



# FREDERICK COUNTY, VIRGINIA



## *Department of Planning & Development 2006 Annual Report*

PREPARED BY  
THE DEPARTMENT OF PLANNING & DEVELOPMENT  
JANUARY 2007



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**2006  
FREDERICK COUNTY PLANNING COMMISSION**

June Wilmot – Chairman  
*Shawnee District*

Roger Thomas – Vice Chairman  
*Opequon District*

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*Red Bud District*

Cordell Watt  
*Back Creek District*

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David Shore  
*City of Winchester Liaison*

John Light  
*Stonewall District*

Lawrence R. Ambrogi  
*Legal Counsel*

Gary R. Oates  
*Stonewall District*

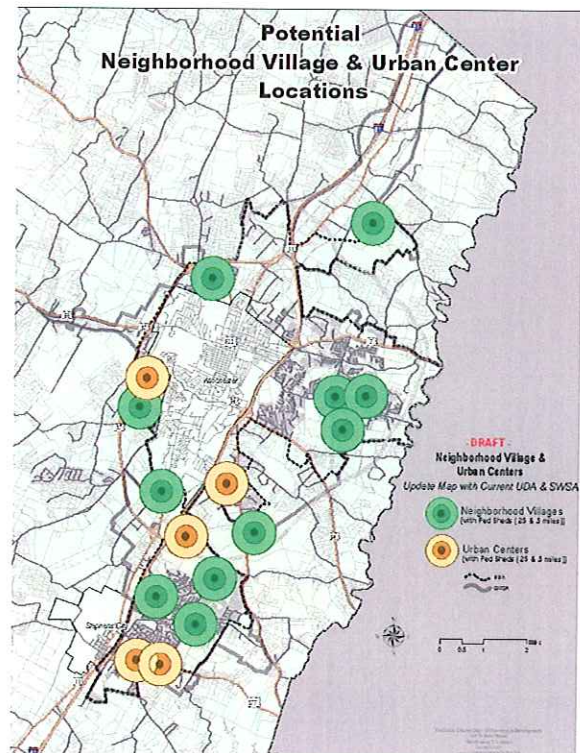
Eric R. Lawrence  
*Secretary*

## 2006 HIGHLIGHTS

The 2006 Frederick County Annual Report is compiled to provide the Frederick County Planning Commission, Board of Supervisors, Administrative Agencies, and members of the community with information on planning activities. This report addresses demographics of the County as well as the planning activities throughout the County over the course of 2006. An appendix is included to further explain and detail those projects and aspects of planning which are described in this report.

The county is divided into six magisterial districts consisting of 70,575 people (as of July 2006), a slight increase from 2005, which continues to make Frederick County the most populous jurisdiction in the Northern Shenandoah Valley (followed by Warren County, the City of Winchester, and Clarke County, respectively). The majority of jobs in the county are located in the government/services and manufacturing sectors and the top employer in 2006 were the Frederick County School Board and Shockey Brothers, Inc..

During 2006, the County's long range planning efforts continued to focus on the UDA Study. The County held several meetings in the spring of 2006 to engage members of the community, planning commissioners, board members, and stakeholders in the planning process associated with the UDA study. This series of meetings were held at the Greenwood Fire Hall and Aylor Middle School, locations central to the urban areas of the County, and consisted of interactive visioning of what the UDA should look like and include as it continues to develop. The proposed policy went as a discussion item to both the Planning Commission and Board of Supervisors in late 2006 and is scheduled for public hearing in early 2007. When approved, this land use policy will promote a new form of development for the urban areas of the County focused around urban centers and neighborhood villages. Potential locations are depicted in the map shown to the left.



Frederick County's Urban Development Area (UDA) and Sewer and Water Service Area (SWSA) form the urban boundaries of the County, and are the location of most of the growth, both commercial and residential, in the County. This year within the UDA & SWSA, major commercial and industrial projects included the approval of a site plan for the FEMA (Federal Emergency Management Agency) office building and the completion of three major shopping centers (Winchester Gateway and Stonewall Plaza in the Stonewall Magisterial District, and Fredericktowne Crossing in the Opequon Magisterial District) each with 60,000 square feet or more of grocery store space as the anchor for the development. These three commercial centers have spurred supplemental commercial development in the surrounding areas. Other activity included the beginning of construction on

the Warrior Drive Retail Center, and continued development of projects such as Kerntown Commons and Commonwealth Business Park.

In addition to private developments such as these, one new elementary school (Evendale Elementary in the Shawnee Magisterial District), a new Animal Shelter, an expansion to the Regional Jail, and a new Citizen Convenience Center at the Regional Landfill were public projects completed in 2006.

Several large residential subdivision design plans were approved in 2006 including: Shenandoah Phase II, Snowden Bridge Phases II & III, and Section II of Fieldstone. Overall, 1080 new lots were created in 2006, of which 897 were residential (created in the RP, RA, or R5 zoning districts). There were 979 residential building permits issued in 2006, including one multi-family permit.

In addition to these major projects, there were several significant rezoning applications in 2006 including an application from ON Minerals to rezone 639 acres of their property currently zoned RA (Rural Areas) to EM (Extractive Manufacturing). The public hearings for this application brought concerns of many Frederick County and Town of Middletown residents to the attention of Planning Commissioners. Public interest and involvement in this issue has been maintained. This application has yet to be heard by the Board of Supervisors. Other notable rezoning projects approved in 2006 included the Villages at Artrip (a mixed use/ planned community rezoning), the Seefried Property (a commercial/industrial rezoning), and Russell-Glendobbin (a residential rezoning). In total there were more than 150 applications for development related projects reviewed by the Department of Planning and Development in 2006. These applications included variances, master plans, conditional use permits, waivers, subdivisions, rezonings, and rural subdivisions. Further details on each of these types of development applications is located in the Application Reviews Chapter of this report.

The following annual report provides an in-depth look at those areas mentioned above as well as both short and long range planning in Frederick County, Virginia.

## 2006 QUICK FACTS:

### POPULATION

2000	59,209
2005	68,200
2006	70,575
2010	72,300*
2020	84,300*
2030	96,100*

Source: US Census, \* figures are projections from the US Census

### INCOME

Median Household Income	\$59,294
Median Family Income	\$65,840

Source: US Census, 2005 American Community Survey

### BUILDING PERMITS

# Single family detached bldg permits	746
# Single family attached bldg permits	110
# multi family bldg permits	1

Source: Frederick County Inspections Dept.

### PUBLIC EDUCATION

Total Enrollment	13,044
Number of schools above program capacity	4
Cost per Student	\$9,310
Number of Schools	18
SAT I Math Scores	517
SAT I Verbal Scores	518
Diplomas Earned	723
% of 12 <sup>th</sup> grade graduating in 2005-2006	94%

Source: Frederick County School Board, November 2006 Data

### LABOR FORCE

Unemployment Rate	2.3%
Available labor force	39,902

\*Source: Virginia Employment Commission as of 11/2006

### START-UP FIRMS

3 <sup>rd</sup> Quarter 2005	18
4 <sup>th</sup> Quarter 2005	15
1 <sup>st</sup> Quarter 2006	9
2 <sup>nd</sup> Quarter 2006	20

\*Source: Virginia Employment Commission

### EMPLOYMENT BY INDUSTRY\*

Agriculture, Forestry, Fishing	192
Mining	116
Utilities**	--
Construction	2,939
Manufacturing	4,862
Wholesale Trade	1,300
Retail Trade	1,879
Transportation & Warehousing	722
Information	113
Finance, Insurance, Real Estate	520
Services	4,546
Government	3,980

Source: Virginia Employment Commission

\* Figures based upon second quarter of 2006

\*\* No data

### MAJOR EMPLOYERS\*

Shockey Brothers, Inc.
Lord Fairfax Community College
American Woodmark Corporation
H.P. Hood, Inc.
GE Lighting
Action Executive Services
World Wide Automotive, LLC
Perry Engineering Company
Glaize and Brothers

\*excludes local government & school board

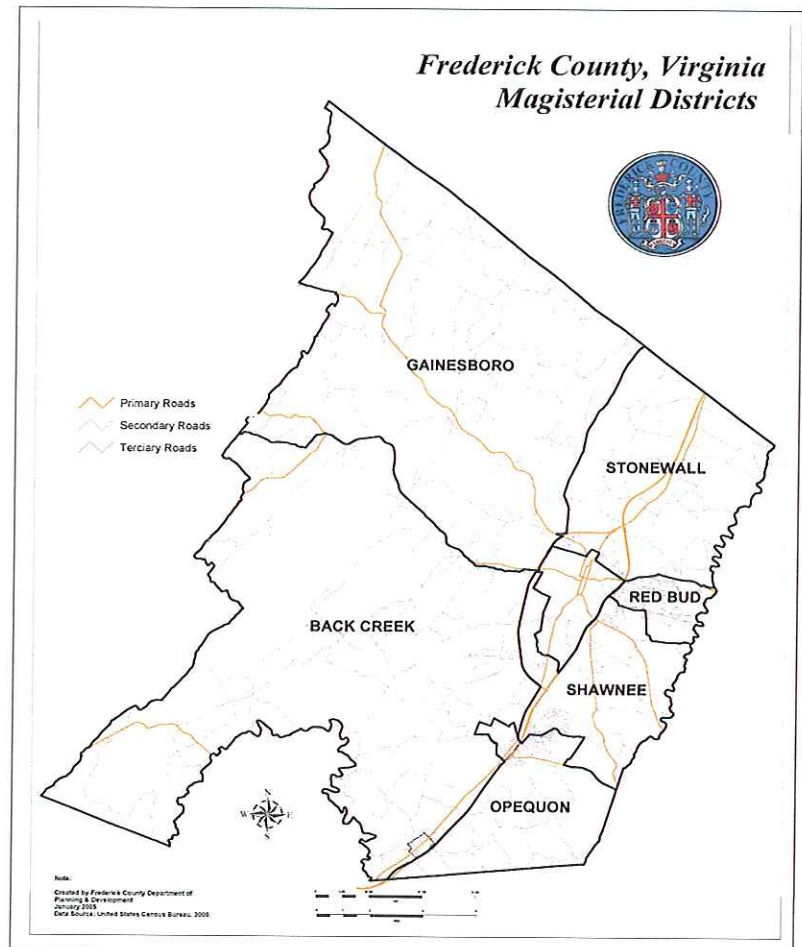
## DEMOGRAPHICS:

### LOCATION

Frederick County is located at the Northern end of the Shenandoah Valley of Virginia and is bordered by the state of West Virginia to the North and West, Clarke County to the east and Shenandoah and Warren Counties 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.

### MAGISTERIAL DISTRICTS

Frederick County is divided into six Magisterial Districts, each of which is represented by one elected member to the Frederick County Board of Supervisors, and the Chairman of the Board who is elected at large. The Board of Supervisors holds revolving elections and each board member serves for three years. The supervisors from the Red Bud, Shawnee, and Stonewall districts each began a three year term in January of 2006. The supervisors from the remaining districts will be up for reelection at the end of 2007. The Board of Supervisors appoints members from each of the six districts to various County Committees, Boards, and Commissions, as required by the Codes of Virginia, and Frederick County.

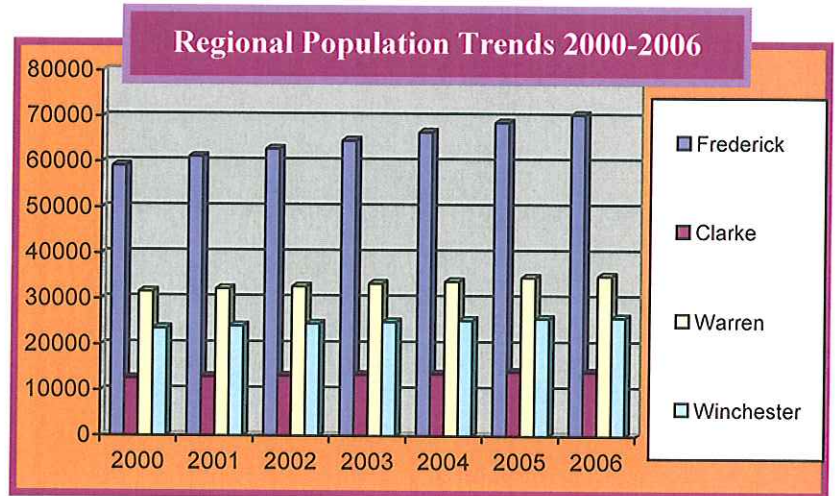


*Source: Frederick County Website, Frederick County Department of Planning and Development*

## POPULATION

### Trends

Frederick County continues to experience steady population growth at a faster rate than its surrounding counties and the City of Winchester. As of July 1, 2006 the Weldon Cooper Center estimates the population of the county at 70,575. The Cooper Center calculated the final 2005 population of the County at 68,809 which is a 16.7% increase from the 2000 census. In 2000, Frederick County's population was 59,209, a 29% increase from 1990. Also according to the Weldon Cooper Center, Frederick County is one of eleven counties in Virginia to experience a growth of more than 10,000 people between the 2000 Census and 2006. According to the Census Bureau, Frederick County was the 25<sup>th</sup> most populated geographic areas out of 134 possible locations in the Commonwealth (Cities and Counties included). Population projections since the 2000 census show Frederick County as the sixteenth (16<sup>th</sup>) fastest growing county in the Commonwealth. The following chart shows the growth patterns of Frederick County and surrounding localities since the 2000 Census:



Area	2000 *	2001	2002	2003	2004	2005	2006**
Frederick County	59,209	61,216	62,937	64,820	66,696	68,809	70,575
Clarke County	12,652	13,050	13,215	13,421	13,840	14,175	14,124
Warren County	31,584	32,227	33,051	33,844	34,494	34,734	35,093
City of Winchester	23,585	24,078	24,348	24,337	24,862	25,780	25,996

\* indicates data at time of Census 2000; \*\*indicates estimates as of July 1, 2006 per data from Weldon Cooper Center for Public Services

### Projections

The Cooper Center projects that the 2010 population of Frederick County will be 72,300. This figure suggests a slowing of population growth in the future. The following are projections from the Cooper Center:

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

Source: Weldon Cooper Center for Public Service, US Census

## HOUSEHOLDS & FAMILIES

The US Census Bureau defines a family as two or more persons related by adoption, birth, or marriage whereas a household consists of all people occupying a housing unit. The most recent data available is from the 2005 American Community Survey which estimated that the number of households in Frederick County for 2005 was 25,960 with an average household size of 2.63 persons. Based on the same 2005 American Communities Survey, there are approximately 19,232 families in Frederick County. The average family size is indicated as 3.02 persons. The totals for 2006 will not be available until mid 2007.

The average number of persons within a household in Frederick County has declined over the past 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 2.64. This was slightly above the Virginia average from the 2000 Census at 2.54 persons per household.

