

Frederick County, Virginia

Department of Planning & Development 2007 Annual Report



PREPARED BY
THE DEPARTMENT OF PLANNING & DEVELOPMENT
JANUARY 2008



Department of Planning & Development

2007 Annual Report:

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2007

FREDERICK COUNTY PLANNING COMMISSION

June M. Wilmot – Chairman
Shawnee District

Roger L. Thomas – Vice Chairman
Opequon District

Gregory S. Kerr
Red Bud District

Cordell Watt
Back Creek District

Robert A. Morris
Shawnee District

Greg L. Unger
Back Creek District

Christopher M. Mohn
Red Bud District

George J. Kriz
Gainesboro District

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Member at Large

Charles E. Triplett
Gainesboro District

Gary Lofton
BOS Liaison

Rick C. Ours
Opequon District

Charles S. DeHaven, Jr.
BOS Liaison-Alternate

John H. Light
Stonewall District

Lawrence R. Ambrogi
Legal Counsel

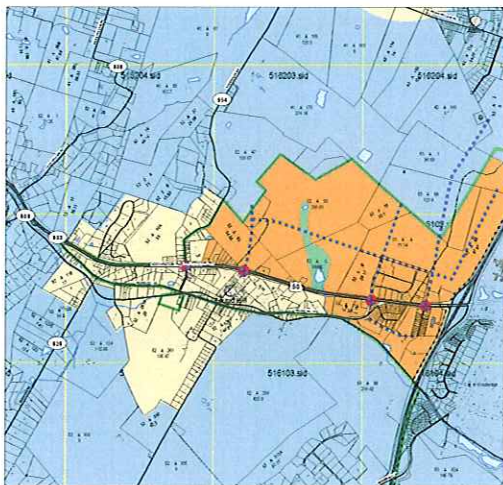
Gary R. Oates
Stonewall District

Eric R. Lawrence
Secretary

2007 Highlights

The 2007 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 2007. An appendix is included to further explain and detail those projects and aspects of planning which are described in this report.

In November of 2007, the Board of Supervisors approved revisions to the Round Hill Land Use Plan. The subject area is located north and adjacent to Northwestern Pike and east and adjacent to Poorhouse Road mostly in the Gainesboro Magisterial District but having some area in the Back Creek Magisterial District as well. The plan began its formulation on May 8, 1995 when the Frederick County Comprehensive Plans and Programs Committee and staff from the Department of Planning and Development, conducted a public meeting at the Round Hill Fire Hall. In response to the opinions expressed by residents of the community throughout the process, and the desires of the Board of Supervisors, the plan recommended leaving portions of the Community Center designated as rural land use. In all, of the 1,100 acres within the community center, roughly 400 to 500 are to remain designated as rural land.



The plan's main principles were to first protect and enhance the character of the established rural community center and second, to create a vibrant, functional and well-designed commercial center. It is intended to link these two areas by efficient roads and multi-purpose trails and sidewalks leading to parks and other public facilities that would benefit both residents and workers. Another major aspect included with the adoption of the revised Round Hill Land Use Plan was the extension of the Sewer and Water Service Area (SWSA) by approximately 481 acres. Modifications were made in 2006 to reflect a revised Sewer and Water Service Area (SWSA) boundary and enhanced design standards for the Route 50 Corridor.

The Round Land Use Plan also seeks to develop a new zoning district that would accommodate infill development among the less than half acre lot densities that have been historically permitted in the area. The new zoning district would address housing types, lot sizes, and setbacks, as well as design standards for street tress, curb side parking, signage, lighting and underground utilities. Transportation improvements to Route 50 and Route 37 are also intended in the land use plan; new road systems, new signalization, and improvements to existing road systems are also elements of this plan.

In February 2007 the Board of Supervisors approved the Willow Run Rezoning. The application was approved to rezone 359.97 acres from the Rural Areas (RA) District to R4 (Residential Planned Community) District located east of Route 37 and Merriman's Lane, north of Cedar

Creek Grade, south and west of the City of Winchester and is within both the Urban Development Area (UDA) and the Sewer and Water Service Area (SWSA). The application proffered no more than 1,390 mixed use residential units with community recreational facilities, a commercial center area and a neighborhood commercial area along Jubal Early Drive. Transportation improvements were included along Jubal Early Drive, Merriman's Lane, Cidermill Lane, Meadow Branch Avenue, and to the Birchmont Drive and Cedar Creek Grade intersection. Monetary contributions were also proffered to aid in off-site transportation impacts and to support capital facilities.

In total there were 180 applications submitted for development related projects and reviewed by the Department of Planning and Development in 2007. These applications included site plans, variances, master plans, conditional use permits, waivers, subdivisions, rezonings, and rural subdivisions. Further details on each of these types of development applications can be 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.

2007 Quick Facts:

Population

2000	59,209
2005	68,200
2007	72,949
2010	77,864*
2020	95,648*
2030	114,539*

Source: US Census. * figures are projections from the US Census

Income

Median Household Income	\$55,231
Median Family Income	\$60,541

Source: US Census, 2006 American Community Survey

Building Permits (New Construction)

# Single family detached bldg permits	397
# Single family attached bldg permits	61
# 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	\$9,875
Number of Schools	18
SAT I Math Scores	515
SAT I Verbal Scores	502
Diplomas Earned	814
% of 12 th grade graduating in 2007-2008	98%

Source: Frederick County School Board, November 2007 Data

Labor Force

Unemployment Rate	2.8%
Available labor force	38,164

*Source: 2006 American Community Survey

Start-up Firms

3 rd Quarter 2006	12
4 th Quarter 2006	5
1 st Quarter 2007	60
2 nd Quarter 2007	15

*Source: Virginia Employment Commission

Employment by Industry*

Agriculture, Forestry, Fishing	224
Mining	112
Utilities**	--
Construction	2,939
Manufacturing	5,115
Wholesale Trade	1,211
Retail Trade	2,328
Transportation & Warehousing	1,008
Information	215
Finance, Insurance, Real Estate	680
Services	5,604
Government	4,362

Source: Virginia Employment Commission

* Figures based upon first quarter of 2007

** No data

Major Employers*

Shockey Brothers, Inc.
Kraft Foods
Lord Fairfax Community College
H.P. Hood, Inc.
US Department of Homeland Defense
Perry Engineering Company
Kohl's Department Stores
Action Executive Services
Westminster Canterbury

*excludes local government & school board

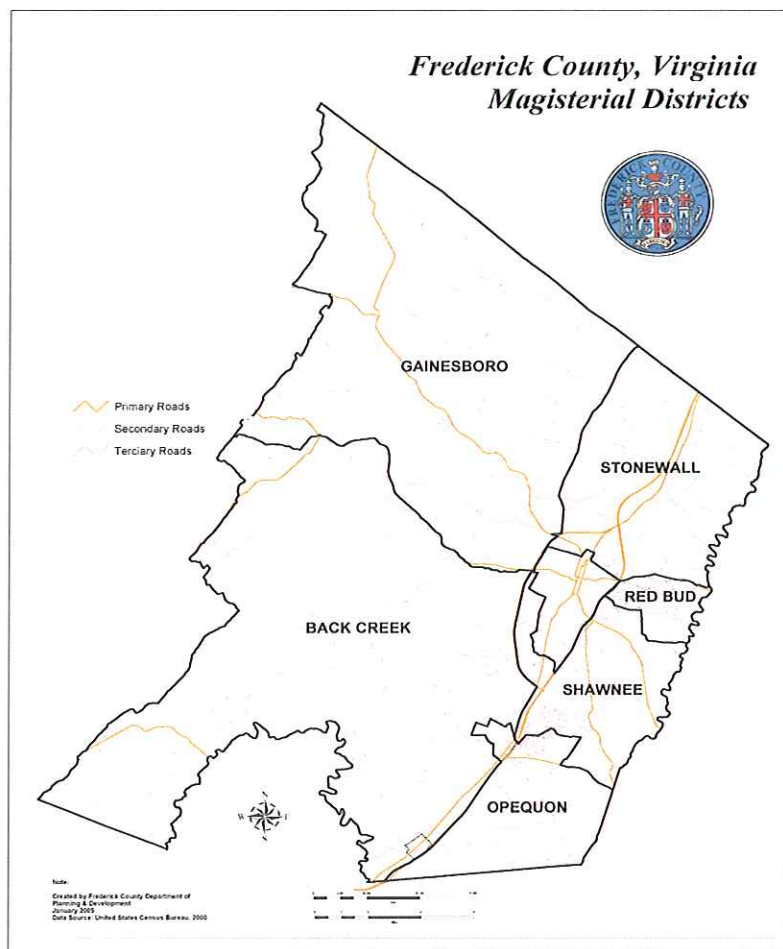
Demographics:

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 Gainesboro and Opequon Districts, as well as the Chairman at Large, were re-elected to their positions in November of 2007. The newly elected supervisor from the Back Creek district will begin a three year term in January of 2008. 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.



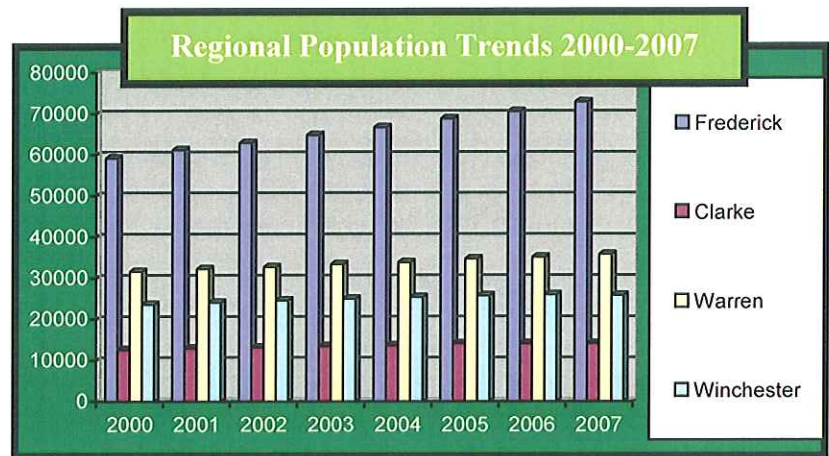
Source: Frederick County Website, Frederick County Department of Planning and Development

Population

Trends

Frederick County continues to experience steady population growth at a faster rate than the City of Winchester and surrounding counties. As of January 2008 the Weldon Cooper Center estimated Frederick County's population to be 72,949. This has already surpassed the 2010 prediction of

72,300. The Cooper Center calculated the final 2006 population of the County at 71,084 which is an 18.84% 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 25th 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 (16th) 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	2007**
Frederick County	59,209	61,216	62,937	64,820	66,696	68,809	71,084	72,949
Clarke County	12,652	13,050	13,215	13,421	13,840	14,175	14,032	14,175
Warren County	31,584	32,227	33,051	33,844	34,494	34,734	35,301	35,829
City of Winchester	23,585	24,078	24,348	24,337	24,862	25,780	25,878	25,896

* indicates data at time of Census 2000; **indicates estimates as of July 1, 2007 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 2006 American Community Survey which estimated that the number of households in Frederick County for 2005 was 28,401 with an average household size of 2.54 persons. Based on the same 2005 American Communities Survey, there are approximately 19,980 families in Frederick County. The average family size is indicated as 2.88 persons. The totals for 2007 will not be available until mid 2008.

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
2006	71,187	28,401	2.54
2008*	72,983	28,395	2.57

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

The average number of persons within a household continues to decline throughout the decades in Frederick County; this declination is however also reflected in state and national trends. In 1980, the average household consisted of 2.98 people. In 1990, the average household size dropped to 2.78.

Income

Based on the same 2006 survey of Frederick County, the median household income was \$55,231. The median family income was \$55,231 the median non-family income was \$60,541. According to this survey, there were 7,356 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 23,490 in the 1st quarter of 2007 compared to approximately 21,926 in 2006, based on data from the Virginia Employment Commission. Government, manufacturing, and construction sectors continued

as the largest employers from 2006 into 2007. According to the Virginia Employment Commission, the unemployment rate for County was highest in February (3.2%) and March (3.1%) of 2007. July and August also saw high unemployment rates (3.0%) while May had the lowest rate of 2007 (2.6%).

