

FREDERICK COUNTY VIRGINIA



LAND USE PLANNING & DEVELOPMENT 2005 ANNUAL REPORT



PREPARED BY THE FREDERICK COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT
JANUARY 2006

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2005
FREDERICK COUNTY PLANNING COMMISSION

Charles S. DeHaven Jr. – Chairman
Stonewall District

Charles Triplett
Gainesboro District

Roger Thomas – Vice Chairman
Opequon District

Rick Ours
Opequon District

June Wilmott
Shawnee District

Pat Gochenour
Red Bud District

Cordell Watt
Back Creek District

Marie Straub
Red Bud District

Greg Unger
Back Creek District

Barbara Van Osten
BOS Liason

Robert Morris
Shawnee District

Gary Dove
BOS Liason

John Light
Stonewall District

Lawrence Ambrogi
Legal Counsel

George Kriz
Gainesboro District

Eric Lawrence
Secretary



FREDERICK COUNTY

Preface

The 2005 Frederick County Annual Report is compiled to provide the Frederick County Planning Commission, Board of Supervisors, and citizens with information to evaluate recent planning activities and to aid in comprehensive planning and development for the upcoming year. The report has been organized into five sections:

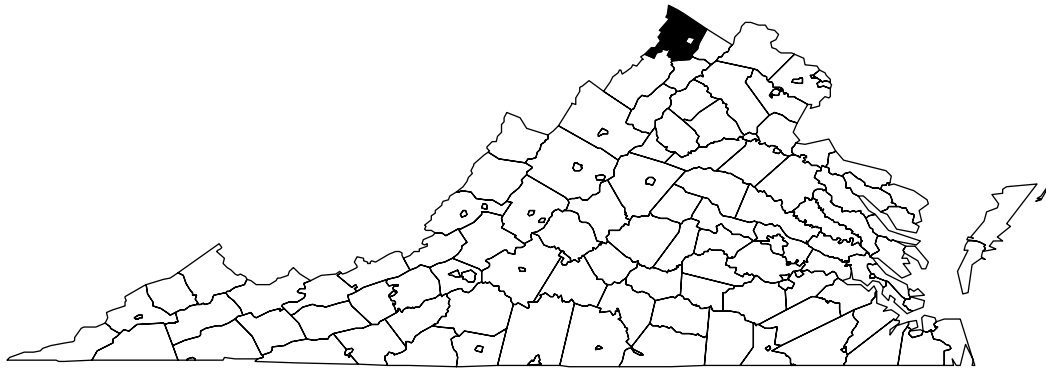
1. The Role of Planning in Frederick County
2. Frederick County Demographics
3. 2005 Development Activity
4. 2005 Planning Activities
5. 2005 Accomplishments



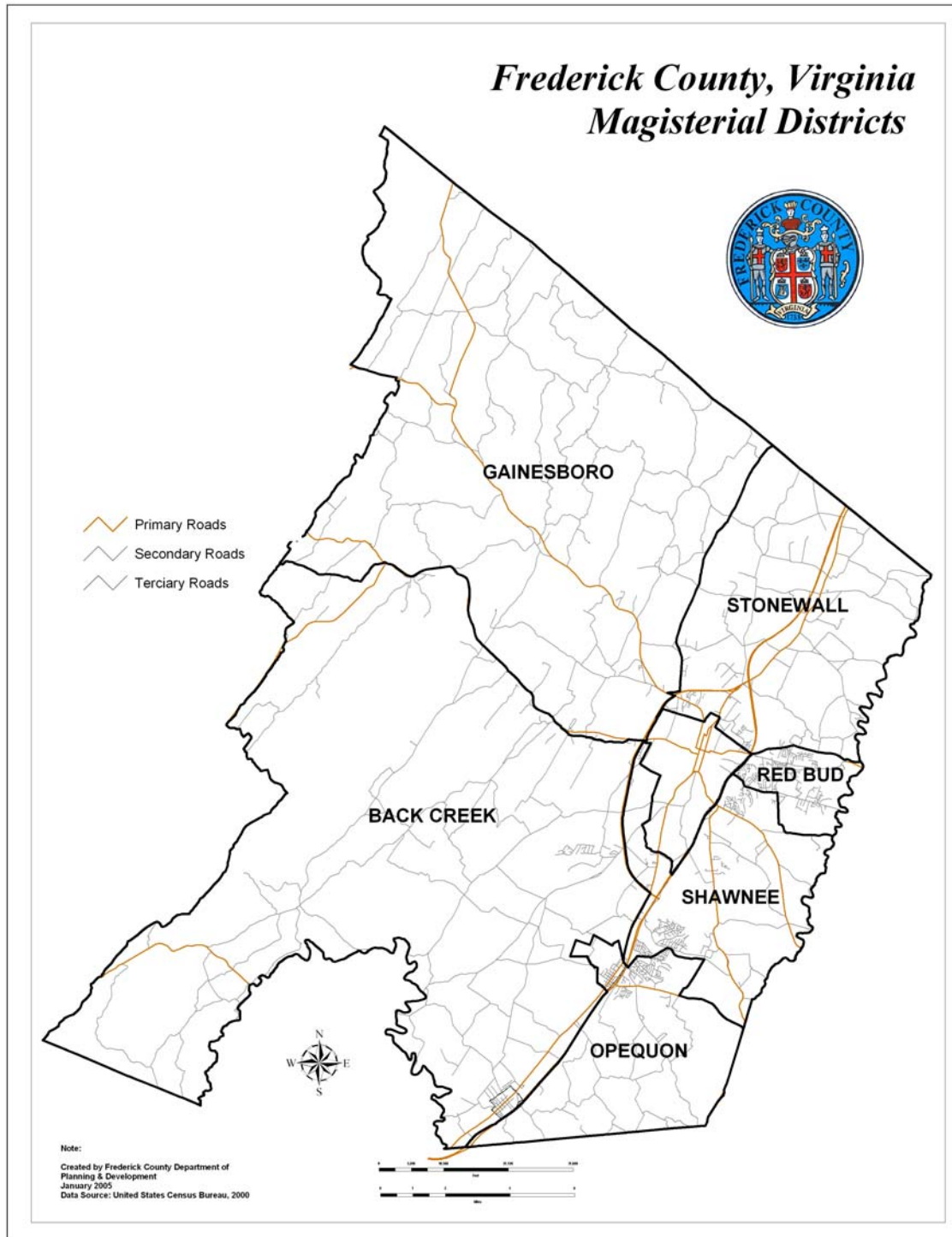
FREDERICK COUNTY

Location

Frederick County is located at the northern end of the Shenandoah Valley of Virginia and is bordered by West Virginia to the north and west, Clarke County to the east and Shenandoah and Warren County to the south. The county contains a range of landscapes, exhibiting everything from suburban development in the east, around the City of Winchester and the Interstate 81 corridor, to rolling hills, farms, orchards, and wooded mountains to the west. The county seat is situated in the historic City of Winchester, the oldest city west of the Blue Ridge Mountains. Numerous cultural and historic attractions make the county a popular destination for tourists, while Frederick County's location along the Interstate 81 corridor, just 75 miles from the nation's capital, has helped to create an attractive location for business and industry.

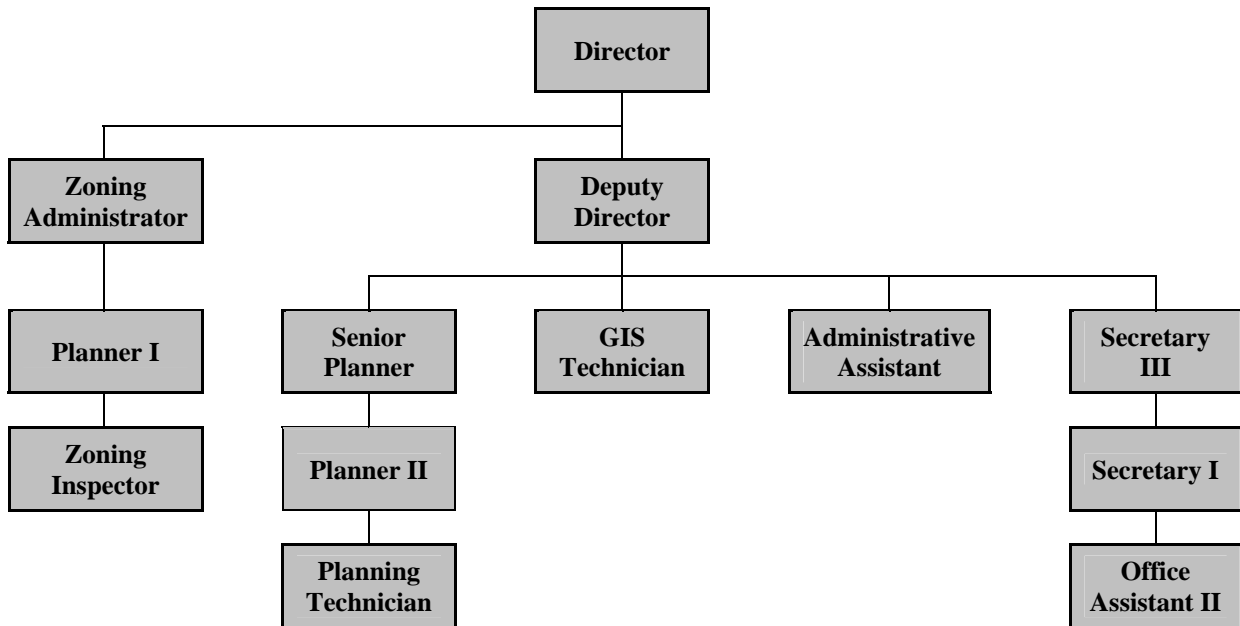


Source: Frederick County Website, Frederick County Department of Planning and Development

Frederick County Magisterial Districts**FREDERICK COUNTY**

Organizational Chart

DEPARTMENT OF PLANNING AND DEVELOPMENT



Eric R. Lawrence, AICP
Director

Michael T. Ruddy, AICP
Deputy Director

Mark R. Cheran
Zoning Administrator

Susan K. Eddy, AICP
Senior Planner

Candice E. Perkins
Planner II

Bernard S. Suchicital
Planner I

Kevin T. Henry
Planning Technician

John D. Kirby
Zoning Inspector

Alex J. Gray
GIS Technician

Renee S. Arlotta
Administrative Assistant

Bev H. Dellinger
Secretary III

Diane L. Walsh
Secretary I

Pamala S. Deeter
Office Assistant II

FREDERICK COUNTY

The Department of Planning and Development

The following is a brief description of the Planning and Development Department's activities in the community.














Planning Efforts

The Department of Planning and Development is responsible for all short and long-range planning within Frederick County. The department prepares the updates to the County's Comprehensive Policy Plan, Capital Improvements Plan, and the Primary and Secondary Road Improvement Plans. Department staff works with numerous committees responding to a wide range of issues affecting the County; apply for and administer various planning related grants such as the Transportation Efficiency Act for the 21st Century (TEA-21) and the American Battlefield Protection Program (ABPP); assist in economic development efforts; and lend technical support to various community groups.

In addition to major planning efforts, the Department of Planning and Development reviews all land use applications within the County. Department personnel have the authority to act on certain types of applications, such as site plans and rural subdivisions, while other applications require approval by the Planning Commission, the Board of Supervisors, or the Board of Zoning Appeals. In cases where applications must go before one of these bodies, the staff assists the applicant in understanding the formal review process and prepares a written review and recommendation on the completed application package.

Zoning Enforcement

Another of the Planning and Development Department's responsibilities is the interpretation and enforcement of the County's subdivision and zoning regulations. All land within the County is classified as being within one of the County's 13 zoning classifications:

| | |
|---|--|
|  B1 (Business, Neighborhood District) |  MH1 (Mobile Home Community District) |
|  B2 (Business, General District) |  MS (Medical Support District) |
|  B3 (Business, Industrial Transition District) |  R4 (Residential, Planned Community District) |
|  EM (Extractive Manufacturing District) |  R5 (Residential Recreational Community District) |
|  HE (Higher Education District) |  RA (Rural Areas District) |
|  M1 (Industrial, Light District) |  RP (Residential Performance District) |
|  M2 (Industrial, General District) | |

Each zoning category has a list of land uses which are permitted with no special approval being required. These uses are referred to as "by-right" uses. A separate list of uses which require review and approval of a permit by the Board of Supervisors are referred to as "conditional uses." Zones are established in any given area to protect residents and landowners within the zone from intrusion by incompatible neighboring uses.

