

Action Program

Comprehensive Policy Goals

The following is a summary of the comprehensive planning goals set forth for Frederick County:

- *Protect the historic resources in Frederick County.*
- *Promote the preservation and protection of Civil War Battlefield resources.*
- *Maintain a moderate rate of population growth.*
- *Provide for a balanced distribution of population growth.*
- *Provide for a variety of housing types and locations to meet the varied needs and income levels of the County=s present and future population.*
- *Reduce the costs of providing housing and public facilities to serve residential areas.*
- *Encourage energy efficient housing and housing patterns.*
- *Support a business climate conducive to economic activity and orderly economic growth.*
- *Provide support to agriculture as a major industry in the County.*
- *Provide support to travel and tourist related activities.*

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- *Protect the natural environment from damage due to development activity.*
- *Provide for development according to the capacity of the natural environment to carry that development.*
- *Identify and protect important natural resources.*
- *Develop land according to the characteristics of the land and the facilities available.*
- *Develop land in accordance with standards that provide for appropriate quality of development.*
- *Confine urban forms of land development to the Urban Development Area.*
- *Provide sufficient land for a competitive market within the Urban Development Area.*
- *Provide efficient and environmentally sensitive use of land in the Urban Development Area.*
- *Provide sufficient land and a diversity of locations for a wide range of suburban housing types.*
- *Provide for livable, high quality suburban residential neighborhoods.*
- *Protect the environment and avoid adverse impacts that can result from suburban residential areas.*
- *Provide sufficient land and a diversity of locations for business and industrial uses.*
- *Carefully locate and limit business and industrial areas to avoid conflicts with other uses and to avoid traffic impacts.*
- *Provide for quality business and industrial areas.*

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- *Protect the environment and avoid other adverse impacts in business and industrial areas.*
- *Insure that business corridors develop in a manner which is attractive and functional and reflects positively on the community.*
- *Insure that corridors develop in a fashion that is sensitive to environmental, visual, and transportation impacts.*
- *Insure that a satisfactory level of service for turning movements is provided along business corridors.*
- *Provide key economic development sites.*
- *Let identified rural community centers serve as service centers for rural areas.*
- *Let policies for each rural community center reflect the particular characteristics of each center and the desire of their residents.*
- *Maintain agriculture as a significant portion of the County=s economy.*
- *Maintain the rural character of areas outside of the Urban Development Area.*
- *Insure that land development activities in the rural areas are of appropriate quality.*
- *Protect the rural environment.*
- *Allow large scale new communities that are creatively and appropriately designed to provide the highest possible quality of development.*
- *Insure that new planned communities do not have adverse impacts on the County.*
- *Provide a safe and efficient road system throughout the County.*
- *Coordinate land use planning and decisions with transportation planning.*

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- *Encourage the provision of a full range of transportation options including air, rail, and bus services.*
- *Provide for adequate and safe pedestrian and bicycle travel.*
- *Appropriate services and facilities shall be provided to serve planned land uses and development.*
- *Facilities and services should be carefully planned to meet projected needs.*
- *Contribute to the physical, mental, and cultural needs of the community, its economic and social well-being, and its sense of civic pride and social responsibility through a complete program of parks and recreation.*
- *Continue to develop the County=s regional park as a major source of recreational facilities and activities.*
- *Insure that appropriate open space and recreational facilities are provided in urban and rural areas.*
- *Provide recreational programs and activities based on identified needs and available funding.*
- *Provide a safe and efficient road system throughout the County.*
- *Coordinate land use planning and decisions with transportation planning.*
- *Provide for adequate and safe pedestrian and bicycle travel.*
- *Encourage the provision of a full range of transportation options including air, rail, and bus services.*
- *Rural business uses should be developed in conformance with performance standards similar to those used for urban businesses. Review the ordinances to insure proper standards.*
- *Permitted uses within the rural areas of the County should be evaluated to determine their potential impacts on agricultural operations.*

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Proposed Actions

The following describes actions or projects that need to be undertaken to achieve the previously discussed goals. The projects are listed in order of importance. It is not necessarily the intention that these tasks be completed in this order. Instead, the list is intended to set general priorities and assist in developing annual work programs.

