



# 2024 Annual Report

Frederick County Planning & Development

2024

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Heather Lockridge, Gainesboro Supervisor  
John Jewell, Back Creek Supervisor  
Robert Wells, Opequon Supervisor  
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Robert Liero, Board of Supervisors Liaison  
Austin Cano, Acting Legal Counsel  
Wyatt Pearson, Secretary



# Executive Summary

The Department of Planning and Development is pleased to present the 2024 Annual Report. This report summarizes the planning and development activities from January through December 2024. The Planning Department provides professional staff support to the Board of Supervisors in the development of policies and procedures pertaining to all aspects of community growth and development, as well as administers existing policies and procedures fairly and accurately. Primary responsibilities of the Planning Department include comprehensive planning, zoning, subdivision of land, transportation planning and project development/implementation, land management, data and mapping, Board of Supervisors and Planning Commission support, Committee staffing, and customer service to online and in-person citizen inquiries. Below is a summary of development applications and other department functions for 2024.

## 2024 Summary

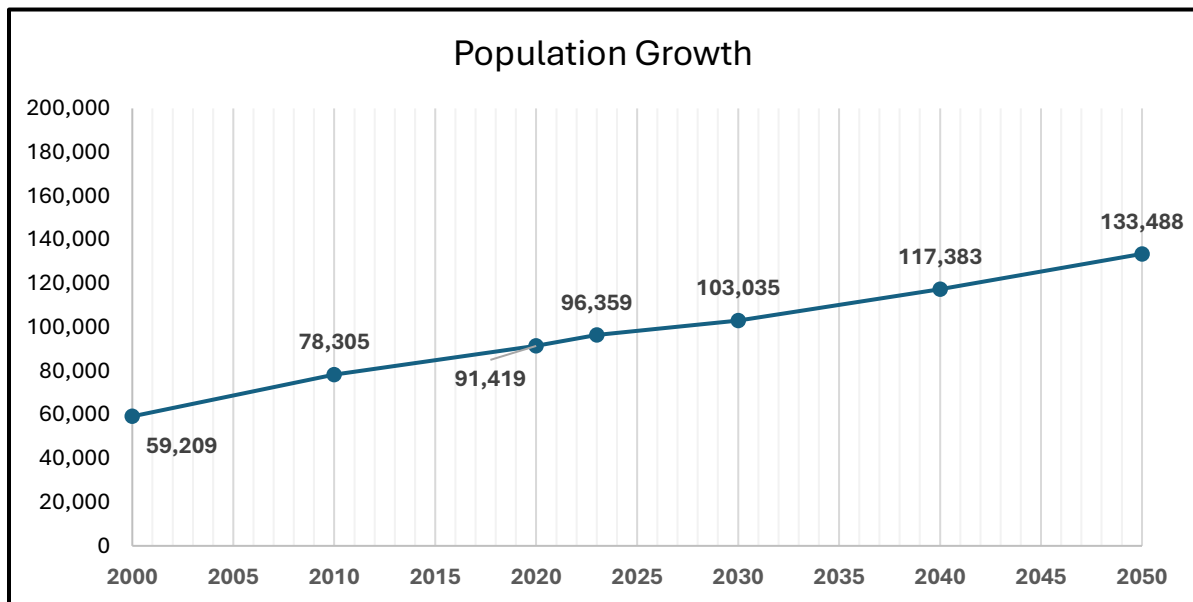
<b>Application Type</b>	<b>Received</b>	<b>Approved*</b>
<b>Comprehensive Policy Plan Amendment (CPPA)</b>	3	3
<b>Rezoning (REZ)</b>	11	6
<b>Conditional Use Permit (CUP)</b>	7	9
<b>Master Development Plan (MDP)</b>	3	2
<b>Subdivision Design Plan (SUB)</b>	5	6
<b>Site Plan (SP)</b>	42	48
<b>Variance (VAR)</b>	25	21
<b>Zoning Violation</b>	140	N/A
*Applications approved reflects all approvals (legislative or administrative) in 2024, some of these applications may have been received in prior calendar years		

# Forecast for the Future

The Comprehensive Plan for Frederick County (*Comprehensive Plan*), adopted in 2021, includes forecasts of future population growth. Each year, Planning and Development staff provide the most recent population estimates from the University of Virginia’s Weldon Cooper Center for Public Service as part of the Annual Report. The University of Virginia Weldon Cooper Center estimates the Winchester Metro Area, which includes Frederick County, the City of Winchester, and part of West Virginia has become Virginia’s fastest growing metro area, with its population increasing nearly five times the rate of Virginia as a whole. While population growth has historically been concentrated near major employment centers, the increase in remote work has given workers greater flexibility to live in areas with lower costs of living. The Weldon Cooper Center lists Frederick County as one of the top 10 fastest growing localities in Virginia between 2020 and 2030, estimating a 12.7% growth rate during this time period.

Understanding future population growth is critical to planning for the additional residential housing units and associated capital investment (infrastructure, parks, schools, and County services), as well as for expanding, retaining and attracting businesses.

In 2020, a decennial census was conducted across the United States. The census aims to count the entire population of a country, and at the location where each person usually lives. Federal funds, grants, support to states, counties, and communities are based on population totals and demographic information (sex, age, race, and other factors) that are counted during the decennial census. Census data informs economic development, public safety and emergency preparedness. Census data also serves as a baseline for projecting future population growth in Frederick County. Additionally, the Census informs redistricting efforts at the state and local level and may result in changes to the County’s Magisterial Districts.

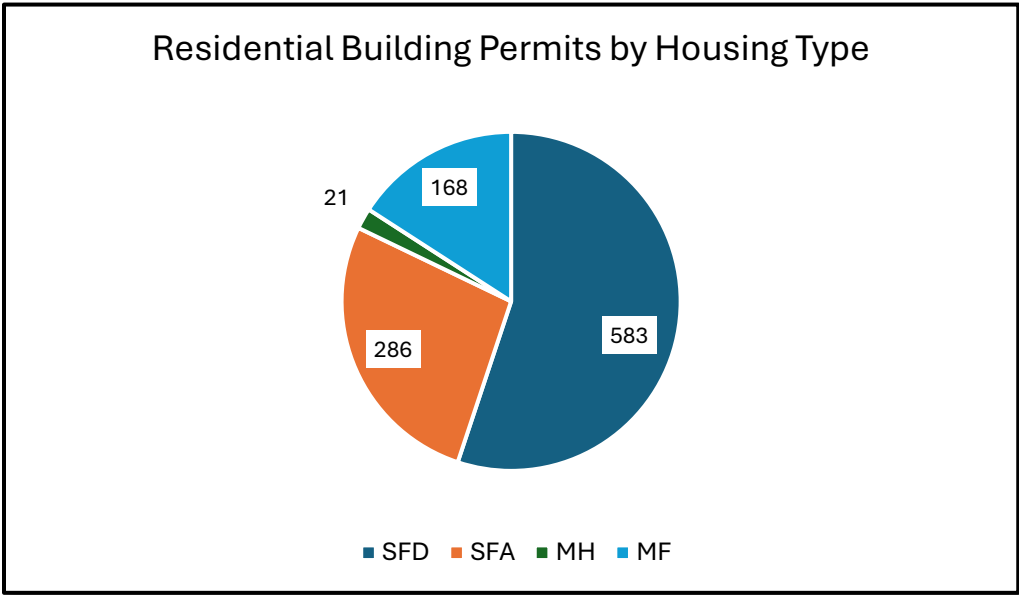


2000, 2010, & 2020 reflect official Census record.