Zoning enforcement involves responding to inquiries and complaints concerning land use and development. Formal complaints are registered, investigated, and appropriate enforcement action taken. Department staff attempt to work with landowners to ensure compliance to an ordinance violation, however, some of the violations handled by the Planning and Development Department cannot be resolved and criminal charges must be filed. From that point on, resolution of the matter is determined through the court system.

For additional information on the activities of the Department or on any of the following types of land use applications:

Conditional Use Permits
Rezoning of Land
Site Plan

Obtaining a Variance or Filing an Appeal
Subdivision of Land
Master Development Plan

Contact the Department of Planning and Development by telephone at **(540) 665-5651** or by mail at **The Department of Planning and Development, 107 North Kent Street, Winchester, Virginia 22601**. You may also visit the Frederick County Web page at **www.co.frederick.va.us**.

Population

Trends

Frederick County continues to experience steady population growth. Since 1990, the annual population growth has maintained an average rate of 2.6%. The population in 1990 was 45,723 people and was estimated at 52,000 in 1995. In 2000, Frederick County's population was 59,209, a 29% increase from 1990. Frederick County was the fourteenth (14th) fastest growing county out of ninety-five (95) in Virginia in the 1990's. According to population projections since the 2000 census, Frederick County is now the fifteenth (15th) fastest growing county in the Commonwealth.

Projections

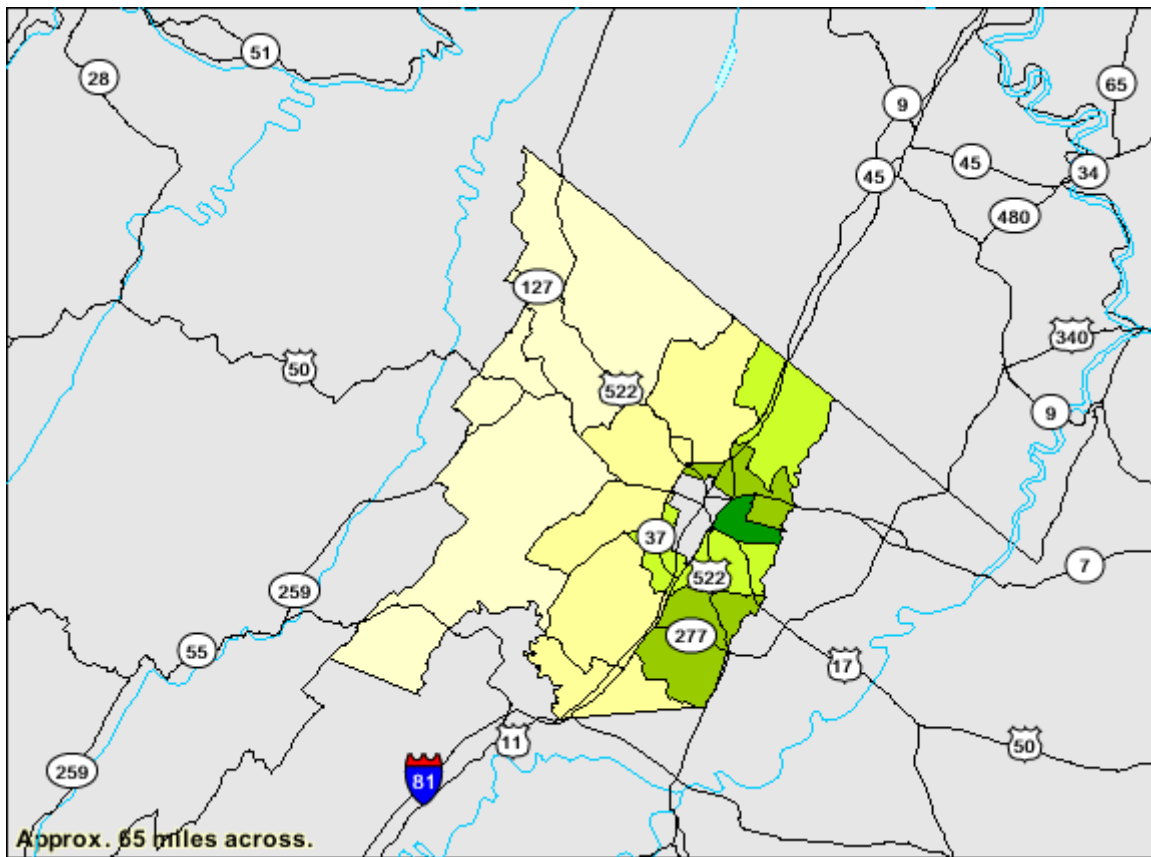
Using the 2.6% population growth rate, the 2005 population of Frederick County is around 68,634. The Weldon Cooper Center for Public Service projects that the 2010 population of Frederick County will be 72,300. This figure suggests a slowing of population growth in the future.

Current Population and Population Projections for Frederick County 1990-2030

| Area | 1990 | 2000 | 2010 | 2020 | 2030 |
|------------------|--------|--------|--------|---------|---------|
| Frederick County | 45,723 | 59,209 | 72,300 | 84,300 | 96,100 |
| Winchester | 21,947 | 23,585 | 26,000 | 27,700 | 29,300 |
| Area Total | 67,670 | 82,794 | 98,300 | 112,000 | 125,400 |

Source: U.S. Census, Virginia Employment Commission, Weldon Cooper Center for Public Service

Frederick County's Population based on the 2000 Census



Source: US Census Bureau

| Data Classes Based on Census tracts | |
|--|-------------|
| Persons/ sq mile | |
| | 44-52 |
| | 110-118 |
| | 148-152 |
| | 494-787 |
| | 1306-1306 |
| | Major Roads |
| | Streams |

Source: US Census Bureau

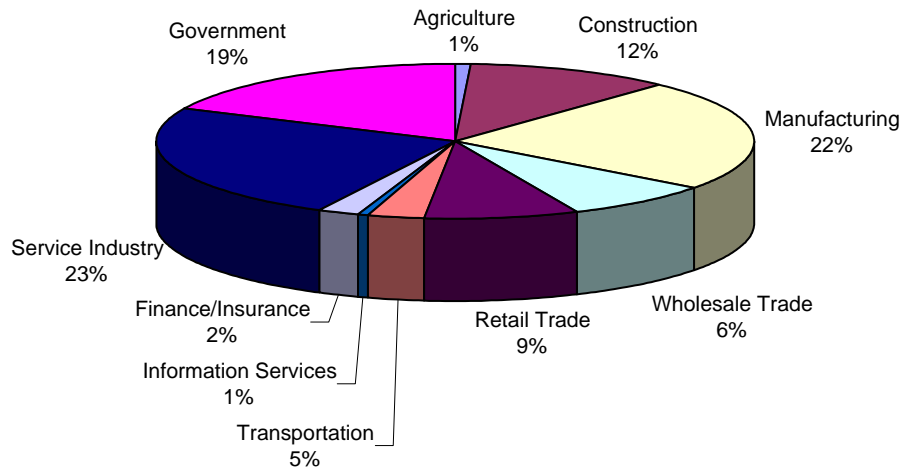
FREDERICK COUNTY

Employment

Employment in Frederick County for both the private and public sectors totaled 20,088 in 2005 according to the 1st quarter data for 2005. The Virginia Employment Commission states that employment within the private sector in 2005 was 16,196, this makes up 81% of employment in Frederick County. That is an increase of 3.6% from the 2004 total of 15,779.

The following figure highlights the distribution of total employees in each employment sector for 2005. The largest percent of jobs are in the service industry which includes professional / technical services, administrative and support services, and nursing / healthcare to name a few. This sector was followed closely by manufacturing and government. These three sectors combined represent two-thirds of Frederick County employees. Agricultural employment in 2005 is consistent with previous years at 1%.

Percentage of Employment by Sector in Frederick County 2005



Source: Virginia Employment Commission ES-202 Report for the 1st quarter of 2005

Family and Household Income

According to the US Census Bureau, Frederick County was home to 16,718 families in 2000. The median income for these families was \$52,281. This was \$1,888 less than the median income for Virginia as a whole.

Median household income differs from median family income in that it includes the income of all persons 15 years or older, living in a single household, whether they are related or not. The median household income in Frederick County according to the 2000 Census was \$46,941.

Households

The average number of persons within a household in Frederick County has declined over the past couple of decades. In 1980, the average household consisted of 2.98 people. In 1990, the average household size dropped to 2.78. In 2000, the average household size further declined to 2.64. The estimated average household size in 2004 remains consistent with 2000 at 2.54. This is right at the state average of 2.54.

Number of Households and Average Household Size (1960-2008)

| Year | Population | Households | Average Household Size |
|------|------------|------------|------------------------|
| 1960 | 21,941 | 6,045 | 3.63 |
| 1970 | 24,107 | 8,570 | 2.81 |
| 1980 | 43,150 | 11,467 | 2.98 |
| 1990 | 45,723 | 16,470 | 2.78 |
| 2000 | 59,209 | 23,319 | 2.64 |
| 2001 | 61,315 | 23,950 | 2.56 |
| 2002 | 62,905 | 24,560 | 2.56 |
| 2003 | 64,640 | 25,386 | 2.55 |
| 2004 | 66,611 | 26,182 | 2.54 |
| 2008 | 72,983 | 28,395 | 2.57 |

Source: US Census Bureau, DemographicsNOW, Winchester Frederick County Economic Development Commission
 **Please note that the numbers for 1960-2000 are Census Bureau figures for 2008 are estimates.

Residential Lots Created

The number of residential lots created in rural and urban areas of the County is determined by the number of lots created as a result of subdivision applications (urban) and administrative subdivisions (rural) that were approved in 2005.

The number of residential lots created in the rural areas of the County has remained consistent with the 2004 figures of 312 lots. In 2005, 310 lots were created in the rural areas. The year 2005 rural lots were a slightly smaller percentage of the total number of residential lots than the 2004 rural lots. The number of residential lots created in the urban areas of Frederick County increased from year 2004. 550 urban residential lots were created in year 2005 as opposed to 507 in 2004.

Residential Subdivision Lots Created by Year - RP & RA Zoning Districts

| Year | Residential Performance (RP) Zoning District | | Rural Areas (RA) Zoning District | |
|--------|--|---------------------------|----------------------------------|---------------------------|
| | # of Lots Created | % of RP & RA Lots Created | # of Lots Created | % of RP & RA Lots Created |
| 1999 | 310 | 69% | 137 | 31% |
| 2000 | 311 | 57% | 235 | 43% |
| 2001 | 571 | 73% | 206 | 27% |
| 2002 | 536 | 70% | 226 | 30% |
| 2003 | 456 | 67% | 226 | 33% |
| 2004 | 507 | 63% | 312 | 37% |
| 2005 | 550 | 64% | 310 | 36% |
| TOTALS | 3241 | | 1629 | |

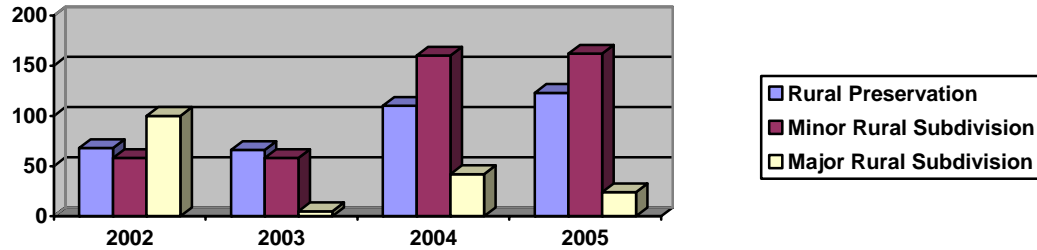
Lots Created in 2005 by Magisterial District by Zoning District

| Magisterial District | RA | RP | R5 | R4 | B2 | B3 | M1 | M2 | EM | MH1 | MS | HE | Total |
|----------------------|-----|-----|----|----|----|----|----|----|----|-----|----|----|-------|
| Back Creek | 73 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 78 |
| Gainesboro | 148 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 148 |
| Red Bud | 0 | 226 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 226 |
| Shawnee | 27 | 227 | 0 | 0 | 8 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 266 |
| Stonewall | 27 | 24 | 0 | 0 | 4 | 5 | 6 | 2 | 0 | 0 | 0 | 0 | 68 |
| Opequon | 35 | 70 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 112 |
| Totals | 310 | 550 | 2 | 0 | 19 | 5 | 10 | 2 | 0 | 0 | 0 | 0 | 898 |

