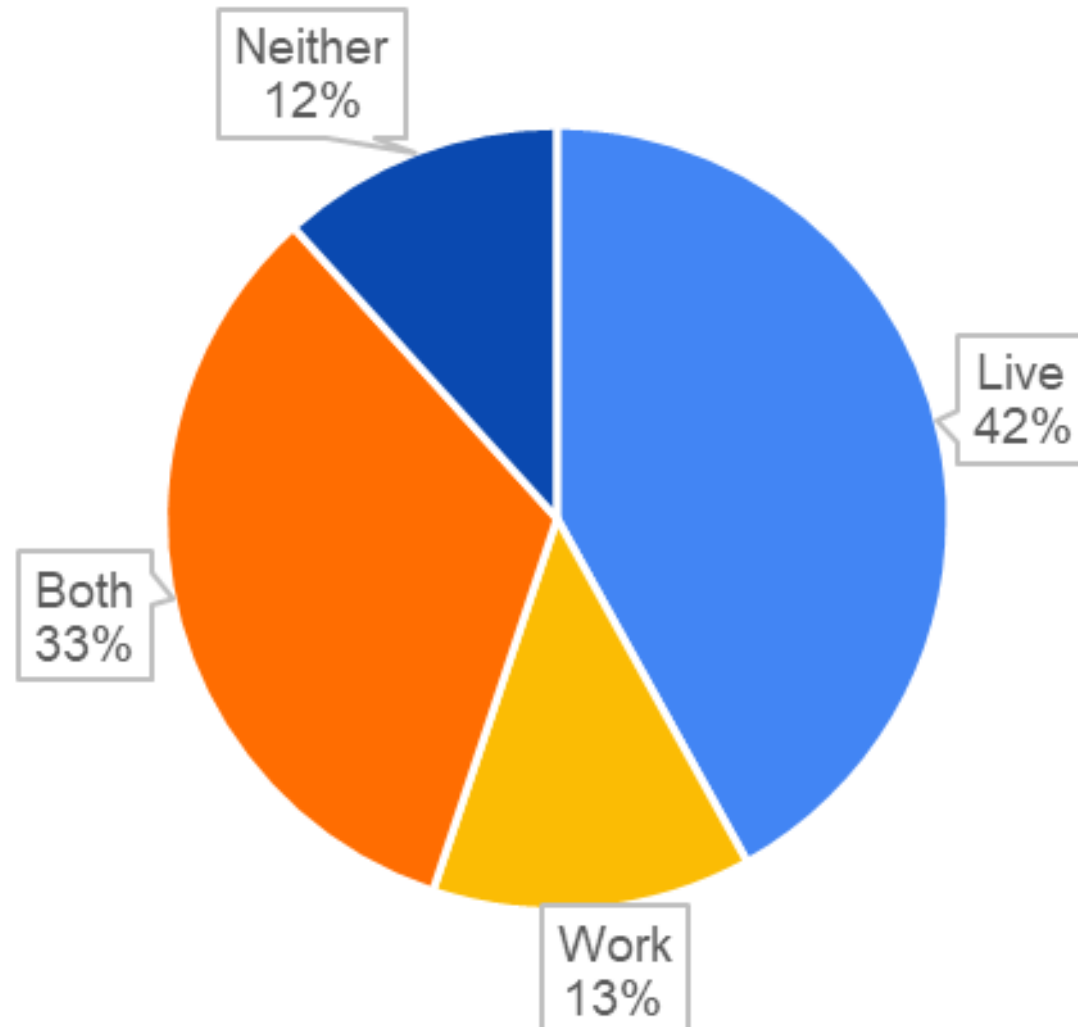


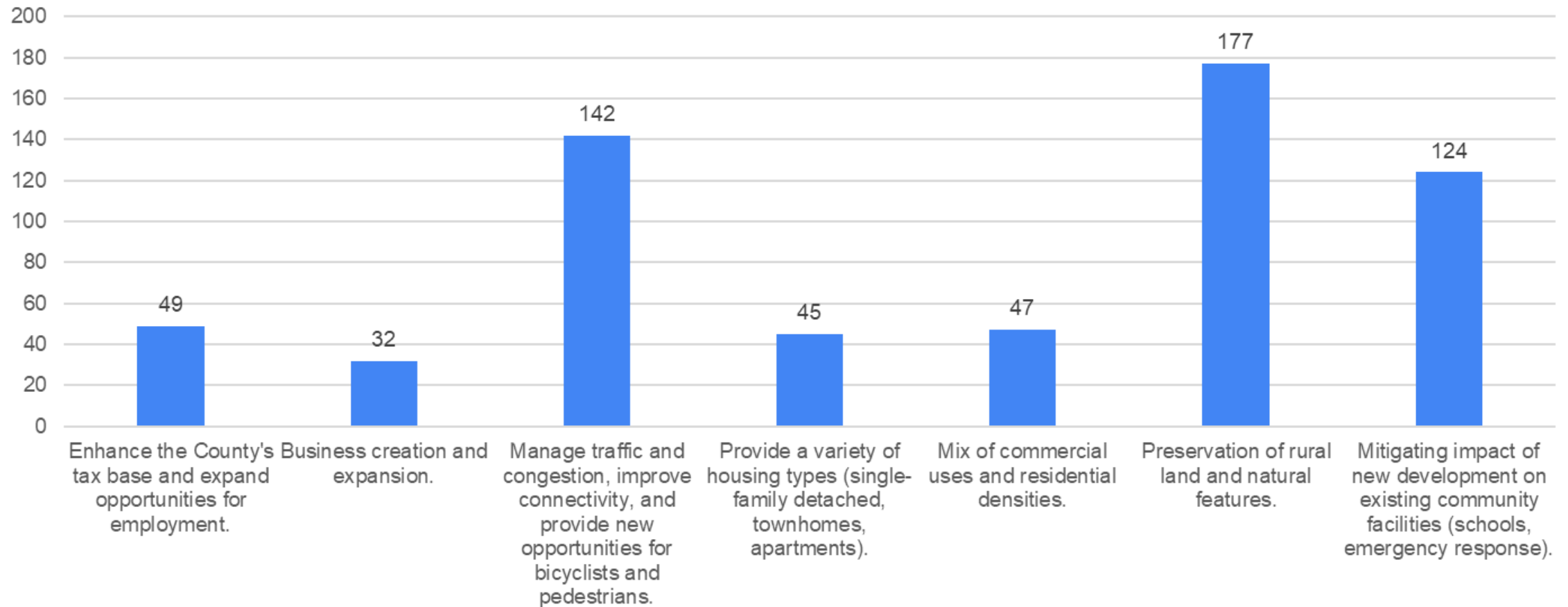
Summary of Preliminary Preference Survey Responses

March 11, 2024

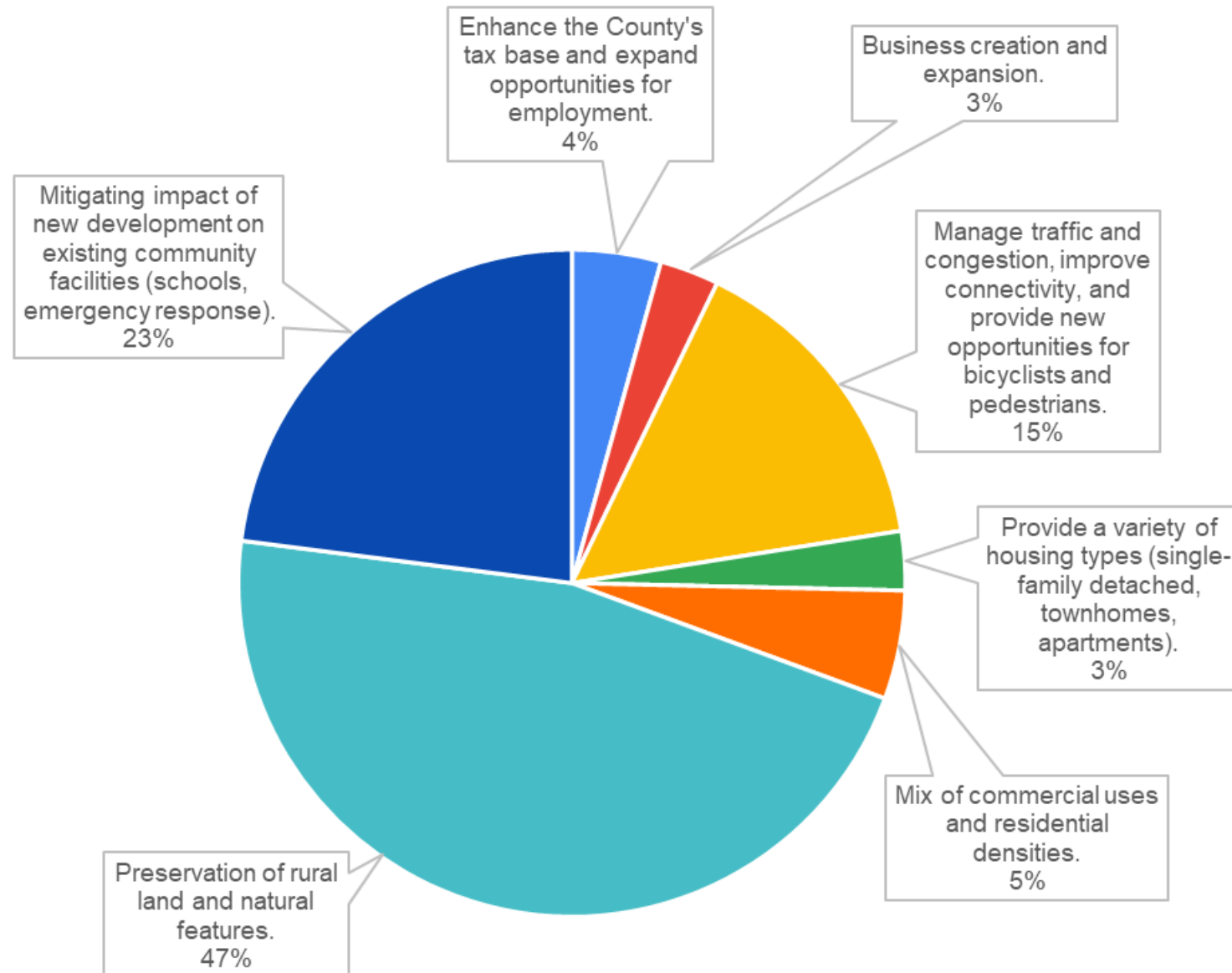
Do You Live or Work in the Study Area?



