

Recognizing the Best in County Government Programs!



## 2014 Achievement Awards



## 2014 VACo Achievement Awards

Deadline: June 2, 2014

### Application Form

All applications must include the following information. Separate applications must be submitted for each eligible program. **Deadline: June 2, 2014.**

#### Program Information

Locality Prince William County

Program Title Coordinated Public Input Process

Program Category Communications (Public Relations)

#### Contact Information

Name Raymond Utz, AICP

Title Assistant Planning Director

Department Planning

Complete Mailing Address 5 County Complex Ct, Prince William VA 22192

Telephone # 703.792.6846 Fax # 703.792.4401

E-mail reu6846a@pwcgov.org

#### Signature of county administrator or chief administrative officer

Name Melissa S. Peacor

Title County Executive

Signature Melissa S. Peacor

## Call for Entries

## **OVERVIEW**

**Title:** Prince William County Coordinated Public Input Process

**Selection Criteria:** #1 Offer an Innovative Solution to a Problem; and  
#3 Provide a model that other local governments may learn from or implement in their own localities

**Category:** Communications (Public Relations)

**Problem:** The Prince William County Rural Area encompasses over 50% of the total land area within the County. As the second most populous County in Virginia, Prince William County values the rural atmosphere and distinctly different character it has been able to maintain while being part of a larger metropolitan region. However, the Planning Office has found the Comprehensive Plan vision for the rural area ill-defined, in that there is no clear definition of the characteristics that summarize the desired attributes of the rural area. Absent this definition, the County was incapable of clearly measuring whether its preservation efforts had been effective. Revisiting the planning policies and the vision of the Rural Area would be a major undertaking, specifically gaining support from the public and ensuring all stakeholders felt their views were given fair consideration in an open and transparent process.

**Solution:** Create a strategic public input and stakeholder process designed to develop a singular vision for Prince William County's rural area. Ensure that stakeholders are offered an interactive opportunity to provide meaningful public input in a format that is transparent, accessible and productive that results in a clear vision statement that defines what it means to be rural in Prince William County.

## **INTRODUCTION**

Rural preservation planning is a vital component of Prince William County's Comprehensive Plan. Specifically, the Comprehensive Plan defined "Rural Area" encompasses over fifty percent of the County's total land area. This is an important resource in The County, which is the second most populous County in Virginia. Many growth management techniques are utilized to ensure the long term protection of the rural area, chief among these is a growth boundary that specifically separates the Rural Area from the Development Area.

The County has been faced with several challenges implementing its rural preservation policies. Primarily, the Planning Office has found the vision within the Comprehensive Plan ambiguous at best, in that there is no clear definition of the characteristics that outline what the rural area is or why the County should preserve it. Absent this definition, the County was incapable of clearly measuring whether its preservation efforts had been effective.

The Planning Office found that discussions on the rural area proved difficult because different groups had conflicting views of what it meant to be rural and how the rural area should look. This concern lead to the development of a strategic public input and stakeholder process designed to create a singular vision for Prince William County's rural area.

## **CRITERIA FOR SELECTION**

### ***Offer an Innovative Solution to A Problem***

The public input process designed by County Planning Staff addressed a highly political and controversial land use issue that required attention. The issue had the potential to alienate both residents and the development community and create distrust between the County and rural area stakeholders. Through an incremental approach where the County reached out to various

stakeholders, utilizing several different public input methods, the County was able to build a trust between staff and stakeholders and clearly convey challenges and ideas to the public. The public input process ensured that stakeholders were informed throughout the process, felt vested, and maintained a sense of ownership over the final product.

***Provide A Model That Other Governments Can Implement***

This model can be utilized by any size government for any particular land use scenario. Utilizing modern technology, such as web notifications and online surveys, and interactive personalized stakeholder meetings and workshop, can lead to a sense of transparency that can help mitigate the potential for misinformation and a lack of trust between the municipality and the community.

**PROGRAM DESCRIPTION**

With the assistance of a consultant, who was tasked with reviewing the current rural preservation policies within the County, the County Planning Office undertook the challenge of garnering public support and conducting a public input process that resulted in a clear vision for the Rural Area of Prince William County. The stakeholder input process was broad and provided a variety of ways in which to participate; including public meetings, focus groups, interactive workshops, and a survey. In addition, meetings were conducted at locations throughout the County. Through the public input process a specific character and vision for the rural area began to evolve into a single cohesive vision statement for the County.

***Financing and Staffing***

The County used general funds to complete the described project. Consulting services were utilized to conduct the study and assist County Staff where needed. County Staff

developed, organized and coordinated the public input process. In addition, Planning Office staff organized and analyzed all public input received from the public sessions. Notifications and website design were completed by Prince William County Planning Staff.

### ***Project Kick-Off***

On June 4, 2013, the Planning Office conducted a project “kick-off” presentation to the Board of County Supervisors which provided background information regarding the Study, introduced the consulting team, identified the project goals and objectives, and provided an overview of the process highlighting opportunities for public input. This initial introduction was also available to the general public through a webcast on the County’s website.

### ***Public Input Introductory Session***

A public information session was held at Nokesville Elementary on August 1, 2013. Approximately 130 citizens attended. The Study and the consultant team were introduced and a question and answer session was conducted by the County’s Planning Director. At this session it was clear that residents were hesitant to re-open discussions regarding the rural area. The sentiment of the meeting was confrontational and many residents felt the County should leave the rural area alone.

### ***Roundtable Meetings***

The Planning Office hosted several roundtable stakeholder focus groups on August 1 and August 2, 2013 to gather perspectives on rural preservation policies in Prince William County. The stakeholders represented a large cross-section of groups with varying interests in the rural policies of Prince William County and provided a broad perspective on the many issues the

2014 VACo Achievement Award Application  
Prince William County  
Coordinated Public Input Process

County faces with planning for rural preservation. These meetings gave the County valuable insight into the thought process of the various interest groups within the rural area. The attendees were selected based on their ability to represent a larger constituency. Attendees included:

- Prince William County Ruritans
- Cooperative Extension
- Prince William County Architectural Review Board
- Marine Corps Base Quantico
- Prince William Conservation Alliance
- Prince William County Planning Commission
- Virginia Department of Forestry
- Nokesville Business Association
- Farm Bureau
- Prince William County Historical Commission
- Health Department
- Soil and Water Conservation District
- Northern Virginia Conservation Trust
- Prince William Forest National Park
- Virginia Outdoors Foundation
- Northern Virginia Building Industry Association
- Local Farm Owners

### *Survey*

As part of the public input process, the County worked with the consultant to prepare an online survey for use as an enhanced comment form. This survey covered a broad spectrum of different rural area topics. The survey was open from August 20th through September 27th and the results were posted on the Planning Office's Rural Preservation Study webpage. A total of 384 respondents took part in the survey. The County also issued a press release to inform the public about the opportunity to fill out the survey.

### ***Interactive Workshop***

On December 7, 2013 the Planning Office hosted an Interactive Workshop at the Prince William Campus of George Mason University. The workshop was publicized in the newspaper and on the County's website. It offered participants several opportunities throughout the day to hear consultant presentations on different rural area issues and to interact directly with County staff. In addition, attendees were able to participate in focus group discussions with the Planning Director, as well as view informational maps regarding the rural area and provide comments on draft materials. Approximately 80 attendees were present throughout the day.

### ***Website and Supporting Information/Materials***

The Planning Office hosted a final public input session on January 23, 2014 at the Development Services Building. At this meeting, a discussion was held on the findings and questions were entertained regarding various rural preservation policies. In addition, mapping was displayed and County staff was available to gather resident feedback and answer questions. Approximately 40 attendees were present at this session.

### ***Ongoing Information Made Available To The Public - Website***

A project website was developed and maintained by the Planning Office throughout the project. This website included all project information including meeting materials, maps, survey results, presentations, etc. Notification of the public meetings was provided on the project website, the County's homepage, and through newspaper advertising.

## **RESULTS**

A review of the evolution of the rhetoric demonstrates the success of the public input process. The hesitancy and negative feedback received at the first meeting slowly changed to a feeling of trust and optimism as the process advanced. The coordinated public input effort focused on inclusion and transparency and culminated with public support at the final presentation of the study's findings at the Board of County Supervisors. In addition, the County was able to develop a vision statement for the Rural Area and is now considering specific character areas that highlight the unified but different landscapes found throughout the County.



## Public Notices



**PRINCE WILLIAM COUNTY  
PLANNING OFFICE**  
5 County Complex Court  
Prince William, VA 22192

**PUBLIC MEETING NOTICE**  
**AUGUST 1, 2013**  
**7:00 PM**

The Prince William County Planning Office will host a public meeting at 7:00 p.m. on Thursday August 1st at Nokesville Elementary School (12625 Fitzwater Dr., Nokesville, VA) to solicit input on the County's rural preservation strategies. Information can be found on the Planning Office website at [www.pwcgov.org/planning](http://www.pwcgov.org/planning) under the heading Rural Preservation Study. The purpose of the study is to provide an overview of the County's rural preservation policies and an evaluation of their effectiveness, identify additional rural preservation tools that may be appropriate and effective, and make recommendations regarding possible amendments to the County's land use planning policies. Additional public input opportunities will be provided throughout the project.

