

# Southern Frederick Area Plan

**An amendment to the 2030  
Comprehensive Plan; Appendix I –  
Area Plans**

# THE 2030 COMPREHENSIVE PLAN

## FREDERICK COUNTY, VIRGINIA



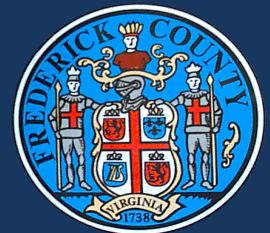
Recommended by the Frederick County Planning Commission:  
April 20, 2011

Adopted by the Frederick County Board of Supervisors:  
July 14, 2011

# Southern Frederick Area Plan

## **The Plan consists of four parts:**

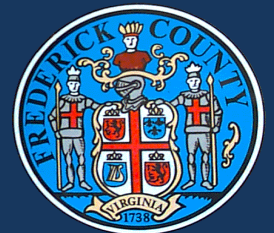
1. Urban Areas and Residential Development
2. Business Development
3. Transportation
4. Natural Resources, Historic Resources, and Public Facilities



# Southern Frederick Area Plan

**In addition, four maps are used to illustrate the text of the Plan:**

1. Urban Areas, including Residential Development and Business Development.
2. Transportation.
3. Transportation with Trails.
4. Natural Resources, Historic Resources, and Public Facilities.





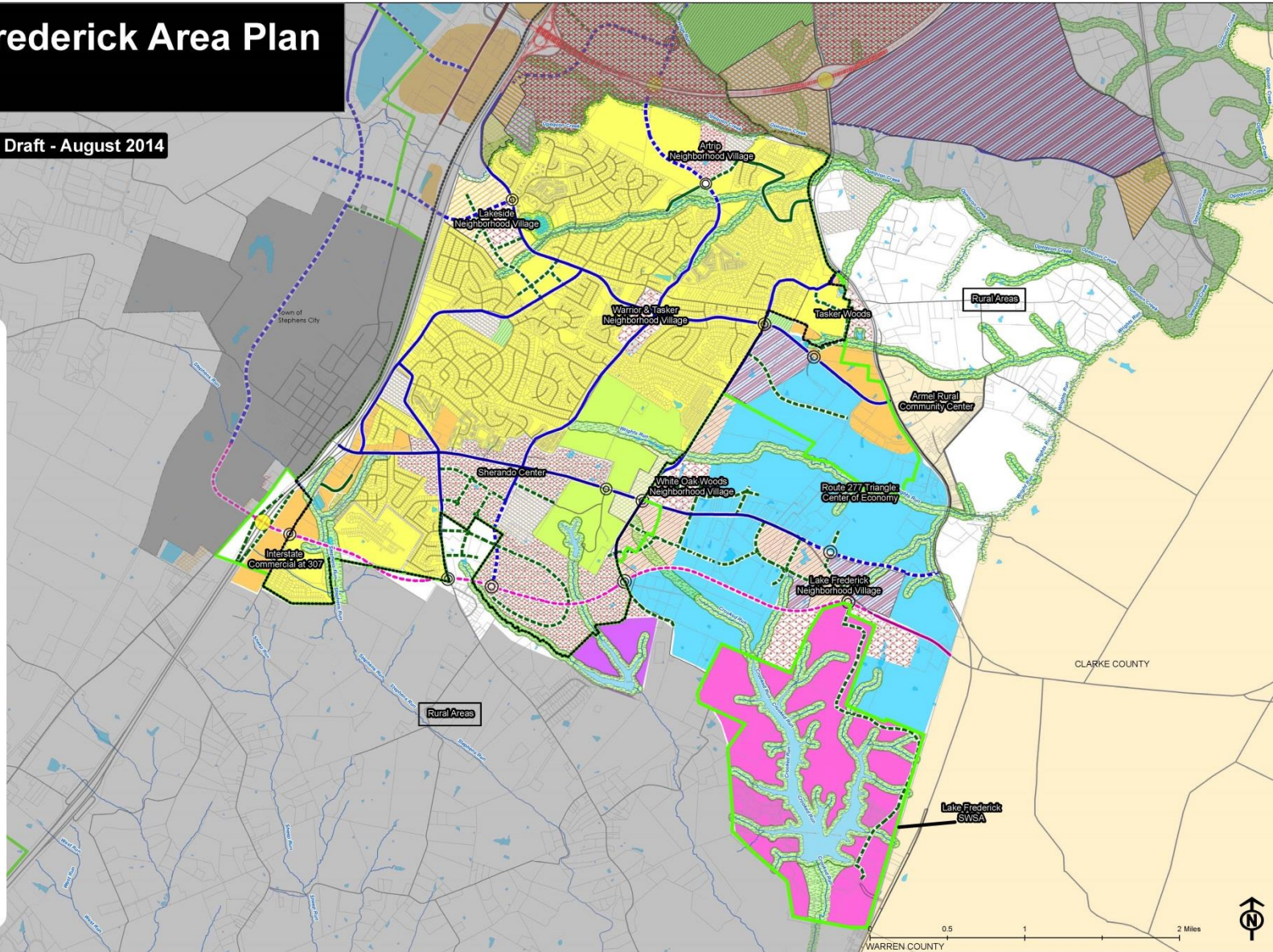
# Land Use

## Southern Frederick Area Plan

### Land Use

SoFred Public Hearing Draft - August 2014

- Southern Frederick Area Plan
- Urban Development Area
- Sewer & Water Service Area
- Parcels
- Long Range Land Use Plan**
- Residential
- High Density Residential
- Neighborhood Village
- Urban Center
- Mobile Home
- Business
- Highway Commercial
- Mixed-Use
- Mixed Use Commercial/Office
- Mixed Use Industrial/Office
- Industrial
- Warehouse
- Heavy Industrial
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- ERR
- Commercial Rec
- Community Center
- Fire & Rescue
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- Park
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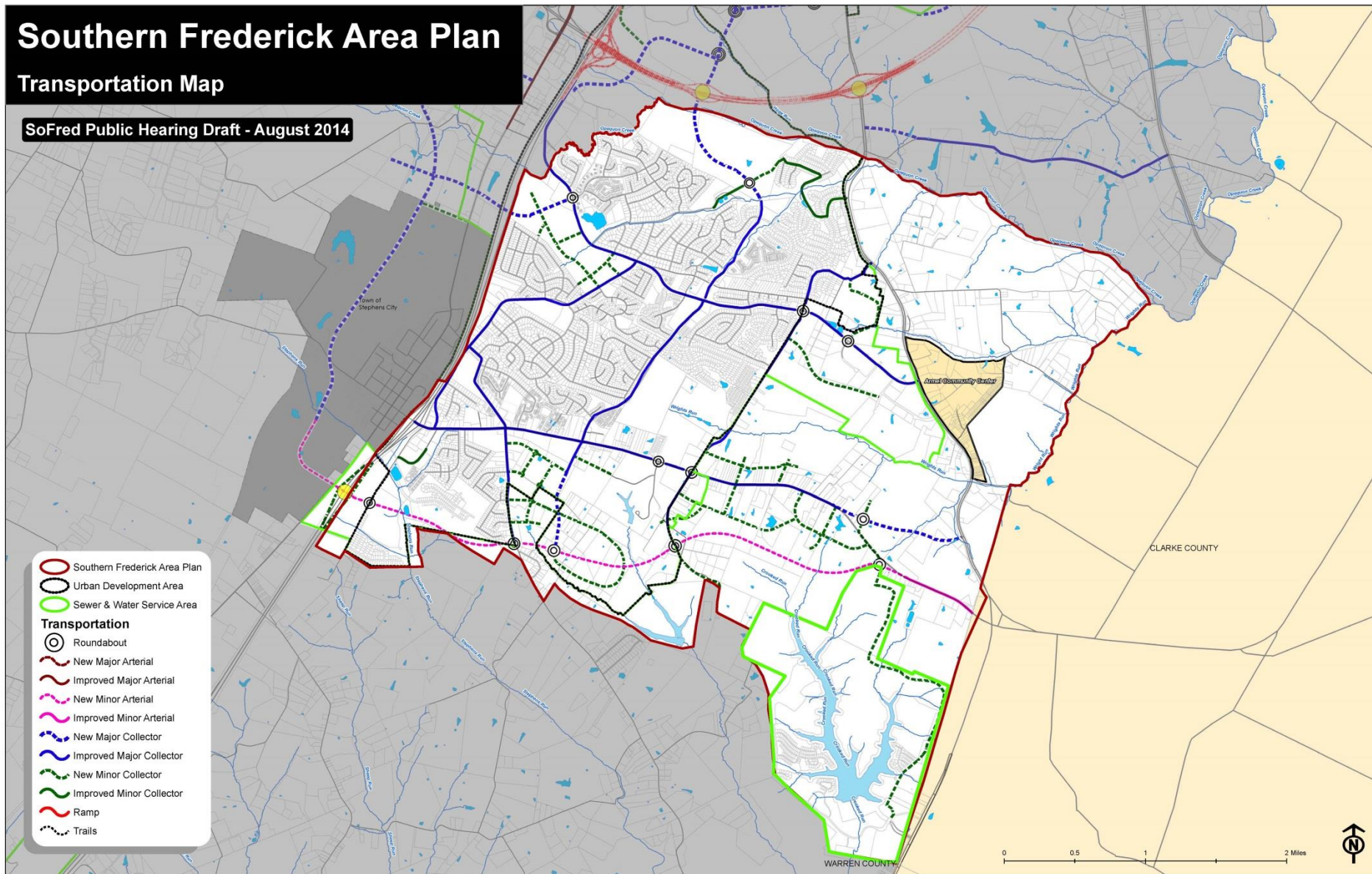