When evaluating opportunities for new residential and commercial development (or redevelopment, where appropriate), the County should consider which of the following factors: (select all that apply)

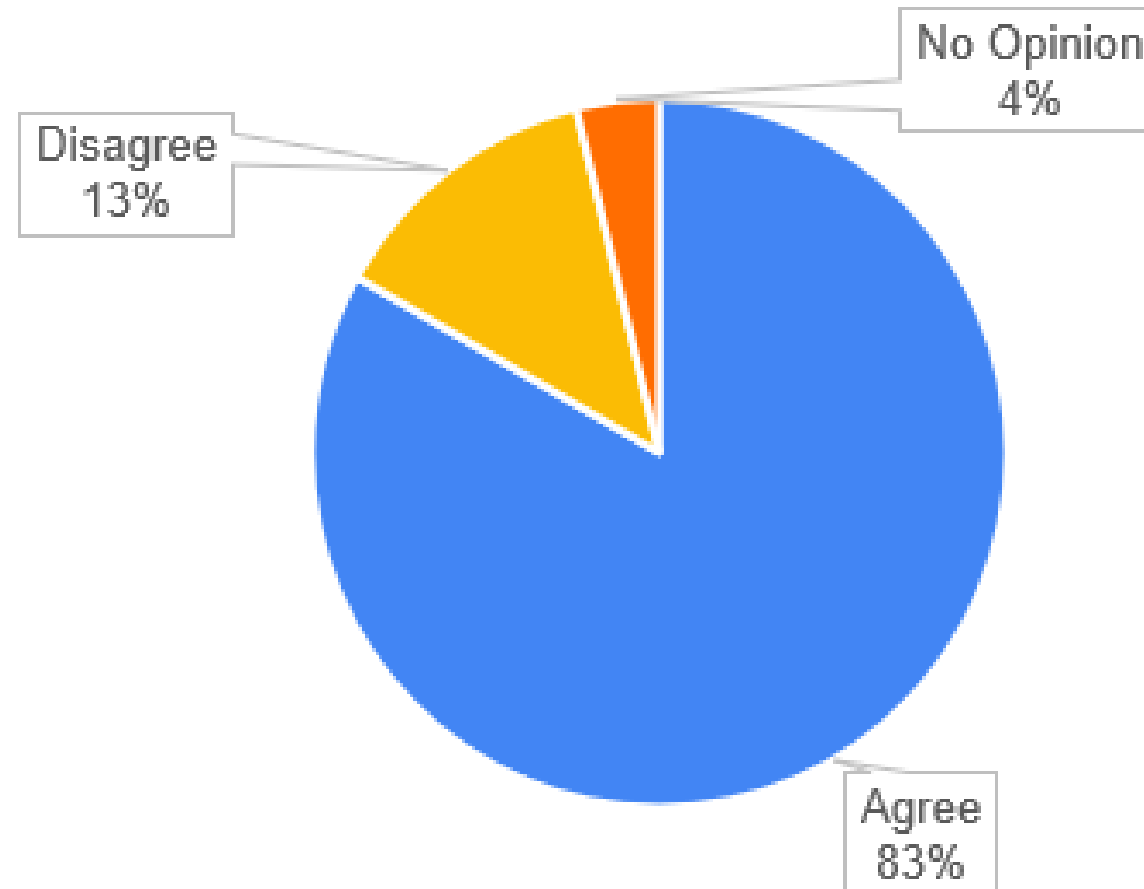


When evaluating opportunities for new residential and commercial development (or redevelopment, where appropriate), what is the highest priority factor to consider?



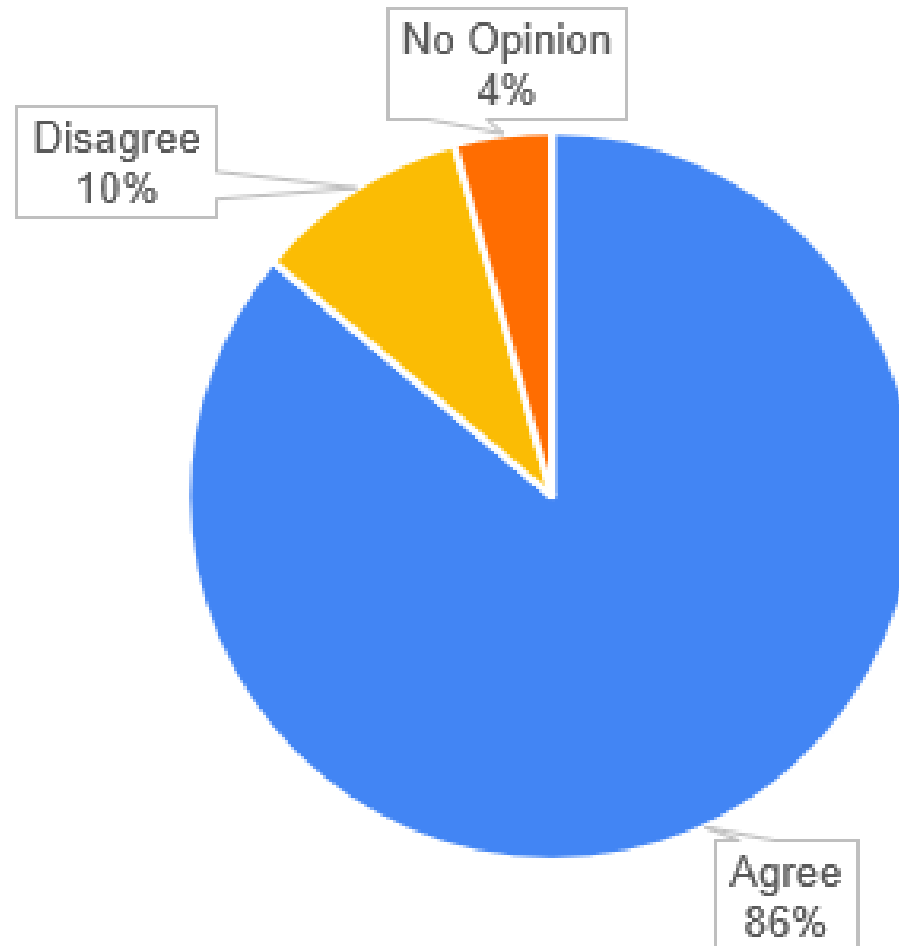
Do you agree or disagree with the following statement?

Western Frederick County could provide a transitional area between the urban and suburban areas of the County and the City of Winchester and the rural areas to the west. Growth in these areas should be carefully planned, thoughtful towards adjoining properties and residences. Buffers, landscaping, and screening should create a physical separation between those areas planned for growth, and those areas planned to remain rural.

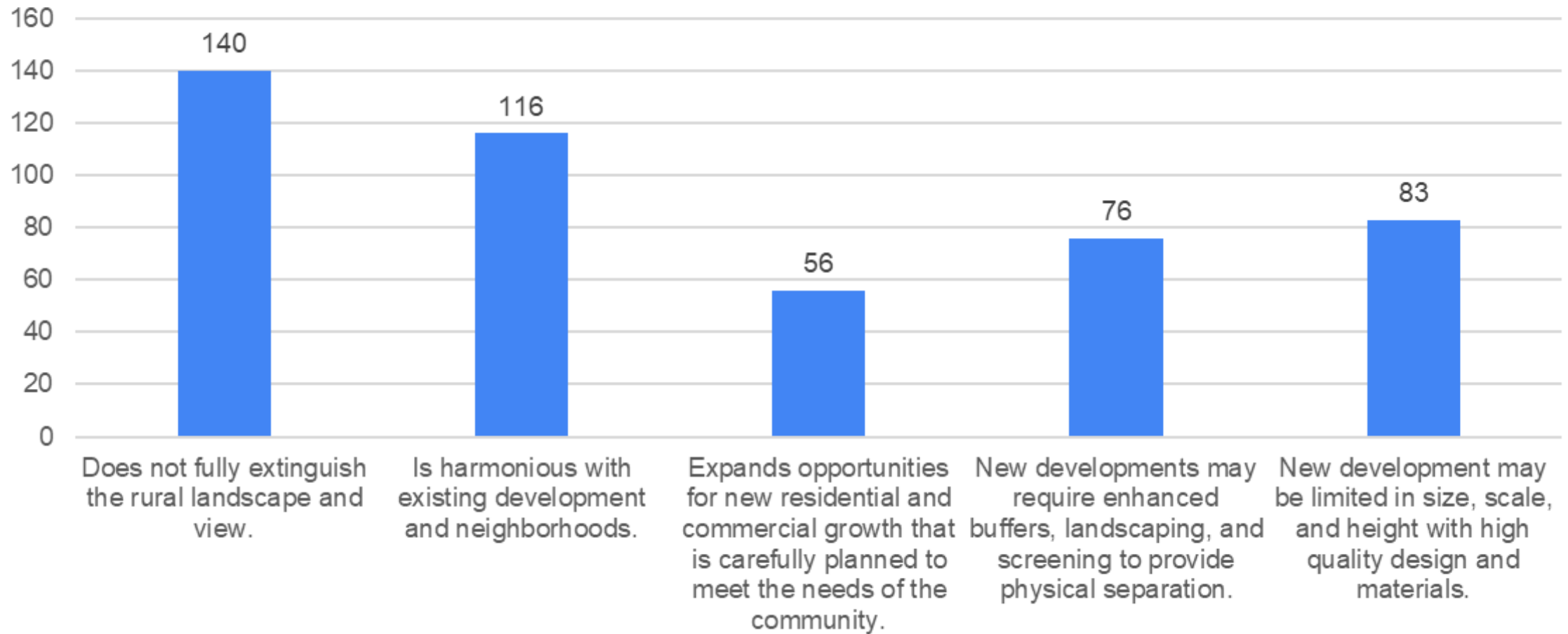


Do you agree or disagree with the following statment?

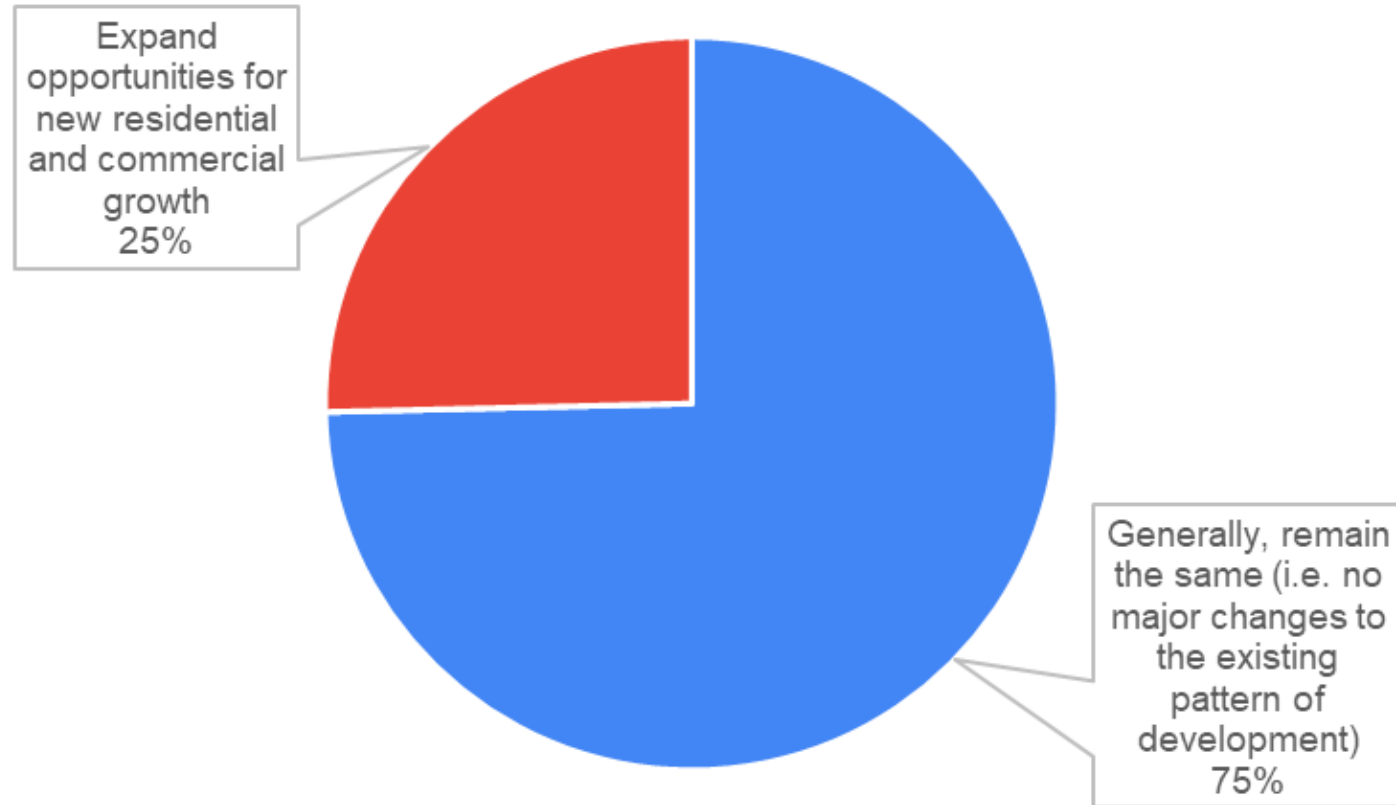
Economic opportunity, business creation and expansion, and the availability of new housing should be properly balanced with preservation of rural areas and conservation of natural areas and historic features.



