



AMENDMENT

Action:

PLANNING COMMISSION: June 2, 2010 - Recommended Approval

BOARD OF SUPERVISORS: June 23, 2010 ☒ APPROVED ☐ DENIED

AN AMENDMENT TO

THE FREDERICK COUNTY 2007 COMPREHENSIVE POLICY PLAN

CHAPTER 6, LAND USE

WHEREAS, An amendment to The Frederick County 2007 Comprehensive Policy Plan, Chapter 6, Land Use, to update the Round Hill Land Use Plan by an expansion of the Sewer and Water Service Area (SWSA) by approximately 265 acres, was considered. Also considered was the establishment of a new land use designation to be known as Recreation and Conference Commercial Community. This amendment was reviewed by the Comprehensive Plans and Programs Subcommittee (CPPS), and the Planning Commission during their regularly scheduled meetings; and

WHEREAS, The Comprehensive Plans and Programs Subcommittee (CPPS) recommended approval of this amendment on September 14, 2009; and

WHEREAS, the Planning Commission held a public hearing on this Comprehensive Policy Plan amendment on June 2, 2010; and

WHEREAS, the Board of Supervisors held a public hearing on this Comprehensive Policy Plan amendment on June 23, 2010; and

WHEREAS, the Frederick County Board of Supervisors finds the adoption of this Comprehensive Policy Plan amendment to be in the best interest of the public health, safety, welfare, and in good planning practice;


NOW, THEREFORE, BE IT ORDAINED by the Frederick County Board of Supervisors that the Frederick County 2007 Comprehensive Policy Plan, Chapter 6, Land Use, is amended to update the Round Hill Land Use Plan by an expansion of the Sewer and Water Service Area (SWSA) by approximately 265 acres and to establish a new land use designation to be known as Recreation and Conference Commercial Community (maps attached).

This ordinance shall be in effect on the day of adoption.

Passed this 23rd day of June, 2010 by the following recorded vote:

Richard C. Shickle, Chairman	<u>Aye</u>	Gary A. Lofton	<u>Aye</u>
Gary W. Dove	<u>Aye</u>	Bill M. Ewing	<u>Absent</u>
Gene E. Fisher	<u>Aye</u>	Charles S. DeHaven, Jr.	<u>Nay</u>
Christopher E. Collins	<u>Aye</u>		

A COPY ATTEST



John R. Riley, Jr.
Frederick County Administrator

Round Hill Community Land Use Plan 2007

(Adopted by the Board of Supervisors on November 14, 2007)

Recreation and Conference Commercial Community (Rock Harbor) Amendment

Adopted by the Board of Supervisors on June 23, 2010

Through the 2009 Comprehensive Policy Plan Amendment process, the Frederick County Board of Supervisors endorsed the evaluation of an amendment to the Comprehensive Plan to include the property that is home to the Rock Harbor Golf Course. The following land use policy, along with the updated land use map, is the resulting amendment and is known as the Rock Harbor Amendment to the Round Hill Land Use Plan.

Guiding Principles

The amendment to the plan has two primary goals - first, to establish a new area of land use that would specifically promote the recreational attributes of this area in conjunction with the open spaces associated with the existing Rock Harbor Golf Course, and second, to create a well-designed Conference Facility integrated with limited commercial land uses with an orientation to the Golf Course and future Route 37 interchange, and limited accessory membership residential land use to sustain the viability of the Rock Harbor Golf Course. The goals of the Plan seek to enable the development of land uses which will provide economic development, tourism, and entertainment benefits to the Community and to Frederick County, and further promote the Rock Harbor Golf Course.

The addition of Rock Harbor area to the Round Hill Land Use Plan creates a third distinct area of land use for the Round Hill Community which will join with the Community's other two distinct areas; the long established Round Hill Rural Community Center focused around Round Hill Road (Route 803) and the developing commercial and medical support area along Route 50 (Northwestern Pike).

The Rock Harbor area of the Round Hill Land Use Plan is west of, and adjacent to, the West Jubal Early Land Use Plan. The addition of this area will promote a connectivity of land uses and access between the two important land use plans with a focus on the future West Jubal Early Interchange. This plan also encompasses the area of existing quarry operation, providing recognition to this very important area of Extractive Manufacturing and guidance with regards to future development adjacent to the quarry. Additional protections in the form of distance and buffering should be provided for any new land uses on the Rock Harbor Golf Course, particularly for any accessory membership residential land uses.

Like the other two areas, this plan seeks to link to the community by providing access to efficient roads, multi-purpose trails and sidewalks, and public water and sewer for the benefit of both the residents of this Community and those adjacent citizens who may work or recreate in the area. As with previous versions of the Round Hill Community Land Use Plan, a key goal of this plan is to provide public sewer and water access for the existing residents of the Round Hill community.

Land Use

Round Hill Commercial Recreation Land Use

The intent of the Commercial Recreation land use designation shall be to provide for carefully planned commercially driven recreational land uses which take advantage of existing recreational amenities (36-hole golf course) and enhances the economic development opportunities of the area through conference facilities, lodging, commercial activities, and a limited amount of accessory membership residential opportunities.