For more information, please contact the Planning Office at (703) 792-6830.

## Rural Crescent meeting planned

**Posted: Saturday, July 27, 2013 3:15 pm**

As part of Prince William County's rural preservation study, the planning office will host a public meeting at 7 p.m. on Thursday, Aug. 1 in the Nokesville Elementary School gymnasium at 12625 Fitzwater Drive in Nokesville.

The public input session on the area of Prince William County known as the Rural Crescent is part of a study that began June 4. Since then, staff introduced a consultant team and noted that there would be several opportunities for public input. The purpose of the study is to review rural preservation policies, identify additional rural preservation tools and make recommendations regarding possible amendments to the county's rural land use planning policies.

Additional public input opportunities will be available during the course of the project.

Project information can be found on the planning office website at [www.pwcgov.org/planning](http://www.pwcgov.org/planning) under the heading Rural Preservation Study.

For more information, contact the planning office at 703-792-6830.

**273 Pets**

**294 Giveaways**

**Public Notices**

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**Legal Notices**

**ORDER OF PUBLICATION**  
Commonwealth of Virginia VA.  
CODE §8.01-316

Case No. JJ127281-01-00

**PRINCE WILLIAM COUNTY**  
J & DR-JUVENILE

( ) General District County  
(x) Juvenile and Domestic Relations District Court

Commonwealth of Virginia, in re  
**COLLINS, YAHZIEL TYRIK/v.**

The object of this suit is to:  
**OBTAIN CUSTODY OF YAHZIEL TYRIK COLLINS**

It is ORDERED that the defendant, **ARNETTA TRUDY COLLINS** appear at the above-named Court and protect his or her interests on or before **01/23/2014, 10:00 am**

Kelly Carpenter, Deputy Clerk

**Legal Notices**

**ORDER OF PUBLICATION**  
Commonwealth of Virginia VA.  
CODE §8.01-316

Case No. JJ127226-01-00

**PRINCE WILLIAM COUNTY**  
J & DR-JUVENILE

( ) General District County  
(x) Juvenile and Domestic Relations District Court

Commonwealth of Virginia, in re  
**JIN-TRISTE, BRIANA YOUNG/v.**

The object of this suit is to:  
**OBTAIN CUSTODY OF BRIANA YOUNG JIN-TRISTE**

It is ORDERED that the defendant, **UNKNOWN - FATHER** appear at the above-



**Save The Date:**

**Prince William County to Hold Rural Preservation Study Workshop on December 7, 2013**

Prince William County is sponsoring a workshop on December 7, 2013 between 9:00 am and 5:00 pm at Beacon Hall on the Prince William Campus of George Mason University, located at 10900 University Boulevard, Manassas, VA 20110. The workshop is open to the public. At the workshop, project staff will provide an overview of the project, share results from the public input to date, present information about rural preservation tools available to the County, discuss with the community, and seek additional input.

The workshop will feature an all-day self-guided open house. Throughout the day, dedicated 1.5 to 2 hour work-sessions are planned on topics specific to rural preservation policies in the County. While attendees are not expected to attend the workshop for the entire day, people who wish to attend every session may need to stay most of the day.

A detailed agenda will be available For more information, please visit [www.pwcgov.org/planning](http://www.pwcgov.org/planning) or contact Range Planning at (703) 792-7615.

prior to the workshop. the project website at Ray Utz, Chief of Long

**Public Notices**

**NOTICE OF JOINT PUBLIC HEARING**

**BY THE TOWN COUNCIL AND PLANNING COMMISSION**

**OF THE TOWN OF DUMFRIES, VIRGINIA ON**

**December 10, 2013 at 7:00 PM**

**or as soon thereafter as may be heard**

**Located at 17755 Main Street, Dumfries, VA 22026**

The Town Council and Planning Commission of the Town of Dumfries hereby gives notice of a public hearing on a Conditional Use Permit application to allow for Kid's Zone Daycare to operate from 17926 Main Street. This property is located in the B-2 Neighborhood Business District which only allows daycares to operate by Conditional Use Permit.

All supporting material is available for public inspection at the Office of the Town Clerk at 17755 Main Street, Dumfries, Virginia 22026 between the hours of 8:30 AM and 5:00 PM; M-F. The public hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility of the facility or needing to discuss accommodation of a disability should contact the Town Clerk at 703-221-3400 or [dhobgood@dumfriesva.gov](mailto:dhobgood@dumfriesva.gov), during normal working hours.

Run dates November 20, 2013 and November 27, 2013

**Public Notices**

**NOTICE OF JOINT PUBLIC HEARING**



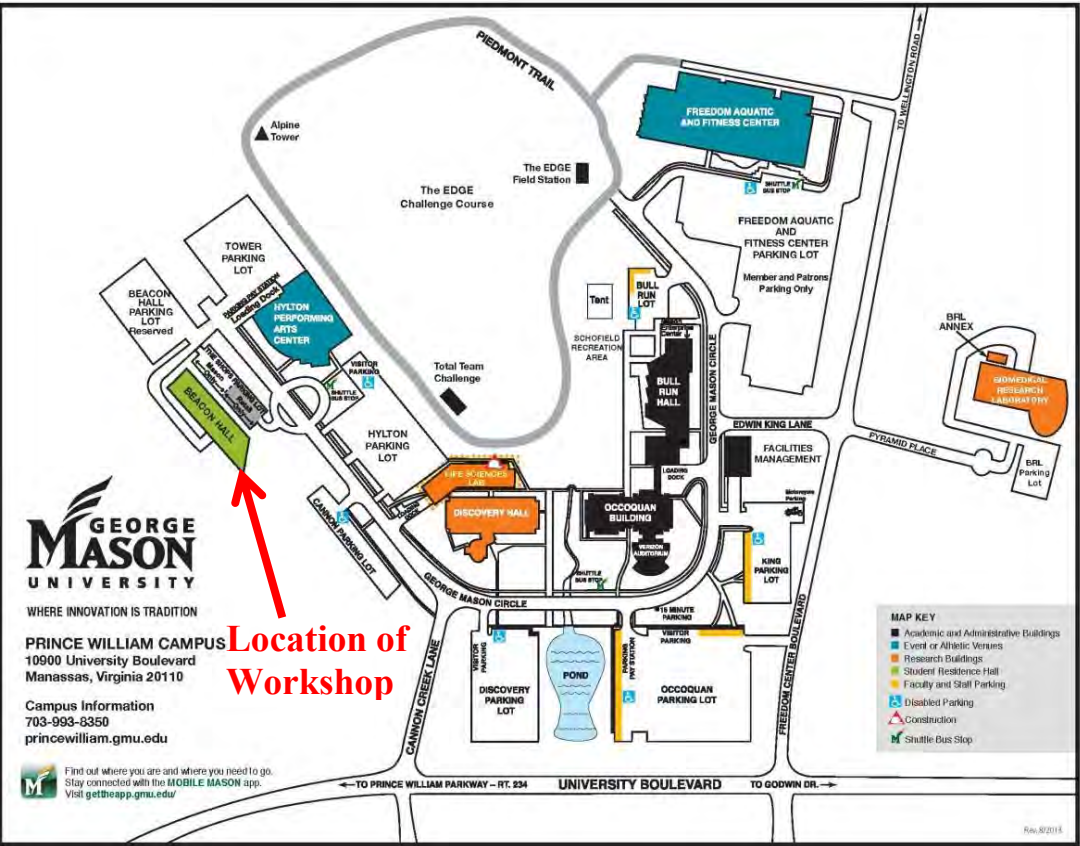
Prince William County began the Study in the summer of 2013 to evaluate the rural preservation policies and tools the County has in place. The goal is to determine whether they are meeting the County's objectives, and, if warranted, to recommend new objectives, policies and tools. Public input to date has come in the form of a stakeholder input meeting in Nokesville on August 1, 2013; focus group meetings on August 1, 2013 and August 2, 2013, which involved 18 agencies, groups and organizations; and a public opinion survey that received nearly 400 responses.

The December 7 workshop is planned as an open house, to allow members of the public flexibility in attending the sessions they are interested in. Members of the public are not expected to attend the workshop for the entire day, though people who wish to attend every session may need to stay most of the day.

For more information please visit the project website [www.pwcgov.org/planning](http://www.pwcgov.org/planning) or contact Ray Utz, Chief, Prince William County Long Range Planning, 703 792 6846.

