



2025 Annual Report

Frederick County Planning & Development

2025

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Wyatt Pearson, Secretary



Executive Summary

The Department of Planning and Development is pleased to present the 2025 Annual Report. This report summarizes the planning and development activities from January through December 2025. 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 2025.

2025 Summary

Application Type	Received	Approved*
Comprehensive Policy Plan Amendment (CPPA)	1	0
Rezoning (REZ)	8	6
Conditional Use Permit (CUP)	5	3
Master Development Plan (MDP)	7	5
Subdivision Design Plan (SUB)	9	7
Site Plan (SP)	56	33
Variance (VAR)	24	18
Zoning Violation	140	N/A
Transferred Development Rights	842	830
Ordinance Amendments	12	6

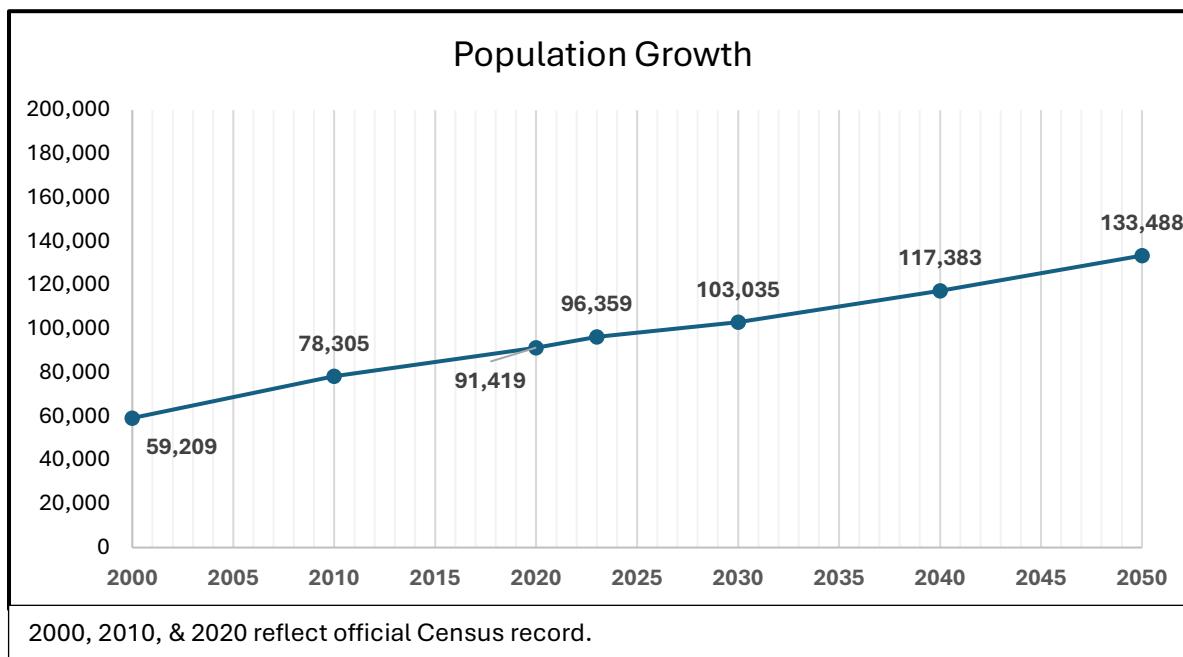
*Applications approved reflects all approvals (legislative or administrative) in 2025, some of these applications may have been received in prior calendar years

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 Community Profile Analysis outlines three growth scenarios for the County between now and 2045, with the highest scenario being that of 1.8 % growth.

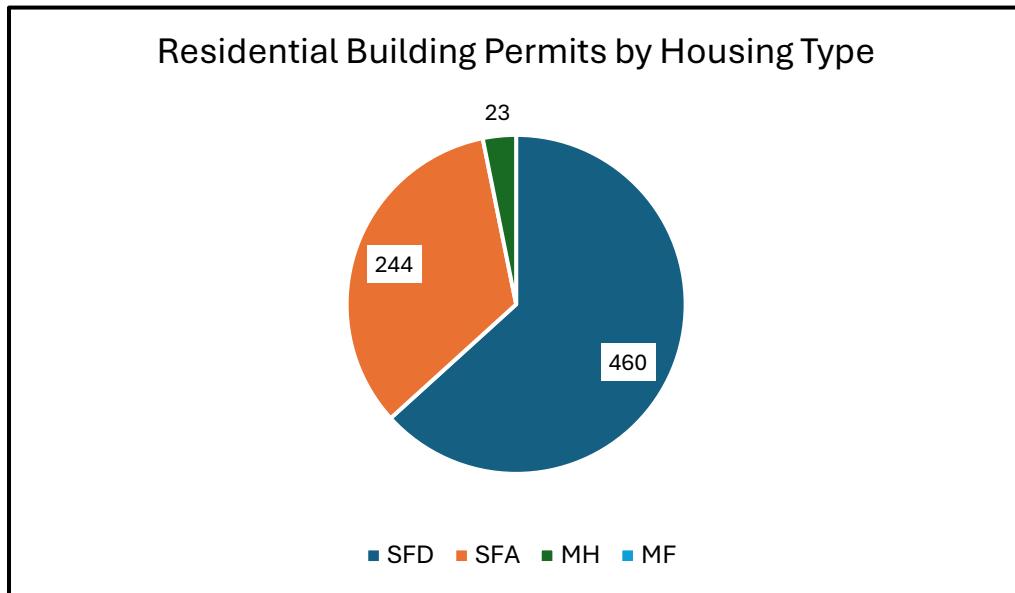
Understanding future population growth is critical to planning for the additional residential housing units and associated capital investment (infrastructure, parks, schools, and County services), as well as for expanding, retaining and attracting businesses.