"Transitional area" to me means: (select all that apply)



Western Frederick County (i.e. the areas west of the City of Winchester and Route 37 and along Route 522 and Route 50) should:



Western Frederick Land Use Plan - Preliminary Survey Results - All Responses

What is your Zip Code?	Do you live or work in the study area?	When evaluating opportunities for new residential and commercial development (or redevelopment, where appropriate), the County should consider which of the following factors: (select all that apply)	When evaluating opportunities for new residential and commercial development (or redevelopment, where appropriate), the following is the number one (highest priority) factor to consider: (select only one)	Do you agree or disagree with the following statement? Western Frederick County could provide a transitional area between the urban and suburban areas of the County and the City of Winchester and the rural areas to the west. Growth in these areas should be carefully planned, thoughtful towards adjoining properties and residences. Buffers, landscaping, and screening should create a physical separation between those areas planned for growth, and those areas planned to remain rural.	Do you agree or disagree with the following statement? Economic opportunity business creation and expansion and the availability of new housing should be properly balanced with preservation of rural areas and conservation of natural areas and historic features.	"Transitional area" to me means: (select all that apply)	Western Frederick County (i.e. the areas west of the City of Winchester and Route 37 and along Route 522 and Route 50) should:	As a stakeholder in the study area, are there other improvements or concerns County staff should be aware of when evaluating future land uses? Be as specific as you like.
22601	Work	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and	Enhance the County's tax base and expand opportunities for employment.	Agree	Disagree	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	Impacts at 37/50 interchange
22602	I do not live or work in the study area	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Enhance the County's tax base and expand opportunities for employment.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	increased residential density where appropriate
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Disagree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Require DIRT roads where increased residential development to be paved
22603	Both	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Disagree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Don't turn Western FC into another subdivision! Before you continue to build more housing, build more schools (esp 4th high school) to accommodate the growth in population.
22602	Both	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities.	Business creation and expansion.	Agree	Disagree	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	
22602	Live	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	

22603	Live	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Disagree	Disagree	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	
22603	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mitigating impact of new development on existing community facilities (schools, emergency response).	Provide a variety of housing types (single-family detached, townhomes, apartments).	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22637	Live	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Frederick cty. has expanded in the last 10 yrs and is losing it rural features . Population grow and expansion are inevitable but control of both are important The need to review land use is also important but should be done with current population in mind and minimum disruption to the life style that people expect of responsible government
22655	I do not live or work in the study area	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response), Public safety and welfare	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Restraint in the location of hazards including businesses, cell towers, mining, pollution
22603	Live	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Disagree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Both	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Both	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Maintain the last remaining rural areas of our county.
22602	Both	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities.	Business creation and expansion.	Agree	Disagree	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	
22603	I do not live or work in the study area	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Water

22603	Both	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Enhance the County's tax base and expand opportunities for employment.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Improve transportation. B
22603	Both	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	We need to keep the farms in the area and support our farmers.
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response)., Excess of empty retail already available	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	We do not want to become Northern Virginia. There is so much up in the air regarding excess retail and office right now do to changes (working from home, bankruptcies, etc). Already excess noise pollution from traffic since they have cut down so many trees. Remember what cannot be undone! We do not want more traffic, crime, noise, excess retail. How many car washes does Winchester-Frederick County need? Same with excess retail, Dollar Stores, Tractor Supplies, car part stores. You aren't providing variety, just more of the same stuff.
22655	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22624	I do not live or work in the study area	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Limit growth
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	The goal should be a proper mixture of conservation screening with residential growth, and concentration of commercial able to support specific traffic patterns (e.g. commuters coming from WVA to Winchester area for work). The landscape is such that communities could be created within hollows and between the hills to obfuscate their visual impact on the terrain, while providing expansion location(s) for the influx of bedroom commuters within the county. We should not have the goal to turn into Ashburn/Leesburg and the associated infrastructure/traffic issues.
22603	Live	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	NONE at this time
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Our property adjoins three other conservation easements providing permanent protection to over 600 acres of land, much of it adjoining Hogue and Back Creek areas.
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments)., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Disagree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	The need for wildlife corridors, (large areas of contiguous parcels of land) particularly keeping in mind the needs of reptiles and amphibians as well as larger animals. Encouraging landowners to place their land in easements that will be off limits to development . This might be done with monetary incentives. Look into establishing a green "belt" of land that cannot be developed. Preserve wetlands. Keep the streams free of fertilizer, pesticides and other runoff. Discourage 5 and less acre lots. This results in loss of farmland and wetlands.

22603	Live	Preservation of rural land and natural features., VVe need additional market/food retail	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Both	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	I believe that western Frederick county is one of the few areas that has not been over developed or overpopulated. It's a beautiful section of the county and will hopefully remain that way.
22602	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Should consider the preservation of farm land whenever possible.
22655	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Preservation of open and natural areas. More houses = more water and infrastructure demands which Frederick County is already having difficulty in meeting.
22625	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Live	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22602	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Do not increase residential density, no new housing, no new high density zones	Preservation of rural land and natural features.	Disagree	Disagree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	No new development, no increase density, no new Business zones, decrease traffic & congestion
22603	Work	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Provide a variety of housing types (single-family detached, townhomes, apartments).	Agree	Agree	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	We need more grocery stores, affordable housing and infrastructure upgrades (traffic)

22602	Live	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22602	I do not live or work in the study area	Provide a variety of housing types (single-family detached, townhomes, apartments)., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22602	I do not live or work in the study area	Provide a variety of housing types (single-family detached, townhomes, apartments)., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Disagree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	No more housing developments
22603	I do not live or work in the study area	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Live	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments)., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Enhance the County's tax base and expand opportunities for employment.	Agree	Agree	Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	Any new development should include cultural, recreational, leisure features open to all.
22625	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Until Frederick County takes seriously the need for highway and traffic infrastructure, no development should take place in an already difficult corridor along 522, from the city line northwest to WV. The junction of 522 and 37 is particularly vexing with Fox Drive to the South side and Apple Pie Ridge to the North, and no meaningful synchronization of the lights. Sometimes traffic on 522 must stop at each of the four lights. Absurd.
22663	I do not live or work in the study area	Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Traffic , ecosystem

22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments),. Preservation of rural land and natural features.	Provide a variety of housing types (single-family detached, townhomes, apartments).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	Winchester needs Trader Joe's!
22602	Live	Enhance the County's tax base and expand opportunities for employment., Provide a variety of housing types (single-family detached, townhomes, apartments),. Remember that property owners have rights as well.	Provide a variety of housing types (single-family detached, townhomes, apartments).	Disagree	Disagree	Does not fully extinguish the rural landscape and view., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	Allow the market to dictate the housing demands. Remember that new housing is a result of a good economic area. Things are good in this area and that is what draws people to it. Stop the thought process of "I got mine now we should shut the door for anyone else". That is not fair to property owners or for future generations.
22663	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	I do not live or work in the study area	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22601	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	<p>We were driven out of Nokesville VA over 25 years ago when a quarter million homes were built on the multiple farmlands and forests.</p> <p>We worked eight miles away in New Baltimore (on 29-211, between Warrenton and Gainesville).</p> <p>Over just a few years, our commute grew from about 15 minutes to about 30-60 minutes.</p> <p>Our real estate taxes, on 10 acres in a farmhouse and a barn went from reasonable to far more than our mortgage.</p> <p>In particular, I remember being seriously chastised by a "come here" because our Ruritan club had the audacity to close Nokesville's mainstreet (Fitzwater Drive) for a parade, a community fun day, and a major fund raiser for our two schools and elderly citizens.</p> <p>At another fundraiser, held on property adjacent to our Nokesville business, I was talking to the editor of a local newspaper.</p> <p>We were interrupted by several non-local people who were on a bicycle tour of our rural roads that were lined with active farms. They complained about odor from our farms.</p> <p>I made the headline by telling them they were always welcome to visit and enjoy our dairy air.</p> <p>The 2200 acre dairy farm across the road from our home is now in the process of becoming a massive data center.</p>
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Existing shopping center space should be filled with stores and better quality dining. We need better, upscale grocery stores, ie Lidl and Trader's Joes.

22655	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	correct 40 years of complete failures by the county to account for and provide proper transportation infrastructure. frederick county looks like west virginia compared to the rest of the commonwealth. quit being stupid like selling the aylor school for almost nothing when we need the spaces. staff needs to quit cowering in the corners.
22625	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	In order to provide long term sustainable transportation alternatives a much improved bicycling and walking infrastructure is required. Dedicated bicycle lanes into and out of Winchester will help reduce vehicular traffic and improve "quality of life" (esp. with eBikes becoming increasingly popular)
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Disagree	Disagree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Over 26 years I have watched my neighbors push over their apple trees and farms become subdivisions. I have yet to see someone tear down a house or a business and replace it with farmland. Please consider using underutilized retail space such as Sunnyside Plaza for needed affordable housing such as townhouses. Avoid more large single-family home developments that don't serve many residents and eat up our farmland. We can make better use of spaces that are already zoned for industrial and commercial development without carving into the little remaining open space in Frederick County. Chipping away at open land would lead within 20 years to a mixed-use area resembling all the other parts of our county. Consider our current parks. Clearbrook listens to I-81 traffic as does Jim Barnett in the city, Sherando is better but it's a small park in an area with a lot of residents. Western Frederick County needs parks, open spaces, and protected undeveloped lands for outdoor enjoyment. I know there is pressure to raise revenues, but when adopting a longer perspective I can't see how industrial and commercial growth will improve quality of life compared to making better use of underutilized areas that have already been developed, making wiser choices in expenditures, and protecting our limited natural resources.
22603	Both	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities.	Provide a variety of housing types (single-family detached, townhomes, apartments).	Disagree	Disagree	Does not fully extinguish the rural landscape and view., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	
22625	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Disagree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Do not change the current zoning to allow more housing development in all of Frederick County. Expanding conservation easements and preventing large commercial housing developers from filling their pockets then leaving our community with the residual school, road and public utilities/safety anomaly to deal with should be a priority. Increasing housing density and additional houses only stresses our natural resources and increases our cost of living. Do not change current property zoning to allow more house construction. These properties have been zoned in the past it should remain rural to preserve our quality of life and help keep our taxes lower. Building houses only increases our cost of living and burdens our natural resources this is a fact - not an opinion.

22625	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Disagree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	1) Houses do NOT increase revenue for citizens. Houses DO increase costs, taxes, traffic, and crime. Please do NOT make changes that would add more houses/businesses to our Frederick County. 2) Also, note that droughts have been affecting our ability to use water. More houses/businesses will only increase water demand. Add changes due to possible dryer, warmer climate. Please tell me how you can responsibly consider increasing development?
22602	I do not live or work in the study area	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Mining was on the plan. While this may be a great business opportunity, we must make sure that this does not destroy the land to such a great extent.
22625	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response), maintaining and improving the natural ecology	Preservation of rural land and natural features.	Agree	Agree	Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	avoid planting invasive species; avoid removing native species
22602	Both	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	a park for the community to use would be wonderful, trails, and ball fields traffic is a concern in most of northern and eastern Frederick Co we need to plan to avoid future traffic nightmares in the western area most of the western area is on wells and septic and we need to be mindful to have development that does not interfere with current owners wells and septic - many who have been living in this area for years and generations
22602	I do not live or work in the study area	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	increased residential density should be considered in areas near Winchester
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22602	Both	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	The continued expansion of business and residential areas has placed a burden on the essential infrastructure in the area as well as uprooted some of the last natural area and wildlife.