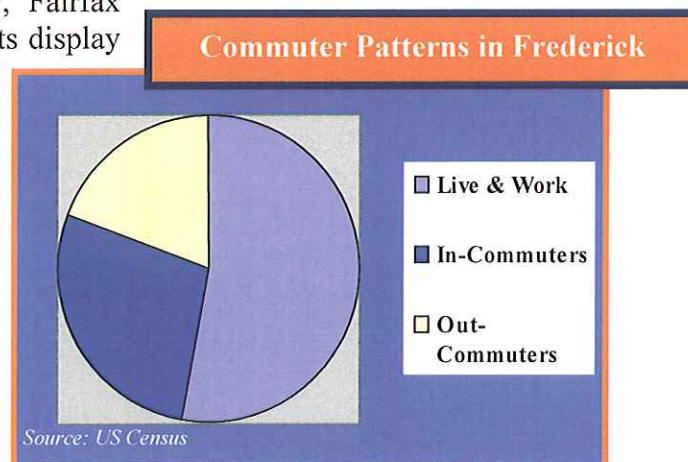
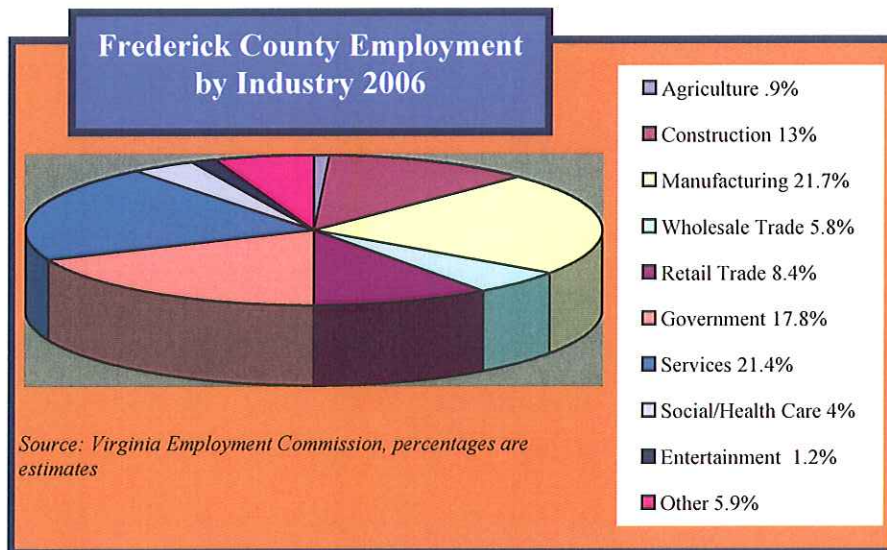
The largest employment sectors in Frederick County continue to be government, manufacturing, and service industries. Services included a range of employment industries including finance and insurance, management, administrative, accommodations and food services, and miscellaneous services such as Public Administration. Based on data from the Virginia Employment Commission, the following is a list of the top ten employers in Frederick County in 2007:

- Frederick County School Board
- County of Frederick
- Shockey Brothers, Inc.
- Kraft Foods
- H.P. Hood, Inc.
- Lord Fairfax Community College
- US Department of Homeland Defense
- Kohl's Department Store
- World Wide Automotive, LLC
- GE Lighting

41,978 people within the Frederick County-Winchester Area either live and work, or commute to or from work. Of those 52% live and work in the Frederick County-Winchester Area. Of the 41, 978 people only about 20% are commuting outside of the area. The majority of these commute to Loudon County, Fairfax County, and Clarke County. The following charts display these commuter patterns:

Commuter Patterns in Frederick County-Winchester Area	
Live & Work	22194
In-Commute	11,634
Out-Commute	8150

Source: Virginia Economic Commission



Public School Enrollment:

According to the Frederick County School Board, total enrollment for the 2007-2008 school year (as of September 14, 2007) was 12,868 students in grades K-12, a 2.45% increase from the 2006 enrollment of 12,596. At the end of the 2006-2007 school year, 814 students earned diplomas. Of those graduating, 82% are pursuing continuing education of some kind. The Frederick County School Board staffed 41 new positions during the 2007-2008 school year, 35 of which were school based (teachers, nurses, secretaries, custodians, etc). The new Gainesboro Elementary School was opened for the start of the 2007-2008 school year, and the old Gainesboro Elementary School will be utilized by Frederick County as a public building. In late 2007, the Frederick County School Board and Board of Supervisors established a location of a 12th County Elementary School in the Red Bud District.

Many of the County's schools are approaching or have exceeded the Practical Capacity, as development continues additional planning will be necessary for the location of new schools. The following chart is a break down of the total enrollment per school as well as a percentage of total capacity:

2007-2008 Public School Enrollment in Frederick County Public Schools					
Schools	Year Opened	Grade Level	Program Capacity	2007-2008 Enrollment	Percent of Practical Capacity
Apple Pie Ridge Elem.	1974	K-5	563	509	90%
Armel Elem.	1991	K-5	644	565	88%
Bass-Hoover Elem.	1975	K-5	662	600	90%
Evendale Elem.	2006	K-5	644	695	107%
Gainesboro Elem.	2007	K-5	750	508	68%
Indian Hollow Elem.	1988	K-5	528	395	75%
Middletown Elem.	1989	K-5	644	527	82%
Orchard View Elem.	2000	K-5	528	463	88%
Redbud Run Elem.	1996	K-5	644	600	93%
Senseny Road Elem.	1966	K-5	495	446	90%
Stonewall Elem.	1997	K-5	528	424	80%
Total Elementary School		K-5	6630	5732	86%
Adm. Richard E. Byrd Middle	2005	6-8	850	810	95%
Robert E. Aylor Middle	1969	6-8	850	634	75%
Frederick County Middle	1965	6-8	730	789	108%
James Wood Middle	1950	6-8	850	719	85%
Total Middle School		6-8	3,280	2,952	90%
James Wood High	1980	9-12	1,400	1,367	97%
Millbrook High	2003	9-12	1,250	1,278	102%
Sherando High	1993	9-12	1,400	1,539	109%
Total High School		9-12	4,050	4,184	103%
NREP	1975	Ages 2-21	100	140	47%
Total Enrollment		K-12	13,044	13008	97%

Source: Frederick County School Board Enrollment Data

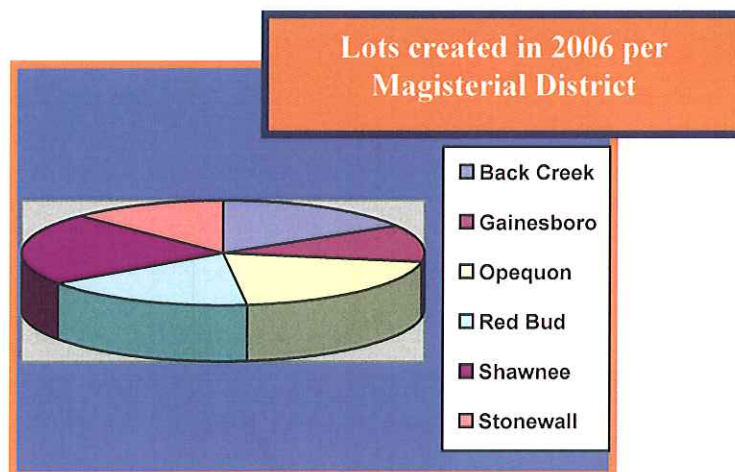
Subdivisions & Permitting:

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 2007. 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 2007. These figures also include lots which were planned in 2006 but did not receive final approval until 2007. As shown by the table below, the majority of lots created in the county are residential, however in 2007 there were 19 lots created in the B2 (General Business) Zoning District, 14 lots created in both the M1 (Light Industrial) Zoning District and M2 (General Industrial) Zoning District, both increases from those created in 2006..

Lots Created in 2007 by Magisterial District & Zoning District														
Magisterial District	RA	RP	R5	R4	B1	B2	B3	M1	M2	EM	MH1	MS	HE	Total
Back Creek	92	2	19	-	-	2	-	2	-	-	-	-	-	117
Gainesboro	83	-	-	-	-	-	-	-	-	-	-	-	-	83
Red Bud	1	120	-	-	-	2	-	-	-	-	-	-	-	123
Shawnee	17	132	-	2	-	7	1	-	-	-	1	-	-	160
Stonewall	22	37	-	2	1	7	-	12	10	-	-	-	-	91
Opequon	9	128	8	-	-	1	-	-	-	-	-	-	-	146
Totals	224	419	27	4	1	19	1	14	10	-	1	-	-	720
Source: Frederick County Dept. of Planning & Development														

As shown in the table above, the majority of the 720 total lots created in Frederick County during 2007 were located in the Red Bud, Shawnee, and Opequon Districts. This is largely due to the number of residential subdivisions, including Old Dominion Greens, Sovereign Village, Lynnhaven, Wakeland Manor, Snowden Bridge, and Fieldstone which have been approved in those districts. Comparatively the graph to the right shows the breakdown by Magisterial District for lots created in 2007.



Residential Lots Created

In total, 643 residential lots were created in the RP and RA zoning districts in Frederick County in 2007. Of these, 224 were created in the RA (Rural Areas) Zoning District and 419 were created in the urban/suburban areas (Residential Performance Zoning District). Comparatively, this is a significant decrease from the number of residential lots created in the County from 2006. In 2006, 456 lots were created in the rural areas whereas in 2007 only 224 were created, almost a 50% decrease in the number of lots.

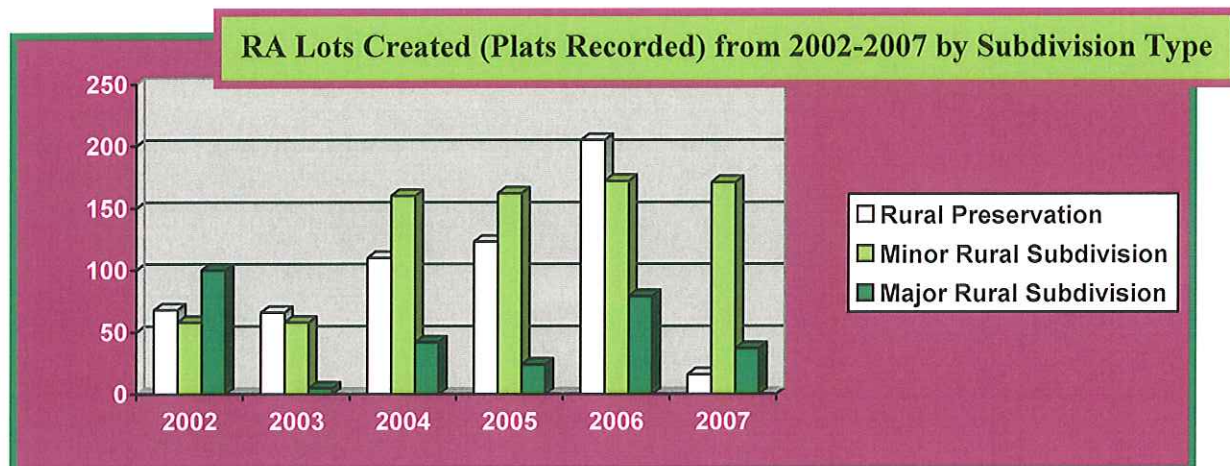
Residential Lots Created by Year - RP & RA Zoning Districts				
Year	Residential Performance (RP) Zoning District		Rural Areas (RA) Zoning District	
	# of Lots Created	% of RP & RA Lots Created	# of Lots Created	% of RP & RA Lots Created
2000	311	57%	235	43%
2001	571	73%	206	27%
2002	536	70%	226	30%
2003	456	67%	226	33%
2004	507	63%	312	37%
2005	550	64%	310	36%
2006	427	48%	456	52%
2007	419	65%	224	35%

Source: Frederick County Department of Planning and Development

The number of residential lots created in the urban areas of Frederick County also decreased from 2006 but not significantly. There were 427 urban residential lots were created in 2006 and 419 lots created in 2007. The table above describes the relationship between urban (RP) lots and rural (RA) lots created since 2000.

In addition to these lots, there were only 27 lots created in the R5 zoning district. The majority of these 19 lots were created in the Back Creek Magisterial District in the Wilde Acres subdivision. The remaining 8 lots were created in the Shenandoah subdivision in the Opequon Magisterial District.

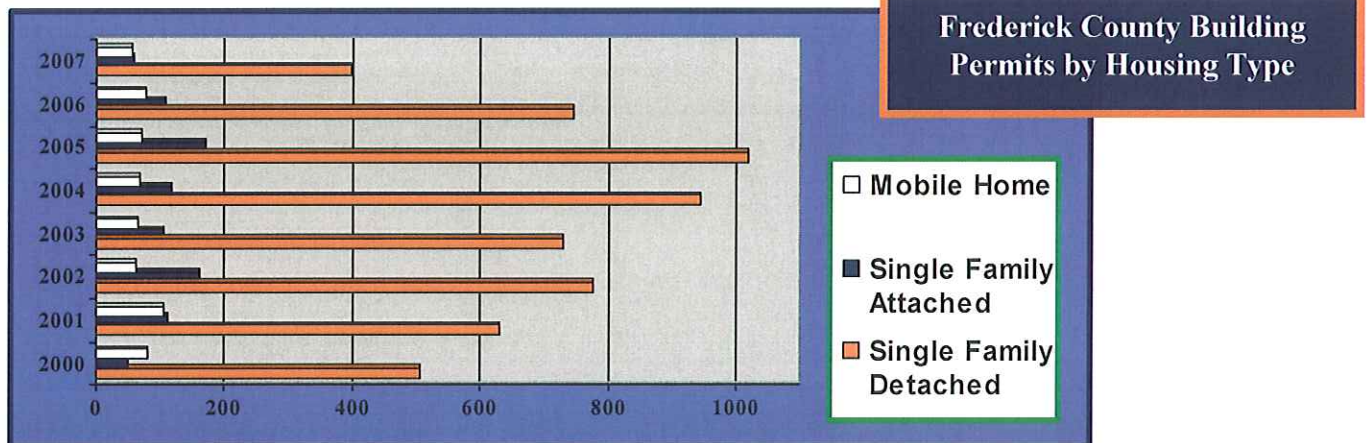
Lots created in the RA (Rural Areas) Zoning District are classified as either a minor rural subdivision, major rural subdivision, or rural preservation subdivision. In 2007, Frederick County created 224 lots in the rural areas. This number is based upon the number of plats approved in 2007. Of the 224 lots, 16 were rural preservation lots, 37 were major rural subdivision lots and 171 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:



New Residential Building Permits

Frederick County issued a total of 397 single family detached residential building permits, 61 attached single family permits and 57 mobile home permits in 2007. These figures in combination with additional types of residential building permits (13 modular and zero multi-family) accounted for the total 515 new residential permits issued in 2007. This number is a significant decrease from the number of issued permits in 2006, almost a 55% decrease in the total number of residential permits issued. Of all the residential building permits issued, 65% were located within the designated areas for growth (the RP and R5 zoning districts).