\*Population Projections for Virginia and its Localities, 2030, 2040 published by the *University of Virginia Weldon Cooper Center for Public Service Demographics Research Group*, July 2023.

# Residential Housing Permits

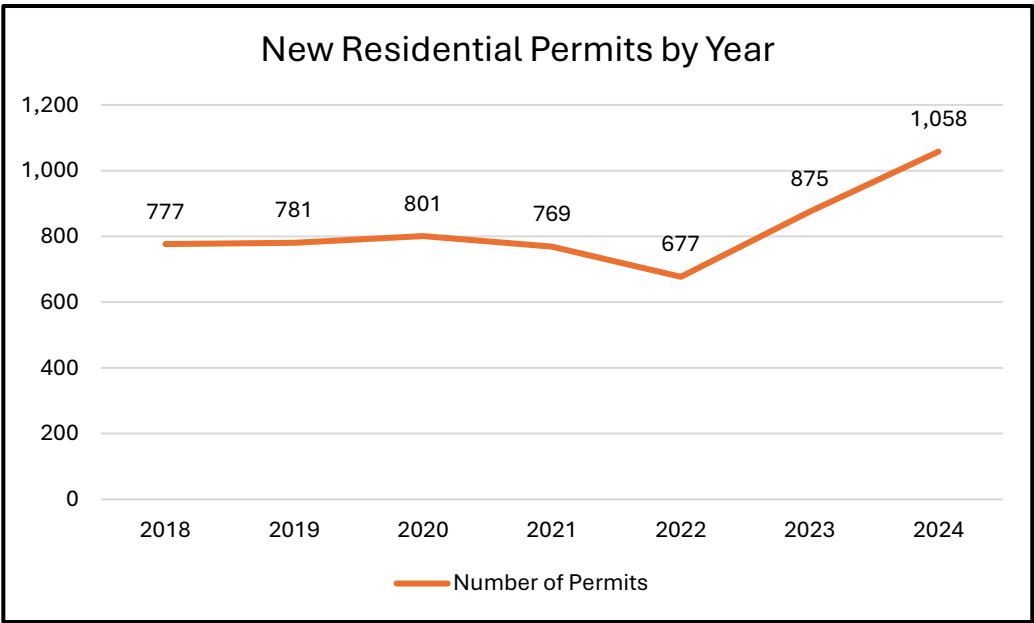
In 2024, Frederick County issued building permits for a total of 1,058 new residential units. A breakdown of permits by housing type is provided below.



SFD = Single-family detached  
SFA = Single-family attached (townhouses)

MH = Mobile Home  
MF = Multifamily (apartments)

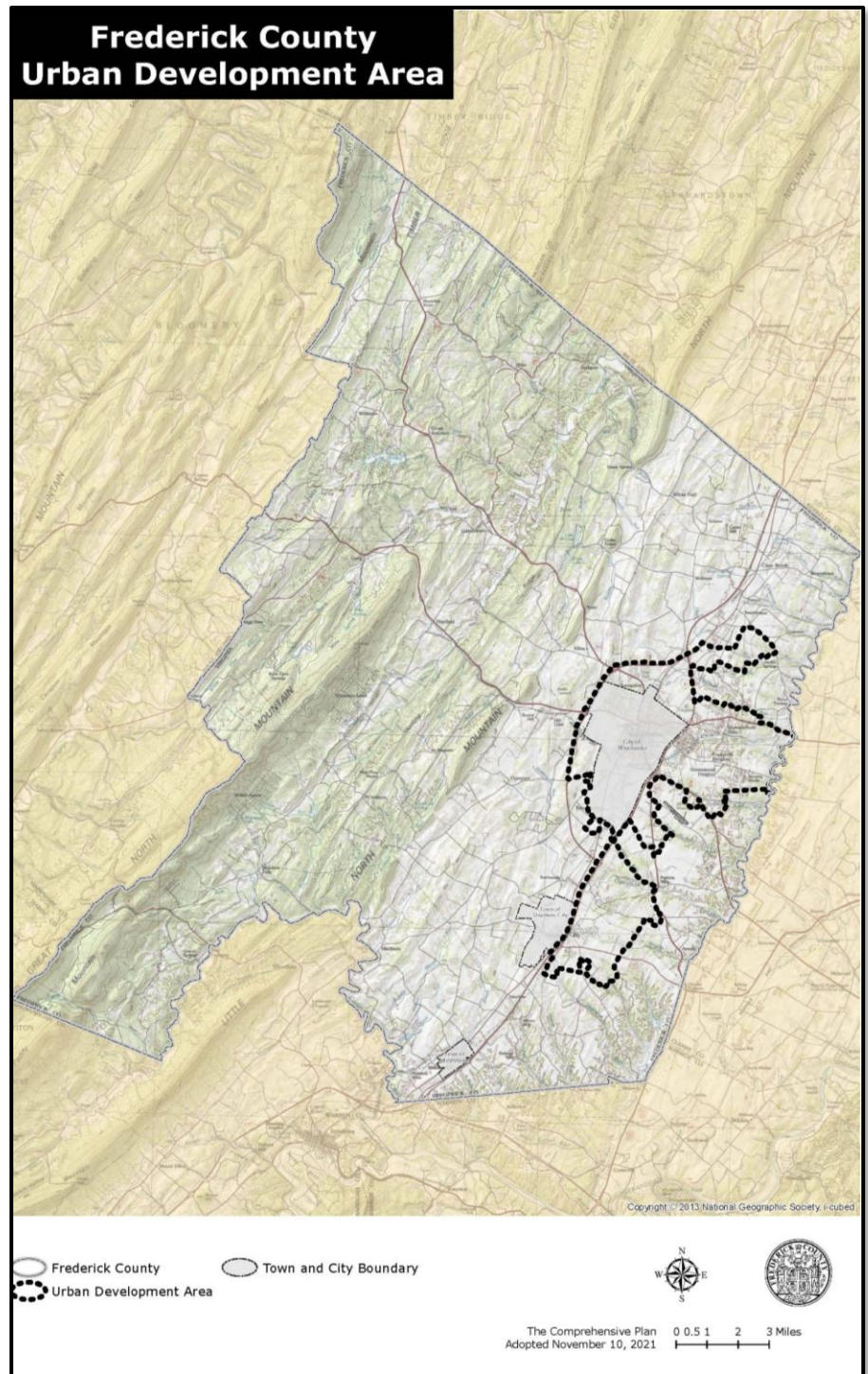
In 2024, the Magisterial Districts with the most residential permits issued were Red Bud and Back Creek. The number of new permits issued annually has remained relatively consistent. The chart below shows the number of new residential permits approved annually since 2018, including within the Town of Stephens City and the Town of Middletown.