22655	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Disagree	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	Building of a higher end grocery store like Wegmans.
22602	Both	Mitigating impact of new development on existing community facilities (schools, emergency response) , We need more classrooms and schools	Enhance the County's tax base and expand opportunities for employment.	Agree	Agree	Is harmonious with existing development and neighborhoods.	Expand opportunities for new residential and commercial growth.	Build new schools. Our kids are suffering.
22630	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mitigating impact of new development on existing community facilities (schools, emergency response) , Better grocery stores (Harris Teeter; Whole Foods; Wegmans) and better restaurants!	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view.	Expand opportunities for new residential and commercial growth.	
22603	Both	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mitigating impact of new development on existing community facilities (schools, emergency response) , You absolutely cannot plan for more housing without building a 4th HS & start-planning for another MS & ES. We do not have the infrastructure as it is.	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Build a 4th HS! You cannot attract new business development or talented people if your public school system is overcrowded and you keep adding trailers instead of classrooms. When prospective employees/businesses visit the area, they want to know we have a high quality, well funded public school system. Our current BOS seems to be in complete denial.
22602	Work	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Disagree	Disagree	Is harmonious with existing development and neighborhoods.	Expand opportunities for new residential and commercial growth.	completing 37 around winchester to reduce traffic influx. connector points, not just adding stoplights
22602	Live	Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	Definitely address the increase in traffic
22602	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	more schools, expand roads to deal with traffic issues
22624	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	

22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments)., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	We need sidewalks along 522 in Sunnyside and leading into City of Winchester. It is unsafe when people try to walk to the shopping center.
22601	I do not live or work in the study area	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Remember that, with encroachment into natural areas, the existing wildlife is inexcusably effected.
22602	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Reduce traffic congestion
22630	Live	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	There's a large retirement community off 522, so the safety of seniors driving on 522 is important. Also the agricultural land and incredible mountain views need to be preserved. No one will want to move here if those views are obscured. Too much agricultural land is disappearing, and a time may come when more people will chose to make a living by farming.
22602	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments)., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	If you are going to add more homes you need to add more schools. Elementary schools, FCMS, and JWHS are already almost maxed. You can't add more people if the area isn't prepped for it. And prepare for the additional traffic. The 37/81 areas shows us what a mess it is when you don't address traffic before adding hundreds of homes.
2203	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Do not expand the urban type development west of 37.	Preservation of rural land and natural features.	Agree	Disagree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Fix the traffic problems that already exist, before adding more congestion and housing . Fix the dysfunction junction at 37/ 181 / rt 11 mess .
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	

22602	Live	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	-----
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Don't build cookie cutter houses so close together. Respect the natural environment. Let the bulk of commercialism and housing stay to the east. Keep the west rural with home sites built on 5 + acre sites. This will help keep traffic congestion to a minimum which has gotten worse.
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Don't build cookie cutter houses so close together. Respect the natural environment. Let the bulk of commercialism and housing stay to the east. Keep the west rural with home sites built on 5 + acre sites. This will help keep traffic congestion to a minimum which has gotten worse.
22603	I do not live or work in the study area	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response), Availability of resources, especially water considering problems with declining water table.	Mitigating impact of new development on existing community facilities (schools, emergency response).	No opinion	Agree	Does not fully extinguish the rural landscape and view., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Growth in the county needs to be controlled. It is far outpacing availability of resources and community services. I believe the county has become too concerned with expanding its tax base to the detriment of quality of life for its residents. Our roads are congested, our schools are crowded, our resource availability is limited, and our water is in short supply. Think, people, before you approve additional development, particularly residential development.
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	NO DATA CENTERS !!
22602	Both	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Disagree	Agree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	This serves the purpose of greed while hurting the working class people

22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments)., Preservation of rural land and natural features.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Ensure there is significant green space.
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Preservation of historic sites
22655	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Disagree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Too many car washes, vape shops and storage units. The area is losing its appeal
22602	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Need a high school for west Frederick County if further development occurs
22602	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	No opinion	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Standing up to threats by developers to sue
22603	Live	Enhance the County's tax base and expand opportunities for employment., Provide a variety of housing types (single-family detached, townhomes, apartments)., Mix of commercial uses and residential densities., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mix of commercial uses and residential densities.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	Consider a northern campus of Laurel Ridge Community College for those living and working in the northern part of Frederick County
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	

22603	Live	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Enhance the County's tax base and expand opportunities for employment.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., could there be parks in part of the present agricultural land?	Preservation of rural land and natural features.	Agree	Agree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	efforts to create park land
22603	Live	Provide a variety of housing types (single-family detached, townhomes, apartments),., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Emphasize environmental quality, including threats from water/air pollution.
22601	Work	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments),., Mix of commercial uses and residential densities.	Mix of commercial uses and residential densities.	Disagree	No opinion	Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	
22602-7802	I do not live or work in the study area	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments),., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mix of commercial uses and residential densities.	Agree	No opinion	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	Don't be afraid to use the color: Yellow
22620	Work	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	No

22655	Both	Enhance the County's tax base and expand opportunities for employment., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	
22603	Live	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Provide a variety of housing types (single-family detached, townhomes, apartments).	Agree	Agree	Does not fully extinguish the rural landscape and view., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	
22602	Work	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	open space maintained water concerns
22603	Both	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Mix of commercial uses and residential densities., Preservation of rural land and natural features.	Mix of commercial uses and residential densities.	Agree	Agree	Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	
22656	I do not live or work in the study area	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height, with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	

22625	Live	Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., More grocery store options	Enhance the County's tax base and expand opportunities for employment.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	The expansion of cable and internet access need to be included in the expansion.
22603	Both	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Work	Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Need to balance growth with what the school system can handle or be willing to support the school system financially. A lot of focus on our growth seems to be centered around retirement population but if you don't start to focus on the younger/family population you will lose important members of the community. You need the younger families to support the retirement community. The retirement community typically is not going to be working at the hospital or volunteering as fire fighters. You need the young family population to support the necessary services that are used by the entire community. Would love to see the county have a large community center with workout equipment, gyms, indoor pools, etc. My college age kids at this point do not plan to return to our area due to lack of services offered to the younger population.
22603	Both	Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	No opinion	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Build more schools first!
22603	Live	Business creation and expansion.	Business creation and expansion.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	
22602	Live	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Preservation of rural land and natural features.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	Any new developments need sidewalks and/or bike lanes. Consideration to the creation of a bike path adjacent to roads would be helpful (like the Fairfax County Parkway's walk/bike path that is roughly 10 feet away from the road, and runs parallel).
22603	Live	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Disagree	Disagree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Finish the eastern half of rt37. Widen 81. Lengthen the on ramp from the north end of 37 to the southbound 81 lanes. Let's fix the backups getting into town from Rt7. Grow businesses up and down 81, leave 50 west and 522 north for agriculture and residential growth. We don't want shopping centers and commercial facilities expanding in those directions, keep them around the 81 corridor.
22624	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	The Rt 37/Rt 11 N/ to I-81 corridor is still a mess, especially where 37 nb "ends", and trying to then get on 81 NB....Additional long turning lanes are needed. Also, there needs to be some kind of improvement on the I-81 SB exit as the three lanes on Rt 11 are ALSO heavily congested/not cohesively working. Not to mention the number of accidents in that particular area every day. THAT needs improved before any more building on the west side of town occurs.
22603	I do not live or work in the study area	Provide a variety of housing types (single-family detached, townhomes, apartments), Preservation of rural land and natural features.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Is harmonious with existing development and neighborhoods.	Expand opportunities for new residential and commercial growth.	

22603	Both	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22602	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	No opinion	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Before "trying to improve the corridor" people should be forced to maintain the look of their property first
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	traffic congestion
22602	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Schools are overcrowded. Traffic on 522/50 both have horrible congestion during those peak school times. Back ups at Lights on 522/50. Back up coming in/out of IHES/GBES/JWHS/APRES make it difficult to get through lights and into schools well.
22603	Work	Mix of commercial uses and residential densities., Expansion of High speed internet providers for both commercial and residential customers	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Is harmonious with existing development and neighborhoods.	Expand opportunities for new residential and commercial growth.	Provide Internet service providers for every current home and business before expanding.
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Consideration should be given to infrastructure when considering any additional development in Frederick County. Schools, emergency personnel, police, and roadways should all be a top priority long before any additional development is considered.
22625	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Add businesses into areas that are no longer in use like Sunnyside Plaza
22624	Both	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Disagree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	LEAVE THE AREA ALONE!
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Once farmland is gone, it's gone forever.
22602	Both	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	Requirements to accommodate an aging population and re-location of all generations.

22602	Live	Preservation of rural land and natural features.	Preservation of rural land and natural features.	No opinion	No opinion	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Why does winchester and surrounding areas have to keep growing , when is it going to be enough , the quality of life is already greatly diminished here . We are no longer that great little town that we all loved back in the early 70s and 80s stop with the growth , especially new homes ! Our schools are overwhelmed, our roads are flooded with cars and all you all want to do is keep growing. My own adult children have left Winchester to live elsewhere because they couldn't afford to buy a home here . This is the new northern Virginia!
22603	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22656	Live	Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Expand opportunities for new residential and commercial growth.	
22602	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22625	Both	Preservation of rural land and natural features.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Traffic is already getting bad, more homes will only make it worse. We do not want to become an extension of northern VA. Many people moved here to get escape the busyness, over crowding and "city feel" that encompasses Northern Va, including Loudoun County. We certainly have no desire to happen here.
22625	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Disagree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Parks, trails, overall keeping with the beauty of the area, but enhancing places for families and youth to utilize.
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Address the traffic nightmare at Route 11 and Route 81. It is terrible!
22625	Both	Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	

22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	No large subdivisions in Western Frederick. Keep those to the east.
22602	Live	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Stop making Frederick County into Loudon County
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	
22624	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Traffic congestion is already very concerning & this would need to be addressed. Our schools and doctors offices are all full to capacity more residential would be concerning.
22637	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response), Stop Building new homes, apartments, and condos. Too many people here already and the planning commission, or whoever is responsible can't handle the current flow of traffic as it is.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Disagree	Agree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	STOP BUILDING!! STOP BRINGING MORE PEOPLE TO THIS AREA!!!!!!!!!!!!!!!!!!!!
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Traffic safety.
22656	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	The congestion and traffic on Route 11(I-81 and Rt 37 interchange) is currently unsustainable. Additional development in this area without first addressing the traffic issues would be absolute madness. I regularly have to consult GPS guidance in order to determine whether I can traverse the area in a reasonable amount of time or need to reroute in order to make it to my destination on time. Additionally, the schools in this area are over capacity (Jordan Springs has mods just a few years after construction). New residential development should not even be considered until new schools (all grade levels) have been planned and approved.
22656	I do not live or work in the study area	Enhance the County's tax base and expand opportunities for employment., Mix of commercial uses and residential densities.	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Is harmonious with existing development and neighborhoods.	Expand opportunities for new residential and commercial growth.	Keep in mind of other areas that may suffer(shopping centers, commercial Etc) when expanding newer areas.

22602	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Both	Enhance the County's tax base and expand opportunities for employment., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	If we continue to grow, we have to make schools, police, EMT, higher priority!
22603	Live	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Traffic
22602	Live	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Roads can't handle more houses and businesses too congested
22603	I do not live or work in the study area	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features.	Mix of commercial uses and residential densities.	Agree	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	The effect of traffic to and from 81 on local roads.
22603	Both	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	
22625	Live	Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments)., Preservation of rural land and natural features., EXPAND TAXES TO EXPAND SCHOOL ABILITIES TO MEET NEEDS	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Nothing industrial or related to trucking PLEASE. Nothing which could pollute the farmland and waterways we all enjoy in Fred Co. SOME stores but smaller ones would be welcome, like a SMALL supermarket would be nice along 522, perhaps near FCMS and Gainesboro or in Nain where there is already a light. WE NEED TO EXPAND SCHOOLS since our population is growing. If we add lots of homes along 522 we need stores and restaurants along 522 to aid with that. Adding a SMALL grocery store in Reynolds Store would be nice along 522 where Liberty station is and also a restaurant or two up there would be GREAT! A restaurant near Nain or Gainesboro would also be so so nice.
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments)., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	congestion with traffic. I live at Orchard Ridge and am concerned about National Blvd. would expansion increase traffic? wildlife in area.