# Prince William County Rural Preservation Study Public Workshop

December 7, 2013 9:00 am to 5:00 pm



## Program

### Location

George Mason University  
Prince William Campus  
Beacon Hall  
10900 University Boulevard  
Manassas, VA 20110



Open House: Main Lobby. All day.

Explore an open house of exhibits and information about Prince William County’s Rural Area. Talk to staff, discuss your issues and concerns and give us your feedback, thoughts and ideas. Exhibits will address the following:

- The County Comprehensive Plan and its goals and policies
  - Open Space and Recreation
  - Environment & Cultural Resources
- Results of the public opinion survey conducted as part of the Rural Preservation Study
  - Infrastructure and Public Facilities

Sessions – See schedule for times

Note, all sessions will include interaction and opportunities for dialog and feedback.

Rural Character

What makes a place feel “rural”? What qualities or characteristics in a landscape create that rural feel? The session will explore the qualities and characteristics that define rural character within Prince William County’s Rural Area, and how it varies in different parts of the Rural Area. The session will discuss whether current policies are adequately protecting rural character, and whether policy adjustments or new policies would do a better job of protecting and enhancing rural character.

Presenter Keith Weaver, ASLA, Principal with EDSA, Inc., national landscape architecture firm. Keith has 26 years urban design, community planning and landscape architectural experience with a specialty in landscape and development analysis and visual assessment.

Land Preservation

This session will explore land preservation options and opportunities in Prince William County’s Rural Area and will discuss which tools might best work in Prince William County’s Rural Area. Topics will include purchase of development rights, conservation easements, and transfers of development rights.

Presenter: Tom Daniels, PhD, Professor of City and Regional Planning at the University of Pennsylvania. Tom is one of the nation’s foremost experts in rural and agricultural economics. He managed the nationally-recognized farmland preservation program in Lancaster County, PA.

The Rural Economy

Rural areas can be productive landscapes where people can both live and/or work and contribute to local and regional economies. This session will explore the changing economy of Prince William County’s Rural Area and the role of economic enterprises as part of policies to preserve the rural area. Topics will include agriculture, recreation, and heritage tourism. Options to enhance economic opportunities will be explored.

Presenter: Clive Graham, Principal with ERM, an international environmental and planning firm. Clive has 28 years’ experience as a planner and socioeconomist, including many assignments in rural areas.

Open Discussion

This session will allow participants to have an open discussion including the following topics: participant interest in the Rural Area; why the Rural Area is important; observations about current Rural Area preservation, policy and trends; issues the County should consider; and preliminary policy recommendations participants would have for the County. This session is an extension of stakeholder meetings that were held in August 2013 with members of approximately 18 groups and organizations.

Moderator: Chris Price, Director, Prince William County Office of Planning.

Workshop Schedule

	Open House	Rural Character	Land Preservation	The Rural Economy	Open Discussion	
	Main Lobby	Room 1	Room 2	Room 2	Lounge	
9:00	9:00 - 5:00			9:00 - 10:10		
9:30		9:30 - 11:15			9:30 - 10:30	
10:00						
10:30			10:15 - 11:25			
11:00						
11:30						
12:00			11:30 - 12:40	11:30 - 12:30		
12:30						
1:00		12:45 - 2:30	12:45 - 1:55			
1:30					1:15 - 2:15	
2:00						
2:30				2:25 - 3:35		
3:00		3:00 - 4:45			2:45 - 3:45	
3:30						
4:00		3:45 - 5:00				
4:30						
5:00	End of Workshop					

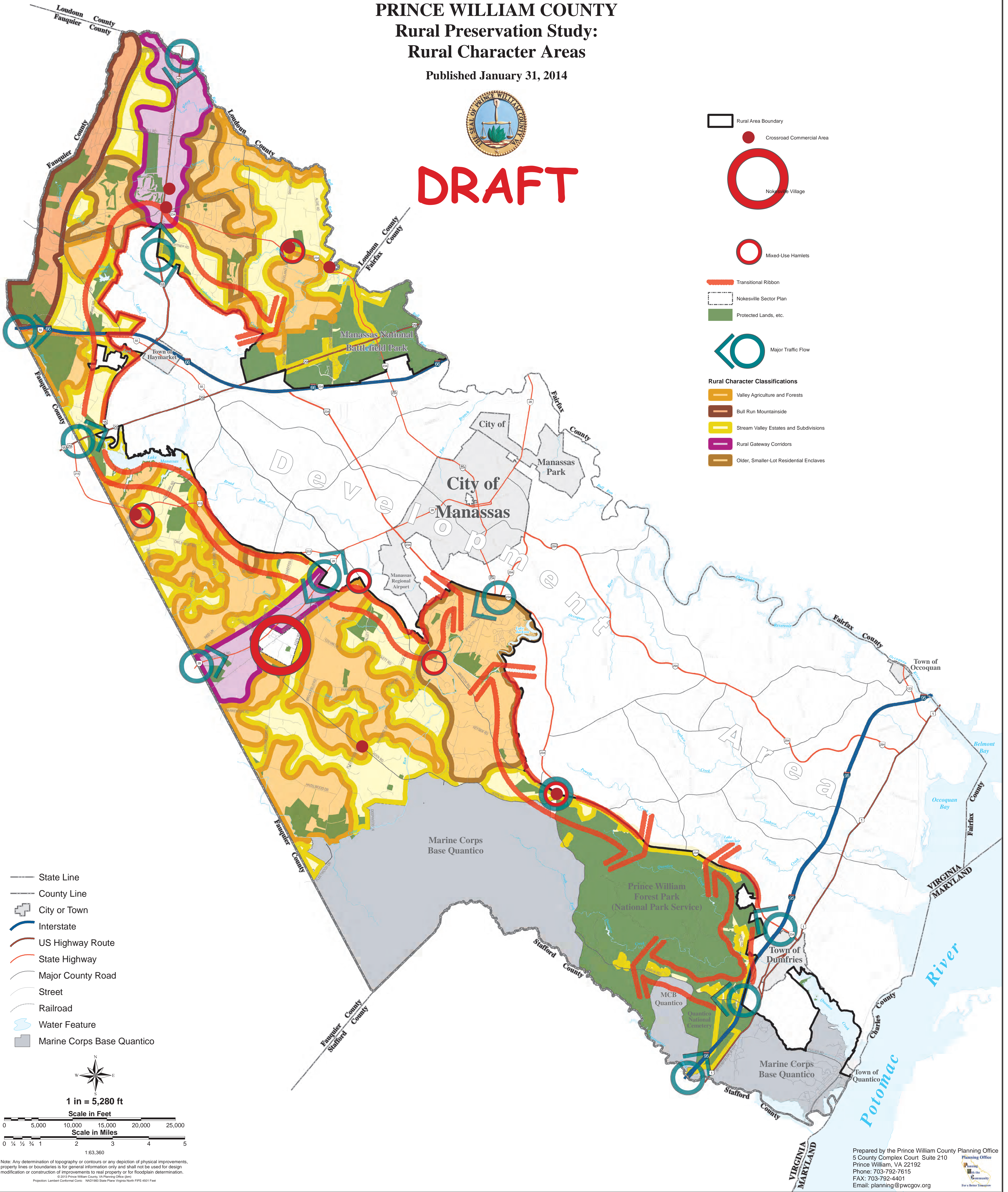


# PRINCE WILLIAM COUNTY Rural Preservation Study: Rural Character Areas

Published January 31, 2014



# DRAFT





# **Prince William County Rural Preservation Study**

## **Survey Results – October 2013**

The Prince William County Planning Office is undertaking a Rural Preservation Study. The objectives are to evaluate the rural preservation policies and tools the County has in place to determine whether they are meeting the County's objectives and, if warranted, to recommend new objectives, policies, and tools.

As part of the public outreach component of the Study the Planning Office sponsored a survey to solicit public input about the County's rural preservation efforts. This document summarizes the results. Along with other input from stakeholder interviews and public meetings, the results will be used to inform the study findings and its recommendations.

The survey was internet-based and ran on SurveyMonkey website ([www.surveymonkey.com](http://www.surveymonkey.com)) between August 20<sup>th</sup> and September 27<sup>th</sup>. Respondents were self-selected and were free to respond to as few or as many questions as they wished. In this sense the survey was not scientific, and the results should not be interpreted as being statistically representative of a particular population.

A total of 384 responses were received. The survey allowed more than one survey to be submitted from a computer. The responses were checked to ensure that respondents did not submit multiple identical surveys, and the project consultant does not believe that this occurred.

This survey had two parts. The first part had "closed" questions where respondents were asked to respond to specific questions given a limited set of response choices. This document summarizes and charts the results to the closed questions. The charts necessarily select the data to be represented. Results are also provided in table form to allow the reader to draw his or her conclusions. The second part had "open ended" questions where respondents could give their opinions without being bound to specific responses. Please note that comments containing inappropriate language, personal attacks or other content not suitable for a general audience will not be published. Responses to the survey will be kept anonymous.