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.



Residential Housing Permits

In 2025, Frederick County issued building permits for a total of 727 new residential units. A breakdown of permits by housing type is provided below.



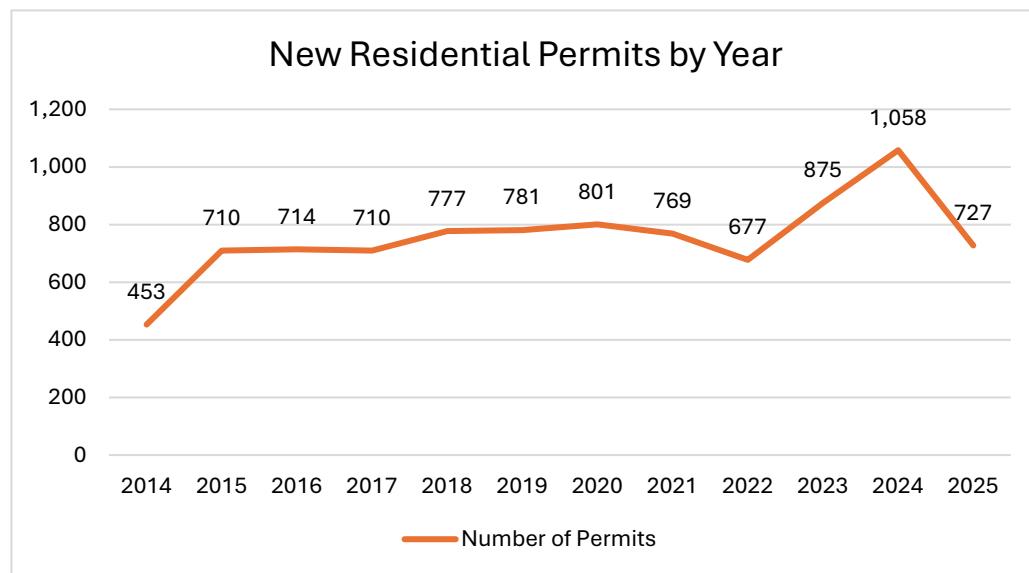
SFD = Single-family detached

SFA = Single-family attached (townhouses)

