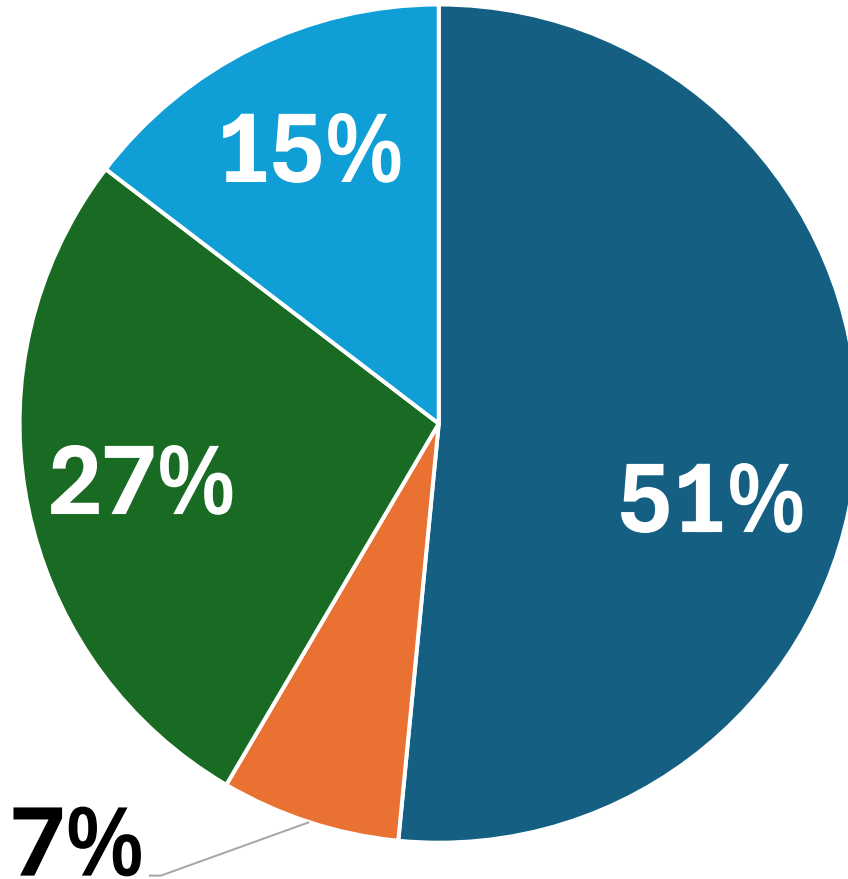


Summary of Community Survey Responses

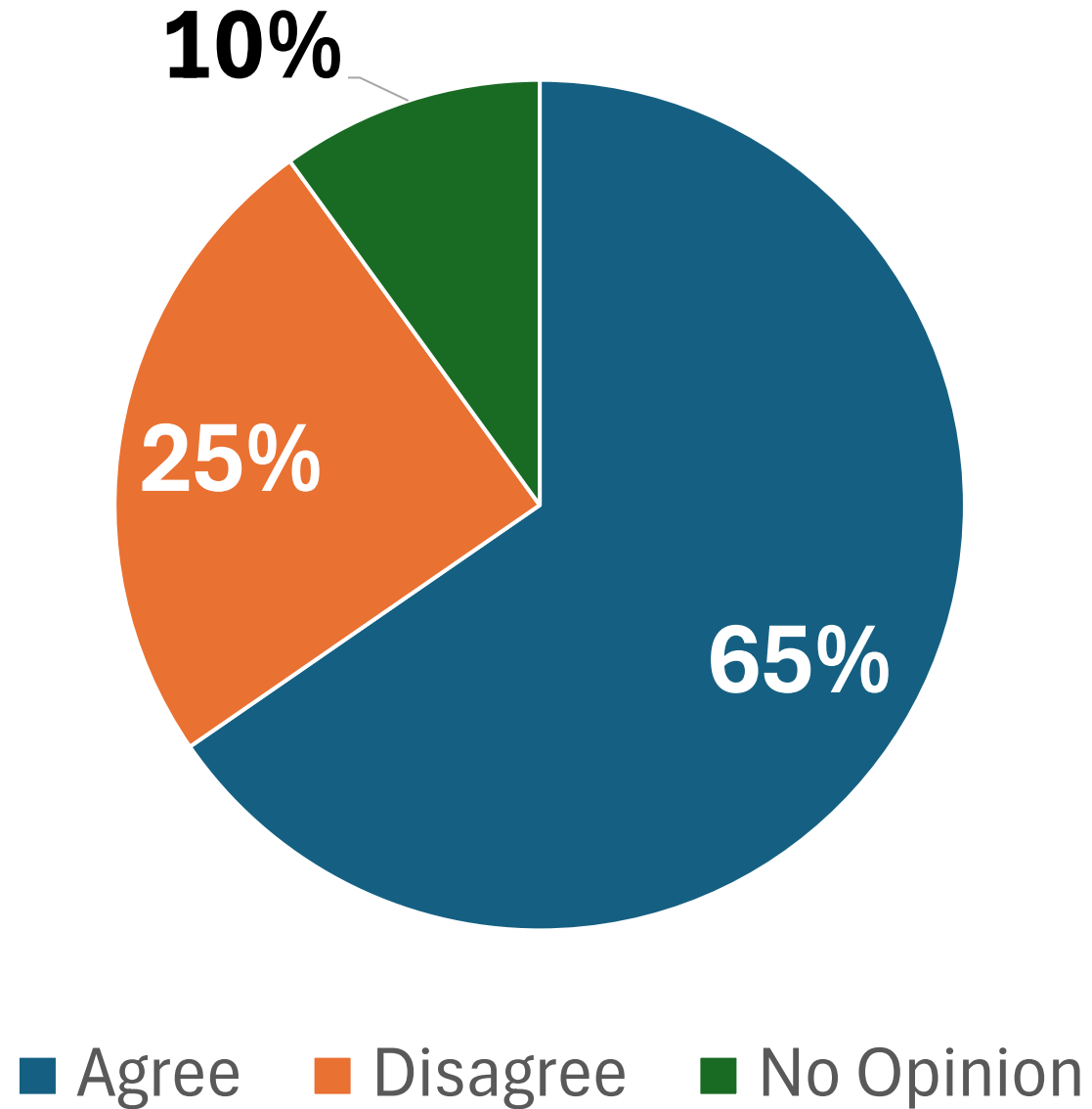
September 4, 2024

Do you live or work in the study area?