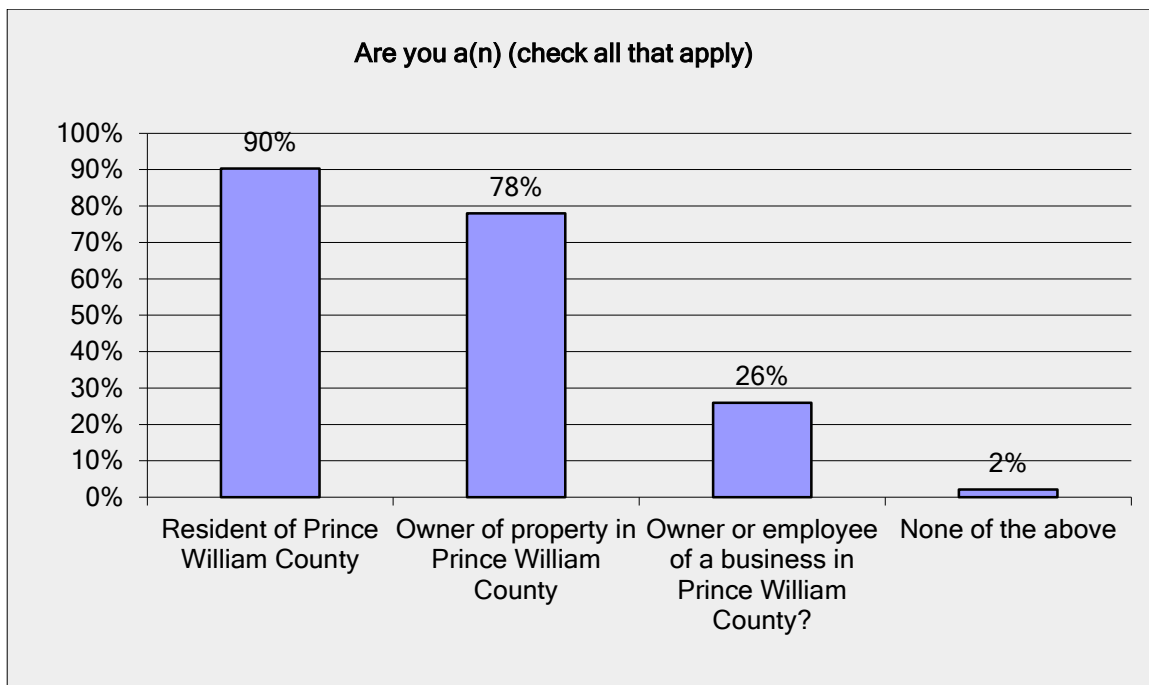
The project team would like to thank everyone that participated in the survey. The size of the response and the thoughtfulness of the responses was gratifying and will provide very valuable input into the study.

## **Survey Questions**

1. Name. This was an optional question. 123 respondents answered this question. As noted above, Responses to the survey will be kept anonymous
2. Affiliation. Also optional. 44 responses were received.

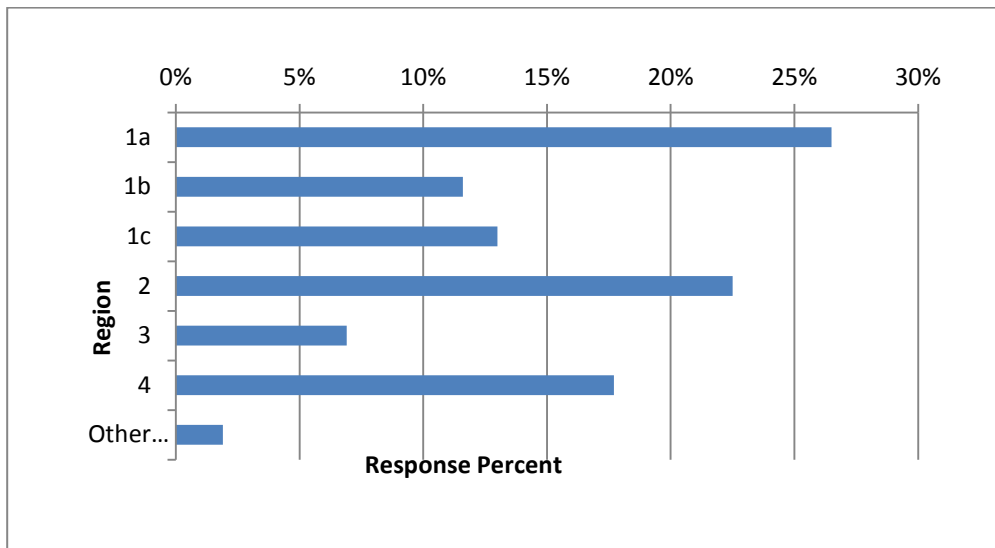


### 3. Respondent location

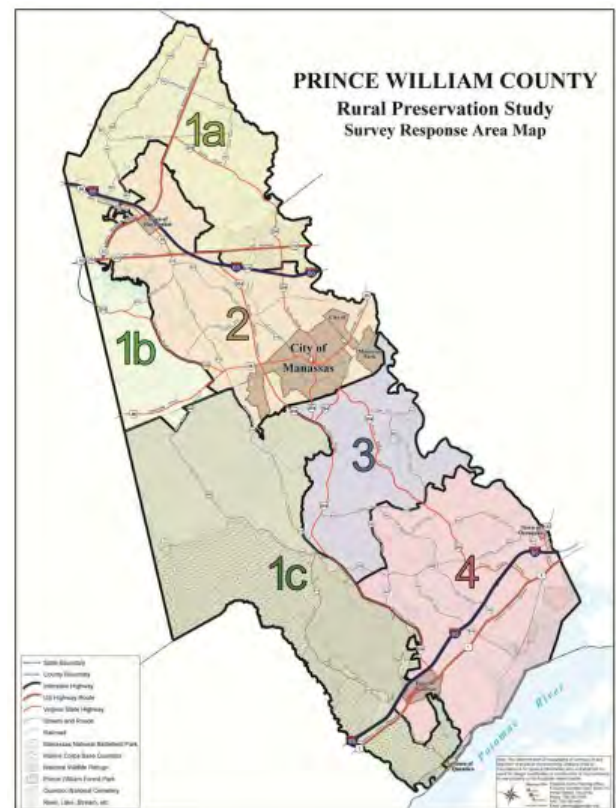


Answer Options	Response Percent	Response Count
Resident of Prince William County	90%	345
Owner of property in Prince William County	78%	298
Owner or employee of a business in Prince William	26%	99
None of the above	2%	8
<b><i>answered question</i></b>		<b>382</b>
<b><i>skipped question</i></b>		<b>2</b>

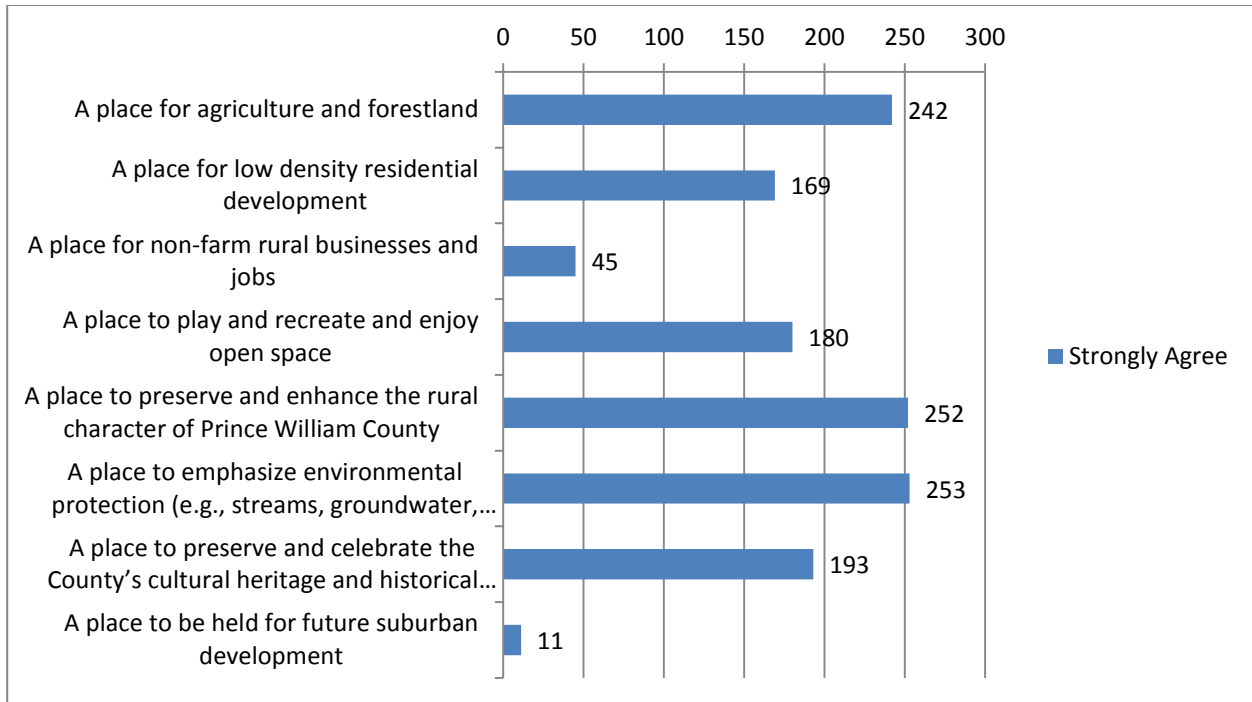
4. If you live, work, or own a business or property in Prince William County, select the number on Map 2 (below) that indicates the part of the County where you live or work, or where you own a business or property (a larger version of this map is available on the project web site). If you are not from Prince William County, please specify.