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
2005	68,809	25,960	2.63
2008*	72,983	28,395	2.57

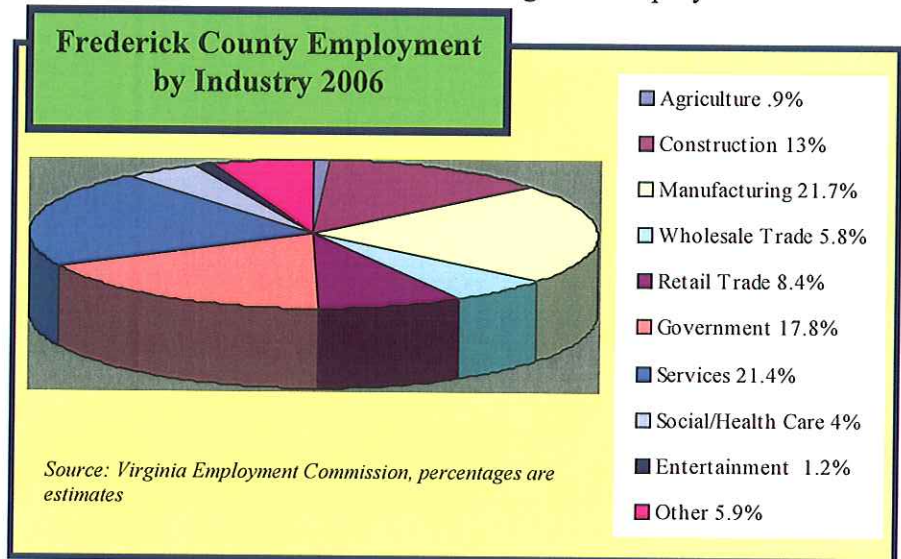
Source: US Census Bureau, DemographicsNOW, Winchester  
Frederick County Economic Development Commission \* figures are estimates

## INCOME

Based on the same 2005 survey of Frederick County, the median household income was \$59,294. The median family income was \$65,840, and the median non-family income was \$35,517. According to this survey, there were only 6,728 non-family households in Frederick County in 2005. 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.

## EMPLOYMENT

Employment in Frederick County for both the private and public sectors totaled 21,926 in 2006 in the 2<sup>nd</sup> quarter of 2006, based on data from the Virginia Employment Commission. This was an increase from the 2005 total employment of 20,088. According to the Virginia Employment Commission, the unemployment rate for Frederick County at the end of 2006 was 3.0% at its highest (in August) and 2.3% as of November 2006. Even at its highest level of unemployment, Frederick County was below state and national levels of unemployment.

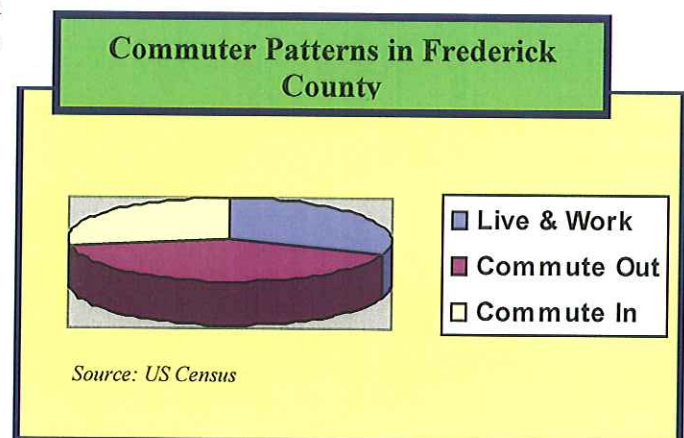


The largest sectors of employment for the second quarter of 2006 were manufacturing, government, and all of the combined services. Services included a range of employment industries including finance and insurance, management, administrative, accommodations and food services, and miscellaneous services such as Public Administration. Based on data from the Virginia Employment Commission, the following is a list of the top ten employers in Frederick County in 2006:

- Frederick County School Board
- County of Frederick
- Shockey Brothers, Inc.
- Lord Fairfax Community College
- American Woodmark Corporation
- H.P. Hood, Inc.
- GE Lighting
- Action Executive Services
- World Wide Automotive, LLC
- Perry Engineering Company

As of the 2000 Census, the majority of workers in Frederick County commuted from the county into surrounding localities. The following charts and graphs indicate the break down of commuting patterns in the County:

Commuter Patterns in Frederick County	
Live & Work in Frederick County	12,750
Commute Into Frederick County	11,634
Commute From Frederick County	17,594



## PUBLIC SCHOOL ENROLLMENT:

Frederick County Public Schools opened one new school during the 2006-2007 school year (Evendale Elementary). According to the Frederick County School Board, total enrollment for the 2006-2007 school year (as of November 15, 2006) was 12,596 students in grades K-12 including 47 students enrolled with the Northwestern Regional Educational Programs (NREP). Currently, the majority of schools in Frederick County are quickly approaching or have already exceeded this practical capacity. The following chart is a break down of that total enrollment per school as well as a percentage of total capacity:

2006-2007 Public School Enrollment in Frederick County Public Schools					
Schools	Year Opened	Grade Level	Program Capacity	2006-2007 Enrollment	Percent of Practical Capacity
Apple Pie Ridge Elem.	1974	K-5	563	536	95%
Armel Elem.	1991	K-5	644	502	78%
Bass-Hoover Elem.	1975	K-5	662	604	97%
Evendale Elem.	2006	K-5	644	666	103%
Gainesboro Elem.	1935	K-5	234	162	69%
Indian Hollow Elem.	1988	K-5	528	587	111%
Middletown Elem.	1989	K-5	644	518	80%
Orchard View Elem.	2000	K-5	528	542	102%
Redbud Run Elem.	1996	K-5	644	576	89%
Senseny Road Elem.	1966	K-5	495	422	85%
Stonewall Elem.	1997	K-5	528	464	88%
<b>Total Elementary School</b>		<b>K-5</b>	<b>5,470</b>	<b>5,579</b>	<b>102%</b>
Adm. Richard E. Byrd Middle	2005	6-8	850	824	97%
Robert E. Aylor Middle	1969	6-8	850	634	75%
Frederick County Middle	1965	6-8	730	776	106%
James Wood Middle	1950	6-8	850	774	91%
<b>Total Middle School</b>		<b>6-8</b>	<b>3,280</b>	<b>3,008</b>	<b>92%</b>
James Wood High	1980	9-12	1,400	1,344	96%
Millbrook High	2003	9-12	1,250	1,181	94%
Sherando High	1993	9-12	1,444	1,437	99%
<b>Total High School</b>		<b>9-12</b>	<b>4,094</b>	<b>3,962</b>	<b>97%</b>
NREP	1975	Ages 2-21	100	47	47%
<b>Total Enrollment</b>		<b>K-12</b>	<b>13,044</b>	<b>12,596</b>	<b>97%</b>

Source: Frederick County School Board November 15, 2006 Enrollment Data

## SUBDIVISIONS & PERMITTING:

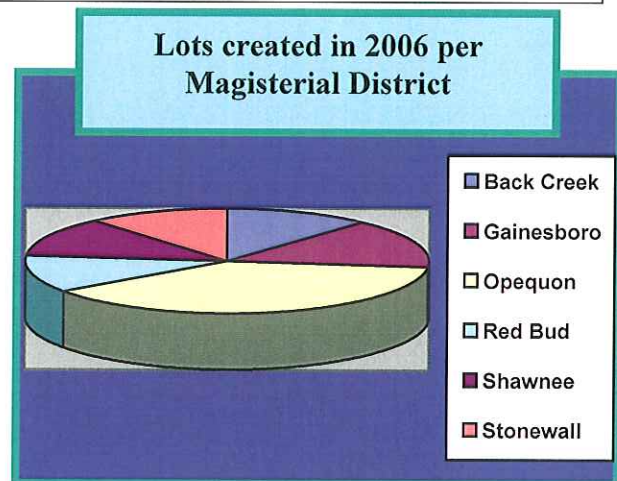
### OVERALL LOTS CREATED

The number of lots created in 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 2006. A subdivision or section of a subdivision is not considered approved until plats for the properties in that subdivision/section are approved; therefore the numbers below reflect only the numbers of approved, platted lots created in 2006. These figures also include lots which were planned in 2005 but did not receive final approval until 2006. As shown by the table below, the majority of lots created in the county are residential, however in 2006 there were six lots created in the B2 (General Business) Zoning District, one lot created in the B3 (Industrial Transition) Zoning District, and one lot created in the M1 (Light Industrial) Zoning District.

Lots Created in 2006 by Magisterial District & Zoning District													
Magisterial District	RA	RP	R5	R4	B2	B3	M1	M2	EM	MH1	MS	HE	Total
Back Creek	126	0	0	0	0	0	0	0	0	0	0	0	126
Gainesboro	149	0	14	0	0	0	0	0	0	0	0	0	163
Red Bud	0	123	0	0	0	0	0	0	0	0	0	0	123
Shawnee	6	127	0	0	0	0	0	0	0	0	0	0	133
Stonewall	102	14	0	0	4	1	1	0	0	0	0	0	122
Opequon	73	163	175	0	2	0	0	0	0	0	0	0	413
<b>Totals</b>	<b>456</b>	<b>427</b>	<b>189</b>	<b>0</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1080</b>

Source: Frederick County Dept. of Planning & Development

As shown in the table above, the majority of the 1080 total lots created in Frederick County during 2006 were located in the Opequon Magisterial District. This is largely due to the number of residential subdivisions which were approved in that district. The graph to the right shows the breakdown by Magisterial District for lots created in 2006.



## RESIDENTIAL LOTS CREATED

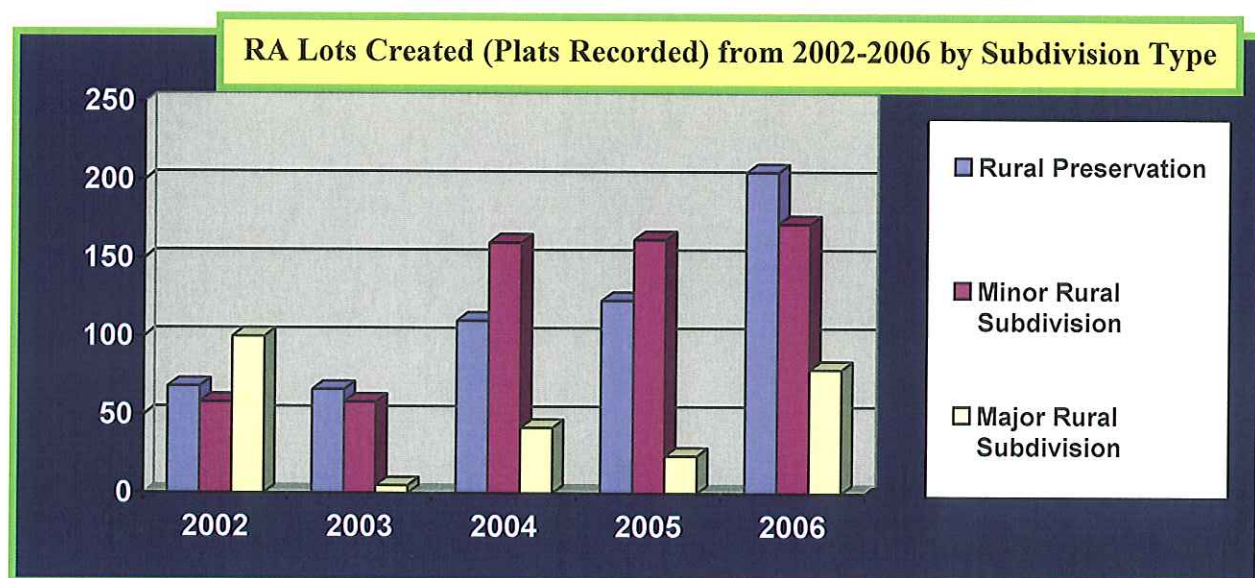
In total, 883 residential lots were created in the RP and RA zoning districts in Frederick County in 2006. Of these, 456 were created in the RA Zoning District and 427 were created in the urban/suburban areas (Residential Performance Zoning District). The number of residential lots created in the rural areas of the County increased from 2005. In 2005, 310 lots were created in the rural areas; in 2006 456 lots were created in the rural areas. The number of residential lots created in the urban areas of Frederick County decreased from 2005. There were 550 urban residential lots were created in 2005 and 427 lots created in 2006. The table above describes the relationship between urban (RP) lots and rural (RA) lots created since 2000.

Residential 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
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%
2006	427	48%	456	52%

Source: Frederick County Department of Planning and Development

In addition to these lots, there were 189 lots created in the R5 zoning district. The majority of these were in the Opequon District in the Shenandoah Subdivision. The remaining 14 lots were created in Lake Holiday in the Gainesboro District.

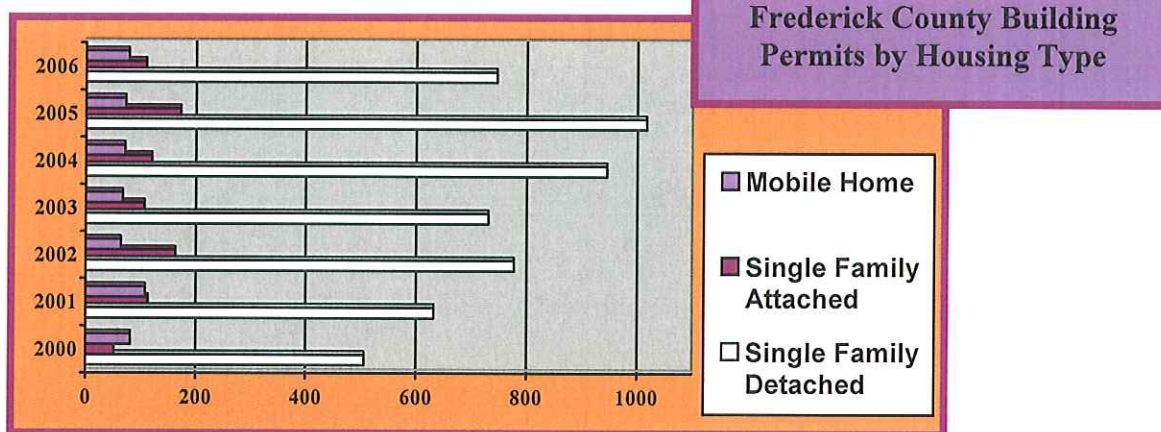
Lots created in the RA (Rural Areas) zoning district are classified as either a minor rural subdivision, major rural subdivision, or rural preservation subdivision. In 2006, Frederick County created 456 lots in the rural areas. This number is based upon the number of plats approved in 2006. Of the 456 lots, 205 were rural preservation lots, 79 were major rural subdivision lots and 172 were minor rural subdivision lots. Of the minor rural subdivisions, 59 were considered "family lot subdivisions" which involve the gifting of a parcel to an immediate family member. The chart below shows the break down of the creation of RA lots since 2002:



## RESIDENTIAL BUILDING PERMITS

Frederick County issued a total of 746 single family detached residential building permits, 110 attached single family permits and 78 mobile home permits in 2006. These figures in combination with additional types of residential building permits (44 modular and one multi-family) accounted for the total 979 residential permits issued in 2006. This number is a significant decrease from the number of issued permits in 2005, almost a 25% decrease in the total number of residential permits issued. Of all the residential building permits issued, 70% were located within the designated areas for growth (the RP and R5 zoning districts).