New Residential Building Permits Issued (2000-2007)				
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
2007	397	61	57	515



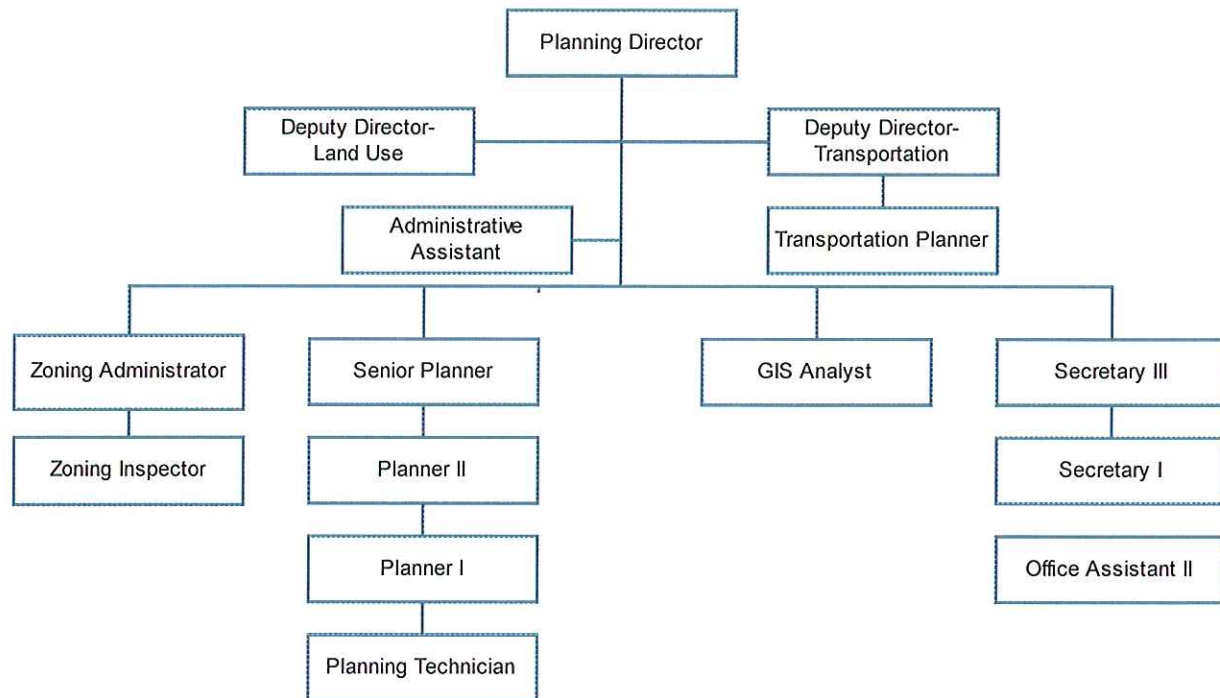
2007 Single Family Detached Building Permits By Magisterial District & Zoning District				
Magisterial District	RA	RP	R4	R5
Back Creek	54	1	0	68
Gainesboro	49	2	0	13
Opequon	9	55	0	35
Red Bud	0	32	0	0
Shawnee	6	29	0	0
Stonewall	11	25	8	0
TOTALS	129	144	8	116

For 2007, the majority of single family detached residential building permits were issued in the Back Creek Magisterial District, consisting of 123 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	5	6	0
Gainesboro	0	2	8	0
Opequon	29	2	5	0
Red Bud	4	0	11	0
Shawnee	28	1	3	0
Stonewall	0	3	24	0

The Department of Planning & Development:

Organizational Structure:



Eric R. Lawrence, AICP
Planning Director

Michael T. Ruddy, AICP
Deputy Director

John A. Bishop, AICP
*Deputy Director,
Transportation*

Mark R. Cheran
Zoning Administrator

Candice E. Perkins, AICP
Senior Planner

Angela J. Crone
Planning Technician

Amber L. Powers
Planning Technician

Dana M. Johnston
Zoning Inspector

Alexander J. Grey
GIS Technician

Renee S. Arlotta
Administrative Assistant

Beverly H. Dellinger
Secretary III

Diane L. Walsh
Secretary I

Pamala S. Deeter
Office Assistant II

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; and 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)	

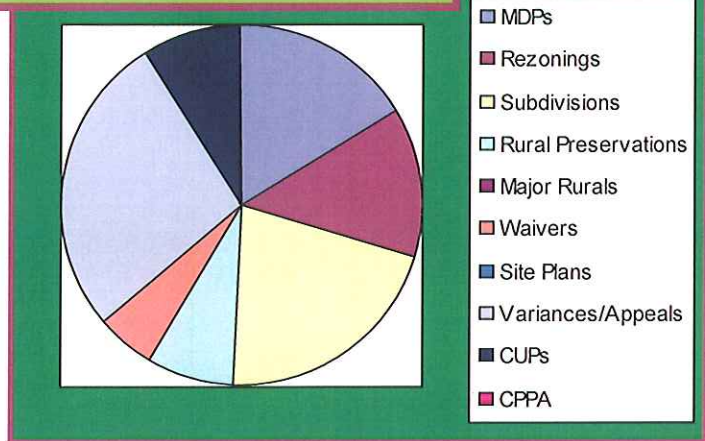
Each zoning district has a list of land uses which are permitted with no special approval required to perform those uses. These uses are referred to as "by-right" uses. Zones are established in any given area to protect residents and landowners within the zone from intrusion by incompatible neighboring 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.

Between 2006 and 2007, Frederick County saw an almost 50% decrease in the number of rezoning applications. There was also a slight decrease in the number of subdivision (including major rural and rural preservation) and conditional use permits. However, the number of site plan applications increased 35% between 2006 and 2007. Comprehensive Policy Plan Amendments also increased for 2007.

2007 Development Applications

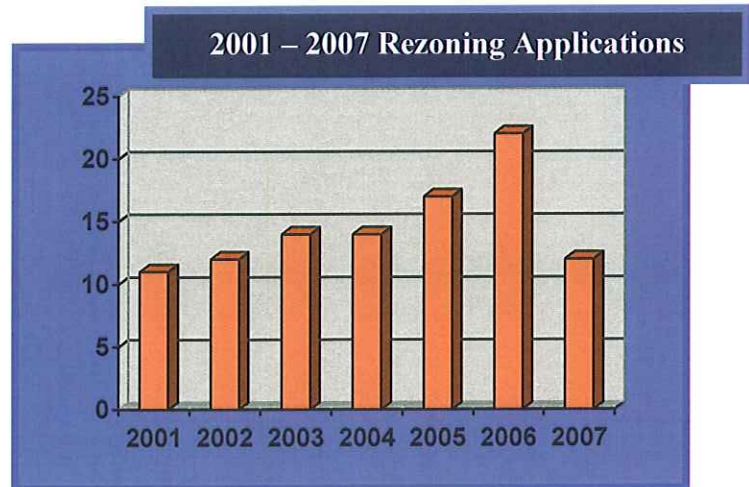


Application Type	1999	2000	2001	2002	2003	2004	2005	2006	2007
Rezonings	15	4	11	12	14	14	17	22	12
Master Development Plans	4	8	6	5	10	12	11	14	15
Subdivisions	29	14	26	23	21	25	36	22	19
Conditional Use Permits	30	20	22	16	13	25	10	11	8
Subdivision Waivers	7	10	10	11	2	2	7	4	5
Site Plans	68	65	57	52	53	72	93	83	126
Variances/Appeals	10	18	21	17	16	9	28	25	25
Rural Preservation Subdivisions	0	0	5	14	12	14	21	11	7
Major Rural Subdivision	2	2	4	9	2	10	10	2	0
Comprehensive Policy Plan Amendments	--	1	2	2	4	11	11	7	11

The following pages detail each of the above application types for the 2007 application year. A complete list of each submitted and/or reviewed application is available in the appendix of this report.

Rezoning

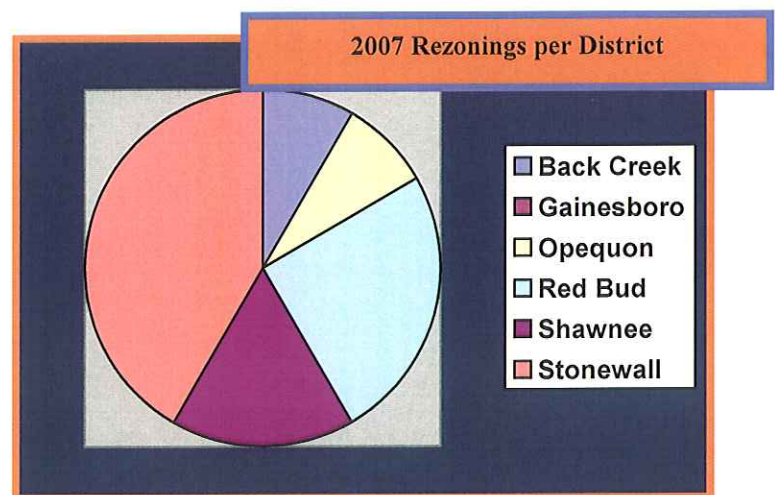
The following charts and graphs reflect the number of submitted rezoning applications in 2007. For the 2007 year, there were 12 applications submitted, of these 5 were approved, 1 was denied and 6 are pending action by the Board of Supervisors. In addition to these applications, 7 additional rezoning applications from 2006 were approved by the Board of Supervisors in 2007 and one application from 2006 was withdrawn. The majority of the submitted applications proposed projects requiring a rezoning from the RA (Rural Areas) Zoning District to either the RP (Residential Performance) Zoning District or to the B2 (Industrial Transitional Business) Zoning District. Several applications proposed rezoning between the various commercial and industrial districts. The charts and graphs in this section reflect only those rezonings which were submitted in 2007, regardless of their current status, applications from previous years were not included in these graphs.



Applications by Magisterial District

Between 2006 and 2007, the number of submitted rezoning applications decreased from 22 to only 12. Of the 12 rezoning applications submitted this year, the majority of these applications proposed rezonings were located in the Stonewall Magisterial Districts. The following charts and graphs reflect the trends per magisterial district. It should be noted these counts do not include any applications from previous years; the graphs reflect only those applications submitted in 2007.

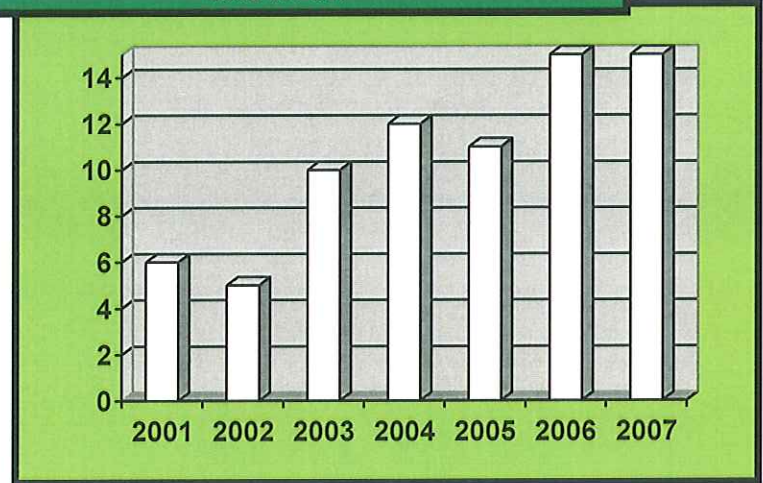
Magisterial District	# of Rezoning Applications
Back Creek	1
Gainesboro	0
Opequon	1
Red Bud	3
Shawnee	2
Stonewall	5



Master Development Plans:

The following charts and graphs reflect the number of submitted Master Development Plans in 2007. 2007 resulted in a slight decrease in the number of MDPs submitted, decreasing from 17 in 2006 to 15 submissions in 2007. Of the 15 applications submitted, 10 plans were approved and 5 are pending Administrative Approval. Two of these pending applications are scheduled for public meeting with the Planning Commission or Board of Supervisors early in January, 2008. Additionally, there were 6 applications from 2006 which were approved in 2007, the projects for which are included in the appendix of this report.

**Applications Submitted for Master Development Plans
2001 to 2007**

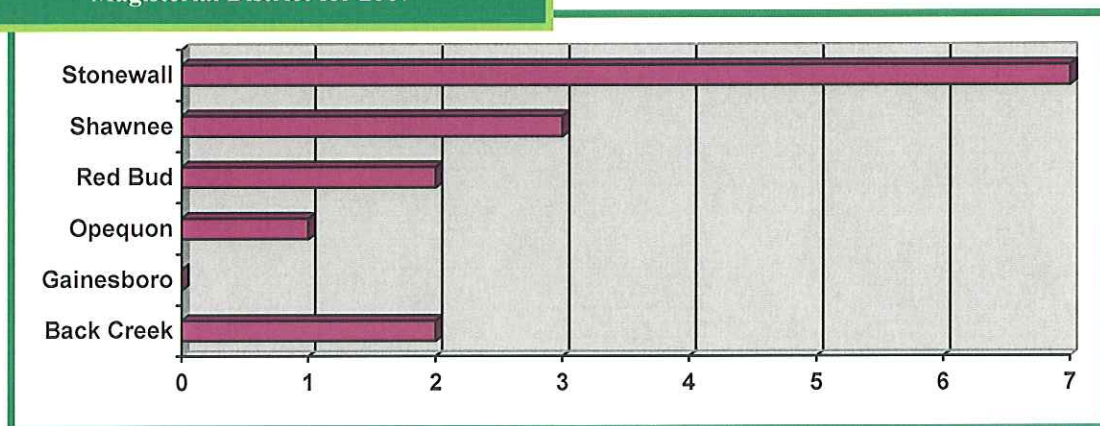


Applications by Magisterial District

Of the 14 applications submitted this year, half were submitted in the Stonewall Magisterial District. The following charts reflect the trends per district for 2006.