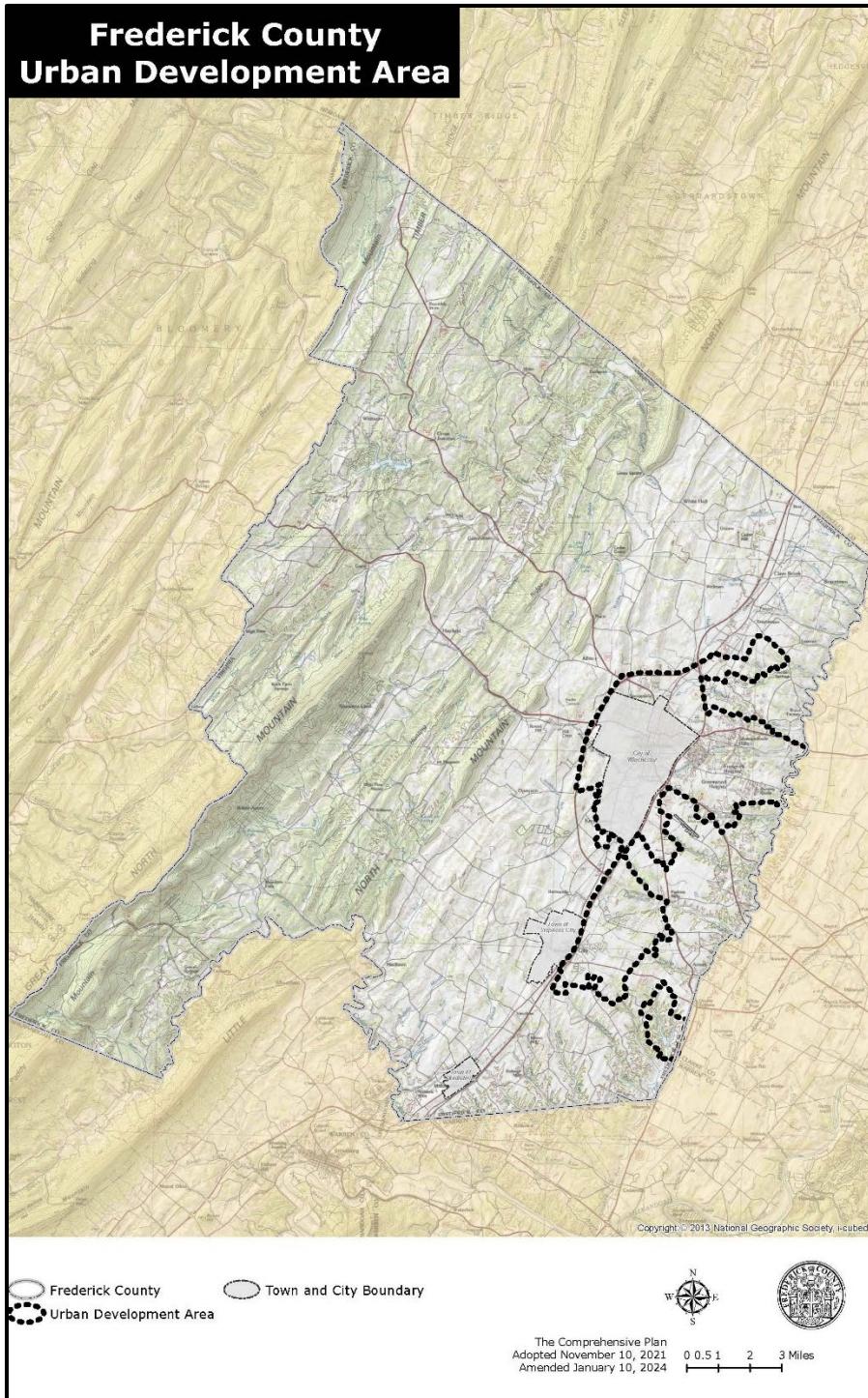
MH = Mobile Home

MF = Multifamily (apartments)

In 2025, the Magisterial Districts with the most residential permits issued were Stonewall and Opequon. Main drivers of the building permits are the subdivisions in Snowden Bridge and Opequon Crossing. The number of new permits issued annually has remained relatively consistent. The chart below shows the number of new residential permits approved annually since 2014, 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 12,089 additional residential housing units in the UDA as of December 31, 2025.

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

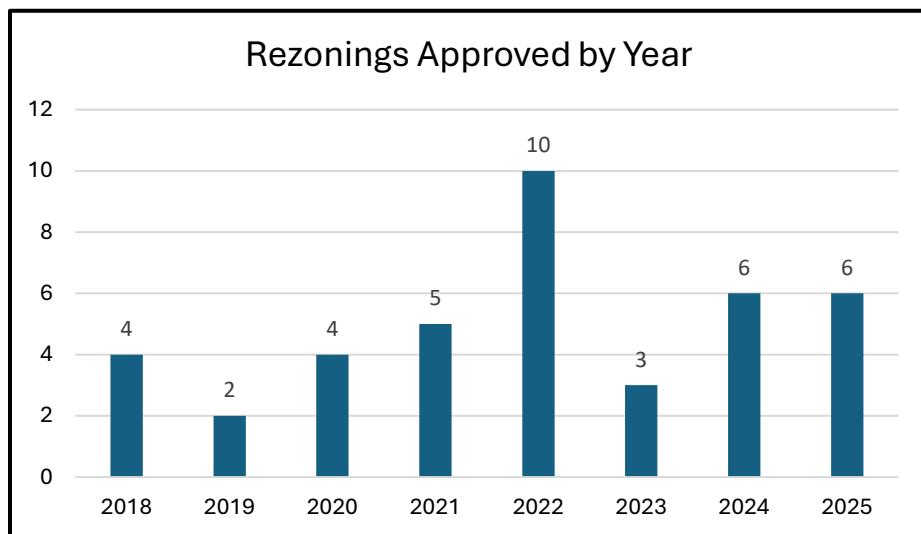
Frederick County has 12 elementary schools, 4 middle schools, and 3 high schools currently in operation. The chart below shows the school enrollment for kindergarten – 12th grade as of December 31, 2025 according to the Frederick County School Board.