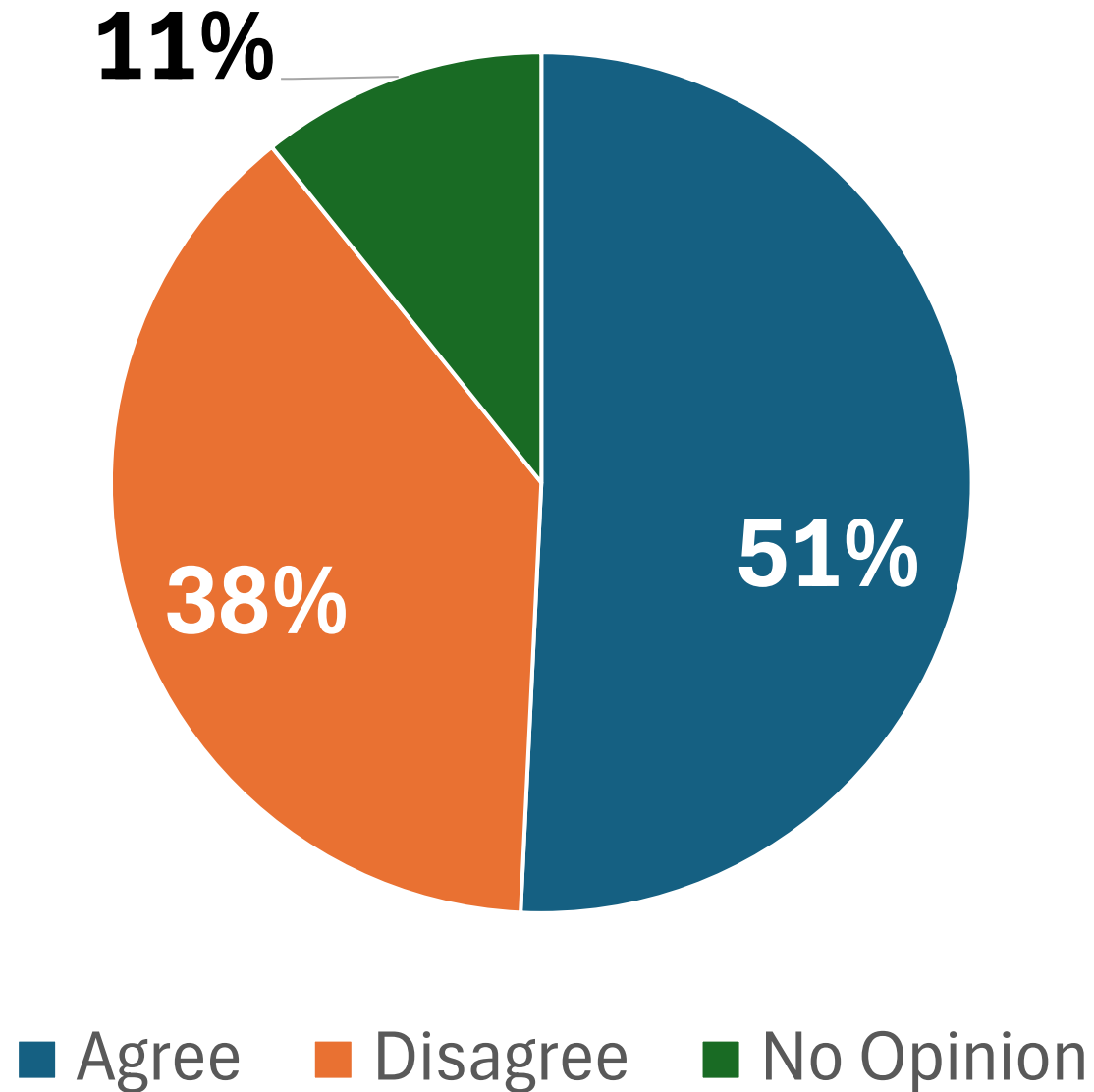


■ Live ■ Work ■ Both ■ I do not live or work in the study area.

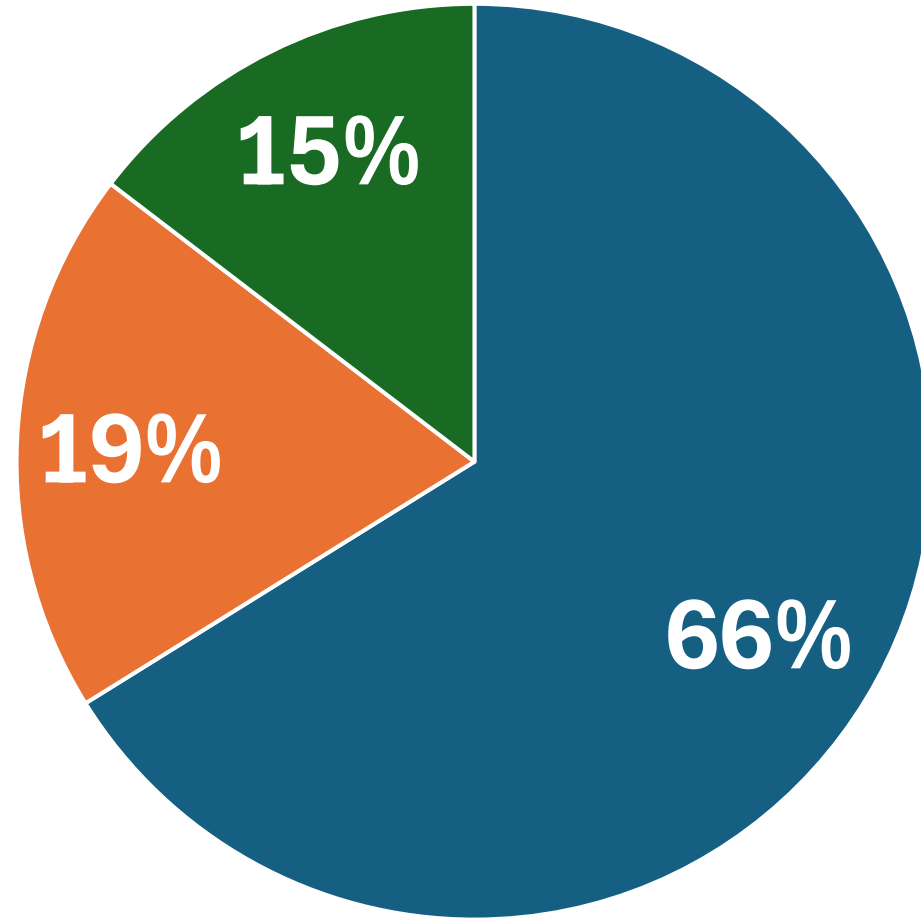
The intent of the Western Frederick Land Use Plan (WFLUP) is to preserve rural lands, resources, and views west of Route 37, and concentrate new growth, particularly new residential growth within the urbanized areas of the County, generally east of Route 37 and those areas served by public utilities and near other services such as fire and rescue response and public schools.



The Plan proposes changing the land use designation for the Sunnyside planning area from primarily "residential" and "business" to "urban center." The urban center designation is envisioned to be a walkable, mixed-use area, along Route 522, that provides for business opportunity to further support the tax base and new residences, including residences over commercial and retail spaces, to support a growing population.