New Residential Building Permits Issued (2000-2006)				
Year	Single Family Detached	Single Family Attached	Mobile Home	Total Permits Issued
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
2006	746	110	78	934



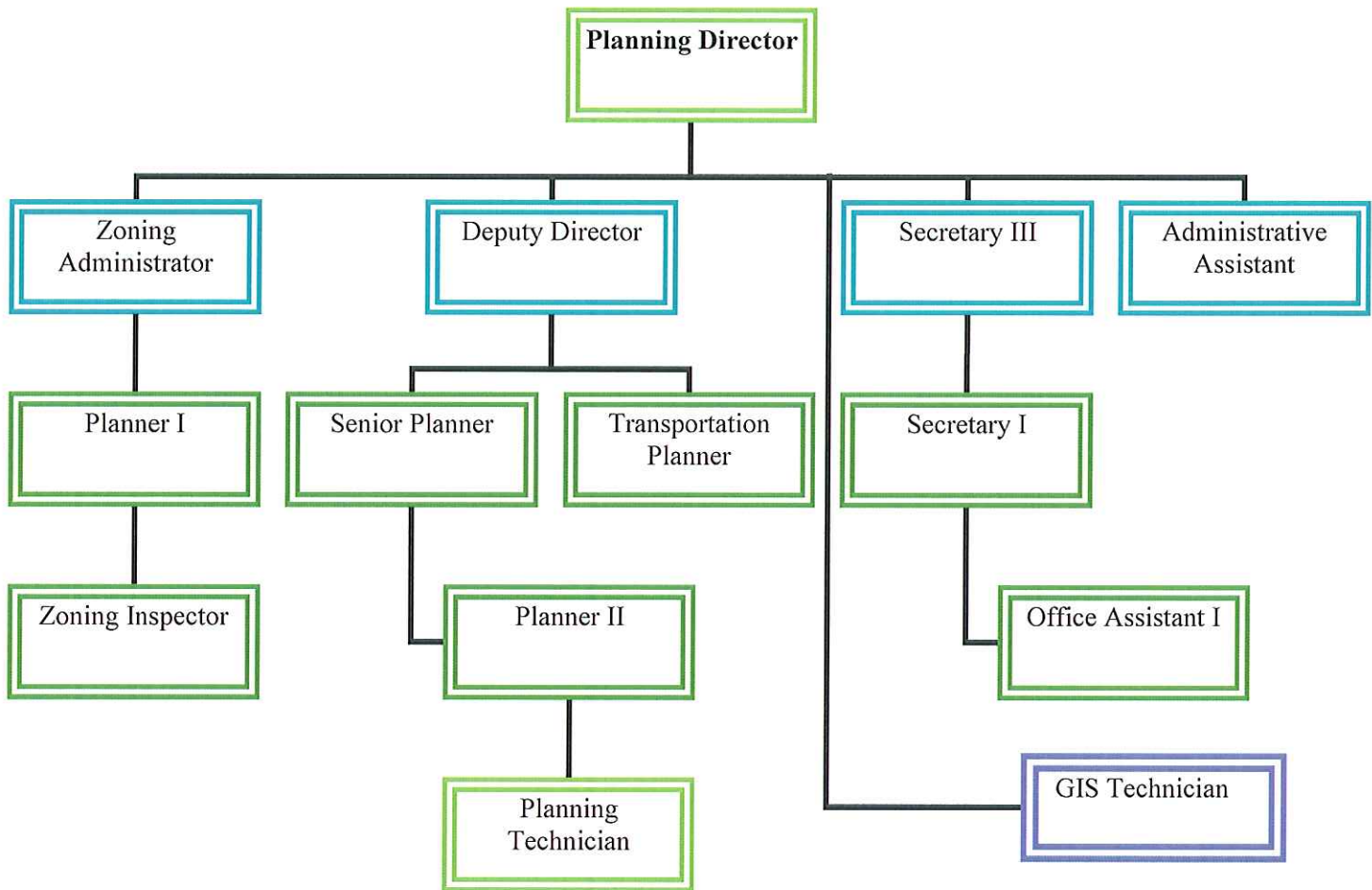
2006 Single Family Detached Building Permits By Magisterial District & Zoning District				
Magisterial District	RA	RP	R4	R5
Back Creek	76	2	0	105
Gainesboro	67	2	0	51
Opequon	21	51	0	59
Red Bud	1	160	0	0
Shawnee	8	76	0	0
Stonewall	23	44	0	0
<b>TOTALS</b>	<b>196</b>	<b>335</b>	<b>0</b>	<b>215</b>

For 2006, the majority of single family detached residential building permits were issued in the Back Creek Magisterial District, consisting of 183 building permits for single family detached, with the majority in the R5 Residential Recreational Community Zoning District.

Magisterial District	Single Family Attached Permits	Modular Dwelling Permits	Mobile Home Permits	Multi Family Permits
Back Creek	0	17	7	0
Gainesboro	0	16	8	0
Opequon	52	3	6	0
Red Bud	11	1	18	0
Shawnee	47	2	6	0
Stonewall	0	5	33	1

## THE DEPARTMENT OF PLANNING & DEVELOPMENT:

### ORGANIZATIONAL STRUCTURE:



**Eric R. Lawrence, AICP**  
*Planning Director*

Michael T. Ruddy, AICP  
*Deputy Director*

Candice E. Perkins, AICP  
*Planner II*

Renee S. Arlotta  
*Administrative Assistant*

Mark R. Cheran  
*Zoning Administrator*

Bernard S. Suchicital  
*Planner I*

Beverly H. Dellinger  
*Secretary III*

Susan K. Eddy, AICP  
*Senior Planner*

Kevin T. Henry  
*Planning Technician*

Diane L. Walsh  
*Secretary I*

John A. Bishop, AICP  
*Transportation Planner*

Lauren E. Krempa  
*Zoning Inspector*

Pamala S. Deeter  
*Office Assistant I*

Alexander J. Grey  
*GIS Technician*

## 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 21<sup>st</sup> 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 and code enforcement, 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:

The Department of Planning & Development, is also responsible for enforcing the Frederick County Zoning & Subdivision Ordinances. All land within the County is classified as being within one of the County's 13 zoning classifications and are identified on the Official Frederick County Zoning Map which are available from the Department of Planning & Development. The 13 zoning classification, and their associated land use color, applied to land in Frederick County are as follows:

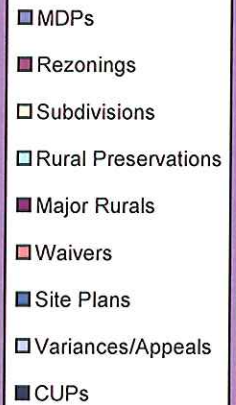
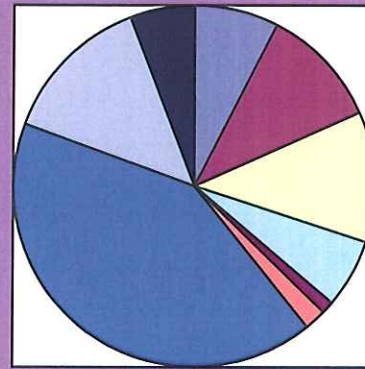
 B1 (Business, Neighborhood District)	 MH1 (Mobile Home Community District)
 B2 (Business, General District)	 MS (Medical Support District)
 B3 (Business, Industrial Transition District)	 R4 (Residential, Planned Community District)
 EM (Extractive Manufacturing District)	 R5 (Residential Recreational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

Each zoning district has a list of land uses which are permitted with no special approval required to perform those uses. These uses are referred to as "by-right" uses. Zones are established in any given area to protect residents and landowners within the zone from intrusion by incompatible neighboring land uses. The zoning ordinance also establishes performance standards for each zoning district which dictate a variety of standards including placement, height, and Floor Area Ratio of structures.

## APPLICATION REVIEWS:

The Planning and Development Department continues to review a significant number of development applications, plans, and permits on an annual basis. These numbers vary slightly per year per application. 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 over the years.

### 2006 Development Applications



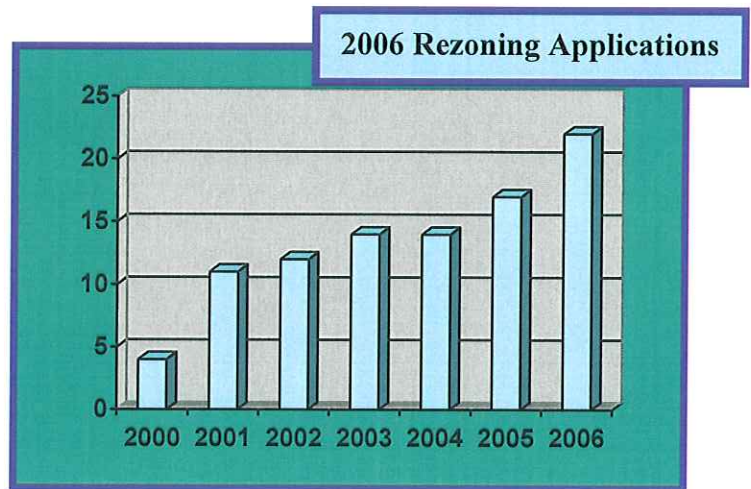
Between 2005 and 2006, Frederick County saw a slight increase in the number of rezoning applications and master development plans submitted to the county. However, the number of subdivision plans (including rural preservation and major rural subdivisions) decreased slightly between 2005 and 2006. The table below highlights the number of applications reviewed in Frederick County since 1998.

Application Type	1998	1999	2000	2001	2002	2003	2004	2005	2006
Rezoning	19	15	4	11	12	14	14	17	22
Master Development Plans	6	4	8	6	5	10	12	11	14
Subdivisions	20	29	14	26	23	21	25	36	22
Conditional Use Permits	9	30	20	22	16	13	25	10	11
Subdivision Waivers	9	7	10	10	11	2	2	7	4
Site Plans	73	68	65	57	52	53	72	93	83
Variances/Appeals	27	10	18	21	17	16	9	28	25
Rural Preservation Subdivisions	2	0	0	5	14	12	14	21	11
Major Rural Subdivision	0	2	2	4	9	2	10	10	2

The following pages detail each of the above application types for the 2006 application year. A complete list of each submitted and/or reviewed application is available in the appendix of this report.

## REZONINGS

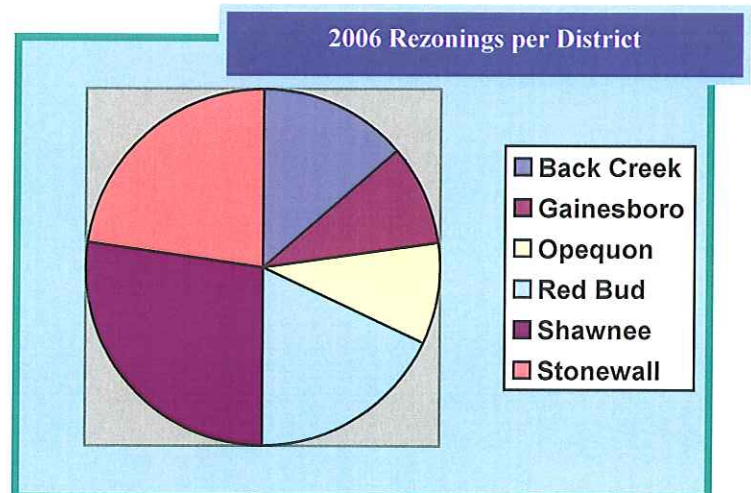
The following charts and graphs reflect the number of submitted rezoning applications in 2006. For the 2006 year, there were 22 applications submitted, of these 9 were approved, and 13 are pending action by the Board of Supervisors. In addition to these applications, three additional rezoning applications from 2005 were approved by the Board of Supervisors in 2006 and one application was withdrawn. The majority of the submitted applications proposed projects requiring a rezoning from the RA (Rural Areas) Zoning District. Several applications proposed rezoning between the various commercial and industrial districts and one application which will be heard at the Board of Supervisors in early 2007 proposed to rezone a historic battlefield site from RP (residential performance) to RA (rural areas) in order to protect the historic integrity of the site. The charts and graphs in this section reflect only those rezonings which were submitted in 2006, regardless of their current status, applications from previous years were not included in these graphs.



### Applications by Magisterial District

Between 2005 and 2006, the number of submitted rezoning applications increased slightly from 17 to 22. Of the 22 rezoning applications submitted this year, the majority of these applications proposed rezonings were located in the Stonewall and Shawnee Magisterial Districts. The following charts and graphs reflect the trends per magisterial district. It should be noted these counts reflect one application located in both the Shawnee and Opequon Districts which accounts for the total of 23 applications in the table.

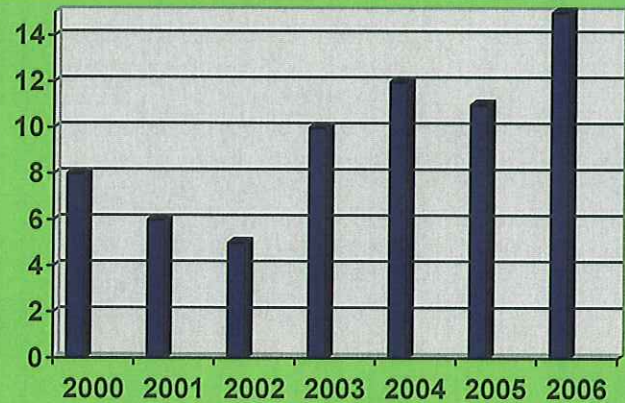
Magisterial District	# of Rezoning Applications
Back Creek	3
Gainesboro	2
Opequon	3
Red Bud	4
Shawnee	6
Stonewall	5



## MASTER DEVELOPMENT PLANS:

The following charts and graphs reflect the number of submitted Master Development Plans in 2006. 2006 resulted in a slight increase in the number of MDPs submitted, increasing from 11 in 2005 to 17 in 2006. Of the 17 applications submitted, 11 plans were approved and two are pending Administrative Approval and four are scheduled for public meeting with the Planning Commission or Board of Supervisors early in January, 2007. Additionally, there were three applications from 2005 which were approved in 2006, the projects for which are included in the appendix of this report.