School	Year Opened	Program Capacity	Enrollment	% of Practical Capacity
Elementary Schools (Kindergarten - 5th Grade)				
Apple Pie Ridge	1974	509	371	72.89%
Armel	1991	580	546	94.14%
Bass-Hoover	1975	580	619	106.27%
Evendale	2006	607	573	94.40%
Gainesboro	2007	595	462	77.65%
Greenwood Mill	2009	696	595	85.49%
Indian Hollow	1988	442	399	90.27%
Jordan Springs	2020	500	666	133.20%
Middletown	1989	527	695	131.88%
Orchard View	2000	473	447	94.50%
Redbud Run	1996	613	609	99.35%
Stonewall	1997	914	932	101.97%
Middle Schools (6th - 8th Grade)				
Admiral Richard E. Byrd	2005	900	830	92.22%
Robert E. Aylor	2021	914	932	101.97%
Frederick County	2015	880	694	78.86%
James Wood	1950	840	871	103.96%
High Schools (9th - 12th Grade)				
James Wood	1980	1527	1374	89.98%
Millbrook	2003	1341	1509	112.53%
Sherando	1993	1323	1551	117.23%
Total		14,091	14,354	101.87%

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 2025, 8 rezoning applications were submitted, of which 6 were approved by the Board of Supervisors, and 1 was denied by the Board of Supervisors. The chart below shows the number of Rezoning applications approved annually since 2018.



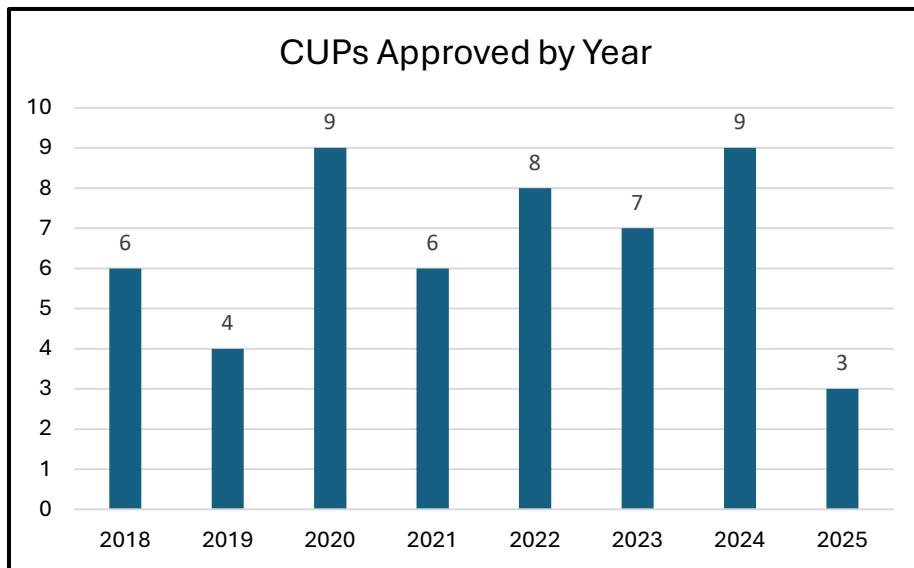
Rezonings Approved in 2025

Application Number	Name	Description	Acreage	District	Approval Date
01-25	Neff Property Commercial (ER Neff Excavating, Inc.)	RA to B1 & RA	9.83 acres	Opequon	2/19/2025
02-25	Stephenson Depot Commercial (Croatan Capital II, LLC)	B2 & M1 to B2	5.78 acres	Stonewall	4/23/2025
04-25	Laurel Ridge Community College Educational Foundation Inc.	RA to HE	19.81 acres	Back Creek	9/10/2025
05-25	Firestone Complete Auto Care (Rutherford Farm LLC)	B2 to B3	2.96 acres	Stonewall	9/24/2025
06-25	Hara Properties (D&M Containers)	Proffer modification	13 acres	Opequon	9/24/2025
08-25	Eastgate Commerce Center (DRB Group Mid-Atlantic, LLC)	Proffer modification	30.40 acres	Shawnee	11/12/2025

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 2025, 5 CUPs were scheduled for public hearings, 3 applications were approved, and 1 application was denied. The chart below shows the number of conditional use permits approved annually since 2018.