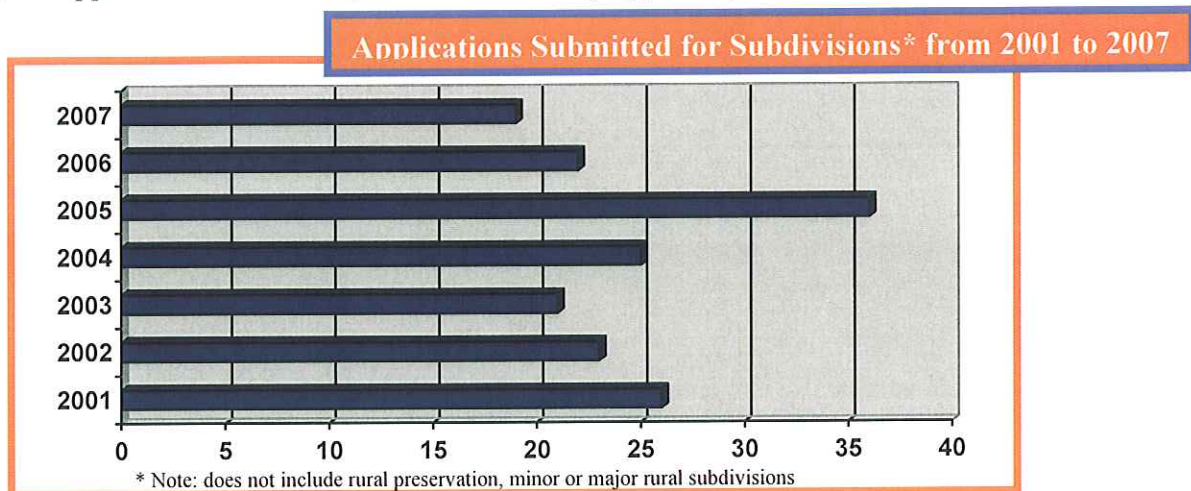
Magisterial District	# Master Plans Submitted
Back Creek	2
Gainesboro	0
Opequon	1
Red Bud	2
Shawnee	3
Stonewall	7

**Master Development Plan Applications per
Magisterial District for 2007**



Subdivisions

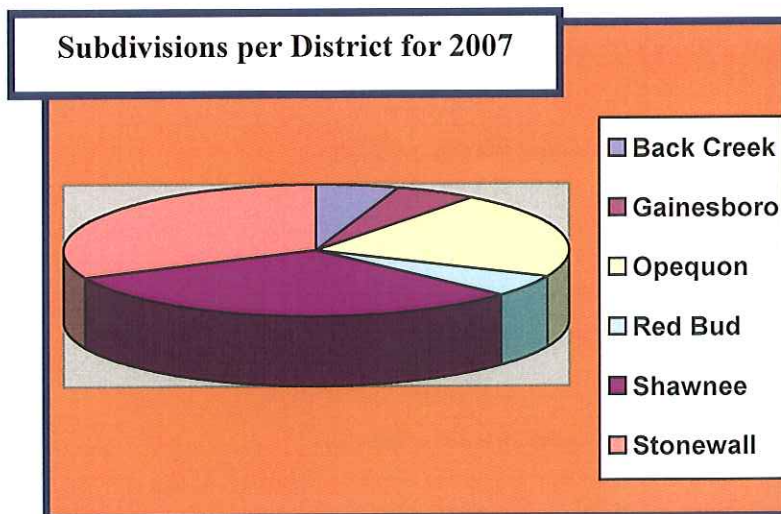
The following charts and graphs reflect the number of submitted subdivision design plan applications in 2007. These figures do not include the number of rural preservation or major rural subdivision applications. There were 19 applications submitted in 2007 which is a decrease from the 23 applications submitted in 2006. Of the 19 submissions, 2 were approved, and 17 are pending administrative approval. Approval of a subdivision is not considered complete until final plats have been approved and recorded. In addition to these applications, there were several applications which were approved in 2007 from previous years. These include: 5 approvals of applications submitted in 2006, 4 approvals of applications submitted in 2005 and one approval of an application submitted in 2005. There was also one withdraw of a 2005 application. The charts below reflect only the applications submitted, but not necessarily approved, in 2007:



Applications by Magisterial District:

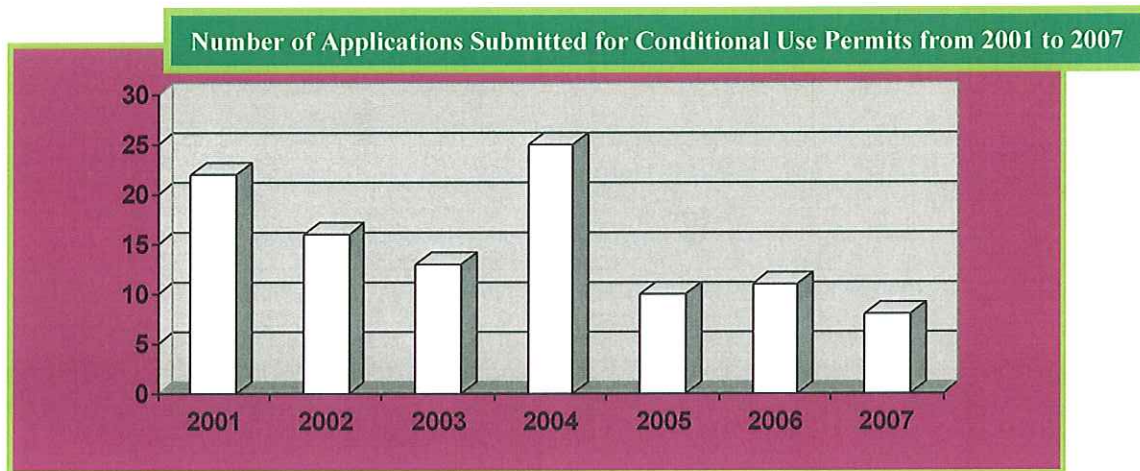
Of the 19 submitted subdivision applications, the majority were located in the Stonewall Magisterial District and the Shawnee Magisterial District, each with six subdivision applications.

Magisterial District	# of Applications Submitted
Back Creek	1
Gainesboro	1
Opequon	4
Red Bud	1
Shawnee	6
Stonewall	6



Conditional Use Permits

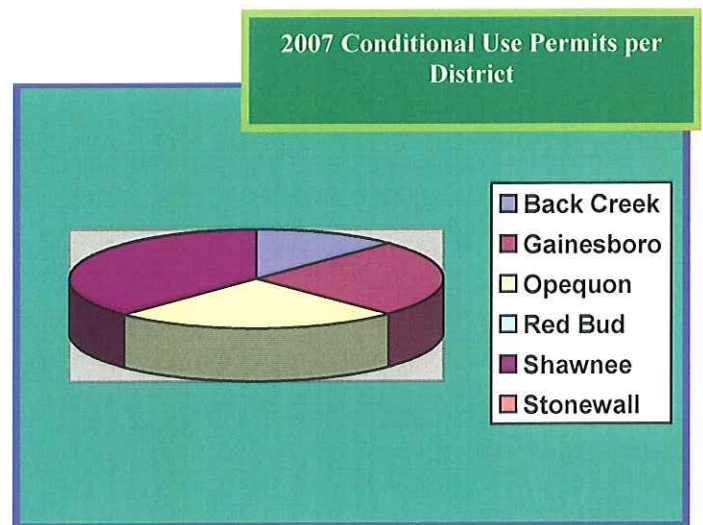
In 2007, there were 8 CUP applications submitted for review, a slight decrease from the 11 applications which were submitted last year. Of these 4 were approved, one was withdrawn and three are pending action by the Frederick County Board of Supervisors. Unlike other development applications, no conditional use permits from previous years were approved in 2007, although one application from 2006 was withdrawn in early 2007. The following charts and graphs reflect the number of applications submitted in 2007 for Conditional Use Permits:



Applications by Magisterial District:

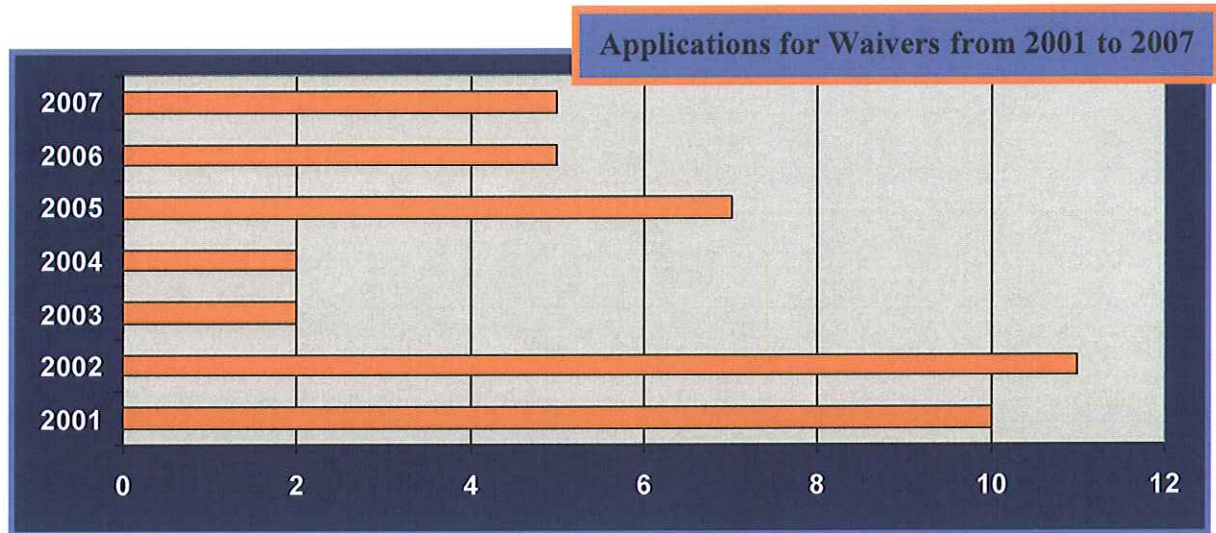
The number of CUP applications between 2006 and 2007 decreased from 11 to 8. Of the applications received this year, the majority were located in the Shawnee and Back Creek Magisterial Districts. The following shows the distribution of applications per district for 2006:

Magisterial District	# CUP Applications
Back Creek	1
Gainesboro	2
Opequon	2
Red Bud	0
Shawnee	3
Stonewall	0



Waivers & Exceptions

In 2007, there were five waiver applications submitted for review. Of these five applications, 3 were approved and 1 was denied. The fifth application is scheduled for a Public Hearing with the Board of Supervisors in early 2008. Three of the applications sought a waiver from the Frederick County Subdivision Ordinance, specifically cul-de-sac length waivers. The remaining two applications sought waivers from the Frederick County Subdivision Ordinance regarding a 50 foot right of way requirement.

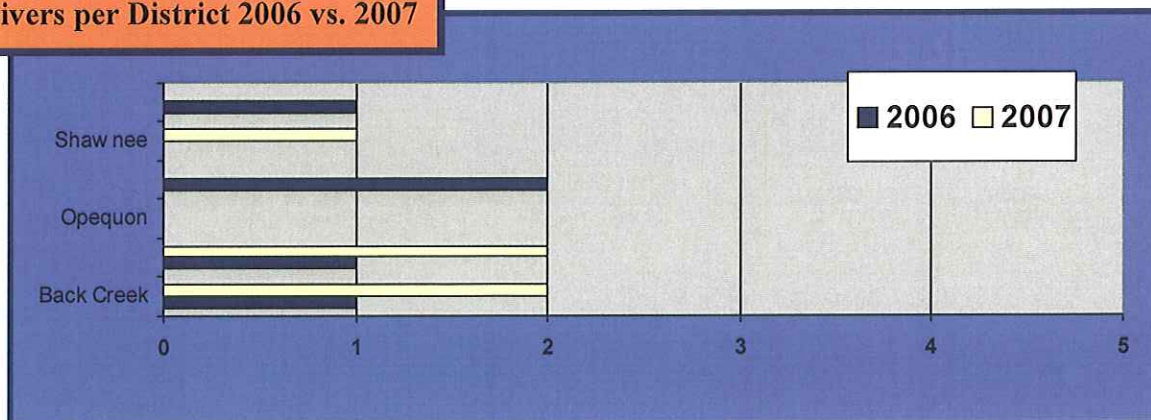


Applications by Magisterial District

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	2
Gainesboro	2
Opequon	0
Red Bud	0
Shawnee	1
Stonewall	0

Waivers per District 2006 vs. 2007



Site Plans

In 2007, there were 88 site plan applications submitted for review. Of these applications, 59 were approved and 29 are pending. There were several applications from previous years upon which administrative approval was granted during 2007. These include 33 applications submitted to the Department in 2006; of these, 29 were approved, 3 were withdrawn, and one is pending. There were 4 applications submitted in 2005 and one application from 2004, all of which were withdrawn. 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.

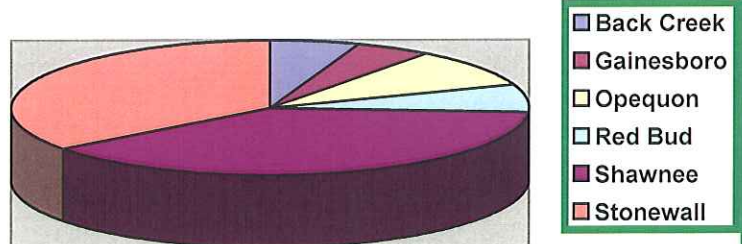


Applications by Magisterial District

2007 Site Plans By Magisterial District	
Back Creek	5
Gainesboro	4
Opequon	8
Red Bud	6
Shawnee	34
Stonewall	31

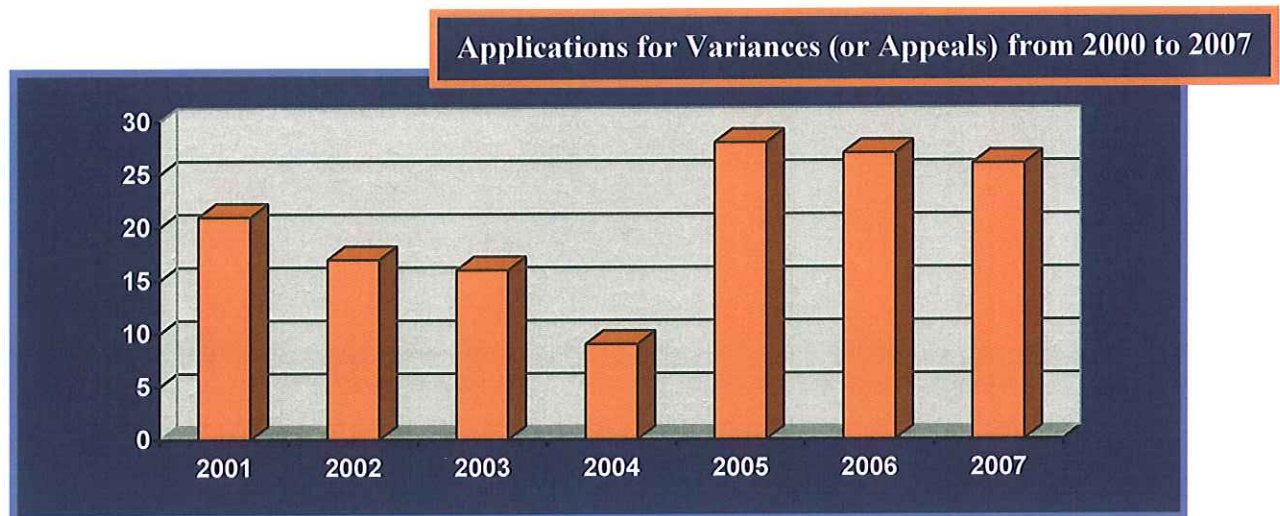
The number of site plans submitted in 2007 increased slightly from 2006, from 83 up to 88. The two magisterial districts with the largest number of submitted site plan applications were the Stonewall Magisterial District and the Shawnee Magisterial District, with 34 and 31 applications respectively.

