

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.

Plan for orderly growth and development.

Provide for a balanced distribution of population growth.

Provide for a variety of housing types and locations.

Reduce the cost of providing housing and public facilities.

Encourage energy efficient housing and housing patterns.

Support a business climate conducive to economic activity.

Provide support to agriculture as a major industry in the County.

Provide support to travel and tourist related activities.

Protect the natural environment from damage due to development activity.

Provide for development according to the carrying capacity of the environment.

Identify and protect important natural resources.

Develop land in accordance with standards that provide for appropriate quality.

Confine urban forms of land development to the urban development area.

Provide sufficient land in the urban development area.

Carefully locate and limit business and industrial areas.

Let identified rural community centers serve as service centers.

Have separate policies for each rural community center.

Maintain the rural character of areas outside of the urban development area.

Protect the rural environment.

- 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.*
- Provide services and facilities to serve planned land uses and development.*
- Contribute to the needs of the community with parks and recreation.*
- Continue to develop the County's regional parks.*
- Insure that appropriate recreational facilities are provided.*
- Provide recreational programs and activities.*

Proposed Actions

The following describes actions or projects that need to be undertaken to achieve the goals described above. 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. Develop a Thoroughfare Plan for the area with Winchester and the Virginia Department of Highways. Use the plan to identify and designate important existing and planned travel routes. Develop a process for reserving rights of way for planned routes and for making needed improvements.
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. Review all zoning regulations related to rural development and address the following:

- Density based on carrying capacity, not exceeding current densities
- Residential patterns for efficient use of land
- Development and performance standards
- Providing an adequate subdivision process
- Supporting and providing for a full range of agricultural activities
- Protecting the rural environment and character
- Providing for appropriate commercial development
- Providing adequate roads and facilities

4. 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.

5. Work with State agencies to insure that appropriate methods are in effect for rural sewage disposal along with standards and procedures for approving and monitoring those systems. Investigate the use of small community systems and sanitary districts.

6. Review all zoning regulations related to business and industrial land uses and address the following:

- The classification and designation of allowed uses
- Road access
- Environmental protection
- Outdoor storage
- Well planned shopping centers and industrial parks
- Site design and performance standards
- Signs
- Providing for tourism
- Provisions for economic growth

7. Review development ordinances to insure that appropriate requirements are provided to insure safe access to collector and arterial roads and to limit the placement of entrances to centralized locations.

8. Develop an interchange area/corridor plan for the Interstate 81, Interchange 80 - Route 50 East - Route 522 South area which addresses land use, traffic patterns, and facilities.

9. Review and improve economic development policy using information obtained from existing business and industry concerning the unique advantages of the area, the weaknesses of the local economy and economic development efforts, and the improvements that can be made to the economic development program.

10. Develop an interchange area/corridor plan for the Interstate 81, Interchange 81 - Route 7 East area which addresses land use, traffic patterns, and facilities.

11. Develop an interchange area/corridor plan for the Interstate 81, Interchange 79 - Route 11 South - Route 37 area which addresses land use, traffic patterns, and facilities.

12. Identify and investigate alternative sources of water supply. Develop methods to protect those sources.

13. Review and develop procedures and criteria for secondary and primary road plans.

14. Review ordinances to insure that proper separation is provided between different types of uses. Separation should be in the form of natural or man made barriers, buffers, or screens.
15. Develop an interchange area/corridor plan for the Route 37 - Route 522 North area which addresses land use, traffic patterns, and facilities.
16. Develop an interchange area/corridor plan for the Route 37 - Route 50 West area which addresses land use, traffic patterns, and facilities.
17. Review the subdivision ordinance to provide appropriate design for streets and facilities and to insure an orderly development process. Use a road classification system to determine necessary road improvements.
18. Develop an interchange area/corridor plan for the Interstate 81, Interchange 82 - Route 11 North - Route 37 area which addresses land use, traffic patterns, and facilities.
19. Undertake a study of the Albin area for inclusion as a rural community center.
20. Review the planned development regulations and insure that appropriate policies and standards are available to address large scale development proposals. The possibility of large scale proposals outside the urban development area should be addressed
21. Develop a geographic database for the County which is continuously updated and which can be used to monitor development in the County.
22. Review ordinances to insure that appropriate environmental protection is provided and address the following:
 - Steep slopes
 - Mature woodlands
 - Natural stormwater retention areas
 - Wetlands
 - Floodplains
 - Sinkholes and limestone outcrops
 - Groundwater
 - Surface water
 - Sources of water supply
23. 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. Adopt methods to transfer costs to users of public services. Use sanitary districts to provide services to rural areas. Avoid land use decisions that will result in population densities that cannot be efficiently provided with services and facilities.