Answer Options	Response Percent	Response Count
1a	27%	100
1b	12%	44
1c	13%	49
2	23%	85
3	7%	26
4	18%	67
Other (please specify)	2%	7
<b>answered question</b>		<b>378</b>
		<b>6</b>

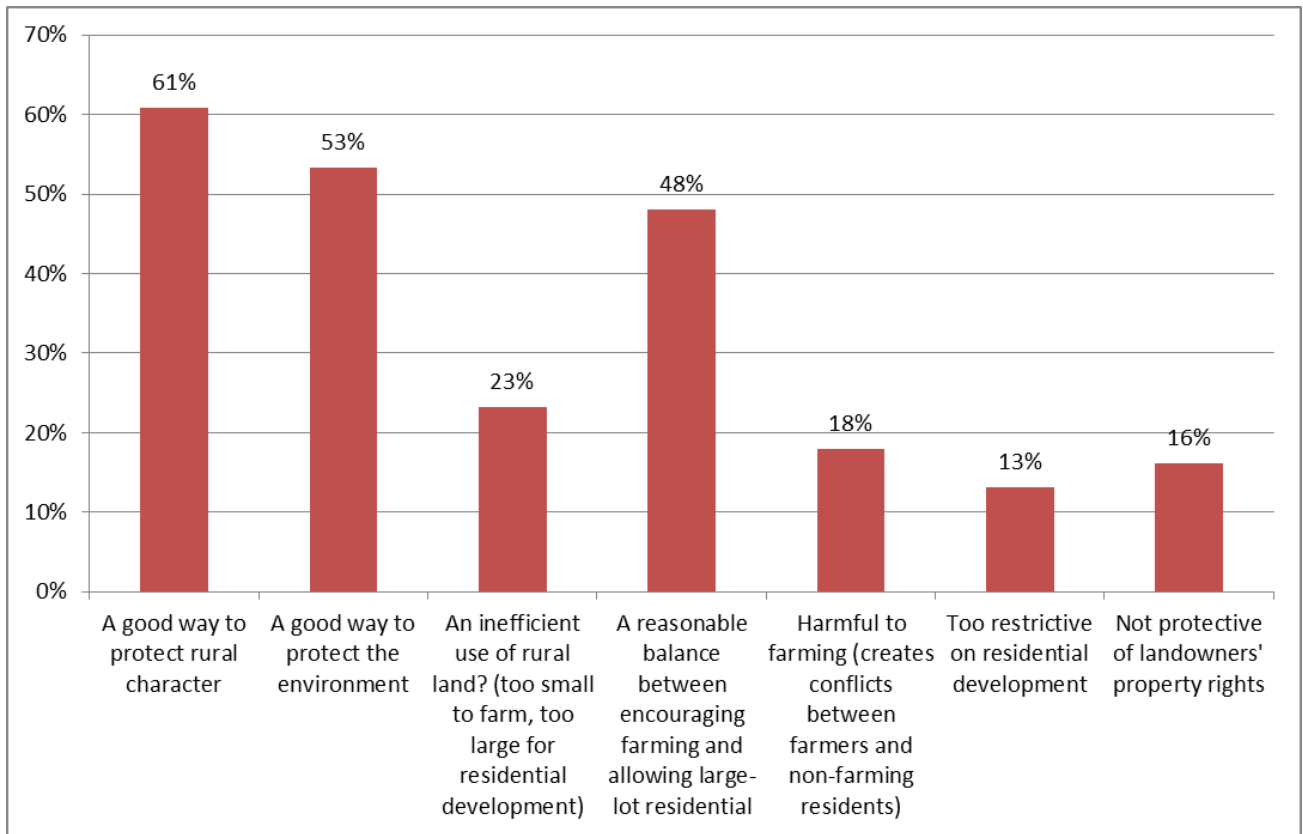


**5. What does the Rural Area mean to you? Please indicate your opinion about what the Rural Area means to you; how you think of the Rural Area.**



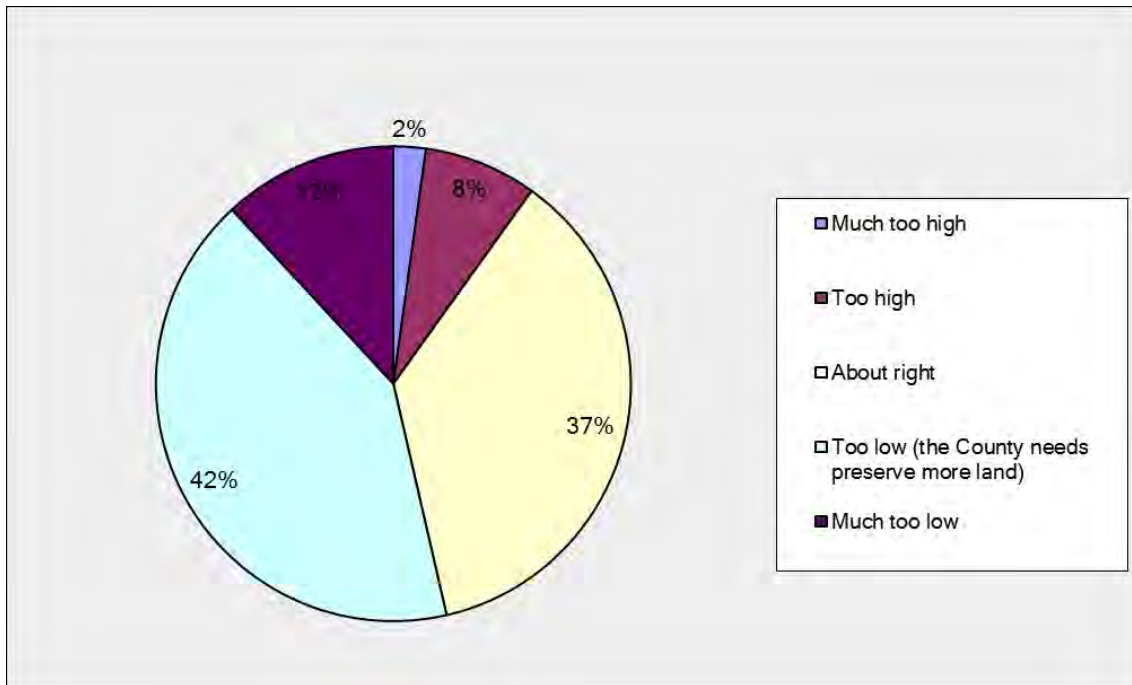
Answer Options	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Rating Average	Response Count
A place for agriculture and forestland	242	98	17	7	3	1.45	367
A place for low density residential development	169	96	36	46	16	2.02	363
A place for non-farm rural businesses and jobs	45	109	86	69	52	2.93	361
A place to play and recreate and enjoy open space	180	126	38	20	3	1.75	367
A place to preserve and enhance the rural character of Prince William County	252	67	24	20	4	1.52	367
A place to emphasize environmental protection (e.g., streams, groundwater, soils, wildlife habitat)	253	65	34	10	7	1.52	369
A place to preserve and celebrate the County's cultural heritage and historical significance	193	97	46	25	8	1.80	369
A place to be held for future suburban development	11	20	36	81	213	4.29	361
<b>answered question</b>							<b>371</b>
<b>skipped question</b>							<b>13</b>

**6. Future Residential Development: The primary residential development pattern in the rural area is ten-acre lots. Do you think this approach to residential development is (check all that you think apply)**