2007 Submitted Site Plans by District



Variances & Appeals:

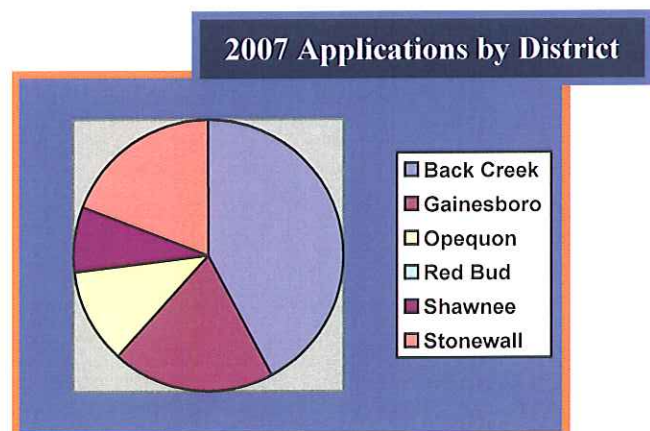
There were 2 variance and appeal applications submitted in 2007 for review by staff and the Board of Zoning Appeals. Of these applications, 21 were variances and 5 were appeals of the Zoning Administrator's decisions and/or interpretations of the zoning ordinance. Of the variance applications, 18 were approved, one was denied, one was withdrawn and one is pending. Of the appeal applications, two were approved, two were denied, and one was withdrawn. There were also two variance applications from 2006 which were approved in 2007. The following charts and graphs reflect those applications which were submitted to the Department of Planning & Development in 2007.



Applications by Magisterial District

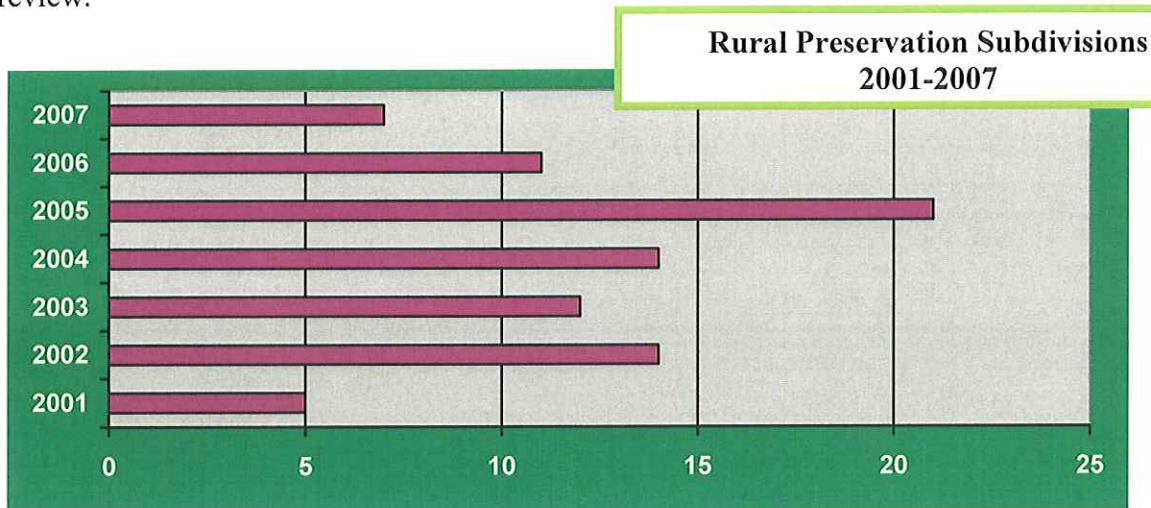
In 2007, the Back Creek Magisterial District saw the greatest number of variance or appeal applications submitted, followed by the Gainesboro and Stonewall Magisterial Districts, with five applications, respectively. The Red Bud Magisterial District was the only district without a submitted variance or appeal application. The following charts and graphs help to further illustrate the break down by magisterial district:

2007 Variance/Appeals Applications by District:	
Back Creek	11
Gainesboro	5
Opequon	3
Red Bud	0
Shawnee	2
Stonewall	5



Rural Preservation Subdivisions

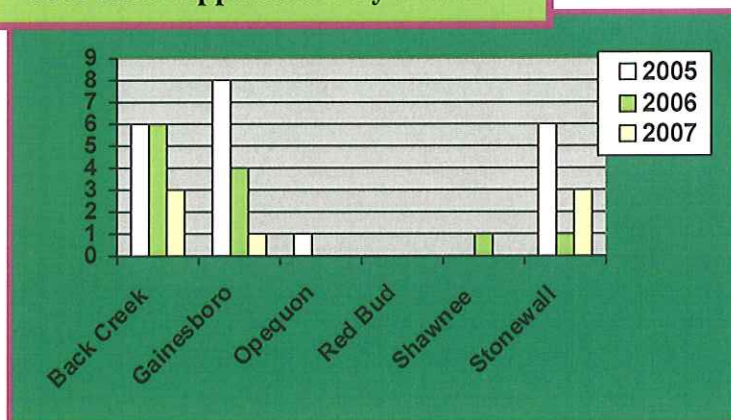
There were 7 Rural Preservation Subdivisions submitted in 2007 for review by staff. Of these applications, 3 were approved and 4 are pending approval. This is a slight decrease from the 11 submitted subdivisions in 2006. Approval of a rural preservation subdivision is not considered final until plats are approved and recorded. Therefore, in addition to the 7 submittals, there were 4 additional subdivisions (originally submitted in 2006), 4 subdivisions which were originally submitted in 2005 and 2 subdivisions which were originally submitted in 2004 all of which were granted final approval in 2007. The charts and graphs below reflect only those subdivisions which were submitted in 2007 for initial review.



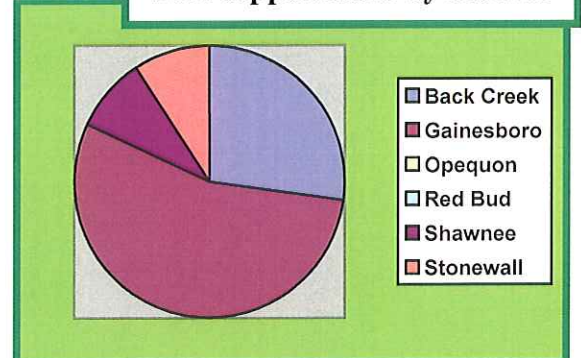
Applications by Magisterial District

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 2007:

2005-2007 Applications by District

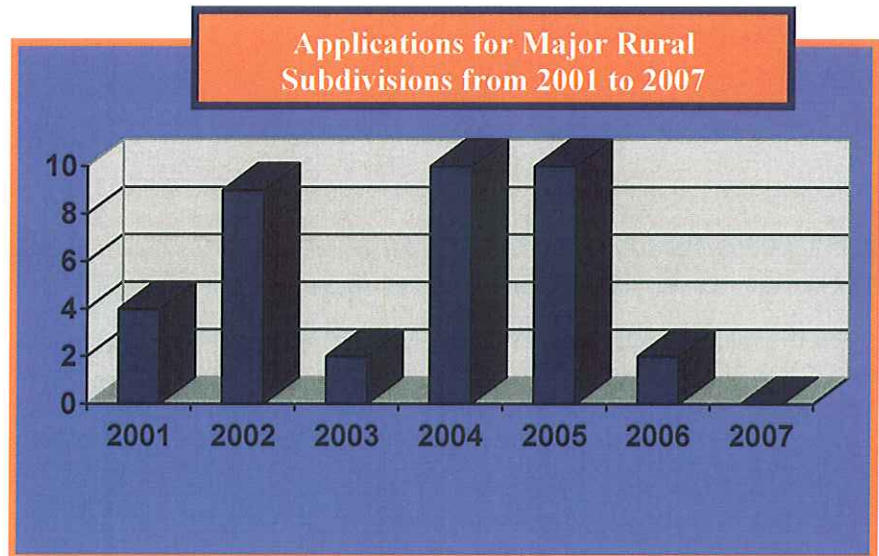


2007 Applications by District



Major Rural Subdivisions

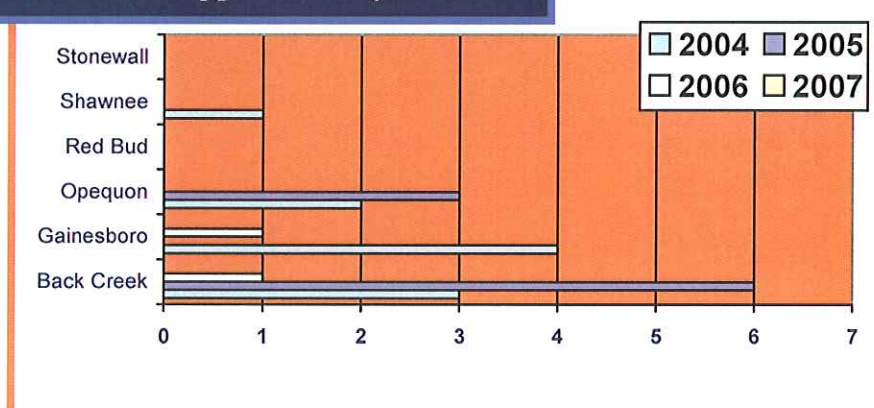
Indicative of the slow in residential growth over 2007, there were no major rural subdivisions submitted this year. This continues to show a significant decrease in major rural subdivisions as shown in the graph to the right. While there were no new submissions for this application type this year, one application from 2006 and one application from 2004 were granted final approval in 2007. The charts and graphs in this section reflect only those subdivisions which were submitted in 2007 for initial review.



Applications by Magisterial District

No submissions for major rural subdivisions were submitted in 2007. However, in previous years the Opequon, Gainesboro, and Back Creek Magisterial Districts received the most applications. The graphs below compare the submissions by Magisterial District over the past four years:

2004-2007 Applications by District

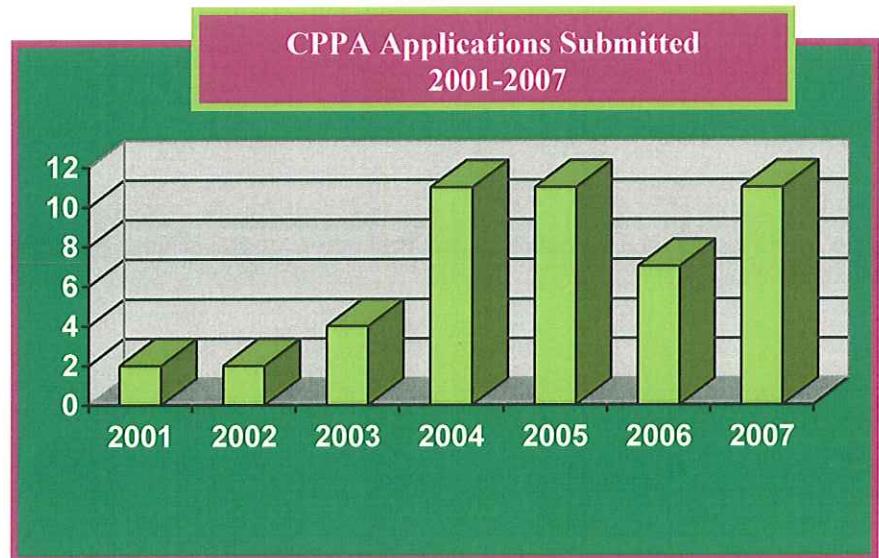


2007 Major Rural Subdivisions By District:

Back Creek	0
Gainesboro	0
Opequon	0
Red Bud	0
Shawnee	0
Stonewall	0

Comprehensive Policy Plan Amendments

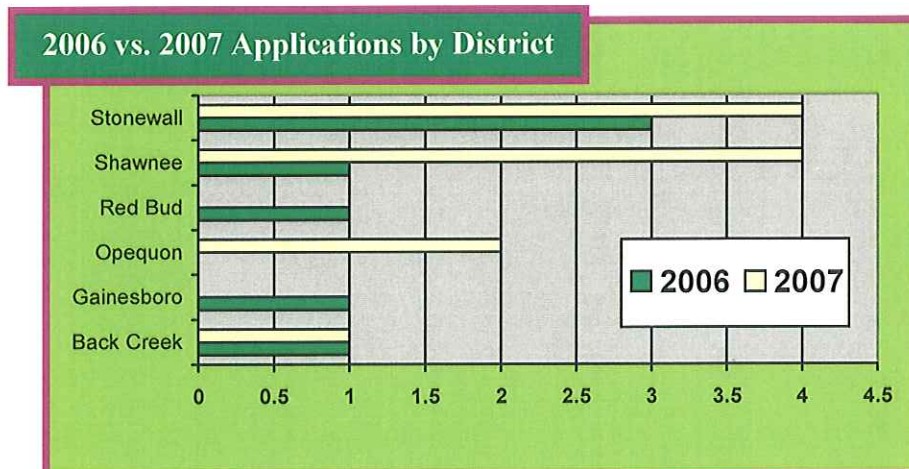
There were 11 Comprehensive Policy Plan Amendments (CPPAs) submitted in 2007. This is a slight increase from the 7 applications which were submitted in 2006. Of the applications submitted this year, 8 were denied further study and 3 were sent by the Board of Supervisors to the Comprehensive Plans & Programs Subcommittee (CPPS) for further study and review. The 3 applications sent to the CPPS for discussion involved areas surrounding Route 277 (Fairfax Pike) in Stephens City and were merged into one study area for all three proposals. The Planning Department is still undergoing public meetings and discussions of this study in late 2007 and early 2008.