# Transportation

## Southern Frederick Area Plan

### Transportation Map

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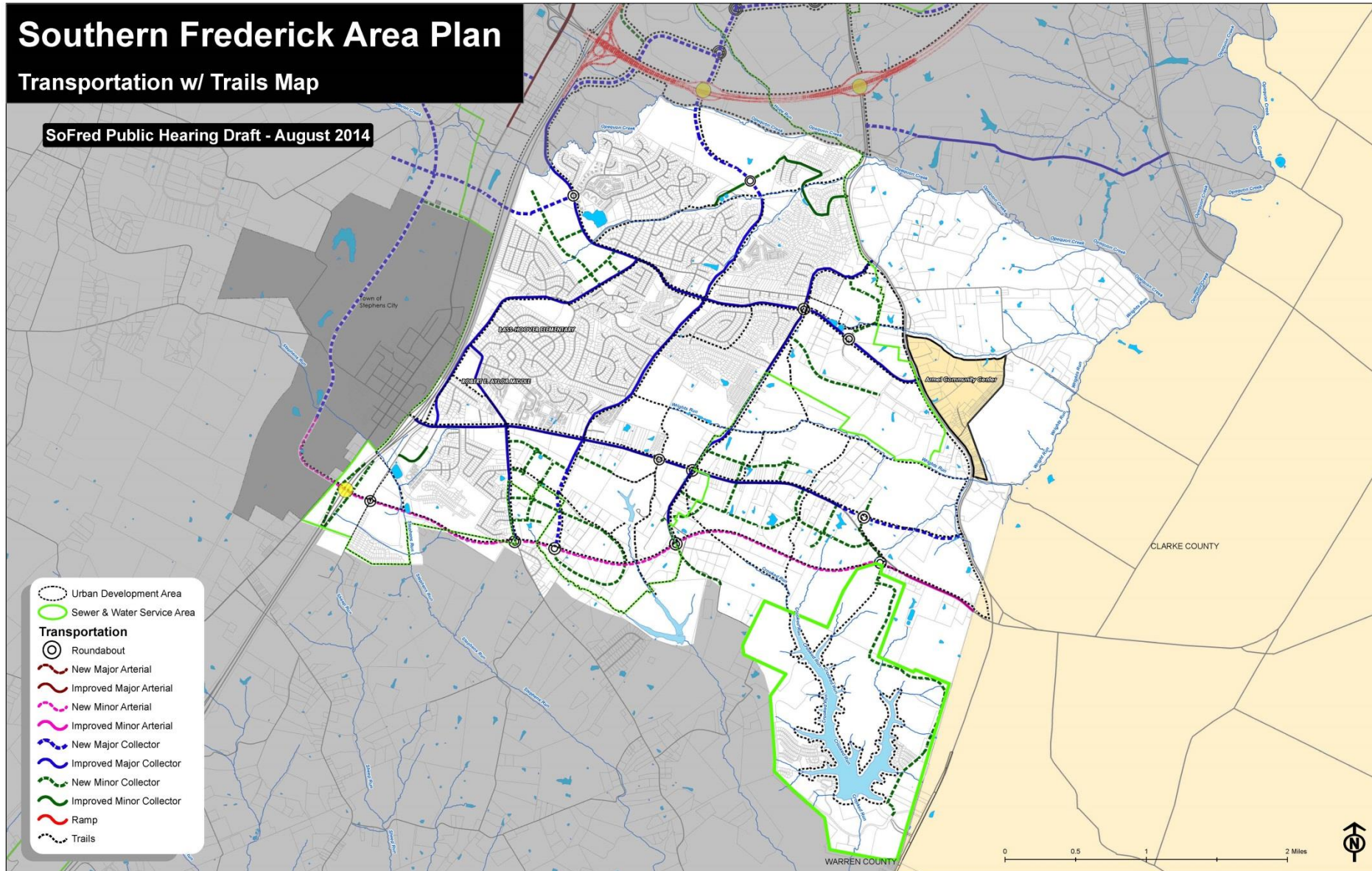


# Transportation with Trails

## Southern Frederick Area Plan

### Transportation w/ Trails Map

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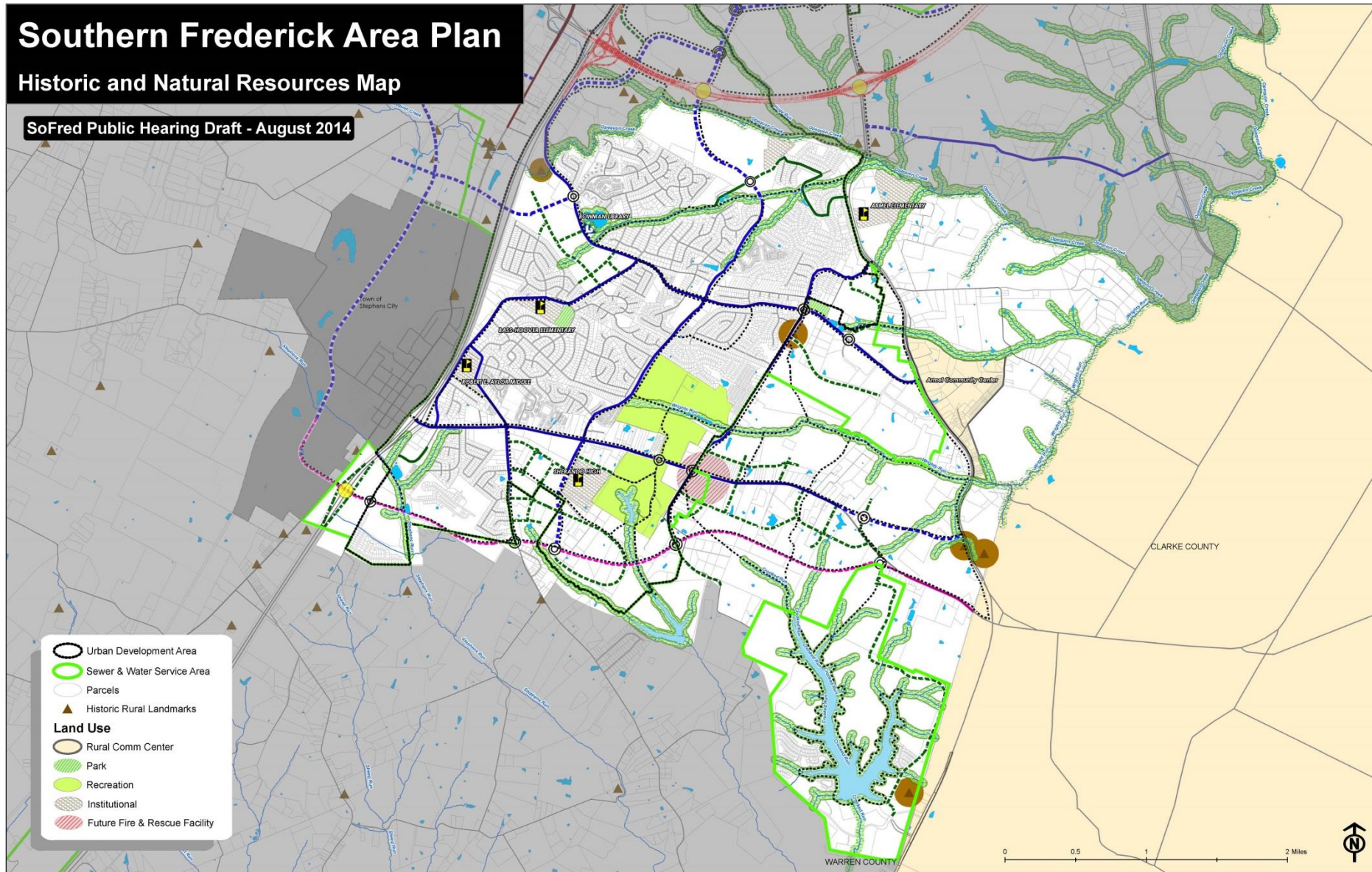