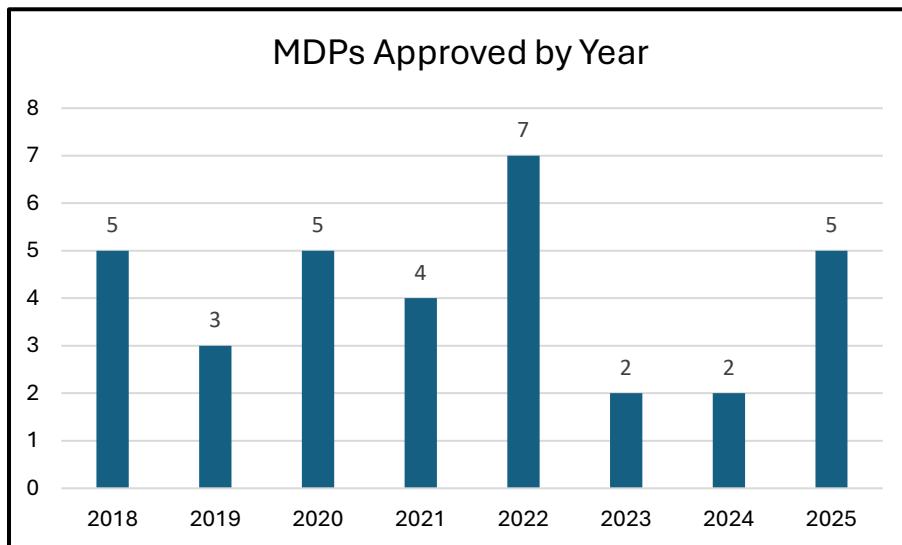
CUPs Approved in 2025

Application Number	Name	Description	District	Approval Date
01-25	Vaucluse Holdings Inc (Greenway Engineering)	Special Event Facility, 2 public restaurants, and campground/resort	Back Creek	4/23/2025
02-25	Russell Valley Farm LLC (Glen & Pamela Russell)	Special Event Center	Gainesboro	4/9/2025
03-25	Ehsan Yousefie (Famili Ventures, LLC)	Slaughterhouse, Farm Market, and Event Center	Back Creek	4/23/2025

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 2025, 7 MDP applications were submitted and 5 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.



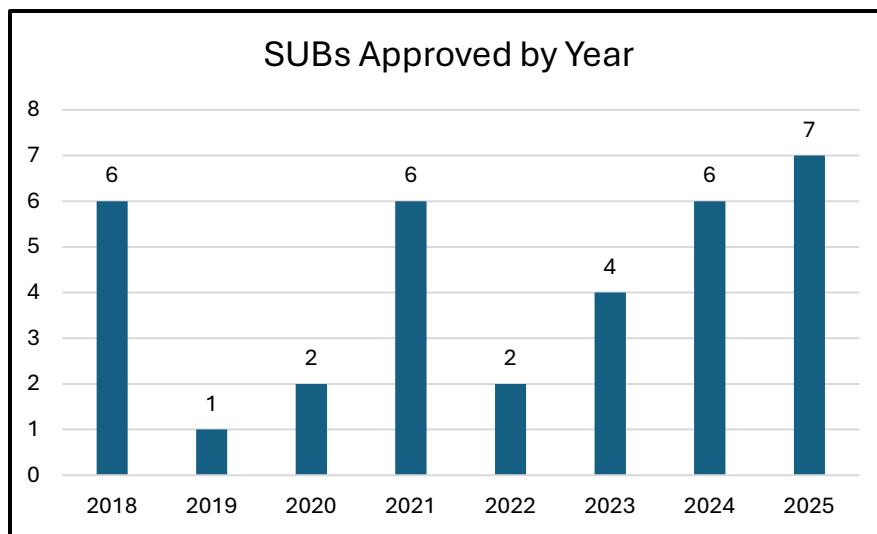
MDPs Approved in 2025

Application Number	Name	Description	Acreage	District	Approval Date
01-24	Lake Frederick (Shenandoah) Revision 6	Redistribute townhomes and SFD in phases 6& 7 (total projects units remain the same)	926.27 acres	Opequon	7/30/2025
01-25	Storage Solutions CB LLC	Subdivide into 3 lots for business/warehousing, rail transload land bay, and rail car storage/SWM	27.12 Acres	Stonewall	6/16/2025
02-25	Perry Properties	Manufacturing/Contractor Office (m2)/Commercial (B2)	44.97 acres	Red Bud	10/23/2025
04-25	Glaize Dev. Inc. Oakdale Ravenpointe Ravenwing	Interparcel connection removal	6.93 acres	Shawnee	8/18/2025
05-25	Winchester East at Opequon Creek	162 single-family small lots; 127 TH (289 total); TDR	100.53 acres	Red Bud	12/3/2025

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 2025, 459 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.



