

Town of Frederica
2025 Comprehensive Plan
Public Workshop – January 21, 2026

Survey Responses (31 surveys received on 1/19/26)

Do You Live in Frederica?	87% yes
Residence Type	81% single family, 10% duplex, 3% apt.
Do You Own Your Property?	90% yes
What Do You Use your Property For?	90% residential
Do You Work in Town?	90% no
Distance to Work	30% less than 15 miles, 6% farther
Important Community Features	Parks and Open Space Local and Community Shopping and Retail Public Facilities (Comm. Center, Library, Community Gardens) Interconnected Streets Bike Paths Sidewalks Mature Trees and Landscaping Code Enforcement Waterfront
Feelings About Housing Types	Townhouses – Not enough to enough Manufactured – Enough to need more Large Lot Single Family – Too few Modest Lot Single Family – Neutral Old House Converted to Apt – Too many Condo/Low Maintenance – Not enough

Biggest Issues in Town	Traffic Property Maintenance Lack of Shopping Crime Parking Pedestrian/bike accommodations Preservation of historic buildings
Transportation Issues	Summer traffic Trucks on main roads Poor road linkage to other towns Not enough bike routes Not enough sidewalks
Town Services – Positive	Snow removal Sewer Fire/EMS Trash Stormwater management
Town Services – Mixed Satisfaction	Water Police Streets
Use of Vacant Land in Town	Commercial Parks and outdoor space Community facilities Agriculture Residential (industrial, institutional not desired)
Use of Vacant Land Around Town	Commercial/retail Business parks (warehouse, contractors, manufacturing not desired)

**Use of Adjacent Vacant/Ag Land
Just Outside of Town**

**Preserve small town atmosphere
Balance development and ag uses
Seek to Annex
Link New Roads and Developments**

Importance of New Amenities

**Housing for Younger People
Shopping
Dining
Housing for Seniors
Convenience Stores
Parks
Community Facilities
Pickleball Courts**

Flooding Concerns

**Most Do Not Live in a Floodplain or are Not
Sure
Most are Concerned About Seal Level Rise**

Survey Respondent Ages

**16-24 (1)
25-45 (10)
46-65 (4)
66-75 (7)
75+ (5)**

General Comments

- **Consider alternative types of affordable housing to grow tax base, including townhomes and condos**
- **Townhouses and condos for affordable housing would help first time buyers and grow tax base**
- **Need more commercial choices in Town**
- **Need more gas stations, restaurants, and stores**
- **Moved here to get away from crime and commercial areas**
- **New homes to the north will be an impact on traffic and will ruin the charm of the Town, all for the sake of money**

- **Some concerns for drinking water**
- **Some concerns for water bill cost**
- **Appeal to young families and new home buyers. Downtown is undesirable**
- **Need shops, a gas station, and fast food in Town**
- **Continue to grow and develop, but in a controlled manner that protects future generations**