

APPENDIX A:
2006 Planning Issues Survey

Summary Presentation of the 2006 Planning Issues Survey

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A UNIT OF THE WELDON COOPER CENTER FOR PUBLIC SERVICE

Fluvanna County Planning Issues Survey

June 2007



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Acknowledgments

Special thanks to:

- Elizabeth Fortune, Fluvanna County
- Stephen Biel, Fluvanna County
- The staff of Fluvanna County
- The Citizens of Fluvanna County who completed the survey

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Survey Goals

This survey was conducted to assist with the five year revision of the Fluvanna Comprehensive Plan and is a general, long range guide, helping direct the overall growth and development of the county.

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Survey Features

- Distribution: Surveys were sent to tax payers in April 2006 with personal property tax bills
- Number of completed surveys 2,235
- Margin of error ± 2.1 %

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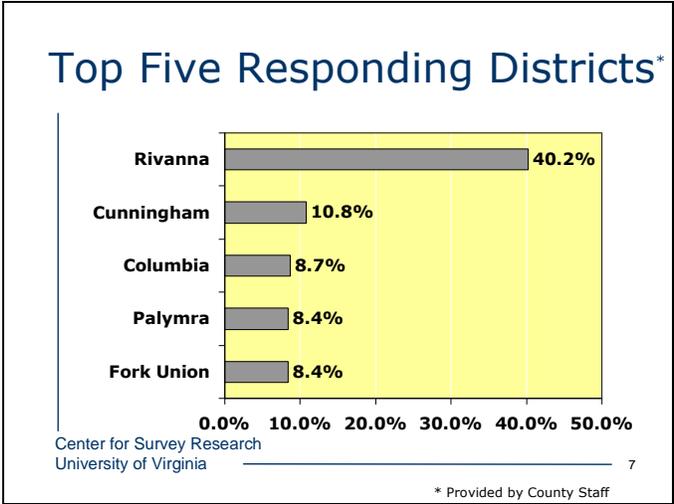
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Demographic Makeup of Survey Respondents