## Urban Development Area (UDA)

Frederick County maintains an Urban Development Area (UDA) report that tracks residential building permits, subdivisions within the UDA and identifies the potential number of future residential units. This potential number is calculated by applying permitted densities on vacant land, adding the maximum number of units on zoned land with an approved General Development Plan (GDP) per proffered densities, adding the number of Master Development Plan (MDP) units, and adding the number of recorded but vacant lots in subdivisions that are under construction. Based on this report, there is the potential for 12,826 additional residential housing units in the UDA as of December 31, 2024.

Note: A complete analysis of residential building permits and potential residential units is available in the UDA report, updated at the end of each month.



# School Enrollment Data

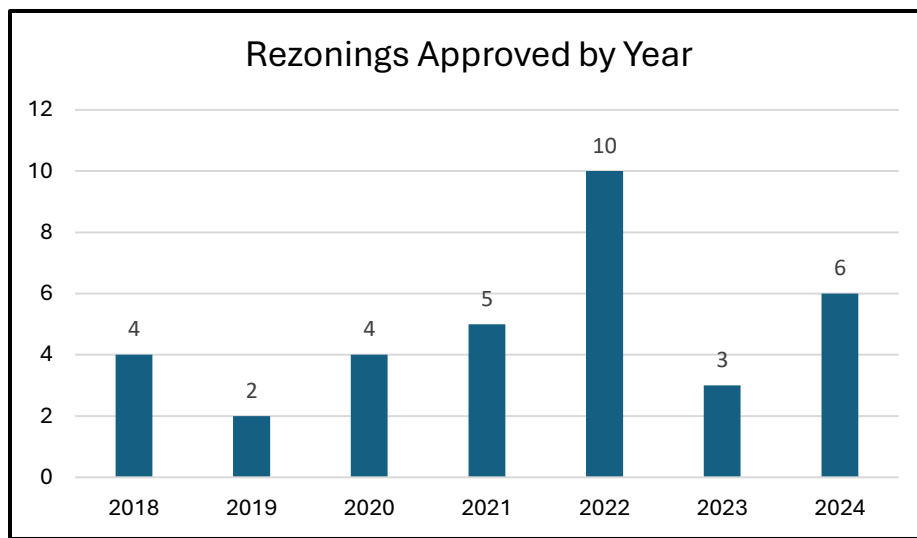
Frederick County has 12 elementary schools, 4 middle schools, and 3 high schools currently in operation. The chart below shows the school enrollment for kindergarten – 12<sup>th</sup> grade as of December 31, 2023 according to the Frederick County School Board.

School	Year Opened	Program Capacity	Enrollment	% of Practical Capacity
<b>Elementary Schools (Kindergarten - 5th Grade)</b>				
Apple Pie Ridge	1974	509	409	80%
Armel	1991	580	589	102%
Bass-Hoover	1975	580	602	104%
Evendale	2006	607	576	95%
Gainesboro	2007	595	477	80%
Greenwood Mill	2009	696	590	85%
Indian Hollow	1988	442	384	87%
Jordan Springs	2020	500	616	123%
Middletown	1989	527	596	113%
Orchard View	2000	473	442	93%
Redbud Run	1996	613	600	98%
Stonewall	1997	488	370	76%
<b>Middle Schools (6th - 8th Grade)</b>				
Admiral Richard E. Byrd	2005	900	817	91%
Robert E. Aylor	2021	914	806	88%
Frederick County	2015	880	747	85%
James Wood	1950	840	826	98%
<b>High Schools (9th - 12th Grade)</b>				
James Wood	1980	1,283	1,441	112%
Millbrook	2003	1,341	1,563	117%
Sherando	1993	1,323	1,634	124%
<b>Total</b>		<b>14,091</b>	<b>14,085</b>	<b>100%</b>

# Rezoning (REZ) Applications

Zoning refers to the regulations that determine how a parcel of land may be used, such as for residential, commercial, or industrial activities. Each zoning district has a list of permitted uses as well as a list of conditional uses that require an approved Conditional Use Permit (CUP). When owners want to develop or use their property for uses other than those permitted, they must apply to change the zoning district, referred to as a rezoning. Rezoning applications are evaluated on their conformance with the Comprehensive Plan and their impact on the County. The Planning and Development Staff completes and presents that evaluation to the Planning Commission and Board of Supervisors, who then vote to approve or deny following the required public hearing.

In 2024, 11 rezoning applications were submitted, of which 6 were approved by the Board of Supervisors. The chart below shows the number of Rezoning applications approved annually since 2018.