22603	Live	Preservation of rural land and natural features.	Preservation of rural land and natural features.	No opinion	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Part of what makes this area of the county a desirable place to live relates to its agriculture, natural expanses, and freedom from urban restraints such as high volumes of traffic, light pollution and travel noise. Winchester City and other areas of FC offers a broad and growing retail environment that is more than satisfying and with opportunities in places for redevelopment to bring in new business without disrupting more natural habitat. I believe our counties identity and culture should continue to be celebrated through preserving our land, green spaces, inviting others to FC to enjoy this balance as well. Health and wellness of citizens and environment - together - should be priority.
22602	Both	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Disagree	No opinion	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	The county, as a whole, needs to be more proactive with their decisions of supporting the growing county. Do not agree to build more homes and housing developments when the schools are already bordering on capacity. More homes equals more families, thus more children. The county has a history of reacting, often not always positively, when it's late and they're already behind. More people equates to more traffic which can lead to more accidents, so that raises the need for fire, rescue and law enforcement personnel. I do not like the idea of the western part of the county becoming further populated. However I'm also wise enough to know that it will happen regardless of my opinion or feelings. But all departments need to collaborate together as a team, share deeper communication and work together for the better of the county. There has been too much blame shaming, finger pointing, and nonsensical rhetoric. Please understand I realize this doesn't identify every member, but blankets all committees as a whole.
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Mitigating impact of new development on existing community facilities (schools, emergency response),, protect ground water and availability of water for public use	Mix of commercial uses and residential densities.	No opinion	Agree	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	Winchester Medical Center needs to expand dramatically, both near the existing hospital and in another location. Allow for that growth. Also, protect ground water and water availability for residential and business areas.
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response)	Mix of commercial uses and residential densities.	Agree	Agree	Does not fully extinguish the rural landscape and view., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Growth is to be expected and necessary to support the services that are essential for a good quality of life in the county. However, ugly sprawl, one that does not clearly define commercial zones, diminishes the quality of life in our county. Examples of ugly sprawl are RT50/17 heading into to Winchester (westbound) past the landfill, 522 South approaching Sunnyside, and 522 North approaching Costco. Sprawl should be regulated like Loudoun County/Leesburg/Purcellville where codes/architecture requirements/signage or business type are regulated. Frederick County does not need to be the epicenter of vape shops, carwashes, and self-storage unit.
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Disagree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22637	Both	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	The schools in this area would suffer greatly if expansion is the goal as they already suffer from staffing shortages and other issues.
22602	Work	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	I would love to see a more central park area

22656	Work	Mix of commercial uses and residential densities., Preservation of rural land and natural features., Need more schools if you're building more homes.	Mix of commercial uses and residential densities.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	I'm not sure if you guys have control over this, but as a community we need more/larger schools.
25420	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22601	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features.	Mix of commercial uses and residential densities.	No opinion	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22656	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	No opinion	Agree	Does not fully extinguish the rural landscape and view., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Be mindful of the possible roadway and traffic congestion resulted from new development, as someone who lives in Snowden Bridge, traffic is becoming unbearable.
22601	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Keep rural lands and woodlands and fields the same
22603	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	I am concerned about large growth in schoolage children population creating need for more schools
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22625	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Is harmonious with existing development and neighborhoods.	Expand opportunities for new residential and commercial growth.	

22611	Work	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	Not sure at this time.
22602	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Growth to me needs to slow down. Our community members want our community to stay relatively small. Constantly expanding is not what a lot of us want. We want it to stay more of a rural community. That's why a lot of us love to live here. I want all my children to keep going to the same schools as well. Im not in favor of changing up lines, adding more schools etc. we built a house 3 years ago. Location was big for us. We picked the area so our children could attend specific schools & it's important for us as a family to see all our kids graduate from the same high school.
22625	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Work	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Enhance the County's tax base and expand opportunities for employment.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Water and sewer for existing businesses and homes
22603	Both	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response)., Protect the forests and wetlands	Mix of commercial uses and residential densities.	Agree	Agree	Does not fully extinguish the rural landscape and view., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	Do not displace the communities present with gentrification. Allow new people in, but let those already here remain accounted for, cared for, and included. This should still feel like home, not some weird alien place. Make sure the small businesses and shops that make this area feel close and local are able to survive the growth.
22625	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	

22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22602	Live	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Disagree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22637	I do not live or work in the study area	Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., You need to update roads before any residential developments are built	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Disagree	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Stop all residential buildings west of 37 now , you can not manage the traffic flow on Rt50 or 522 now. Allowing further building west of Walmart will only make things worse. You need to fix the road structures first . And make any developer pay for it and have it completed before they may build.
22602	Live	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Mix of commercial uses and residential densities., Mitigating impact of new development on existing community facilities (schools, emergency response).	Business creation and expansion.	Disagree	Disagree	Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	Internet access
22603	Both	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Disagree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	The local rural county and farm lands should not be disturbed, destroyed or "developed".
22603	Both	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Disagree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Even in the most rural areas, all residents should have access to quality Internet even in areas that remain rural. Most residents in the area you are speaking of have selected their location and unique way of life. This is not an area that needs to be developed. If people want developments, go to Stephens City or Loudoun County.
22603	I do not live or work in the study area	Enhance the County's tax base and expand opportunities for employment., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Add Grocery stores and no more housing!
22602	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22602	Both	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Before taking undeveloped land maybe think about updating existing structures (such as old food Lion in Sunnyside) and encourage business to fill all the empty buildings. As for housing there needs to be more affordable housing and not a 2bdm apartment for thousands of dollars. So many people are struggling to find affordable housing and are stressed and stretched thin.
22603	Both	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Disagree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Traffic already sucks.. school are full... Just stop turning this place into d c

25420	Work	Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response), Needlow income housing.	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	We need low income housing for individuals and families.
22602	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Disagree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	The area is already congested with high density housing. There are many empty storefronts that should be filled before new development is considered. Our focus should be on preserving the land and nature. We are farms not NOVA.
22637	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22601	Both	Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Fire and rescue services to the northern part of the study area. Biking and walking paths or sidewalks connecting sunnyside to the city. I would also like see a lot of green space mixed in with any developments. A park similar to the third battle of Winchester would be a nice addition to the schools on apple pie. Lastly off the top of my head I would like murals or art on unattractive buildings such as storage facilities or sides of shopping centers. Also art on walking paths would be great. Thank you for the opportunity to voice my opinion.
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	No opinion	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	ALL INFRASTRUCTURE and exaggerated buffering should be addressed and considered the number 1 priority in ADVANCE of any development! Meaning before building ANYTHING! Make sure that more than 2 new grocery stores can provide what the EXISTING members of the Frederick County community DON'T HAVE RIGHT NOW!(yep, yelling) Because the decision-makers and the developers don't listen/hear or care! We have already experienced how the county handles development with developers. Feel free to send me an email asking about it. I'll be happy to share how it all played out.
22603	Live	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Disagree	Disagree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22602	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	How much environmental destruction of farm land & natural areas just to have more taxes to cover your increasing salaries. Then demolishing existing commercial buildings instead of remodeling/retrofitting the one's that are empty????
22603	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Disagree	Disagree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Do not take anymore land. You need to focus on schools and stopping the building until we get new updated roads
22625	I do not live or work in the study area	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Expand opportunities for new residential and commercial growth.	Our community has a general concern that the cost of living pushes locals out, and brings higher income individuals/families in from the metropolitan areas. I hope that this growth provides opportunities for both locals and new members of our community.

22602	I do not live or work in the study area	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22637	Live	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response)., Availability of resources	Preservation of rural land and natural features.	Disagree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	I think the county should take a beat and not approve further development of this area. We are already experiencing water restrictions, and it's not all about a drought. More people mean more water used. Water is a finite resource, it won't increase in availability to support added population. Roads Are becoming more congested, schools are more crowded, and shopping is limited. This area was always rural and should remain so. We should not seek to become a Loudoun or Fairfax county, which appears to be what many want.
22602	Both	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response)., Frederick County is becoming less beautiful as it gets bigger. The taxes are already high enough, it's not a budget issue. ITS A SPENDING ISSUE. County locals can hardly afford the county! If you want more tax money add a tax on driving infractions. Then learn how to spend money wisely. Make our tax dollars go further.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Leave the land alone. If you want more tax dollars then learn how to spend money wisely. Not spending more money than 90% of Frederick County locals can make in 4 generation on adding 5 class rooms to JWHHS. I live and work in the county. I watch every dollar I spend like a hawk making sure I get the best prices and that my hard earned money doesn't get wasted. I expect our elected officials to to the same, but most of the time that doesn't happen. I want that to change. Stop the growth of the county, all it does it add to our overpopulated schools and roads. Not to mention the burden it puts on Law enforcement and Fire & Rescue. The extra people and cars on the roads wears them out faster and VDOT already can't keep up with the pot holes and crumbling road edges...
22602	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	No opinion	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	I would like to see a grocery store, but no more housing developments
22602	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response)., Implement single family homes requiring 5 acre minimum please!! No apts, condos, townhomes, etc.	Preservation of rural land and natural features.	Agree	Agree	New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22602	Live	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	reliable, fiber-based high speed internet should be a primary concern with or without evaluating future land use.
22603	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Traffic management

22603	Live	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Business creation and expansion.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	Trader Joe's in the nearly vacant sunnyside shopping center.
22601	Live	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mitigating impact of new development on existing community facilities (schools, emergency response).	Mitigating impact of new development on existing community facilities (schools, emergency response).	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Before building more housing, Winchester and Frederick County really need to improve the existing infrastructure to support the current residents. Traffic has gotten horrible with backups all over the place. Also, if you want to attract more people to the area., there needs to be more retail/shopping and dining options. As a City Of Winchester resident, I should not have to go outside of my community to go shopping. My money should stay local, but that's currently not an option.
22624	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	No opinion	Does not fully extinguish the rural landscape and view., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	n/a
22601	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Increase activities for the younger generation	Mix of commercial uses and residential densities.	Agree	Agree	Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22625	Both	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	

22603	Both	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments)., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22625	Live	Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	N/A
22656	Live	Mix of commercial uses and residential densities., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22637	Both	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Improving road conditions and taking into consideration western living because it is older and is not improved as much as more in town areas.
22656	I do not live or work in the study area	Enhance the County's tax base and expand opportunities for employment., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22603	Live	Enhance the County's tax base and expand opportunities for employment., Provide a variety of housing types (single-family detached, townhomes, apartments)., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	we don't need more car washes, I think we're also pretty good on gas stations

22624	Both	Enhance the County's tax base and expand opportunities for employment., Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Provide a variety of housing types (single-family detached, townhomes, apartments), Mix of commercial uses and residential densities., Preservation of rural land and natural features., Mitigating impact of new development on existing community facilities (schools, emergency response).	Business creation and expansion.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation.	Expand opportunities for new residential and commercial growth.	I think that more key businesses with signs and clear view of what the building is located off of 81 and 37 would promote the younger generation
22601	I do not live or work in the study area	Business creation and expansion., Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians., Mix of commercial uses and residential densities., Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	No opinion	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Be aware of the residents that already reside in the county! As more people are drawn to Frederick County, or the area becomes more urbanized, realize that may be a push factor for individuals that currently live here. I also think focusing on connectivity is important, regarding blended housing and walkability. Having a balance between nature and buildings I think would not only keep individuals here, but draw others to the area.
22602	Live	Preservation of rural land and natural features.	Preservation of rural land and natural features.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Increased traffic, space in schools and lack of grocery stores are already existing problems. Don't add to this. Also stop making this area attractive for retirement, you want to be attracting youth and young families, people that will continue to contribute to the tax base for decades, not just years.
22602	Live	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Mitigating impact of new development on existing community facilities.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	
22602	Both	Enhance the County's tax base and expand opportunities for employment.	Enhance the County's tax base and expand opportunities for employment.	Agree	Agree	Does not fully extinguish the rural landscape and view., Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Expand opportunities for new residential and commercial growth.	Infrastructure--roads, broadband and services demanded by growth need to be considered
25413	I do not live or work in the study area	Manage traffic and congestion, improve connectivity, and provide new opportunities for bicyclists and pedestrians.	Preservation of rural land and natural features.	Agree	Agree	Is harmonious with existing development and neighborhoods., Expands opportunities for new residential and commercial growth that is carefully planned to meet the needs of the community., New developments may require enhanced buffers, landscaping, and screening to provide physical separation., New development may be limited in size, scale, and height with high quality design and materials.	Generally, remain the same (i.e. no major changes to the existing pattern of development).	Road improvement to existing surfaces. Support thoughtful school building expansions.

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.

Western Frederick Land Use Plan
Town Hall Meeting Comment Summary

Revised March 5, 2024

- 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.