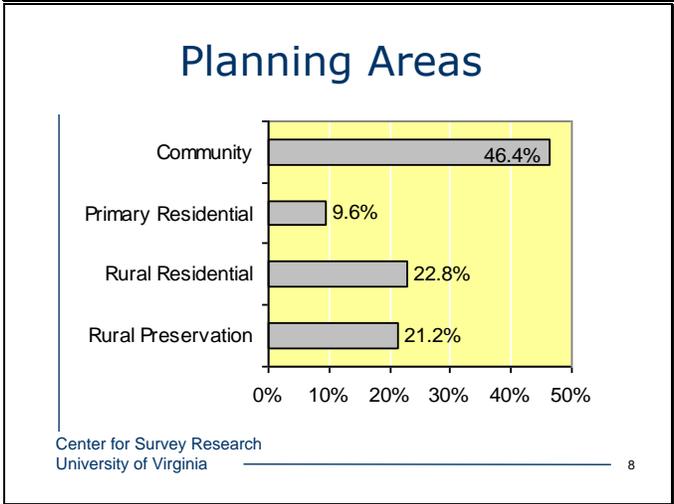


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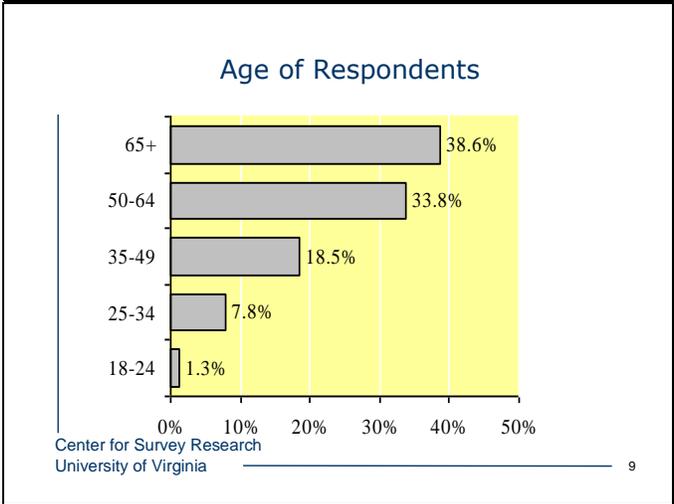
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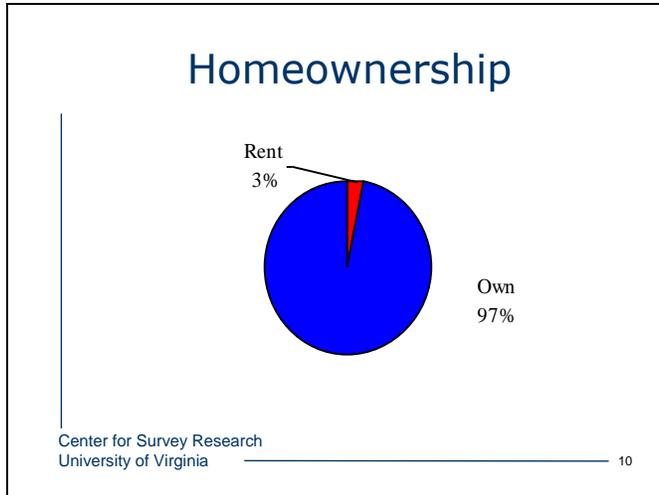
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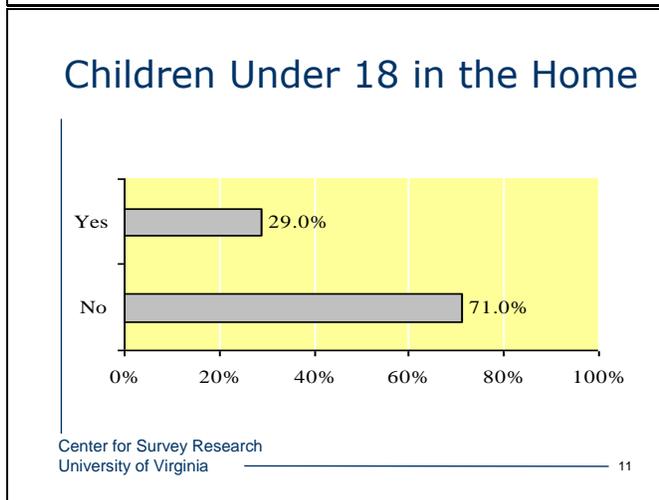
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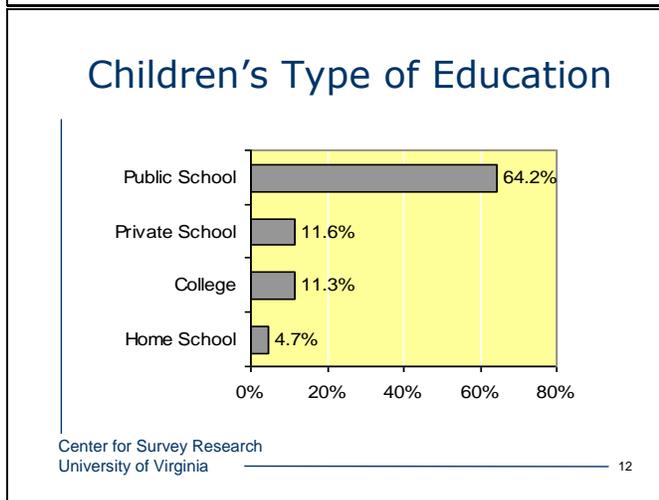
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Satisfaction With Services



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Areas of Highest Satisfaction

	Satisfied (satisfied plus very satisfied)	Very Satisfied
Satisfaction with fire and rescue services	93.9%	58.2%
Satisfaction with Pleasant Grove and the Heritage Trail	88.3%	50.5%
Satisfaction with public safety and sheriff's office	87.4%	40.7%
Satisfaction with Parks and Recreation Department programs	85.2%	36.7%
Satisfaction with overall visual appearance of county	84.2%	30.5%

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Areas of Lowest Satisfaction

