

## SUMMARY OF SURVEY 4

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 4.

## Survey 4 Summary

Q1 - In which community do you live?	Count of Responses
Warrenton	16
New Baltimore	11
Other	10
The Plains	4
No Response	4
Sumerduck	3
Broad Run	3
Remington	3
Upperville	3
Marshall	2
Rectortown	1
Bristerburg	1
Catlett	1
Ada	1
Markham	1
Bealeton	1
Fauquier Springs	1
Delaplane	1
Midland	1
<b>Grand Total</b>	<b>68</b>

Q2 - What is your Age Range?	Count of Responses
50 to 59	19
60 to 69	16
70 or older	10
30 to 39	8
18 to 29	8
40 to 49	7
<b>Grand Total</b>	<b>68</b>

Q3 - What is your occupation? Please select all that describe your occupation:	Count of Responses
Work locally in the county	28
Self-Employed	21
Public Sector job	16
Retired	15
Private Sector job	13
Work outside the county	11
Farmer	10
Student	4

Q4 - Managed Growth and Concentrated Development and Vibrant Towns and Villages is one of three “vision themes” for achieving the county’s vision. Please rate the proposed actions below based on how important you think they are for achieving the vision. Please note that the question is about importance – not necessarily urgency or ease of implementation. The scale goes from 1 thumbs up (not important at all) to 5 thumbs up (very important)	Average (Mean) Response
Clearly define the effective growth capacity of each Service District based on variables such as land area, utility access, and road capacity.	4.000
Enhance citizen knowledge and participation in the planning process for Service Districts.	3.838
Better define the unique character and intended future of each Service District.	3.765
Retain and reclaim water resources through stormwater management techniques and greywater (water recycling) systems.	3.721
Increase transportation alternatives to driving by encouraging sidewalks and bicycle lanes, public bus service and more compact, accessible new development.	3.706
Support the provision of more affordable housing by allowing a greater variety of types and sizes of housing.	3.662
Increase recreation opportunities in Service Districts by investing in parks and greenways.	3.647
Modify existing zoning and other regulations to ensure more clarity, simplicity and consistency with the County’s vision.	3.632
Encourage high quality mixed-use development in Service Districts through modifying the comprehensive plan and zoning regulations and providing incentives for developers.	3.515
Provide incentives to developers to include affordable housing in their projects.	3.044

**Q5 - Are there any additional actions you would suggest for achieving Managed Growth and Concentrated Development; Vibrant Towns and Villages?**

Walking malls and promenades are necessary to encourage community interaction and areas to shop and dine for young adults.

**Q5 - Are there any additional actions you would suggest for achieving Managed Growth and Concentrated Development; Vibrant Towns and Villages?**

more retail, retail services and restaurants

1. Get those studies to quantify the increased quality of life due to parks and greenways so that developers install them with their developments. 2. Create incentives for small businesses to establish themselves in the mixed use developments that the developers were incentivized to construct. Rent for retail/office space in Warrenton is super cheap. Retail/office space in the new mixed use developments will have to compete.

Consider impact on existing communities, attempting to limit decrease in property values and engage them in neighborhood change more to decrease opposition and increase support.

Don't forget the impact of water availability and sewage capacity

Clearly define PDR System and enforce it to prevent reckless expansion.

Provide a reasonable cap on housing developments even in the service districts so that we don't turn into Fairfax or PWC with one community rolling into the next and looking like homogeneous suburbia.

Encourage and incentivize the use of open space easements

I wish you weren't using such stilted language. These "ideas" and "strategies" are poorly articulated and very difficult for the average citizen to even envision. How about "plan for village greens that serve as focal points;" "create neighborhoods," "allow markets and small service stores to locate in neighborhoods like they used to in the old days"

Stop building cheap McMansions and filling the service districts with strip malls and big box retail. You're driving out agriculture.

No

Affordable housing needs to be affordable not 300,000 and above. We need to allow more commerical in the County.

The planning should accommodate senior citizen and disability needs by enabling ADA appropriate housing, renovations, additions, and cottages, especially in districts with older houses.

Emphasize and community the unique history of each town now designated as a service district and incorporate an understanding of that in the comp plan.

consider current residents lifestyle and neighborhoods before making changes to zoning

Move entertainment in area

Once you have a plan, actively go out and find the developers for it. Don't want and hope they come to you. Consider public/private partnerships. Private entities are not looking for a high return right now, and perhaps far into the future.