Applications by Magisterial District

Of the 11 applications submitted for review in 2007, the majority were located within in the Stonewall and the Shawnee Magisterial Districts. The charts below depict the number of submitted applications in 2007 for each magisterial district as well as a comparison between the number of submitted applications in 2006 and 2007. It should be noted that these charts reflect only the number of submitted applications and not the number of approved applications:

2007 CPPAs by Magisterial District:	
Back Creek	1
Gainesboro	0
Opequon	2
Red Bud	0
Shawnee	4
Stonewall	4



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. For 2007, 178 complaints were confirmed by staff and 26 complaints were invalidated. 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.

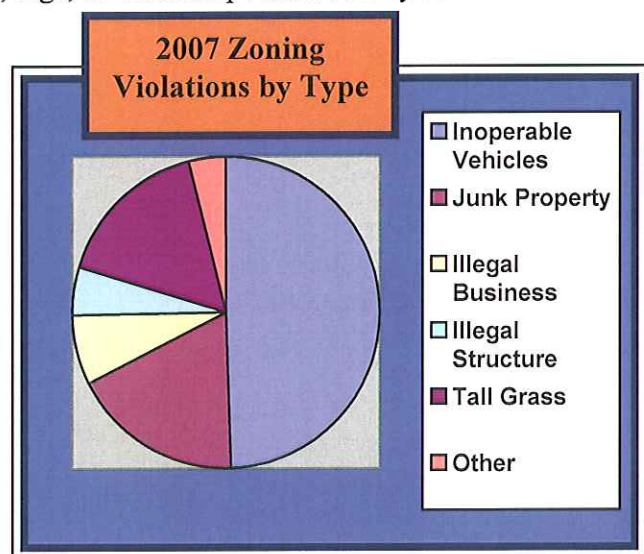
Violations by Complaint Type:

The majority of complaints received by the Planning Department in 2007 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.

2007 Zoning Violations by Type*		
Violation Type	Count	Percent of Total**
Inoperable Vehicles	88	49%
Junk Property	32	18%
Illegal Business	13	7%
Illegal Structures	9	6%
Tall Grass	29	16%
Other	7	4%
Total	178	100%

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

**Percentages are approximate

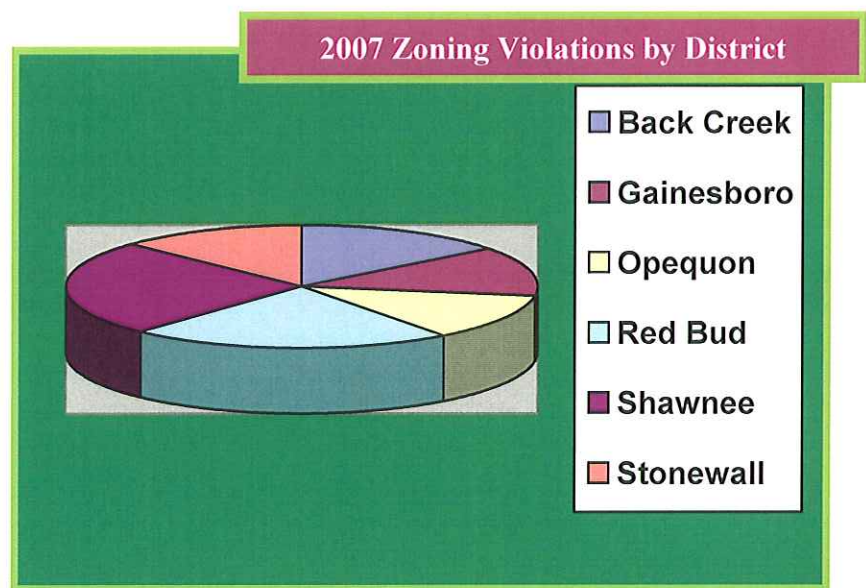


Violations by Magisterial District:

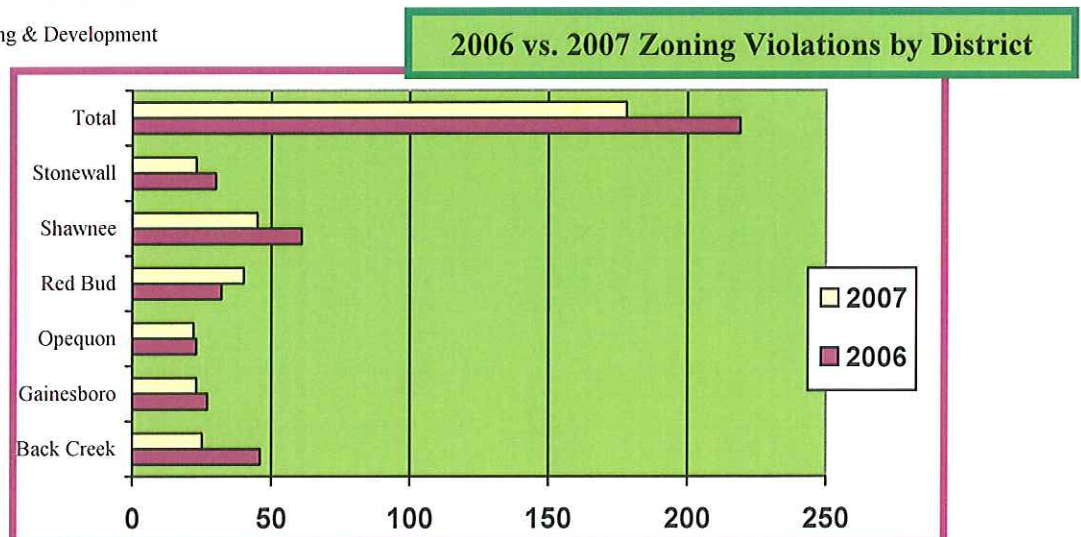
Violations are not only tracked by type of complaint but are monitored per Magisterial District as well. In 2006 the division by Magisterial District was 30 in the Stonewall District, 61 in the Shawnee District, 32 the Red Bud Districts, 27 in the Gainesboro Districts, 23 in the Opequon District and 46 in the Back Creek District.

For 2007, the district with the largest number of substantiated complaints was the Shawnee Magisterial District, followed by the Red Bud Magisterial District. Based on the calculations by the Department of Planning and Development the break down of violations per Magisterial District for 2007 was as follows:

2007 Zoning Violations by District		
Magisterial District	Violations	Percent of Total*
Back Creek	25	14%
Gainesboro	23	13%
Opequon	22	12%
Red Bud	40	22%
Shawnee	45	26%
Stonewall	23	13%
Total	178	100%



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



URBAN DEVELOPMENT AREA (UDA)
Residentially Zoned Development Information
Frederick County, Virginia
(through December 2007)

Vacant Land - No Approved GDPs

2,352 potential units based on permitted densities on
396 acres of vacant land

Zoned Land - Approved GDPs

4,202 Units (maximum yield based on proffered densities)
1,255 Acres

Master Development Planned Projects

4,336 Total residential lots/units planned
1,053 single family lots planned
900 townhouse, duplex, multiplex lots/units planned
372 multi-family units planned
2,011 mixed units planned

(Current Status) Residential Subdivisions Under Development - vacant lots

2,915 Total residential lots/units available
2,289 single family-detached lots available
582 townhouse, duplex, multiplex lots available
44 multi-family units available

Grand Total:

13,805 Approved, planned or potential residential lots
144 Single Family-Detached permits have been issued in 2007 within the UDA
61 Townhouse/Duplex/Multiplex permits have been issued in 2007 within the UDA

Notes:

1,172 Vacant single family-detached lots are within 6 of the single-family residential subdivisions which currently have approved subdivision plans within the UDA. (Abrams Pointe, Lynnehaven, Meadows Edge, Old Dominion Greens, Red Bud Run, and Sovereign Village)
397 The number of building permits issued for the Channing Drive Rezoning (Lynnehaven, Sovereign Village, and Twin Lakes Overlook). A proffered conditions of the project requires the completion of Channing Drive (road) before the 475th building permit is issued.
4,281 The number of lots planned within Age-Restricted communities
3,576 Vacant lots within Age-Restricted Communities
5,968 The number of vacant lots within the R5 zoned residential communities in the western portion of Frederick County, outside the UDA. These communities (Lake Holiday, Shawneeland, and Wild Acres) contain a total of 7,917 recorded lots.
 The Shenandoah development is located outside the Urban Development Area on the south side of Fairfax Pike; however, the proximity of the UDA will directly impact land development decisions in the county's development area. The Shenandoah MDP calls for an age-restricted community of 2,130 residential units, including 1,891 SFD and 239 MF on 926.26 acres.

Committee Activities During 2007

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 undertook a couple of significant planning projects during 2007; the 2007 update of the County's Comprehensive Policy Plan, and the Route 277 Triangle and Route 277 Urban Center Studies. In addition, the major CPPS planning project of 2006, the UDA Study, was ultimately adopted by the Board of Supervisors in February of 2007.

The Route 277 Triangle and Route 277 Urban Center Studies are two integrally connected studies that are being completed at the same time. The Route 277 Triangle Study will be general and broad in scope. Conversely, the Route 277 Urban Center Study will be more specific and detailed with a strong application of the urban areas principles recently endorsed in the UDA Study. Transportation and Land Use elements will be prominent features of the studies. A Route 277 Study working group, composed of member of the CPPS, met through the end of the year, and continues to meet, to work with other county agencies and stakeholders in the development of policies for the Route 277 Study area.

The CPPS endorsed the 2007 update of the County's Comprehensive Policy Plan, a significant part of which was the review and update of the Community Facilities and Parks and Recreation Chapters of the Comprehensive Policy Plan. The 2007 update also included a compilation of several policy elements that had been approved by the Board of Supervisors since the last update of the Comprehensive Plan which occurred in 2003 and included several new and reformatted maps.

The CPPS worked with the Board of Supervisors and Planning Commission to review eleven Comprehensive Policy Plan Amendment (CPPA) requests submitted in 2007. One was judged worthy of further study, the Route 277 Mixed Use Urban Center, with two related requests being compiled into the study of the Route 277 Triangle area. This area of study was directed as a priority by the Board of Supervisors and has resulted in the aforementioned Route 277 Study effort.

The CPPS facilitated work sessions with the Transportation Committee to examine the use of public or private streets within the community. The CPPS also evaluated the Comprehensive Policy Plan Amendment (CPPA) process following this year's application cycle. This evaluation was done with the assistance of the design, engineering, and development community.

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 2008-2009 Capital Improvements Plan included 55 projects.

Development Review and Regulations Subcommittee

This year, the Development Review & Regulations Subcommittee (DRRS) reviewed ten 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 agenda items dealing with proposed changes to the Subdivision Ordinance. Some of the DRRS applications dealt with sidewalks, accessory structures, grocery stores in the B3 district, handicap ramps, the Business Overlay District and the SIC to NAICS conversions. Of the agenda items presented to the DRRS, the majority are still being reviewed by the DRRS or are pending action from the Board of Supervisors.

The most significant project for the DRRS in 2007 was the continuation of the proposed changes to the sign ordinance in the Frederick County Zoning Ordinance. In 2007, the DRRS held a public meeting on the sign ordinance to let the business community provide input. Out of this meeting, a sign ordinance working group was formed which consisted of members of the DRRS and representatives from the Chamber of Commerce. It is anticipated that the sign ordinance will be presented for public hearings in early 2008.

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 has prepared an informational brochure and event-specific educational materials. In October, the CEA held the first of what is to become a semi-annual fundraiser. The authority has also continued to hold several public information meetings for landowners interested in learning about easements.

As a part of the Authority's regular, monthly meetings, members work to connect landowners interested in easements with the appropriate conservation organization. Members have also made initial efforts to establish a meeting group of conservation organizations active in the county in order to improve coordination between these organizations.

Another role of the Authority is to oversee and administer the county's Conservation Easement Program. In situations where land is deemed to have conservation value, and where other organizations are unable to accept the easement, the County may accept the

donation or partial donation through the CEA. The county has not yet accepted an easement, however once accepted, the CEA would be charged with monitoring, and if necessary, enforcing the terms of the easement.

Transportation Committee

The Transportation Committee, since its conversion to a standing Board Committee in 2006, meets monthly. Responsibilities of the committee include transportation planning on a continuous basis and dealing with any additional transportation planning or implementation issues as they arise or are assigned by the Board of Supervisors.

Some issues considered by the Transportation Committee in 2007 were as follows:

1. Update of the Interstate, Secondary, and Primary Road Improvement Plans
2. Update of the Hardsurface Improvement Rating Policy
3. Review and updating of the Route 37 center line south of Route 7 to I-81 in the Kernstown Area
4. Review and recommendations on Frederick County transit lines
5. Ongoing investigation and development of transportation impact fees
6. Review and recommendation on Transportation Enhancement Grant application for the Senseny Road Corridor
7. Review and recommendation on Revenue Sharing Application for the Tevis Street Extension
8. Recommendation of projects for inclusion in the CIP
9. Monitoring of Metropolitan Planning Organization activities
10. Review and comment on the VDOT 6 Year Program update
11. Participation in the Route 277 triangle study
12. Review and recommendation on Statewide Access Management standards
13. Review of County ordinance for potential local access management standards
14. Review of Virginia Chapter 527 Regulations
15. Review of WinFred MPO Bicycle and Pedestrian Mobility Plan

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 Department of Planning and Development provides staff support to the committee, and over the past year, the Planning Department has assisted the HRAB in taking a more active role in historic preservation in Frederick County.

Similar to years past, Planning and Development staff 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. 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 four rezoning applications in 2007. All four of these applications amended their rezoning packages to account for the impact to historic resources based upon recommendations by the HRAB.

In addition to the review of rezoning proposals, the HRAB also completed an update to the Comprehensive Policy Plan chapter regarding history and historic preservation in Frederick County. Members took an active and aggressive role to update the Comprehensive Policy Plan as quickly as possible. The updated chapter of the Comprehensive Policy Plan will provide the HRAB, Planning Commission, and Board of Supervisors with a stronger vision for how development projects can respond to the historical and cultural needs of the County. Revisions include an updated history of the County, information about preservation techniques, an introduction to the importance of archeological resources, information regarding heritage tourism and the possibilities for developing a heritage tourism program for the County. The chapter also includes an updated potential historic districts map which shows the areas in Frederick County which have potential for inclusion on National and State registers of Historic Places but also proposes the idea of a local historic district which could provide volunteering historic property owners with increased advantages for engaging in preservation. This revised chapter will go to the CPPS in early 2008.