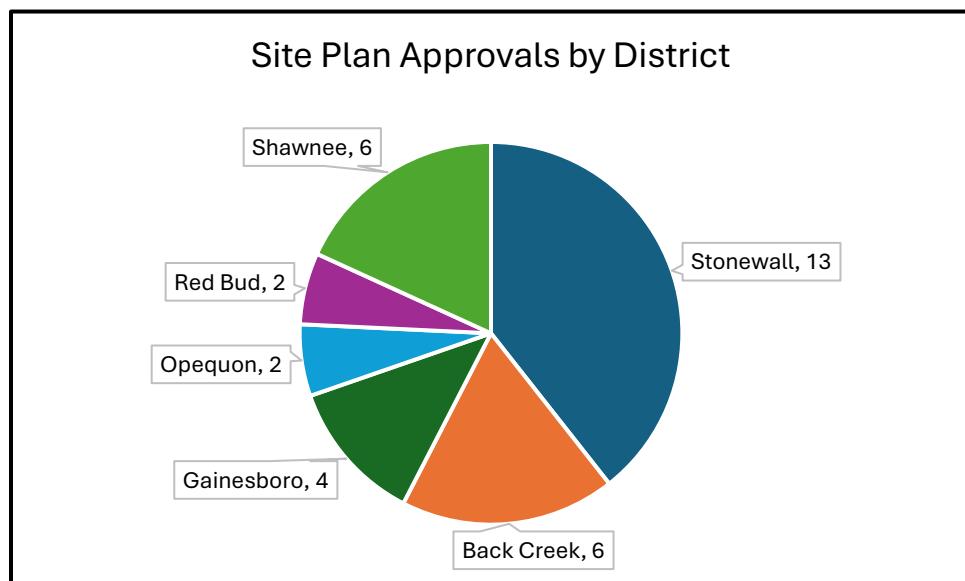
SUBs Approved in 2025

Application Number	Name	Description	Acreage	District	Approval Date
06-22	Lake Frederick Phase 6 Section A	109 SFD units	44.70 acres	Opequon	2/10/2025
01-24	Winchester Townhomes	43 TH lots	8.45	Red Bud	6/5/2025
03-24	Stephenson Village II Section 21B	25 SFD lots	318.48	Stonewall	1/8/2025
05-24	Snowden Bridge Section 21C	6 SFD & 12 TH lots	6.97	Stonewall	6/18/2025
01-25	Lake Frederick Phase 7A	90 SFD lots	163.19	Opequon	7/11/2025
02-25	Stephenson Village II Section 24	63 SFD & 91 TH lots	300.3	Stonewall	10/22/2025
06-25	Madison Village Phase III	20 TH lots	23.98	Shawnee	8/28/2025

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 2025, 33 Site Plans were approved and 11 pending applications from previous years have not yet been approved. A complete list of applications approved in 2025 is included on the subsequent pages. Approximately 202,041 square feet (SF) of new commercial buildings (retail/office/restaurant) and industrial buildings (warehouses), not including self-storage facilities were approved. 23,860 square feet of institutional use were built for elementary school additions. The chart below shows the number of Site Plans approved annually since 2018.



2025 Site Plan Approvals

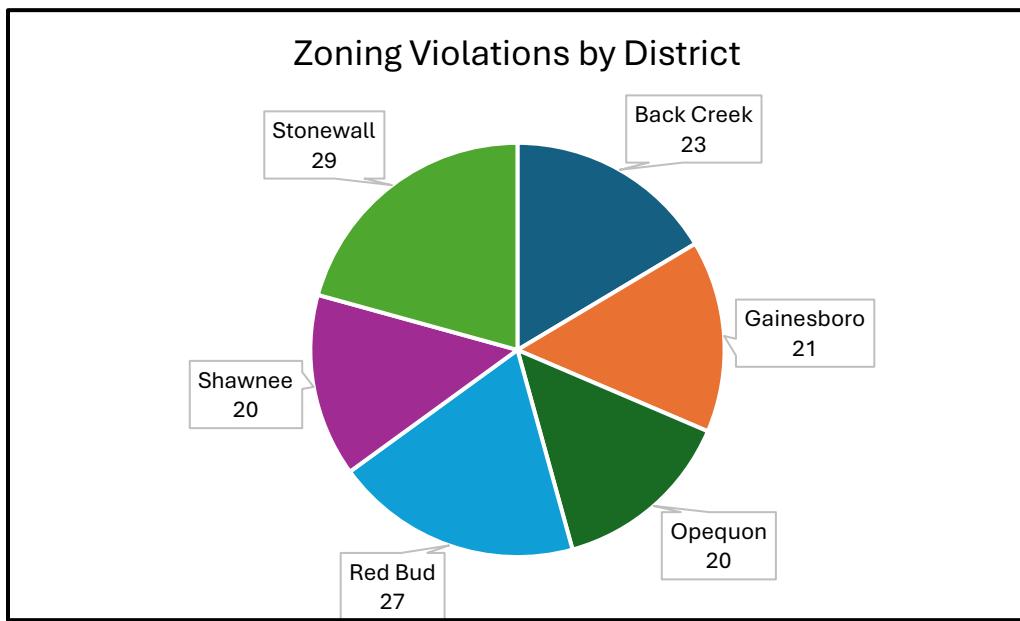
Application Number	Name	Description	District	Approval Date
20-20	Reserve at Winchester	246 Multifamily residential community (10 buildings) + clubhouses & amenities	Shawnee	11/18/2025
08-21	Warrior Self-Storage	79,200 SF self-storage facility	Shawnee	10/20/2025
22-24	Lighthouse Baptist Church	743 SF addition & 522 SF Portico	Back Creek	5/5/2025
29-24	Hub Scrap Metal of Northern Virginia, LLC	Addition of a shredder, rail track, parking lot improvements, and outdoor storage	Stonewall	3/20/2025
34-24	Jeffrey L. LeHew LLC	Change of Use Heavy Construction Contractor/Storage	Gainesboro	2/20/2025
36-24	Trex Building 1 Expansion	112,840 SF building addition & parking addition	Back Creek	3/17/2025
38-24	One Logistics Park Land Bay 4	56,160 SF distribution facility	Stonewall	2/26/2025
40-24	Jeffrey L. LeHew LLC	Storage area expansion	Stonewall	3/20/2025
41-24	Carroll Industrial Park Lot 9	Tractor Trailer Parking Lot	Stonewall	4/22/2025
01-25	Wawa (prince Frederick Drive)	Revised phased convenience store w/ 16 fuel stations	Shawnee	3/10/2025
03-25	Middletown Elementary School	10,010 SF temporary modular classrooms	Back Creek	3/24/2025
05-25	Sherando Park Softball Complex	3 sports fields & 146 additional parking spaces	Opequon	4/14/2025
07-25	Shawnee Canning Company	Change of use of 1200 SF from manufacturing to office	Gainesboro	6/24/2025
08-25	Thermo Fisher	480 SF outdoor storage freezer & walkway	2/19/2025	Back Creek
09-25	Graystone Industrial Center-Building 1	39 additional parking spaces	3/27/2025	Stonewall
10-25	O-N Minerals (Chemstone) Company dba Carmuese Lime and Stone	2,400 SF storage building	3/5/2025	Stonewall
11-25	Rossum Crossing Sidewalk Revision	Relocate sidewalk at Senseny Road and Rossum Lane	5/16/2025	Red Bud
13-25	Frederick County Parks (Clearbrook)	3300 SF Splash park/sprayground & 256 SF utility building	4/15/2025	Stonewall
14-25	Frederick County (FC) Smithfield P25 Tower	250 foot lattice tower for County public safety communications	7/10/2025	Stonewall
15-25	Stephenson Village II Active Adult Recreation Center Revision	Reduce size of pool, remove proposed retaining wall, and adjusted grading	4/2/2025	Stonewall
16-25	TSM, Inc.	18,720 SF warehouse & 1100 SF New Wash Bay	7/29/2025	Stonewall
20-25	RCS Brick Kiln	Mobile Rock Crusher and onsite storage	7/2/2025	Stonewall