# Natural and Historic Resources and Community Facilities

## Southern Frederick Area Plan

### Historic and Natural Resources Map

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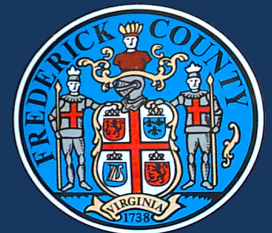




# Southern Frederick Area Plan

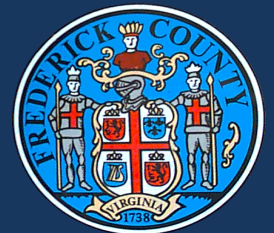
**For purpose of illustration and clarification, the following additional detail is provided:**

1. A map showing a close up of two main areas of changed land use.
2. A before and after map showing the changes proposed for each of these areas.
3. Each area with only residential land uses, followed by each area with only commercial and industrial land uses.
4. A simplified legend showing only those land uses contained on the above maps.



# Southern Frederick Area Plan

1. A map showing a close up of two main areas of changed land use.



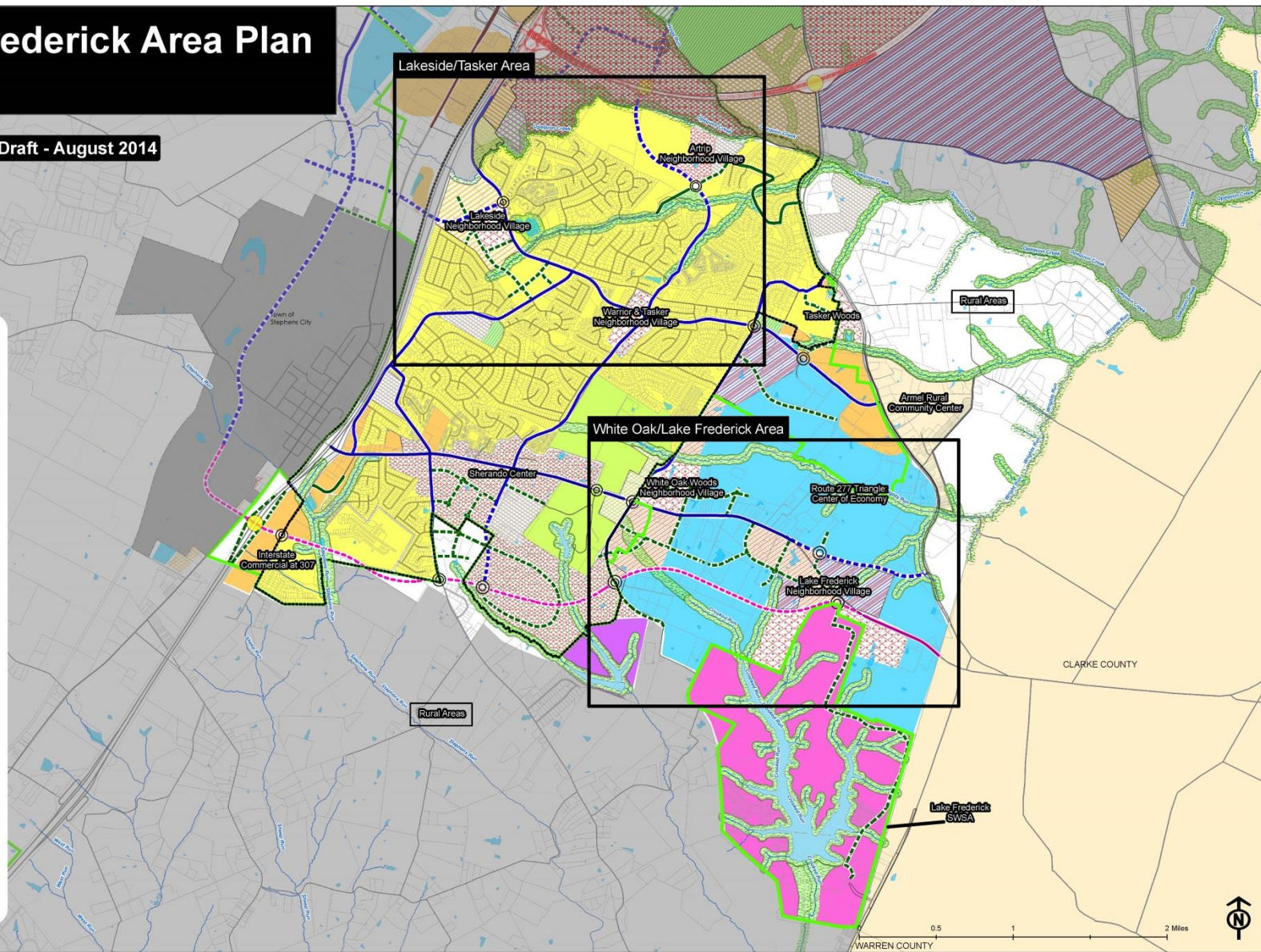


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-  Mixed Use Commercial/Office
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-  Community Center
-  Fire & Rescue
-  Historic
-  Institutional
-  PUD
-  Park
-  Recreation
-  School



