

Cover page template.

This cover page provides an overview of the method used to track potential updates and changes to the 2030 Comprehensive Plan as part of the 2035 update of the Comprehensive Plan.

The base document from which the changes have been tracked is the approved 2030 Comprehensive Plan.

Stage 1.

Each chapter, or section of a chapter, was updated by members of a Blue Ribbon Panel (Citizen Advisory Group) or the responsible agency, department, or commission.

Stage 2.

The Comprehensive Plans and Programs Committee (CPPC) reviewed, adjusted where necessary, and endorsed each chapter of the 2035 update prepared in Stage 1 above.

Stage 3.

The chapters of the 2035 update as endorsed by the CPPC were forwarded to outside editors for their review and input. Adjustments were made as noted. Ongoing actions.

Additional comments were received throughout this process by individual Board members and Planning Commissioners.

As demonstrated above, the following color scheme was used:

Blue text – Blue Ribbon Group/Committee/Agency Input

Red text - CPPC Input

Brown text – Editor Input

Green text – BOS Input (individual)

Highlighted Text – Public Input (online and from public meetings)

PURPOSE OF THE PLAN

The ~~2030-2035~~ 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~~2015. The Plan is guided by the Vision Statement and Core Values crafted and adopted by the Frederick County Board of Supervisors.

The ~~2030-2035~~ Comprehensive Plan is the guide for the future growth of Frederick County.

The format of the ~~2030-2035~~ Frederick County Comprehensive Plan is clear and concise. The chapters of The Plan address: **Urban Areas, Rural Areas, Residential Development, ~~Business-Economic~~ 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~~2035, they provide policy guidance and methods of implementation, and they illustrate the benefits of the implementation of this ~~future-f~~ocus for the future. 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~~**FOCUS FOR THE FUTURE**
- **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 2030 Comprehensive Plan was a significant and rewarding undertaking in 2010 and 2011, and provided a foundation for this 2035 Comprehensive Plan update. Equally as rewarding an undertaking through 2015 and 2016, the draft of the County's 2035~~0~~ 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 the Blue Ribbon Panel and the Frederick County Department of Planning and Development staff, and many others.

The public outreach for this project has been broad, ~~and successfully, utilizing digital tools including: a project webpage and County social media which provided on-going updates, traditional public input meetings and public hearings. This effort~~Public feedback on the 2035 Comprehensive Plan is ongoing. The Comprehensive Plans and Programs Committee (CPPC) members collaborated with a large group of citizen volunteers to form ~~working groups~~ Blue Ribbon Panels whose goal was to update the various chapters of the Comprehensive Plan based on their expertise. Following an initial kick-off meeting in ~~April 2010~~June 2015, the working groups met frequently throughout the ~~year~~winter of 2015-2016. The involvement of community partners and stakeholders, including inclusion of new stakeholders such as the Frederick County Sanitation Authority (FCSA), provided a greater wider scope of involvement and expertise than in previous efforts.

A series of public informational and input meetings was held ~~in December 2010~~in June 2016 at various locations around the community including:

- June 2 – Gainesboro Elementary School
- June 7 – Mid-Atlantic Farm Credit Union (Kernstown)
- June 9 – Greenwood Mill Elementary School
- June 14 – Stonewall Elementary School

~~The purpose of this these meetings was were~~ to present draft elements of the Plan to the public for their information, ~~the 2030 Comprehensive Plan,~~ and to seek additional public input and perspective through a facilitated 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 and engage in a direct dialogue with citizens. Additionally, public feedback was 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.

A general summary of feedback received is provided in this section, while other feedback is incorporated through the updated Plan. Public input included:

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- Water supply planning and projecting future water consumption;
- Transportation and infrastructure improvements to support existing development and future growth projected in the Plan;
- Preservation of rural character and amenities, and planning for preserving historic resources such as battlefields;
- The pace of future growth and where future growth will be directed so as to not strain community resources;
- Anticipated changes in demographics and needs of the community;
- Planning for a variety of housing types and availability for different income levels and life-stages (1st time homebuyers, retiree's, millennials);
- Connectivity and safety along County and State-maintained roadways as a priority for future investment; and
- The County's approach to growth management (when and where) .

Based upon the work of all of the participants, the valuable input received, and the numerous forums for discussion, the 2030-2035 Comprehensive Plan was drafted in the its new format updated with feedback from each stakeholder group and the public 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 the fall of 2016.

The updated Plan, upon adoption, will continue to 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 [2030-2035 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 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~~ [envision the community](#) to be in ~~2030~~[2035](#), 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~~[Blue Ribbon Panel \(stakeholder working group\)](#) evaluated the current conditions in their area of expertise, and then looked to the future; ~~2030~~[2035](#). The ~~Working Groups~~[Blue Ribbon Panel](#) articulated the potential community benefits that would result. Doing so ultimately helped the ~~Working Groups~~[Blue Ribbon Panel](#) craft ~~and~~ [revise](#) 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~~[partners, key](#) stakeholders, ~~and the public~~ in the future will ensure the successful implementation of the Plan.

The Area Plans, Appendix I of the ~~2030-2035~~ 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 [additional](#) proactive and creative plans that will address the policies of the ~~2030-2035~~ Comprehensive Plan, meet anticipated growth demands, assure a [sustainable-viable](#) 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 ~~2030-2035~~ Comprehensive Plan. These tools for plan implementation include but are not limited to the Official Map, the Zoning

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Ordinance, Subdivision and Site Plan Regulations, and the Capital Improvement Plan [\(CIP\)](#).

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 [updated 2030-2035](#) 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 proffered [ed s or contributions or](#) some other means. A request for rezoning may [also](#) 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 [2035](#) Comprehensive Plan. The [Capital Improvements Plan](#) CIP 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 [2030-2035](#) Comprehensive Plan.

Frederick County [continues to be at the forefront in its utilization of the various planning tools should continue developing the tools necessary to carry its vision into the future as](#) enabled by the Code of Virginia.

The Code of Virginia

The Code of Virginia requires that the ~~comprehensive~~ [Comprehensive plan Plan](#) be updated every five years. The local ~~planning~~ [Planning Commission](#) is responsible for drafting and developing the plan, while the local governing body is required to adopt a ~~comprehensive~~ [Comprehensive plan 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 ~~2030-2035~~ [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~~ [reaffirmed](#) that the ~~2030-2035~~ [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 ~~2030-2035~~ [Comprehensive Plan](#) have been reviewed by the Virginia Department of Transportation ([VDOT](#)) in accordance with 15.2-2222.1.