Application Number	Name	Description	District	Approval Date
21-25	Kings Pizza Pronto	168 SF refrigerator/freezer on a concrete pad	6/11/2025	Stonewall
22-25	S.U. Wincrest Drive Lot A4	112,000 SF New warehouse	10/23/2025	Shawnee
23-25	Taco Bell (Route 50 W)	2,558 SF Taco Bell with Drive-Thru	8/14/2025	Gainesboro
24-25	Navy Federal Credit Union	Cornhole Recreation Area	7/24/2025	Red Bud
25-25	Jordan Springs Elementary School	13,850 SF Building across 3 areas	8/18/2025	Stonewall
27-25	Sherando Green	50,800 SF Publix & 8,000 SF Retail and Land Bay A (3 Future Pad Sites)	10/29/2025	Opequon
31-25	Glen and Pamela Russell	Special Event Center	11/13/2025	Gainesboro
32-25	Sheetz Renovation (N Frederick Pike)	Minor buildign expansion, replace curb & Pavement, parking updates	10/3/2025	Stonewall
33-25	TMG One Logistics	Additional Outdoor Storage Area	10/29/2025	Shawnee
36-25	HP Hood Inc.	231 SF Flare Pad & Gas Piping	10/29/2025	Back Creek
38-25	Middletown Data Center	Parking lot and concrete pads	11/6/2025	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 attempt to work with landowners to ensure compliance with 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 2025, there were 140 Zoning Ordinance Notice of Violation (NOVs) issued by Frederick County. 62 complaints received in 2025 are still under active investigation and have not had an NOV issued or resolution. 78 violations were closed and/or the complaint has been resolved. For comparison, there were a total of 140 NOVs issued in 2024. 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 24 Variance applications submitted in 2025, 18 were approved by the BZA, 1 was withdrawn, 2 were denied, and 3 are pending. The approved Variances are listed below. 2 Appeals were submitted, 1 was denied, and 1 was approved but overturned.

Number	Name	Request	District	Approval Date
26-24	Thomas Liskey	Variance	Back Creek	1/21/2025
30-24	Gregory Missar	Variance	Red Bud	1/21/2025
01-25	Mike & Kathleen Lattimer	Variance	Opequon	2/18/2025
02-25	Mason See (Mike Artz)	Variance	Gainesboro	4/15/2025
03-25	Frederick C. Sahlin	Variance	Opequon	4/15/2025
04-25	Dieter & Deborah Wacker	Variance	Back Creek	5/20/2025
05-25	Danny L. Williams	Variance	Back Creek	4/15/2025
08-25	Anissa Borsato and Michael Donald	Variance	Back Creek	5/20/2025
11-25	Michael & Katelyn Larson	Variance	Opequon	6/17/2025
12-25	Javier Rodriguez	Variance	Shawnee	6/17/2025
13-25	Rian Hopcroft & Geneva Payne	Variance	Stonewall	6/17/2025
14-25	Gary & Ann Gilpin (Victor K. Wine)	Variance	Gainesboro	7/15/2025
16-25	Middletown Data Center LLC	Variance	Back Creek	9/16/2025
17-25	Alan Newlin, II (Mike Artz)	Variance	Back Creek	9/16/2025
18-25	Ed & Barbara Modzelesky (Mike Artz)	Variance	Gainesboro	9/16/2025
19-25	Angela Barnett	Variance	Back Creek	9/16/2025
20-25	Yesenio Portillo	Variance	Opequon	9/16/2025
22-25	Ronald Maher Jr.	Variance	Stonewall	10/21/2025

