

Introduction

The Code of Virginia, requires all local governments in Virginia to adopt comprehensive plans which address the physical development of the community. The Code states that the purpose of a comprehensive plan is to guide and accomplish coordinated, adjusted, and harmonious development. The Code further states that the plan should be based on comprehensive surveys and studies of existing conditions and growth trends, and on probable future requirements of the County and its citizens. This document contains the goals and policies which constitute the Comprehensive Plan for Frederick County and supersedes all previous plans for the County.

The primary goal of this plan is to protect and improve the living environment within Frederick County. The Plan contains strategies and implementation methods designed to facilitate the attainment of the stated goals and policies. The Plan does not contain a full range of detailed information on Frederick County and its development trends. Numerous in-depth studies have been, and continue to be, conducted. Background reports describing many of these studies are available through the Planning Department.

The Frederick County planning process attempts to manage growth in a flexible yet coordinated way. This plan does more than just reflect current conditions, it establishes a means of responding to changes as they occur. The plan describes the policies governing the County and attempts to establish a direction and reasonable expectations for development. In general, the plan is relatively short-range in scope, with most policies focused on the next five to ten years.

The policies established in the plan are based on sound assumptions which are derived through a structured process beginning with issues identification. While the Code of Virginia only requires that Comprehensive Plans be updated every five years, the County believes that the planning process should be continuous and ongoing. Therefore, the County has established an annual review process, the steps of which are laid out below.

- *In a regular and formal fashion, the planning staff and Planning Commission consult with local and state agencies and elicits public opinion on issues in order to develop ideas for the review of the Comprehensive Plan.*
- *The Planning Department submits a report to the Planning Commission early in the new year describing the state of the County, current development trends, progress on the planning work program, and new planning issues that have arisen.*
- *The Planning Commission reviews the staff report and the Comprehensive Plan and reports to the Board of Supervisors on amendments to the Comprehensive Plan that are necessary and on other issues of importance or actions that may be appropriate.*

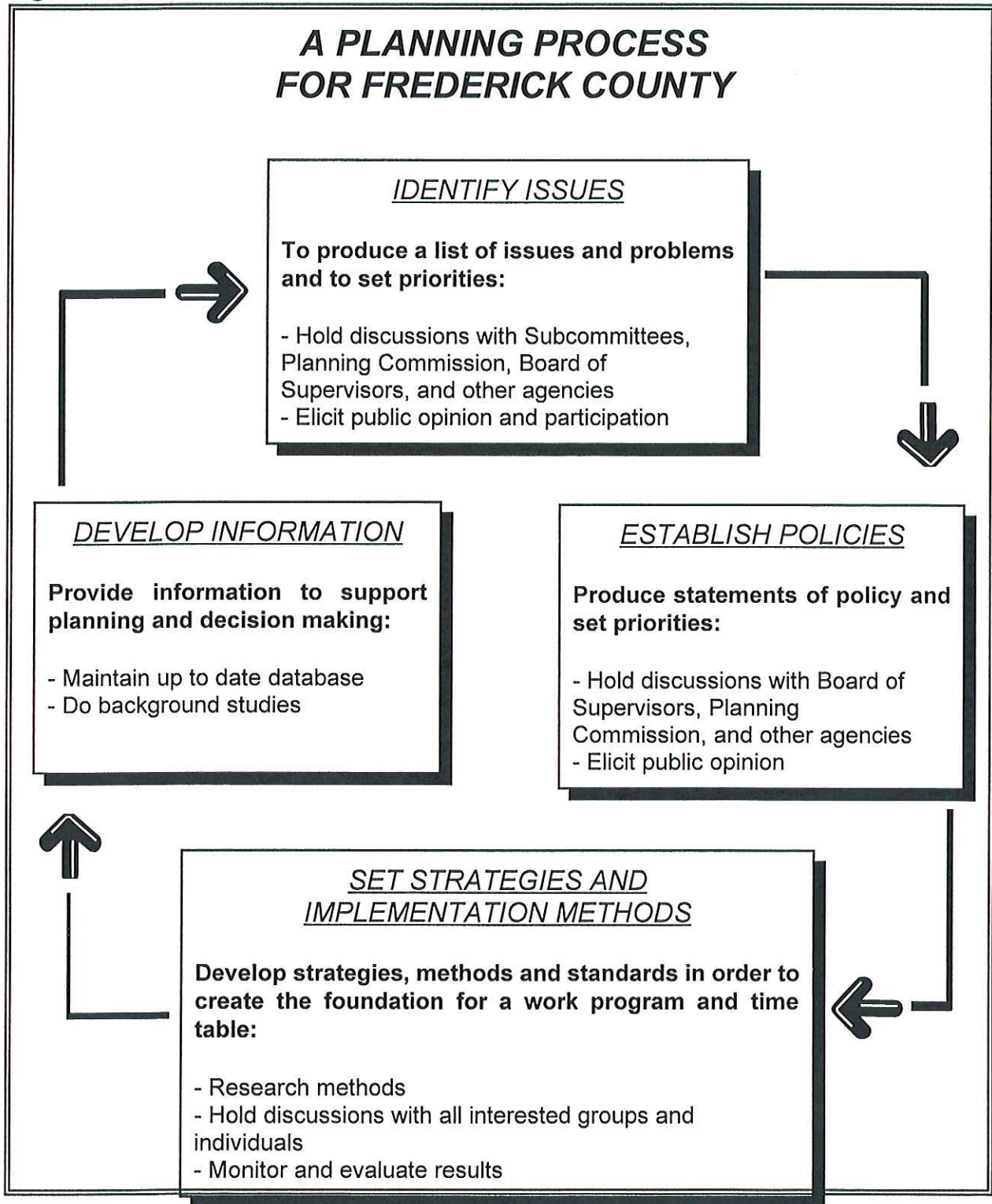
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- *Based on agency and citizen requests and on its review of the Comprehensive Plan, the Commission prepares a Capital Improvements Plan and submits it to the Board of Supervisors in time for use by the Board in their budget deliberations.*
- *The Commission reviews development regulations on an annual basis, using ideas developed in the review of the plan, and proposes changes to the Board of Supervisors.*

Annual Calendar of Planning Activities

Period	Activity
January	Annual staff report to Planning Commission
February	Planning Commission submits Capital Improvements Plan to Board of Supervisors
March - June	Planning Commission reviews development regulations and other implementation methods
July - December	Planning Commission holds discussions on issues, policies and CIP requests with agencies and the public
November	Planning Commission reports to Board of Supervisors on Comprehensive Plan Amendments, Issues and Policies

Figure 1



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The review process should follow a consistent schedule during the year. It is intended that this plan will be used in the preparation of annual work programs for the Department of Planning and Development and other agencies concerned with development in Frederick County. It is also intended that the Capital Improvements Plan, road improvements plans, development regulations, and other County policies follow the general intent of the policies in this plan.