**Applications Submitted for Master Development Plans  
2000 to 2006**

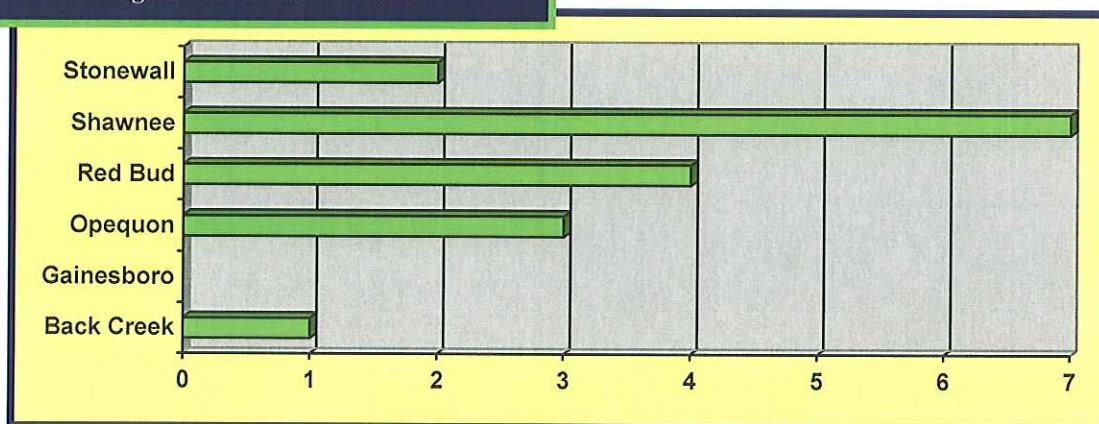


## Applications by Magisterial District

Of the 14 applications submitted this year, the majority of these applications were located in the Shawnee Magisterial District, with five submitted master plans, followed closely by the Red Bud Magisterial District, with four submitted master plans. The following charts reflect the trends per district for 2006.

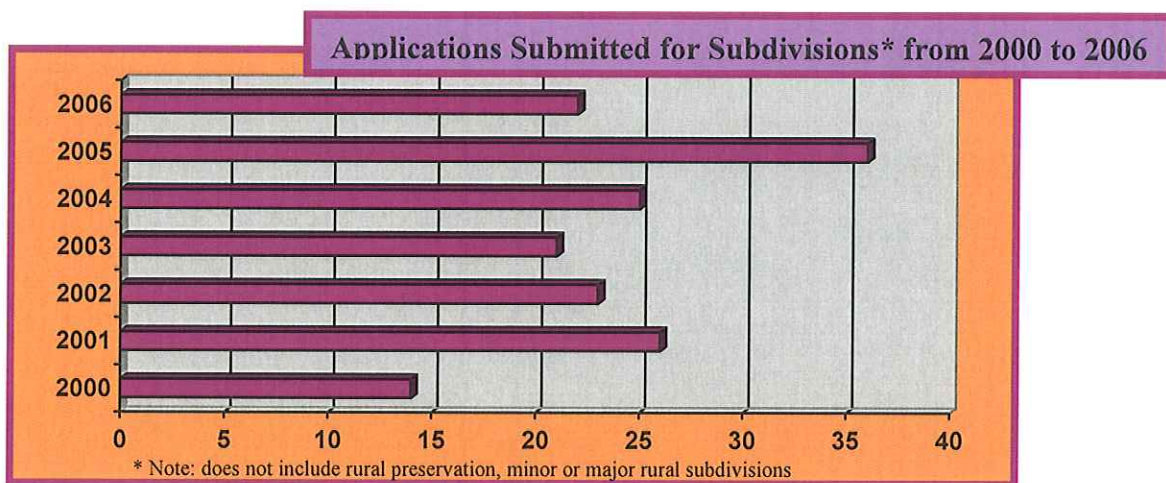
Magisterial District	# Master Plans Submitted
Back Creek	1
Gainesboro	0
Opequon	3
Red Bud	4
Shawnee	7
Stonewall	2

**Master Development Plan Applications per  
Magisterial District for 2006**



## SUBDIVISIONS

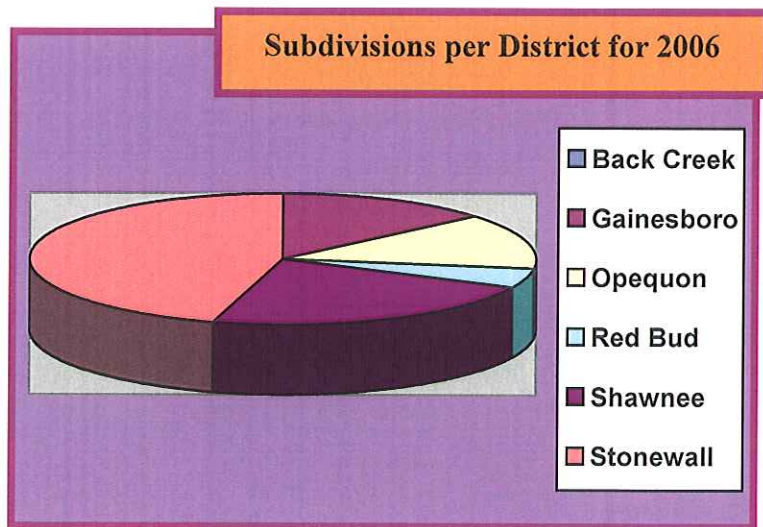
The following charts and graphs reflect the number of submitted subdivision design plan applications in 2006. These figures do not include the number of rural preservation or major rural subdivision applications. There were 23 applications submitted in 2006, of these nine were approved, one was withdrawn and 13 are pending administrative approval. In addition to these applications, there were six applications from previous years which were approved in 2006. The charts below reflect only the applications submitted in 2006:



### Applications by Magisterial District:

Of the 23 submitted subdivision applications, the majority were located in the Stonewall Magisterial District, with ten applications, followed by the Shawnee Magisterial District which had five subdivision applications.

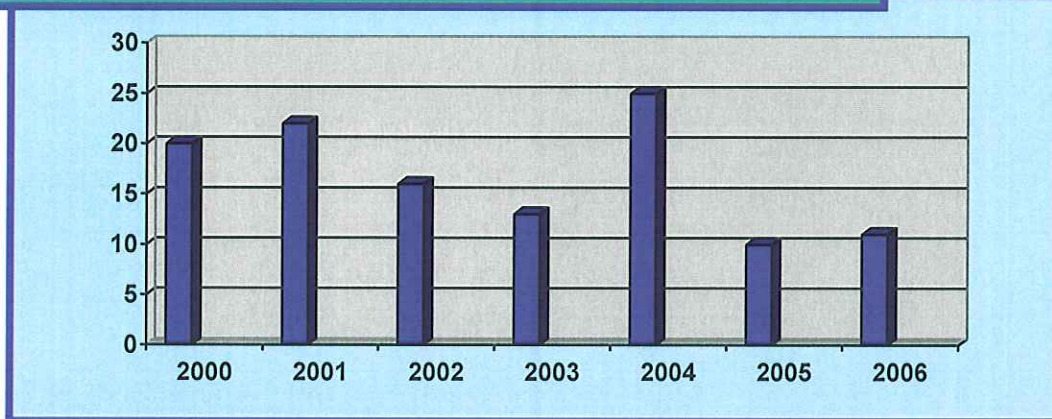
Magisterial District	# of Applications Submitted
Back Creek	0
Gainesboro	3
Opequon	3
Red Bud	1
Shawnee	5
Stonewall	10



## CONDITIONAL USE PERMITS

In 2006, there were 11 CUP applications submitted for review. Of these seven were approved, one was withdrawn and three are pending action by the Frederick County Board of Supervisors. Additionally, there were two applications from 2005 which were heard by the Board of Supervisors in 2006 and two applications from 2005 which were withdrawn. Of the two heard at the Board of Supervisors, one was approved and one was denied.

Number of Applications Submitted for Conditional Use Permits from 2000 to 2006

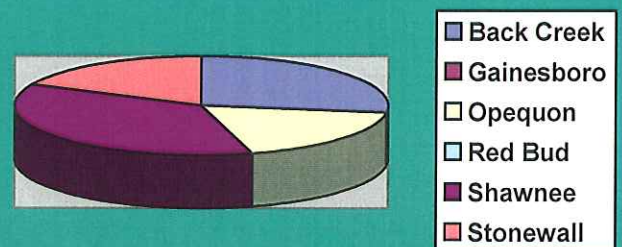


### Applications by Magisterial District:

The number of CUP applications between 2005 and 2006 increased only slightly from 10 to 11. Of the applications received this year, the majority were located in the Shawnee and Back Creek Magisterial Districts. The following shows the distribution of applications per district for 2006:

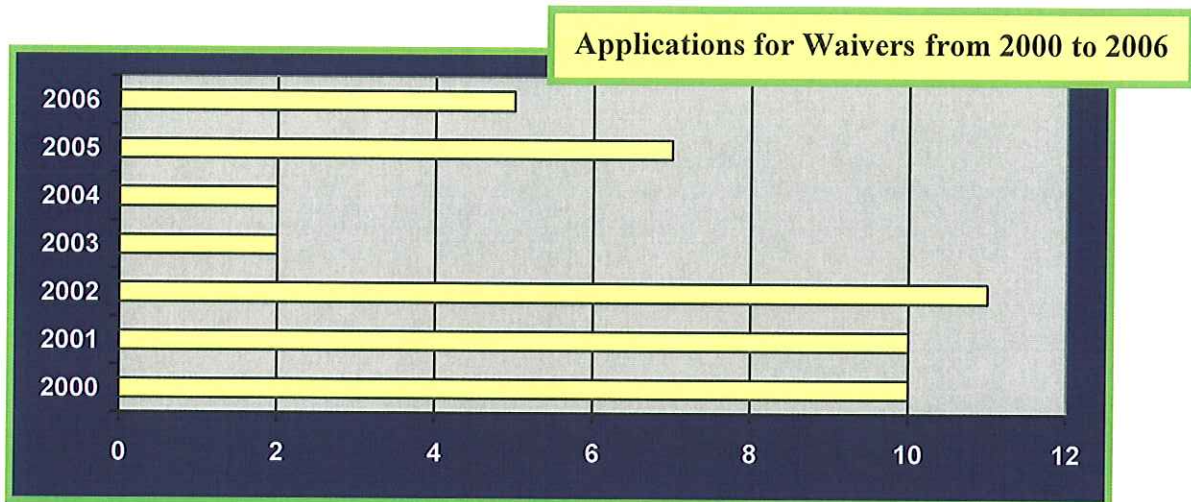
Magisterial District	# CUP Applications
Back Creek	3
Gainesboro	0
Opequon	2
Red Bud	0
Shawnee	4
Stonewall	2

2006 CUPs per District



## WAIVERS & EXCEPTIONS

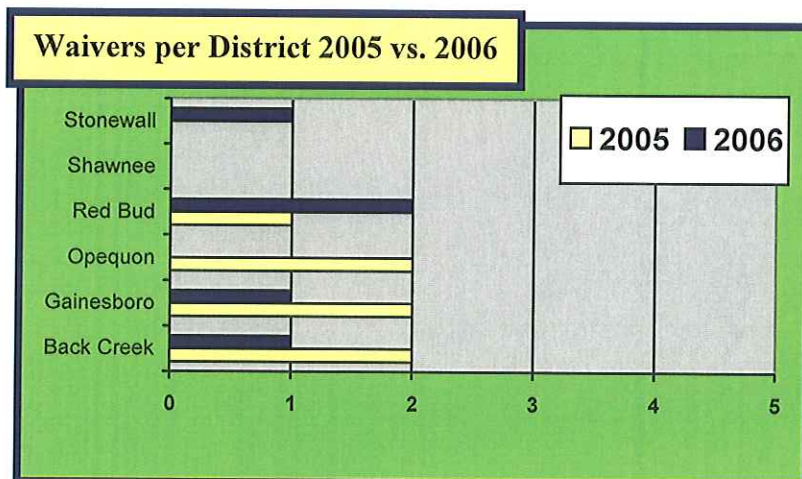
In 2006, there were five waiver applications submitted for review. Of these five applications, three were approved and two were denied. Both of the denied waivers were submitted by the same property owner on two separate occasions, these two applications are listed as one waiver in the file appendix but were accounted for separately in this report. Two of the applications sought a waiver from the Frederick County Zoning Ordinance, specifically entrance spacing waivers. The remaining two applications sought waivers from the Frederick County Subdivision Ordinance. In addition to the five applications submitted in 2006, one application from 2005 was withdrawn and one application from 2005 was denied by the Board of Supervisors.



### Applications by Magisterial District

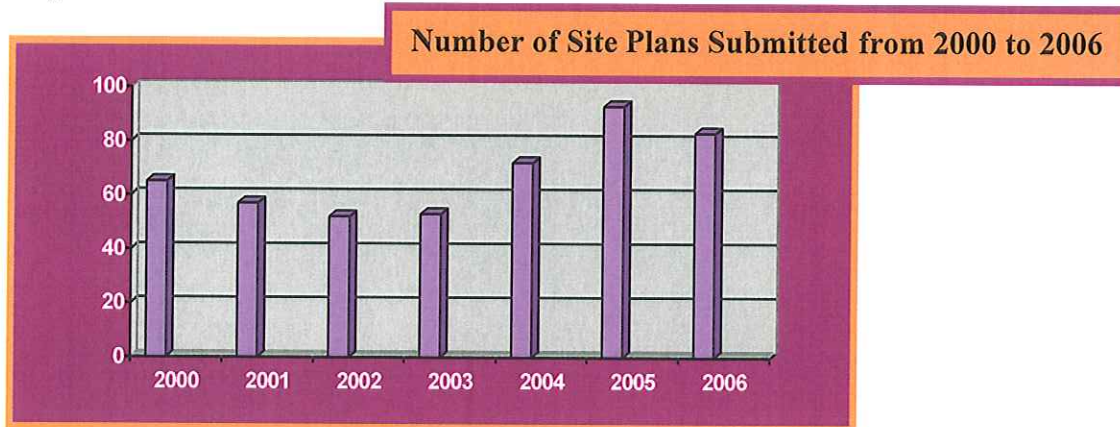
Due to the small number of waiver applications submitted in 2006, none of the Magisterial Districts held a majority of the applications. The following charts and graphs show the break down of waivers per district:

Magisterial District	# Waiver Applications
Back Creek	1
Gainesboro	1
Opequon	0
Red Bud	2
Shawnee	0
Stonewall	1



## SITE PLANS

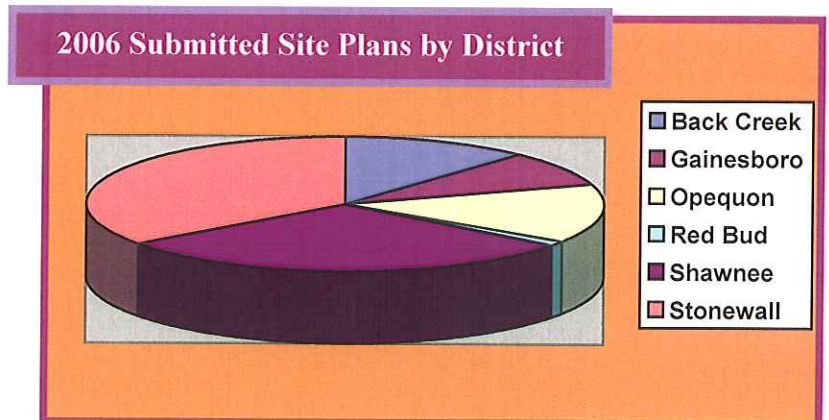
In 2006, there were 83 site plan applications submitted for review. Of these applications, 51 were approved and 32 are pending. There were several applications from previous years upon which administrative approval was granted during 2006. These include 32 applications submitted to the Department in 2005 and one application from 2004 which were approved in 2006. These additional applications increase the total number of site plans approved in 2006 to 82 applications. However, the following charts and graphs reflect only those applications which were submitted to the Department of Planning & Development in 2006.



