

Summary of Comments and Concerns Received

March 26, 2018 Planning Commission Meeting - CASE MA-A-18-01

- 1) The intersection of MD 27 and MD 808 with respect to existing traffic congestion, lack of full signalization, and increased congestion as a result of the proposed development.
- 2) Potential traffic impacts on area local roads from “cut-through” traffic as a result of the development.
- 3) Percentage of park land proposed in the conceptual layout and the need for additional open space and park amenities.
- 4) Impacts to the existing character of the neighborhood due to the proposed housing type and density.
- 5) Lack of a public sidewalk network along North Main Street and the concern of creating a significant safety issue with additional cars on the road from the proposed development.
- 6) Level of emergency services available with this high-density residential use.
- 7) General support for Mixed Use Development in communities provided the project is consistent with the character and current use of this area of town.
- 8) Main Street being defined and referred to as a connector road rather than that of a local street as it supports the existing residential community along Main Street.
- 9) Consideration of revisiting the extension of Scotch Heather Avenue to allow an additional means of accessing Main Street.
- 10) Impacts from lighting from the planned commercial center and the planned ingress and egress onto Candice Drive and Main Street.
- 11) Concerns were expressed from the Christy Acres Community regarding the integrity of existing residential wells during the construction phase of the development as well as the overall availability of the water once the project is brought online to the public water system.
- 12) Possible benefits, and potential risks relating to the future of Mount Airy Elementary School as a result of the pupil yield generated from the development.
- 13) Adequate parking to serve the proposed development to avoid parking overflow along Candice Drive.
- 14) Concerns relating to the topography of the development and the potential for the dwelling structures to “tower” over the surrounding areas.
- 15) Concerns relating to speeding along Candice Drive and how that will be policed given the fluctuating Town/County boundary.