Classify the existing communities in a more comprehensive manner that delineates their different functions (residential, mixed-use, commercial) and take that into account when planning for future growth. A crossroads with a few shops does not necessarily need to grow by adding a residential component; mixed-use shouldn't be the standard for all the communities within the county.

The list above looks great! Keep in my a diversity of job opportunities within the mixed use, i.e. not only retail, but other service or small technology based businesses for an authentic live/work environment.

no

We need more Employers to support the workforce that is currently forced to commute out of county to earn a decent salary.

**Q5 - Are there any additional actions you would suggest for achieving Managed Growth and Concentrated Development; Vibrant Towns and Villages?**

DO NOT over regulate in order to have cookie cutter neighborhoods with homeowners asking permission to do things on their own property.

Buffer zones between development and agriculture so residents are not bothered by the noise of agricultural equipment.

Unique restaurants

Affordable housing incentives might include greater density for affordable housing.

Solar and other energy efficient requirements for new construction

Expand the ARB to govern the entire County. Developers throw up cheap, unattractive sprawl that makes them profits but mars the quality of life for the residents.

yes

Prohibit subdivisions outside of town limits from using town water and other resources. Existing subdivisions in this situation should be annexed by the town.

Provide attractive, well designed, diverse, walkable communities. There are none in the County. The only decent communities are the old towns and villages and they lack adequate opportunities for shopping and services without driving long distances. We need to go back to diverse use communities, but good luck with that. There is not one attractive well planned and designed community that offers empty nesters and older residents the opportunity to move to an urban like walkable community in the entire. So, older residents move out and their disposable incomes with them.

Create a free mentor program for startup businesses located in the villages, towns and cities.

Stop subdivision

**Q6 - Expanding Business and Employment Opportunities is the second “vision theme” for achieving the county’s vision. Please rate the proposed actions below based on how important you think they are for achieving the vision. The scale goes from 1 thumbs up (not important at all) to 5 thumbs up (very important)**

Average (Mean) Response

Expand broadband coverage by building on the existing fiber network to establish new access hubs and increasing the number of broadband vendors. 4.25

Develop workforce training programs based on workforce needs; establish business apprentice programs for youth, and provide training for new technologies. 3.72

Leverage the Service District concept to establish areas of higher density development, create hubs for revitalization, and provide targeted amenities in each Service District for specific compatible industries. 3.44

Encourage and support remote working options by increasing the size and number of “enterprise centers,” in the county that provide more shared work space with better broadband access. 3.15

Attract new residents and employees by providing more entertainment opportunities, expanding transportation options (such as biking, walking, and transit), increasing housing affordability, and marketing the strengths of the Service District concept. 3.47

Q6 - Expanding Business and Employment Opportunities is the second “vision theme” for achieving the county’s vision. Please rate the proposed actions below based on how important you think they are for achieving the vision. The scale goes from 1 thumbs up (not important at all) to 5 thumbs up (very important)	Average (Mean) Response
Create a business friendly environment through tax incentives for new businesses, support for entrepreneurs, offering business start-up space in underused buildings, and establishing a simpler process for approving new business development.	3.72
Improve the county’s infrastructure to provide necessary service such as utilities, transportation, and communication services.	3.96
Create targeted business attraction programs to attract high paying and environmentally sustainable industries.	3.65

Q7 - Are there any additional actions you would suggest for achieving Expanding Business and Employment Opportunities?
No.
make commercial real estate development approvals in service districts easier to achieve so that national retailers will take interest in locating in Fauquier County.
Do not court data center offers for business income into the county. We can see what this is doing to PWC and thier hungry need for more electricity and the power lines that threatened to come through our area. The financial numbers may look appealing, but the necessary power lines will destroy our beautiful rural appearance even in the service districts. One need only drive down Vint Hill Road and see the damage these high voltage power lines cause to a beautiful landscape.
no
Some of these ideas are going to lead to higher taxes -- providing infrastructure just means bigger government
Don't attract business that is dependent upon high density residential to support.
No
Improve the process for obtaining approvals
Lower taxes on business in areas where that is applicable.
Encourage amenities that make the county attractive for retirees.
More incentives; make these incentives more well known
Have a big, flexible vision. Make sure everyone understands it. Also, all of these questions are too generic and lead to relatively obvious answers.
Concentrate more on home-grown businesses rather than attracting big firms from outside the county. As mentioned in the first presentation, the boomer generation is increasingly entrepreneurial and invested in the community. Likewise, millennials have an interest in local, quirky business opportunities. Capitalizing on the talents and abilities of our current residents is better than spending money to attract employers from outside.
Nope, you seem to have touched on all. :)
no

