

SUMMARY OF SURVEY 3

The year-long Fauquier County Community Conversations engagement process included the use of online surveys as a method for gathering broader input from residents. The County shared results from these surveys throughout the process with county leaders, stakeholders, and the general public via the Community Conversations website. Over the course of this process, survey responses helped guide and shape the outcomes of the project. This document contains a summary of Survey 3.

Survey 3 Summary

Q1 - In which community do you live? Count of Responses	
Warrenton	6
Upperville	3
Other	2
Catlett	2
Marshall	2
New Baltimore	2
The Plains	1
Sumerduck	1
Broad Run	1
No Response	1
Grand Total	21

Q2 - What is your age range? Count of Responses	
60 to 69	6
50 to 59	5
40 to 49	4
30 to 39	3
70 or older	2
No Response	1
Grand Total	21

Q3 - Did you attend the first Community Conversation Meeting on May 17, 2016? Count of Responses	
No	16
Yes	5
Grand Total	21

Q4 - Did you attend the second Community Conversation Meeting on July 12, 2016? Count of Responses	
No	16

Yes	5
Grand Total	21

The first vision theme is Managed Growth and Concentrated Development; Vibrant Towns and Villages. Among the obstacles to achieving this vision theme are:

- Projected Growth May Exceed Full-Build Capacity of Towns and Service Districts
- Projected demand for water supply and water treatment is greater than existing utility capacity
- Groundwater quantity and quality can be diminished by surface development and activities
- Limited Diversity in Housing Stock in terms of size, type or selling price
- Growing Cost of Housing Relative to Income
- Limited street connectivity and sidewalk availability within towns and service districts
- Limited central business and activity areas in most service districts
- Significant health concerns, especially among the youth
- Resistance to excessive growth and/or density

Among the opportunities to achieving this vision theme are:

- The County has established a successful growth management strategy with highly visible results
- Sufficient land area within service districts to accommodate extensive additional growth
- Ability to offer a unique setting in the DC Metro Region
- Innovative Stormwater Management Techniques
- Increasing funding and support for transportation alternatives to automobiles
- The emergence of new high-quality urban environments that people love to live in or near
- Ensure well planned, funded, and phased infrastructure improvements within service districts

Q5 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve managed growth and concentrated development; vibrant towns and villages?

Slow down single home construction. Don't give up so much to the builders.

Find ways of increasing housing in the service districts, provide more affordable housing, and better/more available utilities (water, sewer, high speed internet).

Invest in infrastructure in our service districts

Find the appropriate balance to maintain the uniqueness and natural beauty of Fauquier County while still providing up-to-date resources like high-speed internet, public water/sewer, etc. Build our business tax base by encouraging new businesses to relocate to Fauquier County.

<p>Q5 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve managed growth and concentrated development; vibrant towns and villages?</p>
<p>Ensure developers propose comprehensive plans to fulfill long-term requirements and stop receiving tax breaks - e.g., Vint Hill LLC tax breaks for land donation. The county can simply not rezone land as being requested and stop approving applications for continued growth as the service district near capacity. Just because developers are pushing for growth does not necessitate the county's need to accommodate them.</p>
<p>Limit residential development in service districts, when possible, in order to preserve limited public water supply and space for job creating businesses.</p>
<p>Ensure that growth in service districts does not exceed the capacity of available water sources. Do not allow development outside of service districts where infrastructure and services are not available or would be in-congruent with existing infrastructures, services and facilities.</p>
<p>Blend development policies with forward thinking resource budgets in mind, i.e. increase density in service districts, limit growth outside of service districts, establish a TDR program, forecast costs of new residents in comparison with new/expanded businesses (education, infrastructure, transportation, etc.) People(communities) perish for lack of vision. Plan AHEAD for what we have in resources and what we want to look like--organically and physically.</p>
<p>Tyttt</p>
<p>Encourage higher densities in towns and service districts</p>
<p>Ensure appropriate utilities are in the service districts Made building outside service districts extremely hard to accomplish Cluster housing and retail while restricting housing communities that do not have retail included within the community Include grid type street plans so there are multiple ways into and out of neighborhoods</p>
<p>There is not a single or even simple answer. It will need to be a multi-prong effort; it will take time; and the Board of Supervisors must ensure the continued support of these long-term efforts and not allow short-term and operational needs to take attention away from the long-term vision.</p>
<p>More public transportation options, greater broadband access, focus on walkability, little tolerance for NIMBY folks that live in service districts and are fighting wanted development</p>
<p>Fauquier county is a rural community, as such we want to keep the rural feel. Lets not create high density housing like the surrounding counties have done. We want shopping, dining and entertainment that our community can support. We don't need 16 movie screens, we need 4 to 6, we need a small well maintained bowling alley, and decent clothing stores. Right now we have Walmart, Marshalls, Peebles and Sears and then the high end specialty that many can't afford. Sears clothing is horrible, Peebles is disorganized and Marshalls is hit or miss and I won't shop at Walmart. I want to spend my \$\$ in Fauquier, the town of Warrenton needs to be more receptive to business and more friendly. Somehow the county and town must find the balance between growth to meet the needs of the community and keeping us rural.</p>
<p>Limit population growth; limit growth to designated areas</p>
<p>Tighten the county subdivision ordinance as much as possible, including subjects such as the content of restrictive covenants and nature and location of common areas in subdivisions with lot owners associations. Do everything possible to subject a change in the "Dillon Rule" at the State level. Do not allow small lot subdivisions located outside of municipal limits to receive</p>