24. Work with local farmers, agricultural organizations, and agriculturally related businesses to develop economic development strategies in relation to agriculture.
25. Review the land development ordinances and administrative procedures to insure that adequate provision is made for administration and enforcement.
26. Undertake a complete inventory, investigation, and documentation of historic sites and develop methods to protect those sites. Recognize sites with plaques and signs.
27. Review ordinances to allow more commercial development in the Gore, Gainesboro, and Roundhill Community Centers. Review provisions and policies for Rural Community Centers.
28. Work with the Towns of Stephens City and Middletown to develop plans for land in the County surrounding those Towns.
29. Provide limited sewer and water service to the Roundhill and Clearbrook-Brucetown-Stephenson rural community centers.
30. Review ordinances regulating mobile home parks to improve design and performance standards. Develop standards for locating new mobile home parks.
31. Develop an interchange area/corridor plan for the Interstate 81, Interchange 78 - Route 277 area which addresses land use, traffic patterns, and facilities.
32. Prepare a County-wide recreation plan identifying parks and recreation needs and addressing the following:
 - Park, open space, and facility needs in the urban development area
 - Open space and facility standards for new development
 - Rural and rural community center recreation needs
 - Program Needs
33. Hire an architect to design a 9 Court Square renovation and replacement project. Continue to consider the VPI Fruit Research property as a potential for agricultural office space.
34. Initiate the new enhanced 911 system and undertake a special effort to name roads and number houses to improve emergency response.
35. Establish a Historic Resources Advisory Committee to assist the County with information and recommendations on historic resources.
36. Review ordinances to allow public review of development proposals in rural community centers.

37. Study the initiation of a career system for the fire and rescue squads. Continue to support fire and rescue squads and plan to increase support according to development in the various service areas.
38. Develop an interchange area/corridor plan for the Interstate 81, Interchange 83 - Route 672 area which addresses land use, traffic patterns, and facilities.
39. Study the transit needs of the urban areas in the County.
40. Undertake a study to develop standards to evaluate proposals for new EM, Extractive Manufacturing areas.
41. Develop an interchange area/corridor plan for the Interstate 81, Interchange 77 - Route 627 area which addresses land use, traffic patterns, and facilities.
42. Develop an interchange area/corridor plan for the Interstate 81, Interchange 84 - Route 669 area which addresses land use, traffic patterns, and facilities.
43. Identify scenic vistas in the County and identify methods to protect those vistas.
44. Review development ordinances to insure that provisions for pedestrian and bicycle travel are made in developments in the urban areas.
45. Review park and ride needs and identify possible locations.

Annual 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.

Economic Development

2. Continue to provide staff support and other forms of support to the Frederick County - Winchester Economic Development Commission.
3. Continue to support industrial access requests.

4. Support improvements to the airport and airport access as a central factor in economic development.

5. Include concerns for historic preservation and tourism in economic development strategies.

Environment

6. 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.

7. Require that information on carrying capacity be included with development proposals and use that information to evaluate such proposals.

Land Use

8. Use the general urban development area boundaries to evaluate the appropriateness of development proposals.

9. Using information in annual reports on conditions in the County, review the boundaries of the urban development area on an annual basis.

10. 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.

11. Coordinate capital improvements planning, road improvements planning, and land use planning.

12. Review development and performance standards on an annual basis to insure that they are protecting the environment, deterring impacts, and promoting development of sufficient quality.

13. Monitor residential development each year to insure that sufficient appropriate sites are available for suburban residential development.

14. Monitor the density of suburban residential developments each year and make appropriate revisions to development regulations to insure that the average densities and range of densities do not increase significantly.

15. Monitor development costs and review regulations to insure that development costs do not increase unnecessarily and to insure that appropriate facilities are provided.

16. Provide a diversity of sites in a wide range of different types of locations for business and industrial sites.

17. Evaluate business and industrial developments according to the appropriateness of the site in relation to surrounding uses and the interchange development pattern.

18. 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.

19. Allow neighborhood business uses in the vicinity of residential areas. Such uses should be limited to small areas at any particular location.

20. Require masterplans for all major developments in the urban areas.

21. Provide information on procedures for agricultural and forestal districts and actively support and actively promote the inclusion of additional bona fide agricultural and forestal land in districts.

22. Avoid large, higher density developments in important agricultural areas to avoid conflicts with agriculture.

Transportation

23. Use the secondary and primary road improvement planning process to carry out road improvements.

Community Facilities and Services

24. 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.

25. Carefully monitor sewer and water use and develop a capital improvements plan to accommodate projected development.

26. 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.

27. Carefully monitor school enrollments and plan facilities according to enrollment and development trends. Update the capital improvements plan each year based on trends.

28. Continue to convert dumpster sites to compactor sites. Monitor usage. Plan for new refuse collection sites according to use and planned development patterns.

29. Monitor landfill use. Plan for additional landfill capacity on adjacent land.

Parks and Recreation

30. Continue to solicit public opinion in planning parks and recreation.
31. Encourage the use of State and Federal grants and loans for financing and programming of County recreational needs and especially for major capital projects.
32. Cooperate with the Frederick County School Board in jointly meeting identified County recreational needs.
33. Cooperate with the private sector, the semi-public sector, and other public providers of recreation in meeting identified recreational needs.
34. Use the capital improvements planning process to provide improvements to the regional parks.
35. Utilize the enterprise fund system to pay for the recreational programs and services provided by the County.
36. Actively solicit contributions for the provision of recreational programs and program facility needs, from all segments of the community, both private and public.
37. Structure the provision of all program facilities, such as indoor community centers, to recognize land use decisions and policies.