## Applications by Magisterial District

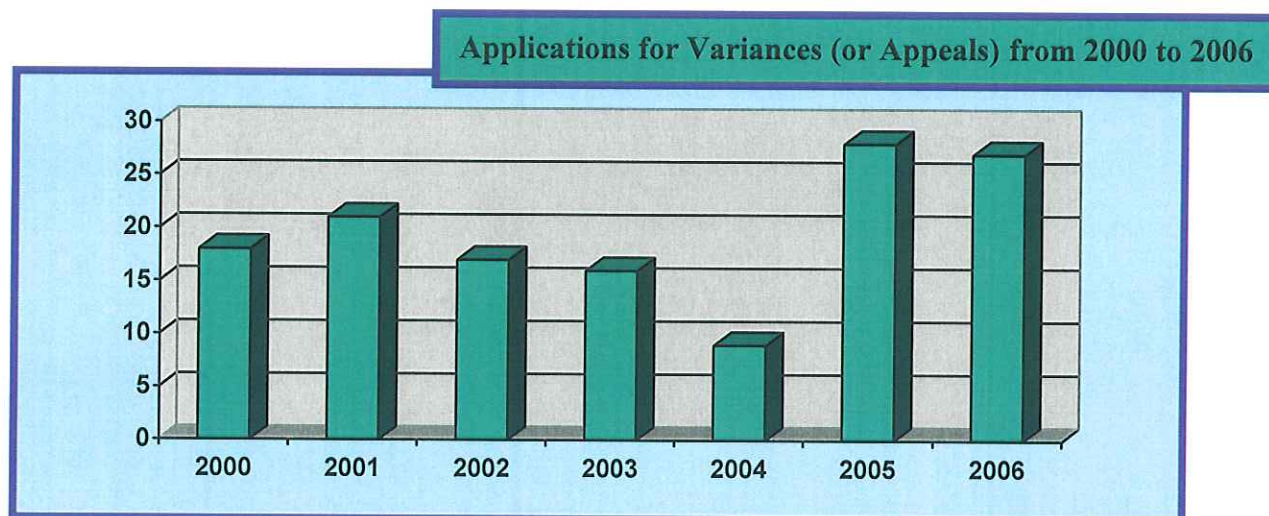
2006 Site Plans By Magisterial District	
Back Creek	10
Gainesboro	7
Opequon	12
Red Bud	1
Shawnee	25
Stonewall	30

The number of site plans submitted in 2006 decreased slightly from 2005, from 93 down to 83. The magisterial district with the largest number of submitted site plan applications was the Stonewall Magisterial District, followed closely by the Shawnee Magisterial district, with 30 and 24 applications respectively.



## VARIANCES & APPEALS:

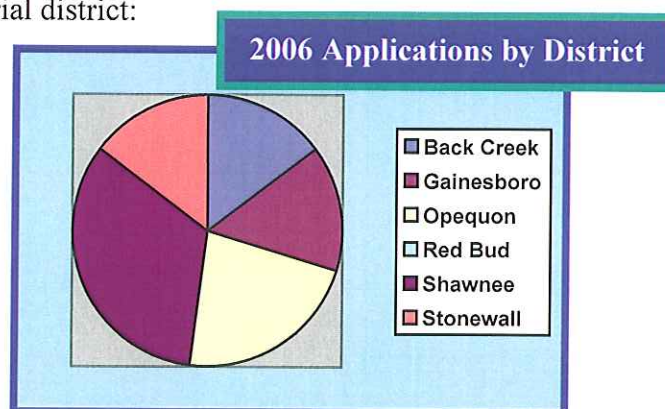
There were 27 variance and appeal applications submitted in 2006 for review by staff and the Board of Zoning Appeals. Of these applications, 20 were variances and seven were appeals of the Zoning Administrator's decisions and/or interpretations of the zoning ordinance. Of the variance applications, 15 were approved, two were denied, two were withdrawn and one is pending. Of the appeal applications, two were approved, two were denied, two were withdrawn, and one is pending. There was also one variance application from 2005 upon which approval was granted during 2006. The following charts and graphs reflect only those applications which were submitted to the Department of Planning & Development in 2006.



## Applications by Magisterial District

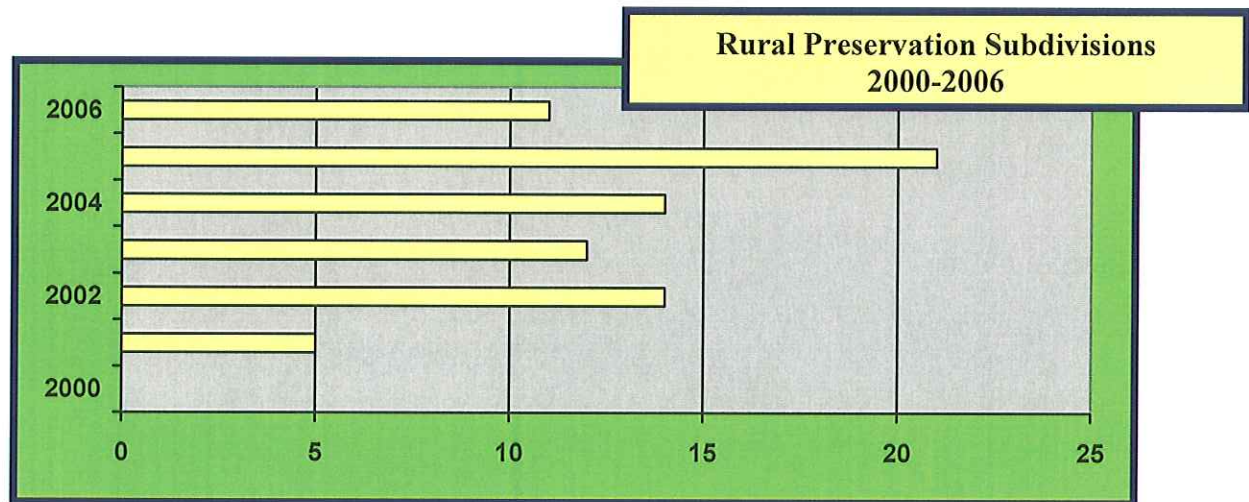
In 2006, the Shawnee Magisterial District saw the greatest number of variance or appeal applications submitted, followed by the Opequon Magisterial District, with nine and six applications, respectively. The Red Bud Magisterial District was the only district without a submitted variance or appeal application. The following charts and graphs help to further illustrate the break down by magisterial district:

2006 Variance/Appeals Applications by District:	
Back Creek	4
Gainesboro	4
Opequon	6
Red Bud	0
Shawnee	9
Stonewall	4



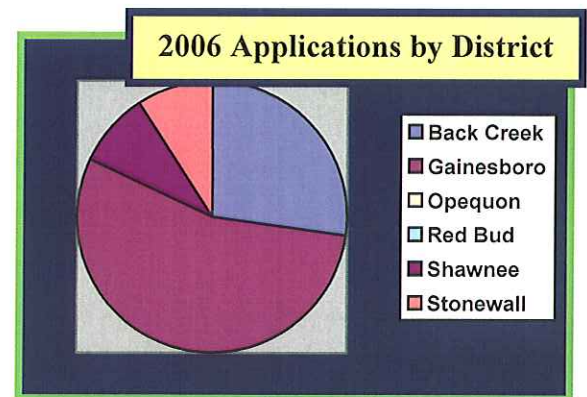
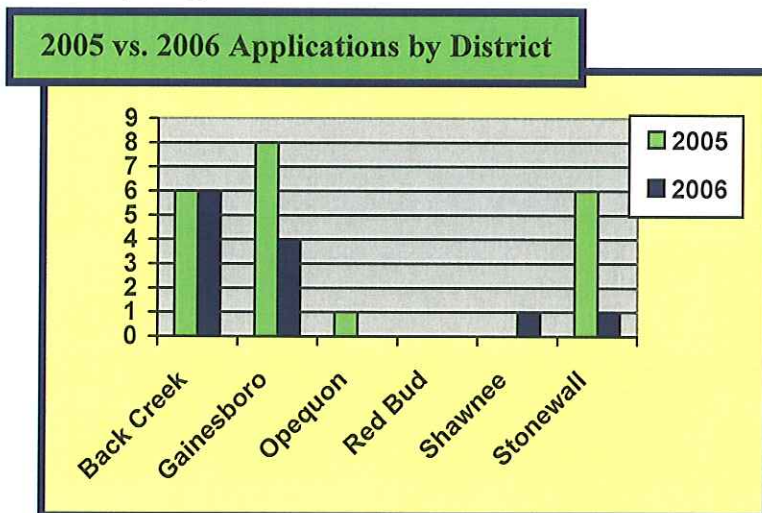
## RURAL PRESERVATION SUBDIVISIONS

There were 11 Rural Preservation Subdivisions submitted in 2006 for review by staff. Of these applications, three were approved and eight are pending approval. This is a significant decrease from the 21 submitted subdivisions in 2005. Approval of a rural preservation subdivision is not considered final until plats are approved and recorded. Therefore, in addition to the 11 submittals, there were 11 additional subdivisions which were granted final approval in 2006 from previous years. The charts and graphs below reflect only those subdivisions which were submitted in 2006 for initial review.



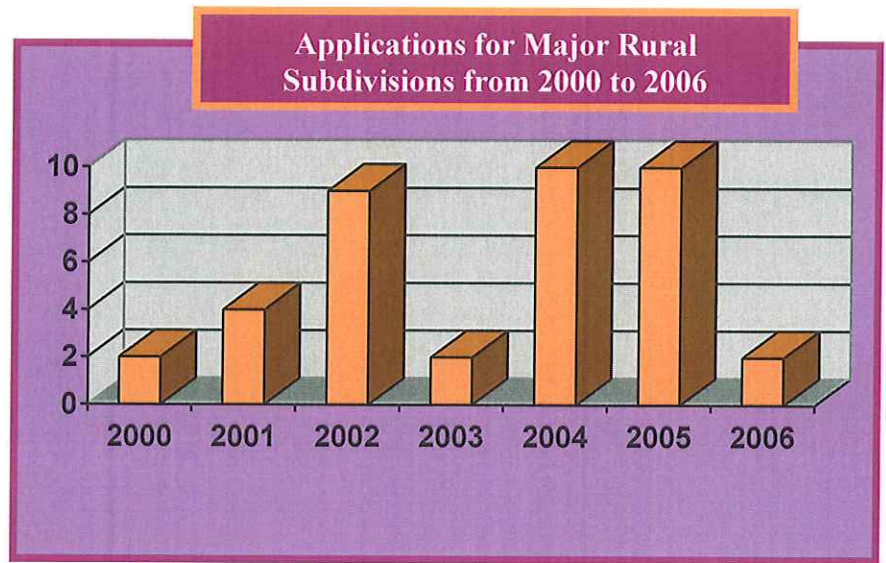
## Applications by Magisterial District

In 2006, the majority of Rural Preservation Subdivisions submitted for review were in the Gainesboro Magisterial District, followed by the Back Creek Magisterial District. This is as a result of the highly rural nature of both of these districts. Both the Shawnee and Stonewall Districts had one application each. There were no applications submitted for the Opequon and Red Bud Districts. The information below further details the submittals by Magisterial District from 2006:



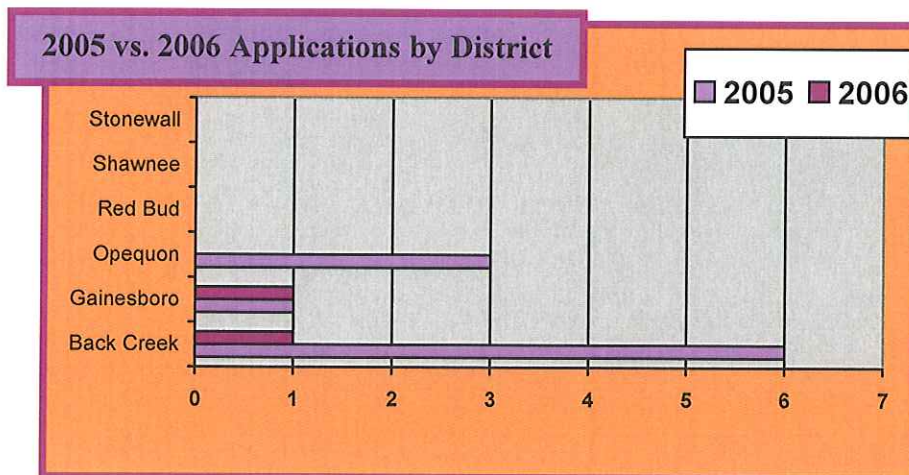
## MAJOR RURAL SUBDIVISIONS

There were two major rural subdivisions submitted in 2006 for review by staff. Of these applications, both are still pending administrative approval. This is a significant decrease from the 10 submitted subdivisions in 2005. In addition to the two submittals, there were three additional subdivisions which were granted final approval in 2006 from previous years. The charts and graphs in this section reflect only those subdivisions which were submitted in 2006 for initial review.



## Applications by Magisterial District

Due to the small number of major rural subdivisions submitted in 2006, none of the magisterial districts held a majority of the applications. Both Gainesboro and Back Creek Magisterial Districts had one application each. The graphs below compare the 2005 submissions to the 2006 submissions by Magisterial District:

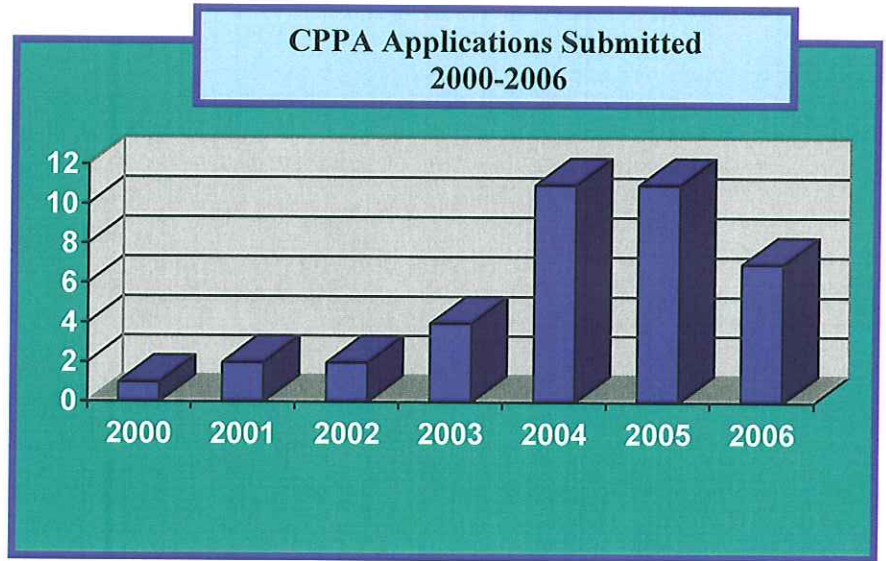


2006 Major Rural Subdivisions By District:	
Back Creek	1
Gainesboro	1
Opequon	0
Red Bud	0
Shawnee	0
Stonewall	0

## COMPREHENSIVE POLICY PLAN AMENDMENTS

There were seven Comprehensive Policy Plan Amendments (CPPAs) submitted in 2006. This is a slight decrease from the 11 applications which were submitted in 2005. Of the two applications submitted in 2006, two were sent by the Board of Supervisors to the Comprehensive Plans & Programs Subcommittee (CPPS) for further study and review. Both of these two CPPAs are scheduled for their public hearings in early

2007. These two applications were the Round Hill Community request to expand the SWSA for a total of 370 acres in the Gainesboro District and the Clearview UDA & SWSA expansion in the Stonewall Magisterial District.

