R. Falcone	Variance	5/19/2020	Back Creek
05-20	Jill & Michael Allen	Variance	5/19/2020	Back Creek
06-20	Michael Artz	Variance	7/21/2020	Opequon
07-20	Dennis Collins	Variance	7/21/2020	Red Bud
08-20	Linda K. & John D. Bowman	Variance	8/18/2020	Opequon
09-20	Winchester Medical Center	Appeal	DENIED	Gainesboro
10-20	Joyce & Russell Stevens	Variance	9/15/2020	Opequon
12-20	Keith Tump	Variance	12/15/2020	Back Creek

### Comprehensive Plans Amendments (CPPA)

**Comprehensive Plan Amendments** are changes to the approved 2035 Comprehensive Plan, *Area Plans* and/or *Long-Range Land Use Plans*. During the yearly CPPA process, which accepts applications once a year, applicants can submit individual requests to amend the Comprehensive Plan. Once submitted, CPPA's are evaluated by the Comprehensive Plans and Programs Committee (CPPC), Planning Commission and Board of Supervisors. Ultimately the Board of Supervisors determines if the CPPA request merits further study by the County. Requests that are sent forward for further study are scheduled for discussions and ultimately public hearings by the Planning Commission and Board of Supervisors.

There was **one (1)** Comprehensive Plan Amendment (CPPA) approved in 2020.

Name	Description of Request	Status
Waverly Farm - Northeast Frederick Land Use Plan (NELUP) - Sewer and Water Service Area (SWSA) Adjustments	Request to expand the SWSA around areas shown with an existing land use designation in the NELUP	Approved – 11/12/2020

## Committees & Other Department Functions

### Street (Road) Sign Replacement Program

Frederick County re-installs missing or vandalized street name signs throughout the County. In 2020 **79** signs were replaced through this program, including 46 units installed (units include the road signs plus mounting poles). Missing or damaged street sign through the County's *At Your Service* feature on the website or by contacting the Department of Planning and Development directly.

### Comprehensive Plans and Programs Committee (CPPC)

The Comprehensive Plans and Programs Committee 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 uses within those areas. The CPPC also considers requests for amendments to the Comprehensive Plan.

The CPPC was involved in several projects during 2020. There was **one (1)** Comprehensive Plan Amendment (CPA) application submitted and reviewed in 2020 for the Waverly Farm Property. The Committee also reviewed a larger amendment for the entirety of the Sewer and Water Service Area (SWSA) of the Northeast Land Use Plan. This larger amendment was in conjunction with Frederick Water's effort to study water and sewer capacity and future service in this area of the County. The amendments were forwarded to the Board of Supervisors and both were ultimately approved. The CPPC also reviewed the proposed 2021-2026 Capital Improvement Plan (CIP).

### Development Review and Regulations Committee (DRRC)

The Development Review and Regulations Committee 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 cover a broad range of topics. This year, the DRRC reviewed **five (5)** items including: review of Development Review Fee Schedule (i.e. reducing fees for commercial telecommunication facilities), increasing penalties for zoning violations, expansion of the definition for "Day-Care Facilities" to include adult care, allowing backyard chickens in the RP (Residential Performance) Zoning District, and revisions to the Floodplain Overlay District to comply with new Flood Insurance Rate Maps from FEMA. Proposed changes, as supported by the DRRC, may go forward to the Planning Commission and Board of Supervisors for additional discussion and action.

Four (4) ordinance amendments reviewed by the DRRC were adopted by the Board of Supervisors:

- Development Review Fee schedule (adopted June 10, 2020)
- Zoning enforce and violations (adopted June 10, 2020)
- Day-Care Facilities (adopted September 23, 2020)
- Floodplain Overlay District revisions (adopted January 13, 2021)

*\*The ordinance amendment for backyard chickens in the RP Zoning District was denied in January 2021.*

## Transportation Committee (TC)

The Transportation Committee 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 2020 included:

- Update of Interstate and Primary Road plans. Secondary Plan update delayed due to Covid impact on revenue projections.
- Render input on VDOT Six Year Improvement Plan.
- Render input on MPO Unified Planning Work Program.
- Coordination with VDOT and public safety officials on transportation safety concerns.
- Oversight of County transportation projects including:
  - Crossover Boulevard (formerly Tevis Street extended)
  - Renaissance Drive
- Coordinate with VDOT and render input on VTRANS Update.
- Address safety concerns by numerous citizens throughout the County.
- SmartScale application finalization and submittal
  - Exit 317 Ramp Realignment
  - Exit 317 Diverging Diamond
  - Route 11 @ Old Charlestown Road Roundabout
  - Route 11 @ Shawnee Drive Intersection improvement and NB Widening
  - Route 7 Stars improvements

The Transportation Committee met monthly throughout 2020.

## Historic Resources Advisory Board (HRAB)

The Historic Resources Advisory Board is a Board established in 1987 by the Board of Supervisors. The Board consists of nine (9) members, including one from each Magisterial District in the County and three at-large members. The Board also has 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 HRAB reviews rezoning, master development plan, and conditional use permit applications and provides comments and suggestions for proposals that would impact historic resources. The HRAB also administers a historic plaque program and awards plaques to historically significant properties.

In 2020 the HRAB reviewed and provided comments for one rezoning application and three conditional use permits (CUP) for utility scale solar projects. Following review of the utility-scale solar power generating facilities CUP's, the HRAB commented on support for future study for Rural Historic Districts in Frederick County.

## 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. The CEA focuses on conservation easement education for landowners and manages the County's Purchase of Development Rights Program. The County co-holds one 89-acre conservation easement with the Potomac Conservancy which was acquired in 2009. The CEA meets as needed and there were no meetings held in 2020.

## Board of Zoning Appeals (BZA)

The Board of Zoning Appeals is comprised of seven (7) members that are recommended by the Board of Supervisors and appointed by the Circuit Court. The primary purpose of the BZA is to hear and decide appeals, variances, and interpretations of Chapter 165, Zoning, of the Code of Frederick County. Variance applications predominately pertain to requests for reductions from standards such as setbacks outlined in the Zoning Ordinance. The BZA also hears appeals from applicants for interpretations by the Zoning Administrator for Zoning Ordinance regulations.

A summary of applications reviewed 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.

Our ArcGIS Story Maps continue to evolve and provide helpful information. 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. Story Maps produced this year were Land Preservation and 2020-2025 Agricultural and Forestal Districts.



*Story Maps are a way to tell a story digitally, and can include interactive maps, static maps, photos, and more. Depicted is the Transportation Story Map which shows current transportation projects in Frederick County.*

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