Source: Frederick County Department of Planning and Development

Rural Area Subdivisions

Lots Created (Plats Recorded) from 2002-2005 by Subdivision Type



| 2005 RA (Rural Areas) Lots | |
|----------------------------|------------|
| Subdivision Type | Lots |
| Rural Preservation | 124 |
| Minor Rural | 162 |
| Major Rural | 24 |
| Total | 310 |

* 47 of the 162 Minor Rural Subdivisions are Family Lots.

| 2004 RA (Rural Areas) Lots | |
|----------------------------|------------|
| Subdivision Type | Lots |
| Rural Preservation | 110 |
| Minor Rural | 160 |
| Major Rural | 42 |
| Total | 312 |

*51 of the 160 Minor Rural Subdivisions are Family Lots.

| 2003 RA (Rural Areas) Lots | |
|----------------------------|------------|
| Subdivision Type | Lots |
| Rural Preservation | 66 |
| Minor Rural | 155 |
| Major Rural | 5 |
| Total | 226 |

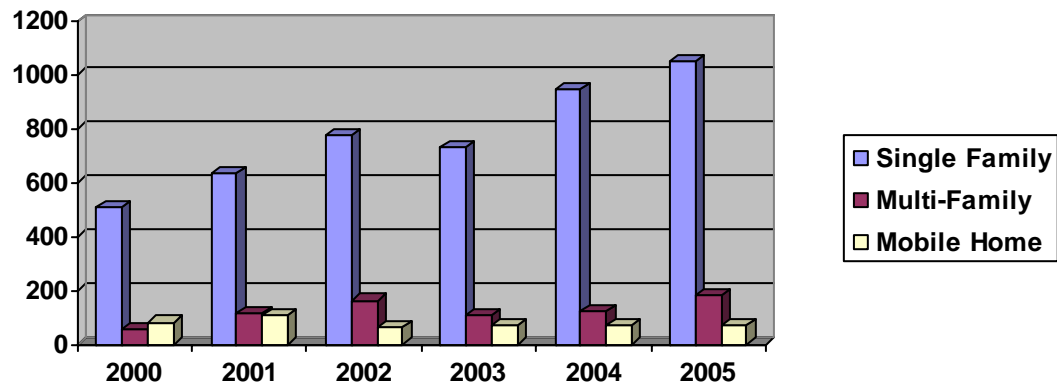
*44 of the 155 Minor Rural Subdivisions are Family Lots.

| 2002 RA (Rural Areas) Lots | |
|----------------------------|------------|
| Subdivision Type | Lots |
| Rural Preservation | 68 |
| Minor Rural | 58 |
| Major Rural | 100 |
| Total | 226 |

*29 of the 58 Minor Rural Subdivisions are Family Lots.

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Residential Building Permits



A total of 2,612 building permits were issued in 2005, resulting in 1,298 residential units. This is a 15% increase in 2005 based on the total number of building permits in 2004. The increase in residential building permits went from 1,136 in 2004 to 1,261 in 2005, which is a 10% increase in the number of residential permits from 2004.

New Residential Units From Issued Building Permits (1990-2005)

| Year | Single Family | Multi-Family | Mobile Home | Total Units |
|------|---------------|--------------|-------------|-------------|
| 1990 | 486 | 119 | 134 | 739 |
| 1992 | 385 | 63 | 87 | 535 |
| 1994 | 448 | 73 | 181 | 702 |
| 1996 | 417 | 132 | 141 | 690 |
| 1998 | 529 | 73 | 92 | 694 |
| 1999 | 509 | 34 | 70 | 613 |
| 2000 | 506 | 52 | 81 | 639 |
| 2001 | 632 | 113 | 108 | 853 |
| 2002 | 777 | 163 | 64 | 1004 |
| 2003 | 731 | 107 | 67 | 905 |
| 2004 | 945 | 120 | 71 | 1136 |
| 2005 | 1017 | 172 | 72 | 1261 |

* The multi-family figure shown in the table is based upon the number of individual residential units within a multi-family structure.

** Multi-family can result in multiple residential units for a single building permit.

*Permits do not include Modular Homes.

Source: Frederick County Department of Inspections

2005 Building Permits for Middletown & Stephen City

| Town | Single Family | Multi-Family | Mobile Home | Total Units |
|--------------|---------------|--------------|-------------|-------------|
| Middletown | 2 | | | 2 |
| Stephen City | 34 | 30 | | 64 |

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Single Family Building Permits by Zoning Districts

2005 Single Family Building Permits Throughout Frederick County

| | Back Creek | | | | Gainesboro | | | | Opequon | | | |
|-----------|------------|----|----|----|------------|----|----|-----|---------|-----|----|----|
| | RA | RP | R4 | R5 | RA | RP | R4 | R5 | RA | RP | R4 | R5 |
| January | 4 | 1 | | 3 | 6 | | | 10 | 2 | 1 | | |
| February | 4 | | | 6 | 8 | | | 5 | 3 | 2 | | |
| March | 11 | 1 | | 12 | 12 | | | 19 | 1 | 17 | | |
| April | 8 | | | 6 | 13 | | | 2 | 3 | 2 | | |
| May | 15 | | | 15 | 13 | | | 6 | 3 | 24 | | |
| June | 7 | | | 8 | 14 | | | 7 | 2 | 9 | | |
| July | 9 | | | 10 | 7 | | | 9 | 1 | 33 | | |
| August | 10 | | | 14 | 14 | | | 17 | 4 | 22 | | |
| September | 6 | | | 7 | 11 | | | 16 | | 6 | | |
| October | 6 | | | 4 | 5 | | | 10 | 3 | 2 | | |
| November | 7 | 2 | | 4 | 9 | 1 | | 13 | 1 | 9 | | |
| December | 6 | 1 | | 2 | 9 | | | 7 | | 5 | | |
| TOTAL | 93 | 5 | 0 | 91 | 121 | 1 | 0 | 121 | 23 | 132 | 0 | 0 |

| | Red Bud | | | | Shawnee | | | | Stonewall | | | |
|-----------|---------|----|----|----|---------|-----|----|----|-----------|----|----|----|
| | RA | RP | R4 | R5 | RA | RP | R4 | R5 | RA | RP | R4 | R5 |
| January | | 3 | | | 1 | 19 | | | 1 | 15 | | |
| February | | 23 | | | 3 | 5 | | | 4 | 18 | | |
| March | 4 | 12 | | | 6 | 2 | | | 1 | 11 | | |
| April | | 2 | | | 2 | 14 | | | 2 | 13 | | |
| May | | 10 | | | 4 | 18 | | | 2 | 13 | | |
| June | | 2 | | | 4 | 32 | | | 2 | 4 | | |
| July | | 3 | | | 3 | 29 | | | 2 | 1 | | |
| August | | 13 | | | 4 | 24 | | | 6 | 7 | | |
| September | | 3 | | | 1 | 27 | | | 4 | 7 | | |
| October | | | | | 1 | 9 | | | 6 | | | |
| November | | | | | | 6 | | | 4 | 1 | | |
| December | | 9 | | | 1 | 3 | | | 3 | 1 | | |
| TOTAL | 4 | 80 | 0 | 0 | 30 | 188 | 0 | 0 | 37 | 91 | 0 | 0 |

| 2005 Count | | | |
|------------|-----|----|-----|
| 1017 | | | |
| RA | RP | R4 | R5 |
| 308 | 497 | 0 | 212 |

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Alternative Housing Building Permits by Zoning Districts

2005 Alternative Housing Building Permits Throughout Frederick County

| | Back Creek | | | | Gainesboro | | | | Opequon | | | |
|-----------|------------|----|----|----|------------|----|----|----|---------|----|----|----|
| | TW | MD | MH | MF | TW | MD | MH | MF | TW | MD | MH | MF |
| January | | | 1 | | | 2 | 2 | | | | 1 | |
| February | | 2 | | | | | | | | 1 | | |
| March | | 2 | 2 | | | 3 | | | | | | |
| April | | 1 | | | | | 2 | | | | 1 | |
| May | | 3 | | | | | | | | 1 | | |
| June | | 2 | | | | 2 | 2 | | 5 | | | |
| July | | 2 | 1 | | | 3 | | | | | | |
| August | | 3 | | | | 1 | | | | 1 | 1 | |
| September | | 4 | | | | 1 | 2 | | 7 | | | |
| October | | 2 | 1 | | | 1 | | | 19 | | 1 | |
| November | | 1 | | | | 1 | | | | | | |
| December | | | | | | | 1 | | | 1 | 1 | |
| TOTAL | 0 | 22 | 5 | 0 | 0 | 14 | 9 | 0 | 31 | 4 | 5 | 0 |

| | Red Bud | | | | Shawnee | | | | Stonewall | | | |
|-----------|---------|----|----|----|---------|----|----|----|-----------|----|----|----|
| | TW | MD | MH | MF | TW | MD | MH | MF | TW | MD | MH | MF |
| January | | | | | | | | | | | 5 | |
| February | 6 | | | | | | | | | 1 | 6 | |
| March | 8 | | | | | | 1 | | | | 7 | |
| April | 6 | | 1 | | | 1 | | | | 1 | 2 | |
| May | 8 | | | | 6 | | | | | | | |
| June | 6 | | | | 12 | | | | | | 11 | |
| July | 8 | | | | 5 | | | | | | 3 | |
| August | 7 | | | | 38 | | | | | 1 | 2 | |
| September | 9 | | | | 2 | | | | | | 5 | |
| October | | | 1 | | 7 | | | | | | 8 | |
| November | | | 1 | | 12 | | | | 1 | | | |
| December | | | | | | | | | | | | |
| TOTAL | 58 | 0 | 3 | 0 | 82 | 1 | 1 | 0 | 1 | 3 | 49 | 0 |

| 2005 Count | | | |
|------------|----|----|----|
| 288 | | | |
| TW | MD | MH | MF |
| 172 | 44 | 72 | 0 |

TW = Townhouse

MD = Modular

MH = Mobile

Home

MF = Multi-Family

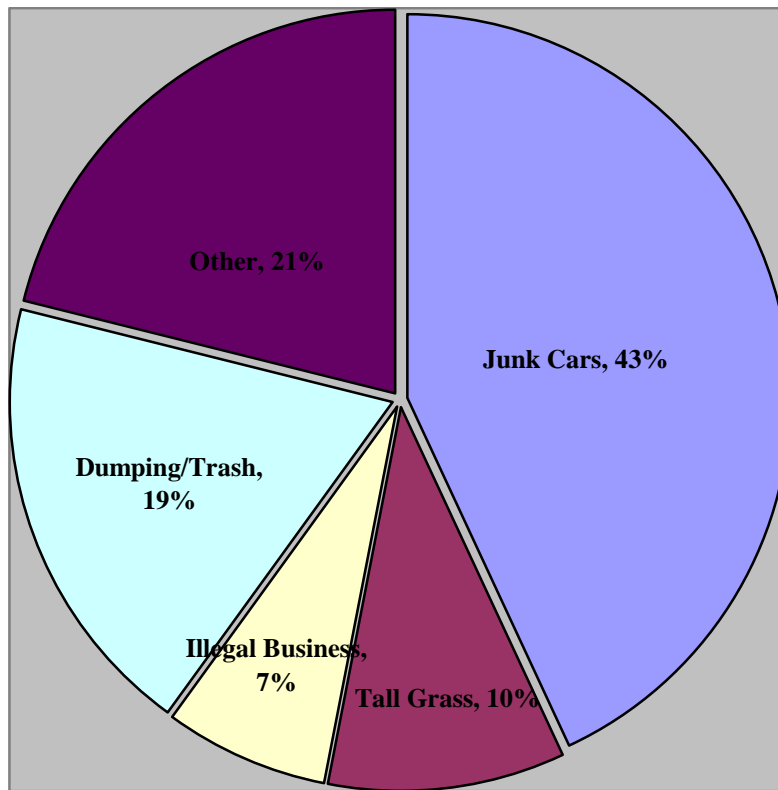
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Schools**2005-2006 Frederick County School Enrollment**