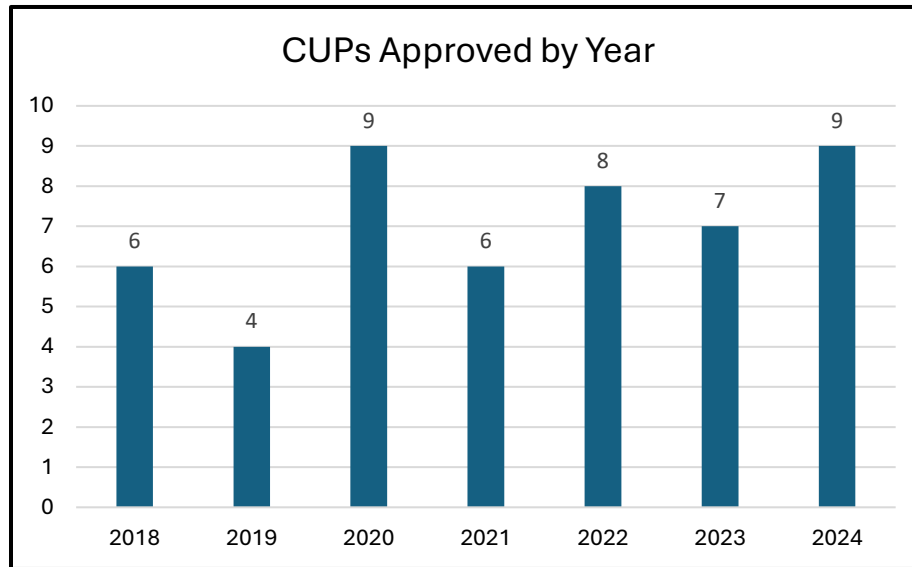
## Rezoning Approved in 2024

Application Number	Name	Description	Acreage	District	Approval Date
05-23	Round Hill Crossing Phase II	Minor Proffer Amendment	28.17 acres	Gainesboro	1/24/2024
06-23	Winchester Gateway, LLC	RA (Rural Areas) to M1 (Light Industrial)	34.26 acres	Back Creek	4/10/2024
01-24	Singh Trans, Inc.	RA to M1	7.3 acres	Shawnee	4/10/2024
02-24	Washington Commons	RP (Residential Performance) to B2 (General Business) & B2 to RP	2.04 acres	Red Bud	4/10/2024
05-24	Silver Lake LLC (Round Hill Crossing)	Proffer Amendment	224.1 acres	Gainesboro	7/10/2024
08-24	D& M Container Service	RA to M1	13 acres	Opequon	11/13/2024

## Conditional Use Permits (CUP)

A Conditional Use Permit (CUP) is a legislatively approved application to allow for certain uses on a property that are not permitted by-right. As part of the application process, a public hearing is required by the Planning Commission and Board of Supervisors.

In 2024, 9 CUPs were scheduled for public hearings, 9 applications were approved, and 1 application was withdrawn. The chart below shows the number of conditional use permits approved annually since 2018.



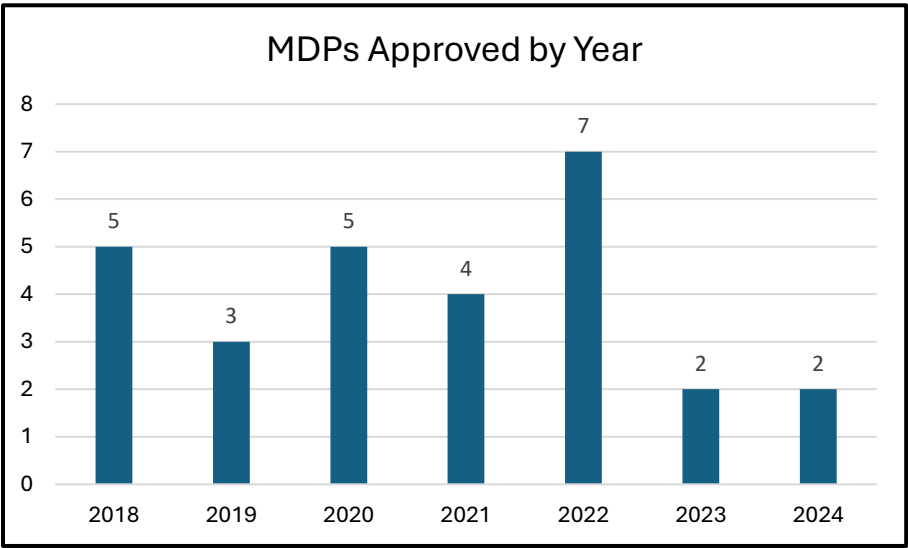
### CUPs Approved in 2024

Application Number	Name	Description	Approval Date	District
06-23	Diamond Communications, LLC (I-81 Mini Storage)	135' Wireless Communication Tower	3/13/2024	Stonewall
07-23	Diamond Communications, LLC (RLC Management Inc)	185' Wireless Communication Tower	3/13/2024	Stonewall
09-23	Getaway House Inc.	Campground with Mobile Cabins & Pavilion	11/8/2023	Gainesboro
10-23	Michael and Brenda Rose (Roses Plumbing)	Cottage Occupation - Plumbing Business	12/13/2023	Back Creek
11-23	231 Vaucluse Spring Holding LLC	Recreation area/resort, public restaurant, and special event facility	1/24/2024	Back Creek
01-24	Christopher N. Bowie	Public Garage	4/10/2024	Back Creek
03-24	172 Firehouse LLC & Barbara Singhas	Landscape Contracting	8/14/2024	Back Creek
04-24	Marlboro Springs LLC (Samuel Smith)	Special Event Facility	9/25/2024	Back Creek
05-24	Burn Boot Camp	Commercial Recreation, Fitness Center	10/9/2024	Red Bud
06-24	Robert Molden	Special Event Facility	11/13/2024	Opequon
07-24	Lynn Ramey Wolfe Trust (Brenda Edwards)	Special Event Facility	11/13/2024	Gainesboro

# Master Development Plans (MDPs)

A Master Development Plan (MDP) is a general plan of development approved administratively for new developments in certain zoning districts. MDPs are required before a subdivision plan or site plan can be approved. The Planning Commission and Board of Supervisors are informed when Master Development Plans have been approved.

In 2024, 3 MDP applications were submitted and 2 were approved. Generally, the number of MDPs approved each year has decreased as many developments meet the Board of Supervisors’ criteria for an MDP waiver signed by the Director of Planning and Development. The chart below shows the number of MDPs approved annually since 2018.



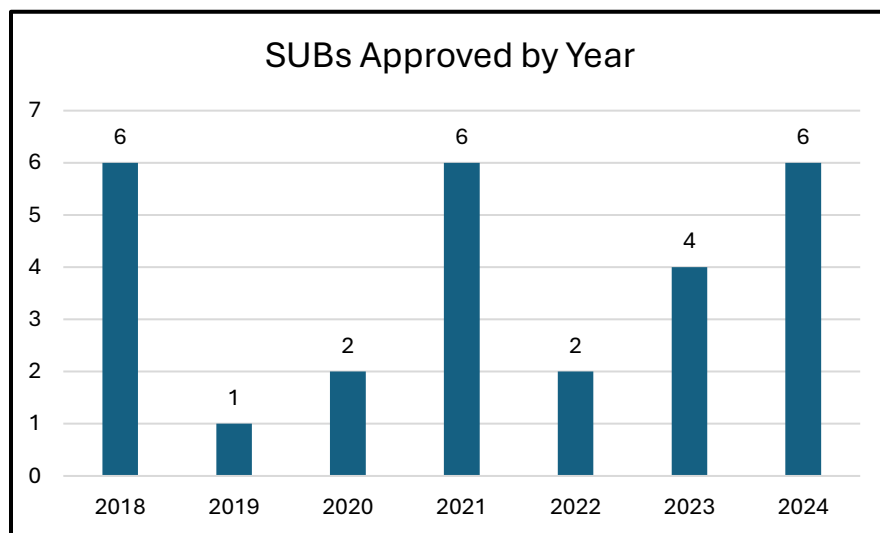
MDPs Approved in 2024

Application Number	Name	Description	Acreage	District	Approval Date
02-24	Arbor Glen	449 townhomes using Transfer of Development Rights (TDRs)	82.49 acres	Shawnee	10/24/2024
03-24	Washington Commons	Commercial area (B2 and M1 uses) and residential area with 158 townhomes	36.23 acres	Red Bud	12/17/2024