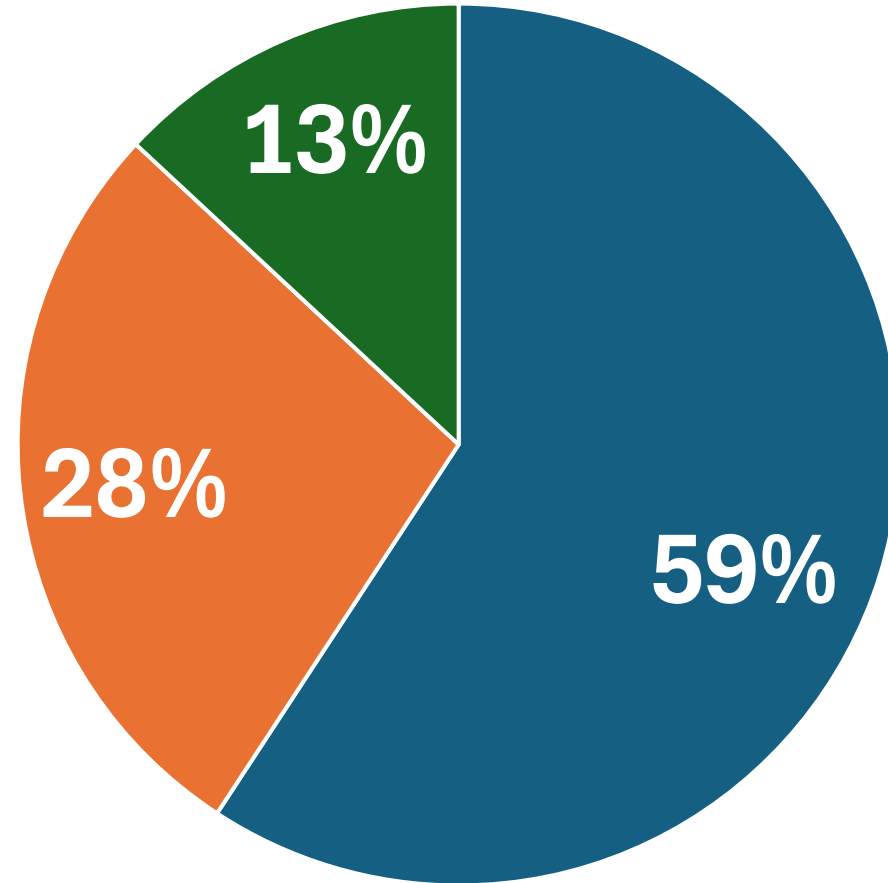


The Plan proposes designating a significant portion of the Albin planning area as "recreation." Use of these historic and rural properties for recreation purposes may serve the larger County population and visitors as well as residents of western Frederick County. Residential or commercial growth west of Route 37 into the Albin planning area should be prohibited.



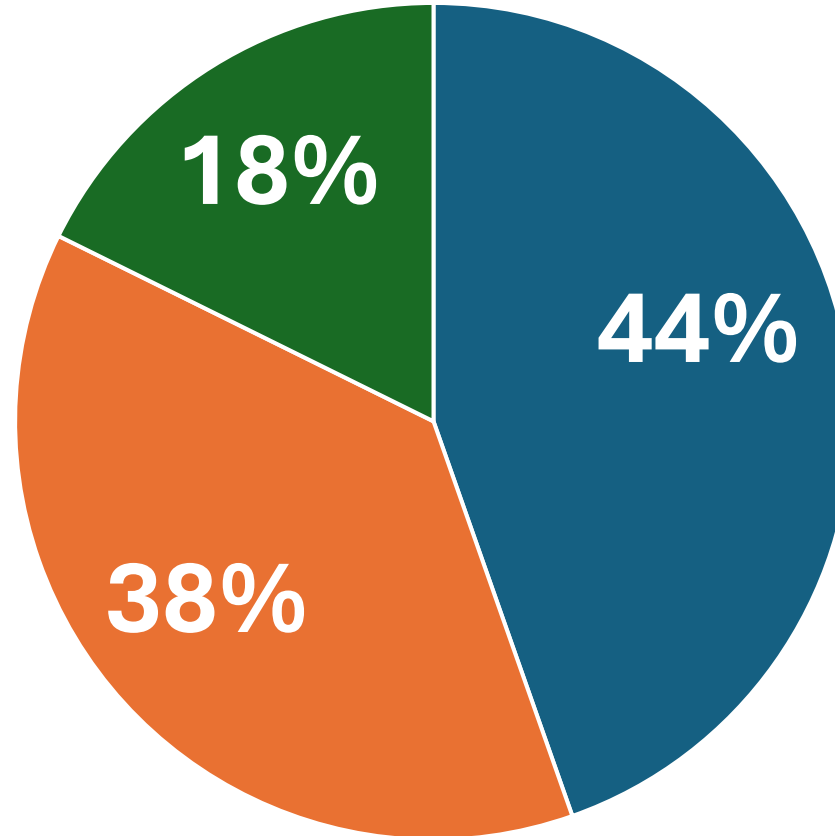
■ Agree ■ Disagree ■ No Opinion

The Round Hill Rural Community Center has been designated for future public utility service. This designation is intended only to allow small residential lots to connect to public utilities, at such time private systems are no longer a viable option. Future residential and commercial growth within this rural community center should be limited in scale and intensity to maintain the rural nature of this area of the County.