	Satisfied (satisfied plus very satisfied)	Very Satisfied
Satisfaction with county's residential growth	50.6%	11.5%
Satisfaction with affordable housing opportunities	50.3%	16.6%
Satisfaction with county's convenience and availability of retail businesses	46.0%	11.5%
Satisfaction with county's industrial and commercial growth	34.5%	6.9%
Satisfaction with employment opportunities in Fluvanna	28.1%	6.2%

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Tax Dollar Spending



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Spending Tax Dollars

Overall Priority	
	Mean
	Scale of 1 to 5, 5 being the highest
Priority of spending tax dollars on public safety	3.56
Priority of spending tax dollars on education	3.50
Priority of spending tax dollars on economic and community development	2.95
Priority of spending tax dollars on public services	2.81
Priority of spending tax dollars on buildings	2.57

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Buildings

- Who tended to rank this higher?
 - Those living outside Fluvanna County

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Education

- Who tended to rank this higher?
 - Respondents living in Fluvanna more than 20 years
 - Non-landowners
 - Respondents with children under the age of 18

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Public Safety

- Who tended to rank this higher?
 - Older respondents
 - Those living in the Rural Preservation planning area
 - Respondents without children under 18
 - Retired Respondents

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Public Services

- Who tended to rank this higher?
 - Older respondents
 - Those living in Fluvanna for 20 years and less
 - Respondents without children under the age of 18
 - Respondents who work at home

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Economic and Community Development

- Who tended to rank this higher?
 - Respondents living in the Community planning area
 - Respondents living in Fluvanna County less than 20 years
 - Respondents without children

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Land Use



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Potential Policy Questions

	Percent Yes
“Do you agree with the general location of the four planning areas shown on map?”	57.1%
“Do you think local government should mandate lower density in rural preservation areas?”	56.7%
“Using James River to supply water to high priority areas?”	40.8%
“Is rural preservation important enough to you to give up potential property value for rural preservation?”	49.1%

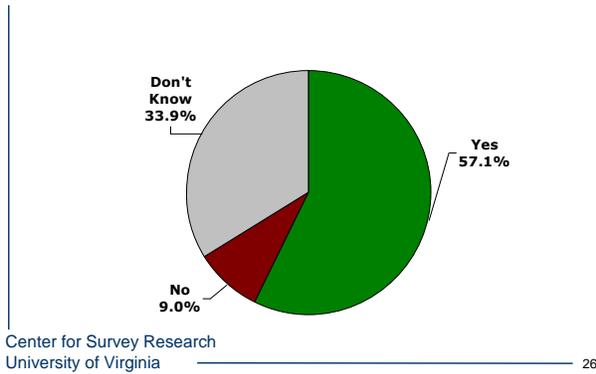
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Potential Policy Questions

	Percent Yes
“Should there be higher housing density allowed in growth areas?”	42.5%
“Additional multifamily buildings in growth areas to provide more affordable housing?”	39.8%
“If you believe downzoning adversely affects property values, support government compensation?”	29.6%

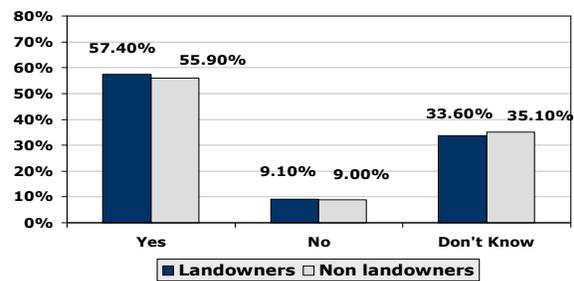
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“Do you agree with the general location of the four planning areas shown on map?”



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Agreement with Planning Areas by landownership



Agreement with Planning Areas

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Agreement with Planning Areas

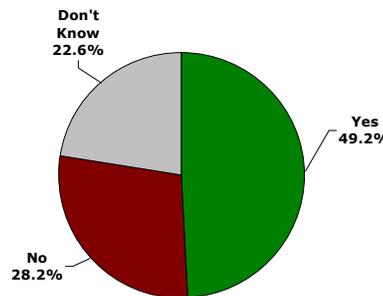
- Who is more likely to say "yes":
 - Fluvanna Residents
 - Respondents from the Rural Preservation planning area

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"Is rural preservation important enough to you to give up potential property value for rural preservation?"