# Subdivision of Land

A subdivision is the act of dividing land into smaller parcels (lots) that are easier to sell or otherwise develop. The size and number of resulting lots that is allowed is determined by the subdivision ordinance and the underlying zoning designation of the property. All land divisions are shown on plats, which show new lot boundaries and must be signed and recorded to be considered approved. In 2024, 857 new residential lots were created (plats approved/recorded) in the residential zoning districts including RA (Rural Areas), RP (Residential Performance), R4 (Residential Planned Community), and R5 (Residential Recreational Community). This figure also includes family lots, minor & major rural subdivisions, and Boundary Line Adjustments (BLAs) resulting in new lots.

Subdivision Design Plans (SUBs) are required for new residential developments showing new lots to be created, housing types, open space, and community amenities prior to approval of plats. The chart below shows the number of Subdivision Design Plans (SUBs) approved annually since 2018.



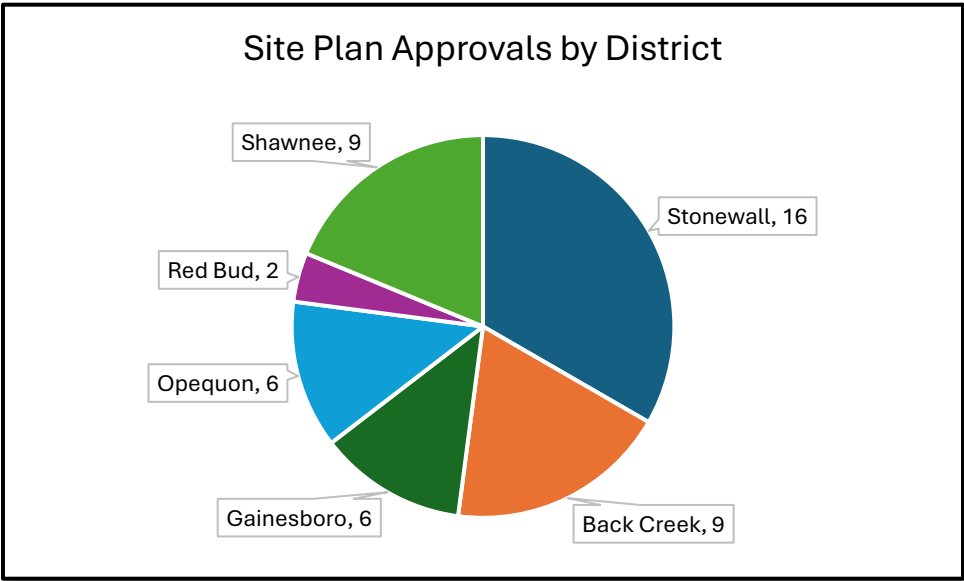
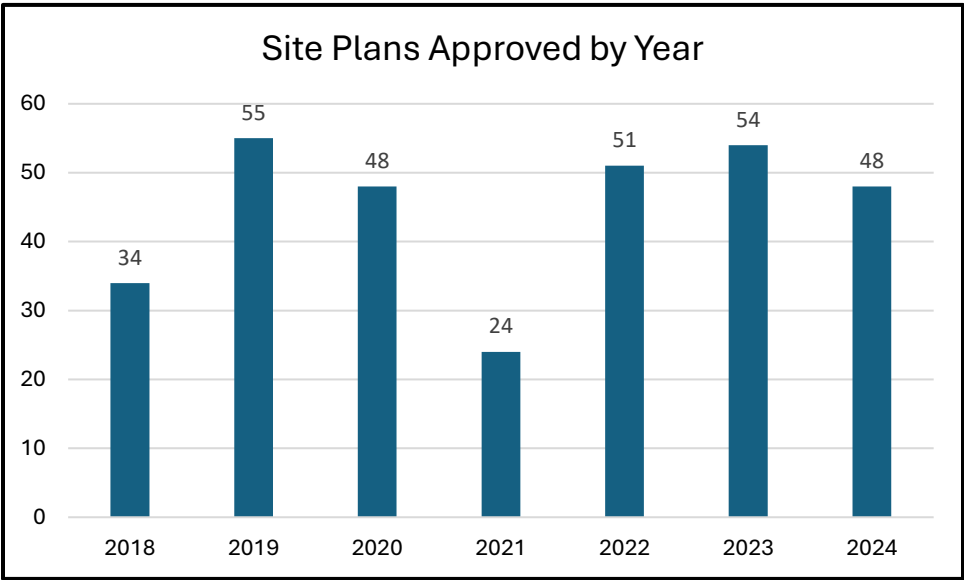
## SUBs Approved in 2024

Application Number	Name	Description	Acreage	District	Approval Date
<b>05-22</b>	Snowden Bridge Section 23	31 single-family detached (SFD) units and 54 single-family attached (SFA – townhouse ) units	29.90 acres	Stonewall	7/5/2024
<b>07-22</b>	Willow Run	240 SFD units and 60 SFA units (all age-restricted)	119.56 acres	Back Creek	6/12/2024
<b>02-23</b>	Lake Frederick Phase 6 Section B	185 SFA units	24.29 acres	Opequon	8/8/2024
<b>04-23</b>	Snowden Bridge Section 21A	4 SFD units and 8 SFA units	11.98 acres	Stonewall	2/6/2024
<b>05-23</b>	Stephenson Village II Section AA-1	25 SFD age-restricted units, 32 SFA age-restricted units, and 70 SFA units	386.24	Stonewall	4/3/2024
<b>04-24</b>	Stephenson Village II Section AA-2	24 SFD age-restricted units, 94 SFA (townhouse) age-restricted units, and 30 SFA (duplex) age-restricted units	386.24	Stonewall	9/5/2024

# Site Plans (SP)

A Site Plan (SP) is a required detailed engineered drawing of proposed improvements to a lot. A Site Plan usually shows a building footprint, travel ways, parking, drainage facilities, sanitary sewer lines, water lines, trails, lighting, landscaping, and property lines. Site Plans must meet all requirements of the ordinance prior to approval.