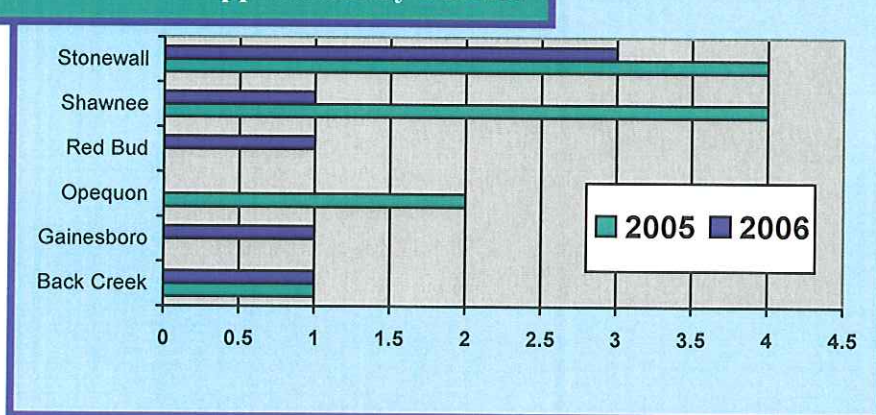


### Applications by Magisterial District

Of the seven applications submitted for review in 2006, the majority were located within the Stonewall Magisterial District. The charts below depict the number of submitted applications in 2006 for each magisterial district as well as a comparison between the number of submitted applications in 2005 and 2006. It should be noted that these charts reflect only the number of submitted applications and not the number of approved applications:

2006 CPPAs by Magisterial District:	
Back Creek	1
Gainesboro	1
Opequon	0
Red Bud	1
Shawnee	1
Stonewall	3

**2005 vs. 2006 Applications by District**



## ZONING VIOLATIONS:

Zoning enforcement involves responding to inquiries and complaints concerning land use and development. Formal complaints are registered, investigated, and appropriate enforcement action taken. These complaints range in topic from inoperable vehicles to illegal uses on a property. Department staff attempt to work with landowners to ensure compliance to an ordinance violation, however, some of the violations handled by the Planning & Development Department cannot be resolved and criminal charges are filed. Once criminal charges are filed, resolution of the violation is determined by the court system.

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. For 2006, there were 219 valid complaints which were substantiated by the Frederick County Planning & Development Staff. Approximately 55 invalid complaints were received by the department which were not tallied or accounted for in the charts and graphs below. The charts and graphs below account for the total number of valid complaints in a variety of categories. These figures do not take into account any multiple violations at the same property address.

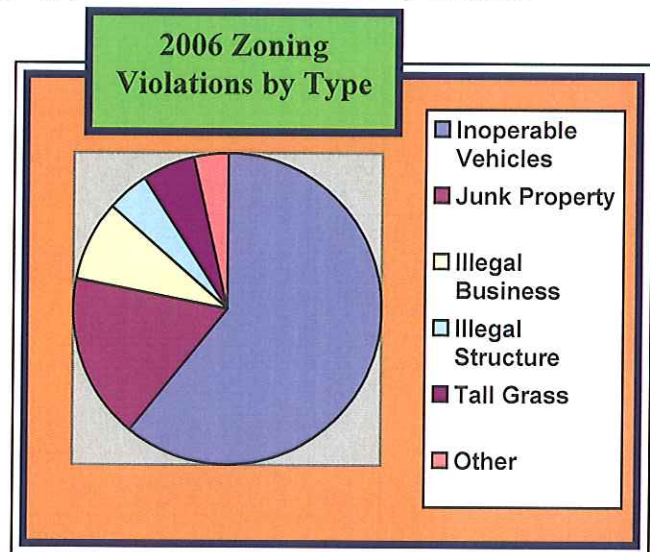
### Violations by Complaint Type:

The majority of complaints received by the Planning Department in 2006 regarded inoperable vehicles. Per the definition of inoperable vehicles from the Frederick County Zoning Ordinance, these complaints cover vehicles that are not in operating condition and/or vehicles without proper display of plates, tags, or valid inspection/county stickers.

2006 Zoning Violations by Type*		
Violation Type	Count	Percent of Total**
Inoperable Vehicles	131	60%
Junk Property	37	17%
Illegal Business	18	8%
Illegal Structures	9	4%
Tall Grass	12	5%
Other	8	4%
Total	219	100%

\*Note: Total includes all violations, including multiple violations for a single address

\*\*Percentages are approximate

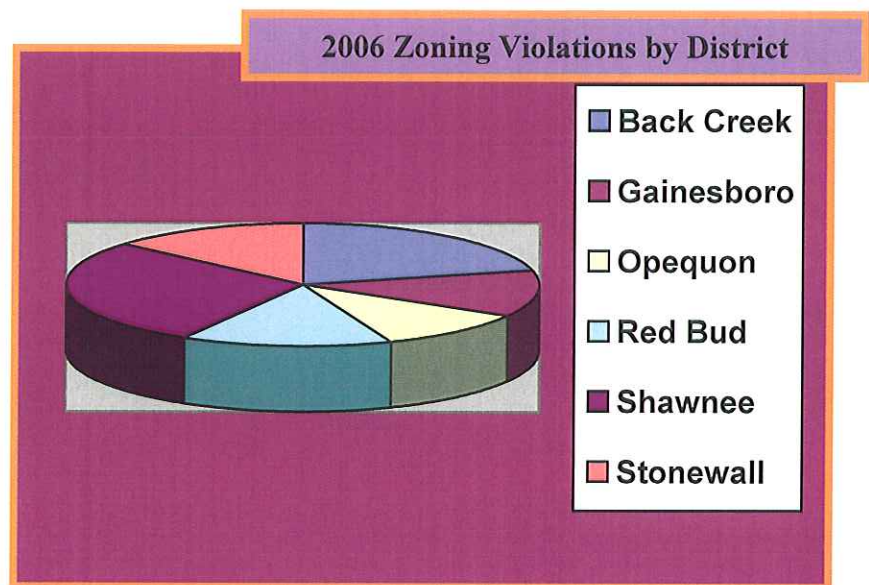


## Violations by Magisterial District:

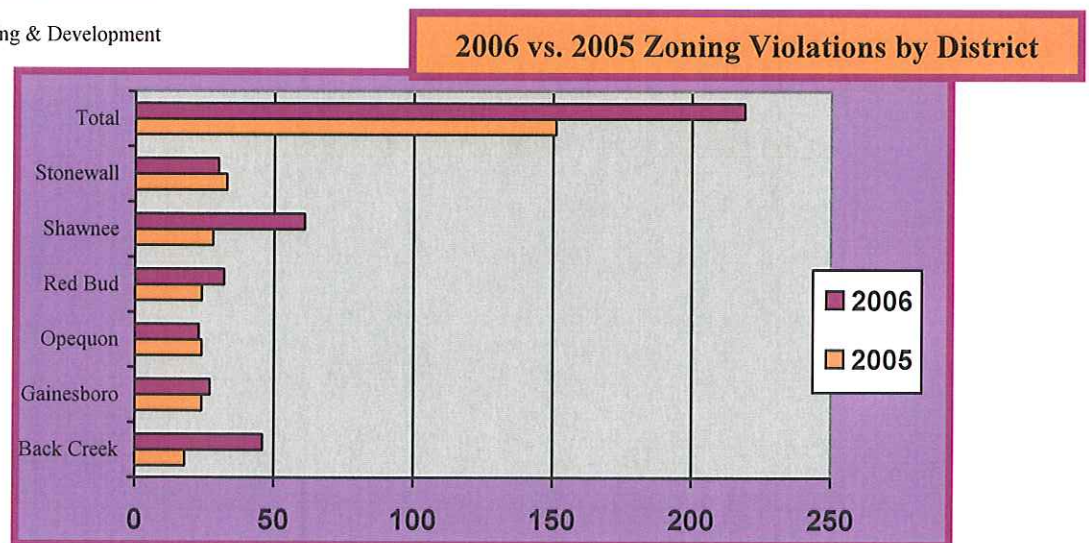
Violations are not only tracked by type of complaint but are monitored per Magisterial District as well. In 2005 the division by Magisterial District was 33 in the Stonewall District, 29 in the Shawnee District, 24 in both the Red Bud and Gainesboro Districts, 23 in the Opequon District and 17 in the Back Creek District.

For 2006, the district with the largest number of substantiated complaints was the Shawnee Magisterial District, followed by the Back Creek Magisterial District. Based on the calculations by the Department of Planning and Development the break down of violations per Magisterial District for 2006 was as follows:

Magisterial District	Violations	Percent of Total*
Back Creek	46	21%
Gainesboro	27	12%
Opequon	23	11%
Red Bud	32	15%
Shawnee	61	28%
Stonewall	30	14%
Total	219	100%



Source: Frederick County Dept. Planning & Development  
\*Percentages are approximate



**URBAN DEVELOPMENT AREA (UDA)**  
**Residentially Zoned Development Information**  
**Frederick County, Virginia**  
**(as of January 1, 2007)**

*Vacant Land - No Approved GDPs*

Total: 2,352 potential units based on permitted densities on 395.04 acres of vacant land

*Zoned Land - Approved GDPs*

- \* maximum yield 4,508 units based on proffered densities
- \* 1,312 acres

*Master Development Planned Projects*

Total: 2,588 residential lots/units planned

- \* 1,057 single family lots planned
- \* 538 townhouse, duplex, multiplex lots/units planned
- \* 993 multi-family units planned

*(Current Status) Residential Subdivisions Under Development - vacant lots*

Total: 2,944 residential lots/units available

- \* 2,295 single family-detached lots available
- \* 605 townhouse, duplex, multiplex lots available
- \* 44 multi-family units available

**Grand Total: 12,392 approved, planned, or potential residential lots/units.**

- \* -7 unit difference from previous month
- \* 335 Single Family permits & 110 Townhouse/Duplex/Multiplex permits have been issued in 2006 within the UDA.

*Editor's Notes:*

- \* 1,292 vacant single family-detached lots (56%) are within 6 of the 98 single-family residential subdivisions which currently have approved subdivision plans within the UDA.  
*(Abrams Pointe, Meadows Edge, Old Dominion Greens, Red Bud Run, Sovereign Village, and Southern Hills)*
- \* Crosspointe has the potential to create up to 1,578 units, and Snowden Bridge 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 Master Development Plan for this project indicates that it is an Age Restricted Community.*
- \* 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*, with has a combined total of 383 building permits approved as of January 1, 2007.
- \* There are a total of 2,417 approved, planned, or potential *Age Restricted* lots/units in Frederick County.

## **COMMITTEE ACTIVITIES DURING 2006**

### **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's major project in 2006 was the Urban Development Area (UDA) Study. A UDA working group, composed of member of the CPPS, met throughout the year to work with other county agencies and stakeholders and to develop policies for the UDA. The CPPS held two UDA work sessions with the Planning Commission and Board of Supervisors. Following a series of public input meetings held in the summer of 2006, the CPPS endorsed a draft UDA plan. Final action on the UDA study by the Board of Supervisors is pending.

The CPPS considered a number of Comprehensive Policy Plan Amendment (CPPA) request this year. A request for expansion of the SWSA in the Round Hill Area was examined by the CPPS in early 2006. The CPPS revised the Round Hill Community Land Use Plan, and this was adopted by the Board of Supervisors. The CPPS worked with the Board of Supervisors and Planning Commission to review seven CPPA requests submitted in 2006. Two were judged worthy of further study. The CPPS studied in depth the request for UDA expansion in the area west of the I-81 rest area. The CPPS recommended denial of this application, which is still under consideration by the Board of Supervisors. The CPPS also studied a request to expand the SWSA in the Round Hill Community to accommodate a medical campus. A further revision of the Round Hill Community Land Use Plan was endorsed by the CPPS. It has yet to be reviewed by the Planning Commission and Board of Supervisors.

This year the CPPS reviewed the entire Eastern Road Plan, a component of the Comprehensive Policy Plan. The review incorporated road changes that had been proposed in the County's small area land use plans and new roads included in the Win-Fred Metropolitan Planning Organization (MPO) 2030 Transportation Plan. These alterations bring the Eastern Road Plan into conformance with the land use elements of the Comprehensive Policy Plan. The CPPS also participated in work sessions to examine transportation impact fees.

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 54 projects. This year the CIP included transportation projects for the first time.

## DEVELOPMENT REVIEW AND REGULATIONS SUBCOMMITTEE

This year, the Development Review & Regulations Subcommittee (DRRS) reviewed thirteen agenda items dealing with proposed changes to the Frederick County Zoning Ordinance and ranging on a variety of issues. In addition to these agenda items, there were two applications to amend the Zoning and Subdivision Ordinances. The first of these applications, derived from the development community, proposed to extend the allowed length of cul-de-sacs in the Rural Areas Zoning District. The second application was the result of an initiative from the Board of Supervisors regarding the setbacks in the Rural Areas Zoning District in an effort to protect farm and orchard land surrounding residential development in this district. Of the agenda items presented to the DRRS, the majority are pending action from the Board of Supervisors in early 2007.

The most significant project for the DRRS in 2006 was a proposal to amend the current sign ordinance in the Frederick County Zoning Ordinance. These proposed changes include new performance standards to address height and size as well as to address the amount of signage allowed per property. In addition to these standards, several existing sign definitions were modified to account for ambiguity and several new signage definitions were created to better explain and regulate signage in the County. These changes to the sign ordinance will be presented for public hearings in 2007.

## CONSERVATION EASEMENT AUTHORITY

The Conservation Easement Authority was established in 2005 by the Board of Supervisors. It contains nine members, including one Planning Commissioner and one Board Member.

A primary role of the Authority is to educate landowners on the subject of conservation easements. To that end, the Authority prepared an informational brochure which was distributed to all landowners in the rural areas of the County with over 50 acres of land. The Authority held a public information evening on conservation easements in April of 2006. Over 75 residents attended the session. The Authority meets throughout the year with representatives from other land trusts that hold easements. Individual members meet with County property owners to further disseminate information on easements.

Another 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. To date the County has not accepted any conservation easements.

