

VISION

Lancaster County will remain a rural county with its farmland, forests, and river vistas as its signature features. Commercial development will be encouraged to locate in the towns of Kilmarnock, White Stone, and Irvington. Land use in general will respect the history culture and natural beauty of the County while protecting individual property rights and promoting economic opportunity for all citizens. Elected and appointed County officials will be visionary and proactive in ensuring that the natural resources of the County are available and accessible to all citizens now and for future generations.

INTRODUCTION

CY 2006 UPDATE
LANCASTER COUNTY
COMPREHENSIVE PLAN

The Board of Supervisors adopted the current Lancaster County Comprehensive Plan on December 28, 2000. As required by §15.2-2230 of the Code of Virginia a review was initiated in 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 dramatically 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. Attendees offered comments that centered around 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, work began on the update. Chapters 1-7 were reviewed for consistency, currency, and quality of presentation. With the exception of potable water and protection of farmland that required greater detail, 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 which 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 the most significant modification to the existing comprehensive plan and would address or provide the following:

- Citizen input not addressed in the previous chapter;
- 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 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 decisions that must be made in the present or near term to achieve long range goals.