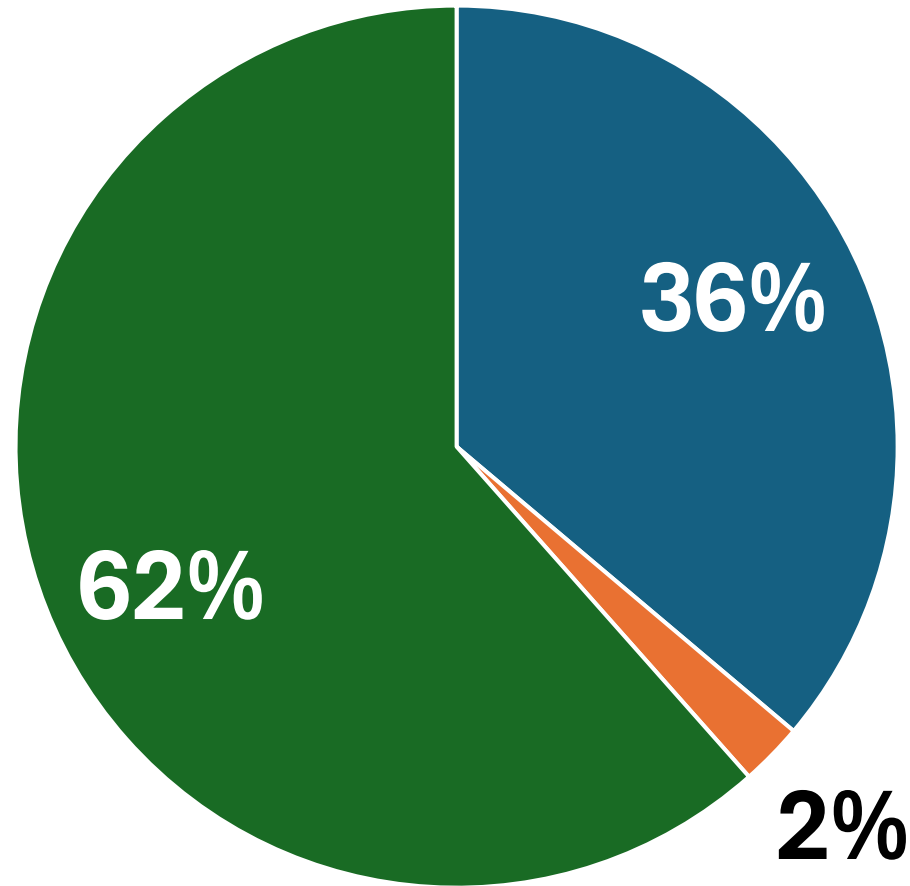
■ Agree ■ Disagree ■ No Opinion

The Plan proposes changing the land use designation for the Western Jubal Early planning area from "residential" and "commercial" to "planned unit development (PUD)." This change in the type of residential development envisioned is to provide flexibility for these areas close to the City of Winchester, allowing for a variety of housing types where public utility service already exists, to ensure a cohesive and connected pattern of development, and limited neighborhood scale retail to support a balanced tax base and help to off-set the cost of development.



■ Agree ■ Disagree ■ No Opinion

On the proposed changes for this area of Frederick County overall, what is your level of support for the Plan as presented?



■ Do Not Support ■ No Opinion ■ Support

What is your Zip Code?	Do you live or work in the study area?	Do you agree, disagree, or have no opinion on the following statement? The intent of the Western Frederick Land Use Plan (WFLUP) is to preserve rural lands, resources, and views west of Route 37, and concentrate new growth, particularly new residential growth within the urbanized areas of the County, generally east of Route 37 and those areas served by public utilities and near other services such as fire and rescue response and public schools.	Do you agree, disagree, or have no opinion on the following change to the future planned land use? The Plan proposes changing the land use designation for the Sunnyside planning area from primarily "residential" and "business" to "urban center." The urban center designation is envisioned to be a walkable, mixed-use area, along Route 522, that provides for business opportunity to further support the tax base and new residences, including residences over commercial and retail spaces, to support a growing population.	Do you agree, disagree, or have no opinion on the following change to the future planned land use? The Plan proposes designating a significant portion of the Albin planning area as "recreation." Use of these historic and rural properties for recreation purposes may serve the larger County population and visitors as well as residents of western Frederick County. Residential or commercial growth west of Route 37 into the Albin planning area should be prohibited.	Do you agree, disagree, or have no opinion on the following change to the future planned land use? The Round Hill Rural Community Center has been designated for future public utility service. This designation is intended only to allow small residential lots to connect to public utilities, at such time private systems are no longer a viable option. Future residential and commercial growth within this rural community center should be limited in scale and intensity to maintain the rural nature of this area of the County.	Do you agree, disagree, or have no opinion on the following change to the future planned land use? The Plan proposes changing the land use designation for the Western Jubal Early planning area from "residential" and "commercial" to "planned unit development (PUD)." This change in the type of residential development envisioned is to provide flexibility for these areas close to the City of Winchester, allowing for a variety of housing types where public utility service already exists, to ensure a cohesive and connected pattern of development, and limited neighborhood scale retail to support a balanced tax base and help to off-set the cost of development.	On the proposed changes for this area of Frederick County overall, what is your level of support for the Plan as presented? (select only one)	Please provide any additional feedback on the proposed Western Frederick Land Use Plan. Your comments will inform staff and officials about the community's shared vision for this area of the County.
22603	Both	Agree	Disagree	Agree	Agree	No opinion	4 - I somewhat support the proposed changes	
22601	Both	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	
22603	Both	Agree	Agree	Agree	Disagree	Agree	4 - I somewhat support the proposed changes	
22603	Both	Agree	Agree	Agree	No opinion	Agree	5 - I strongly support the proposed changes	The County should sell the Sunnyside property currently being used as a voter sight.
22602	Both	Agree	Agree	Agree	Disagree	Agree	4 - I somewhat support the proposed changes	N/A
22601	Both	Disagree	Agree	Agree	Disagree	Disagree	1 - I strongly do not support the proposed changes	The SWSA changes alone will massively (largest City homeowner cost) increase tax / cost burdens - no estimates or timelines offered - while subsidizing builder profits. Developer and FC VA Administrative GREED is not a moral high ground on which to base the future
22603	Both	No opinion	Disagree	No opinion	No opinion	No opinion	1 - I strongly do not support the proposed changes	What happens to home owners in the Urban area? I'm afraid this may try to push me out of my home.
22603	Both	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	You're tearing down hundreds of homes in a housing crisis. All you're getting is a burner email and rude comments.
22637	Both	Disagree	Disagree	Disagree	Agree	Disagree	2 - I do not support the proposed changes	As a conservationist; stop developing land and bloody protect and preserve the local biodiversity. It would be nice to see more area designated as critical habitat. It would be nice to see some help with wildlife corridors to help with wildlife habitat fragmentation and safety for mitigating or lessening both humans/wildlife vehicle collisions. This county could benefit from highlighting things like areas for wildlife viewing and other nature activities to bring in tourists money rather than growing the population.
22655	Both	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	Until we elect better leaders, and less greedy opportunists, I will not approve!
22603	Both	Agree	Agree	Agree	Agree	No opinion	4 - I somewhat support the proposed changes	
22603	Both	No opinion	Disagree	Agree	Disagree	No opinion	4 - I somewhat support the proposed changes	Allowing public utilities will not slow growth. Building permits need to be halted right now and a several year study needs to happen you are way behind.
22602	Both	Agree	Agree	Agree	No opinion	No opinion	4 - I somewhat support the proposed changes	Once land is developed it is very difficult to go back. I strongly support a plan that keeps the rural charm of the Winchester area. The mass housing projects are a mistake, in my opinion.
22602	Both	Agree	Agree	Agree	Disagree	Disagree	4 - I somewhat support the proposed changes	
22602a	Both	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	Lies
22637	Both	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	I came out here with my family to escape leftist policies and the city. I want my kid to have a small town conservative life. I see mass importation of illegal aliens to the area and I do not want my tax dollars to go to accommodate them. I see people wanting to move to the area to escape all the things listed above and have that quiet conservative lifestyle I spoke of. I've driven around town and have seen a number of vacant shopping centers and buildings etc. Why not make better use of what you have access to instead of destroying an untouched area to pseudo boost the economy. I've seen town hall meeting talking about the need to increase taxes for growth and it's laughable. Cut spending create a lottery system for public service likened to jury duty that needs to be attended to on a weekly rotation. That's what being a citizen is involvement in government and controlling your own fate.
22601	Both	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	Keep Winchester RURAL, quit putting \$ into the already fat pockets of the developers. All the developers want is a bigger profit!
22601	Both	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	Winchester is beautiful country and needs to stay that way, protected from greedy developers. If people want development they should move to Fairfax or Arlington
22602	Both	Agree	Disagree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	
22602	Both	Agree	Agree	Agree	Agree	No opinion	4 - I somewhat support the proposed changes	
22603	Both	Agree	No opinion	Agree	Agree	No opinion	4 - I somewhat support the proposed changes	Entire county needs to slow growth tremendously. It affects all of us. More people does not mean more taxes. It means higher taxes.
22603	Both	No opinion	Disagree	Agree	Agree	No opinion	2 - I do not support the proposed changes	
22602	Both	Agree	Disagree	Agree	Agree	Disagree	4 - I somewhat support the proposed changes	Growth of residential and business should be strictly limited. We have so many empty lots to use for new business. Residential is already overcrowded and we don't need any more town homes. If houses are built, they should have a minimum of 2+ acres required. No more rezoning to pack people in. The roads need fixing and we need actual grocery stores that are able to remain stocked.
22602	Both	Disagree	No opinion	Disagree	Agree	Agree	1 - I strongly do not support the proposed changes	I strongly oppose changing the zoning of the Rock Harbor Golf Course from recreational to commercial