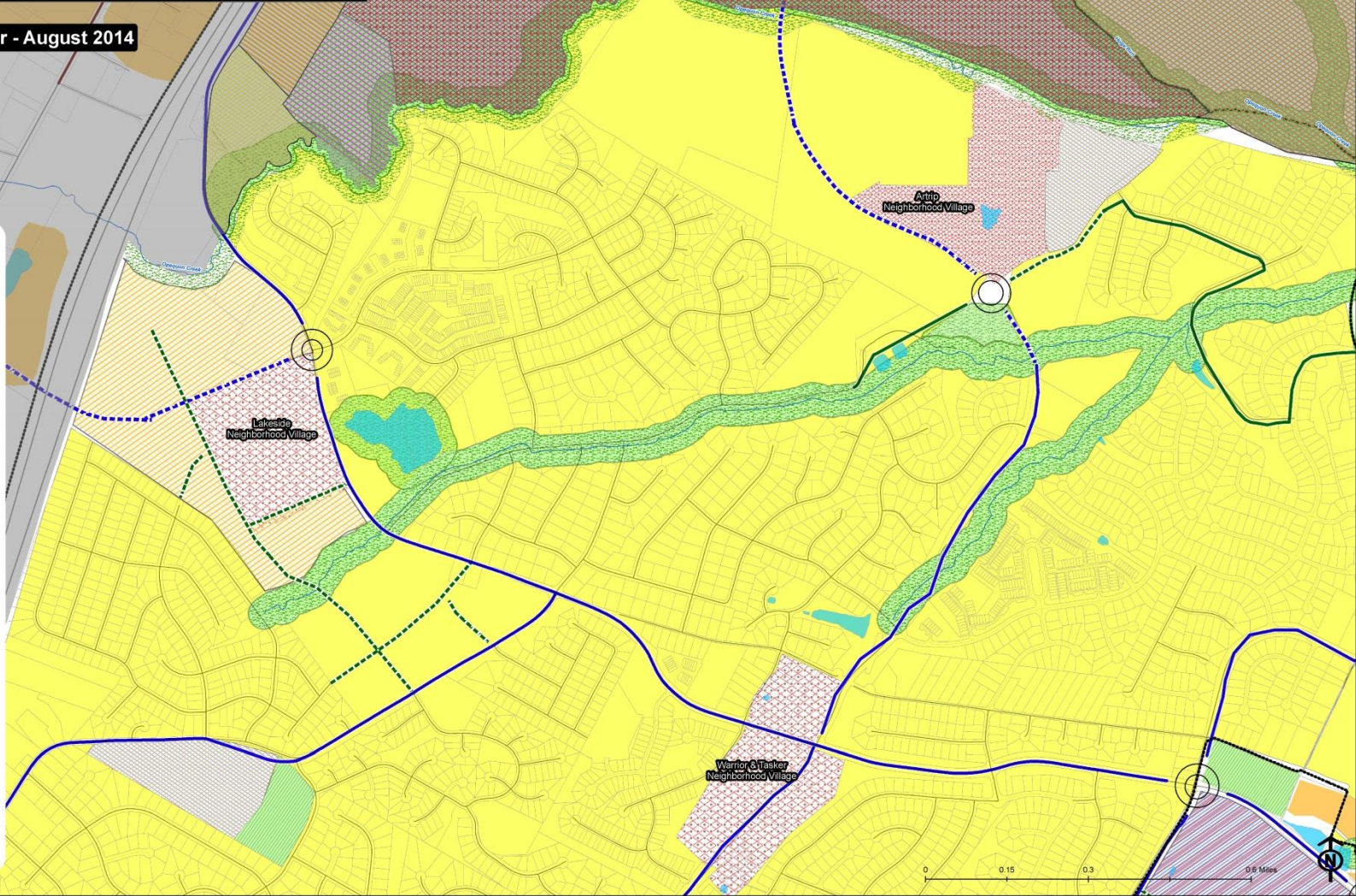


# Southern Frederick Area Plan

## Lakeside/Tasker Proposed Land Use

SoFred Lakeside/Tasker - August 2014

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- Urban Development Area
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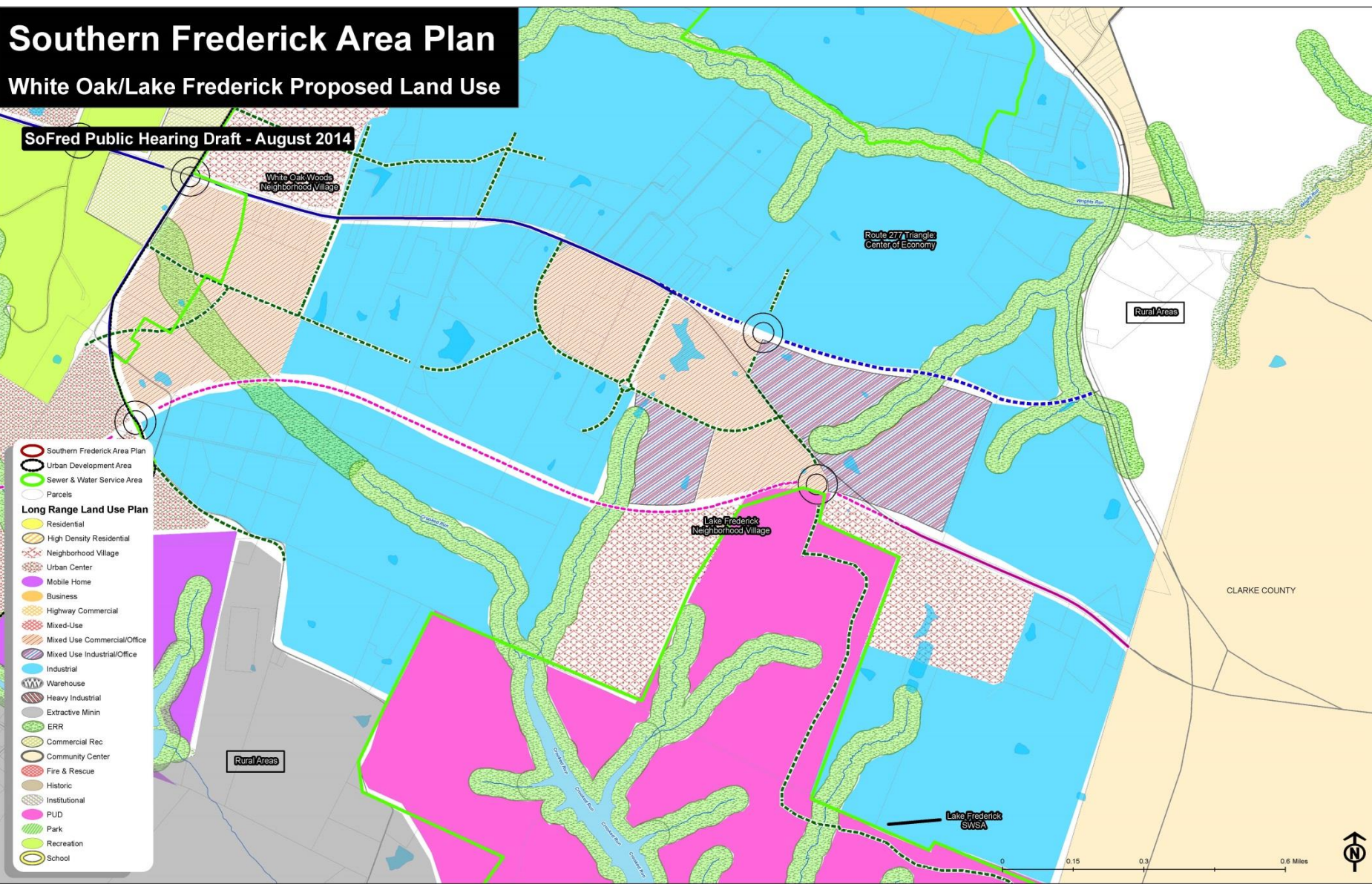




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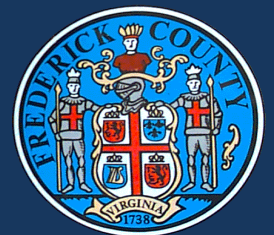
## White Oak/Lake Frederick Proposed Land Use