The HRAB also began several other projects during 2007 in conjunction with updating the Comprehensive Policy Plan. The HRAB began to develop areas of the County which could benefit from a heritage tourism driving tour program. During the summer of 2007, the HRAB began working with Willa Cather scholars to develop a program for increasing awareness about Willa Cather, who was born in Frederick County, which would include the purchasing of the Willa Cather Birthplace. In late 2007, the HRAB began developing ideas for a website which will be accessible to interested citizens via the Frederick County homepage. Discussions regarding the website are ongoing; however, the site will include a page for documentation of historic structures in Frederick County, these documentations are encouraged during HRAB review of rezoning applications.

Mapping and Graphics

The GIS/IT Division of Planning and Development have created and are working with the IT department to implement an online form for reporting Zoning Violations. GIS is also working more closely with IT in the redesign of the current website and enabling it to be more user friendly.

The GIS division has recently taken delivery of a large format scanner which allows the ability to scan, print and archive large format drawings. The software that was purchased with the scanner also allows us to vectorize the drawings to then be able to use them in the GIS.

Map creation and production continues to be an ongoing effort. Sketchup software has been utilized in various map projects this year; it has been particularly useful in its ability

to enable staff to visualize proposed projects in three dimensions. Sketchup is intended to be more widely used by the department in the future.

Three staff members have become trained in the new ArcGIS 9.2 software to enable more staff ability to produce maps for more projects. This effort continues as staff becomes more involved in the map production process.

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.

2007 Annual Report Appendix

Rezoning Submitted and Reviewed in 2007					
File #	Applicant	Current Zoning	Proposed Zoning	Magisterial District	Action
01-07	Jordan Springs	RA/B2	RP/B2	Stonewall	Pending
02-07	Eastgate Commercial	RA/B3	B2/B3	Shawnee	Approved
03-07	East Living Commercial Center	RA	B2/B3	Stonewall	Approved
04-07	Haggerty Property	RP	RP	Red Bud	Approved
05-07	Admiral Byrd Center	M1	B2	Shawnee	Approved
06-07	Shenandoah	RA	R5	Opequon	Pending
07-07	I-81 Distribution Center	RA	M1	Stonewall	Denied
08-07	Artillery Business Center	RA	M1	Back Creek	Pending
09-07	Clearbrook Properties LLC	RP	B2	Stonewall	Pending
10-07	Jude Sparrow	RP	RA	Stonewall	Approved
11-07	1932 Senseny Road Pharmacy	RP	B2	Red Bud	Pending
12-07	Opequon Crossing	RA	RP	Red Bud	Pending
Additional Applications Reviewed in 2007					
File #	Applicant	Current Zoning	Proposed Zoning	Magisterial District	Action
10-06	Albin Center	RA	B2	Gainesboro	Withdrawn
11-06	Abram's Chase	RA	RP	Red Bud	Approved
12-06	Carriage Park	RA/MH1	RP	Red Bud	Approved
14-06	Glaize Property	RA	B2	Gainesboro	Approved
17-06	Rutherford Crossing	B3/M1	B2	Stonewall	Approved
18-06	Woodside Commercial	RA	B3	Stonewall	Approved
20-06	Civil War Trust Preservation	RP	RA	Stonewall	Approved
21-06	Willow Run	RA	R4	Shawnee	Approved
22-06	Southern Hills	RP	B2/RP	Opequon	Approved

Master Development Plan Applications Submitted and Reviewed in 2007				
File Number	Applicant	Proposed Use	Magisterial District	Action
01-07	Sovereign Village	Residential & Commercial	Red Bud	Approved
02-07	Tasker Woods	Residential & Commercial	Shawnee	Approved
03-07	Shenandoah Revised	Sidewalk Waiver	Opequon	Approved
04-07	Haggerty Property	Residential	Red Bud	Approved
05-07	Snowden Bridge Revised	Road Modifications	Stonewall	Approved
06-07	Winchester Industrial Properties	Industrial	Stonewall	Approved
07-07	Walters Property	Single Family Units	Stonewall	Pending
08-07	Shockey Brothers	Commercial	Stonewall	Approved
09-07	Annandale Allied Industrial Park	Commercial	Back Creek	Approved
10-07	Renaissance Commercial Center	Commercial	Back Creek	Approved
11-07	Glendobbin	Single Family Detached	Stonewall	Pending
12-07	Revised Eastgate Properties	Industrial & Commercial	Shawnee	Approved
13-07	Winchester Gateway	Commercial	Stonewall	Pending
14-07	Amended Snowden Bridge	Residential	Stonewall	Pending
15-07	Shenandoah University	Commercial	Shawnee	Pending
Additional Applications Reviewed in 2007				
04-06	Brookland Manor	Residential/Townhouse	Red Bud	Approved
10-06	Governor's Hill	Residential-Commercial	Shawnee	Approved
13-06	Cedar Meadows	Single Family Small Lot Units	Opequon	Approved
14-06	Rutherford Crossing	Retail	Stonewall	Approved
15-06	Willow Run	R4 District Traditional Neighborhood Development	Shawnee	Approved
16-06	Southern Hills	Residential-Commercial	Opequon	Approved

Subdivision Applications Submitted & Reviewed in 2007				
File Number	Applicant	Number of Lots	Magisterial District	Action
01-07	Cedar Meadows	129	Opequon	Pending
02-07	Wakeland Manor-Phase 14	24	Shawnee	Pending
03-07	Shenandoah-Phase II Revised	249	Opequon	Pending
04-07	Snowden Bridge-Section 4	63	Stonewall	Pending
05-07	David E. Whitacre	3	Shawnee	Approved
06-07	Governor's Hill ROW Dedication	N/A	Shawnee	Pending
07-07	Old Dominion Greens-Phase 3	52	Opequon	Pending
08-07	Snowden Bridge-Section 2	73	Stonewall	Pending
09-07	Rutherford Farm	6	Stonewall	Pending
10-07	Meadows Edge-Phase 3	78	Opequon	Pending
11-07	Wayne & Linda Wright	2	Shawnee	Pending
12-07	Snowden Bridge-Section 5	66	Stonewall	Pending
13-07	Freedom Manor	64	Shawnee	Pending
14-07	Shawnee Canning Co., Inc	2	Gainesboro	Pending
15-07	Senseny Village-Phase I	43	Red Bud	Pending
16-07	Win, LLC Final Plat-3 Outparcels	3	Stonewall	Pending
17-07	Annandale Allied Industrial Park	6	Back Creek	Pending
18-07	Snowden Bridge-Section 7	52	Stonewall	Pending
19-07	Crossroads Commerce Center	2	Shawnee	Pending
Additional Applications Reviewed in 2007				
23-04	Sovereign Village-Section 4	23	Red Bud	Approved
06-05	Lynnhaven-Section 3	74	Red Bud	Approved
12-05	Old Dominion Greens-Phase 2	84	Opequon	Approved
19-05	Hilda Maye Meadows	19	Back Creek	Withdrawn
29-05	Fieldstone-Section 2, Phases 1 & 2	102	Opequon	Approved
32-05	Meadows Edge-Phase 1A	36	Red Bud	Approved
07-06	Carroll Industrial Park	9	Stonewall	Approved
17-06	Snowden Bridge-Section 1	67	Stonewall	Approved
18-06	Wakeland Manor-Phase 12	34	Shawnee	Approved
19-06	Wakeland Manor-Phase 13	31	Shawnee	Approved
22-06	Snowden Bridge Blvd	N/A	Stonewall	Approved

Conditional Use Permit Applications Submitted and Reviewed in 2007				
File Number	Applicant	Type of Use	Magisterial District	Action
01-07	Gloria E. Glasca	Recreational Park	Gainesboro	pending
02-07	Keith & Sandra Rogers	Auto Repair	Opequon	approved
03-07	James & Barbara Bayliss	Real Estate Office & Larger Sign	Gainesboro	withdrawn
04-07	Edison Gomez	Garage w/ Body Repair	Opequon	approved
05-07	CDA-Spirituality Center Catholic Dioceses of Arlington	Spiritual Retreat Center	Shawnee	approved
06-07	Mundy Sand	Sand Mine Operation	Back Creek	pending
07-07	Florence Heflin	Adult Care Facility	Shawnee	approved
08-07	Wayne & Melissa Fauver	Adult Care Facility	Shawnee	pending
Additional Applications Reviewed in 2007				
09-06	Joyce Myers	Kennel	Opequon	withdrawn
10-05	William Broy	Off Premise Sign	Shawnee	denied

Waiver Applications Submitted & Reviewed in 2007				
File Number	Applicant	Waiver	Magisterial District	Action
01-07	Teresa Hicks	ROW	Shawnee	Approved
02-07	Hupps Ridge	Cul-de-sac Length	Gainesboro	Approved
03-07	The View Subdivision	Cul-de-sac Length	Back Creek	Approved
04-07	David & Linda Hicks	Cul-de-sac Length	Gainesboro	Denied
05-07	Nina G. Smoke	ROW	Back Creek	Pending

Site Plans Submitted and Reviewed in 2007				
File #	Applicant	Use	Magisterial District	Action
01-07	Blue Fox Billiards, Bar, & Grill	Restaurant, Bar & Pool	Shawnee	Approved
02-07	Proposed Hanger & Office	Office/Hanger	Shawnee	Approved
03-07	Meadows Edge	Community Rec Center	Opequon	Pending
04-07	Robert Rose Memorial Foundation	Adult Care Facility	Red Bud	Approved
05-07	Matan Development	Office/Warehouse	Stonewall	Pending
06-07	Bowman Library Book Shed	Public Library Complex	Shawnee	Approved
07-07	Friendly Mart & Exxon Gas	Convenience Store	Stonewall	Approved
08-07	Omps Garage	Replace & Add Tanks	Gainesboro	Approved
09-07	Pack-It-In Section III	Self Storage	Stonewall	Approved
10-07	Quarles Energy Services	Office Building	Stonewall	Approved
11-07	Alltell-Winchester South Side	Telecommunications Tower	Shawnee	Approved
12-07	Tulane Drive Inn & Suites	Hotel	Shawnee	Approved
13-07	Rutherford Crossing	Retail	Stonewall	Approved
14-07	McDonald's Restaurant	Restaurant	Red Bud	Approved
15-07	Horton's Nursery	Retail/Nursery	Opequon	Approved
16-07	NB Market	Country General Store	Back Creek	Approved
17-07	Stephen's City Storage LLC	Self Storage	Opequon	Pending
18-07	Children's Service	Office	Shawnee	Approved
19-07	Alban Tractor-White Hall	Caterpillar Maint & Sales	Stonewall	Approved
20-07	Verizon Wireless Burnt Factory	Telecommunications Facility	Red Bud	Approved
21-07	Winchester Metals	Warehouse Addition	Stonewall	Approved
22-07	Stephenson Substation	Electric Substation	Stonewall	Approved
23-07	UAG Commonwealth	Expansion of Auto Sales	Shawnee	Approved
24-07	McCoy's Dairy Bar	Restaurant	Opequon	Pending
25-07	Gas Mart Route 7	Store & Gas Station	Red Bud	Approved
26-07	Virginia Apple Storage Expansion	Industrial	Shawnee	Approved
27-07	Ress Properties	Office/Warehouse	Stonewall	Approved
28-07	Whithall Retail Center	Retail	Stonewall	Approved
29-07	Premier Reticles	Office/Manufacturing	Shawnee	Approved
30-07	GRW	Building Addition	Shawnee	Approved
31-07	JR's Autobody	Automotive Repair	Stonewall	Approved
32-07	Betco Supreme	Manufacturing Facility	Stonewall	Approved
33-07	Coco-Cola Business Park	Lots 3&4 Industrial	Back Creek	Approved
34-07	Stonewall Plaza Self Storage	Office Complex, Shopping Center, Residential	Stonewall	Pending
35-07	Winchester Aquarium & Pet Center	Warehouse/Storage	Shawnee	Approved
36-07	Clearbrook Asphalt Plant	Asphalt Plant	Stonewall	Approved
37-07	McClung-Logan	Equipment Sales & Service	Stonewall	Approved
38-07	Kindsdown Phase II	Manufacturing/ Loading Area	Stonewall	Approved
39-07	Dodson Brothers	Parking Lot Expansion	Shawnee	Pending
40-07	Aikens & Ward	Office/Warehouse	Stonewall	Approved
41-07	Professional Mobile Home Brokers Whitehall Suite	Office/Storage	Stonewall	Approved
42-07	Rogers Garage	Garage	Opequon	Approved
43-07	Calvary Church	Addition	Shawnee	Approved
44-07	Ichiban Restaurant	Restaurant/Retail	Shawnee	Approved
45-07	Lyle P. Strosnyder	Strosnyder Building Addition	Back Creek	Pending