Q7 - Are there any additional actions you would suggest for achieving Expanding Business and Employment Opportunities?	
Traffic concerns need to be addressed prior to soliciting public opinion on new projects, especially Route 29 in the vicinity of Vint Hill or traffic that will flow through the Route 17/66 interchange, which is very dangerous.	
Stop playing favorites with PEC.	
none	
more water and sewer connection to homes and buss.	
Expanding business and employment opportunities specifically in the service districts where there is also a higher residential density will reduce the need for as much transportation, broadband, etc outside of the service district. It will also facilitate a younger crowd and provide for more business to restaurants and stores outside the hours of 9-5.	
Amend/expand the building codes to make adaptive reuse of existing structures affordable.	
Yes, the first question assumes the Internet access growth must be fiber, but that will never reach most of the rural areas where folks can work from home, and so the County needs to support wireless and perhaps even DSL to get broadband out to the rural areas so folks can work from home, which represents a big opportunity for the future of the County.	
Let the free market work, stop government meddling in economy. Its good intentions lead to bad results.	

Q8 - Rural & Open Space Preservation and A Strong Agricultural Economy is the third “vision theme” for achieving the county’s vision. Please rate the proposed actions below based on how important you think they are for achieving the vision. The scale goes from 1 thumbs up (not important at all) to 5 thumbs up (very important)		Average (Mean) Response
Continue to channel growth and development into the Service Districts.		4.01
Provide cooperative farming opportunities such as equipment sharing programs and food-hub processing centers to take advantage of economies of scale.		3.75
Assist in the marketing of both conventional and niche agricultural products.		3.68
Support efforts such as trails, agritourism, and ecotourism that make rural lands more accessible for recreation.		3.60
Aid in agricultural education efforts through means such as providing resource guides for new farmers and establishing training programs through public schools and Lord Fairfax Community College.		3.57
Incentivize agricultural production for all size operations in the county through deferred taxes, insurance premium subsidies, and similar measures.		3.54

Q9 - Are there any additional actions you would suggest for achieving Rural & Open Space Preservation and A Strong Agricultural Economy?	
Encourage grocery stores to purchase locally FIRST.	
Create a subsidy program through a non-profit or through other grant funds to help with stormwater plan fees when farms want to expand their operations.	
More public equestrian trails and facilities	

Q9 - Are there any additional actions you would suggest for achieving Rural & Open Space Preservation and A Strong Agricultural Economy?

Talk to the farmers, i love to watch them work, love their land, but have no ideas their needs and what helps them. Strongly suggest engaging them.

Keep the PDR Program

Don't build out to the last parcel of land even in the service districts. Forcing all the development to just service districts will create congestion not only on the roads, but in the school, forcing the constant rezoning of schools to accommodate children. Even with the development we have now, keep it on a smaller scale please. Fauquier county is beautiful and open. That is what attracted my husband and I to move our family here from Loudoun County. Please don't let our county follow in the footsteps of everything to the east of us. Let's stay unique, open, and rural, even in the service districts.

keep and maintain programs that preserve the rural character of Fauquier

Stop building McMansions. Service districts filled with Brookside type development and strip malls cannot co-exist with an agricultural economy. Additionally, the questions about agriculture are odd. We already have ag-ed programs in the county, along with Extension, USDA and an alphabet soup of local, state, and federal agencies devoted to training new farmers, providing financial aid to farmers, etc. We don't need more programs. We need access to land and local government that isn't bent on turning Fauquier into Loudoun County. If you open up ag land to "ecotourism" and turn our farmland into recreation areas - you will destroy what's left of our farms. Farms are businesses that produce agricultural products - a multi billion dollar industry. They are not playgrounds, Disney farms, or put there for city people to trample.

No

Develop a program to connect young aspiring farmers with those near retirement age.

Provide services and support for landowners to maintain or increase forested area in the county.

no

In general, don't grow government. Engage the private sector, retirees.