In 2024, 48 Site Plans were approved and 15 pending applications from previous years have not yet been approved. A complete list of applications approved in 2024 is included on the subsequent pages. Approximately 1,424,600 square feet (SF) of new commercial buildings (retail/office/restaurant) and industrial buildings (warehouses), not including self-storage facilities were approved. The chart below shows the number of Site Plans approved annually since 2018.



# 2024 Site Plan Approvals

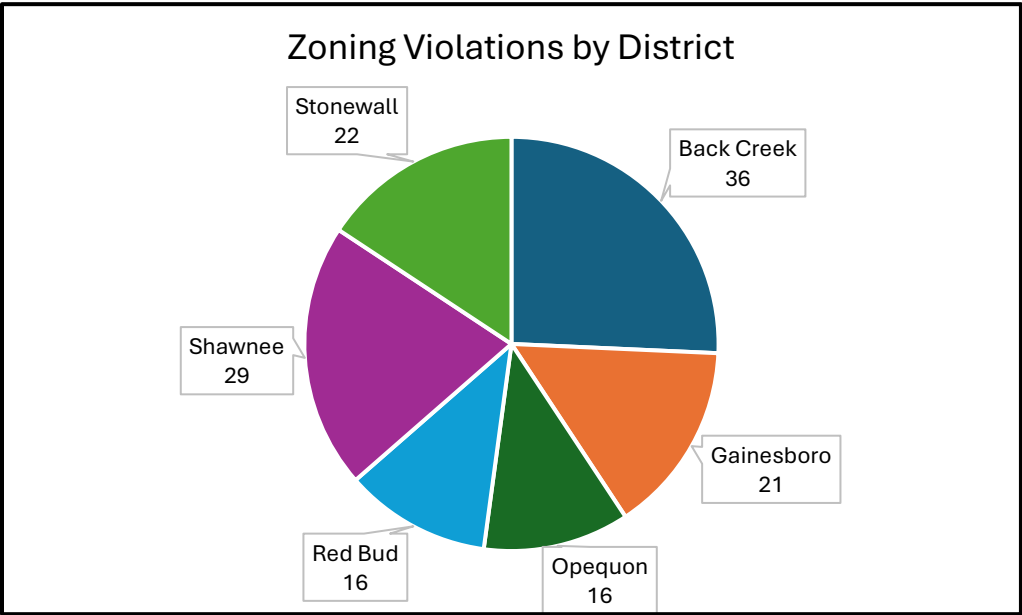
Application Number	Name	Description	Approval Date	District
20-20	The Reserve at Winchester I	246 unit multifamily residential community (10 buildings) + clubhouse & amenities	10/3/2024	Shawnee
30-21	James River Equipment	6.69-acre equipment display area	2/2/2024	Stonewall
14-22	One Logistics Park - Lot 2	1,023,120 SF distribution facility	1/29/2024	Shawnee
51-22	Hackwoods - Shenandoah Valley Westminster Canterbury (SVWC)	Minor site plan - phasing revision for 6 multifamily buildings (58 total units, senior residential)	4/26/2024	Stonewall
02-23	Holtzman Oil Corporation (Snowden Bridge Blvd)	5,800 SF Convenience market with gasoline fueling stations	4/2/2024	Stonewall
14-23	Opequon Crossing Recreational Center	Rec Center (3,598 SF) Pool (2,700 SF) & Kid Pool (1,070 SF)	1/30/2024	Red Bud
17-23	Fiberoptic Network Services	12,550 SF warehouse and 6,000 SF office (2 stories totaling 18,550)	8/27/2024	Shawnee
22-23	Winchester Honda Expansion (CMA)	Addition (15,301 sq ft) and parking lot expansion	1/10/2024	Back Creek
26-23	Hyundai Sales and Service	Addition (9,802 sq ft) and parking lot expansion	1/10/2024	Back Creek
27-23	Wawa (Prince Frederick Drive)	New convenience store w/16 fuel stations (5,915 SF)	3/7/2024	Shawnee
34-23	Lake Frederick Water Treatment	Water Treatment Facility (1,500 SF, tank and basin)	1/9/2024	Opequon
39-23	One Logistics Park - LB 3 (Rutter's)	12,700 SF convenience store & fuel pumps (17 fueling positions)	3/13/2024	Shawnee
42-23	Frog Hollow P25 Tower	250' lattice tower	2/8/2024	Gainesboro
46-23	Foxglove Solar	Minor revisions to E&S controls	2/26/2024	Back Creek
47-23	Middletown P25 Tower	300' Lattice tower	1/17/2024	Back Creek
51-23	Winchester Cold Storage	83,000 SF cold storage facility	2/8/2024	Stonewall
54-23	Lee Ebert LLC	Tractor trailer truck parking	3/15/2024	Stonewall
55-23	310 Tyson Drive Warehouse	Revision to change grading within parking lot & loading dock	3/14/2024	Gainesboro
56-23	Allied Reload Facility	Expand existing warehouse (add pad D for a total of 61,988 SF) and revision of utilities	9/11/2024	Back Creek
57-23	Greenwood Medical Office Building	Phase 1 (13,300 SF) Phase 2 (6,600 SF) Phase 3 (12,100 SF)	6/26/2024	Red Bud
58-23	Stephens City Dental Office	Dental Office (Remodel Existing Car Wash) 3,723 SF	1/18/2024	Opequon
02-24	HP Hood 96 OZ Expansion	Minor expansion of Automated Storage & Retrieval System (ASRS) & Process building (4,619 SF); other minor site improvements	3/5/2024	Back Creek