| Schools | Grade Level | Program Capacity | 2005-2006 Enrollment | Percent of Practical Capacity |
|--------------------------------|--------------------|-------------------------|-----------------------------|--------------------------------------|
| Apple Pie Ridge Elem. | K-5 | 563 | 535 | 95% |
| Armell Elem. | K-5 | 644 | 804 | 125% |
| Bass-Hoover Elem. | K-5 | 662 | 569 | 96% |
| Gainesboro Elem. | K-5 | 234 | 159 | 68% |
| Indian Hollow Elem. | K-5 | 528 | 588 | 111% |
| Middletown Elem. | K-5 | 644 | 507 | 79% |
| Orchard View Elem. | K-5 | 528 | 536 | 102% |
| Redbud Run Elem. | K-5 | 644 | 697 | 108% |
| Senseny Road Elem. | K-5 | 495 | 577 | 117% |
| Stonewall Elem. | K-5 | 528 | 467 | 88% |
| Total Elementary School | K-5 | 5,470 | 5439 | 99% |
| Adm. Richard E. Byrd Middle | 6-8 | 850 | 737 | 87% |
| Robert E. Aylor Middle | 6-8 | 850 | 682 | 80% |
| Frederick County Middle | 6-8 | 730 | 779 | 107% |
| James Wood Middle | 6-8 | 915 | 790 | 86% |
| Total Middle School | 6-8 | 3,345 | 2,988 | 89% |
| James Wood High | 9-12 | 1,400 | 1306 | 93% |
| Millbrook High | 9-12 | 1,250 | 1098 | 87% |
| Sherando High | 9-12 | 1,400 | 1343 | 96% |
| Total High School | 9-12 | 4,050 | 3,552 | 93% |
| NREP | Ages 2-21 | 100 | 49 | 88% |
| Total | K-12 | 12,965 | 12,028 | 93% |

Source: Frederick County Public Schools November 15, 2005 Enrollment Data

Zoning Violations By Type



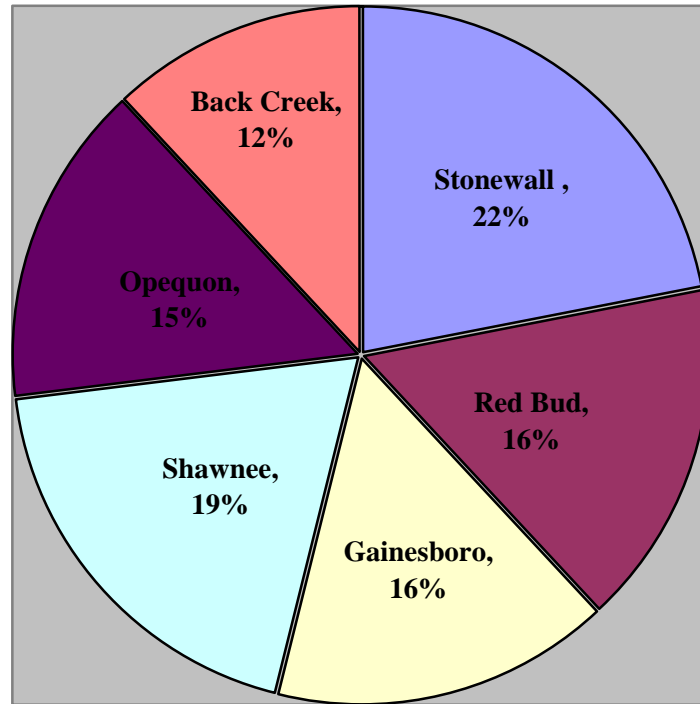
Over the years, the number of violations identified by the Frederick County planning staff has fluctuated. In 2001, 111 zoning ordinance violations were identified by the Frederick County Planning Department. This figure increased to 157 in 2002 but then decreased to 127 violations in 2003, and again decreased in 2004 to 116 complaints. In 2005, planning staff received complaints which resulted in 150 properties with zoning ordinance violations. The majority of complaints received by the Planning Department involved the storage of multiple inoperable vehicles on residential property or the improper screening of such vehicles. Dumping/trash, tall grass, and illegal businesses represented most of the other complaints.

| Violation Type | Count |
|------------------|-------|
| Junk Cars | 64 |
| Tall Grass | 15 |
| Illegal Business | 10 |
| Dumping/Trash | 29 |
| Other | 32 |

Note: Table includes all violations, including multiple violations for a single address

FREDERICK COUNTY

Zoning Violations by Magisterial District



In 2005, The Back Creek District had the lowest number of violations, totaling 17, followed by the Opequon district with 23. The Red Bud District, and Gainesboro each had 24 violations. The Shawnee Magisterial District had the second most violations in 2005 with 29, with Stonewall coming in with the most violations with 33.

| District | Violations |
|------------|------------|
| Gainesboro | 24 |
| Stonewall | 33 |
| Redbud | 24 |
| Shawnee | 29 |
| Opequon | 23 |
| Back Creek | 17 |

Application Reviews

The Planning and Development Department continues to review a significant number of development applications, plans, and permits on an annual basis. In recent years, these numbers have generally fluctuated. The table below highlights the number of applications reviewed in Frederick County since 1998.

Summary of Development Applications Submitted from 1998-2005

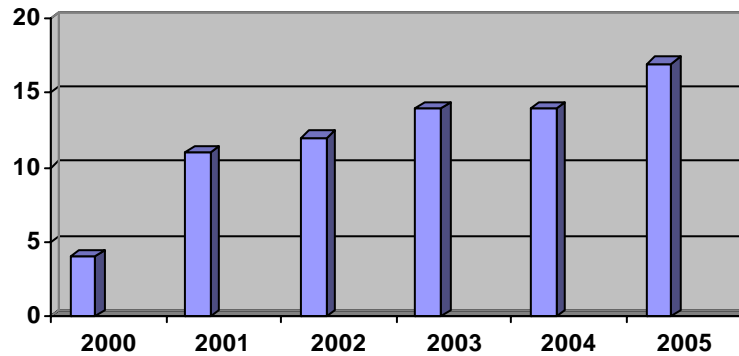
| Application | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 |
|---------------------------------|------|------|------|------|------|------|------|------|
| Rezoning | 19 | 15 | 4 | 11 | 12 | 14 | 14 | 17 |
| Master Development Plans | 6 | 4 | 8 | 6 | 5 | 10 | 12 | 11 |
| Subdivisions | 20 | 29 | 14 | 26 | 23 | 21 | 25 | 36 |
| Conditional Use Permits | 9 | 30 | 20 | 22 | 16 | 13 | 25 | 10 |
| Subdivision Waivers | 9 | 7 | 10 | 10 | 11 | 2 | 2 | 7 |
| Site Plans | 73 | 68 | 65 | 57 | 52 | 53 | 72 | 93 |
| Variances/Appeals | 27 | 10 | 18 | 21 | 17 | 16 | 9 | 28 |
| Rural Preservation Subdivisions | 2 | 0 | 0 | 5 | 14 | 12 | 14 | 21 |
| Major Rural Subdivision | 0 | 2 | 2 | 4 | 9 | 2 | 10 | 10 |

Source: Frederick County Department of Planning and Development

The figures that follow on the ensuing pages show the recent history of applications and permits in more detail. A review of these figures clearly indicates that the level of development activity has remained relatively high during recent years and generally continues to increase. In particular, increases have occurred in the number of subdivisions and site plans.

Rezoning

Number of Applications Submitted for Rezoning from 2000 to 2005



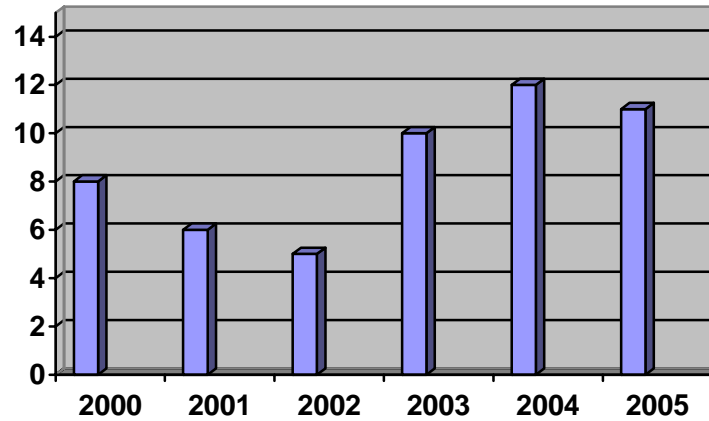
Rezoning Reviewed in 2005

| File # | Applicant Name | Old Zoning | New Zoning | Magisterial District | Acreage | Action |
|--------|------------------------|------------|------------|----------------------|---------|-----------|
| 01-05 | RUSSELL 150 LC | RA | B2 & RP | Shawnee | 150.28 | Approved |
| 02-05 | ADAMS DEVELOP. GROUP | B3 | B3 | Stonewall | 59.71 | Approved |
| 03-05 | NORTH STEPHENSON | RA | M1 | Stonewall | 79.13 | Approved |
| 04-05 | SENSENY VILLAGE | RA & RP | RP | Red Bud | 73.79 | Approved |
| 05-05 | MARATHON BANK | RA | B2 | Back Creek | 1 | Approved |
| 06-05 | FREDERICK BLOCK CO | B2 & B3 | B2 & B3 | Stonewall | 4.64 | Approved |
| 07-05 | MANNING PROPERTY | M2 & RA | B3 & IA | Stonewall | 12.178 | Denied |
| 08-05 | CANTER EST. SECT. V | RP | RP | Shawnee | 103.74 | Withdrawn |
| 09-05 | FREEDOM MANOR | RA | RP | Shawnee | 26.87 | Approved |
| 10-05 | WAKELAND PROPERTIES | RA | B2 | Shawnee | 7.26 | Approved |
| 11-05 | CARPERS VALLEY | RA | R4 | Shawnee | 276.92 | Approved |
| 12-05 | VILLAGES AT ARTRIP | RA | R4 | Shawnee | 169.924 | Pending |
| 13-05 | RUSSELL-GLENDOBBIN | RA | RP | Stonewall | 67.73 | Withdrawn |
| 14-05 | JCA IV WHITE HALL, LLC | RA | M1 | Stonewall | 5 | Approved |
| 15-05 | LEON LARGENT EST | B2 | M1 | Shawnee | 30.01 | Approved |
| 16-05 | WILLOW RUN | RA | RP&B2 | Shawnee | 359.97 | Pending |
| 17-05 | RUSSELL-GLENDOBBIN | RA | RP | Stonewall | 67.73 | Pending |

FREDERICK COUNTY

Master Development Plans

Number of Applications Submitted for Master Development Plans from 2000 to 2005

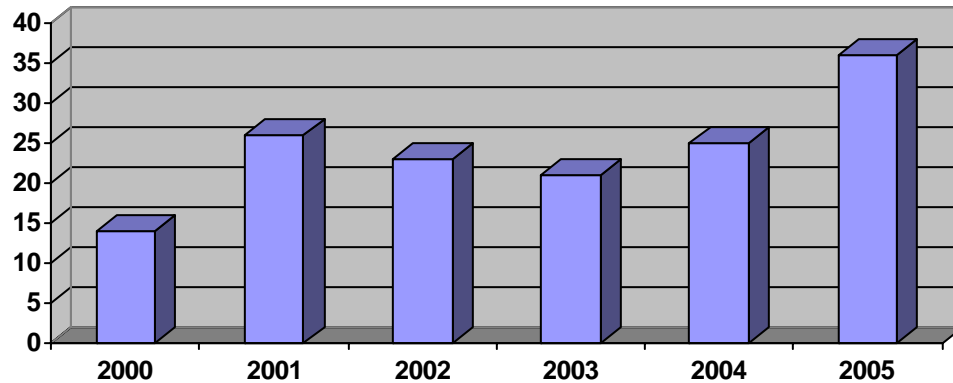


2005 Master Development Plans

| File # | Applicant Name | Proposed Use | Magisterial District | Action |
|--------|-------------------------|--|----------------------|----------|
| 01-05 | REVISED WESTMIN. CANTER | Service Drive & Parking Lot | Gainesboro | Approved |
| 02-05 | ADAMS DEVELOPMENT GROUP | Office, Warehouse Self-Storage | Stonewall | Approved |
| 03-05 | WHITEHALL COMMERCE CTR | Office, Retail, Restaurant & Convenience Store | Stonewall | Approved |
| 04-05 | KERNSTOWN COMMONS | Commercial | Shawnee | Approved |
| 05-05 | BRIARWOOD III | Urban Dwelling Units | Red Bud | Approved |
| 06-05 | MEADOWS EDGE | Single Family Detached | Opequon | Approved |
| 07-05 | STEPHENSON VILLAGE | Residential-Planned Community | Stonewall | Pending |
| 08-05 | CARROLL INDUSTRIAL PARK | Commercial/Industrial | Stonewall | Approved |
| 09-05 | VILLAGES AT ARTRIP | Residential, Retail, Restaurant, Office | Shawnee | Pending |
| 10-05 | STONEWALL PLAZA | Commercial | Stonewall | Approved |
| 11-05 | WESTBURY COMMONS | 11 Single Family Dwellings | Stonewall | Approved |