SoFred Public Hearing Draft - August 2014



# Southern Frederick Area Plan

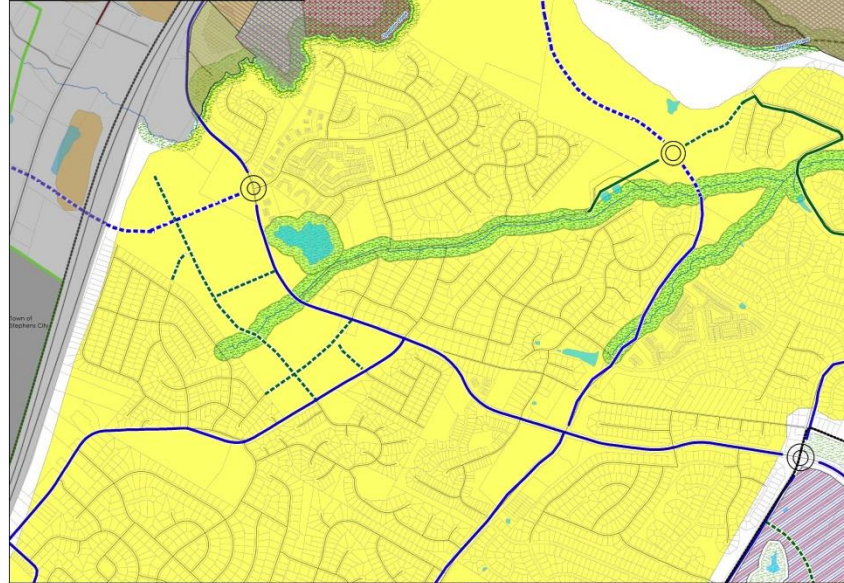
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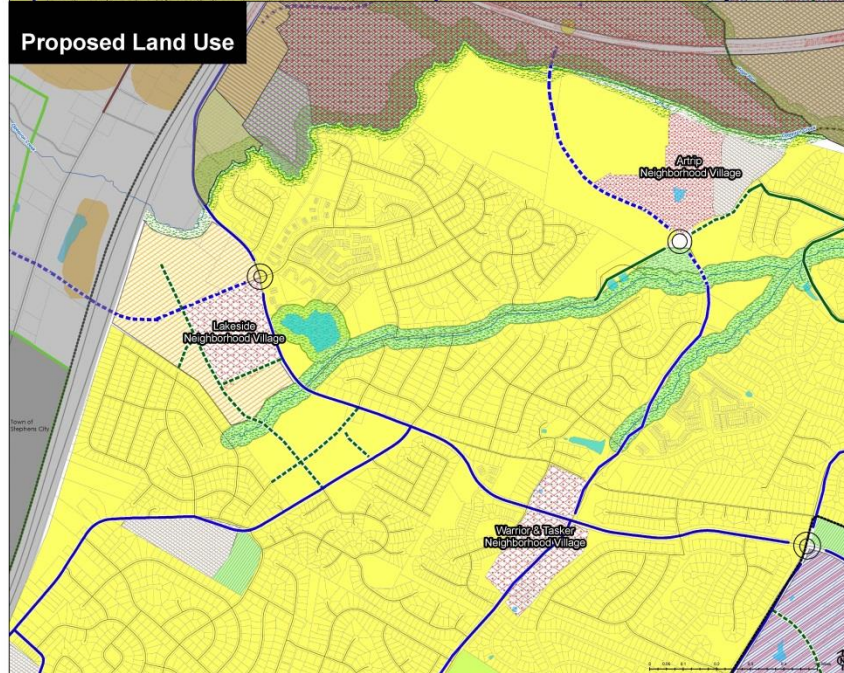


