

Western Frederick Land Use Plan
Town Hall Meeting Comment Summary
Revised March 5, 2024

- Allow people in without ruining what is here.
- Habitat preservation; keeping portions throughout and around development.
- Restrictions or limits on industrial development; pollution control factors.
- Public parks needed west of Route 37.
- Preserve areas west of Route 37. Makes a place worth living.
- Quality of life and maintaining that. More trails and parks.
- Changing our attitude towards development and careful selection of development.
- Many people chose to live in rural areas and want to keep it that way.
- Don't want to see restrictions on farmers' ability to use property in the future for retirement, etc.
- Be selective in types of development allowed. Creative solutions to address growth (housing).
- Concerns with increased traffic and lack of improvements to transportation infrastructure; clarify who pays for improvements and timing.
- Many changes since the 1990's; development pressure on this area of the County.
- Want preservation of Civil War sites and historic properties; public use of historic sites, tourism; civil war sites contribute to local economy.
- Need more rural land protection and conversation; specific need for more conservation easements and investment by County since these are permanent.
- No more growth!
- Sunnyside looks more like City than the County.
- Concerned with pace of growth, especially new residential development.
- Need for community facilities in this area of the County – parks, schools' expansion, fire and rescue services.
- The traffic light at Fox Drive and North Frederick Pike gets stopped due to Sheetz traffic entering the first entrance, closest to North Frederick Pike. A resident sat, 6th in line, to make a left-hand turn and either missed the light or was stopped in the intersection. She stressed safety concerns for this light.
- Residents at West Minister are active adults and enjoy walking. The access past CVS, across the intersection, and into Martins is dangerous and mainly prohibitive. Resident suggested a zebra stripe crosswalk and installing a crosswalk signal. Environmentally minded people trying to reduce carbon footprint would prefer to walk.
- Residents asked if there was any acreage still available in the Business Parks. The claim of businesses stating they need buildable land/lots. The resident was curious as to how much Business/Commercial Land was available.
- Resident questioned the Storage facility newly installed where the old hotel was. What and why were the reasonings behind the allowance/placement. One commented it was nice in appearance the other commented on its visual effect so close to the roadway (522).
- Sunnyside Plaza is a good location for a mix of residential and commercial. The building currently would be considered a blight area. What, if any, are the plans to address this as a county owned facility.

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- Suggestion to create a small building/area for Laurel Ridge Community college in or around the Sunnyside area. The current location is not accessible for people who may also be working in the city.
- Walkers and bicyclers using 522 do not have any streetlights. This is a safety concern.
- Desire for a more upscale grocery store, such as Trader Joe's or Wegmans
- Concern over traffic situation and water along Cedar Creek Grade with new homes being built.
- Question on planning time horizon – retirement communities are growing now due to the baby boomers, in 10-15 years, that population will need more care and not be able to drive, but the next group of seniors will be smaller – need to keep that in mind.