Subdivisions

Number of Applications Submitted for Subdivisions from 2000 to 2005



Subdivisions Design Plans Reviewed in 2005

| File # | Application Name | Num ber of Lots | Acreage | Magisterial District | Action |
|--------|---------------------------------|-----------------------|---------|-------------------------|----------|
| 01-05 | ABRAMS POINTE | 225 | 118.00 | Shawnee | Pending |
| 02-05 | MARANTO MANOR DRIVE | 2 | 30.16 | Shawnee | Pending |
| 03-05 | WAKELAND MANOR #10 | 60 | 12.25 | Shawnee | Approved |
| 04-05 | WAKELAND MANOR #11 | 38 | 4.25 | Shawnee | Approved |
| 05-05 | SOUTHERN HILLS PHASE I | 95 | 107.70 | Opequon | Pending |
| 06-05 | LYNNEHAVEN SECTION 3 | 74 | 30.73 | Red Bud | Pending |
| 07-05 | STONEWALL INDUSTRIAL PARK | 1 | 4.96 | Stonewall | Approved |
| 08-05 | STONEWALL INDUSTRIAL PARK | 1 | 6.89 | Stonewall | Approved |
| 09-05 | FORT COLLIER IND. PARK | 1 | 3.79 | Stonewall | Approved |
| 10-05 | HAMILTON COURT TOWNHOUSE | 45 | 5.70 | Opequon | Approved |
| 11-05 | STEEPLECHASE | 69 | 29.99 | Shawnee | Approved |
| 12-05 | OLD DOMINION GREENS #2 | 84 | 31.22 | Opequon | Pending |
| 13-05 | STONEWALL INDUSTRIAL PARK | 1 | 2.00 | Stonewall | Approved |
| 14-05 | STONEWALL INDUSTRIAL PARK | 1 | 5.66 | Stonewall | Approved |
| 15-05 | CLIFTON & BUNNY LEWIS | 2 | 0.60 | Red Bud | Approved |
| 16-05 | WHITEHALL COMMERCE CTR | 6 | 67.31 | Stonewall | Pending |
| 17-05 | MEADOWFIELD | 5 | 1.72 | Opequon | Approved |
| 18-05 | FISH PROPERTIES | 4 | 14.15 | Stonewall | Approved |
| 19-05 | HILDA MAYE MEADOWS | 19 | 4.67 | Back Creek | Pending |
| 20-05 | RED BUD RUN SECT. III | 56 | 34.15 | Stonewall | Pending |
| 21-05 | MACEDONIA ACRES - RESUBDIVISION | 8 | 4.20 | Shawnee | Pending |

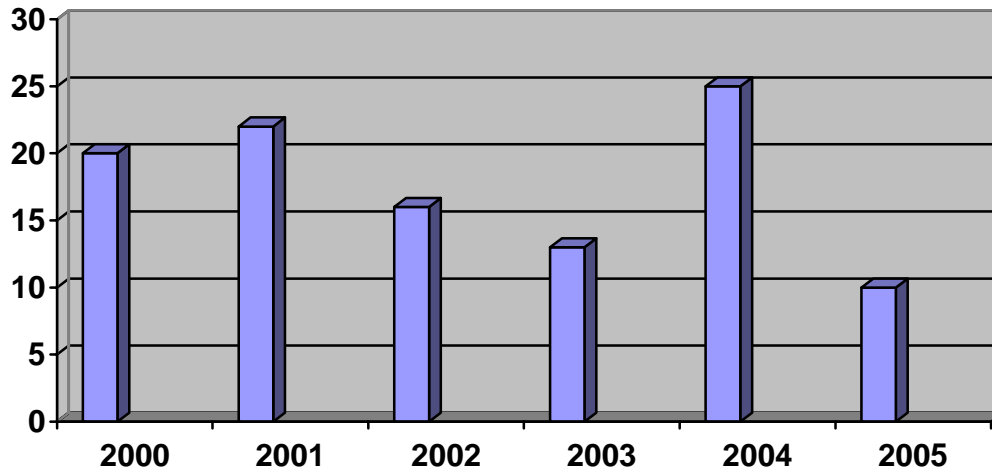
FREDERICK COUNTY

| | | | | | |
|-------|---------------------------------------|-----|-------|------------|----------|
| 22-05 | LAKE HOLIDAY SECTION 10 | 14 | 3.35 | Gainesboro | Pending |
| 23-05 | STONEWALL INDUSTRIAL PARK | 1 | 3.00 | Stonewall | Approved |
| 24-05 | FORT COLLIER IND. PARK | 2 | 72.71 | Stonewall | Pending |
| 25-05 | STUART & LAURIE PUTNAM | 2 | 4.80 | Back Creek | Approved |
| 26-05 | STONEBROOK LC | 1 | 2.30 | Back Creek | Approved |
| 27-05 | JIREH ENTERPRISES | 2 | 15.74 | Stonewall | Approved |
| 28-05 | STONEWALL INDUSTRIAL PARK | 1 | 4.73 | Stonewall | Approved |
| 29-05 | FIELDSTONE II PHASE I & II | 102 | 49.33 | Opequon | Pending |
| 30-05 | ADAMS DEVELOP GROUP | 10 | 59.71 | Stonewall | Approved |
| 31-05 | STONEWALL INDUSTRIAL PARK | 1 | 23.54 | Stonewall | Approved |
| 32-05 | MEADOWS EDGE - PHASE 1 | 75 | 53.96 | Opequon | Pending |
| 33-05 | TITAN VIRGINIA READY MIX | 1 | 5.52 | Stonewall | Pending |
| 34-05 | PRESTON BUSINESS CTR | 2 | 20.09 | Shawnee | Approved |
| 35-05 | RICHARD & DONNA DICK | 1 | 3.16 | Shawnee | Pending |
| 36-05 | FIELDSTONE SECTION II, PHASE III & IV | 123 | 22.47 | Opequon | Pending |

Note: Subdivisions in the above table are zoned B1 (Neighborhood Business), B2 (General Business), B3 (Industrial Transition), M1 (Light Industrial), M2 (General Industrial), or RP (Residential Performance)

Conditional Use Permits

Number of Applications Submitted for Conditional Use Permits form 2000 to 2005



Conditional Use Permits Reviewed in 2005

| File # | Application Name | Use | Magisterial District | Action |
|--------|-----------------------|------------------------------|----------------------|-----------|
| 01-05 | CING. WIRELESS-MARKER | TELECOMMUNICATIONS FACILITY | Back Creek | Approved |
| 02-05 | HORIZON HOLDINGS LLC | LANDSCAPE BUSINESS | Opequon | Approved |
| 03-05 | JAMES M. HORTON | 2ND NURSERY | Shawnee | Withdrawn |
| 04-05 | EUGENE COOPER | EXP. OF CUP 07-03 COUNTERTOP | Gainesboro | Approved |
| 05-05 | ROBERT W. SHAW | CUSTOM CRAFTED RIFLES | Opequon | Approved |
| 06-05 | CING. WIRELESS-ARMEL | TELECOMMUNICATIONS FACILITY | Shawnee | Pending |
| 07-05 | DAVID E. WHITACRE | FARM MARKET | Shawnee | Pending |
| 08-05 | SHEN. STORAGE CONNEC. | OFF-PREMISE BUSINESS SIGN | Stonewall | Pending |
| 09-05 | RICHARD HEISEY | WOODWORKING SHOP | Gainesboro | Pending |
| 10-05 | WILLIAM BROY | MONUMENT STYLE SIGN | Shawnee | Pending |

Total CUP's Approved: 4

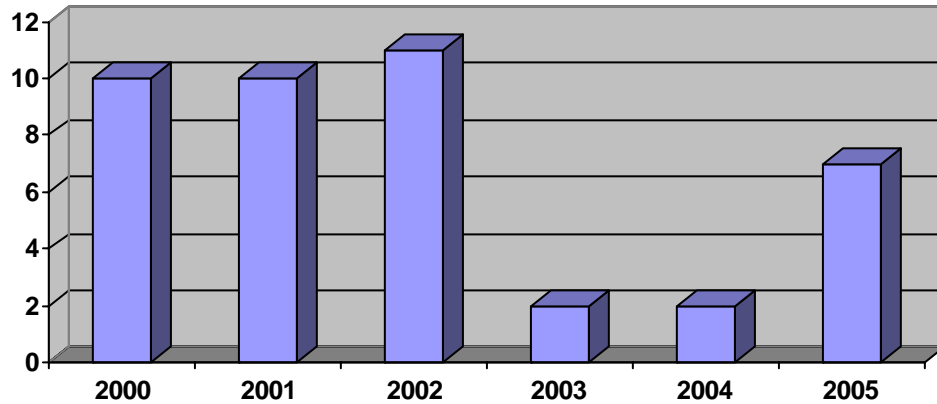
Total CUP's Denied:

Total CUP's Withdrawn/Pending:6

FREDERICK COUNTY

Subdivision Waivers

Number of Applications Submitted for Subdivision Waivers from 2000 to 2005



Waivers Reviewed in 2005

| Applicant Name | Variance/Appeal Request | Magisterial District | Action |
|------------------------------------|---|----------------------|----------|
| RICHMOND AMERICAN HOMES OF VA INC. | WAIVER TO ALLOW REMNANT | Red Bud | Approved |
| OLD MASSEY STORE | BUFFER DISTANCE WAIVER | Gainesboro | Approved |
| ANTHONY COOK | WAIVER TO ALLOW LANDSCAPING EASEMENT & WAIVER TO ELIMINATE CURB, GUTTER, SIDEWALK, AND STREETLIGHTS. | Opequon | Approved |
| DEBORAH DORMAN DUTCHER | WAIVER TO ALLOW EXISTING DUTCHER PROPERTY TO BE FURTHER SUBDIVIDED AND REDUCE EXISTING 74 % RURAL PRESERVATION LOT TO 40 % OF ORIGNAL PARCEL. | Opequon | Denied |
| CHARLES & THELMA SNAPP | 50' RIGHT-OF-WAY | Back Creek | Approved |
| FRANK KLEBIEKO | WAIVER FROM RESIDENTIAL DENSITY AND MINIMUM LOT SIZE. | Gainesboro | Pending |
| C. EMMETT LONG | WAIVER TO ALLOW SEPERATION INTO 2 LOTS. | Back Creek | Pending |