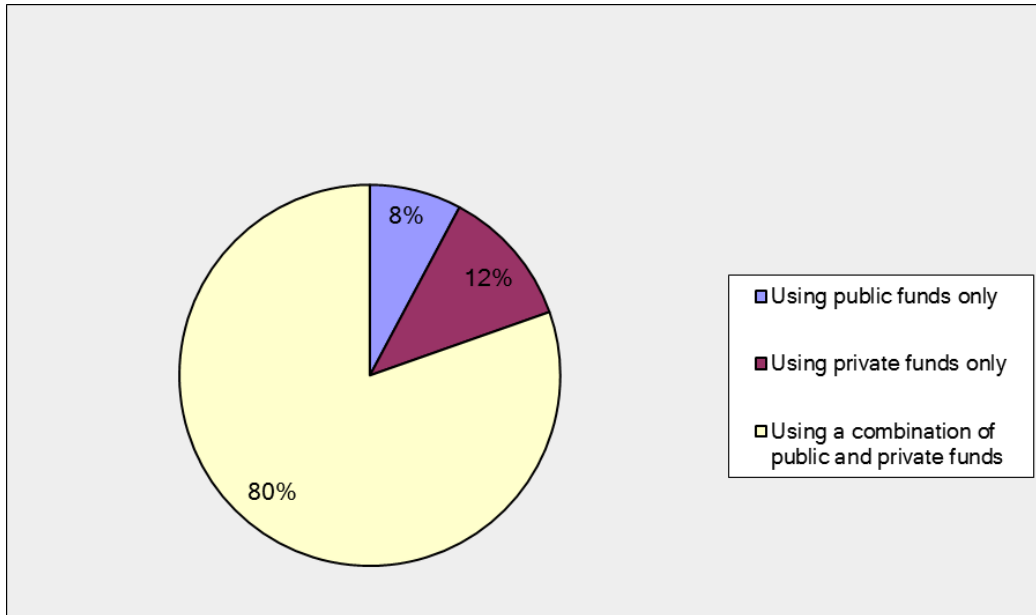
Answer Options	Response Percent	Response Count
A good way to protect rural character	61%	223
A good way to protect the environment	53%	195
An inefficient use of rural land? (too small to farm, too large for residential development)	23%	85
A reasonable balance between encouraging farming and allowing large-lot residential	48%	176
Harmful to farming (creates conflicts between farmers and non-farming residents)	18%	66
Too restrictive on residential development	13%	48
Not protective of landowners' property rights	16%	59
<b><i>answered question</i></b>		<b>366</b>
<b><i>skipped question</i></b>		<b>18</b>

7. **Land Preservation:** The County has a history of rural preservation strategies dating back to the 1960s. As of 2013, approximately 26,200 acres or 28% of the Rural Area (excluding Marine Corps Base Quantico) has been permanently preserved. In your opinion is this number:



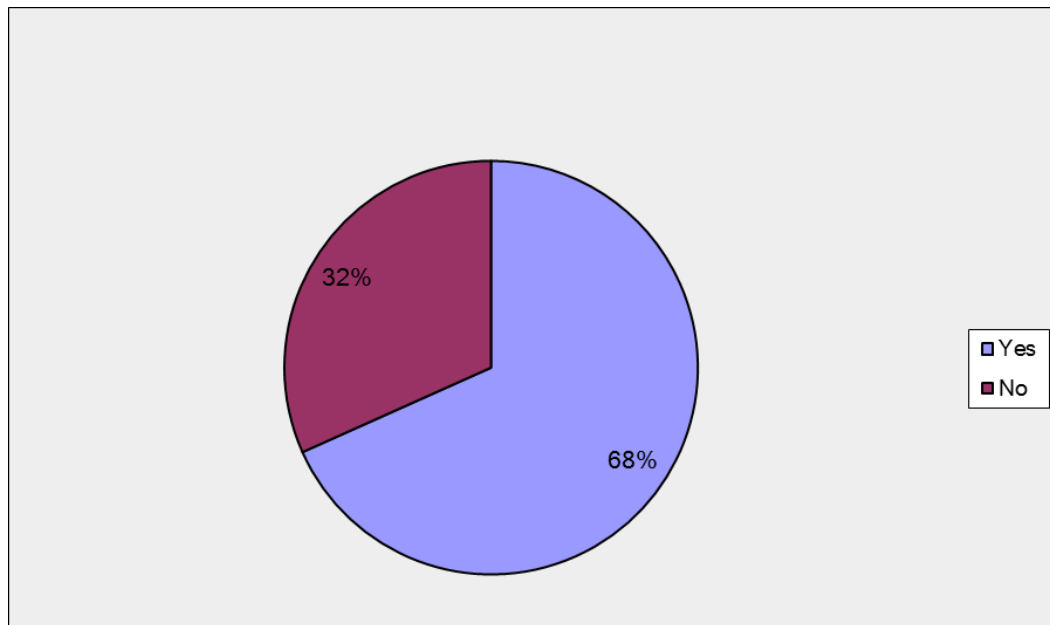
Answer Options	Response Percent	Response Count
Much too high	2%	8
Too high	8%	28
About right	37%	132
Too low (the County needs preserve more land)	42%	151
Much too low	12%	43
<b><i>answered question</i></b>		<b>362</b>
<b><i>skipped question</i></b>		<b>22</b>

8. **Willingness to Pay for Land Preservation:** Preserving land often costs money to acquire land or compensate property owners who agree to sell conservation easements. Land preservation can be accomplished with public or private funds or some combination of the two. This question and the following two questions address aspects of this issue. How do you think land preservation is best paid for?



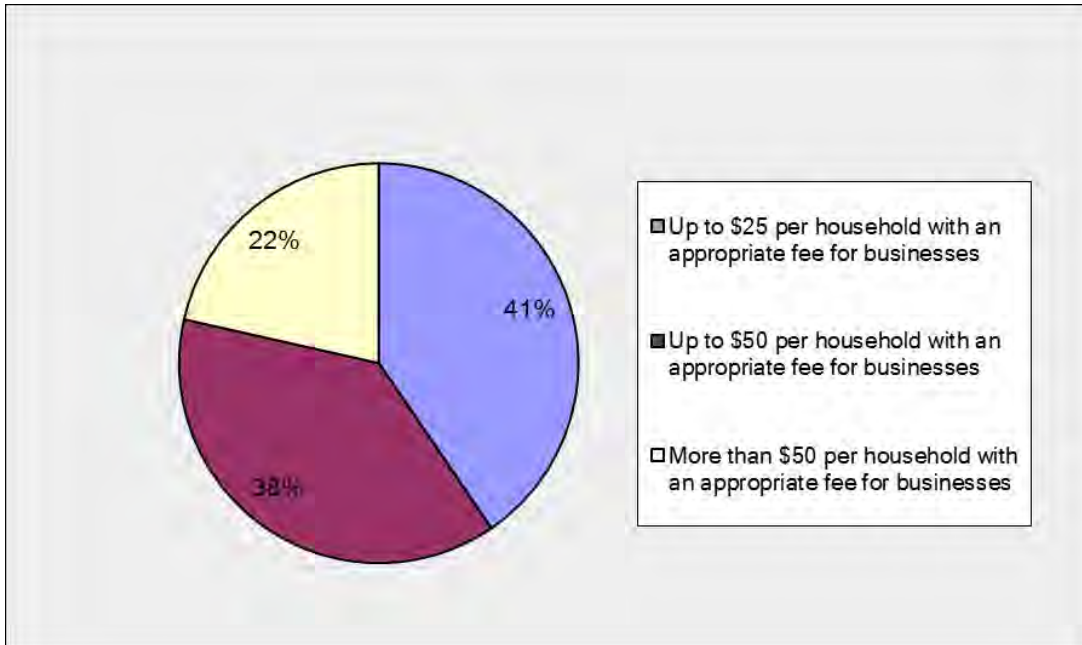
Answer Options	Response Percent	Response Count
Using public funds only	8%	28
Using private funds only	12%	42
Using a combination of public and private funds	80%	287
<i>answered question</i>		<b>357</b>
<i>skipped question</i>		<b>27</b>

**9. Would you be willing to pay more to help preserve land in the Rural Area?**



Answer Options	Response Percent	Response Count
Yes	68%	243
No	32%	113
<i>answered question</i>		356
<i>skipped question</i>		28

