

INTRODUCTION

In 1982, when a comprehensive policy plan was last adopted for Frederick County, rates of growth and development were at an all time low. At that time, the County was experiencing the effects of a national recession which was as severe as any since the Great Depression. The plan adopted was conservative, reflecting the times. Since 1982, development rates in Frederick County have increased steadily to all-time record levels in 1987. With the acceleration of growth in the middle 1980's, the County quickly outgrew its 1982 Plan.

The challenge that faces the County now is to institute a planning process which will deal with the growth that is occurring but which does not just reflect current conditions. A continuous, ongoing planning process must be established which is reasonable in its assumptions and which will quickly adapt to changing conditions.

According to the Virginia Code, all local governments in Virginia are required to adopt comprehensive plans which plan for the physical development of the community. This document contains the policies which constitute the comprehensive plan for Frederick County. This plan supersedes all previous plans adopted for Frederick County.

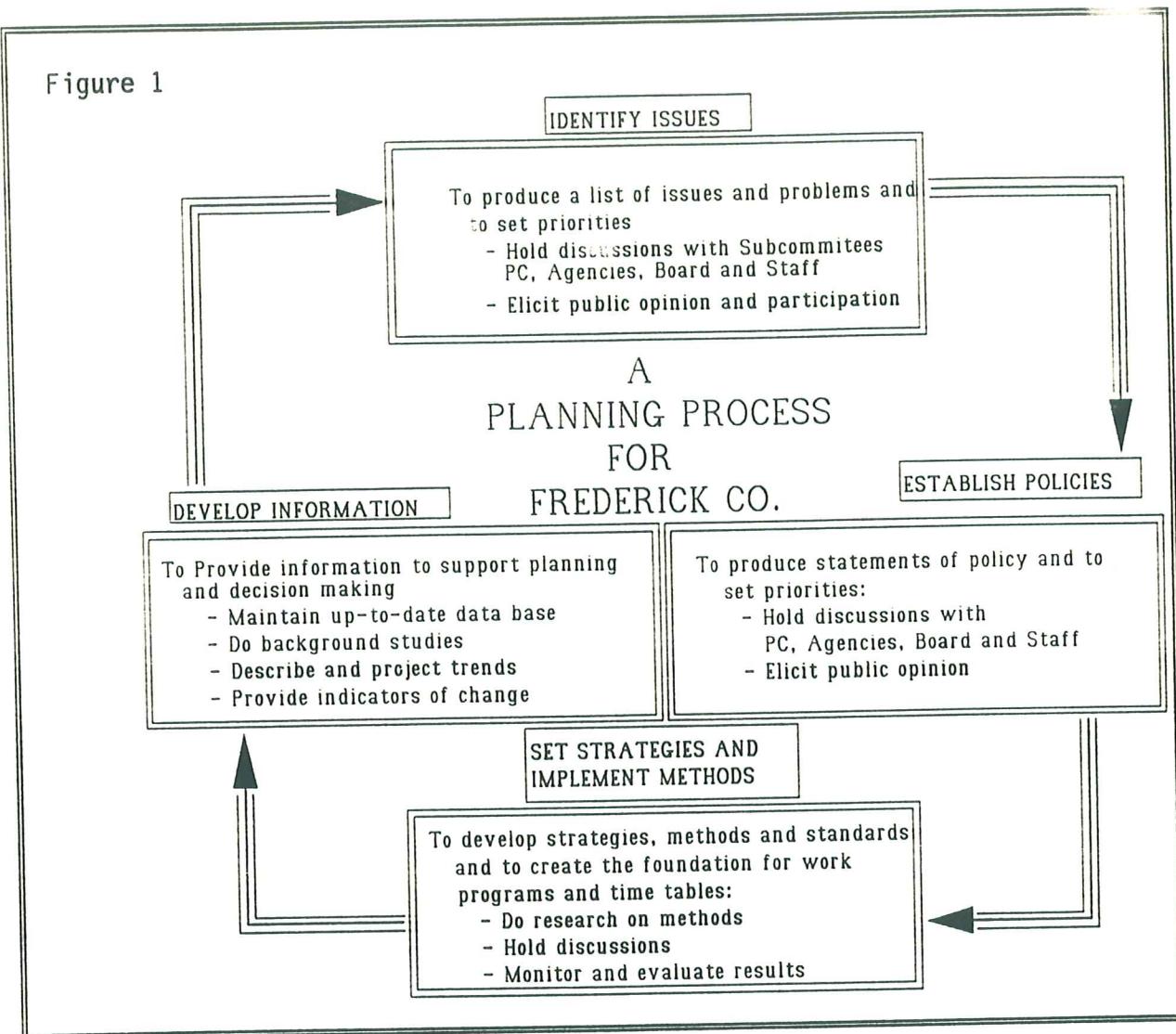
According to the Virginia Code, the purpose of the plan is to bring about coordinated, adjusted, and harmonious development. The comprehensive plan describes general policies for growth and development in the County based on careful studies of existing conditions, growth trends, and probable future requirements. The overriding goal of this plan is to protect and improve the living environment in the County.

The plan itself does not contain a full range of detailed information on Frederick County and its development trends. In-depth studies have been conducted and continue to be conducted. Background reports are available describing the current results of such studies.

The Plan does describe policies for the future of Frederick County. However, it should not be considered to be a prediction of what will happen. Instead, the Plan is a statement of reasonable expectations and a statement of direction for development policy. In general, the plan tends to be relatively short-range in its policies, with particular concern for the next five to ten years.

It is the intention of this plan to establish a continuous and ongoing planning process. This planning process involves the identification of issues, the establishment of goals, policies, and strategies, and the adoption of implementation methods. Policies established are intended to be attainable through the methods described.

Figure 1



The Virginia Code requires that the plan be reviewed every five years by the Commission to determine whether it is advisable to amend the plan. It is the intention of this plan to establish a process through which the plan is reviewed every year, with the possibility of amending the plan during any year. Annual review is intended to follow an orderly and consistent procedure, as follows:

**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.*

*Based on agency and citizen requests and on its review of the 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.

*During the year, in a regular and formal fashion, the Commission consults with local and state agencies and elicits public opinion on issues to develop ideas for the review of the Comprehensive Plan.

The review process should follow a consistent schedule during the year.

Table 1
Annual Calendar for Planning Activities

Period,	Activity
January	Annual Staff Report to Planning Commission
February	Planning Commission Report to Board of Supervisors on Comprehensive Plan Amendments, Issues, and Policies
March	Planning Commission Submits Capital Improvements Program to Board of Supervisors
April - July	Planning Commission Reviews Development Regulations and Other Implementation Methods
August - December	Planning Commission Holds Discussions on Issues, Policies and CIP Requests with Agencies and the Public

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.