<b>Application Number</b>	<b>Name</b>	<b>Description</b>	<b>Approval Date</b>	<b>District</b>
<b>05-24</b>	Shockey Project for Manufacturing Conversion	Industrial warehouse addition (11,454 SF)	4/15/2024	Gainesboro
<b>06-24</b>	Car Credit Nation	Expansion of vehicle sales display area	7/17/2024	Shawnee
<b>07-24</b>	Frito Lay Distribution Center	New distribution center (10,738 SF)	4/19/2024	Stonewall
<b>08-24</b>	Willow Run Recreation Center	2,696 SF recreation center and 1,486 SF pool	5/29/2024	Back Creek
<b>09-24</b>	Winchester Regional Airport	Reconstruct Terminal Apron - Phase 2	4/10/2024	Shawnee
<b>10-24</b>	ZM Sheet Metal	131,060 SF warehouse and 29,920 SF storage building	7/26/2024	Gainesboro
<b>11-24</b>	Winchester Regional Airport	Relocate Parallel Taxiway	4/25/2024	Shawnee
<b>12-24</b>	Go Virginia LLC	3,922 SF automated car wash tunnel (revision)	4/11/2024	Opequon
<b>13-24</b>	Schenck Foods Company	981 SF garage addition	4/25/2024	Back Creek
<b>15-24</b>	Sheetz Middletown (Reliance Road rev)	6,879 SF convenience store w/20 truck fueling and 16 car	5/10/2024	Opequon
<b>16-24</b>	BlueGrass Materials Co., LLC.	Screen Tower (1,245 SF), conveyor, & Silo (2,360 SF), MCC room (345 SF)	6/17/2024	Back Creek
<b>17-24</b>	The Village at Orchard Ridge Inc	Concrete Screen for transformer	5/22/2024	Gainesboro
<b>20-24</b>	Brick Kiln Parking Addition	Expand Parking to include 5 additional spaces	8/2/2024	Stonewall
<b>21-24</b>	Trex Company	Shop Addition (8,337 SF)	8/14/2024	Back Creek
<b>23-24</b>	Winchester Cold Storage	12 space parking lot addition	7/25/2024	Stonewall
<b>24-24</b>	Simkhovitch Towing	Automotive Garage and Towing (8,000 SF)	7/25/2024	Stonewall
<b>26-24</b>	Monoflo	800 SF Breakroom addition (Imboden Building) and 2" water service addition	8/6/2024	Stonewall
<b>27-24</b>	Hackwoods - Shenandoah Valley Westminster Canterbury (SVWC)	Minor site plan - 15 additional parking spaces for 6 multifamily buildings (58 total units, senior residential)	10/2/2024	Stonewall
<b>28-24</b>	Hackwoods - Shenandoah Valley Westminster Canterbury (SVWC)	Addition of 10 golf cart parking spaces and 18 staff parking spaces	10/3/2024	Stonewall
<b>30-24</b>	Monoflo - Snowden Bridge Station	16 space parking addition	9/17/2024	Stonewall
<b>31-24</b>	Diamond Communications (I-81 Mini Storage)	135' monopole cell tower and 2,500 SF fence compound	10/16/2024	Stonewall
<b>32-24</b>	Diamond Communications (Stonewall Storage)	185' monopole cell tower and 2,400 SF fence compound	10/16/2024	Stonewall
<b>33-24</b>	Costello Drive Self-Storage Revision	Revision of SWM pond +/- 1 acre change	10/23/2024	Shawnee
<b>35-24</b>	Cives Steel Cryogenic Bulk Tank	14 ft x 21 ft / 12 ft x12 ft concrete slab with 3000 gal nitrogen tank	11/4/2024	Stonewall
<b>37-24</b>	DLE Investments (Southern Heating & Air addition)	8,280 SF Commercial Building	12/20/2024	Gainesboro
<b>39-24</b>	O-N Minerals (Chemstone) Company	Construction Equipment Storage Yard	12/4/2024	Stonewall
<b>42-24</b>	Carmeuse Middletown Truck Scale	In bound truck scale	12/19/2024	Back Creek

# Zoning Violations

Zoning enforcement involves responding to citizen inquiries and complaints concerning properties where the complainant suspects a violation of the zoning ordinance. Formal citizen complaints are registered, investigated, and appropriate enforcement action is taken. These complaints typically include inoperable vehicles, high grass, junk/debris and illegal uses on a property. Department staff attempts to work with landowners to ensure compliance of an ordinance violation. However, some of the violations cannot be resolved and as a last resort criminal charges are filed. Once criminal charges are filed, resolution of the violation is determined by the court system.

In 2024, there were 140 Zoning Ordinance Notice of Violation (NOVs) issued by Frederick County. 55 complaints received in 2024 are still under active investigation, 85 violations were closed and/or the complaint has been resolved and 1 complaint was found to have no violation. For comparison, there were a total of 197 NOVs issued in 2023. The chart below shows the number of violations by Magisterial District.



# Other Planning Applications

## Variances and Appeals

A Variance is a deviation from the ordinance granted by the Board of Zoning Appeals (BZA) from the provisions regulating shape, size, or area of a lot or parcel of land, or the size, height, area, massing (bulk), or location of a building or structure. There were 25 Variance applications submitted in 2024, 21 were approved by the BZA, 1 was withdrawn, 1 was denied, and 2 are pending. The approved Variances are listed below. There were no approved Appeals in 2024.

Number	Name	Request	Approval Date	District
02-24	Rick & Linda Taliaferro	Variance	2/20/2024	Back Creek
03-24	Braddock Hills LLC (Mike Artz POA)	Variance	2/20/2024	Gainesboro
04-24	David & Annette Daggett (M. Artz POA)	Variance	2/20/2024	Back Creek
05-24	David & Annette Daggett (M. Artz POA)	Variance	2/20/2024	Back Creek
06-24	Jeffrey & Patricia Wartluft	Variance	3/19/2024	Stonewall
08-24	Gene & Melissa Walker	Variance	4/16/2024	Opequon
09-24	Baldwin Gap Ranch (David and Linda Lowers)	Variance	5/21/2024	Back Creek
10-24	Maria Salter	Variance	6/18/2024	Opequon
11-24	Kenneth Unger	Variance	6/18/2024	Stonewall
12-24	Kenneth Unger	Variance	6/18/2024	Stonewall
13-24	Mahlon & Dorothy Estep (Patty Demmon POA)	Variance	6/18/2024	Shawnee
14-24	Donald Adams	Variance	8/20/2024	Gainesboro
15-24	Vito & Danielle Marzarella	Variance	8/20/2024	Red Bud
20-24	Alan Newlin & Alan Newlin II (Mike Artz POA)	Variance	8/20/2024	Back Creek
22-24	Sandra Diaz & Andrew Politano	Variance	10/15/2024	Red Bud
23-24	Kee Construction (John & Vicki O'Donnell)	Variance	10/15/2024	Stonewall
24-24	Mike Artz (Karina & Daniel Granado)	Variance	10/15/2024	Opequon
25-24	Rena Maffei	Variance	11/19/2024	Back Creek
27-24	Steven D. Shuman	Variance	12/17/2024	Shawnee
29-24	Baljit Sandhu (Mike Artz)	Variance	12/17/2024	Gainesboro

## Comprehensive Policy Plan Amendments (CPPA)

Comprehensive Policy Plan Amendments (CPPAs) are changes to the adopted *Comprehensive Plan*, Area Plans and/or Long-Range Land Use Plans. During the annual CPPA process, which accepts applications once a year, applicants can submit individual requests to amend the *Comprehensive Plan*. Once submitted, CPPAs are evaluated by the Comprehensive Plans and Programs Committee (CPPC), Planning

Commission and Board of Supervisors. Ultimately the Board of Supervisors determines if the CPPA request merits further study by the County. Requests that are sent forward for further study are scheduled for discussions and ultimately Public Hearings by the Planning Commission and Board of Supervisors.