Strengthen the partnership with the local cooperative extension to provide support to farmers throughout the county as they transition to the new agricultural economy. We should also recognize that smaller farms with more intensive uses (wineries, Christmas trees, pick-your-own operations, etc.) are the future for a metro-adjacent rural economy. These industries offer higher profit margins for farmers and drive the agri-tourism industry. By helping our farmers to focus on the profitable segments (as opposed to the traditional cattle industry), the rural economy can continue to thrive in the face of growth pressure from DC.

Ag Ed., Coop opportunities and marketing can be done through intentional relationships with local, community based business organizations--chambers of commerce, MEC, LFCC, Public schools (as mentioned) and youth development organizations such as the Boys & Girls Club. In other words, make intentional use and partnerships with CBO's for desired outcomes. This may also require strategic investments in those orgs...

no

No more large scale housing projects! Marshall was intended to be a small pass through town. Now a big builder has swooped in to build \$400k+ homes that are not affordable for the average citizen living in or around Marshall. It's attracting more people who will clog highways by commuting out of county. 66 going into Prince William County is horrible and grinds to a HALT at Manassas/Business 234. These are commuters from Fauquier and further west. Bring employment opportunities, not more housing on vacant land!



Q9 - Are there any additional actions you would suggest for achieving Rural & Open Space Preservation and A Strong Agricultural Economy?
Stop the PEC conservation easement tax credits and help farmers instead.
Public education to overcome the cultural difference between the agricultural lifestyle and the suburban/commuter lifestyle.
It is Bristersburg, not Bristerburg. Thanks.
Tougher and more realistic subdivision restrictions
Continue to support the PDR program
Fauquier County and Warrenton has a very large equestrian community. This is a strong part of our history and should be welcomed as a strong part of our future. However, this does not seem to be the case within the local government. Both the equestrian and farming communities contribute greatly to the local economy. If the support from the county and town government was more supportive of equestrian events, IE: Point to Point Races, the three local fox hunting clubs, various horse shows, etc. Than perhaps the community at large would feel these events are welcome and supported.
providing subsidized engineered plans for farms wishing to expand their operations.
Trails to Rails. Encourage Rail service
Improved Broadband Internet is the one, highly achievable, thing that can be done to allow for greater economic growth without increasing the need for other expensive programs or infrastructure. It is a no brainer for a rural economy so folks can work from home.
Stop subdivision

## Survey 5 Summary

Q1 - In which community do you live?	Count of Responses
Warrenton	21
No Response	14
Other	9
Broad Run	8
New Baltimore	8
Marshall	6
Bealeton	6
Rectortown	2
Upperville	1
Sumerduck	1
Somerville	1
Midland	1
The Plains	1
Markham	1
Remington	1
Goldvein	1

Q1 - In which community do you live?	Count of Responses
Delaplane	1
<b>Grand Total</b>	<b>83</b>

Q2 - What is your age range?	Count of Responses
50 to 59	21
60 to 69	17
40 to 49	17
30 to 39	12
70 or older	11
18 to 29	3
No Response	2
<b>Grand Total</b>	<b>83</b>

Q3 - What is your occupation? (Please select all that describe your occupation)	Count of Responses
<b>Work locally in the county</b>	31
<b>Self-Employed</b>	23
<b>Work outside the county</b>	18
<b>Public Sector job</b>	15
<b>Private Sector job</b>	14
<b>Retired</b>	12
<b>Farmer</b>	5
<b>Student</b>	1

Q4 - Did you attend the Community Conversation on November 16th?	Count of Responses
No	76
Yes	6
No Response	1
<b>Grand Total</b>	<b>83</b>

Q5 - Which strategy do you think is most important for achieving Strong Rural Lands & Economy?	Count of Responses
Expand the Local Foods and Agri-tourism Sectors	38

Continue and Expand Land Conservation Efforts	25
Expand Agricultural Education and Outreach	13
Expand Agricultural Infrastructure and Capacity	7
<b>Grand Total</b>	<b>83</b>

Q6 - Which strategy do you think is most important for achieving Expanded Business and Industry?	
	Count of Responses
Encourage the Growth and Addition of New Businesses	34
Respond to the Needs and Practices of the New Rural Economy	24
Create Dynamic Business Centers	15
Enhance Workforce Education Programs	10
<b>Grand Total</b>	<b>83</b>