Growth and development of this area should be carefully planned to take advantage of the existing commercial recreation land uses, Rock Harbor Golf Course, the close proximity of the Winchester Medical Center, and the adjacent areas of planned land use.

The Commercial Recreation land use designation is envisioned to have a balance of land uses that promote the recreational component as the primary land use. The recreational component should be located in close proximity (within one mile) of an existing Route 37 Interchange and contain a major open space component. Compatible commercial ventures such as conference facilities, lodging opportunities, restaurants, and limited accessory retail would also be appropriate in this setting. The Robinson Property shall contain only the compatible commercial ventures component of the land use designation as identified above. Development of the Robinson Property should only occur at the same time as, or in conjunction with the Rock Harbor project.

Balance of land uses

Recreational - 36 hole golf course (minimum # of holes)

Open Space – 60 percent of land area (minimum area including golf course)

Commercial – 30 percent of land area (maximum area)

This area of commercial shall include a conference facility.

Accessory membership residential – 10 percent of land area (maximum area)

The introduction of the accessory residential land uses may occur prior to the development of the commercial land uses and the Conference Facility.

It is recommended that the regulations guiding the development of the commercial recreation area promote the balance of land uses identified above that are owned and operated by the Rock Harbor Golf Course without further subdivision of the property.

Community Facilities

In order to promote high quality low impact design, the commercial recreation land use designation should promote energy efficient design and development, including achieving LEED certification, or certification from a similar program, as a project. Areas of impervious surface in conjunction with the development should be minimized and alternative irrigation techniques should be promoted.

Innovative water and sewer design to this project is necessary due to the limited resources available to the County. Alternative approaches with regards to water resources and reuse of water and wastewater should be provided with this project. This project should provide additional resources to the community and facilitate the provision of water and sewer resources to the Round Hill Community, in particular to the existing residents, rather than detract from the FCSA's ability to provide these resources.

It is essential to ensure that the infrastructure and the necessary community facilities are provided in a timely and coordinated manner in order to enable the successful implementation of the land use plan. Therefore, it is expected that the commercial recreation land use application is developed with public water and sewer infrastructure and this application participates in the regional planning and infrastructure development needs of the Round Hill Community. This participation may include infrastructure improvements that exceed those generated solely by this project but are designed to advance the needs of the Round Hill Community.

Design

High quality building designs and materials are expected. An objective of this plan is to create an attractive, functional commercial area and to prevent the creation of a typical commercial strip, from the perspective of a new interchange on Route 37. Unattractive development along Route 37 frontage should be avoided. From this perspective, the golf course and future conference and lodging facilities should be preserved and be the prominent features. Additional commercial and residential land uses should be avoided directly adjacent to Route 37. The recreational viewshed should be promoted with the golf course and future conference facilities highly visible. This may include a linear area of open space adjacent to Route 37 (500 feet distance). This area of open space should not be extended to the area surrounding the proposed interchange which is an area where appropriately designed development is anticipated.

Transportation

The County's Eastern Road Plan and the Win-Fred Metropolitan Planning Organization (MPO) 2030 Transportation Plan calls for Route 37 Jubal Early Interchange improvement. This project has been endorsed through recent rezoning approvals. This land use plan will ultimately provide direct access to the Route 37 interchange at this location. Access to the Round Hill Community to the North is also encouraged and may be established prior to the completion of the Jubal Early Interchange if supported by an approved TIA (Transportation Impact Analysis).

Notwithstanding this, the development of this property should participate in the implementation of the Route 37 interchange to the extent that it is warranted as a primary transportation focus.

A new multi-purpose trail system is planned through the Round Hill Community to serve the area and provide access and connectivity with the West Jubal Early Community. The location shown on the plan is general, with the precise location of the trail connection remaining flexible. However, access should provide a connection generally from west of Route 37 to east of Route 37 as depicted on the map. It would be preferable to have the trail connectivity located on the proposed sewer infrastructure parallel to the north of the railroad tracks. This should occur in conjunction with the construction of the interchange if possible and under the existing Abrams Creek and Rail Bridge. At a minimum, bicycle and pedestrian awareness should be incorporated into the design and signage of the interchange. Trail connectivity to West Jubal Early Land Use Plan and the City of Winchester Green Circle is very important.

Implementation

SWSA Boundary

Preferred Alternative:

The SWSA boundary shall be modified around the boundaries of the Rock Harbor property (and the Robinson property) as identified in this map. This assumes an expectation of development with public water and sewer, as well as regional planning and participation in community facilities development will be addressed during the rezoning process. In addition, this ultimately assumes the ability of community to obtain future water and sewer resources. The SWSA boundary expansion would be the preferred alternative.

This is the approach preferred and endorsed by both the PC and the CPPC, and approved by the BOS.

Outcome: The addition of approximately 265.5 acres (with Robinson) into the Sewer and Water Service Area (SWSA).