## TRANSPORTATION COMMITTEE

In 2006, the Transportation Committee was reformatted into a standing Board Committee with monthly meetings. Previously the primary duties of the Transportation Committee were the annual update of the Interstate, Primary, and Secondary Road Improvement Plans, and Eastern Road Plan updates. New duties assigned to the Transportation Committee include transportation planning on a continuous basis and dealing with any additional transportation planning issues as they arise or are assigned by the Board of Supervisors.

Some issues considered by the Transportation Committee in 2006 were as follows:

1. Update of the Interstate, Secondary, and Primary Road Improvement Plans
2. Update of the Eastern Road Plan
3. Review and updating of the Route 37 centerline in the Stephenson Area
4. Review and updating of the Route 37 centerline around Stonewall Industrial Park
5. Review and recommendations on Frederick County transit lines
6. Review of the possibilities of Transportation Impact Fees
7. Review and recommendation on Transportation Enhancement Grant application for the Senseny Road Corridor
8. Recommend projects for inclusion into the new transportation section of the CIP
9. Review and recommendation of revenue sharing project application for the Tevis Street extension
10. Monitoring of Metropolitan Planning Organization activities

## 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, two "At-Large" members, and a chairman. 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 2006 year, the HRAB worked on various projects that have involved historical property recognition, rezoning application reviews, and grant applications. Early in 2006 the HRAB reviewed applications for significant historical properties to receive Frederick County Historical plaques. The eleven property owners of the above mentioned historical properties were recognized at a Board of Supervisors meeting in June.

Rezoning applications that potentially impact historical resources are brought in front of the HRAB. The HRAB was given the ability to comment and make recommendations on eight rezoning applications in 2006. These applications varied in nature from commercial to residential development, and sometimes a combination of both, known as mixed use development.

Also, the HRAB continuously reviews chances for grant opportunities. This year the HRAB evaluated grant opportunities for Star Fort battlefield and updating the Rural Landmark Survey. No grants were applied for, but the HRAB will be seeking to apply in 2007 for battlefield protection grants.

## AGRICULTURAL DISTRICT ADVISORY COMMITTEE

Frederick County has three Agricultural & Forestal Districts. The largest of these districts is the South Frederick Agricultural & Forestal District, which consists of 6,205.29 acres, located in the Back Creek Magisterial District. The second largest is the Red Bud Agricultural & Forestal District. This district was created in April of 2006 and is 834.98 acres in size, located in the Stonewall Magisterial District. The remaining District is the Double Church Agricultural & Forestal District. It is located in the Opequon Magisterial District, and contains 760.16 acres.

Late in 2006, staff began processing applications to include an additional 21 parcels, and to withdraw 4 from the Agricultural & Forestal District program. If approved in its entirety, the South Frederick District will have 5,878.64 acres, the Double Church District will have 1,034.32 acres, and the Red Bud District will have 903.57 acres. This will be a net gain of 16.1 acres for Frederick County. These applications will be presented to the Board of Supervisors for their consideration in early 2007.

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

## GEOGRAPHIC INFORMATION SYSTEMS (GIS) DIVISION

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

The Land Use Application System, a Microsoft Access database developed for the logging in of land use applications, is utilized daily by all members of the planning staff. The Violations database, also developed in Microsoft Access, is utilized daily by various members of the planning staff for tracking and updating all zoning violations within the County.

Location maps, provided to the Board of Supervisors, Planning Commissioners, and Board of Zoning Appeals at each respective meeting in the agenda packets, have been modified to better illustrate the various land use application projects submitted to the

Planning Department. These locator maps show the relationship of the application area to the surrounding area of the county in addition to being more user friendly.

Some of the major projects that the GIS Division has been involved in throughout 2006 have been: the UDA area project and the UDA & SWSA boundary line adjustment projects, various revisions of Route 37 bypass, Agricultural & Forestal district updates, and numerous smaller projects in addition to the creation of all of the maps for any planning agendas.

The PAT (planning access terminal) continues to serve many of the planning staff as the primary method of property research. A labeling tool was added to this GIS program earlier in the year to enable staff to create more user friendly maps for their projects and applications.

ArcGIS will be updated to version 9.2 early in 2007 and will enable the planning staff to move with newer GIS technology.

## **ACCOMPLISHMENTS FOR 2006**

### **CURRENT PLANNING PROJECTS**

- Ongoing comprehensive review and revisions of Frederick County Code: Chapter 144 – Subdivision Ordinance and Chapter 165 – Zoning Ordinance
- Ongoing comprehensive update to the Facilities and Services Chapter and the Parks and Recreation Chapter of the Comprehensive Policy Plan
- Maintenance and enhancement of Growth Tracking Report (residential lots and building permit in the RP, R4, and R5 zoning districts)
- Maintenance and enhancement of internet access to planning projects and meeting agendas

### **LONG RANGE PLANNING PROJECTS**

- Tasker Woods Land Use Study and Plan
- Western Jubal Early Land Use Study and Plan update
- Round Hill Land Use Study and Plan update
- Eastern Road Plan update
- Management of the Conservation Easement Authority
- Evaluation of Transportation improvement plan options and identify funding resources
- Draft Rural Areas Land Use Study and Policy update
- Urban Development Area Land Use Study and Policy update: Urban Neighborhoods and Village Centers
- Develop an online process for the review and completion of various development applications
- Implementation of a revised Development Impact Model (DIM)
- Integrated school facility and park facility location planning into the Comprehensive Policy Plan and Capital Improvements Plan
- Updates to the three Agricultural & Forestal Districts, including the establishment of the Red Bud District.

## 2006 ANNUAL REPORT APPENDIX

Rezoning Applications Submitted & Reviewed in 2006					
File #	Applicant	Current Zoning	Proposed Zoning	Magisterial District	Action
01-06	Clearbrook Business Center	RA	B3	Stonewall	Approved
02-06	Shenandoah University	RP, B2	HE	Shawnee	Approved
03-06	ON Minerals	RA	EM	Back Creek	Pending
04-06	Orrick Cemetary	RA	RP, B2	Red Bud	Approved
05-06	Commonwealth Business Park	B3	B2	Back Creek	Approved
06-06	Cedar Meadows	RA	RP	Opequon	Approved
07-06	Senseny Road Rentals, LLC	RA	RP	Shawnee	Approved
08-06	Shawnee Drive	RP	B2	Shawnee	Approved
09-06	Tasker Woods	RA	RP, B2	Shawnee	Approved
10-06	Albin Center	RA	B2	Gainesboro	Pending
11-06	Abram's Chase	RA	RP	Red Bud	Pending
12-06	Carriage Park	RA	RP, M1	Red Bud	Pending
13-06	Senseny Village	GDP Modification	n/a	Red Bud	Approved
14-06	Glaize Property	RA	B2	Gainesboro	Pending
15-06	Rock Harbor Golf Course	EM	RA	Back Creek	Approved
16-06	Warrior Drive Retail Center	Proffer Revision	n/a	Shawnee & Opequon	Pending
17-06	Rutherford Crossing	B3, M1	B2	Stonewall	Pending
18-06	Woodside Commerical Center	RA	B3	Stonewall	Pending
19-06	Seefried Property	MH1, RA	M1	Stonewall	Approved
20-06	Civil War Preservation Trust	RP	RA	Stonewall	Pending
21-06	Willow Run	RA	R4	Shawnee	Pending
22-06	Southern Hills	RP	RP, B2	Opequon	Pending
Additional Applications Reviewed in 2006					
05-05	Villages At Artrip	RP	R4	Shawnee	Approved
16-05	Willow Run	RA	RP, B2	Shawnee	Withdrawn
17-05	Russell-Glendobbin	RA	RP	Stonewall	Approved

Master Development Plan Applications Submitted and Reviewed in 2006				
File #	Applicant	Proposed Use	Magisterial District	Action
01-06	Meadows Edge	Revised Single Family	Opequon	Approved
02-06	LLE, LLC Route 11	Commercial	Back Creek	Approved
03-06	Abrams Pointe	Residential	Red Bud	Approved
04-06	Brookland Manor	Residential	Red Bud	Approved
05-06	Commonwealth Business Park	Commercial	Shawnee	Approved
06-06	White Hall Business Park	Caterpillar Maintance and Sales	Stonewall	Approved
07-06	Orrick Commons	Commerical/Age-Restricted Residential	Red Bud	Approved
08-06	Russell 150, LC	Townhomes & Commercial	Shawnee	Approved
09-06	Wakeland Properties	Self Storage & Commercial	Shawnee	Approved
10-06	Governors Hill	Residential, Commercial	Shawnee	Pending
11-06	Freedom Manor	Residential	Shawnee	Approved
12-06	Senseny Village	Residential	Red Bud	Approved
13-06	Cedar Meadows	Single Family Small Residential	Opequon	Pending
14-06	Rutherford Crossing	Commercial	Stonewall	Pending
15-06	Willow Run	Residential Planned Community	Shawnee	Pending
16-06	Southern Hills	Residential & Commercial	Opequon	Pending
17-06	Crosspointe Center	Residential & Commercial	Shawnee	Pending
Additional Applications Reviewed in 2006				
07-05	Stephenson Village	Residential Planned Community	Stonewall	Approved
08-05	Carroll Industrial Park	Commercial & Industrial	Stonewall	Approved
09-05	Villages at Artrip	Residential Planned Community	Shawnee	Approved

Subdivision Applications Submitted & Reviewed in 2006				
File #	Applicant	Number of Lots	Magisterial District	Action
01-06	Oxbridge Shenandoah (Phase 2)	204	Opequon	Pending
02-06	Westbury Commons	11	Stonewall	Approved
03-06	Waiver David & Linda Hicks	n/a	Gainesboro	pending
04-06	Tyson Drive Extension	0	Gainesboro	pending
05-06	Governors Hill (ROW dedication)	0	Shawnee	Approved
06-06	Fort Collier Industrial Park	1	Stonewall	Approved
07-06	Carroll Industrial Park	9	Stonewall	pending
08-06	Fairway Court	7	Shawnee	pending
09-06	Canter Estates (Section 5 Phase 2)	69	Shawnee	Approved
10-06	WIN, LLC	2	Stonewall	Approved
11-06	Ronald & Velma Simkhovitch	2	Stonewall	Approved
12-06	Stephens City Storage, LLC	2	Opequon	Approved
13-06	Winstone, LLC	1	Stonewall	Approved
14-06	C. Robert Solenberger, et al	1	Stonewall	Withdrawn
15-06	Brookland Manor	68	Red Bud	pending
16-06	Meadows Edge (Phase 2)	75	Opequon	pending
17-06	Snowden Bridge (Section 1)	67	Stonewall	pending
18-06	Wakeland Manor (Phase 12)	34	Shawnee	pending
19-06	Wakeland Manor (Phase 13)	31	Shawnee	pending
20-06	Snowden Bridge (Section 2 &3)	154	Stonewall	pending
21-06	Tyson Drive Extension	n/a	Gainesboro	pending
22-06	Snowden Bridge Boulevard	n/a	Stonewall	pending
23-06	WM Lockhart & Arcadia Mobile Park	3	Stonewall	pending
Additional Applications Reviewed in 2006				
17-04	Old Dominion Greens (Phase 1)	68	Opequon	Approved
24-04	Wakeland Manor (Phase 8)	50	Shawnee	Approved
05-05	Southern Hills (Phase 1)	95	Opequon	Approved
21-05	Macedonia Acres	8	Shawnee	Approved
22-05	Lake Holiday (Section 10)	14	Gainesboro	Approved
36-05	Fieldstone (Section 2, Phases 3 & 4)	123	Red Bud	Approved

Conditional Use Permit Applications Submitted and Reviewed in 2006				
File #	Applicant	Type of Use	Magisterial District	Action
01-06	Russ Kunzler	Landscaping Business	Shawnee	pending
02-06	Joseph Snapp & Robert Rhodes	Farm Market & Ice Cream Stand	Shawnee	approved
03-06	Rebecca & Edward Arnette	Landscaping Business	Stonewall	withdrawn
04-06	Andrew Datt & Paul Anderson	Telecommunications Tower	Back Creek	pending
05-06	Hilltop House	Adult Care Facility	Stonewall	approved
06-06	Horton Investment, LLC	Green House & Showroom	Opequon	approved
07-06	Jae Cha	Country General Store	Shawnee	approved
08-06	Ronald D. DeHaven	Grocery, Office, & Retail Store	Back Creek	approved
09-06	Joyce Myers	Kennel	Opequon	pending
10-06	Rock Harbor Golf Course	Commercial Outdoor Recreation	Back Creek	approved
11-06	Dawson & Robann Riggleman	Horse Operation	Shawnee	approved
Additional Applications Reviewed in 2006				
09-05	Richard Heisey	Woodworking Shop	Gainesboro	approved
10-05	William Broy	Off Premise Sign	Shawnee	denied

Waiver Applications Submitted & Reviewed in 2006				
File #	Applicant	Waiver	Magisterial District	Action
01-06	Eastern Automotive Group	Entrance Spacing	Back Creek	Pending
02-06	Todd Shenk	Shared Driveway	Gainesboro	Approved
03-06	Judith Shifflett	Lot Requirements in the RP	Stonewall	Approved
04-06	Gas Mart #7	Entrance Spacing	Red Bud	Denied
Additional Applications Reviewed in 2006				
04-05	Deborah Dutcher	Rural Preservation Tract	Opequon	Denied
06-05	Frank Klebieko	Residential Density	Gainesboro	Withdrawn

Site Plans Submitted and Reviewed in 2006					
File #	Applicant	Use	Magisterial District	Action	
01-06	Easy Living Mobile Home Community	Mobile Home Community	Stonewall	Approved	
02-06	Henry Electric	Electrical Contractor	Stonewall	Approved	
03-06	Applebee's	Restaurant	Gainesboro	Approved	
04-06	Ferguson Enterprises	Warehouse	Stonewall	Approved	
05-06	Trick Trucks	Retail & Showroom	Back Creek	Approved	
06-06	CVS Pharmacy	Pharmacy	Stonewall	Approved	
07-06	Xpress Stop	Convenience Store	Gainesboro	Approved	
08-06	Church of Christ at Mountain View	Storage Building	Back Creek	Approved	
09-06	Preston Business Center	Self Storage	Stonewall	Approved	
10-06	Winchester Regional Airport	Fuel Truck Parking Pad	Shawnee	Pending	
11-06	Winchester Cold Storage Brook Road	Office/Warehouse	Stonewall	Pending	
12-06	Kee Construction	General Office	Stonewall	Approved	
13-06	Corigan Rug Cleaners	Carpet Cleaners	Stonewall	Approved	
14-06	Frederick County	Public Safety Building	Shawnee	Approved	
15-06	LLE, LLC Route 11 Property	Commercial & Residential	Back Creek	Approved	
16-06	JMP Development	Auto Parts Retail	Opequon	Approved	
17-06	Motion Auto Parts	Auto Parts Retail	Opequon	Approved	
18-06	Hilltop House Adult Care	Adult Care Facility	Stonewall	Approved	
19-06	Ash Hollow Mini Storage	Self Storage	Stonewall	Pending	
20-06	BB&T Stephens City	Bank Branch	Opequon	Approved	
21-06	Bean Suite 2	Office/Warehouse	Back Creek	Approved	
22-06	Gore Volunteer Fire & Rescue	Building Addition	Back Creek	Pending	
23-06	Winchester Harley Davidson	Storage Building	Shawnee	Pending	
24-06	Frederick County Landfill	Convenience Center	Shawnee	Approved	
25-06	Carroll Industrial Park Lot 1	Contractor	Stonewall	Pending	
26-06	Carroll Industrial Park Lot 3	Concrete Plant	Stonewall	Pending	
27-06	Davenport Insulation	Phase II Industrial	Stonewall	Approved	
28-06	Gander Mountain	Commercial Retail	Shawnee	Approved	
29-06	Clearbrook Compactor	Compactor Site	Stonewall	Approved	
30-06	Martoncik Office & Storage	Office & Mini Storage	Stonewall	Approved	
31-06	Gregory-Aylor Road Site	Office	Opequon	Approved	
32-06	FEMA	Office Building	Stonewall	Approved	
33-06	Carrabba's	Restaurant	Shawnee	Approved	
34-06	Donovan Trucking & Excavating	Office/Truck Maintenance	Shawnee	Approved	
35-06	T-Mobile Northeast HCH251	Telecommunications Facility	Shawnee	Approved	