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.

1 Comprehensive Policy Plan Amendment (CPPA) application was submitted in 2025 but was subsequently withdrawn. 1 Comprehensive Plan Amendment (CPPA) which was submitted in 2024 had its final action in 2025, being denied by the Board of Supervisors.

Transfer of Development Rights (TDR's)

Transfer of Development Rights (TDR) is a voluntary program introduced by Frederick County in 2010. This program allows for landowners in designated “sending areas” to sell the development rights of dwelling units to designated “receiving areas”. These development rights can be used in addition to the typical units allowed by right by property zoning, allowing for a higher-than-normal density. In turn, these units can no longer be built in the sending area. The intent of the program is to incentivize developing higher density areas in the county, while preserving rural areas and natural resources.

Development rights are based on the acreage of the sending property, not including areas that would be unlikely to build upon such as water, flood plains, and steep slopes. Sending properties are required to retain a certain number of development rights and are not required to sell all the development rights. These rights are severed from the property by recording a deed of severance with the County Courthouse after receiving a certificate from the Planning Department who confirm how many rights are available. These rights may then be sold to properties in the receiving area. There may be a gap of several years between a property receiving the certificate and deed of severance being recorded.

In 2025, 21 letters of intent were submitted to the Planning Department, 18 received certificates, 21 properties severed a total of 830 development rights, preserving 1,892 acres. Since implementation of the program in 2010, 1876 rights have been sold and 6290 acres preserved.



Ordinance Amendments

Amendments to the Zoning and Subdivision Ordinances are legislative actions approved by the Board of Supervisors with a recommendation made by the Planning Commission. Before acting on a proposed text amendment, both the Board of Supervisors and Planning Commission must hold a public hearing advertised in accordance with State Code. Proposed text amendments prior to this are subject to a comparison with other localities by the Planning Department and review by the Development Review and Regulations Committee (DRRC). The DRRC is detailed in the “Committees & Other Department Functions” section of this report. In 2025, 6 amendments to the Zoning ordinance were made, with 6 more having been initiated but have not either had any action or were deferred into 2026.

Committees & Other Department Functions

Street (Road) Sign Replacement Program

Frederick County re-installs missing or vandalized street name signs throughout the County. In 2025, 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*.

There were 3 Comprehensive Policy Plan Amendment (CPPA) applications submitted and reviewed in 2025 and 1 was sent forward for further study for the Middletown Business Park in the Opequon District. Ultimately, the applicant withdrew the plan amendment request in late-2025 and it did not go to the CPPC for discussion. The CPPC will be working on the Comprehensive Plan update in 2026.

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: adding performance standards to regulate data center and public utilities in the RA (Rural Areas) zoning district, regulating backyard chickens in the R4 and R5 zoning districts, transfer of development rights (TDR) program requirements, and modifications to design requirements for the R4 and TNDB districts. 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 2025 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.
- Submission of Revenue Sharing and Transportation Alternatives Program Funding Requests
 - Warrior Drive Extension and Brandy Lane upgrade
 - Route 11 at Shawnee Drive Intersection upgrade
 - Tasker Road Trail section
 - Crossing of Route 522 at Westminster Canturbury Drive
- 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

Key Successes for Transportation Committee in 2025

- SmartScale Approvals
 - Exit 313 Partial Median U-Turn
 - US 50 and Hayfield Road R-Cut Intersection Upgrade
 - Gateway Drive Extension
- Promotion of the widening of I-81 from Exit 310 to Exit 313 to VDOT funding scenario

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 2025, the HRAB reviewed and provided comments for 3 Rezoning applications, 2 Conditional Use Permit

applications, and 1 Comprehensive Policy Plan Amendment. It also initiated a one-time grant program for historic preservation to take place in 2026.

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 were 4 meetings held in 2025 as well as a work session with the Board of Supervisors and a conservation easement educational event.

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. The public can also view current Planning Applications and their corresponding documents.

The Agricultural & Forestal Districts were updated this year for the 2025-2030 period. 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*.

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 Land Preservation Story Map, which shows the areas of land in the County that are in some form of preservation based on ownership and/or actual placement in a conservation easement.