Q5 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve managed growth and concentrated development; vibrant towns and villages?

municipal services. Be as "unfriendly to growth" as the law allows -- recognizing that limited, economically sound, pay-as-you go growth can be desirable.

Attract higher quality development. Abandon "one size fits all mentality" Focus much more on high quality design to fit a situation rather than relying on zoning

Improve broadband Internet so folks can work from home and from existing properties without the need to build more near places that have Internet or to travel to these places. Increase tourism to bring income to the county without adding infrastructure or services costs. Support affordable housing so all can benefit from the County's benefits.

Do not allow subdivision. Do not allow wineries to operate commercial business under agricultural zoning

Encourage investment in modern and sustainable agriculture and forestry practices which will help to manage our watersheds while producing jobs and value-add products.

Q6 - Are there any obstacles or opportunities that are missing in the list above? (Optional)

We need to invest in the infrastructure of Fauquier County so "town resources" like high-speed internet, public water/sewer, etc. are available to most, if not all, residents...and to do so WITHOUT becoming another Prince William/Fairfax County.

Some of the obstacles listed can be easily mitigated by having the developers accept the infrastructure costs without commercializing utilities or services.

Yes

I don't recognize any missing items but think they must be weighed side by side...with an open mind.

No

Opportunity: Villages with defined edges. Viewsheds and open space surrounding service districts, villages and towns. Obstacles: Zoning Ordinance and Subdivision Ordinance don't sufficiently encourage clustering.

Developers will not build what we want. They will built what they think is low risk. Fauquier has to zone exactly what we want and where.

I do not believe there is a widely adopted share vision within the various Fauquier County communities of the future of the County. If the communities are pulling in different directions, success will be less effective.

The "Dillon Rule" is the largest obstacle to better local development. Overly generous local zoning, planning and subdivision ordinances are also obstacles.

You are missing the most important thing, the lack of good broadband Internet service in large sections of the county.

The second vision theme is Expanding Business and Employment Opportunities. Among the obstacles to achieving this vision are:

- Disparity between workforce skills and available employment
- Broadband access remains limited in some areas of the county.
- High future levels of congestion are projected for most major highways in the county.

Disparity between workforce skills and available employment Among the opportunities to achieving this vision theme are:

- Job skill development through Lord Fairfax Community College.
- Proximity to Major Freight Routes and Facilities
- Preservation of Tourism Attractions and Destinations
- Nearby access to VRE rail service
- Promote regional collaboration with neighboring localities

Q7 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve expanding business and employment opportunities?
Encourage businesses to build here. Focus on them, instead of more housing developments.
Bring employers to the county that pay well, but have limited impact on the environment or rural areas, like the technology industry. Many of the jobs available in the county don't pay enough for the employees to afford the high cost of housing in Fauquier.
develop a coordinated plan/approach, working with employers/planners; define the targeted employment. stop working without a real direction
In order to expand businesses, which in turn will provide employment opportunities, we have to provide them with incentives. All businesses cannot be located in Warrenton...we need to draw businesses to other areas by providing them with the necessary infrastructure.
There are many well-educated residents in Warrenton, Brookside, Vint Hill, and other areas who are commuting to Prince William and Fairfax Counties, Alexandria, and DC. The focus should be on attracting more high-tech, bio-tech, and incubator companies to keep these residents working close to home and less on residential development. Big box retailers and "mom-and-pop" businesses are not going to do as much engineering and bio-tech firms for the job skills development. LFCC needs to better assess and respond to the job skills gap. It should not recreate these processes, but rather adopt those already proven by NVCC/NOVA; it's programs are working well.
Focus on expanding the types of employment opportunities in the county by ensuring areas zoned for industrial and commercial development are not rezoned. Streamline or create a rapid review process for special permitting request reviews for telecommunication towers.
Add programs and facilities related to the agriculture and equine industry to encourage residents to engage in those existing industries both recreationally and professionally.
Invest intentionally in all levels of workforce development, services/trades (quality of life assets), management, recreation, healthcare--all "blue collar" and "white collar" opportunities to fill every service gap. Engage youth development, personal development , and educational organizations as part of the process.
Better broadband