Q7 - Which strategy do you think is most important for achieving Thriving Communities and Services?	
	Count of Responses
Concentrate Growth in Service Districts	32
Provide Sufficient Water and Wastewater Treatment for Service Districts	19
Provide More Transportation Choices in the Service Districts	14
Diversify the County’s Housing Stock	13
Incentives for Traditional Neighborhood Design (TND)	5
<b>Grand Total</b>	<b>83</b>

Q8 - Do you have any ideas for additional actions for achieving these strategies?	
transportation and workforce education are also important	
Streamline government. Curtail latitude of bureaucrats. Make all requires absolutely clear at front end of permitting process.	
The community needs to continue to develop public transportation options!	
Minimize growth in stand alone homes as tax negative. Maximize mixed use infrastructure and limit onsite parking.	
Provide more transportation services	
Multiple techniques may need to be part of the plan.	
More public transportation	
our community is really spread out - transportation to commercial and medical options is a real problem that needs solving.	
Fund more public transportation options for the county	
Stop trying to lure big corporations to build campuses here. Nurture the crops we've already got in the ground. There are so many talented people in Fauquier County who need just a little help to be competitive with people doing the same	

Q8 - Do you have any ideas for additional actions for achieving these strategies?
kind of work in larger communities on our periphery. That's a great way to maintain and expand our business base, with a faster payback for a smaller investment. Work on broadband. Without that, we're dead in the water no matter what we do.
Add restaurants and entertainment to bring people into the community to shop and go out
Replace County staffers whose attitude is "you can't do this because" with those who say "here is how I can help you accomplish what you want to"
encourage internet service providers to extend service to rural areas. Tax incentives, long term commitments by users, premium prices for fiber connection. Southern Fauquier county has a worse connection than most 3rd world countries. BTW your survey didn't load properly so I don't know if anything got to you.
We should limit residential growth and work to attract more businesses to the county in order to strengthen the tax base.
No
Be more open-minded about managed growth. The majority of these strategies can not and will not be achieved without a change in mindset. No one wants PW or FFX county in Fauquier. But most people want basic services in convenient locations, and more housing options. Its great to draw in new businesses, but without people, these businesses can't thrive.
More affordable housing and transportation for seniors.
no
Increase internet quality in area. Businesses and people avoid the county because they can't be assured of doing business.
Service districts should have their own "municipal government." In some instances, an existing town should annex them. In others, some type of local "tax district" should be established.
This is not so much a plan as it is a concern: Marshall has grandiose plans for development of new housing, but I really do not feel that we have the infrastructure in place to support this growth.
Preserve the unique rich and beautiful county landscape. Promote and enhance programs local farming, agro-tourism with county farm tours, festivals and small cottage businesses to bring in tourist dollars. Fund training for start-up farming and vocational workforce. Expand conservation easement programs with stiff taxation for those who want to take land out of easement. Provide better internet services for rural locations in order to support at home and on-farm businesses.
no
Our ag sector (and state's focus as well) is "traditional" yet the fastest growth in ag is in the organic and sustainable food sectors, which according to the USDA is growing 11% annually and which even grew 5% during the 08 recession. That sub-sector is not supported locally or at the state level, which represents an opportunity for country farm business--if the opportunity is understood. Most young people entering farming enter with a focus on this sub-sector. A focus on it will entice a new younger generation of farmers to this county, which is essential in maintaining an ag sector, given the age of most farmers in the county, and with Fauquier's strategic location close to a major urban area, should create vibrant business

Q8 - Do you have any ideas for additional actions for achieving these strategies?

opportunity given the sector's growth. For growth rates, see <https://www.ota.com/news/press-releases/19031>.

Encourage business development that would compliment the residential base providing jobs with incomes to sustain the average home price. Work here, shop here ... E

We should not forget to readapt buildings and structures. Also, we should preserve our cultural heritage and promote the history of our town and county.

Discuss and work with churches and organizations that touch the lives of the less wealthy and disadvantaged to find out their needs, which would include affordable housing and community space for effective interaction. Eg. with a focus on farming and rural development, this is a great opportunity to set up community gardens and partnerships with those who are poor to receive fresh food plus education about healthy living and lifestyle.

Support existing businesses in addition to new businesses and get taxes as low as possible.

Actively seek ways to integrate the urban service centers with growth in the rural economy. Investment in sustainable agroindustry, wood products, bioenergy and related services (precision farming systems, inputs, processing, storage, markets etc.) could provide a stronger basis for an integrated economy.