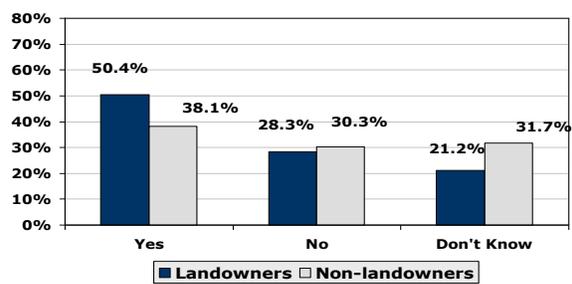


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Property Values and Preservation by landownership



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Property Values and Preservation

- Who is more likely to say "yes":
 - 25-34 year old respondents
 - Fluvanna residents
 - Respondents in the Rural Preservation planning area
 - Land owners
 - Non-retired respondents
 - Respondents who travel more than 30 miles to work

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"Do you think local government should mandate lower density in rural preservation areas?"

Response	Percentage
Yes	56.7%
No	20.7%
Don't Know	22.6%

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Government Mandate Lower Density in Rural Preservation Areas by Landowners

Response	Landowners (%)	Non-landowners (%)
Yes	57.5%	48.4%
No	20.7%	22.6%
Don't Know	21.8%	29.0%

■ Landowners □ Non-landowners

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Government Mandate Lower Density in Rural Preservation Areas

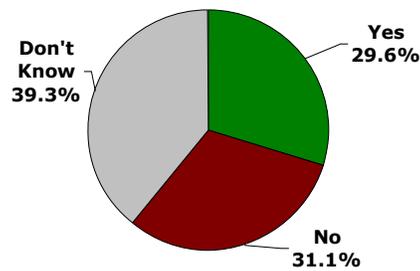
- Who is more likely to say "yes":
 - Respondents in the Rural Preservation planning area
 - Land owners
 - Homeowners
 - Respondents who travel more than 30 miles to work

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"If you believe downzoning adversely affects property values would you support government compensation for lost value?"

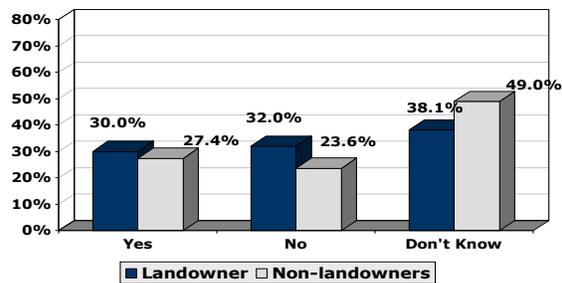


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Downzoning and Property Values by Landowners



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Downzoning and Property Values

- Who is more likely to say “yes”:
 - Respondents living in the Rural Preservation planning area
 - Respondents working in Fluvanna County

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“Should there be higher housing density allowed in growth areas?”

A pie chart showing the distribution of responses to the question 'Should there be higher housing density allowed in growth areas?'. The chart is divided into three segments: 'Yes' (42.5%, green), 'No' (33.7%, red), and 'Don't Know' (23.8%, grey).

Response	Percentage
Yes	42.5%
No	33.7%
Don't Know	23.8%

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Higher Housing Density in Growth Areas by Landowners

A grouped bar chart comparing responses to higher housing density in growth areas between landowners and non-landowners. The y-axis represents the percentage of respondents, ranging from 0% to 80%. The x-axis shows three response categories: Yes, No, and Don't Know. Landowners are represented by dark blue bars, and non-landowners by light grey bars.