## Lakeside/Tasker

Current Land Use

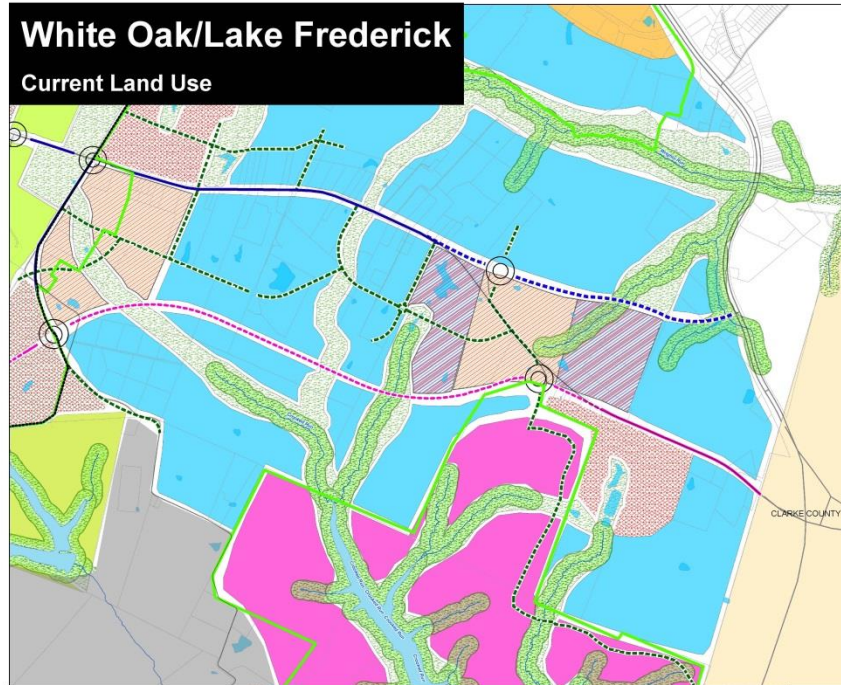


Proposed Land Use

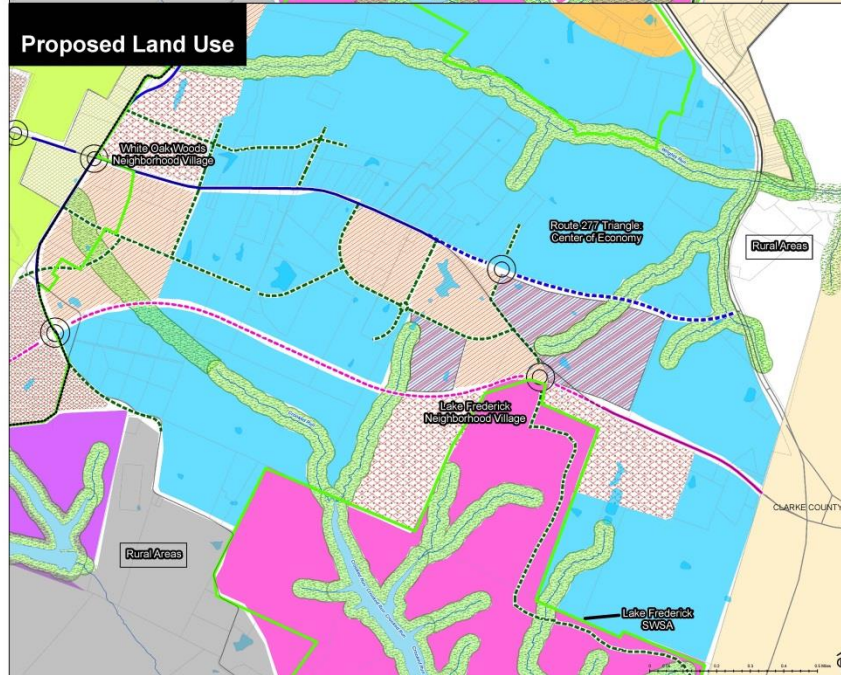


# White Oak/Lake Frederick

## Current Land Use

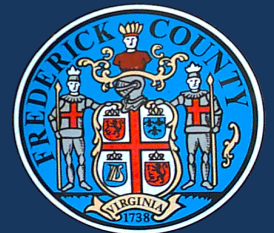


## Proposed Land Use



# Southern Frederick Area Plan

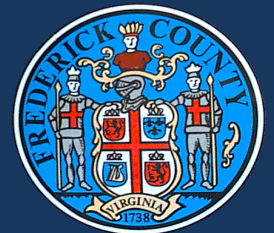
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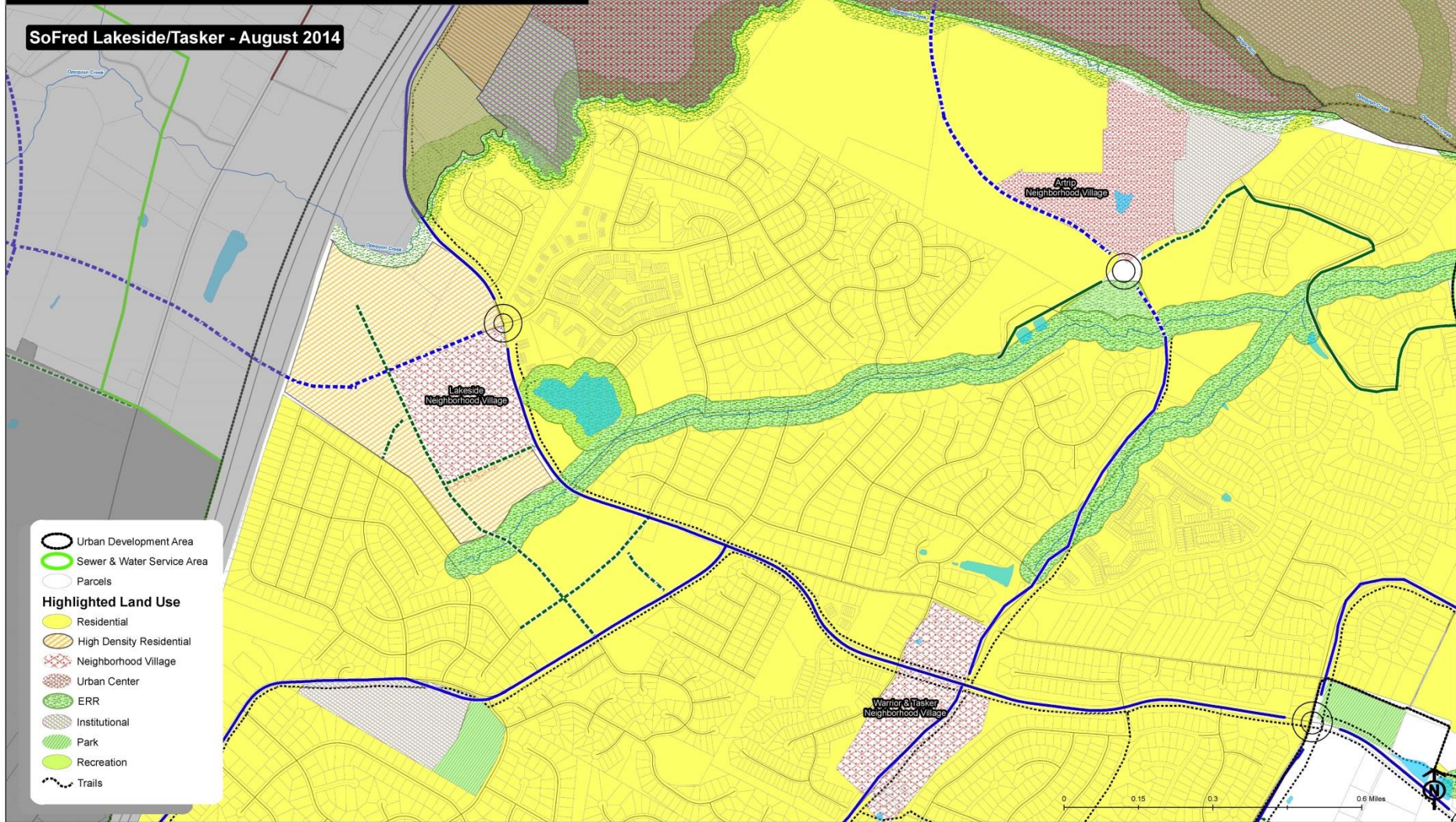
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# Southern Frederick Area Plan