- 1. Study the public service needs and costs associated with development. Develop methods to identify the impacts of land use decisions on public facilities and services. Accept proffers to address the cost impacts on community facilities.*
- 2. Undertake an effort to establish appropriate rural and urban residential densities based on the carrying capacity of the environment, roads, and facilities. Develop information to estimate carrying capacity. Establish density standards which provide a balanced distribution of population growth.*
- 3. Develop comprehensive watershed management plans for the Urban Development Area to address existing drainage problems and to develop sufficient stormwater management standards for new development.*
- 4. Develop an interchange area/corridor plan for the Interstate 81, Interchange 317 - Route 11 North - Route 37 area, which addresses land use, traffic patterns, and facilities.*
- 5. Develop an interchange area/corridor plan for the Interstate 81, Interchange 307 - Route 277 area which addresses land use, traffic patterns, and facilities.*
- 6. Develop a geographic database for the County which is continuously updated and which can be used to monitor development in the County.*
- 7. Review development ordinances to insure that provisions for pedestrian and bicycle travel are made in developments in the urban areas.*

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8. *Develop a means to provide limited sewer and water service to the Round Hill and Clearbrook- Brucetown-Stephenson rural community centers.*
9. *Review and develop procedures and criteria for secondary and primary road plans.*
10. *Prepare a County-wide recreation plan identifying parks and recreation needs and addressing the following:*
 - a. *Park, open space, and facility needs in the Urban Development Area*
 - b. *Open space and facility standards for new development*
 - c. *Rural and rural community center recreation needs*
 - d. *Program needs*
11. *Develop a comprehensive system for preserving historic sites and battlefields using land dedication and historic districts and use these historic resources to promote tourism and education.*
12. *Work with local farmers, agricultural organizations, and agriculturally related businesses to develop economic development strategies in relation to agriculture. Emphasis should be placed on developing markets for local agricultural products.*
13. *Develop methods to protect historic sites. Recognize significant sites with plaques and signs.*
14. *Work with the Towns of Stephens City and Middletown to develop plans for land in the County surrounding those towns.*
15. *Identify scenic vistas in the County and identify methods to protect those vistas.*
16. *Review provisions and policies for Rural Community Centers.*
17. *Develop an interchange area/corridor plan for the Interstate 81, Interchange 310 - Route 11 South - Route 37 area, which addresses land use, traffic patterns, and facilities.*

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- 18. Continue to support fire and rescue squads and plan to increase support according to development in the various service areas. Develop a plan for new fire and rescue facilities.*
- 19. Undertake a study to identify the impacts of development on groundwater.*
- 20. Review ordinances to insure that development within rural community centers is of a high quality and that the public participates in the review.*
- 21. Structure plans and ordinances and make land use decisions which recognize the need for more commercial uses in the Gore, Gainesboro, and Round Hill community centers. Review uses allowed in the RA Zoning District and allow rezoning and conditional use permit approvals to promote village commercial development in these areas.*
- 22. Develop an interchange area/corridor plan for the Route 37 - Route 522 North area, which addresses land use, traffic patterns, and facilities.*
- 23. Study the transit needs of the urban areas in the County.*
- 24. Evaluate the uses allowed in the agricultural zoning districts and other districts to insure that a full range of agricultural activities are provided.*
- 25. Review park and ride needs and identify possible locations.*
- 26. Develop an interchange area/corridor plan for the Interstate 81, Interchange 321 - Route 672 area which addresses land use, traffic patterns, and facilities.*
- 27. Develop a comprehensive housing plan for the City and County to achieve decent, affordable housing for all.*
- 28. Provide incentives to encourage the inclusion of affordable housing in larger scale planned developments.*

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- 29. Develop an interchange area/corridor plan for the Interstate 81, Interchange 302 - Route 627 area which addresses land use, traffic patterns, and facilities.*
- 30. Develop an interchange area/corridor plan for the Interstate 81, Interchange 323 - Route 669 area which addresses land use, traffic patterns, and facilities.*
- 31. Undertake a study to develop standards to evaluate proposals for new EM, Extractive Manufacturing areas.*

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Continuous Activities

The following summarizes some of the additional actions that should be undertaken on an annual or continuous basis to implement the policies in the plan. The order listed is not meant to indicate importance.

General

1. Hold joint meetings between the Frederick County Planning Commission and the Commissions of the City of Winchester and the Towns of Stephens City and Middletown or use joint subcommittees to review plans, regulations, and development proposals of joint interest. Communications between staffs on these issues should be increased and formalized.