22603	Both	Agree	Agree	No opinion	No opinion	Agree	4 - I somewhat support the proposed changes	The Sunnyside shopping center is currently not serving the community where it is located
22601	Both	Disagree	Disagree	Agree	Agree	Disagree	1 - I strongly do not support the proposed changes	Under no circumstances should another townhouse be built in Frederick County or Winchester. The only housing I would support for Western Frederick County is affordable retirement communities that are age-restricted. W. Frederick County is near Valley Health, where most doctors' offices are located. Retirement communities are less burden on the school system and generate very little extra traffic.
22603	Both	Agree	No opinion	Agree	Agree	No opinion	4 - I somewhat support the proposed changes	I strongly oppose large housing developments like Snowden Village in western Frederick County.. Zoning more homes equals more schools, services, and Taxes.
22602	Both	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	
22602	Both	Agree	Disagree	Agree	Agree	Agree	5 - I strongly support the proposed changes	
22602	Both	Agree	Disagree	Agree	Agree	Disagree	1 - I strongly do not support the proposed changes	
22603	Both	Disagree	Disagree	Agree	Agree	Agree	2 - I do not support the proposed changes	Stop sprawl!
22601	Both	Agree	Agree	No opinion	Agree	Agree	4 - I somewhat support the proposed changes	I believe it needs to be stated that land use taxation for active farming to produce income needed to support families will be maintained. Other types of support may be considered to insure the land remains undeveloped if the landowner needs to sell to meet financial obligations in order to avoid foreclosure.
22603	Both	Disagree	Disagree	Agree	Disagree	Disagree	1 - I strongly do not support the proposed changes	I will be in touch. I vote for a tree study to be apart of the planning first. I do not agree with the need for a developer to be apart of the future ideas for the county, nor any REITs to help offset the costs. I have an alternative vision for future economic growth, which is agro and eco tourism,- more small local businesses and green spaces. I vote for the preservation of trees, farms and our history, not corporate outsiders and foreign interests. I was the general contractor and designer, for our net-zero energy farmhouse in 2020 with local subcontractors. This type of local building is more thoughtful and artistic. I see the need for lot sizes to include energy self-sufficiency, shade trees, fruit trees and food security for all. This plan is continuing to put profits above the needs of the people. My tax dollars will only increase more for the NoVA + small group of local developer's and REITs profits, along with the heartbreaking crime and food insecurity, less trees/cooling and more heat on our farmer's failed crops, more tax dollars spent on cooling our service buildings. I value your time and I know this is a difficult job. This article has scared me. Please, let's grow a better future. https://www.richmondfed.org/region_communities/regional_data_analysis/regional_matters/2024/rm_02_15_24_unlocking_housing_supply and the last line on our community article from them, on Winchester, made me think corporations are reading, opportunities to be seized. and ready to line up here. I need more trees, creek protections and more site building regulations/green spaces, like their Talbot County, MD example.
22602	Both	Agree	No opinion	Agree	Agree	Disagree	4 - I somewhat support the proposed changes	My concern regards the development of the Rock Harbor Golf Course into a busier and more commercial area which will negatively impact residential communities nearby. I strongly oppose the planned new interchange off of route 37 which is an unnecessary encumbrance on local residents. This will create noise and air pollution, travel and personal safety issues. These rural roadways are commonly used for jogging and biking by local residents and are essential for efficient access to WMC by the many hospital personell living in these neighborhoods.
22602	Both	Agree	No opinion	Agree	Agree	Disagree	4 - I somewhat support the proposed changes	My husband & I share the same concerns regarding the proposed development of the Rock Harbor Golf Course area into a busier and more commercial region, which will negatively impact the residential communities nearby. We strongly oppose the planned new interchange off of route 37 which is an unnecessary encumbrance on local residents. This will create both noise and air pollution, and cause concerning travel and personal safety issues. These rural roadways are commonly used for jogging and biking by local residents, and are essential for efficient (and urgent in emergencies) access to WMC by the many hospital personnel living in these neighborhoods - physicians, nurse anesthetists, nurse practitioners, and registered nurses, et cetera. Many hospital staff CHOSE to live in this area because of the ease of rapid access to WMC. Thank you for considering these important issues.
22603	I do not live or work in	Agree	Agree	No opinion	Agree	Agree	4 - I somewhat support the proposed changes	If growth is expected in business or residential capacity, the planning commission needs to also ensure adequate internet services can be provided for all new growth.
22603	I do not live or work in	Agree	Agree	Agree	Agree	No opinion	5 - I strongly support the proposed changes	This proposed land use plan will allow continued controlled development within Frederick County, while still allowing for the open space and rural nature of the western part of the county. I encourage the Board of Supervisors to approved this draft plan, and to not allow development to occur outside the proposed limits. I am also very discouraged by the amount of development approved many years ago that is now present and not contained within reasonable boundaries.
22655	I do not live or work in	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	
22602	I do not live or work in	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	
22655	I do not live or work in	Disagree	Disagree	Agree	Agree	Disagree	1 - I strongly do not support the proposed changes	