Total Waivers Approved: 4

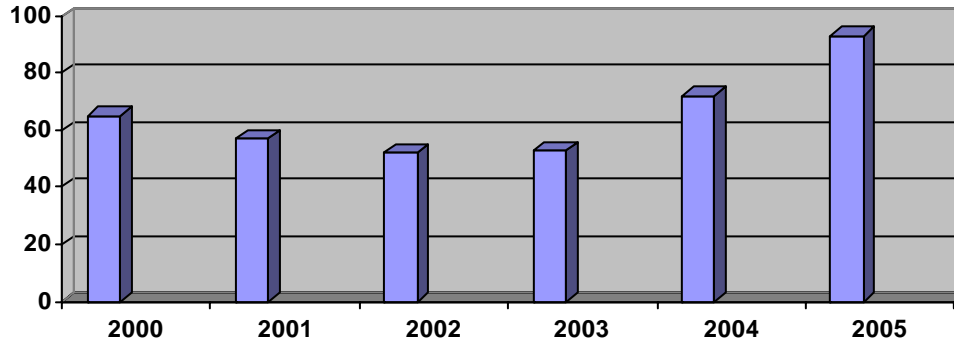
Total Waivers Denied: 1

Total Waivers Pending: 2

FREDERICK COUNTY

Site Plans

Number of Applications Submitted for Site Plans from 2000 to 2005



Site Plans Reviewed in 2005

| File # | Application Name | Use | Magisterial District | Action |
|--------|--------------------------------|---------------------------------|----------------------|----------|
| 01-05 | CANDY HILL CAMPGROUND | CAMPGROUND | Back Creek | Approved |
| 02-05 | HORIZON CONST. AIRPORT BS CTR. | CONTRACTOR YARD | Shawnee | Approved |
| 03-05 | SHENANDOAH UNIVERSITY | FOOTBALL STADIUM | Shawnee | Approved |
| 04-05 | CING. WIRELESS/SU | TELECOMMUNICATIONS FACILITY | Shawnee | Approved |
| 05-05 | WINCHESTER CHURCH OF NAZARENE | CHURCH ADDITION | Back Creek | Approved |
| 06-06 | THE OLD STONE RESTAURANT | CONVENIENCE STORE & RESTAURANT. | Stonewall | Approved |
| 07-05 | SHERANDO TOWNE CENTER | HARDWARE STORE | Opequon | Approved |
| 08-05 | BOWLING GREEN RIDGE | EXCHANGE 100' W/199' TOWER | Gainesboro | Approved |
| 09-05 | REGENTS CRESCENT | RESIDENTIAL & COMMERCIAL | Stonewall | Approved |
| 10-05 | KERNSTOWN COMMONS | COMMERCIAL | Shawnee | Approved |
| 11-05 | CVS PHARMACY | PHARMACY | Opequon | Approved |
| 12-05 | CONVENIENCE STORE | CONVENIENCE STORE | Shawnee | Approved |
| 13-05 | DON BEYER VOLVO | CAR DEALERSHIPS | Back Creek | Pending |
| 14-05 | WINCHESTER GATEWAY | COMMERCIAL | Stonewall | Approved |
| 15-05 | OFFICE BLDG TREX CENTER | OFFICE | Stonewall | Approved |
| 16-05 | NEW LIFE CHRISTIAN CHURCH | BUILDING ADDITION | Back Creek | Approved |

FREDERICK COUNTY

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|-------|-------------------------------|----------------------------------|------------|----------|
| 17-05 | TRIAD ENGINEERING | PARKING EXTENSION | Shawnee | Approved |
| 18-05 | CING.WIRELESS/HUNTING RIDGE | 6 PANEL ANTENNAS & SHELTER | Gainesboro | Approved |
| 19-05 | VALLEY FARM CREDIT | WEST OFFICE ADDITION | Back Creek | Approved |
| 20-05 | FRED. CTY. FAIR ASSOC. | POLE BARN & WATERLINE | Stonewall | Approved |
| 21-05 | ELEVENTH ELEMENTARY SCHOOL | SCHOOL | Shawnee | Approved |
| 22-05 | NEXTEL PARTNERS VA259P | RELOCATION OF TELECOMM. EQUIP | Gainesboro | Approved |
| 23-05 | THIRD WINCHESTER BATTLEFIELD | HISTORIC PRESERVATION | Stonewall | Approved |
| 24-05 | FREDERICKTOWNE CROSSING | COMMERCIAL DEVELOPMENT | Opequon | Approved |
| 25-05 | OPEQUON #175 | WIRELESS COMMUNIC. FACILITY | Back Creek | Approved |
| 26-05 | MOTION AUTO PARTS | AUTO PARTS STORE | Opequon | Approved |
| 27-05 | GREENWAY GROCERY | CONVENIENCE STORE | Shawnee | Approved |
| 28-05 | FREDERICK CTY ANIMAL SHELTER | ANIMAL SHELTER | Stonewall | Approved |
| 29-05 | CHURCH OF CHRIST | PAVILION ADDITION | Back Creek | Pending |
| 30-05 | LAKE HOLIDAY EST. COUNT. CLUB | BUS PICKUP & RV STORAGE | Gainesboro | Approved |
| 31-05 | PACTIV MANUFACTURING PLANT | MANUFACTURING | Stonewall | Approved |
| 32-05 | STONEWALL MINI STORAGE | MINI STORAGE | Gainesboro | Approved |
| 33-05 | EASTERN SUPPLY | WAREHOUSE ADDITION | Stonewall | Approved |
| 34-05 | BANK OF CLARKE COUNTY | BANK | Gainesboro | Approved |
| 35-05 | TULANE DRIVE INN & SUITES | HOTEL | Shawnee | Approved |
| 36-06 | CROSS JUNCTION SHARED TOWERS | TELECOMMUNICATIONS FACILITY | Gainesboro | Approved |
| 37-05 | LOT 9 KERNSTOWN BUSINESS PK | AUTO REPAIR/OFFICE STORAGE | Back Creek | Approved |
| 38-05 | PEGASUS BUSINESS CTR #3 | COMMERCIAL OFFICE & DISTRIBUTING | Shawnee | Approved |
| 39-05 | AIRPORT OFFICE PARK | OFFICE SPACE | Opequon | Pending |
| 40-05 | HARWILL FOOD SERVICES | WAREHOUSE/OFFICE/WHOLE/RET | Gainesboro | Approved |
| 41-05 | FIRST BANK - SHERANDO TOWNE | BANK | Opequon | Approved |
| 42-05 | COSTCO GASOLINE | SERVICE STATION | Shawnee | Approved |
| 43-05 | CLEARBROOK PROPERTIES | COMMERCIAL | Stonewall | Pending |
| 44-05 | AMB WAREHOUSE ADDITION | INDUSTRIAL | Stonewall | Pending |
| 45-05 | VER.WIRE.-CROSS JUNCTION | TELECOMMUNICATIONS FACILITY | Gainesboro | Approved |
| 46-05 | VER.WIRE.-SILVER LAKE | TELECOMMUNICATIONS FACILITY | Gainesboro | Approved |

FREDERICK COUNTY

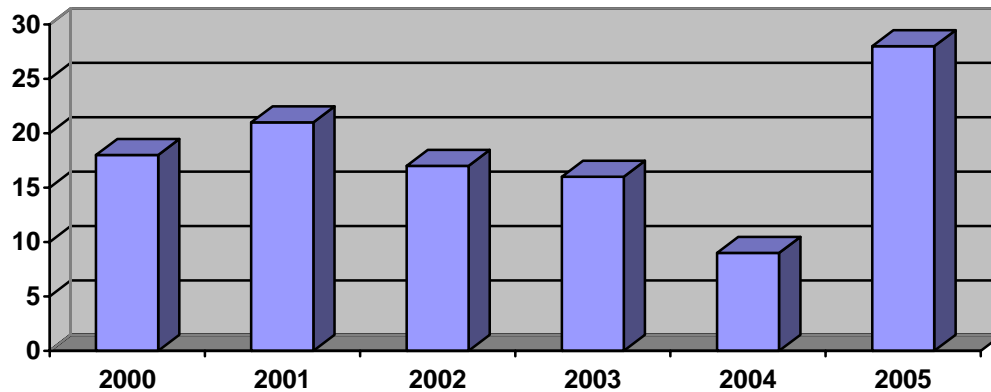
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|-------|------------------------------|-------------------------------|------------|----------|
| 47-05 | VER.WIRE.-WINCHESTER MALL | TELECOMMUNICATIONS FACILITY | Shawnee | Pending |
| 48-05 | CIVES STEEL CO | DRILL ADDITION | Stonewall | Approved |
| 49-05 | CHARLES RICKETTS MEM. GYM. | SCHOOL | Gainesboro | Approved |
| 50-05 | CRAFTSMAN AUTOBODY | AUTO BODY REPAIR | Back Creek | Pending |
| 51-05 | MCDONALDS-KERNSTOWN COMM. | RESTAURANT-FAST FOOD | Shawnee | Approved |
| 52-05 | JESS PSYCHIC | OFFICE | Shawnee | Pending |
| 53-05 | PACK-IT-IN MINI STORAGE | MINI STORAGE | Stonewall | Approved |
| 54-05 | BEAN SUITES 2 | OFFICE/WAREHOUSE | Back Creek | Approved |
| 55-05 | REDLAND UMC PAVILION | PAVILION | Gainesboro | Approved |
| 56-05 | CROOKED RUN WASTE.WRECLA. | WASTEWATER TREATMENT PLANT | Opequon | Approved |
| 57-05 | WINCHESTER GATEWAY | COMMERCIAL | Stonewall | Pending |
| 58-05 | WARRIOR DR. RETAIL CTR. | OFFICE & RETAIL | Opequon | Pending |
| 59-05 | 84 LUMBER | COMMERCIAL | Stonewall | Approved |
| 60-05 | NW REGIONAL ADULT DET. CTR. | WORK RELEASE FACILITY | Stonewall | Approved |
| 61-05 | DAVENPORT INSULATION | INDUSTRIAL | Stonewall | Pending |
| 62-05 | SHENANDOAH VALLEY WATER PLAN | INDUSTRIAL | Stonewall | Approved |
| 63-05 | WILD ACRES - SHENTEL | TELECOMMUNICATIONS FACILITY | Gainesboro | Approved |
| 64-05 | MARATHON BANK | BANK | Gainesboro | Pending |
| 65-05 | WOOLEN MILL RESTAURANT | RESTAURANT | Stonewall | Pending |
| 66-05 | GAS MART #6-N FREDERICK PK | SERVICE STATION | Gainesboro | Pending |
| 67-05 | GAS MART #7-RT. 7 | SERVICE STATION | Gainesboro | Pending |
| 68-05 | STONEWALL INDUS. PK. #6 | OFFICE/WAREHOUSE | Stonewall | Approved |
| 69-05 | NW REGIONAL ADULT DET. CTR. | DETENTION CENTER | Opequon | Approved |
| 70-05 | STEPHENS CITY STORAGE, LLC | SELF STORAGE & BUSINESS SERV. | Opequon | Pending |
| 71-05 | MAYNARD WILLARD | WAREHOUSING | Stonewall | Pending |
| 72-05 | ALC, INC | OFFICE/MANUFACTURING | Shawnee | Pending |
| 73-05 | WALGREENS | WALGREENS STORE | Opequon | Pending |
| 74-05 | N. STEPHENSON TRUCK WASH | TRUCK WASH CONTAIN. STRUCTURE | Stonewall | Pending |

FREDERICK COUNTY

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|-------|-----------------------------------|--------------------------|------------|----------|
| 75-05 | PARKE CENTER | OFFICE/RETAIL | Back Creek | Pending |
| 76-05 | EXOTIC MOTORS | CAR SALES & WASH | Red Bud | Pending |
| 77-05 | CLEARBROOK MANUFACTURING | MANUFACTURING | Stonewall | Pending |
| 78-05 | WINCHESTER HARLEY DAVIDSON | STORAGE BUILDING | Shawnee | Approved |
| 79-05 | FIRST BANK | BANK | Gainesboro | Pending |
| 80-05 | STONEWALL PLAZA | COMMERCIAL | Stonewall | Approved |
| 81-05 | SHEN. DEVEL. COMMUN. CTR. | COMMUNITY & FITNESS CTR. | Opequon | Pending |
| 82-05 | MCCLUNG-LOGAN EQUIPMENT | INDUSTRIAL | Stonewall | Pending |
| 83-05 | SEMPELS COMM.SHERANDO | COMMERCIAL | Opequon | Pending |
| 84-05 | ROBERT E. ROSE MEM. FOUNDATION | ADULT CARE FACILITY | Opequon | Pending |
| 85-05 | VALLEY BIOMEDICAL PRODUCTS | FREEZER EXPANSION | Back Creek | Pending |
| 86-05 | MARATHON BANK SHERANDO | BANK | Opequon | Pending |
| 87-05 | EASTERN AUTOMOTIVE | AUTO SALES | Back Creek | Pending |
| 88-05 | FISH PROPERTIES | MODULAR OFFICE | Stonewall | Approved |
| 89-05 | REDLAND UMC | PAVILLION ADDITION | Gainesboro | Pending |
| 90-05 | LAKEVIEW TOWNHOUSES | PARKING LOT ADDITION | Shawnee | Pending |
| 91-05 | BUBBLEWORKS CAR WASH | ADDITIONAL STORAGE | Opequon | Pending |
| 92-05 | EAST SIDE, LLC | OFFICE/WAREHOUSE | Stonewall | Pending |
| 93-05 | H.N. FUNKHOUSER | RETAIL CENTER | Opequon | Pending |