## Lakeside/Tasker Proposed Land Use - Residential

SoFred Lakeside/Tasker - August 2014

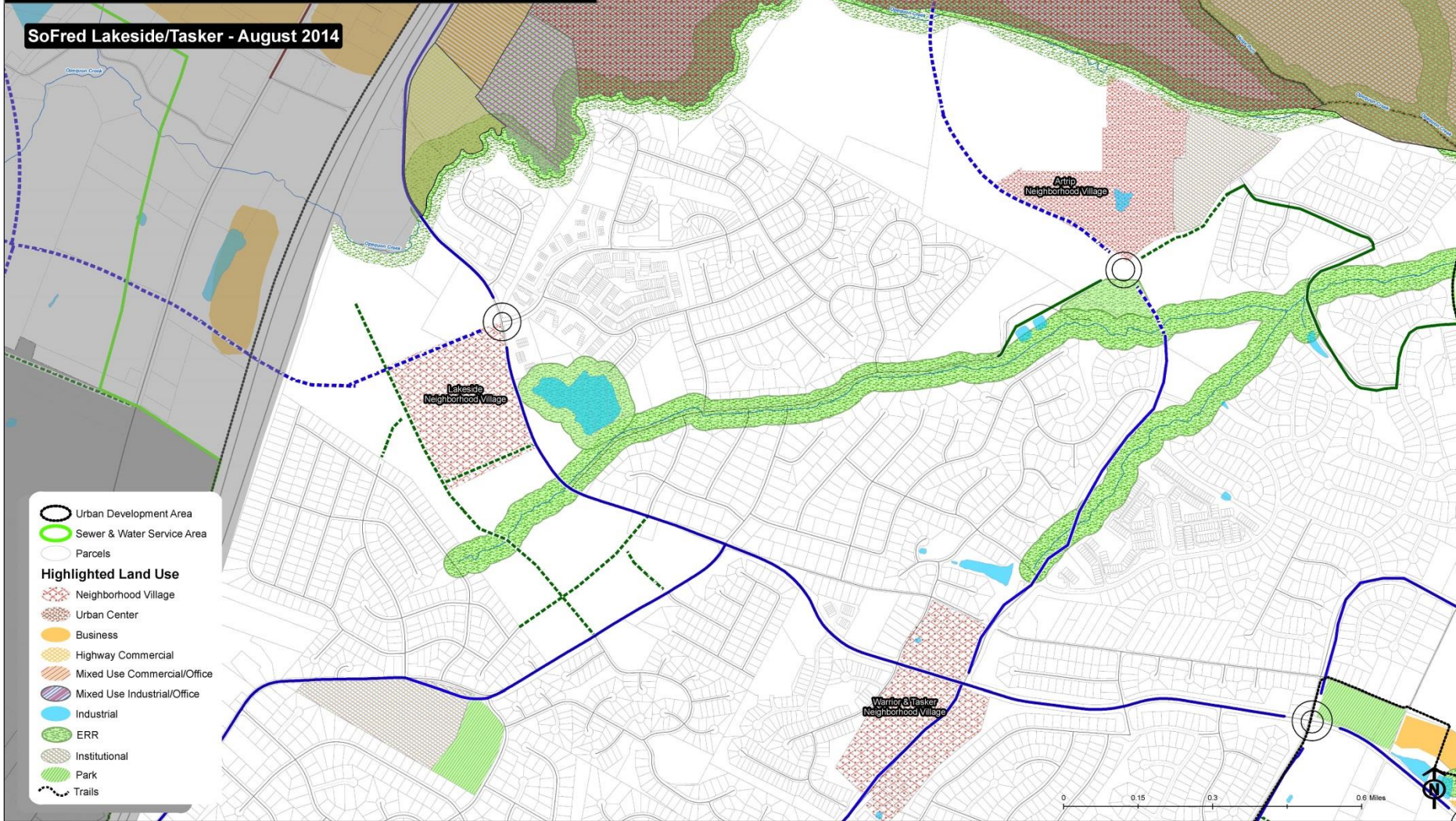




# Southern Frederick Area Plan

## Lakeside/Tasker Proposed Land Use - Commercial

SoFred Lakeside/Tasker - August 2014

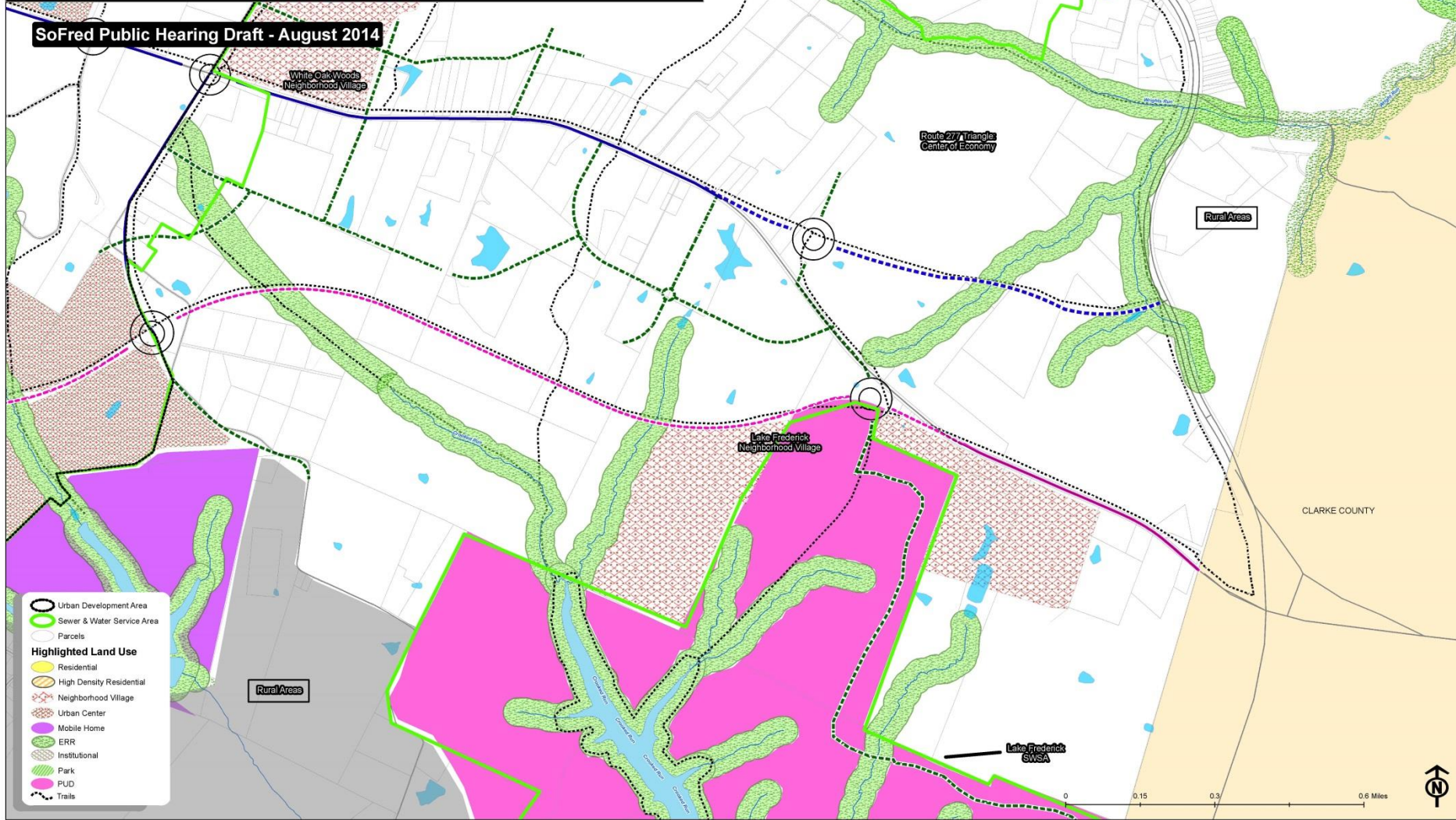




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## White Oak/Lake Frederick Proposed Land Use - Residential

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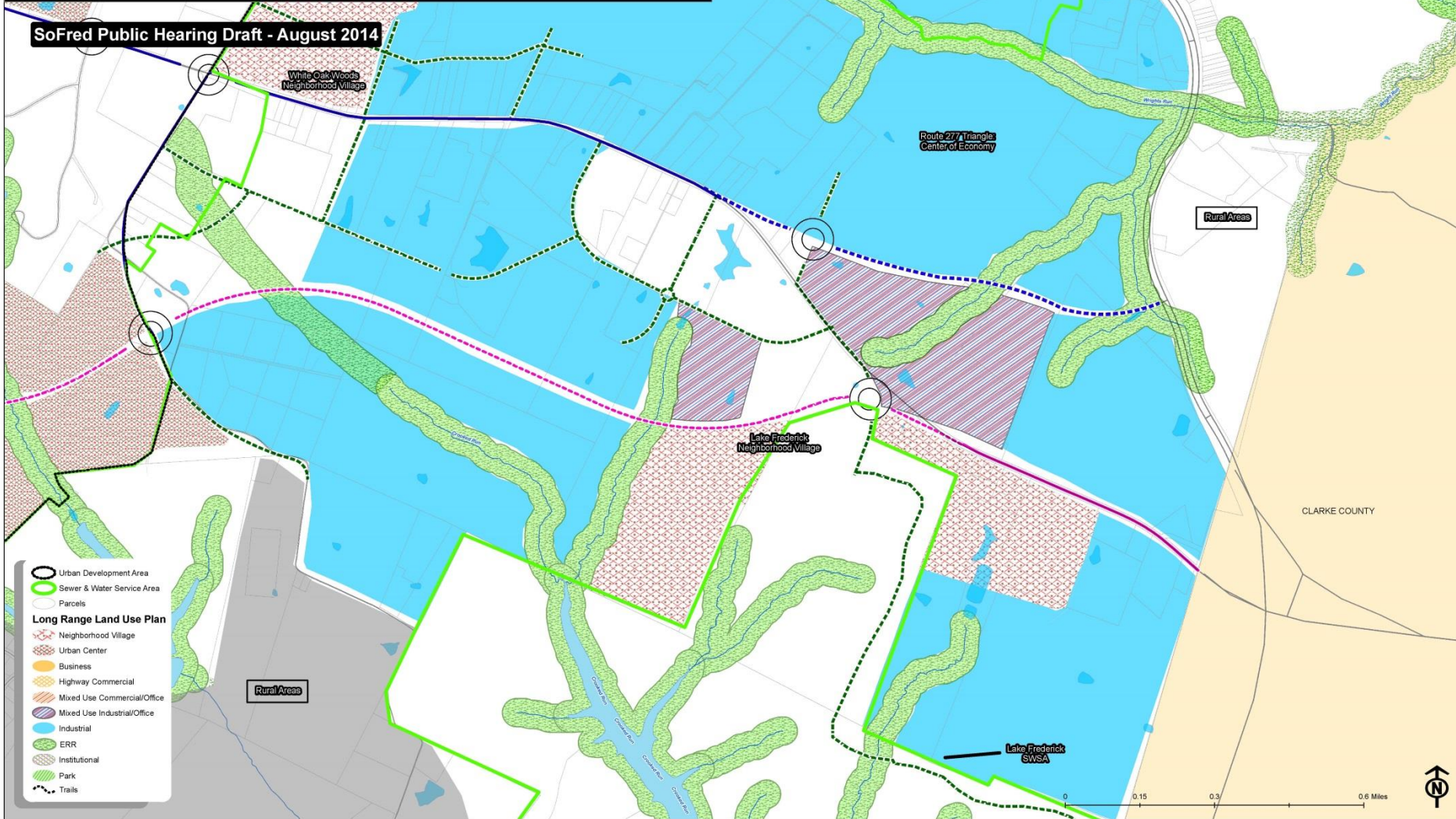




