

## INTRODUCTION

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

***“The 2030 Comprehensive Plan  
speaks Frederick County”.***

***- June Wilmot, Chairman,  
Frederick County Planning Commission.***

## PURPOSE OF THE PLAN

The 2030 Frederick County Comprehensive Plan, The Plan, comprehensively addresses the future of Frederick County for its citizens, underscores building upon its rich history, and furthers the great community which exists in 2010. The Plan is guided by the Vision Statement and Core Values crafted and adopted by the Frederick County Board of Supervisors.

**The 2030 Comprehensive Plan is the guide for the future growth of Frederick County.**

The format of the 2030 Frederick County Comprehensive Plan is clear and concise. 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** 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.

The chapters of The Plan are simple. For each they describe where we are today and where we want to be in 2030, they provide policy guidance and methods of implementation, and they illustrate the benefits of the implementation of this future focus. In addition, they identify those community partners and key stakeholders whose role it will be to collaborate with the County in the successful implementation of The Plan.

Each chapter follows the same consistent format.

- **CURRENT CONDITIONS**
- **FUTURE FOCUS**
- **COMMUNITY BENEFITS**
- **POLICIES/IMPLEMENTATION**
- **COMMUNITY PARTNERS AND STAKEHOLDERS**
- **SUPPORTING MATERIALS AND RESOURCES**

### **PUBLIC PARTNERSHIPS, INPUT, AND OUTREACH**

A significant and rewarding undertaking throughout the year 2010, the draft of the County's 2030 Comprehensive Plan was guided by the Frederick County Planning Commission, through the efforts of the Comprehensive Plans and Programs Executive Committee (CPPC), and with the assistance of many others.

The public outreach for this project has been broad and successful. This effort is ongoing. The Comprehensive Plans and Programs Committee (CPPC) members collaborated with a large group of citizen volunteers to form working groups whose goal was to update the various chapters of the Comprehensive Plan. Following an initial kick-off meeting in April 2010, the working groups met throughout the year. The involvement of community partners and stakeholders provided a greater scope of involvement and expertise than in previous efforts.

A public informational and input meeting was held in December 2010. The purpose of this meeting was to present to the public for their information, the 2030 Comprehensive Plan, and to seek additional input and perspective.

Based upon the work of all of the participants, the valuable input received, and the numerous forums for discussion, the 2030 Comprehensive Plan was drafted in its new format and presented through the public hearing process.

The Plan, upon adoption, will guide the County as it seeks to implement the County's vision as expressed by the Board of Supervisors and through the future focus of the chapters of The Plan.

### **CORE VALUES**

The Frederick County Board of Supervisors provided the framework for the 2030 Comprehensive Plan. The Plan's future focus, policies, and implementation 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:**

*"Insuring 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 a clear focus for the future; where we want to be in 2030, and policies to provide guidance on how to get there. In addition, identified methods of implementation have been drafted to guide the execution of the policies for each of the chapters of the Plan. 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.

In determining the future focus for the chapters of the Plan, the respective Working Groups evaluated the current conditions in their area of expertise, and then looked to the future; 2030. The Working Groups articulated the potential community benefits that would result. Doing so ultimately helped the Working Groups craft implementable policies.

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 and key stakeholders in the future will ensure the successful implementation of the Plan.

The Area Plans, Appendix I of the 2030 Comprehensive Plan, will be a primary implementation tool and will be instrumental to the 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 a variety of growth pressures. In the future, the Area Plans will be used to develop proactive and creative plans that will address the policies of the 2030 Comprehensive Plan, meet anticipated growth demands, assure a sustainable community, and maintain a high quality of life for its citizens.

### **SUPPORTING PLANNING DOCUMENTS**

In addition to the comprehensive plan, several other tools are available to Frederick County as it seeks to manage its growth and development and implement the 2030 Comprehensive Plan. These tools for plan implementation include but are not limited to the Official Map, the Zoning Ordinance, Subdivision and Site Plan Regulations, and the Capital Improvement Plan.

## INTRODUCTION

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Frederick County will endeavor to utilize all of the planning tools available to it. As it does so, the County will continue to ensure that as new areas of urban uses are established in the Urban Areas, roads and public facilities of sufficient capacity should be provided to serve the new urban areas. In order for any proposed rezoning to be approved, the request shall be consistent with the 2030 Comprehensive Plan.

In addition, in order for any proposed rezoning to be approved, the applicants will be expected to contribute a reasonable portion of the costs of new or expanded infrastructure needed to serve the proposed development. 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.

Rezoning requests should be evaluated to determine their potential impacts on public facilities. 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.

Rezoning requests should not be approved unless the net impacts on public facilities are positive, or unless the negative impacts can be adequately addressed through proffers or some other means. A request for rezoning may be turned down even though all fiscal impacts appear to be addressed. If there are other impacts which are not addressed by the rezoning application, or if the request does not conform to this plan, a similar method should be developed for determining the impacts of proposed developments on transportation systems and other public facilities.

The Capital Improvements Plan (CIP) is the community's plan for public facilities. It provides a list of projects planned for five years and is updated each year as projects are completed and new projects added. The scheduling of projects needs to be coordinated with plans for development contained in the Comprehensive Plan. The Capital Improvements Plan helps to guide development, to achieve the most efficient use of funds, 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 2030 Comprehensive Plan.

Frederick County continues to be at the forefront in its utilization of the various planning tools enabled by the Code of Virginia.

### **The Code of Virginia**

The Code of Virginia requires that the comprehensive plan be updated 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 made with 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 2030 Comprehensive Plan may be revisited from time to time through the Comprehensive Policy Plan Amendment process, and as directed by the Board of Supervisors through the individual Area Plans or specific studies, in order to implement the changing needs of the County and to further address the Code of Virginia.

This document contains policies which constitute Frederick County's implementation of the requirements of the Code of Virginia.

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 determined that the 2030 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 2030 Comprehensive Plan have been reviewed by the Virginia Department of Transportation in accordance with 15.2-2222.1.