Q7 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve expanding business and employment opportunities?
Encourage affordable housing and workforce housing so that current residents can afford to live and work in Fauquier.
Have a committee that is made up of real Fauquier citizens who know the history of the county for more than the last five years.
We need an environment where our young do not go away after university. This means Internet, commercial and housing integrated together, additional rental housing suitable for professionals, public transit to Washington DC on weekends and evenings. Do not build to support a commuter environment.
Board of Supervisors and other County leaders should actively engage the public in a unified manner to help build a shared vision. This would also demonstrate that the County is truly committed to these efforts.
Broadband access
Something needs to be done about Internet access, business and residents depend upon easy and reasonable cost. Children need access for school and business need access in order to remain in business. Time marches on and Fauquier is behind the times.
Limit growth
Improve public transportation options. Interstate and Intercity bus service. Passenger rail service. Prevent new highway construction (as opposed to necessary repairs and improvements in existing highways). Get the big trucks off the road and all by local freight back on the railroads.
Rely more on performance than zoning. Be more creative. Look at innovative solutions to solving the same problems in other areas worldwide
Pursue expanded Internet infrastructure. Continue to support collective marketing of the county's existing tourism opportunities. Support public private housing partnerships such as Windy Hill.
Let the free market work. Dont spend tax dollars trying to solve problems. Governments dont solve pproblems they create new ones.
Increased investments in high value agriculture processing, forest and wood products development, and possibly bioenergy would help expand the employment base and better anchor the service districts to the rural landscapes. Incentives to attract large investments in integrated agroindustry production systems need to be part of the conversation.

Q8 - Are there any obstacles or opportunities that are missing in the list above? (Optional)
Lack of a true champion that can make things happen. we tend to talk and talk, but have no concrete plans
Developers are over-playing obstacles and creating fear that does not exist at the expense of current county taxpayers. Broadband does not need to reach 100% of residents, however it should exist at the service districts. Again, attracting a highly paid workforce to the county is a major contributor to overcoming the listed obstacles, not building apartments, condos, and more retail establishments.
No
Opportunity: Form-based zoning to encourage right-sized and right-scaled development.

Q8 - Are there any obstacles or opportunities that are missing in the list above? (Optional)

How do we make the people moving here more realistic about what can be done with the current financial assets?

The list appears to support an economy of 15 years ago. We need to build for a future economy that will have work in a far more flexible environment with quick movement between employers. Many people will have part time jobs with multiple employers. Part time education through life will be more common. The day of a 30 year employee going to an office is effectively dead.

Gear opportunities to the unique things Fauquier has to offer. Don't just wait for good things to come - go get them.

The third vision theme is Rural & Open Space Preservation; Strong Agricultural Economy. Among the obstacles to achieving this vision are:

- High cost of farmland
- Increasing pressure for commercial uses in rural areas
- Lack of farmers and farm labor
- Lack of infrastructure for value-added agricultural processing
- Limited local food promotion and access to local markets

Among the opportunities to achieving this vision are:

- Organized regional and local agricultural advocacy and promotion.
- Proximity to Large Food Markets with Increasing Appreciation of Local Foods.
- Promote new and expanded ag infrastructure projects [new]
- Successful agricultural zoning and conservation easement programs and organizations

Q9 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve rural and open space preservation, and a strong agricultural economy?

Help the farmers that are truly farming, with tax breaks.

There is a lot of open space preserved by easements, but not much open space that is open and available for county residents to see or use. If the majority of people living in the county don't have any opportunity to enjoy preserved open space or farmland, then what is the value in preserving it?

coordinate with agricultural groups to determine what's missing in the community, what's needs to happen to increase success. Work to promote local agricultural products, perhaps with a targeted regional marketing program. Explore appropriate agri-tourism uses and programs and develop local approaches to target and encourage these uses

As they say, "farmland gone is farmland gone forever". The county needs to provide landowners financial incentives to preserve farmland v. selling the land to a developer. The PDR program is a good start, but there needs to be more done for farmers and large tract owners.

