



Greene County 2009 Comprehensive Plan Update

October 4, 2008 Dyke Community Focus Group Summary

The Greene County Planning Department, the Thomas Jefferson Planning District Commission (TJPDC), VDOT and Renaissance Planning Group held the first of three community focus groups on Saturday, October 4, 2008 from 9:00 a.m. to 12 noon at the Dyke Firehouse.

The meeting was open to all County residents, but was intended to attract residents of southern and western Greene. 15 residents attended. Attendees were asked to mark their home on an aerial map of the County when they signed in [digital version forthcoming].

The focus group meeting's intent was to solicit values statements from County residents that will be used to craft a vision statement for the 2009 Comprehensive Plan. The following is a summary of the two visioning exercises that staff conducted.

I. Sticky Note Exercise

Participants were given four sticky notes and asked to write down two responses each to the questions "What Do You Value Most?" and "What Would You Change?" in reference to their community and/or the County as a whole.

A. What Do You Value Most?

1. Natural Beauty

Clean air and water : Mountain views (2) : Open space: Natural beauty (2)
: Untouched mountains : Clean headwaters streams : National Park :
Countryside : Small county

2. Community and Quality of Life

Community : Quality of Life (3) : Close-Knit Community

3. Rural Setting

Let the people own their own land and do what they want with it : Rural
beauty (2) : Privacy : Peace and Quiet : Peaceful setting: Rural setting :
Open areas and farmland: Rural atmosphere

Outliers: Convenient to larger metropolitan areas : Route 33 Bypass

B. What Would You Change?



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1. Land Use
Reduce development potential : Reduce automobile dependence :
Achieve compact development : Reliance on cars, roads : Sprawl : More shopping and dining opportunities in the right areas : Fill existing empty commercial space with well designed businesses : Continued development :
More community infrastructure
2. Services
Trash pick-up : Better EMS
3. Heritage
Have Standardsville reflect its history
4. Transportation

Improve safety, attractiveness, and traffic flow on US 29 corridor : Road improvements : Congestion on 29 and 33 : Traffic flow along 29

II. Small Group Worksheet Exercise

Participants worked in groups of 3 to 4 on large format worksheets that included background demographic trends, a base map and a set of questions designed again to solicit values statements: "Where are the places of greatest value to you?" "Where are the greatest issues in the County?" and "Where are the places of greatest opportunity?" Each small group then reported out to the entire gathering with a summary of their work.

Table 1 Summary:

Protect rural areas : Protect water resources : Protect farmland : Concern about contamination of ground water : Protect rural areas: conflict with property rights and zoning ordinances : Economic Growth : Directory of local businesses : "Buy Local" : Wind Power : Farmer's Market : More commerce in Stanardsville : Vulnerability of public water supply—Rapidan is the only source right now : Route 29—Access roads vs. through traffic : Growth vs. Road Conflict : Maintain small town character : Need incentives for keeping land in agriculture : Educate school students and landowners : Tourism Potential : Identify recreation opportunities

Table 1 Worksheet:



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Same notes. No markings for "Mark where you live, work, shop and play."

Table 2 Summary:

Protect open space blocks and farmland in Dyke and bordering Ruckersville

Attract beneficial businesses and balance demographic with enough seniors to provide quality services including education, at a cost affordable to homeowners

Improve safety and visibility of US 29 corridor with appropriate road improvements and parallel roads, and protect US 33 corridor and maintain attractive "gateway to the blue ridge"

Manage growth so that it does not outstrip infrastructure and resources, including water, roads, schools and EMS.

Table 2 Worksheet:

Where are the places of greatest value to you?

- Ruckersville—close proximity to shopping, dining, present and future growth
- Large open space block on the edge of Ruckersville development area
- Maintaining the rural atmosphere in the Dyke area

Where are the greatest issues in the County?

- Handling road work and school infrastructure for approved residential and commercial growth
- Protecting farmland for future generations
- Traffic along US 29/gateway completion
- Clean entrance corridors along 29/access management
- Balancing development with appropriate business and demographics, including enough seniors to provide quality education and affordability as well as other county services
- EMS-additional locations for rescue squad buildings

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Where are the places of greatest opportunity?

- Protect open space block on west side of Route 743 adjacent to Ruckersville growth area
- Attract businesses and services and employers to existing empty business buildings and commercial zoned properties
- Seek school site east of US 29 while there is still some open space available
- Shrink growth zone where possible to protect open space

Table 3 Summary

Places of greatest value

- Rural character, way of life, dark night skies
- Services
 - Libraries
 - Parks
 - Senior Center
 - Schools
 - EMS

Places of greatest issue

- Natural Resources
 - Water
 - Air—trash burning
 - Waste disposal
- Tax Base—adequate funding
- Healthcare
- Future Land Use Planning
 - Clustering
 - PUD's
 - Preserve farms
- Transportation
 - Transit
 - 29/33
 - Access management
 - Safety
 - Community intraconnect



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- Future land use
 - Mapping/zoning
 - Limit development
 - Parks
- Protect rural businesses/farms
- STAR
- Clean Industry

Table 3 Worksheet

Same as summary.

General Questions During the Presentation

- How can Greene County attract "clean" industry in competition with Albemarle?
- How does community input integrate with TJPDC recommendations, VDOT plans and Commonwealth Transportation Board priorities?