Western Frederick Land Use Plan (WFLUP)

Student & Youth Presentation

February 2024

Agenda

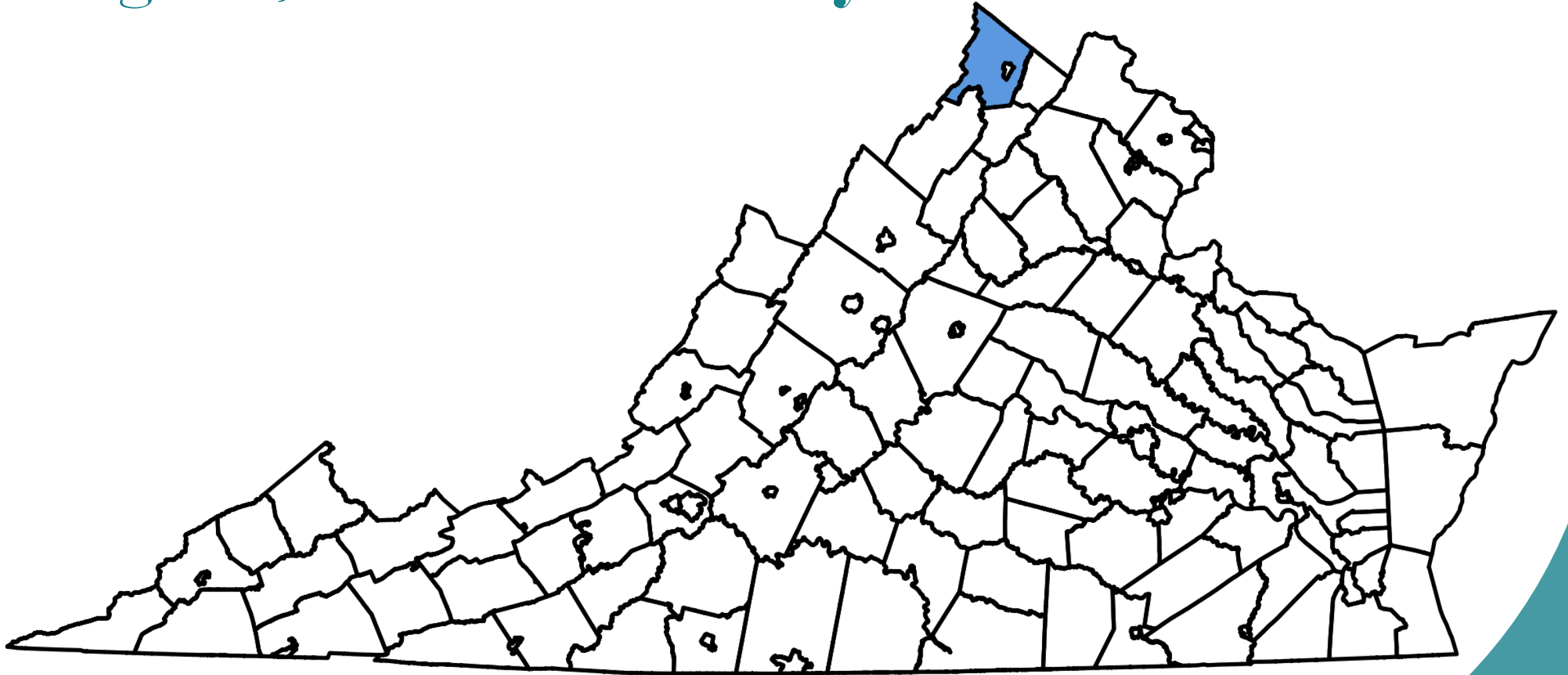


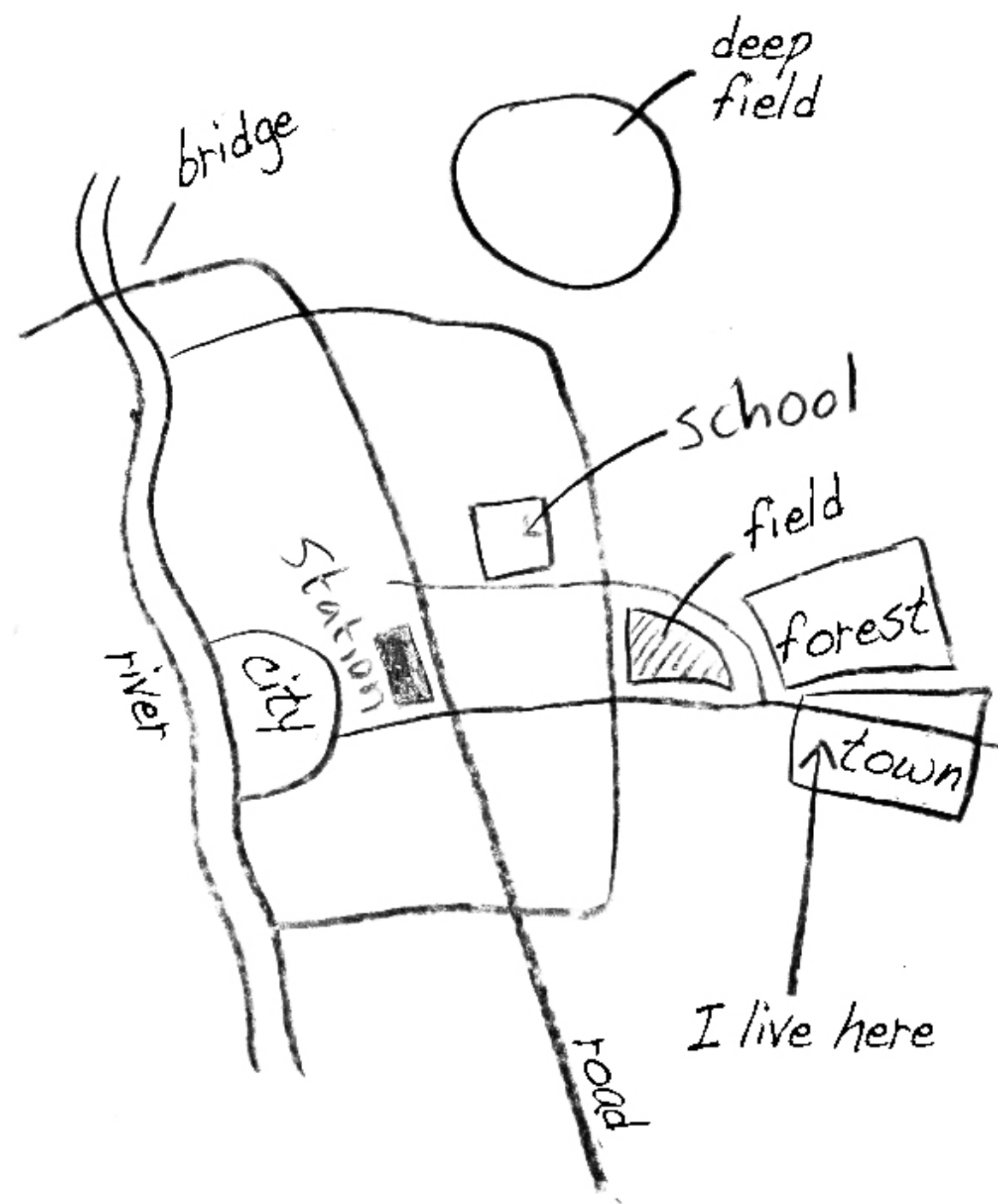
- Mental Mapping (Warm Up Activity)
- Planning 101
- Western Frederick Land Use Plan
- Visual Preference Survey (Feedback Activity)
- Wrap Up

Mental Mapping

Mental mapping is a psychological process that involves registering, recalling, and decoding information about a spatial environment around you.

Virginia, Frederick County & Winchester





What is Planning?

Planning is bringing the future into the present so we can do something about it now.

-Alan Lakein

Planning is...

- Comprehensive and Land Use Planning
- Transportation Planning
- Economic Development
- Land Conservation and the Environment
- Historic Preservation
- Zoning and Code Enforcement
- What planning looks like varies community to community.
 - Winchester City vs. Frederick County vs. Hampton Roads



What is Comprehensive Planning?

“Make no little plans. Make big plans, aim high and hope.”

-Daniel Burnham, 1871

Comprehensive Planning is...



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GOALS AND
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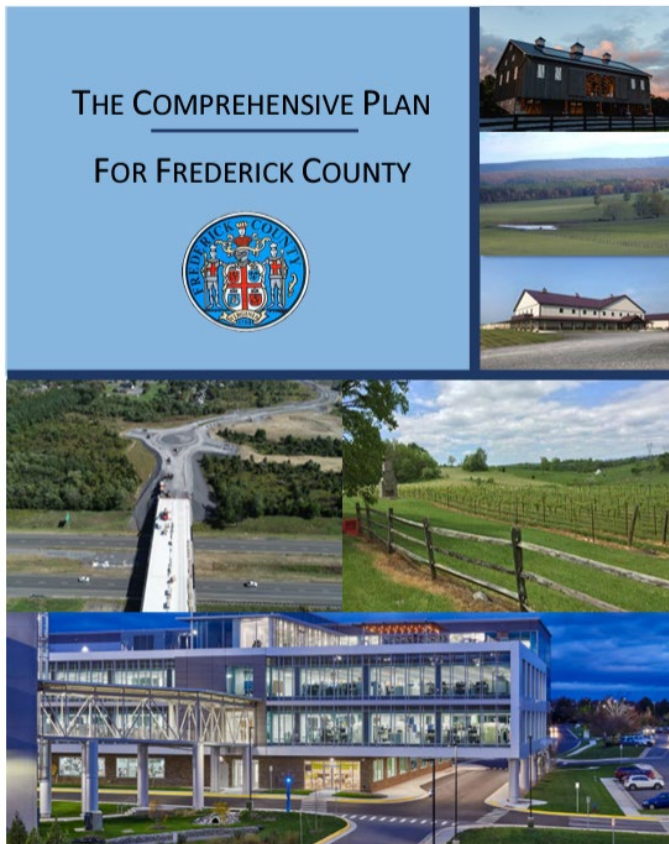


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Frederick County Comprehensive Plan



Adopted by the Frederick County Board of Supervisors – November 10, 2021

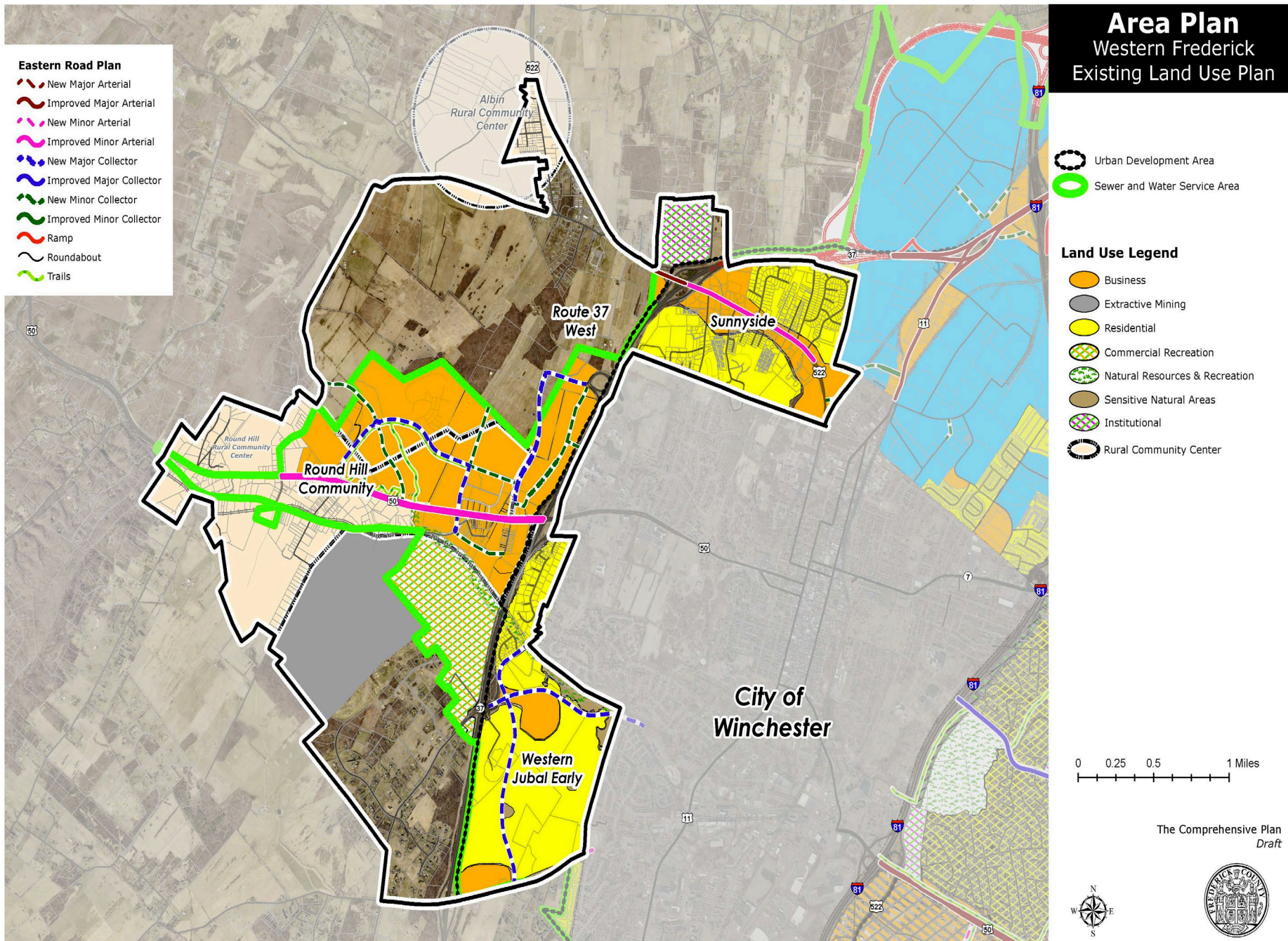
- The Frederick County Comprehensive Plan (The Plan, 2021) addresses the future growth of Frederick County for its citizens, highlights its rich history, and strives to further this great community.
- The Plan is guided by the Vision Statement and Core Values crafted and adopted by the Frederick County Board of Supervisors.
- Elements:
 - Comprehensive Plan Chapters
 - Appendix 1 – Area Plans
 - Appendix II – Background Analysis and Supporting Studies