Q9 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve rural and open space preservation, and a strong agricultural economy?
<p>Just do it! Stop debating agricultural advocacy and promotion and start doing it. Residents want to support local farmers, however they don't want to travel to 10 small farms or small markets to purchase all they need. Help the small, local farmers centralize their resources at a few locations. Almost all of my neighbors in the New Baltimore district to whom I have spoken would support purchasing at large, centralized "farmers' markets." They are even willing to pay higher prices than at grocery stores, especially if that will aid in keeping the big box grocery stores out of the district.</p>
<p>Reduce the cost of operating a farm by increasing the funding for the PDR program.</p>
<p>See answer above. These would include programs in county schools to encourage agricultural/equine participation e.g. instruction in animal sciences and equitation.</p>
<p>Invest time and study of agricultural needs to retain assets and establish needed enhancements/ag infrastructure. Make ag a planned and engaged part of the visioning process budgetarily and culturally.</p>
<p>Bbb</p>
<p>Continue policies that encourage agricultural uses.</p>
<p>A stricter zoning ordinance--acres per house.</p>
<p>Follow the French model that has a permanent market location in each city where specialty food vendors can locate together on a consistent basis year round. Designate a portion of two or more service districts for specialty food processing with adequate space for animal pens, cold storage, water and sewer, etc. Do not approve commercial non-farm related activities outside a service district including big box stores.</p>
<p>Currently, most of the economic incentives for farmers are for those that can prove they have been farming for at least five years. However, the first few years of an agricultural business is where the focus should be due to the high initial cost of starting a new farming operation. In addition, there appears to be a heavy emphasis in the County on beef production; the County should expand support for specialty crops, opening up new markets, and niche products as well.</p>
<p>No opinion</p>
<p>My family purchases meats that are farmed humanly and raised as each animal is supposed to be raised eating their own food and produce that is GMO and pesticide free. Fauquier could become the county that encourages these practices and promotes them to the surrounding counties. I often have to leave the county to find these products. We are close enough to the greater DC and Northern Va counties that customers would make the drive to buy from Fauquier County farmers.</p>
<p>Support and encourage pick-your-own fruit and vegetable farms, embrace the evolving concept of agriculture to include harvesting directly by consumers and direct on-the-farm sales of agricultural products to consumers; allow consumers to enjoy the rural farm experience</p>
<p>Strengthen an already excellent agricultural easement purchase program. Fine tune the rules regarding "farm/agricultural" business, and then enforce them. If a farmer can't make money growing grapes and making wine, it does not follow that he should be allowed to operate a "destination" bar.</p>
<p>Get out of the way of good things happening. Educate all people about the value of scenic beauty and open space to all</p>

Q9 - What actions should the county take to address these obstacles or take advantage of these opportunities in order to achieve rural and open space preservation, and a strong agricultural economy?

Support efforts to legalize undocumented workers who live in the County. Prepare a report on existing value added agriculture processing with recommendations for enhancing where weak. Continue to support ease of Agricultural uses in the County, including loosening restrictions on wineries, public waterworks, and small low volume sewer systems.

Stop subdivision.
Hold hard or 50 acre limit

Fauquier needs to place more explicit attention on improving agriculture and forestry performance (yields, crop diversity, use of best practices) in order provide a more vibrant economy and maintain a tax base that is not entirely dependent on service district income. While "open space" is an important aspect for most Fauquier residents we should shift the conversation to the quality of land management in conservation areas (including PDRs) and provide incentives for rural areas to generate more revenue and jobs. Fauquier should also improve the integration of the various conservation programs (conservation easements, PDR, Ag Forestal etc.) and set specific targets for increasing "productive open space"

Q10 - Are there any obstacles or opportunities that are missing in the list above? (Optional)

Again, the obstacles listed are given too much emphasis. There should be very little pressure for the commercialization of rural areas without first making complete and good use of the land at and near the current service districts. Overall, I urge the county board of supervisors, committees, and planners to stop curtailing to the developers and listen to the residents - more specifically - those residents who are not developers, relatives of developers, or friends or representatives of developers.

Yes. Demands for soccer fields, basketball courts and swimming pools.

None

In the past, Fauquier has not been able to pass more progressive ordinances largely due to fears of over-development by market-driven conventional residential builders who do not have enough incentive or initiative or imagination to develop in ways that will enhance open space and affordability: we need tighter communities with more open space - no increase in overall density.

Possibly additional education in high value farming activities.

The county should protect its rural landscape and unique environmental assets

The entire survey is off the mark, because it isn't specific enough. It's all pie in the sky - the devil is in the detail!!!

Availability of investment capital to improve agriculture and forest products remains a serious obstacle to expanding the agriculture base. The 2013 Agriculture Study should be refreshed with stronger attention (and consultation) on high value crops and processing with aim at identifying markets and sustainable product practices that could help the County achieve its twin goals. Such a study could also look more clearly at the trade-offs between various types of open space and ways to incentivize adoption of best conservation management practices. It would also provide the BOS with some additional fiscal options to encourage investments in agriculture.