22624	I do not live or work in	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	Preserving the rural nature of the area with more natural and limited growth is more important to the character of the county. Dense developments and urban growth is not what the residents want.
22624	I do not live or work in	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	Keep Frederick county more rural. Stop the dense developments, townhomes, and urbanization of the county.
22656	I do not live or work in	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	Stop building as we already have water source issues. Many presumably would prefer to remain small town aka rural. The excessive building increases our taxes too much already & many don't have children in the schools now nor ever. Please may we keep the small town small. Thank you
22603	I do not live or work in	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	
22637	I do not live or work in	Agree	Disagree	Agree	Agree	Disagree	4 - I somewhat support the proposed changes	Our area has to stop growing!! The Winchester-Frederick County area has become so overgrown that our infrastructure simply cannot handle the population as it is now. Government officials do nothing to help manage the flow of traffic in this area. Synchronize our traffic lights to help manage the flow of traffic and keep traffic moving. It's become absolutely ridiculous the number of intersections that get bogged down, and how often one has to stop at back-to-back-to-back traffic lights. Amherst street is one of the worse.
22637	I do not live or work in	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	
22602	I do not live or work in	Agree	Agree	No opinion	Agree	No opinion	2 - I do not support the proposed changes	Changes need transition areas between residential and business. We do not need exits and entrances to 37 every mile. Nor do we need more gas stations.
22637	I do not live or work in	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	
22602	I do not live or work in	No opinion	No opinion	No opinion	No opinion	No opinion	3 - I have no opinion on the proposed changes	Boo Boo's Butt
22625	I do not live or work in	Agree	Disagree	Agree	Agree	Disagree	1 - I strongly do not support the proposed changes	
22602	I do not live or work in	Agree	Disagree	Agree	Agree	Disagree	4 - I somewhat support the proposed changes	Leave Rt 522 n corridor alone. Give Albin area homeowners the choice to hook up to county water and sewer if their septic system is not failing
22602	I do not live or work in	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	
22602	I do not live or work in	Agree	Agree	Agree	Agree	Disagree	4 - I somewhat support the proposed changes	
22625	I do not live or work in	Agree	Agree	Disagree	Disagree	Agree	4 - I somewhat support the proposed changes	
22637	Live	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	Although your professed intent is to preserve rural land, the reality is that rural preservation is not a priority and development drives everything you do. The traffic, the congestion, the ridiculous price of housing, the endless approval of one major development after another, the expressed concern for farming without doing anything to support it, you are ruining the quality of life in Frederick County and turning it into another Fairfax or other unbearable county in northern VA. If you sincerely want to preserve farming and the rural quality of life in Frederick County, eliminate the Economic Development Authority, since it exists only to industrialize the County, and devote those funds to assisting and promoting agriculture.
22602	Live	Agree	Agree	Disagree	Disagree	Agree	4 - I somewhat support the proposed changes	if there were business's looking to buy land for an event center in western frederick county, would that fit in with the rural / recreational tag that is proposed for the western part of the county?
22603	Live	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	
22602	Live	Agree	Disagree	Agree	Agree	No opinion	4 - I somewhat support the proposed changes	No new communities west of Hwy 37. Limited commercial building on that area.
22603	Live	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	
22603	Live	Agree	Agree	Agree	Disagree	Agree	4 - I somewhat support the proposed changes	As a resident, I support maintaining the rural nature of Western Frederick County and agree with the majority of the proposed changes to the Western Frederick Land Use Plan, especially limiting residential and commercial growth. I would like more insight on why private systems are being discouraged in the Round Hill Community, as well as more information on the recreation plans for the historical and rural properties in Albin before I would fully support those changes.
22602	Live	Agree	Agree	No opinion	Agree	Agree	5 - I strongly support the proposed changes	
22603	Live	Agree	Agree	No opinion	No opinion	Agree	4 - I somewhat support the proposed changes	Smart growth is just that, Smart growth. Plan now for more schools because more homes mean more students. Also, our teachers are leaving at a higher rate every year for Loudoun. We can't match them salary for salary but we have to pay our teachers more to retain the best, even if we raise taxes. Policemen as well.
22602	Live	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	what would be my cost to hook up to water and sewer
22603	Live	Disagree	Disagree	No opinion	No opinion	Disagree	2 - I do not support the proposed changes	I would be interested to know if any consideration for data centers has been entertained. These buildings result in high revenue with little impact to traffic due to minimal employees needed. Frederick County needs to consider infrastructure before adding the abundance of residential units. Snowden bridge is a perfect example, the traffic in this area is horrific. It is time to be proactive instead of reactive.
22602	Live	No opinion	Agree	Agree	Disagree	Agree	4 - I somewhat support the proposed changes	
22601	Live	Disagree	Disagree	Agree	Disagree	Disagree	2 - I do not support the proposed changes	
22602	Live	Disagree	Disagree	No opinion	Disagree	Disagree	1 - I strongly do not support the proposed changes	Area is already too populated

