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"THE COMPREHENSIVE PLAN IS THE GUIDE FOR THE FUTURE GROWTH OF FREDERICK COUNTY."

PURPOSE OF THE PLAN

The Frederick County Comprehensive Plan (The Plan) addresses the future growth of Frederick County for its citizens, highlights its rich history, and strives to further this great community. The Plan is guided by the *Vision Statement* and *Core Values* crafted and adopted by the Frederick County Board of Supervisors.

The Plan is a vital tool that provides direction for future growth, aimed at ensuring orderly well-planned development to promote, preserve and protect the health, safety, general welfare, and quality of life for the citizens and businesses of Frederick County.

Comprehensive Plans are general in nature; their purpose is not to regulate, but rather to guide land use, transportation, public facilities, infrastructure, and resources decisions. The Comprehensive Plan is a living document that focuses on the next twenty years by providing guidance for development decisions. The Plan should be amended in response to new information or changes in circumstances, without straying from its underlying vision and goals.

2030, 2035 COMPREHENSIVE PLANS & THE 2021 UPDATE

In 2010 the County began a complete rewrite of the Plan, which was completed and adopted 2011 (2030 Comprehensive Plan). This endeavor involved public outreach meetings and collaboration with citizen volunteers who assisted with drafting new chapters. This document provided a foundation for the 2035 Comprehensive Plan (update adopted in 2017) and this 2021 update. This updated Plan was guided by the Frederick County Planning Commission, through the efforts of the Comprehensive Plans and Programs Committee (CPPC) and the Frederick County Department of Planning and Development Staff. This Plan will continue to guide the County as it seeks to implement the County's vision as expressed by the Board of Supervisors.

CORE VALUES

The Frederick County Board of Supervisors provided the framework for the Comprehensive Plan. The Plan's future focus, goals, and strategies were crafted to reflect the Vision Statement and Core Values of the Board of Supervisors, approved on December 9, 2009.

Board of Supervisors Vision Statement:

"Ensuring the quality of life of all Frederick County Citizens by preserving the past and planning for the future through sound fiscal management."

Board of Supervisors Core Values:

- A government that is accountable and dedicated to providing responsible stewardship for County funds and to ensure the citizens receive the best services possible for the funds expended.
- A government concerned with long range planning that protects our rural heritage and directs its future growth through planned infrastructure.
- A government concerned with expanding commercial and industrial tax base in order to insure a viable and thriving economy.
- A government that looks to the future and implements plans to ensure that the quality of life for future generations is preserved.
- A government that emphasizes a quality education through a cooperative effort with the School Board.
- A government that recognizes the importance of maintaining a highly trained public safety program to provide efficient services and protection to County citizens.
- A government that promotes the spirit of cooperation with its regional local government partners and, in particular, the City of Winchester.
- A government unit based on honesty, trust, integrity, and respect that understands the importance of clear communication and a willingness to listen.

THE CODE OF VIRGINIA - LEGAL BASIS FOR THE PLAN

The Code of Virginia (**Section 15.2-2223**) requires localities to adopt a comprehensive plan for the physical development of jurisdictions. The code requires that consideration be given to existing conditions and growth trends. The purpose of a plan is to guide and accomplish a coordinated development of the jurisdiction to promote the health, safety, prosperity, and general welfare of the community. The plan should be used to protect and enhance the high quality of life our citizens enjoy today, and the probable needs of future county citizens, in order to maintain that quality of life in the foreseeable future.

A comprehensive plan provides a blueprint for the future by laying out a framework for growth and development. It establishes goals, objectives, policies, and implementation techniques that will provide the tools to help the decision makers guide the County's future development. The plan coordinates transportation, utilities, schools, and other public infrastructure needs with anticipated growth and development.

As required by the Code, the plan must be reviewed at least every five years and may be amended as necessary.

IMPLEMENTING THE PLAN

The Plan contains chapters that focus on particular aspects of the County's Vision for the Future. The chapters address: Urban Areas, Rural Areas, Residential Development, Business Development, Transportation, Public Facilities, Natural Resources, and Historic Resources.

The chapters of The Plan are simple, each describes where we are today and where we see ourselves in the future. The Chapters provide goals and strategies of implementation, and they illustrate the benefits of the implementation of this focus for the future.

Each of the chapters that make up the Plan have been structured to provide goals for where we desire the Community to be and strategies that provide guidance on how to get there. The ultimate goal is to make the Plan implementable, and by extension, achieve the Community's vision for the future of Frederick County.

The Plan is supported by two Appendices:

Appendix I includes the County's Area Plans, these area plans are the key land use planning documents which implement the policies of the Plan in specific, geographic areas of the County. The Area Plans are instrumental in future planning efforts of the County. Developed over the past couple of decades, the individual Area Plans have helped to guide the growth and development of areas of the County experiencing growth pressures. In the future, the Area Plans will be used as a guide in making land use decisions that meet anticipated growth demands, assure a viable community, and maintain a high quality of life for its citizens.

Appendix II provides background analysis and studies in support of The Plan.

SUPPORTING PLANNING DOCUMENTS

In addition to the comprehensive plan, other tools utilized to manage the County's growth and development include, but are not limited to the Official Zoning Map, the Zoning and Subdivision Ordinances, Rezoning, Subdivision and Site Plan Regulations, and the Capital Improvement Plan (CIP).

Frederick County will utilize all available planning tools. To ensure that as new areas of urban uses are established, roads and public facilities of sufficient capacity are provided to serve the new areas.

Rezoning requests should be evaluated to determine their potential impacts on transportation and public facilities. Applicants will be expected to contribute a reasonable portion of the costs of new or expanded infrastructure needed to serve their proposed development. Costs to the County should be estimated in terms of what impact the development, which could result from the proposed rezoning, would have on public facilities and infrastructure. Such contributions can be in the form of cash, dedicated land, or constructed improvements or in any other manner consistent with the Code of Virginia.

Rezoning requests should not be approved unless the net impacts on public facilities are positive, or unless the negative impacts can be adequately mitigated through proffered contributions or other acceptable means. A request for rezoning may also be turned down even though all fiscal impacts appear to be addressed.

The Plan is also a key resource for developing the County's Capital Improvement Plan (CIP). The CIP is a capital facilitates planning document which consists of a schedule of major capital expenditures for the County for the ensuing five years. The CIP is updated each year as projects are completed, priorities change, or new projects are added. The CIP is based on the guidelines outlined by the Comprehensive Plan and uses those guidelines to implement a balanced approach for the planning and development of capital projects. Adopted annually, the Capital Improvements Plan becomes a component of the Comprehensive Plan.

In addition, the transportation elements of the Comprehensive Plan have been reviewed by the Virginia Department of Transportation (VDOT) in accordance with 15.2-2222.1.

COMPREHENSIVE PLAN AMENDMENT PROCESS

The Code of Virginia, Section 15.2-2229, states that the Board of Supervisors may consider amendments to its Comprehensive Plan. If an application is determined to be inconsistent with the Comprehensive Plan, an amendment to the Comprehensive Plan may be considered. The application will be reviewed by the Planning Commission for consistency with the elements contained within the Plan.

With requests to amend the Plan, applicants should demonstrate any change in land use designation, density, or intensity:

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- Would benefit the public health, safety, and welfare.
- Is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.
- Will not be detrimental to uses of property in the immediate vicinity of the subject property.
- Has merit and value for the community as a whole.
- Will result in benefits (fiscal, aesthetic, employment, etc.) that will outweigh any significant impact of the change.