History

2. Use the Rural Landmarks Survey as a source for determining historic properties and districts that would qualify for the State and national register and assist in the preparation and submission of nominations. Provide positive publicity and education about the recognized sites.
3. Develop a method for notifying owners of abandoned historic property of the significance of their property and urge them to maintain it.
4. Develop a mapping system to assist in determining whether development proposals will impact historic resources.
5. Have the Historic Resources Advisory Board review development proposals which potentially impact significant resources. Provide the HRAB=s information and recommendations to the Planning Commission and the Board of Supervisors.
6. Develop techniques for protecting and enhancing historic resources including zoning methods, impact analysis, conservation easements, and tax incentives for rehabilitation efforts. Strong support should be given to private initiatives such as voluntary compliance with the Secretary of the Interior=s Standards for Rehabilitation.

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7. Develop requirements and methods for dedication of land and historic districts pertaining to significant developments affecting historic resources. Require that open space dedications for developments in battlefield areas be used to create battlefield parks.
8. Encourage the creation of historic districts which provide fair and effective means of protection as well as give design guidance. Consider participating in the Virginia Department of Historic Resources= Certified Local Government Program.
9. Include concerns for historic preservation and tourism in economic development strategies. Promote the concept of a focused event to promote the County=s heritage, including reenactment, tours, exhibits, and other activities. Develop ways to publicize sites and routes of interest that will not adversely impact private property owners.
10. Present educational programs, such as slide presentations and lectures, to promote historic preservation.
11. Assist the Battlefield Organization with the implementation of the Frederick County-Winchester Battlefield Network Plan.
12. Review ordinances to provide appropriate sites for travel and tourist-related businesses.

Economic Development

13. Continue to provide staff and other forms of support to the Frederick County - Winchester Economic Development Commission.
14. Continue to support industrial access requests.
15. Support improvements to the airport and airport access as a central factor in economic development.
16. Include concerns for historic preservation and tourism in economic development strategies.

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17. Obtain information from existing business and industry concerning economic development. Enlist their assistance on a continuous basis to identify economic development, to take advantage of the unique opportunities available to this area, to identify strengths and weaknesses in the local economy, and to work to improve any weaknesses in the local economy.
18. Provide a diversity of sites in a wide range of locations for business and industrial sites.
19. Insure that industrial and business sites are provided with sufficient facilities, good access, and appropriate locations to avoid congestion and to efficiently provide necessary services.
20. Review ordinances to insure that business and industrial sites are compatible with surrounding areas, and that sufficient standards are available to insure quality development.

Environment

21. Continue to develop an environmental database and use that database for general land use planning and zoning decisions. Include information routinely collected by various agencies. Use the database to monitor environmental impacts.
22. Require that information on carrying capacity be included with development proposals and use that information to evaluate such proposals.
23. Undertake an effort to establish appropriate development densities based on carrying capacity.
24. Strongly encourage and work with state agencies to develop sufficient standards to insure that on-site sewage disposal systems are properly located, installed, operated, and maintained.
25. When allowed, require that small community sewage systems in rural developments be dedicated to a public authority. Such systems should not be allowed in areas intended to remain rural into the indefinite future, including rural areas west of Interstate 81.

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26. Prohibit uses that damage or pollute the environment.
27. Identify alternate sources of water supply and methods for protecting those resources.
28. Encourage significant agricultural and forestal areas to be included in Agricultural and Forestal Districts.
29. Review ordinances on at least an annual basis to insure that sufficient performance standards are active to provide environmental protection and appropriate quality of development. Include evaluations of regulations in annual reports.

Land Use

30. Use the general Urban Development Area boundaries to evaluate the appropriateness of development proposals.
31. Using information in annual reports on conditions in the County, review the boundaries of the Urban Development Area on an annual basis.
32. Utilize the geographic database to monitor and report on the cumulative impacts of new development.
33. Use the Capital Improvements Plan to carefully plan land use according to existing and planned facilities and to provide appropriate facilities for areas planned for development. Coordinate capital improvements planning, road improvements planning, and land use planning.
34. Review development and performance standards on an annual basis to insure that they are protecting the environment, deterring negative impacts, and promoting development of sufficient quality.
35. Monitor residential development to insure that sufficient appropriate sites are available for suburban residential development.
36. Allow the expansion of existing mobile home parks and develop standards for locating new parks.