22603	Live	Disagree	Disagree	Agree	No opinion	Disagree	1 - I strongly do not support the proposed changes	I think that City of Winchester needs to fix issues like public transportation, safety, take care of empty big buildings within or close the Historical Zone area that are a waste of space and useful area, and other issues prior think or approve more development. Change land use/zones to increase construction development without solve the current issues will create more problems than solutions. The Sunnyside area has a green area which has wildlife, you can see deers and other animals. People will never agree with the destruction of the green area. I suggest you to add the definition of the land use so people can have a clear understanding of the meaning and proposal
22603	Live	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	
22603	Live	Disagree	Disagree	Agree	No opinion	Disagree	1 - I strongly do not support the proposed changes	Stop building housing developments. That's all the community wants. Frederick County is unfortunately becoming the next Loudon and Fairfax County. All the beautiful nature of the Shenandoah Valley that made Frederick County unique is rapidly being destroyed. Not to mention the countless historical properties that are being torn down for these massive eyesore developments. These are two of the main reasons I moved to Frederick County 30 years ago. It deeply saddens me to see what Frederick County and Winchester has become.
22602	Live	Agree	No opinion	Agree	Agree	Agree	1 - I strongly do not support the proposed changes	i do not support the change of Rock Harbor to business nor the expansion of Merrimans.
22655	Live	No opinion	Agree	Disagree	Disagree	Disagree	2 - I do not support the proposed changes	
22603	Live	Disagree	Disagree	Agree	Agree	No opinion	4 - I somewhat support the proposed changes	
22603	Live	Agree	Disagree	Agree	Agree	Disagree	4 - I somewhat support the proposed changes	
22603	Live	Agree	Agree	Agree	Agree	Disagree	4 - I somewhat support the proposed changes	
22603	Live	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	Leave it alone. We can't support new residents with schools, ambulance, hospital, police. No growth!!!
22601	Live	Agree	Disagree	Agree	Disagree	Disagree	1 - I strongly do not support the proposed changes	Western Frederick County is the last bit of "rural" we have. Opening any possibility of even small growth paves the way for sprawl. People moving to Winchester/Frederick County typically commute, so any further development should be relegated to the county's east side (Rt. 7) where the sprawl has taken over anyway. We didn't even want WaWa on Amherst so there is no way we want more houses, traffic, or any other commercial buildings. Leave the west side alone to give everyone in Frederick County a place to escape to the country. If you want Northern Va. living, then move to Northern Va. Leave our Valley alone.
22603	Live	Disagree	Disagree	No opinion	No opinion	No opinion	2 - I do not support the proposed changes	
22602	Live	Disagree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	I moved to this area because it's rural and beautiful. We do not need to fix what isn't broken.
22601	Live	Disagree	Disagree	Disagree	Agree	Disagree	1 - I strongly do not support the proposed changes	While this plan appears comprehensive, what is missing is an overall good reason to develop this area. Our infrastructure is already over burdened (i.e., you can't get a doctors appointment for months, it will increase traffic and congestion in an area that wasn't designed to handle it, etc.). I live down the block from the area being considered for development and I can tell you there are deer, wild turkeys, bald eagles, foxes, bees, and many other amazing wildlife living in that area whose habitat will be destroyed thereby displacing them or outright killing them. I moved to Winchester from the Dallas, TX area primarily because of the over building going on driven by developers either in public office or due to their "successful" lobbying efforts. Temperatures have risen there by several degrees due to lack of green space, flooding in residential areas is occurring as more and more trees that absorb water are cut down, and weather patterns are changing including more violent storms. I am not sure this could be called progress under any circumstances as the citizens of Winchester and Fredrick county don't seem to benefit from this at all unless it is to line the pockets of developers who know the Winchester area is in demand and are looking to take advantage. In the coming years those areas that kept their building to a minimum, valued their open spaces, and preserved nature, will be considered ahead of their time and places like Dallas will be considered unnatural and undesirable. In other words, the less developed the more valuable not the other way around. Please don't let that happen here!
22602	Live	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	
22602	Live	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	The plan seems balanced and sensible to me.
22602	Live	Agree	No opinion	No opinion	Disagree	Disagree	2 - I do not support the proposed changes	I agree with the intent of the Western Frederick Land Use Plan but believe the plan will have the opposite effect and falls far short of the goal. How many trees will be taken down east of Route 37 in the Western Jubal Early area? This will likely have a major increase in noise on the west side of Route 37. Will sound barriers be installed to help with the noise pollution that will most certainly effect those on St. Andrew's Court and Parkins Lane? How much will traffic increase at the Merrimans Lane and Meadow Branch intersection by CVS? At certain times of day, it is nearly impossible to turn left at this intersection heading toward Amherst.
22601	Live	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	
22601	Live	Agree	Agree	Agree	Agree	No opinion	5 - I strongly support the proposed changes	The Sunnyside intersections need street lamps, especially at the 37 intersections.

									Consider infrastructure, ie roads, bike and walking paths, limited # of stoplights, school capacity, fire and rescue. Apple Pie Ridge Rd gets a lot of bicycle traffic, which is unsafe for both the cyclist and the auto driver. I appreciate conservation of the ag and orchard areas as well as historical landmarks. Traffic on Rt 11 at 81 north and Welltown Rd near Rutherford is unacceptable and unsafe. We do not want that same lack of planning on this side near Sunnyside. If we build an urban area, make it visually appealing, walkable, and ensure that traffic patterns and plans keep up with the growth. As it stands, there is already an inordinate amount of evening rush hour traffic in Sunnyside when there is an accident on 81 or an event at JWHS; it can take 10-20 minutes to go two miles on Rt 522 north at Fox drive around 5pm.
22603	Live	Agree	Agree	Agree	No opinion	Agree	4 - I somewhat support the proposed changes		
22603	Live	No opinion	No opinion	No opinion	Disagree	Disagree	2 - I do not support the proposed changes		I have lived at my present address for 54 years and why can't you include our place in your plans, for water and sewer?
22603	Live	Agree	Agree	Agree	No opinion	Agree	5 - I strongly support the proposed changes		Lands west of Route 37 need to be preserved as rural areas at all costs. No commercial or residential neighborhoods/areas should be erected in this area as it is the only remaining land in the county that has not yet been destroyed by the influx of migrants from the Northern Virginia region.
22603	Live	Agree	Disagree	Agree	Agree	No opinion	5 - I strongly support the proposed changes		I am in full support of the Western Frederick Land Use Plan. As a current resident of this area, I feel very strongly about protecting our space from the increasing growth of Frederick County. Our area is renowned for its natural beauty, tranquility, and unique character, which are increasingly at risk due to new developments. The preservation of these qualities is crucial not only for the well-being of current residents but also for future generations who will cherish the serene landscapes and rich biodiversity that define our community. I urge you to consider the long-term impact of further development on our environment and quality of life. Protecting our natural spaces and maintaining the peacefulness of our surroundings should be a priority. I believe that careful planning and a commitment to preserving our local heritage will benefit both our community and the environment in the years to come.
22603	Live	Agree	Disagree	Agree	Agree	Agree	4 - I somewhat support the proposed changes		There should be nothing considered "urban" in any planning. We have way too many random odd businesses, no where near enough supermarket competition, & we cannot have communities that limit driving through them by unreasonably lowering speed limits, narrowing roads to auto traffic & creating bike lanes. Truck traffic however, needs greater limitation. All highway underpasses & associated traffic lights are consistently backed up when 18wheelers exit 37& 81.
22603	Live	Agree	Agree	No opinion	Agree	Agree	4 - I somewhat support the proposed changes		
22603	Live	Agree	Disagree	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes		Where's the water coming from for all these developments?
22602	Live	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes		
22603	Live	Disagree	Disagree	Agree	Agree	Disagree	2 - I do not support the proposed changes		Stop new housing developments.
22602	Live	Agree	Disagree	Agree	Agree	No opinion	1 - I strongly do not support the proposed changes		Strongly Do NOT support interchange with RT 37 on Merriman's Lane. Strongly do NOT support change in designation of Rock Harbor to Business. Strongly do NOT support any use of Rock Harbor that would impact traffic on Merriman's Lane. Would strongly NOT support any future connection of Robinson Drive to Rock Harbor for any purpose. Need t maintain this as a cul-de-sac.
22602	Live	No opinion	No opinion	No opinion	No opinion	No opinion	3 - I have no opinion on the proposed changes		
22603	Live	Disagree	Disagree	Disagree	No opinion	Disagree	1 - I strongly do not support the proposed changes		Already crowded area in Sunnyside with roads unable to support more growth here and not enough grocery stores for the amount of people already present. Our schools are overcrowded, not enough teachers or bus drivers to get our children to and from school at a decent time! We do NOT want the city here!!!!
22602	Live	No opinion	No opinion	No opinion	Agree	No opinion	3 - I have no opinion on the proposed changes		
22602	Live	Agree	No opinion	No opinion	Agree	Agree	4 - I somewhat support the proposed changes		No engine brake use by large trucks. Use only in an emergency on Route 50 west coming into the city, starting at VDOT.
22603	Live	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes		Have you cleared this with Glaize, Solenberger, Perry, Wilkins, et al? If not, you are wasting your time and my \$\$.
22603	Live	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes		
22603	Live	Agree	Agree	No opinion	Agree	No opinion	4 - I somewhat support the proposed changes		
22602	Live	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes		
2637	Live	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes		It will not stop at this. This will only justify continued development and destruction of the rural character of Frederick County. The Board of Supervisors loyalty is to the developers not the citizens.
22603	Live	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes		I look forward to having water and sewer service but I realize it won't happen until there is more support or a bigger need.
22602	Live	Agree	Agree	Disagree	Agree	Disagree	2 - I do not support the proposed changes		
22602	Live	Agree	Agree	Disagree	Disagree	Agree	5 - I strongly support the proposed changes		We need help with the Route 7 and I-81 intersection. It's time for the county to plan a bridge and widen Route 7. An additional bridge is also needed at the intersection of Route 7 and Greenwood Road.