Response	Landowners (%)	Non-landowners (%)
Yes	43.0%	39.7%
No	34.4%	28.3%
Don't Know	22.6%	32.0%

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Higher Housing Density in Growth Areas

- Who is more likely to say “yes”:
 - Younger respondents
 - Respondents in the Rural Preservation planning area
 - Land owners
 - Respondents with children under the age of 18
 - Respondents who work in Fluvanna County
 - Respondents who are not retired

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“Using James River to supply water to high priority areas”

Response	Percentage
Agree	40.8%
Disagree	21.4%
No Opinion	7.1%
Need Information	30.8%

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James River as Supply Water to High Priority Areas by Landownership

Response	Landowners (%)	Non-landowners (%)
Agree	40.5%	43.6%
Disagree	22.3%	14.7%
No Opinion	6.6%	11.9%
Need Information	30.7%	29.8%

■ Landowners □ Non-landowners

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James River as Supply Water to High Priority Areas

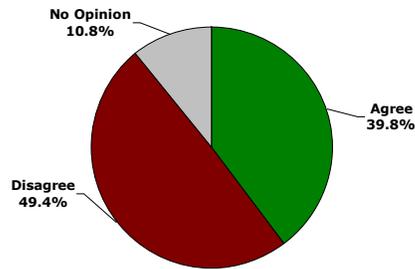
- Who is more likely to "agree":
 - Older respondents
 - Respondents living in the Community planning area
 - Respondents who have lived in Fluvanna County for 3-19 years
 - Non-land owners
 - Respondents who work in Fluvanna County
 - Retired respondents

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"Would you like to see additional multifamily buildings in the growth areas in order to provide additional opportunities for affordable housing?"

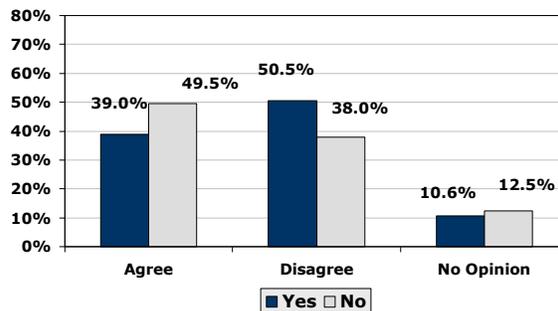


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Multifamily Buildings in Growth Areas by Landownership



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Multifamily Buildings in Growth Areas

- Who is more likely to “agree” :
 - Respondents who do not live in Fluvanna County
 - Respondents who live in the Rural Preservation planning area
 - Non-landowners
 - Renters
 - Respondents who work in Fluvanna County

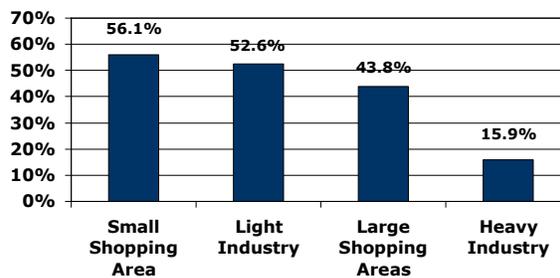
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Types of Economic Development

Percent in Favor



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Small Shopping Areas

- Those more likely to be in favor:
 - 25-34 year old respondents
 - Respondents living in Fluvanna County
 - Respondents living in Fluvanna 2 years or less
 - Non-land owners
 - Respondents with children under the age of 18
 - Non-retired respondents

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Large Shopping Areas

- Those more likely to be in favor:
 - Respondents aged 35-49
 - Respondents who have lived in Fluvanna County
 - Respondents live in the Community planning area
 - Respondents who have lived in Fluvanna County for 3-5 years
 - Non-landowners
 - Renters
 - Respondents with children under the age of 18
 - Non-Retired respondents
 - Respondents traveling 5-10 miles to work

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Light Industry

- Those more likely to be in favor:
 - Older respondents
 - Respondents who have lived in Fluvanna County for 20 years or more
 - Respondents who work in Fluvanna County
 - Retired respondents
 - Respondents traveling less than 5 miles to work

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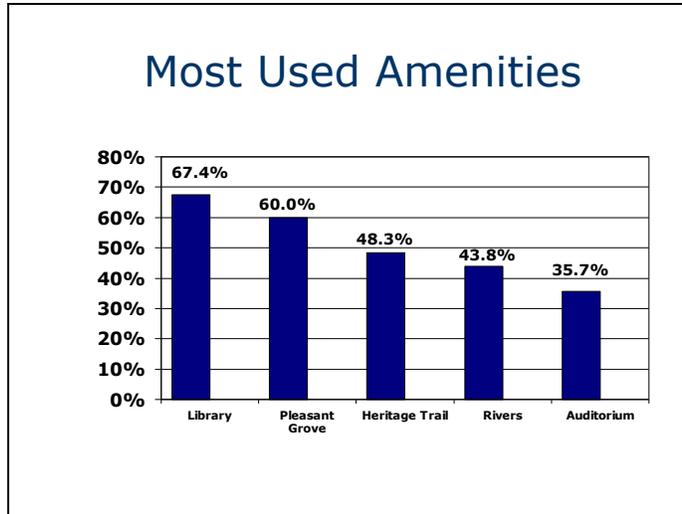
Heavy Industry