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37. Monitor the density of suburban residential developments and make appropriate revisions to development regulations to insure that the average densities and range of densities do not increase significantly.
38. Monitor development costs and review regulations to insure that development costs do not increase unnecessarily.
39. Continue to require open space in suburban residential developments to protect environmentally sensitive land, control density, and to provide open areas for the enjoyment of residents.
40. Provide a diversity of sites for business and industrial sites.
41. Evaluate business and industrial developments according to the appropriateness of the site in relation to surrounding uses and the interchange development pattern.
42. Insure that industrial and business sites are provided with sufficient facilities, good access, and appropriate locations to avoid congestion and to efficiently provide necessary services.
43. Allow neighborhood business uses in the vicinity of residential areas. Such uses should be limited in size.
44. Require master plans for all major developments in the urban areas.
45. Provide information on procedures for establishing agricultural and forestal districts and actively support and promote the inclusion of additional bona fide agricultural and forestal land in districts.
46. Avoid large, higher density developments in important agricultural areas to avoid conflicts with agriculture.
47. Use detailed impact analysis to evaluate new development proposals. Accept reasonable and sufficient proffers to address impacts.
48. Limit new residential rezonings in the Airport Support Area.

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49. Allow new planned communities in the Urban Development Area if sufficient facilities are available.
50. Review the land development ordinances and administrative procedures to insure that adequate provisions are made for administration and enforcement.

Transportation

51. Maintain a general road plan for the area and review it with Winchester and the Virginia Department of Transportation. Use the plan to identify important travel routes. Require the dedication of rights-of-way for planned routes and needed improvements as part of development plans.
52. Use the secondary and primary road improvement planning process to identify carry out road improvements.
53. Accept dedications and proffers to implement road plans. Require conformance with road plans in new developments.
54. Maintain appropriate levels of service on County roads through impact analysis, proffers, and design requirements.
55. Explore private funding and other sources for road improvements.

Community Facilities and Services

56. Continue to plan for sewer and water main extensions according to the agreements established with the Sanitation Authority and the City of Winchester. Include planned extensions in the Capital Improvements Plan.
57. Carefully monitor sewer and water use and develop a capital improvements plan to accommodate projected development.
58. Work with the Sanitation Authority, through the capital improvements planning process, to insure that sufficient sewer and water capacity are available for expansion of business and industrial uses.
59. Review the location of the Sewer and Water Service Area to identify appropriate areas for its expansion.

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60. Carefully monitor school enrollments and plan facilities according to enrollment and development trends. Update the Capital Improvements Plan each year based on trends.
61. Continue to convert dumpster sites to compactor sites and monitor their usage. Plan for new refuse collection sites according to use and planned development patterns.
62. Monitor landfill use. Plan for additional landfill capacity on adjacent land.
63. Adopt methods to transfer costs to users of public services.
64. Use sanitary districts to provide services to rural areas.
65. Review density limits in the land development ordinances to insure that they promote the desired balance of population growth.
66. Coordinate capital improvements planning, road improvements planning, and land use planning.
67. Develop methods to identify the impacts of land use decisions on public facilities.
68. Avoid land use decisions that will result in levels of population density that cannot be safely and efficiently supported by public facilities, roads, and the natural environment.
69. Allow neighborhood business uses in the vicinity of residential areas. Such uses should be limited to small sites in any particular area.
70. Provide improved sewer and water service to existing development in the Round Hill and Clearbrook-Brucetown-Stephenson areas.
71. Allow a variety of support activities for agriculture in the rural areas.
72. Require that information be provided with rezoning proposals on the impacts of development on community facilities. Impacts should be addressed through proffers and other means. No rezoning should be approved unless all impacts are adequately addressed.

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73. Any sewer or water main six inches in diameter or larger should be dedicated as a public line to be owned and maintained by the County Sanitation Authority or City of Winchester when appropriate.
74. Plans for new facilities should be based on demand projections as derived from population projections in the Comprehensive Plan.

Parks and Recreation

75. Continue to solicit public opinion in planning parks and recreation facilities.
76. Encourage the use of State and Federal grants and loans for financing and programming of County recreational needs and especially for major capital projects.
77. Cooperate with the Frederick County School Board in jointly meeting identified County recreational needs.
78. Cooperate with the private sector and other public providers of recreation in meeting identified recreational needs.
79. Use the capital improvements planning process to provide improvements to the regional parks.
80. Utilize the enterprise fund system to pay for the recreational programs and services provided by the County.
81. Actively solicit contributions for the provision of recreational programs and program facility needs, from all segments of the community, both private and public.