22603	Live	Agree	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	I would like to see urban growth contained in Winchester City.
22602	Live	No opinion	Agree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	We are unclear of the implications of development around Rt 37 and Merrimans Lane: especially the extra traffic, consumption, noise, and pollution. For example, what are the implications to the aquifer in this area that already provides water for myriad residences west of 37? Can the aquifer sustain this level of new development? What if there is an underground tank leak at the proposed gas station...could this contaminate the aquifer? How many extra vehicles will burden this area each day? How many residences are being proposed in the area just east of Rt 37 and Merrimans?
22602	Live	No opinion	Agree	Agree	Disagree	Disagree	2 - I do not support the proposed changes	Somewhat concerned about this statement regarding Round Hill: "This designation is intended only to allow small residential lots to connect to public utilities, at such time private systems are no longer a viable option." The dramatic development in other areas of Western FredCo could make the private well/sewage systems in Roscommon be declared non-viable (i.e. by overtaxing the aquifer or affecting sewage/drainage run-off options) thereby forcing Roscommon residences to connect to public utilities.
22603	Live	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	None
22603	Live	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	
22601	Live	Agree	Agree	Agree	Agree	Disagree	4 - I somewhat support the proposed changes	Although I think the plan is good. The continued growth of residential building in the county is putting a burden on the existing water supply. We have experienced drought conditions over the last several years without any significant amount of water getting into our ground water system which is the main water supply for the county. I think that a study of a moratorium on the continued building anywhere in the county be studied.
22602	Live	Agree	Agree	Agree	Agree	Disagree	4 - I somewhat support the proposed changes	Limit residential development
22603	Live	Disagree	Disagree	Disagree	Disagree	No opinion	1 - I strongly do not support the proposed changes	Please keep everything the way it is, preserve.
22603	Live	Agree	No opinion	Agree	No opinion	No opinion	4 - I somewhat support the proposed changes	
22603	Live	No opinion	Disagree	Agree	Agree	Agree	4 - I somewhat support the proposed changes	I live in the Sunnyside area, Star Fort neighborhood. I've been here since 2010. Already, I have significantly increased my online shopping, rather than supporting local business, due to the increase traffic volume. If it can't be done before 10 a.m., it's done online. Further increasing development, be it commercial or residential, will not improve quality of life here, it can only get worse. Preserving open spaces, making them accessible for people to get away and get some breathing room from the ever-increasing congestion of Winchester is so important to the quality of life here.
22602	Live	Agree	Agree	Agree	Agree	Disagree	1 - I strongly do not support the proposed changes	
22603	Live	Agree	Agree	No opinion	Agree	Agree	4 - I somewhat support the proposed changes	It would be nice if there was a concerted effort with future development to make these area more bikeable/connected; its great that the intent of sunnyside is to be more walk-able; however outside connections to the walkable area via dedicated bike paths/trail, bus connections, etc would greatly increase its accessibility; also connections to Winchesters Green Circle; would increase this accessibility to these future areas.
22602	Live	Agree	Disagree	Agree	Agree	Agree	5 - I strongly support the proposed changes	Keep the building in the eastern portion of the county that is already ruined.
22602	Live	Agree	Agree	Agree	Disagree	Agree	2 - I do not support the proposed changes	I do not want to connect to provided water or sewer.
22602	Work	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	I think that it is imperative that the agricultural industry in our region be protected along with the natural resources and beauty that contribute to the type of lifestyle provided here.
22655	Work	Agree	Agree	Agree	No opinion	Agree	5 - I strongly support the proposed changes	
22637	Work	Disagree	No opinion	Disagree	Disagree	Disagree	1 - I strongly do not support the proposed changes	You're pushing too much west of 37. Shawneeland already does not have the water to sustain it and you want to add more business and housing to that area. PUD is just a fancy way of getting around rezoning in the future. I moved west of winchester to be away from the city. Not to have the city move to me
22603	Work	No opinion	Disagree	Agree	Agree	Disagree	4 - I somewhat support the proposed changes	We don't need any more quickie marts or junk houses. If you're going to tear down the blight buildings that are there and build something nice then I might could agree. If you are just reusing the ugly stuff there or putting up junk then no, don't waste your time.
22603	Work	Agree	Agree	Disagree	Disagree	Agree	5 - I strongly support the proposed changes	I strongly support the expansion of water and sewer down route 50. There are several churches that would benefit greatly from this.
22601	Work	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	Urban centers like Sunnyside should we walkable, with sidewalks and street trees to promote health and safety for bikers and walkers, not just drivers. People who live and work there should be able to walk and/or bike to get groceries, go out to eat, go to the gym, etc.
22601	Work	Agree	Agree	Agree	Agree	Agree	5 - I strongly support the proposed changes	Having a revised WFLUP to accommodate the inevitable growth in Frederick County is prudent and reasonable. Keeping areas west of Rt.37 rural (as much as possible) just makes sense. It strikes a balance between healthy growth and diversified tax base while preserving some rural "green space" that most residents prefer for a healthy way of life.

22601	Work	Disagree	Disagree	Agree	No opinion	Disagree	1 - I strongly do not support the proposed changes	I'm impressed by your all's abilites the destroy the rural landscape and farmland that once made Frederick County so great. We are furtunate enough to live in an area so rich in history, but the land use plan shows that a lot of these sites will ultimatey be bulldozed and paved over for eyesore developments, warehouses, and and other massive businesses. Unfortunately, it seems Frederick County is becoming the next Fairfax and Loudon County. I definitely do not support the construction of new houses, warehouses, or businesses anywhere in Frederick County.
26865	Work	Agree	Agree	Agree	Disagree	Agree	4 - I somewhat support the proposed changes	