3 Comprehensive Policy Plan Amendment (CPPA) applications were submitted in 2024. 1 was sent forward by the Board of Supervisors for further study and is still pending final action.

## Committees & Other Department Functions

### Street (Road) Sign Replacement Program

Frederick County re-installs missing or vandalized street name signs throughout the County. In 2024, 50 complete units were installed as well as 10 replacement street name signs. Complete units include the street name sign plus the mounting pole. Missing or damaged street signs can be reported through the County's At Your Service feature on the website or by contacting the Department of Planning and Development directly.

### Comprehensive Plans and Programs Committee (CPPC)

The Comprehensive Plans and Programs Committee (CPPC) is a committee of the Planning Commission whose primary responsibility is to formulate land use policies that shape the location and timing of development throughout the County. In addition, the CPPC conducts studies of specific areas to develop guidelines for future land uses within those areas. The CPPC also considers requests for amendments to the *Comprehensive Plan*.

The CPPC was involved in several projects during 2024. There were 3 Comprehensive Policy Plan Amendment (CPPA) applications submitted and reviewed in 2024 and 1 was sent forward for further study for the Appleland Properties (Gregory Tract) in the Back Creek District. The CPPC also was involved in draft text and map updates to the Western Frederick Land Use Plan (WFLUP), which is expected to be completed early 2025. The CPPC also reviewed the proposed 2025-2030 Capital Improvement Plan (CIP).

### Development Review & Regulations Committee (DRRC)

The Development Review and Regulations Committee (DRRC) is a committee of the Planning Commission whose primary responsibility is to assess and formulate proposed changes to the Frederick County Zoning and Subdivision Ordinances that cover a broad range of topics. This year, the DRRC reviewed a number of amendments and additions to the Zoning Ordinance including: updating the term “Churches” to “Churches and Places of Worship” in various districts, changes to the regulations for special event facility parking, and additional regulations for data centers. Proposed changes, as supported by the DRRC, may go forward to the Planning Commission and Board of Supervisors for additional discussion and action (approval, denial, or no action).

### Transportation Committee (TC)

The Transportation Committee (TC) is responsible for oversight of County transportation projects, seeking transportation funds at the State and Federal level, 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 of the issues considered by the TC in 2024 include:

- Issue estimates and policy guidance to the Board of Supervisors for potential County transportation funding
- Update of Interstate, Primary, and Secondary Road plans
- Render input on VDOT Six Year Improvement Plan
- Render input on Winfred Metropolitan Planning Organization (MPO) Unified Planning Work Program (UPWP)
- Participate in Western Frederick Land Use Plan (WFLUP) update
- Coordination with VDOT and public safety officials on transportation safety concerns
- Oversight of County transportation projects including:
  - Renaissance Drive Phase II
  - Gainesboro Road Intersection with Route 522 Upgrade Planning
- Address safety concerns by numerous citizens throughout the County.
- Study Efforts
  - Eastern Frederick County Transportation Study (EFCTS)
  - Route 50 Strategically Targeted Affordable Roadway Solutions (STARS) Study
  - Route 50 Pipeline Study
  - Exit 313 Pipeline Study
  - MPO Transit Feasibility Study
- SmartScale application finalization and submitted; Direct Applications and those submitted for Statewide High Priority Funding through the MPO
  - Exit 307 Bridge Replacement/Widening and Ramp upgrades
  - Exit 313 Partial Median U-Turn
  - Diverging Diamond Interchange upgrade at the Route 37/US 50 Interchange
  - US 50 and Hayfield Road R-cut Intersection Upgrade
  - US 50 and Back Mountain Road R-cut Intersection Upgrade
  - US 50 Stony Hill Road area improvements
  - Gateway Drive Extension

#### Key Successes for Transportation Committee in 2024

- Revenue Sharing Application funding approvals
  - Route 11 @ Shawnee Drive intersection Improvements and NB Widening
  - Warrior Drive Extension and upgrade of Brandy Lane
- Transportation Alternatives Program funding approvals
  - Inverlee Way pedestrian improvements
  - Valley Mill Road pedestrian improvements
  - Warrior Drive pedestrian improvements

## Historic Resources Advisory Board (HRAB)

The Historic Resources Advisory Board (HRAB) was established in 1987 by the Board of Supervisors. The Board consists of nine members, including one from each Magisterial District in the County and three at-large members. The Board also has a Planning Commission liaison and an architectural historian.

The HRAB reviews land use applications that involve properties that are historically significant or may impact historic resources. The HRAB reviews Rezoning and Conditional Use Permit applications and provides comments and suggestions for proposals that would impact historic resources. In 2024, the HRAB reviewed and provided comments for 1 Rezoning application, 1 Conditional Use Permit application, and 3 Comprehensive Policy Plan Amendments.

## Conservation Easement Authority (CEA)

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. The CEA focuses on conservation easement education for landowners. The County co-holds one 89-acre conservation easement with the Potomac Conservancy, which was acquired in 2009. The CEA meets as needed and there was 1 meeting held in 2024.

## Board of Zoning Appeals (BZA)

The Board of Zoning Appeals (BZA) is comprised of seven members that are recommended by the Board of Supervisors and appointed by the Circuit Court. The primary purpose of the BZA is to hear and decide Appeals, Variances, and interpretations of Chapter 165, Zoning, of the Code of Frederick County. Variance applications predominately pertain to requests for reductions from standards such as setbacks outlined in the Zoning Ordinance. The BZA also hears Appeals from applicants for interpretations by the Zoning Administrator for Zoning Ordinance regulations. A summary of variances reviewed by the BZA is provided in the preceding section.

## Geographic Information Systems (GIS)

GIS in Planning and Development continues to offer mapping and database support for department projects and public inquiries. There are online mapping applications available to both planning staff and the public that allow any user to look up relevant information. These applications are constantly in a state of development and advancement to better assist the user.

In 2024, mobile GIS applications were frequently used that allow users to easily search parcel information, and newer applications are constantly in development that will continue to aid in the daily operations of staff. One application that is available is an updated Planning Access Terminal map. Along with viewing property information and planning layers (ex. Zoning, Land Use, Agricultural & Forestal Districts, Transfer of Development Rights (TDR) Properties, and Conservation Easements), the public can view current Planning Applications and their corresponding documents.

The ArcGIS Story Maps continue to evolve and provide helpful information. Story Maps are a way to tell a story digitally, and can include interactive maps, static maps, photos, and more. Our most popular Story Map is the Transportation Projects Story Map, which shows the current transportation projects within the County. The Western Frederick Land Use Plan (WFLUP) saw some significant map updates this year, and mapping will be a critical part of the next full update of the *Comprehensive Plan*.