Site Plans Submitted and Reviewed in 2007				
File #	Applicant	Use	Magisterial District	Action
46-07	A&S Marble & Granite	Industrial-Commercial	Stonewall	Pending
47-07	Dawson Industrial Park	Office Additions	Stonewall	Approved
48-07	Lantz Construction	Industrial	Shawnee	Approved
49-07	Wilson Property LLC	Office/Warehouse	Shawnee	Approved
50-07	Bowman Property	Retail	Stonewall	Approved
51-07	Eastgate Industrial Park	Industrial/Flex-Use	Shawnee	Pending
52-07	Fredericktowne Crossing	Commercial Development	Opequon	Approved
53-07	Twin Lakes Overlook	Pavilion	Red Bud	Pending
54-07	Westview Bus Center	Navy Federal	Shawnee	Approved
55-07	Rutherford Crossing	Commercial Subdivision	Stonewall	Approved
56-07	Camping World	Commercial	Shawnee	Approved
57-07	Westview Business Center	Warehouse/office	Shawnee	Approved
58-07	Donovan Trucking & Excavating	Office/Truck Maint.	Shawnee	Pending
59-07	Cedar Meadows Community Center	Recreation/Open Space	Opequon	Approved
60-07	Opequon Water Reclamation	Expansion	Red Bud	Pending
61-07	Elks Club-Revised	Outdoor Pavilion	Shawnee	Approved
62-07	Kohl's Distribution Center	Trailer Storage Expansion	Shawnee	Approved
63-07	Monophase II	Manufacturing/Office	Stonewall	Pending
64-07	Round Hill Crossing Lot7	Commercial	Gainesboro	Pending
65-07	Eastern Supply	Wash Rack Addition	Stonewall	Approved
66-07	Sonic of Round Hill Crossing	Restaurant	Gainesboro	Approved
67-07	Stateline Store	Residential & Grocery	Gainesboro	Approved
68-07	Airport Commercial Center	Office/Warehouse	Shawnee	Pending
69-07	Alban Tractor	Caterpillar Maint & Sales	Stonewall	Approved
70-07	Spirituality Retreat Center	Spirituality Retreat	Shawnee	Pending
71-07	Fed Ex Facility	Office/Warehouse	Shawnee	Pending
72-07	Valley Health	Office/Storage	Shawnee	Approved
73-07	VAMAC, Inc	Plumbing Wholesaler & Supply	Stonewall	Approved
74-07	Callaham Guitars	Office/Manufacturing	Stonewall	Approved
75-07	Winchester Industrial Proper	Light Manufacturing	Stonewall	Pending
76-07	Airport Business Center	Office	Shawnee	Approved
77-07	Elliot/Wilson Capitol Trucking	Bus Terminal, Truck Repair	Stonewall	Pending
78-07	Annandale Ind Park	Office/Warehouse	Shawnee	Pending
79-07	Project Phase 2 Hanger	Office/Hanger	Shawnee	Approved
80-07	Sherando Towne Center	Restaurant	Opequon	Pending
81-07	Mt View Church of Christ	Church & School	Back Creek	Pending
82-07	Wal Mart	Commercial	Shawnee	Pending
83-07	Navy Federal Credit Union	Auxiliary Parking Lot	Shawnee	Pending
84-07	Snowden Bridge	Active Adult Rec Area	Stonewall	Pending
85-07	High Up Hotels	Hotels	Stonewall	Pending
86-07	Old Stone Restaurant	Improvements	Stonewall	Pending
87-07	Averitt Express	Commercial/Industrial	Shawnee	Pending
88-07	Verizon Wireless Cedar Creek Grade	Telecommunication Facility	Back Creek	Pending

Additional Site Plans Reviewed in 2007				
File #	Applicant	Use	Magisterial District	Action
65-04	Wilson Properties	Office/Warehouse	Shawnee	Withdrawn
29-05	Church of Christ	Pavillion Addition	Back Creek	Withdrawn
50-05	Craftsman Autobody	Auto Body Repair	Back Creek	Withdrawn
65-05	Woolen Mill Restaurant	Restaurant	Stonewall	Withdrawn
70-05	Stephen's City Storage LLC	Self Storage	Opequon	Withdrawn
10-06	Winchester Regional Airport	Fuel Truck Parking Pad	Shawnee	Approved
19-06	Ash Hollow Mini Storage	Self Storage	Stonewall	Approved
22-06	Gore Volunteer Fire & Rescue	Building Addition	Back Creek	Approved
23-06	Winchester Harley Davidson	Motorcycle Sales	Shawnee	Withdrawn
25-06	Carroll Industrial	Contractor	Stonewall	Approved
26-06	Carroll Industrial	Concrete Plant	Stonewall	Approved
38-06	Valley Enterprises	Car Wash/Retail Center	Opequon	Approved
39-06	Cornerstone Church	Church	Stonewall	Approved
41-06	Winchester Regional Airport	Aircraft Wash Back Facility	Shawnee	Withdrawn
46-06	Lincoln Mortgage Office Building	Business	Shawnee	Approved
47-06	Pactiv Winchester Plant	Manufacturing	Stonewall	Approved
48-06	James River Equipment	Office/Warehouse/SWN Pond	Stonewall	Approved
55-06	Parkins Mill Expansion	Wastewater Treatment	Shawnee	Approved
61-06	Quarles Office Renovation & Temp Trailer	Petroleum Storage & Handling	Stonewall	Withdrawn
63-06	Lake Holiday Clubhouse Renovation	Assembly	Gainesboro	Approved
64-06	Food Lion Orrick Commons	Commercial	Red Bud	Approved
65-06	Power Concepts	Office/Warehouse	Shawnee	Approved
66-06	Potomac Waterproofing	Office/Warehouse	Shawnee	Approved
68-06	Amit Properties	Retail/Personal Service	Shawnee	Approved
69-06	New World Pasta	Industrial	Stonewall	Approved
70-06	Alliance Materials	Warehouse/Office	Back Creek	Approved
71-06	Verizon Wireless Opequon	Telecommunications Facility	Opequon	Approved
72-06	Mitchell & Webb	Office	Shawnee	Approved
73-06	James J Lantz Industrial	Industrial/Residential	Opequon	Pending
74-06	Trex Company	Manufacturing	Shawnee	Approved
75-06	Glaize Components	Industrial	Shawnee	Approved
76--06	Camping World	Commercial	Shawnee	Approved
77-06	Holiday Inn	Hotel	Shawnee	Approved
78-06	Master's Touch	Nursery	Stonewall	Approved
79-07	Harwill Food Service	Additional Warehouse	Stonewall	Approved
80-07	Stonewall Plaza, East Pad	Commercial	Stonewall	Approved
81-07	Walker Car Wash	Car Wash	Stonewall	Approved
82-07	BB&T-Stephens City	Sign	Opequon	Approved
83-07	Shawneeland Mailbox Facility	Commercial	Back Creek	Approved

Variance & Appeal Applications Submitted and Reviewed in 2007				
File Number	Applicant Name	Variance/Appeal Request	Magisterial District	Action
01-07	Ralph Combs	variance	Stonewall	Approved
02-07	Gary Bayliss	variance	Shawnee	Approved
03-07	Roma Restaurant	appeal	Opequon	Approved
04-07	Joyce E. Myers	appeal	Opequon	Approved
05-07	Alma & Ronald Carter	appeal	Gainesboro	Withdrawn
06-07	Lori Roberts	variance	Gainesboro	Denied
07-07	Bobcat Builders	variance	Back Creek	Approved
08-07	Franklin & Candy Miller	variance	Stonewall	Approved
09-07	Skyridge	appeal	Back Creek	Denied
10-07	Jeffery Neff	variance	Opequon	Approved
11-07	James Marlow	variance	Back	Approved
12-07	Eagle Place Ind., Inc	variance	Stonewall	Approved
13-07	Richard Lineburg	variance	Stonewall	Approved
14-07	C. Robert & Barbara Kidwell	variance	Gainesboro	Approved
15-07	Jeremy & Deborah Kidwell	variance	Gainesboro	Withdrawn
16-07	Z.L. Metz Contracting LLC	variance	Back Creek	Approved
17-07	Thomas Forrester	variance	Back Creek	Approved
18-07	Jimmie Campbell	variance	Back Creek	Approved
19-07	Clarence Paradis	variance	Back Creek	Approved
20-07	Jerome Schams	variance	Back Creek	Approved
21-07	Helena Weaver	variance	Back Creek	Approved
22-07	Webster Lewis	variance	Back Creek	Approved
23-06	Christopher & Lori Schubert	variance	Back Creek	Approved
24-07	Pearl Underwood	appeal	Gainesboro	Denied
25-07	Red Apple Group	variance	Stonewall	Approved
26-07	Winchester Regional Airport	variance	Shawnee	Pending
Additional Applications Reviewed in 2007				
26-06	Darin S. Newlin	variance	Back Creek	Approved
27-06	JRE Winchester, LLC	appeal	Stonewall	Approved

Rural Preservation Subdivisions Submitted & Reviewed in 2007				
File Number	Name	Number of Lots	Magisterial District	Action
01-07	Virginia Commons	17	Stonewall	Approved
02-07	Cedar Hill Estates	45	Stonewall	Pending
03-07	The View Subdivision	38	Back Creek	Approved
04-07	Hayfield Acres	43	Back Creek	Pending
05-07	Fox Meadow Estates	7	Back Creek	Pending
06-07	The Oaks at Braddock Crossing	19	Gainesboro	Approved
07-07	Locust Level Estates	6	Stonewall	Approved
Additional Applications Reviewed in 2007				
07-05	Whispering Meadows	33	Back Creek	Approved
09-05	Quaker Ridge	17	Back Creek	Approved
13-05	Glaize Estates	9	Back Creek	Approved
15-05	Pressley Estates	10	Back Creek	Approved
17-05	Santa Maria Estates	11	Stonewall	Approved
06-06	Laid Back Estates	8	Gainesboro	Approved
07-06	Estates at Clayton's Rest	13	Gainesboro	Approved
08-06	Esta's Ridge	6	Gainesboro	Approved
09-06	Jackson's Mt View	5	Back Creek	Approved

Major Rural Subdivisions Submitted & Reviewed in 2007				
File Number	Name	Number of Lots	Magisterial District	Action
Additional Applications Reviewed in 2007				
02-06	Reynolds Gap	6	Gainesboro	Approved

**2007 Single Family-Detached Building Permits
Throughout Frederick County**

	Back Creek				Gainsboro				Opequon			
	RA	RP	R4	R5	RA	RP	R4	R5	RA	RP	R4	R5
January	4			7	3			1	1			2
February	1			8	5			3	1	1		4
March	4	1		8	8				1	3		9
April	9			5	4			3		2		3
May	11			8	5	1				20		10
June	4			5	2			3		6		4
July	2			5	7			2		2		1
August	3			5	7	1			3	6		
September	4			4	3				1	3		
October	7			5	2			1		7		
November	3			5					2	1		
December	2			3	3					4		2
TOTAL	54	1	0	68	49	2	0	13	9	55	0	35

	Red Bud				Shawnee				Stonewall			
	RA	RP	R4	R5	RA	RP	R4	R5	RA	RP	R4	R5
January		2				2				1		
February						4						
March		1			3	2			2	1		
April		8				2			2	1		
May						4				6		
June		1			1	3			2	7	6	
July		1			1	4			3	2		
August		6				1			1	2	1	
September		4				5				3	1	
October		3			1					1		
November									1			
December		6				2				1		
TOTAL	0	32	0	0	6	29	0	0	11	25	8	0

Zoning Districts:

RA - Rural Areas

RP - Residential Performance

R4 - Residential Planned Community

R5 - Residential Recreational
Community

2007 Count			
397			
RA	RP	R4	R5
129	144	8	116

**2007 Other Housing Type Building Permits
Throughout Frederick County**

	Back Creek			
	SFA	MD	MH	MF
January				
February			2	
March		1		
April			1	
May		3		
June				
July				
August			1	
September				
October		1	1	
November				
December			1	
TOTAL	0	5	6	0

	Gainsboro			
	SFA	MD	MH	MF
January		1		
February			2	
March				
April			1	
May				
June			1	
July				
August			1	
September			1	
October		1	1	
November			1	
December				
TOTAL	0	2	8	0

	Opequon			
	SFA	MD	MH	MF
January				
February	2			
March	7	1		
April		1		
May	20			
June			1	
July				
August			2	
September				
October				
November				
December			2	
TOTAL	29	2	5	0

	Red Bud			
	SFA	MD	MH	MF
January			1	
February			2	
March			1	
April			3	
May			1	
June				
July			1	
August			1	
September				
October	4		1	
November				
December				
TOTAL	4	0	11	0

	Shawnee			
	SFA	MD	MH	MF
January	8			
February				
March		1		
April	12			
May				
June			1	
July				
August			1	
September				
October	8			
November				
December			1	
TOTAL	28	1	3	0

	Stonewall			
	SFA	MD	MH	MF
January		1		
February				
March		1	2	
April			5	
May			1	
June				
July			12	
August			1	
September		1		
October			1	
November			2	
December				
TOTAL	0	3	24	0

SFA =Townhouse/Duplex/Multiplex
MD = Modular
MH = Mobile Home
MF = Multi-Family (apartments)

2007 Count			
131			
SFA	MD	MH	MF
61	13	57	0

**2007 Comprehensive Policy Plan Amendments (CPPA) Applications
Summary of Requests**

CPPA Number	Name of Request	Magisterial District	Type of Request	Proposal	Acreage*
#01-07	MADISON FARMS	Opequon	UDA/SWSA Expansion (Residential/Commercial)	Mixed Use Development Residential/Commercial	149
#02-07	DAVID & RHONDA MADISON	Stonewall	UDA Expansion (Residential)	Residential	19.6
#03-07	THE PRESERVE AT JORDAN SPRINGS	Stonewall	UDA/SWSA Expansion (Residential/Commercial)	Mixed Use Development Residential/Commercial	227.18
#04-07	EASTGATE ROUTE 522	Shawnee	UDA/SWSA Expansion (Residential/Commercial)	Residential and Commercial	41.46
#05-07	CROSSPOINTE	Shawnee	UDA/SWSA Expansion (Residential)	A mix of housing types	52.10
#06-07	NEWTOWN COMMERCIAL	Back Creek	SWSA Expansion (Commercial)	Commercial	79.1
#07-07	WAVERLY FARM	Stonewall	SWSA Expansion (Commercial)	Commercial	179.38
#08-07	ROUTE 277 MIXEDUSE URBAN CENTER	Opequon	UDA/SWSA Expansion (Residential/Commercial)	Mixed Use Development Residential/Commercial	72.6
#09-07	WAVERLY FARM COMMERCIAL	Stonewall	SWSA Expansion (Commercial)	Commercial	194.17
#10-07	FAIRFAX PIKE MIXED USE DEVELOPMENT	Shawnee	UDA/SWSA Expansion (Residential/Commercial)	Mixed Use Development Residential/Commercial	186.7
#11-07	MILLWOOD PIKE MIXED USE DEVELOPMENT	Shawnee	UDA Expansion (Mixed Use)	Mixed Use Development Residential/Commercial and a text amendment to the Route 50E Land Use Plan	59.06

**Reflects acreage of parcels expressly identified in the application. Ultimate amendment may involve additional acreage to ensure contiguity of boundaries.*