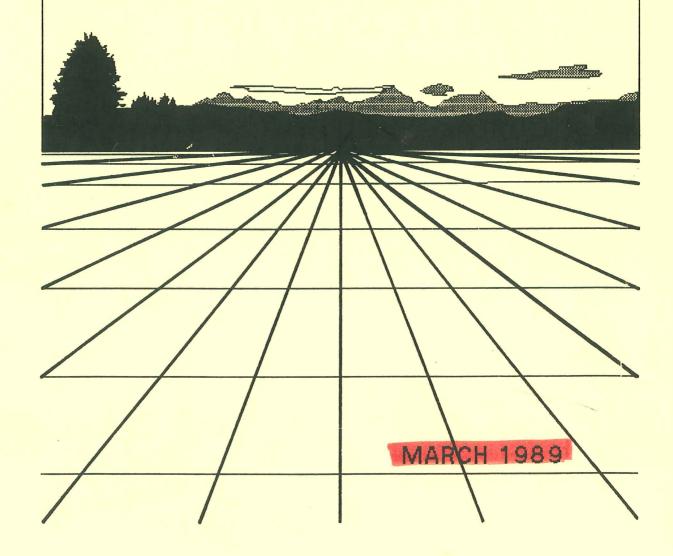
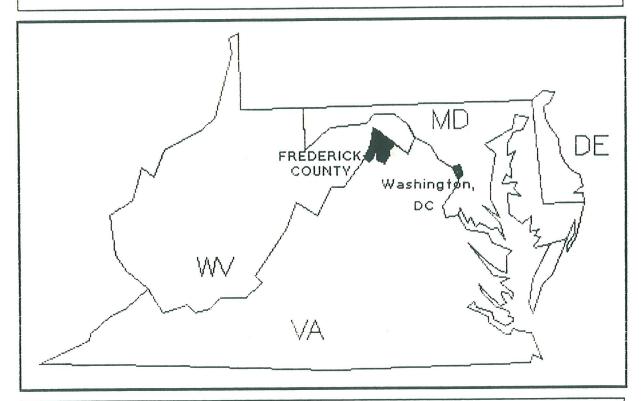
COMPREHENSIVE POLICY PLAN

FREDERICK COUNTY, VIRGINIA



COMPREHENSIVE POLICY PLAN

Frederick County, Virginia



Adopted: by the Frederick County Board of Supervisors on March 8, 1989 upon the recommendation of the Frederick County Planning Commission on March 1, 1989.

Published by:

The Frederick County

Department of Planning and Development 9 Court Square P.O. Box 601

Winchester, Va 22601

FREDERICK COUNTY COMPREHENSIVE POLICY PLAN

TABLE OF CONTENTS

| | Page |
|---|--|
| INTRODUCTION | 1 |
| HISTORY | 5 |
| Historic Preservation Historic Preservation Policy | 8 9 |
| POPULATION AND HOUSING | 11 |
| Population Distribution Housing Projections Conclusions Population and Housing Policy | 12 13 13 17 18 |
| ECONOMY | 20 |
| Employment Trends | 20 |
| Winchester-Frederick County Economic Development Commission Virginia Community Certification Program Conclusions Economic Policy | 22 24 25 27 |
| ENVIRONMENT | 29 |
| Physical Characteristics Water Issues Carrying Capacity Environmental Protection Environmental Policy | 29 31 33 34 34 |
| LAND USE | 37 |
| Urban Development Area Suburban Residential Land Uses Business and Industrial Land Uses Rural Community Centers Rural Areas Miscellaneous Land Use Issues Land Use Concepts Land Use Policy | 37 41 43 47 49 53 55 |

| TRANSPORTATION | |
|--|--|
| Existing Road System Road Classification Road Characteristics Traffic Volumes Accidents Critical Intersections and Corridors Other Transportation Systems Future Road Improvements Transportation Issues Transportation Policy | 66 67 67 68 68 68 69 71 72 |
| COMMUNITY FACILITIES AND SERVICES | |
| Schools Emergency Services Airport County Offices Refuse Collection and Landfill Sewer and Water Facilities Capital Improvements Plan Community Facilities and Services Issues Community Facility and Service Policy | 75 78 80 81 82 86 86 88 |
| PARKS AND RECREATION | |
| Facilities Programs Citizen Participation Recreation Policy | 91 92 92 93 |
| ACTION PROGRAM | |
| Comprehensive Policy Goals Proposed Actions Annual Activities | 96 97 101 |
| INDEX | |

FIGURES

| | | <u>Page</u> |
|--|--|---|
| Figure 1. Figure 2. Figure 3. Figure 4. Figure 5. Figure 6 Figure 7. Figure 8. Figure 9. Figure 10. Figure 11. | A Planning Process for Frederick County Residential Building Permits Population Projections Employment Projections Idealized Interchange Development Pattern Farmland Acreage by Type Screens Public School Enrollment Total New Sewer Connections Projected Wastewater Demand, Abrams Creek Projected Wastewater Demand, Stephens Run/Lakeside | 2 12 14 26 45 50 54 77 83 84 85 |
| | TABLES | |
| Table 1. Table 2. Table 3. Table 4. Table 5. Table 6. Table 7. Table 8. Table 9. Table 10. Table 11. | Annual Calendar for Planning Activities Population Growth Population Projections Household Projections Employment Projections, Frederick County and Winchester Employment Projections, Frederick County Drainage Areas in the Urban Development Area Suburban Residential Land Use Business and Industrial Land Use Rural Community Centers School Capacity and Enrollment | 3 11 16 17 21 22 40 42 44 48 78 |
| | MAPS | |
| Geologic For Physical Chan Drainage Are Land Use Pland Road Improve Schools Sewer and W | an | 15 30 33 39 56 71 76 86 88 |