Variances (or Appeals)

Number of Applications Submitted for Variances (or Appeals) from 2000 to 2005



Variances/Appeals Reviewed in 2005

| File # | Applicant Name | Variance/Appeal Request | Magisterial District | Action |
|--------|------------------------|-------------------------|----------------------|----------|
| 01-05 | COLLEEN MCDONOUGH | ZONING APPEAL | Stonewall | Denied |
| 02-05 | HIGH VIEW ONE LLC | VARIANCE REQUEST | Back Creek | Approved |
| 03-05 | ROY & PATRICIA BEATTY | ZONING APPEAL | Back Creek | Denied |
| 04-05 | LESTER MCDONALD | VARIANCE REQUEST | Stonewall | Approved |
| 05-05 | ANN W SMITH | VARIANCE REQUEST | Back Creek | Approved |
| 06-05 | LAWRENCE PLASTERS | VARIANCE REQUEST | Back Creek | Approved |
| 07-05 | FELLOWSHIP BIBLE CH | ZONING APPEAL | Back Creek | Denied |
| 08-05 | WOLFGANG WINZER | VARIANCE REQUEST | Gainesboro | Approved |
| 09-05 | DEBORAH DUTCHER | ZONING APPEAL | Opequon | Denied |
| 10-05 | HARRY & RUTH NEWMAN | VARIANCE REQUEST | Shawnee | Denied |
| 11-05 | JOHN & CHRISTINA DICKS | VARIANCE REQUEST | Opequon | Approved |
| 12-05 | DONALD CONRAD | ZONING APPEAL | Gainesboro | Denied |
| 13-05 | ALL IMPORTS & MORE | VARIANCE REQUEST | Shawnee | Approved |
| 14-05 | PAUL HUBER | VARIANCE REQUEST | Shawnee | Approved |

FREDERICK COUNTY

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|-------|--------------------------------|------------------|------------|----------|
| 15-05 | OAK HILL GROCERY | ZONING APPEAL | Red Bud | Denied |
| 16-05 | STEPHEN & DEBORAH SLAUGHTER | VARIANCE REQUEST | Gainesboro | Approved |
| 17-05 | JEFFREY & PEGGY HOWELL | ZONING APPEAL | Gainesboro | Denied |
| 18-05 | ROBERT D. BROWN | VARIANCE REQUEST | Gainesboro | Approved |
| 19-05 | LAX,LTD | ZONING APPEAL | Shawnee | Denied |
| 20-05 | WILLIAM T. DRAKE | VARIANCE REQUEST | Opequon | Approved |
| 21-05 | WILLIAM BUSKO | VARIANCE REQUEST | Opequon | Approved |
| 22-05 | WILLIAM BUSKO | VARIANCE REQUEST | Opequon | Approved |
| 23-05 | RODNEY BUTLER | VARIANCE REQUEST | Back Creek | Approved |
| 24-05 | SAMUEL & RUTH SPICER | VARIANCE REQUEST | Back Creek | Approved |
| 25-05 | DONALD HALEY | VARIANCE REQUEST | Back Creek | Pending |
| 26-05 | HOLIDAY SIGNS | VARIANCE REQUEST | Shawnee | Approved |
| 27-05 | SANITATION AUTHORITY | VARIANCE REQUEST | Shawnee | Approved |
| 28-05 | BEVELEY LONGERBEAM | VARIANCE REQUEST | Stonewall | Approved |

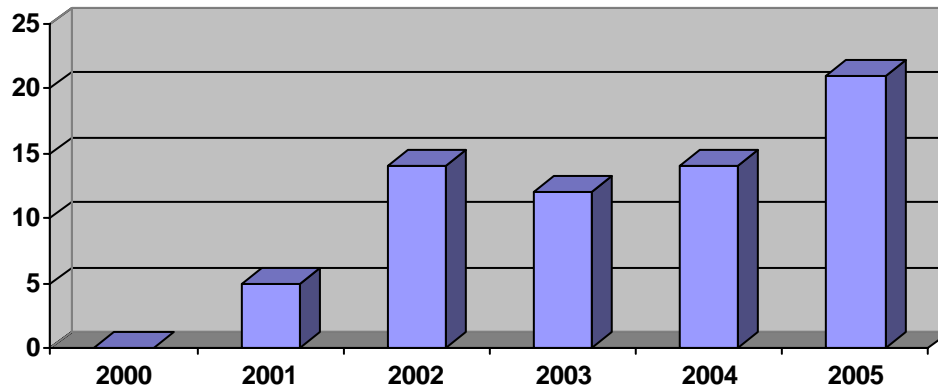
Total Variances/Appeals Approved: 18

Total Variances/Appeals Denied: 9

Total Variances/Appeals Withdrawn/Pending: 1

Rural Preservation Subdivisions

Number of Applications Submitted for Rural Preservation Subdivisions from 2000 to 2005



Rural Preservation Subdivisions Reviewed in 2005

| File # | Application Name | Number of Lots | Acreage | Magisterial District | Action |
|--------|----------------------|----------------|---------|----------------------|----------|
| 01-05 | WOODBINE ESTATES | 14 | 68.16 | STONEWALL | Pending |
| 02-05 | MOHR ESTATES | 7 | 34 | GAINESBORO | Pending |
| 03-05 | TURKEY RUN | 8 | 36.744 | STONEWALL | Approved |
| 04-05 | BRILL PROPERTY SUBD. | 76 | 425 | GAINESBORO | Pending |
| 05-05 | TOWER HILL ESTATES | 5 | 32.203 | STONEWALL | Pending |
| 06-05 | RIDGE ESTATES | 22 | 108.301 | GAINESBORO | Pending |
| 07-05 | WHISPERING MEADOWS | 33 | 162.19 | GAINESBORO | Pending |
| 08-05 | CHERRY ORCHARD EST. | 6 | 28.132 | GAINESBORO | Approved |
| 09-05 | QUAKER RIDGE | 17 | 85 | BACK CREEK | Pending |
| 10-05 | COUNTRY LANE ESTATES | 5 | 21.49 | GAINESBORO | Pending |
| 11-05 | BROOKSIDE EST SECT 2 | 5 | 20.9369 | BACK CREEK | Pending |
| 12-05 | QUAIL HILL | 8 | 57.49 | BACK CREEK | Pending |
| 13-05 | GLAIZE ESTATES | 9 | 40.63 | BACK CREEK | Pending |

FREDERICK COUNTY

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|-------|----------------------|----|---------|------------|---------|
| 14-05 | APPLE BANKS NORTH | 17 | 80.059 | BACK CREEK | Pending |
| 15-05 | PRESSLEY ESTATES | 10 | 60.2499 | BACK CREEK | Pending |
| 16-05 | CHRISTO REY ESTATES | 36 | 183.25 | STONEWALL | Pending |
| 17-05 | SANTA MARIA ESTATES | 11 | 56.02 | STONEWALL | Pending |
| 18-05 | WAVERLY FARM | 66 | 330 | STONEWALL | Pending |
| 19-05 | EUGENE GARDNER | 7 | 33.29 | GAINESBORO | Pending |
| 20-05 | KUHL HAVEN | 5 | 27.29 | OPEQUON | Pending |
| 21-05 | BABB'S CREEK ESTATES | 11 | 55.26 | GAINESBORO | Pending |

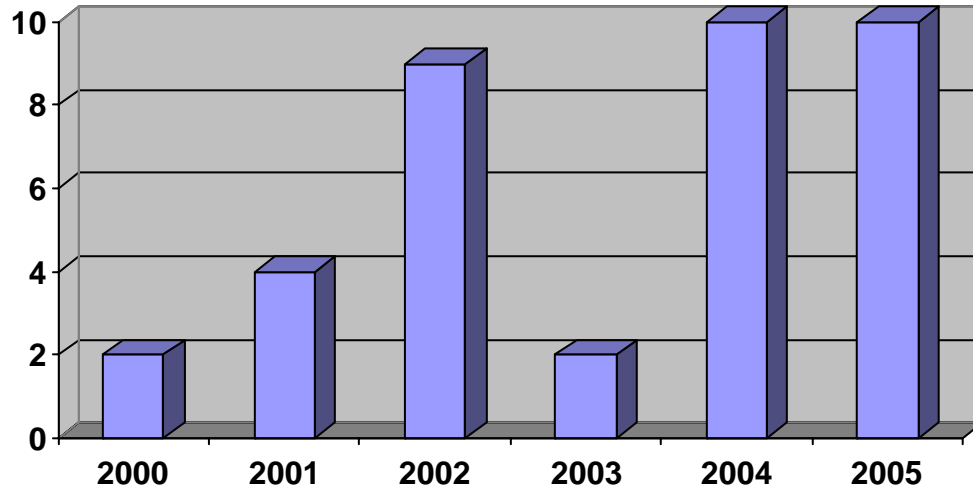
Rural Preservation Subdivisions

Other Applications Approved for Rural Preservation Subdivisions in 2005

| | | | | | |
|-------|-------------------------------|----|---------|------------|----------|
| 04-04 | Old Mill Estates - Section 1 | 11 | 55.63 | Gainesboro | Approved |
| 05-04 | Old Mill Estates - Section 2 | 17 | 89.22 | Gainesboro | Approved |
| 06-04 | Hunting Ridge Estates | 36 | 177.69 | Gainesboro | Approved |
| 09-04 | Charles R. Wenger | 4 | 20.24 | Gainesboro | Approved |
| 11-04 | John W. Coontz | 4 | 21.26 | Gainesboro | Approved |
| 12-04 | The Ridge at Cedar Creek | 12 | 95.73 | Back Creek | Approved |
| 07-03 | Apple Banks South | 11 | 52.810 | Back Creek | Approved |
| 10-03 | Brookside Estates - Section I | 7 | 37.4475 | Back Creek | Approved |
| 11-03 | Whites Mill | 8 | 54.51 | Gainesboro | Approved |

Major Rural Subdivisions

Number of Applications Submitted for Major Rural Subdivisions from 2000 to 2005



Major Rural Subdivisions Reviewed in 2005

| File # | Application Name | Number of Lots | Acreage | Magisterial District | Action |
|--------|--------------------|----------------|---------|----------------------|-----------|
| 01-05 | KENDALL MILLS | 59 | 327.62 | OPEQUON | Pending |
| 02-05 | BRIM PROPERTY | 6 | 26.5688 | BACK CREEK | Pending |
| 03-05 | FOX LEA | 17 | 79.587 | OPEQUON | Pending |
| 04-05 | ROSCOMMON SEC. 7 | 23 | 112.35 | BACK CREEK | Pending |
| 05-05 | IRENE'S REST | 24 | 124 | GAINESBORO | Pending |
| 06-05 | LONG MEADOWS FARM | 3 | 46.97 | BACK CREEK | Pending |
| 07-05 | VAUCLUSE FARM | 11 | 111.076 | OPEQUON | Approved |
| 08-05 | OPEQUON ESTATES | 11 | 60.11 | BACK CREEK | Withdrawn |
| 09-05 | MAYA RIDGE ESTATES | 18 | 90.51 | BACK CREEK | Pending |
| 10-05 | WOODHAVEN ESTATES | 5 | 25.299 | BACK CREEK | Pending |

Other Applications Approved for Major Rural Subdivisions in 2005

| | | | | | |
|-------|-------------------------|---|-------|------------|----------|
| 09-04 | BAILEY FRAM | 5 | 16.92 | Gainesboro | Approved |
| 08-04 | ADAMS DEVELOPMENT GROUP | 8 | 46.03 | Opequon | Approved |

FREDERICK COUNTY

URBAN DEVELOPMENT AREA (UDA)
Residentially Zoned Development Information
As of January 1, 2006

In order to manage growth it is important to appropriately designate the general location of planned urban development. The area designated would contain more intensive development and will therefore need to be provided with utilities, improved roads, and other urban facilities. By designating the Urban Development Area and accommodating urban development to that area, the County is able to determine where to direct special, intensive efforts at providing facilities and services. The Urban Development Area is intended to contain enough land to accommodate the urban and suburban development that will occur throughout the decade. Below is property currently zoned residential in the Urban Development Area.