Western Frederick Land Use Plan (WFLUP)

The Western Frederick study area of the County provides a planned transition from the urban and suburban nature of the City of Winchester and the rural areas west of Route 37 in Frederick County.

Area Plan

Western Frederick Existing Land Use Plan



The Comprehensive Plan
Draft

Small Area Plan Update



Study area of +/- 6,118-acres containing residential, commercial, industrial, agricultural uses & rural areas.



The **Western Frederick Land Use Plan** incorporates three previously studied planning areas.

*Round Hill Community
(last updated 2010)*

*Western Jubal Early
(2006)*

Route 37 West (1997)

*Sunnyside (area not
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Sunnyside



Route 37 West

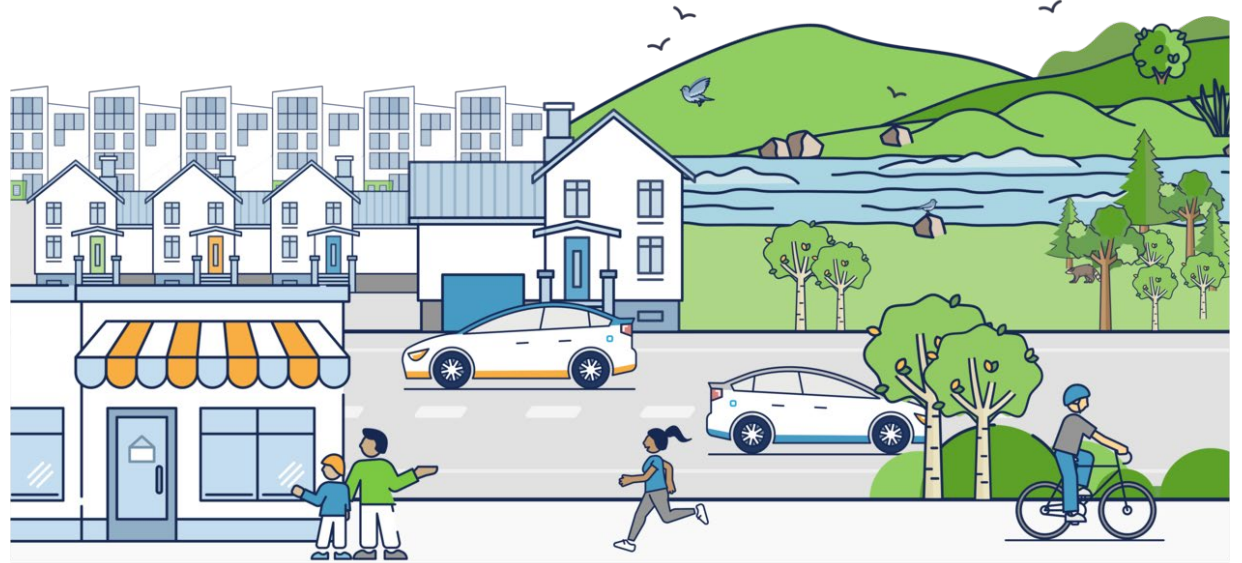


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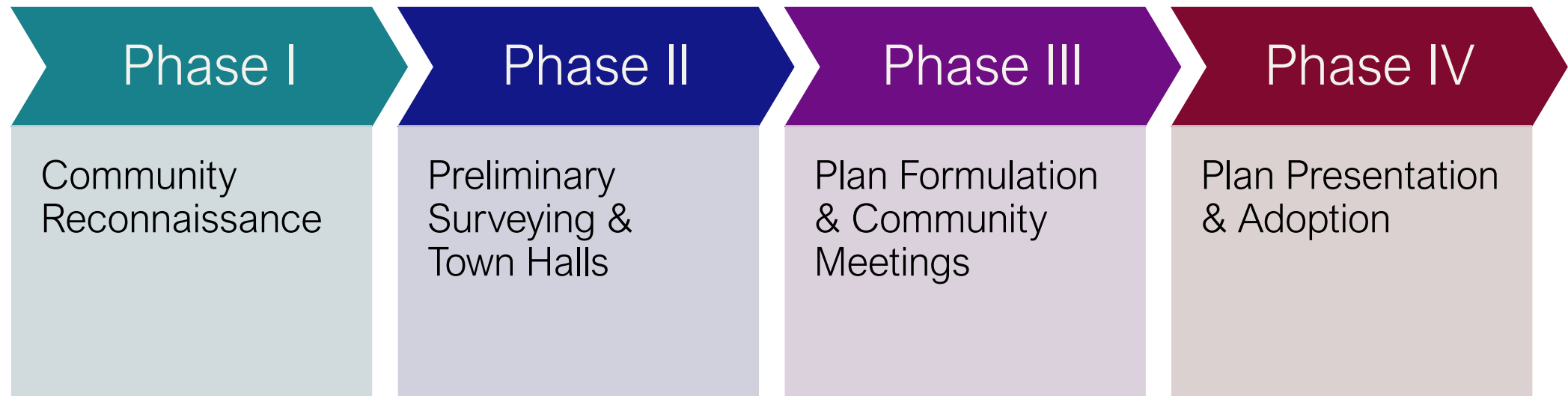
Western Jubal Early

Plan Purpose



- Protect and preserve existing agricultural, natural spaces, and historic resources to the extent possible.
- Identify areas for commercial, industrial and/or residential development. This may be new growth or redevelopment.
- Identify areas where growth should be limited or prohibited.
- Ensure adequate facilities are planned to manage growth properly such as transportation facilities, schools & community facilities, utilities.

Project Timeline & Milestones



Visual Preference Survey

To gain insight into what the community “prefers” about potential development patterns.

What to Consider?

- Do you like or dislike about the image?
- What about the image led you to this choice?
- What could be improved to make the development pattern more appealing?
- Should the development pattern remain unchanged?
- There are no right or wrong answers.





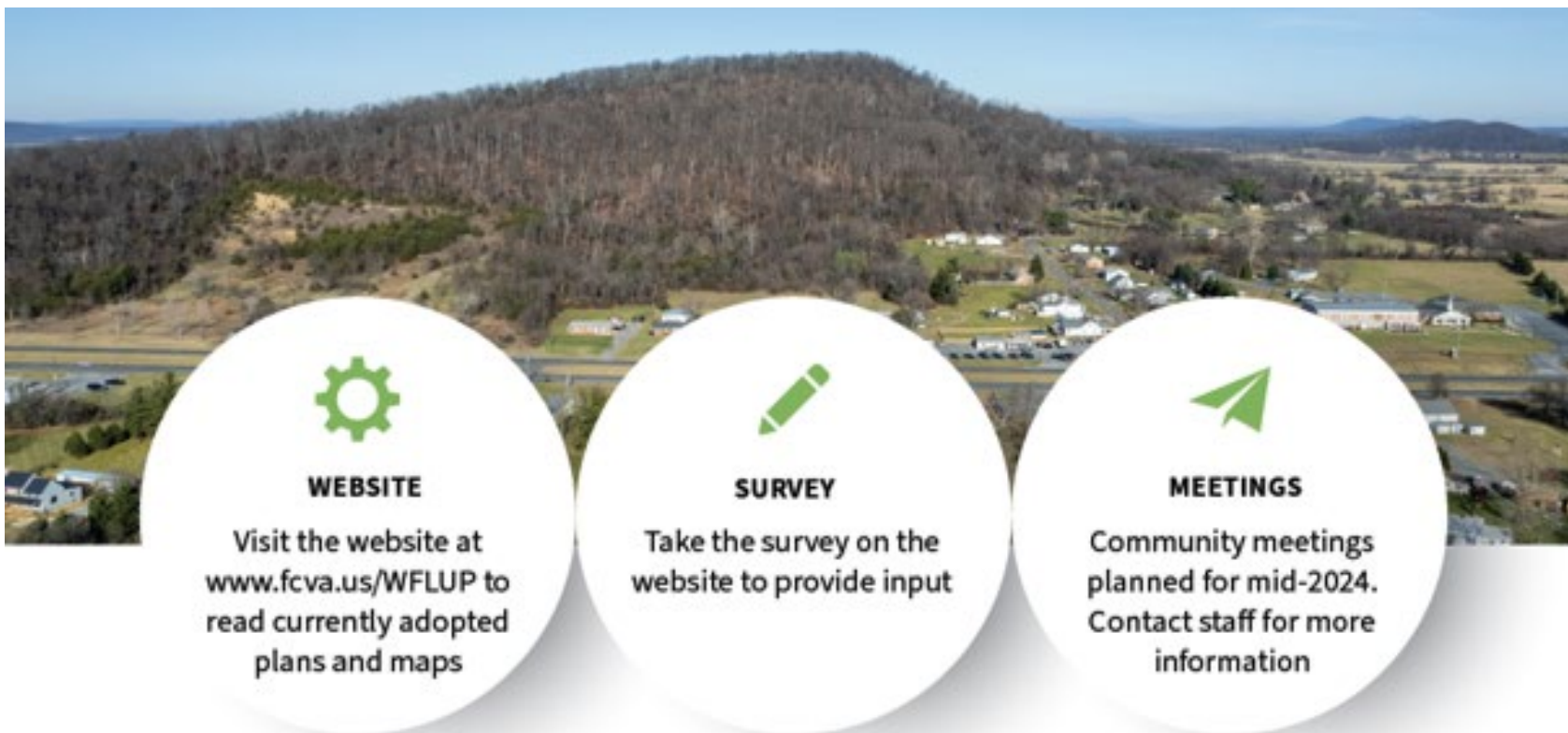












Connect with Us!