- Those more likely to be in favor:
 - Respondents who have lived in Fluvanna County for more than 20 years
 - Respondents who live in Fluvanna County

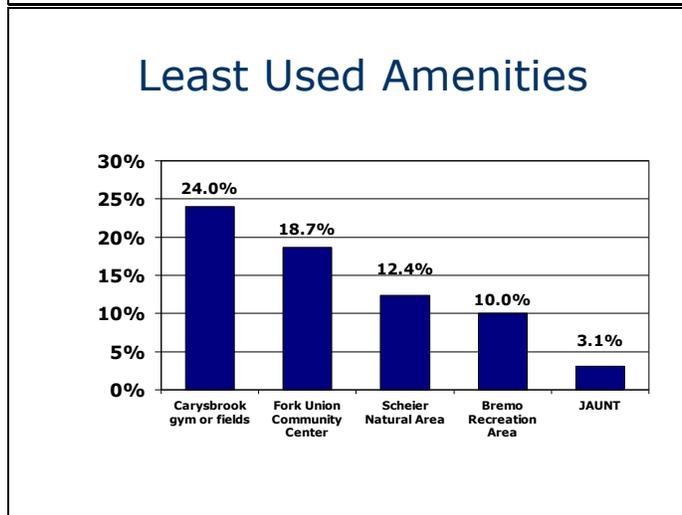
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Carysbrook Gym and Fields

- Those more likely to use:
 - Respondents aged 35-49
 - Those who live in Fluvanna County
 - Respondents with children under the age of 18
 - Respondents who work in Fluvanna County
 - Non-retired respondents

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Library

- Those more likely to use:
 - Older respondents
 - Those who live in Fluvanna County
 - Respondents who live in the Rural Preservation planning area
 - Respondents with children under the age of 18
 - Respondents who work in Fluvanna County
 - Retired respondents

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Carysbrook Auditorium

- Those more likely to use:
 - Older respondents
 - Those who live in Fluvanna County
 - Respondents who live in the Community planning area
 - Respondents living in Fluvanna County 6-10 years
 - Homeowners
 - Retired respondents
 - Respondents traveling less than 5 miles to work

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Fork Union Community Center

- Those more likely to use:
 - Those who live in Fluvanna County
 - Respondents who live in the Rural Preservation planning area
 - Respondents who have children under the age of 18
 - Respondents who work in Fluvanna County
 - Respondents traveling less than 5 miles to work

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Pleasant Grove

- Those more likely to use:
 - Respondents aged 35-49
 - Those who live in Fluvanna County
 - Respondents who live in the Community planning area
 - Respondents who live in Fluvanna for 3-5 years
 - Respondents who have children under the age of 18
 - Respondents who work in Fluvanna County

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Heritage Trail

- Those more likely to use:
 - Respondents aged 35-49
 - Those who live in Fluvanna County
 - Respondents who live in the Community planning area
 - Respondents who live in Fluvanna for less than 2 years
 - Respondents who have children under the age of 18
 - Respondents who are not retired

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Scheier Natural Area

- Those more likely to use:
 - Respondents who live in the Rural Preservation planning area

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Bremo Recreation Area

- Those more likely to use:
 - Respondents aged 35-49
 - Respondents who live in the Rural Preservation planning area
 - Respondents living in Fluvanna County 11-19 years
 - Respondents with children under the age of 18
 - Respondents who work in Fluvanna County

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Rivers

- Those more likely to use:
 - Respondents aged 18-24
 - Respondents who live in the Rural Preservation planning area
 - Respondents with children under the age of 18
 - Respondents who are not retired

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June 2007

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