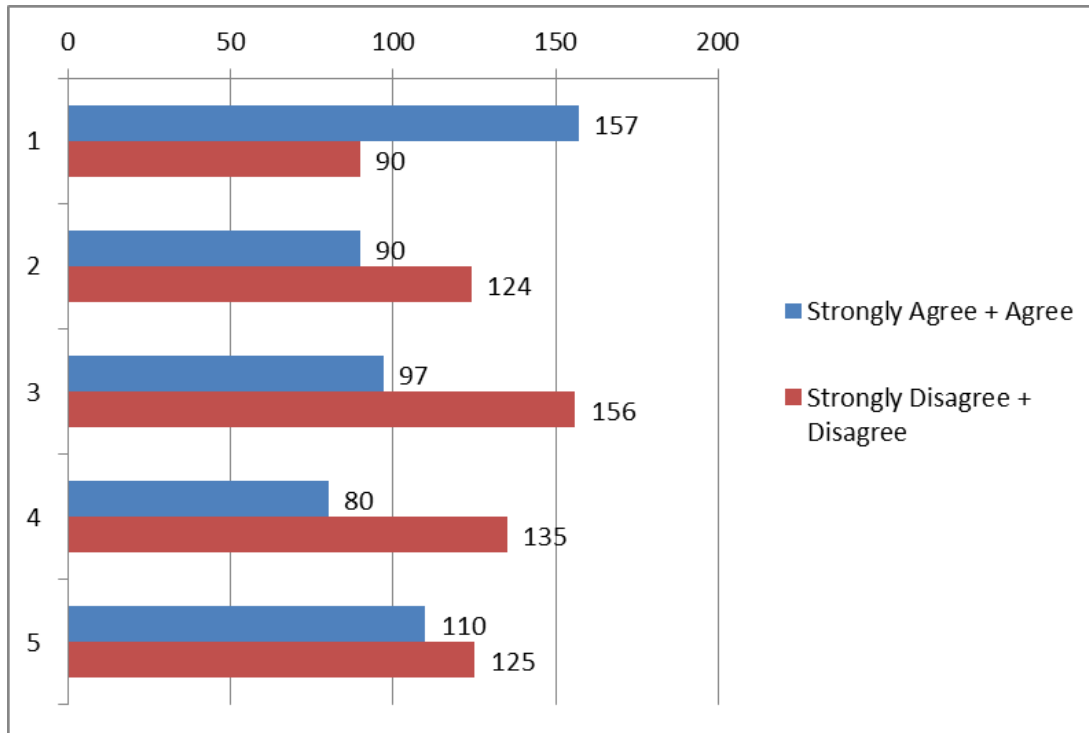
**10. If you answered yes to question 9, about how much additional per year would you be willing to pay (in dedicated fees or additional taxes)?**



Answer Options	Response Percent	Response Count
Up to \$25 per household with an appropriate fee for businesses	41%	100
Up to \$50 per household with an appropriate fee for businesses	38%	94
More than \$50 per household with an appropriate fee for businesses	22%	53
<b><i>answered question</i></b>		<b>247</b>
<b><i>skipped question</i></b>		<b>137</b>

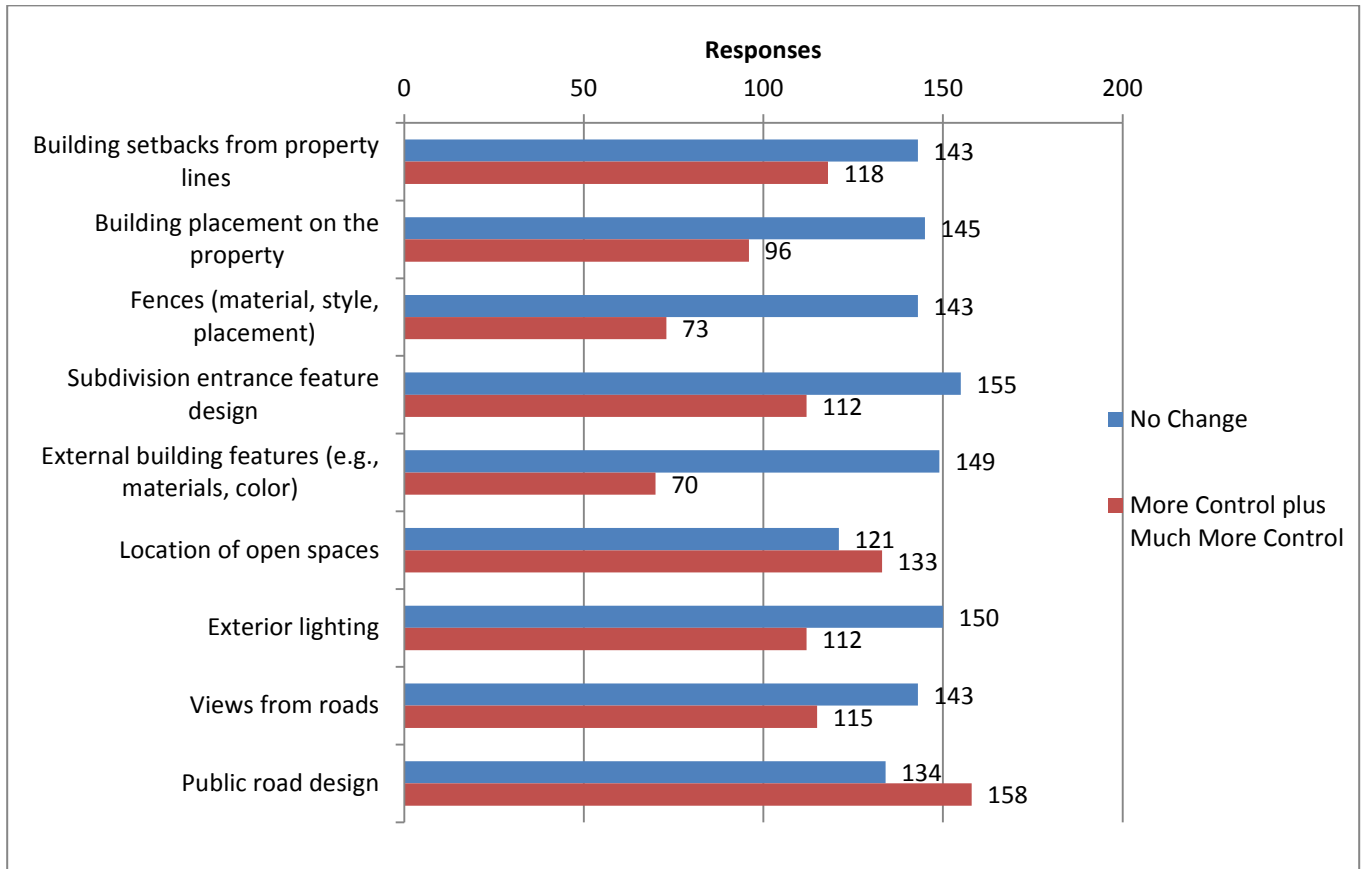


**11. Public Sewer: Sewer policy is an important component of land use planning. Some believe that allowing sewer in the Rural Area would lead to higher density “suburban” residential development and additional service costs. Others argue that land use is ultimately controlled as a policy decision and that allowing sewer is better for the environment and gives more flexibility in site layout and design. Currently, sewer is permitted in the Rural Area under very limited circumstances (failing septic systems, public facilities such as schools). Please indicate your opinion on the following statements:**



	Answer Options	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	Need More Information	Rating Average	Response Count	Agree + Strongly Agree	Disagree + Strongly Disagree
1	The current County policy is appropriate	56	101	58	60	30	27	2.70	332	157	90
2	Current County policy is too lenient; the County should be stricter in limiting sewer extensions in the Rural Area.	41	49	88	70	54	26	3.16	328	90	124
3	The County should allow more public sewer in the Rural Area.	42	55	46	76	80	27	3.32	326	97	156
4	Sewer allows development on smaller lots, is better for the environment and could help the County preserve more land in the Rural Area	28	52	77	59	76	33	3.35	325	80	135
5	The County should allow sewer in parts of the Rural Area that have very little rural character.	41	69	57	59	66	32	3.14	324	110	125
								<i>answered question</i>	339		
								<i>skipped question</i>	45		

