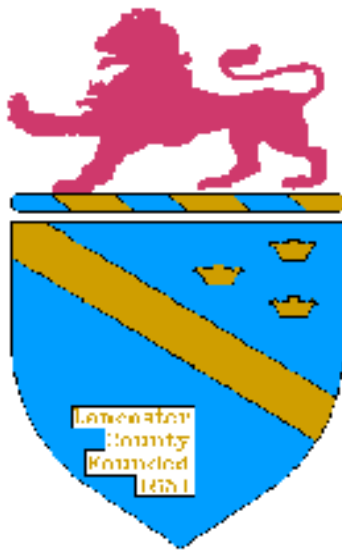


Lancaster County Virginia



Comprehensive Plan

Prepared by the
Lancaster County Planning Commission

Adopted by the
Lancaster County Board of Supervisors

BOARD OF SUPERVISORS

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District 2	Mantua	Ernest W. Palin, Jr.
District 3	Bayside	Jason D. Bellows
District 4	Christ Church	Jack S. Russell
District 5	White Stone	B. Wally Beauchamp

The “Draft Plan” was prepared under the direction of the Lancaster County Planning Commission.

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DRAFT rev. 2-16-12

INTRODUCTION

CY ~~2007~~ 2012 UPDATE LANCASTER COUNTY COMPREHENSIVE PLAN

The Board of Supervisors adopted the current Lancaster County Comprehensive Plan on September 27, 2007. As required by §15.2-2230 of the Code of Virginia, a review was initiated in **January of 2012**. ~~July of 2005. Land Design of Alexandria, Virginia was contracted to provide support in the review process. Their involvement and expertise was considered especially important in gathering input from County citizens and all other stakeholders as to any changes that might be necessary in direction of the physical development of Lancaster County.~~ It was widely recognized by government and interested members of the public that the pace of development had ~~increased~~ **slowed** dramatically **since the 2007 review, so an exhaustive overhaul of the current Comprehensive Plan was not necessary at this time. It was also evident that it was not necessary to employ an outside firm, as had been done in prior years, to accomplish a minor this review and revision of the current Comprehensive Plan. and that current ordinances were inadequate to the task of controlling that development.**

~~Five public input sessions were held in March 2006 at various locations throughout the County using facilitators provided by Land Design. Consideration was given to ensuring that a meeting was held in each of the magisterial districts at a location that was convenient and comfortable for those who might be attending. Approximately 250 people total attended the input sessions. Given the fact that the economy has been stagnant, at best, since the 2007 update, it was determined that the issues raised during that review are still applicable today. Attendees offered comments that Those issues~~ centered on the following themes:

- Preserve rural character and heritage of the County
- Protect natural resources
- Control the character of development
- Preserve and increase public access to the water and to community facilities
- Seek a greater mix of housing with emphasis on more affordable housing
- Improve the planning process
- Pursue economic development and increase the number of ~~higher paying jobs with benefits~~
- Expand recreational and health care services for young people and working age adults
- Improve educational and training opportunities

~~A more detailed presentation of specific comments related to these themes is provided as Appendix I.~~

~~Having identified the areas of emphasis~~ **With these themes in mind**, work began on the update. Chapters 1-~~7~~ **6** were reviewed for consistency, currency, and quality of presentation. With the exception of ~~potable water and protection of farmland that~~ **public access to the water and economic development which** required greater ~~detail~~ **attention**, there was no attempt to make significant changes to these chapters. These chapters received an extensive review in 2000 by such agencies as the Chesapeake Bay Local Assistance Board (CBLAB) and the requirements of these agencies for a comprehensive plan were met. These chapters were and are intended to set the stage for the last chapter that guides future development.

~~It was determined that Chapters 8 and 9 should be replaced by a single implementation chapter dealing with physical development. This chapter would be~~ **Chapter 7 was** the most significant modification to the existing comprehensive plan **during the 2007 update** and ~~would address or provide~~ the following:

- Citizen input not addressed in the previous chapters;
- Clearly designated primary and secondary growth areas;
- Limits of extension of municipal water and wastewater into the County;
- Specific direction for revising, modifying or adding to the Subdivision and Zoning Ordinances.

Summarizing, the objectives going into this review and update to the Comprehensive Plan were that it would more effectively deal with the changed environment ~~created by a stagnant economy of increased development pressure, be more specific in terms of where development would be directed, would serve as a more definitive guide for making zoning decisions,~~ and would more effectively ~~highlight~~ **guide** decisions that must be made in the present or near term to achieve long range goals. The resulting vision guiding this update to the comprehensive plan and new or modified ordinances that will flow from it is as follows:

The signature of Lancaster County is its river vistas, farmlands, and natural heritage. Convenient neighborhoods and commercial areas are connected to reduce interaction with traffic. Development decisions are fair to everyone and consistent with promoting economic opportunity that improves communities. Visionary elected officials and business and community leaders work together to enrich and create a legacy of healthy, beautiful places where jobs are abundant and services are accessible to all citizens.