Zoned Land – Not Master Planned

- * 1,807 acres
- * maximum yield 6,587 units based on permitted densities

Master Planned Projects

- * 239 single family lots planned
- * 20 multifamily (townhouse and apartment) lots and/or units planned

Total: 259 residential lots/units planned

(Current Status) Residential Subdivisions Under Development - vacant

- * 2,370 single family lots available
- * 447 townhouse lots available
- * 299 multifamily lots/units available

Total: 3,116 residential lots and/or units available

Grand Total: 9,962 approved, planned, or potential residential lots/units.

- * **-16 unit difference from previous month.**
- * **497 Single Family permits, and 172 Townhouse permits have been issued in 2005 within the UDA.**

Editor's Notes:

- * 1,442 vacant single family lots (61%) are within 7 of the 98 single-family residential subdivisions which currently have approved subdivision plans within the UDA. (*Abrams Pointe, Old Dominion Greens, Lynnhaven, Red Bud Run, Sovereign Village, Southern Hills, and Twin Lakes Overlook*)
- * Crosspointe has the potential to create up to 1,578 units, and Stephenson Village upwards to 2,465 units.
- * The Shenandoah development is located outside the Urban Development Area on the south side of Fairfax Pike; however, the proximity of this to the UDA will directly impact land use and land development decisions in the county's development area. *The Shenandoah master development plan, is Age Restricted, and has been approved for 2,137 total residential units, including 1,827 SFD and 310 MF units on 926.26 acres.*
- * The Channing Drive Rezoning (Lynnhaven, Fu-Shep, and Giles) proffered to have Channing Drive completed before the 475th building permit is issued. The rezoning includes *Lynnhaven, Sovereign Village, and Twin Lakes Overlook*, and they have a combined total of 242 developed lots.

Committee Activities During 2005
FREDERICK COUNTY

Comprehensive Plans and Programs Subcommittee

The Comprehensive Plans and Programs Subcommittee (CPPS) is a subcommittee of the Planning Commission whose primary responsibility is to formulate land use policies that shape the location and timing of development throughout the County. The CPPS conducts studies of specific areas to develop guidelines for future land use within those areas. The CPPS also considers requests for amendments to the Comprehensive Policy Plan.

The CPPS was involved in two major studies in 2005 - the Rural Areas (RA) Study and the Urban Development Area (UDA) Study. Following a series of public input meetings held in late 2004, the CPPS endorsed a draft RA plan on January 4, 2005. The CPPS also carefully considered alternatives to that plan throughout the year. Final action on the RA study by the Board of Supervisors is pending.

Work was conducted throughout the year on the UDA study. A UDA working group was established and met bi-weekly from March through December. The working group heard from numerous County departments and agencies and discussed their needs as they pertain to the UDA. The group also met with many stakeholder groups to gain a better understanding of their concerns with the UDA. The CPPS endorsed goals for the UDA, strategies to achieve those goals, and a framework for the implementation of the land use policy language. The CPPS will meet with the Board of Supervisors and the Planning Commission early next year to discuss and refine these goals and general strategies. This will be followed by a public input phase and policy development.

The CPPS considered a number of Comprehensive Policy Plan Amendment (CPPA) requests this year. A request submitted in 2004 for expansion of the UDA in the Tasker Woods Area was examined by the CPPS. The CPPS developed a Tasker Woods Land Use Plan, which was adopted by the Board of Supervisors. A 2004 request for expansion of the UDA in the Western Jubal Early area was considered at length by the CPPS. Board of Supervisors approval of this application is pending. The CPPS worked with the Board of Supervisors and Planning Commission to review 11 CPPA requests submitted in 2005. The CPPS studied in depth two of these requests, both seeking UDA expansion. The CPPS recommended denial of both of these applications, and ultimately both were denied by the Board of Supervisors.

This year the CPPS twice reviewed the Eastern Road Plan, a component of the Comprehensive Policy Plan. The first review added a new collector road in Eastern Frederick County, which will ultimately connect Route 7 and Senseny Road. The second review incorporated road changes that had been proposed in the County's small area land use plans and a few new roads included in the Win-Fred Metropolitan Planning Organization (MPO) 2030 Transportation Plan. These alterations will bring the Eastern Road Plan into conformance with the land use elements of the Comprehensive Policy Plan.

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Each year, the CPPS reviews the Capital Improvements Plan (CIP). The CIP includes all capital facility projects such as new schools, public safety facilities, and improvements to the park system. The role of the CPPS is to ensure that the project requests are consistent with the Comprehensive Policy Plan. The 2006-2007 Capital Improvements Plan included 46 projects. This year the CPPS worked in close cooperation with the School Board to map future school location sites.

Development Review and Regulations Subcommittee

The Development Review and Regulations Subcommittee (DRRS), in 2005 reviewed twelve agenda items dealing with changes to the Frederick County Zoning Ordinance and Subdivision Ordinance. There were three applications from the public to change the zoning ordinance and subdivision ordinance. The twelve agenda items are currently moving through the public hearing process with five items being heard and codified. All but one of the three applications has been through the public hearing process.

The two largest and most significant projects that the subcommittee worked on in 2005 were the types and uses of signage in Frederick County and implementing the findings of the RA study to the zoning ordinance. The first project was identifying signage use in Frederick County. Staff has worked on a new matrix, wording, and definitions for signage in Frederick County. This is an on-going project that staff hopes to have completed in early 2006.

Conservation Easement Authority

The Conservation Easement Authority is a new authority established in August of 2005 by the Board of Supervisors. It contains nine members, including one Planning Commissioner and one Board Member. The role of the Authority is to oversee and administer the County's Conservation Easement Program. This program establishes a mechanism for the County to accept donated easements on land with conservation value. Once granted, the easement prohibits certain activities outright and strictly limits the potential for commercial or residential development on the eased property.

Since its first meeting in September, the Authority has elected officers, approved by-laws, launched a website, drafted a brochure and drafted an easement application. Individual Authority members have met with numerous property owners to disseminate information on the easement program. The Authority looks forwards to continuing to educate the public on easements and also to accepting easements in 2006.

Transportation Committee

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The Transportation Committee is responsible for considering transportation issues for Frederick County. In a typical year, the Transportation Committee recommends an annual update of the Primary, Secondary, and Interstate Road Improvement Plans to the Board of Supervisors through the Planning Commission. Other transportation issues are considered by the committee as required by the Board of Supervisors.

During 2005, the Transportation Committee held public hearings for the review of the Frederick County Primary Road Improvement Plan, the Frederick County Secondary Road Improvement Plan, and the Frederick County Interstate Road Improvement Plan. These plans were recommended for approval by the Transportation Committee without any significant changes from subsequent plans. The Primary Road Improvement Plan calls for Route 37 to be the top priority followed by improvements to Fairfax Pike (Route 277) and Route 11. This year the unscheduled list of major road improvements projects has been dropped. This list of projects had little prospect for funding. The Secondary Road Improvement Plan establishes a list of roads to be considered for the Rural Rustic Road Program. No changes have been made from last year's Interstate Road Improvement Plan.

The Transportation Committee also reviewed and recommended improvements to the Frederick County Eastern Road Plan. These improvements included a new collector road from Senseny Road (Route 657) to Berryville Pike (Virginia Route 7), and a comprehensive revision of the Eastern Road Plan. Both were reviewed and recommended to the Planning Commission for approval.

Historic Resources Advisory Board

The Historic Resources Advisory Board (HRAB) is a subcommittee that was established by the Board of Supervisors. It consists of nine members, including one from each Magisterial District in the County. Also serving on the committee are a Planning Commission liaison and an architectural historian. The HRAB reviews land use applications that involve properties that are historically significant or may impact historic resources. The HRAB also acquires grant funding to undertake projects relating to historic preservation. The Department of Planning and Development provides staff support to the committee. Over the past year, Planning and Development staff has coordinated meetings between the development community and the HRAB to provide recommendations to the applicants on ways to protect and preserve historic land and structures.

During the 2005 year the HRAB has worked on various topics to improve the coordination and efficiency of the committee. In 2004 the HRAB received training from a consulting group that was obtained through a grant from the Shenandoah Valley Battlefields Foundation and the HRAB has been working through the recommendations of the consulting group. Planning staff in connection with HRAB members worked to create and adopt bylaws for the committee, new submission requirements for the development community to follow when submitting proposals, and a new application for submissions. These changes are intended to help the HRAB effectively review applications and improve historic preservation recommendations.

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Agricultural District Advisory Committee – Agricultural and Forestal District

Frederick County has two Agricultural & Forestal Districts. The largest of these districts is the South Frederick Agricultural & Forestal District, which consists of 6,053.50 acres, located in the Back Creek Magisterial District. The second District is the Double Church Road Agricultural & Forestal District, which comprises 924.50 acres. These two districts were renewed in 2005 (the Refuge Church Agricultural & Forestal District was dissolved in 2005).

Late in 2005, staff received an application for the creation of a new District: the Red Bud Agricultural & Forestal District. It will be located in the Stonewall Magisterial District, and will comprise 879.98 acres within 43 parcels. This application will be presented to the Agricultural District Advisory Committee for recommendation in early 2006.

Following the completion of the Rural Areas Study, staff will be reviewing all of the Agricultural & Forestal Districts for further expansion.

In 2010, all of Frederick County's Agricultural & Forestal Districts will be eligible for renewal.

Mapping and Graphics

The GIS division of the Department of Planning and Development continues to provide planning staff with daily GIS needs through data analysis, application maps, special project maps, GIS project creation, data creation, data conversion, database development and administration as well as routine IT support with software, hardware and network support.

ARCGIS has now been up graded to 9.1, through the GIS Department. Arcview 3.2 is still used for the Planning Access Terminal both at a separate kiosk in the reception area and on the desktops of the planning staff. Few modifications have been made in 2005.

The GIS department is currently in the process of developing an internet website for the Planning department and other departments to show various layers of information.

The Violations database developed in Microsoft Access is still being used without much change. The Application database is also still being updated by clerical staff and has required few changes.

The multi-modal transportation project has progressed from being a mapping exercise to becoming an award of contract to an outside consultant.

The GIS/GPS Grant project was submitted in its final form to ESRI. It is currently being utilized by the staff when a new violation has been brought to their attention. It has been modified some but not to the user.

A building permit application has begun taking shape in Microsoft Access.

Overall, there have been few changes over the last year regarding GIS in the planning dept. With the exception of the GIS/GPS application, which is currently being used by staff to collect point data for zoning violations. Some new software is in the process of being evaluated for purchase at a later date. Hopefully, 2006 will bring another successful year in GIS to both the department and the county.

Accomplishments for 2005**Current Planning Projects**

- Ongoing comprehensive review and revision of Chapter 144 – Subdivision Ordinance of the Frederick County Code.
- Ongoing comprehensive review and revision of Chapter 165 – Zoning Ordinance of the Frederick County Code.
- Review of Planning Department application packages and procedures to ensure that current standards and policies are adhered to.
- Creation of a Growth Tracking Report.
- Developing a process and standards for the implementation of proportional site development improvements.

Long-Range Planning Projects – 2005

- Develop strategies, policies, and land use regulations which protect the rural character of the county and sustain agricultural land use.
- Institute a study for the development of a land use plan for the Route 522/Route 277 “triangle.”
- Conduct an analysis of the Urban Development Area (UDA) and develop strategies and policies which guide boundary adjustments.
- Assist in improvements to the County’s Geographic Information System database to allow for enhanced analytical capabilities.
- Expand opportunities for citizens to access various departmental information through the County’s webpage.
- Develop an online process for the review and completion of various development applications.
- Developed and implemented County’s Development Impact Model for use with development requests and Comprehensive Planning efforts.
- Integrated school facility location planning into the Comprehensive Plan and Capital Improvements Plan process.