# Southern Frederick Area Plan

## White Oak/Lake Frederick Proposed Land Use - Commercial

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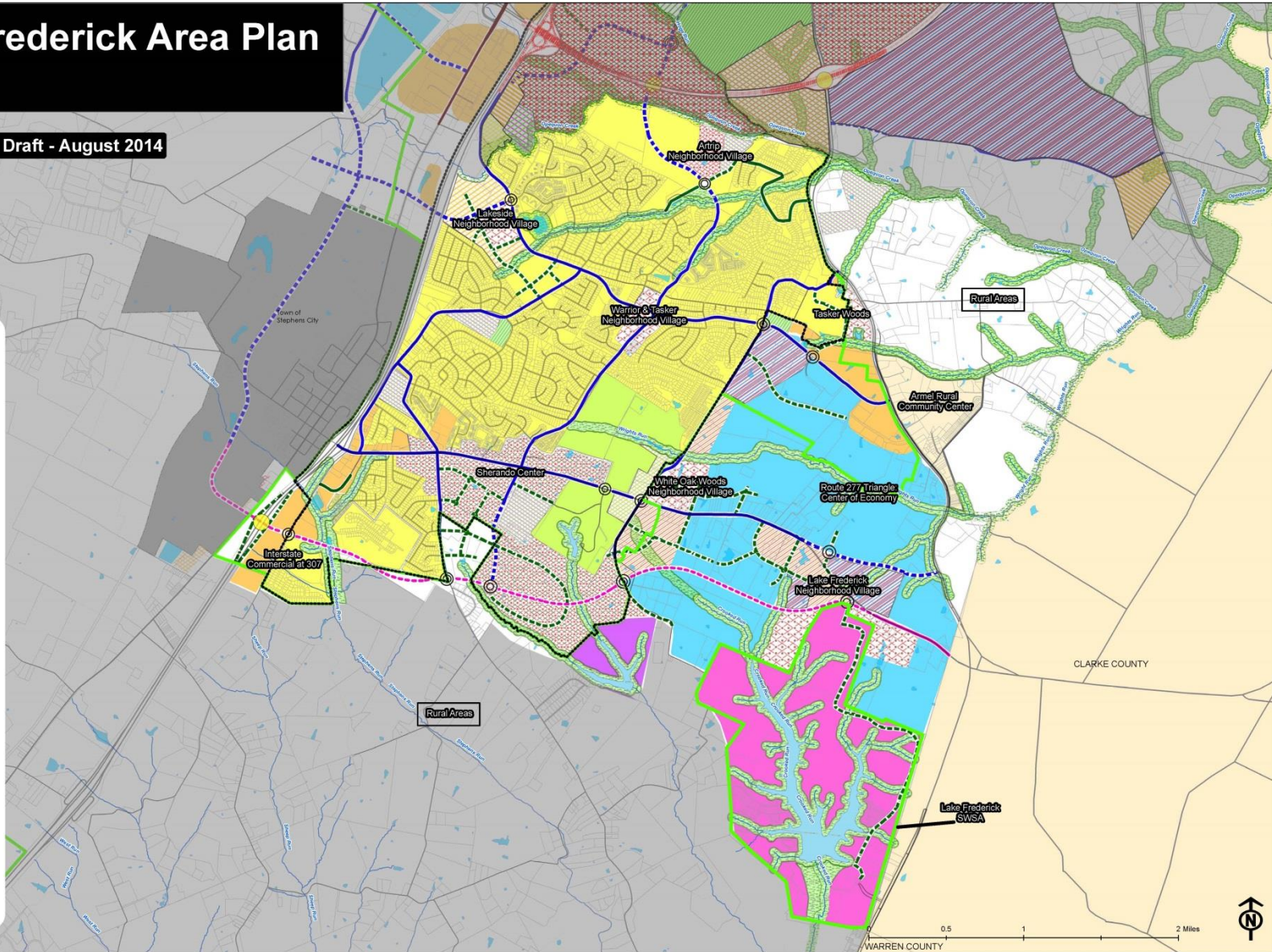
# Land Use

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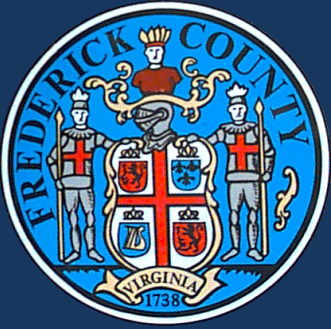
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# Southern Frederick Area Plan

## Public Participation:

Public Introduction Meeting

Working Group Kick Off Meeting

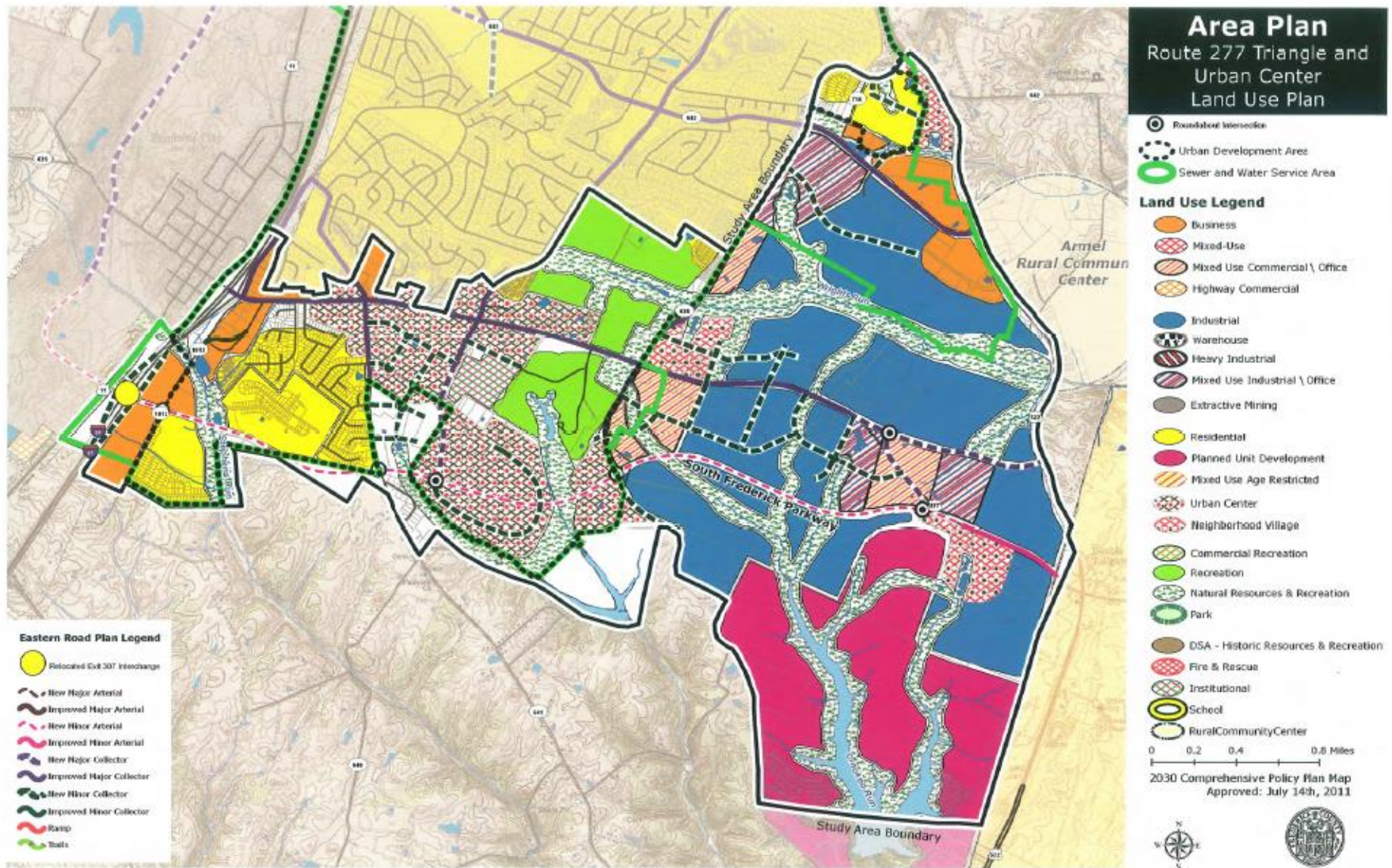
Facilitator Group Meetings

Public Review and Input Meeting

Lake Frederick HOA Review and Input Meeting

[www.fcva.us/sofred](http://www.fcva.us/sofred)

# Route 277 Plan





# Land Use

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