Zoning Designation

A new zoning district or overlay district could be created to accommodate such a balance of land uses and could address housing types and dimensional standards.

Preferred Alternative:

Recreation and Conference Commercial District or Overlay District – Zoning Designation specifically designed to implement this balance of land uses and associated performance standards.

This is the approach preferred and endorsed by both the PC and the CPPC, and approved by the BOS.

Round Hill Community Land Use Plan

Adopted
November 14, 2007

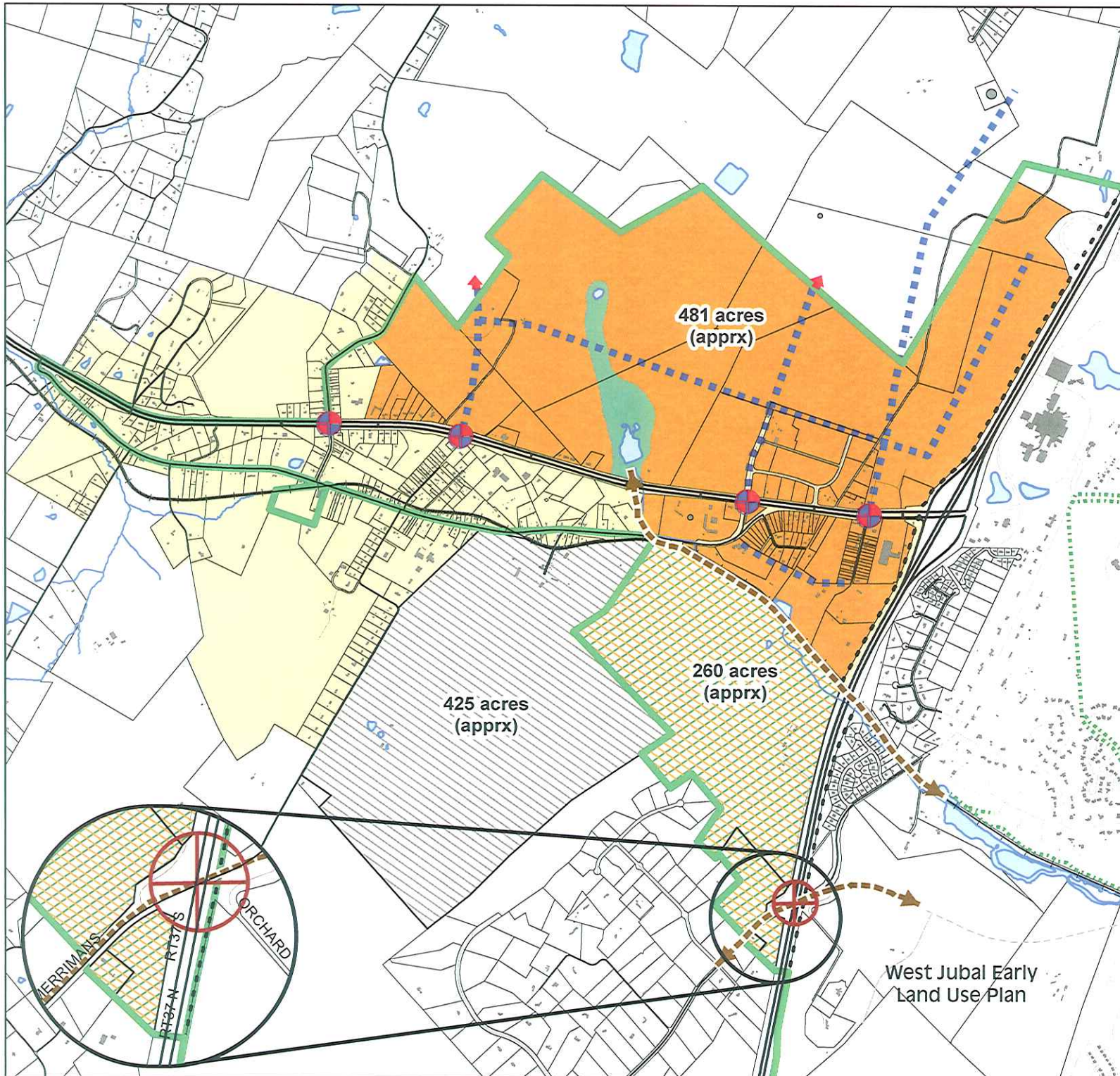


0 750 1,500 Feet

- Proposed Collector Roads
- Proposed Traffic Signal
- Proposed Interchange

Streets

- Primary Rds
- Secondary Rds
- Tertiary Rds
- Winchester Rds
- Railroads
- lakes
- streams
- Urban Development Area
- swsa
- Community Center
- Business
- Commercial Recreation
- Extractive Mining
- Park
- TrailConnectivity
- Winchester Green Circle
- SWSA_RockHarbor_Proposal



West Jubal Early
Land Use Plan

Frederick County Dept of
Planning & Development
107 N Kent St
Winchester, VA 22601
www.CO.FREDERICK.VA.US

Amended
2010
(Rock Harbor SWSA Expansion)