Site Plans Submitted and Reviewed in 2006				
File #	Applicant	Use	Magisterial District	Action
36-06	Kernstown Business Park #4	Commercial Retail	Back Creek	Approved
37-06	JMP Development	Retail Paint Store	Opequon	Approved
38-06	Valley Enterprises Center	Car Wash/Retail Center	Opequon	Pending
39-06	Cornerstone Church	Church	Stonewall	Pending
40-06	Gainesboro Elementary School	School	Gainesboro	Approved
41-06	Winchester Regional Airport	Aircraft Wash Back Facility	Shawnee	Pending
42-06	KFC/Taco Bell	Restaurant w/Drive Through	Opequon	Approved
43-06	Stonewall Plaza West Pad Site	Commercial	Stonewall	Approved
44-06	Red Bull	Warehouse	Stonewall	Approved
45-06	Perry Engineering	Contractor Yard	Shawnee	Approved
46-06	Lincoln Mortgage	Office Building	Shawnee	Approved
47-06	Pactiv-Winchester Plant	Manufacturing	Stonewall	Pending
48-06	James River Equipment	Office/Warehouse	Stonewall	Pending
49-06	Kohl's Distribution Center	Warehouse/Distribution	Shawnee	Approved
50-06	New Life Christian Church	Church	Back Creek	Approved
51-06	Cheer Eruption All Stars LC	Cheerleading Academy	Shawnee	Approved
52-06	McClung-Logan Equipment	Heavy Equipment Sales	Stonewall	Approved
53-06	Shenpro, LLC	Office Space	Shawnee	Approved
54-06	Headquarters Building Addition	Administrative/Maintenance	Opequon	Approved
55-06	Parkins Mill WWTF Expansion	Wastewater Treatment	Shawnee	Pending
56-06	Crossroads Grocery	Country Store w/ Gas	Gainesboro	Approved
57-06	Fredericktowne Crossing	Commercial Retail	Opequon	Approved
58-06	Alban Tractor	Caterpillar Maintenance & Sales	Stonewall	Approved
59-06	Ferguson Enterprises	Office/Warehouse	Shawnee	Approved
60-06	Xpress Stop	Group retail & restaurant	Gainesboro	Approved
61-06	Quarles Office Renovation & Trailer	Petroleum Storage & Handling	Stonewall	Pending
62-06	Callaham Guitars	Office/Manufacturing	Stonewall	Approved
63-06	Lake Holiday Clubhouse Renovation	Assembly/Renovation	Gainesboro	Pending
64-06	Food Lion Orrick Commons	Commercial	Red Bud	Pending
65-06	Power Concepts	Office/Warehouse	Stonewall	Pending
66-06	Potomac Waterproofing	Office/Warehouse	Shawnee	Pending
67-06	Emmanuel Baptist Church	Church	Gainesboro	Pending
68-06	Amit Properties, LLC	Retail/Personal Service	Shawnee	Pending
69-06	New World Pasta	Industrial	Stonewall	Approved

Site Plans Submitted and Reviewed in 2006				
File #	Applicant	Use	Magisterial District	Action
70-06	Alliance Materials	Office/Warehouse	Back Creek	Approved
71-06	Verizon Wireless Opequon	Telecommunications Facility	Opequon	Pending
72-06	Mitchell & Webb Shawnee Drive	General Office	Shawnee	Pending
73-06	James J. Lantz Industrial	Industrial Residential	Opequon	Pending
74-06	Trex Company	Manufacturing	Shawnee	Approved
75-06	Glaize Components	Industrial	Shawnee	Pending
76-06	Camping World	Commercial Retail	Shawnee	Pending
77-06	Holiday Inn	Hotel	Shawnee	Pending
78-06	Master's Touch	Nursery	Stonewall	Pending
79-06	Harwill Food Service	Additional Warehouse	Stonewall	Pending
80-06	Stonewall Plaza East Pad Site	Commercial	Stonewall	Pending
81-06	Walker Car Wash	Car Wash	Stonewall	Pending
82-06	BB&T Stephens City	Sign Revision	Opequon	Pending
83-06	Shawneeland Mailbox Facility	Mailbox	Back Creek	Pending
Additional Applications Reviewed in 2006				
File #	Applicant	Use	Magisterial District	Action
57-04	Old Massey Store	Office	Gainesboro	Approved
13-05	Don Beyer Volvo	Car Dealership	Back Creek	Approved
39-05	Airport Office Park	Office Space	Opequon	Approved
43-05	Clearbrook Properties LLC	Commercial	Stonewall	Approved
44-05	AMB Warehouse Addition	Industrial	Stonewall	Approved
47-05	Verizon Wireless Winchester	Telecommunications Facility	Shawnee	Approved
52-05	Jess Psychic	Office	Shawnee	Approved
57-05	Winchester Gateway	Commercial Retail	Stonewall	Approved
58-05	Warrior Drive Retail Center	Office & Retail	Opequon	Approved
62-05	Shenandoah Valley Water Plan	Industrial	Stonewall	Approved
64-05	Marathon Bank	Bank Branch	Gainesboro	Approved
67-05	Gas Mart #7 (Route 7)	Service Station	Red Bud	Approved
71-05	Maynard Willard	Warehousing	Stonewall	Approved
72-05	ALC, INC	Office & Manufacturing	Shawnee	Approved
73-05	Walgreens	Retail	Opequon	Approved
74-05	N. Stephenson Truck Wash	Truck Wash Containment	Stonewall	Approved
75-05	Parke Center	Office & Retail	Back Creek	Approved
76-05	Exotic Motors	Car Sales & Wash	Red Bud	Approved
77-05	Clearbrook Industrial Park	Manufacturing	Stonewall	Approved
78-05	Winchester Harley Davidson	Storage Building	Shawnee	Approved

Additional Applications Reviewed in 2006				
File #	Applicant	Use	Magisterial District	Action
79-05	First Bank	Bank Branch	Gainesboro	Approved
81-05	Shenandoah Community Center	Community & Fitness Center	Opequon	Approved
82-05	McClung-Logan Equipment	Industrial	Stonewall	Approved
83-05	Semples Commerical	Commerical	Opequon	Approved
84-05	Robert E. Rose Memorial Foundation	Adult Car Facility	Opequon	Approved
85-05	Valley Biomedical Products	Freezer Expansion	Back Creek	Approved
86-05	Marathon Bank	Bank Branch	Opequon	Approved
87-05	Easterns Automotive	Auto Sales	Back Creek	Approved
89-05	Redland UMC	Pavillion	Gainesboro	Approved
90-05	Lakeview Townhomes	Parking Lot addition	Shawnee	Approved
91-05	Bubble Works Carwash	Storage Building	Opequon	Approved
92-05	East Side, LC	Office & Warehouse	Stonewall	Approved
93-05	HN Funkhouser	Retail Center	Opequon	Approved

<b>Variance &amp; Appeal Applications Submitted and Reviewed in 2006:</b>				
<b>File #</b>	<b>Applicant Name</b>	<b>Variance/Appeal Request</b>	<b>Magisterial District</b>	<b>Action</b>
01-06	Roy Gottschalk	variance	Gainesboro	Approved
02-06	Donald Haley	variance	Back Creek	Approved
03-06	Matthew Robertson	variance	Shawnee	Withdrawn
04-06	Stephens City GF, LLC	appeal	Opequon	Approved
05-06	P. Duane Brown	variance	Opequon	Approved
06-06	Pierce Hardy	appeal	Stonewall	Denied
07-06	Elizabeth Ann Cook	variance	Gainesboro	Approved
08-06	Arogas, Inc.	appeal	Stonewall	Denied
09-06	Valley Farm Credit	appeal	Back Creek	Approved
10-06	Kay-Mor, Inc & Debra Toms	variance	Shawnee	Approved
11-06	Clifford Station, Lot 35	variance	Opequon	Denied
12-06	Clifford Station, Lot 36	variance	Opequon	Approved
13-06	Clifford Station, Lot 37	variance	Opequon	Approved
14-06	Gregory Rinard	variance	Opequon	Approved
15-06	Jay Mergler	variance	Back Creek	Approved
16-06	Dawson & Robann Riggleman	appeal	Shawnee	Withdrawn
17-06	Open Door Baptist Church	appeal	Stonewall	Withdrawn
18-06	ZL Metz Contracting, LLC	variance	Shawnee	Approved
19-06	Charles & Christine Gilbert	variance	Shawnee	Denied
20-06	Donald Adams	variance	Gainesboro	Approved
21-06	Dennis Longerbeam	variance	Shawnee	Approved
22-06	Funkhouser Lot 35	variance	Shawnee	Approved
23-06	Funkhouser Lot 37	variance	Shawnee	Approved
24-06	Gary Baylis	variance	Shawnee	Withdrawn
25-06	Brian Foor	variance	Gainesboro	Approved
26-06	Darin S. Newlin	variance	Back Creek	Pending
27-06	JRE Winchester, LLC	appeal	Stonewall	Pending
<b>Additional Applications Reviewed in 2006</b>				
28-05	Beverly Longerbeam	variance	Stonewall	Approved

Rural Preservation Subdivisions Submitted & Reviewed in 2006				
File #	Name	Number of Lots	Magisterial District	Action
01-06	Quail Hill Estates	6	Shawnee	Approved
02-06	Keplinger Estates	16	Gainesboro	Pending
03-06	Shady Elm Farms	12	Back Creek	pending
04-06	Gough Meadows	5	Back Creek	Approved
05-06	Grace Church Meadows	13	Stonewall	Approved
06-06	Laid Back Estates	9	Gainesboro	Pending
07-06	Estates at Clayton's Rest	13	Gainesboro	Pending
08-06	Esta's Ridge	6	Gainesboro	Pending
09-06	Jackson's Mountain View	6	Back Creek	Pending
10-06	Walnut Ridge Estates	17	Gainesboro	Pending
11-06	Farms at Frog Hollow	12	Gainesboro	Pending
Additional Applications Reviewed in 2006				
08-03	Painter Hill (Homestead Estates)	29	Back Creek	Approved
06-04	Hunting Ridge Estates	35	Gainesboro	Approved
13-04	Lamp Estates I		Back Creek	Approved
14-04	Lamp Estates II	4	Back Creek	Approved
02-05	Mohr Estates	7	Gainesboro	Approved
06-05	Ridge Estates	22	Gainesboro	Approved
10-05	Country Lane Estates	5	Gainesboro	Approved
12-05	Quail Hill	8	Back Creek	Approved
18-05	Waverly Farm	66	Stonewall	Approved
19-05	Eugene Gardner	7	Gainesboro	Approved
20-05	Kuhl Haven	5	Opequon	Approved

Major Rural Subdivisions Submitted & Reviewed in 2006				
File #	Name	Number of Lots	Magisterial District	Action
01-06	Quail Hill	7	Back Creek	Pending
02-06	Reynolds Gap	6	Gainesboro	Pending
Additional Applications Reviewed in 2006				
05-04	Carrolton Estates	51	Opequon	Approved
04-05	Roscommon (Section 7)	23	Back Creek	Approved
10-05	Woodhaven Estates	5	Back Creek	Approved

**2006 Single Family Detached Building Permits  
By Magisterial District**

	Back Creek				Gainesboro				Opequon			
	RA	RP	R4	R5	RA	RP	R4	R5	RA	RP	R4	R5
January	6			10	6			8	2	1		0
February	7			6	4			3	5	5		0
March	9			13	4			11	3	8		0
April	7			11	3			2	0	4		0
May	9	1		12	7			12	0	10		7
June	10			11	7	1		3	1	2		6
July	9			13	6			2	1	5		20
August	8			8	12			5	3	5		9
September	4			9	6			2	2	5		11
October	2			10	5			2	3	2		2
November	0			0	5			1	0	2		0
December	5	1		2	2	1		0	1	2		4
TOTAL	76	2	0	105	67	2		51	21	51		59

	Red Bud				Shawnee				Stonewall			
	RA	RP	R4	R5	RA	RP	R4	R5	RA	RP	R4	R5
January	1	7			1	10			2	4		
February		4			0	7			2	2		
March		12			1	12			2	4		
April		12			2	7			1	1		
May		5			0	13			6	5		
June		24			2	6			2	9		
July		42			1	1			1	1		
August		6			0	2			1	5		
September		13			1	2			2	7		
October		31			0	7			0	4		
November		2			0	8			2	2		
December		2			0	1			2	0		
TOTAL	1	160	0	0	8	76	0	0	23	44		

2006 Count			
746			
RA	RP	R4	R5
196	335	0	215

**2006 Other Housing Type Building Permits  
Throughout Frederick County**

	Back Creek				Gainsboro				Opequon			
	SFA	MD	MH	MF	SFA	MD	MH	MF	SFA	MD	MH	MF
January		1	1			1	2					
February		5				2						
March		2	2			2	2		4	2	1	
April		1	2			4						
May		2				3			9			
June		1					1		10			
July		2					2		8			
August		1					1		17	1	1	
September		1				3			2			
October			1								1	
November		1							2		2	
December			1			1					1	
TOTAL	0	17	7	0	0	16	8	0	52	3	6	0

	Red Bud				Shawnee				Stonewall			
	SFA	MD	MH	MF	SFA	MD	MH	MF	SFA	MD	MH	MF
January			1			1					3	
February			1		7		1				4	
March	6		2		8		1				4	1
April			1		8						1	
May					10		2				4	
June			1				1			2	3	
July											1	
August			2				1			2	5	
September			1		6						1	
October			9			1				1	7	
November					8							
December	5	1										
TOTAL	11	1	18	0	47	2	6	0	0	5	33	1

**2006 Count**

233

TW	MD	MH	MF
110	44	78	1

SFA = single family attached

MD = modular

MH = mobile home

MF = multi family