Thank You

Frederick County Department of Planning and
Development

WFLUP@fcva.us



Western Frederick Land Use Plan (WFLUP)

Town Hall Presentation

February 2024

Agenda



- Planning 101 & The Comprehensive Plan
- Western Frederick Land Use Plan
 - Planning Area Overview
 - Project Timeline & Milestones
 - Community Feedback
- Wrap Up

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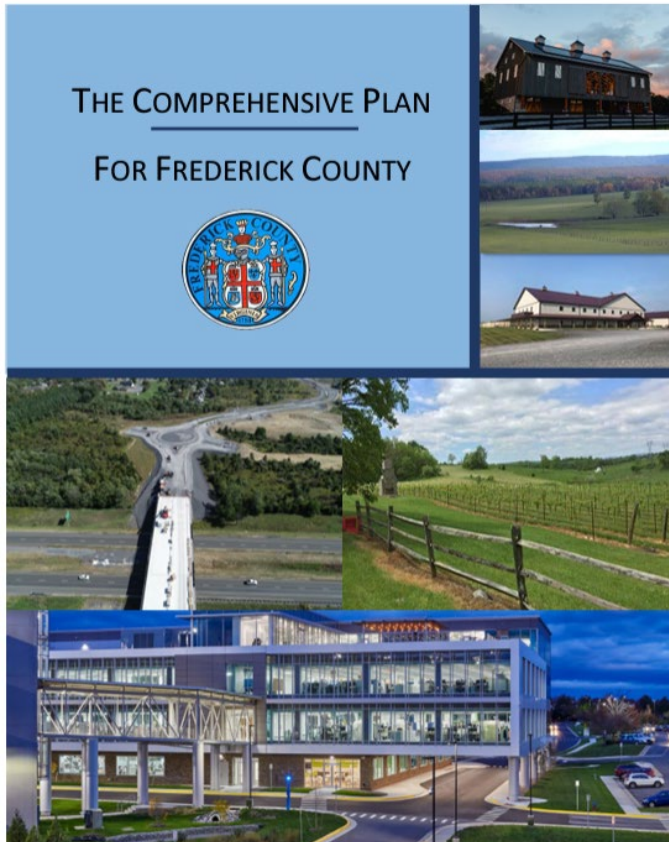


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Frederick County, Virginia | Life at the Top

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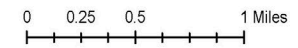
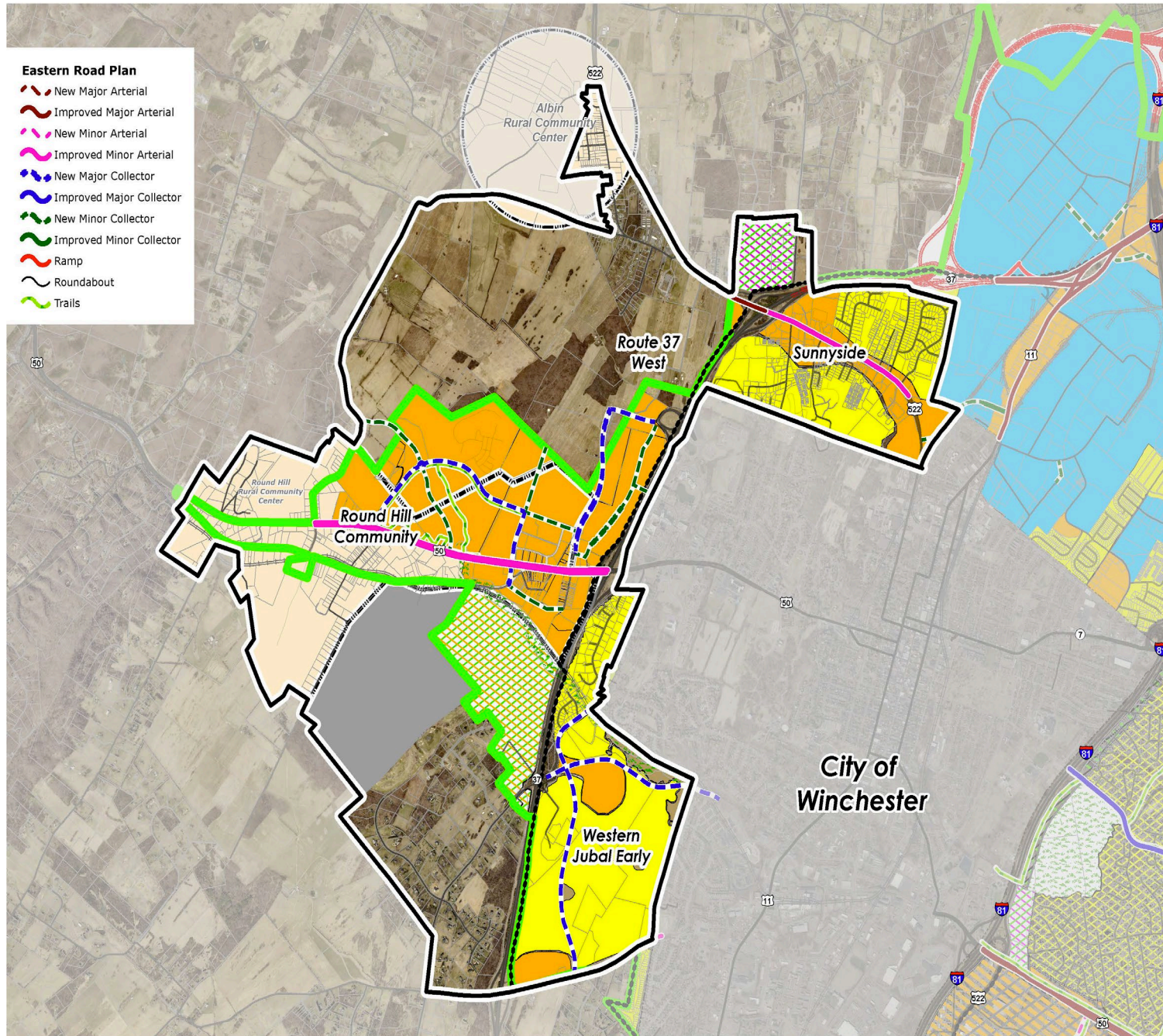
Western Frederick

Existing Land Use Plan

- Eastern Road Plan**
- New Major Arterial
 - Improved Major Arterial
 - New Minor Arterial
 - Improved Minor Arterial
 - New Major Collector
 - Improved Major Collector
 - New Minor Collector
 - Improved Minor Collector
 - Ramp
 - Roundabout
 - Trails

- Urban Development Area
- Sewer and Water Service Area

- Land Use Legend**
- Business
 - Extractive Mining
 - Residential
 - Commercial Recreation
 - Natural Resources & Recreation
 - Sensitive Natural Areas
 - Institutional
 - Rural Community Center



The Comprehensive Plan
Draft



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Sunnyside



Route 37 West



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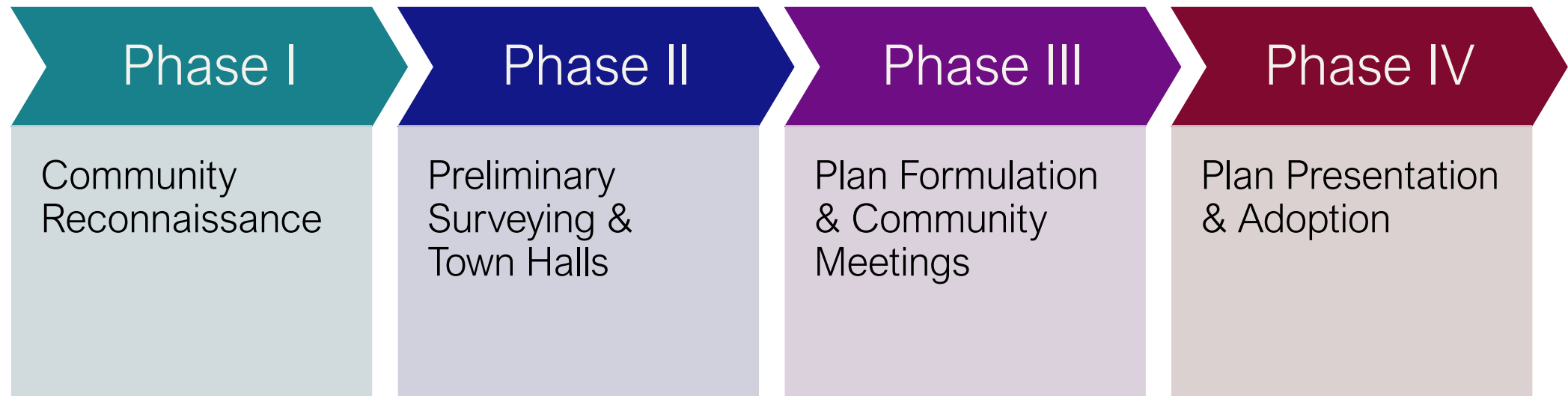
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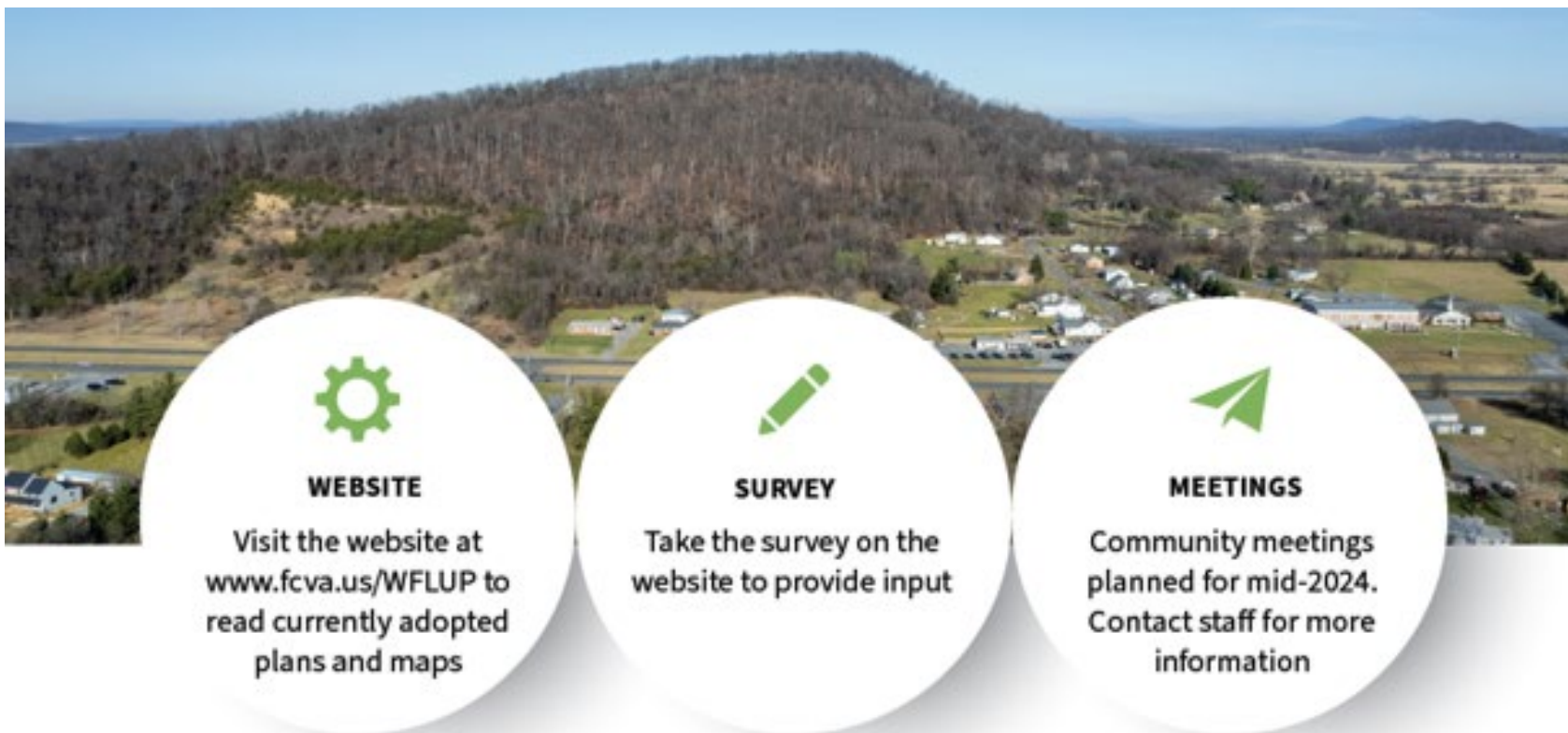
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Connect with Us!



Thank You

Frederick County Department of Planning and Development

- Tyler Klein, Senior Planner
- Amy Feltner, Planner
- Kayla Peloquin, Planner

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