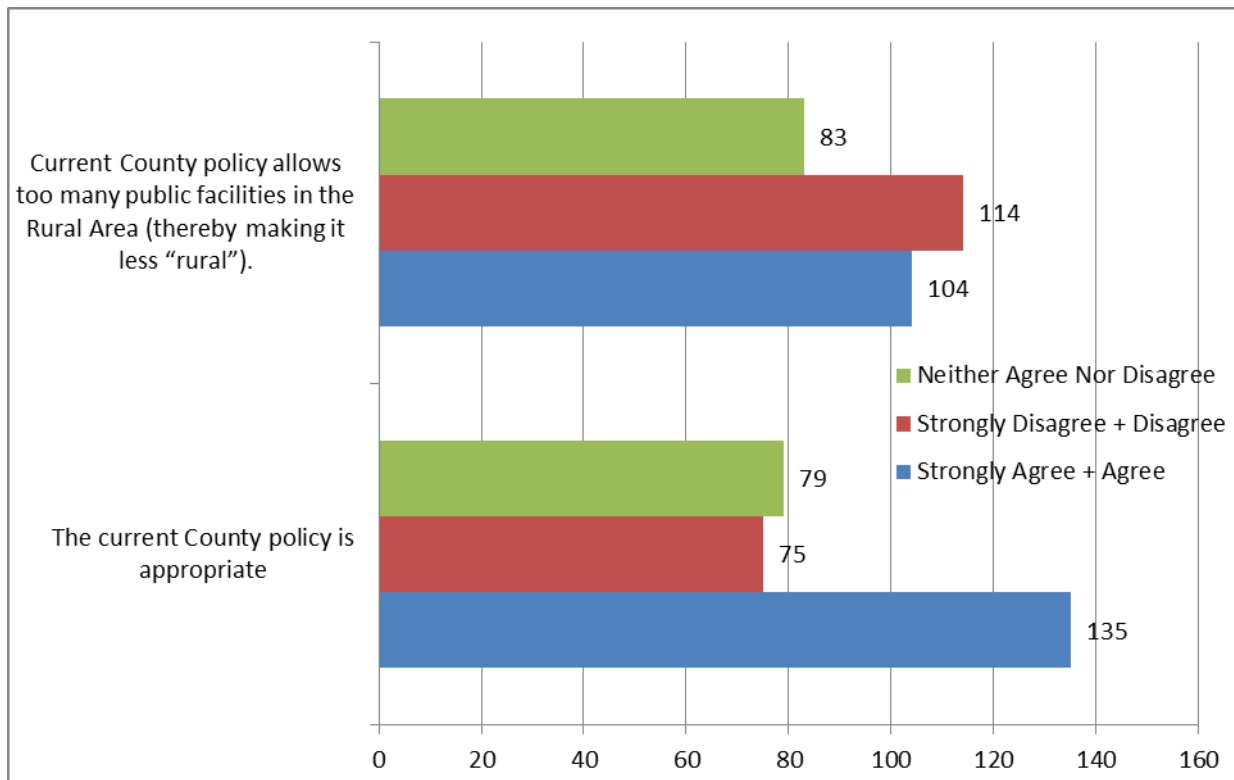
**12. Preserving and Enhancing Rural Character: A number of site design, landscape architectural, and architectural techniques can help preserve and/or enhance the character of a rural landscape. To what extent would you support more or less county control over the following?**



Answer Options	Much More Control	More Control	No Change	Less Control	Much Less Control	Rating Average	Response Count	More Control + Much More Control
1 Building setbacks from property lines	37	81	143	45	19	2.78	325	118
2 Building placement on the property	28	68	145	61	24	2.95	326	96
3 Fences (material, style, placement)	21	52	143	71	35	3.15	322	73
4 Subdivision entrance feature design	38	74	155	36	21	2.78	324	112
5 External building features (e.g., materials, color)	22	48	149	68	36	3.15	323	70
6 Location of open spaces	46	87	121	45	25	2.74	324	133
7 Exterior lighting	39	73	150	37	22	2.78	321	112
8 Views from roads	36	79	143	40	26	2.82	324	115
9 Public road design	59	99	134	19	12	2.46	323	158
answered question							329	
skipped question							55	

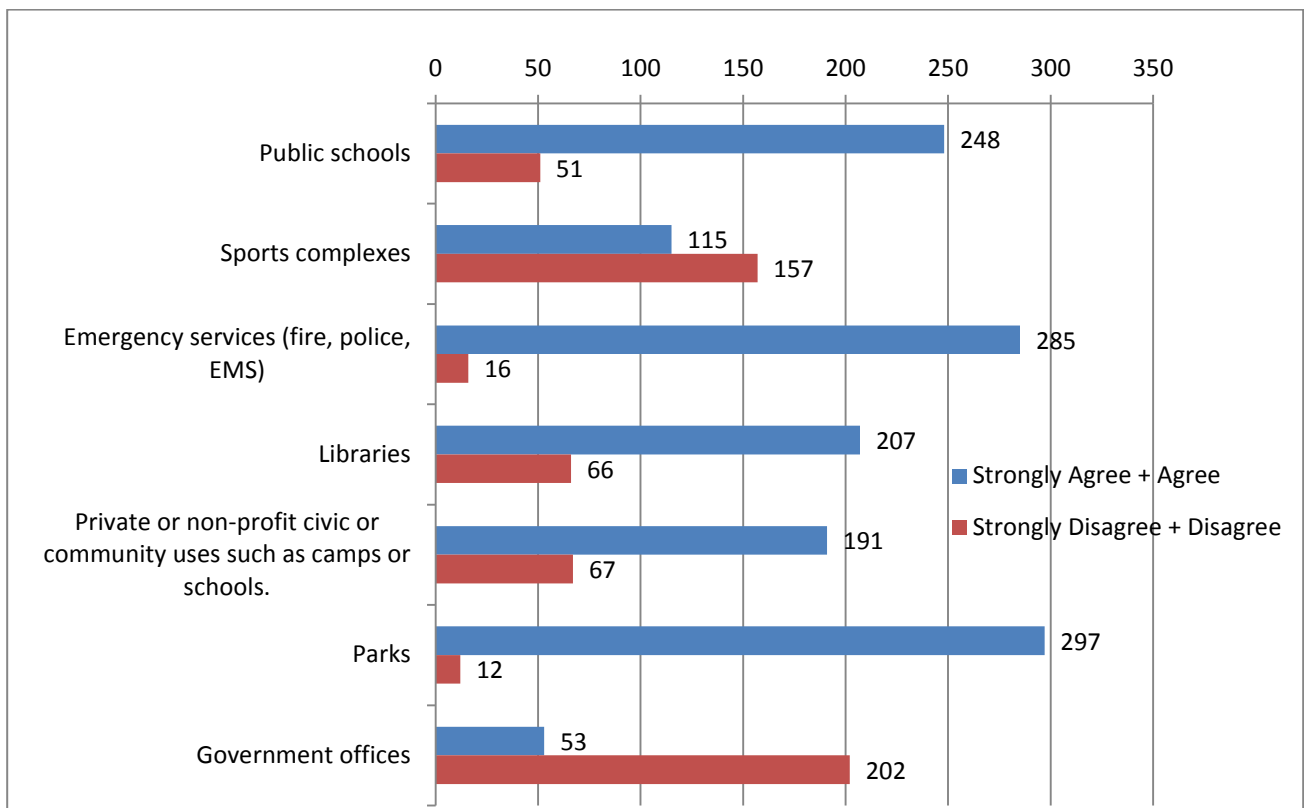
**13. Public Facilities (e.g., schools, fire and rescue, sports facilities): Current County policy in the Comprehensive Plan allows public facilities in the Rural Area. Please indicate your opinion on the following statements:**

Answer Options	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	Need More Information	Rating Average	Response Count
Current County policy allows too many public facilities in the Rural Area (thereby making it less "rural").	43	61	83	85	29	28	2.99	329
The current County policy is appropriate	27	108	79	53	22	31	2.78	320
<i>answered question</i>								<b>335</b>
<i>skipped question</i>								<b>49</b>
	<b>Strongly Agree and Agree</b>	<b>Strongly Disagree and Disagree</b>	<b>Neither Agree Nor Disagree</b>					
Current County policy allows too many public facilities in the Rural Area (thereby making it less "rural").	104	114	83					
The current County policy is appropriate	135	75	79					



**14. Public Facilities Continued: Please indicate your opinion on whether the following public facilities are appropriate for the Rural Area:**

Answer Options	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree	Need More Information	Rating Average	Response Count
Public schools	76	172	36	41	10	3	2.21	338
Sports complexes	23	92	62	92	65	6	3.25	340
Emergency services (fire, police, EMS)	89	196	33	12	4	4	1.94	338
Libraries	51	156	58	53	13	5	2.46	336
Private or non-profit civic or community uses such as	47	144	67	52	15	13	2.52	338
Parks	144	153	23	8	4	6	1.72	338
Government offices	12	41	79	113	89	5	3.68	339
<i>answered question</i>								<b>340</b>
<i>skipped question</i>								<b>44</b>
	Strongly Agree + Agree	Strongly Disagree + Disagree						
Public schools	248	51						
Sports complexes	115	157						
Emergency services (fire, police, EMS)	285	16						
Libraries	207	66						
Private or non-profit civic or community uses such as camps or schools.	191	67						
Parks	297	12						
Government offices	53	202						



# Open-Ended Questions

## Do you live in the Rural Area? If so, why?

- Yes. The land I live on has been in my family since 1950 and as a boy I visited the farm quite often. I was given 17 acres off the farm in 1990, moved there in 1996, and inherited 27 more acres of the farm in 2006. I love the rural nature of my home and the property is being still being farmed.
- Yes, wanted a larger lot for dogs, etc.
- Yes. When we moved here 17 years ago there was for more rural. More here for lower housing density, less congestion.
- We moved from Falls Church, VA, where we had lived 33 years to Western Prince William to escape the constant crush of endless traffic, sirens and noise. We moved into the Rural Crescent because of the beauty and completely 'rural' nature of the development and road layouts. We have to drive further now, to stores than we used to, but there is no longer the 'frenzy' associated with going to the store. There is no shortage of fine stores; we just have to go further to get there. That we knew before we moved.
- Yes I live in a Rural Area. The landscape and views are why I moved to Western Prince William County. I appreciate the history and tranquility of the area. The surrounding horse farms and mountains are therapeutic.
- We like this area because of having more space and land. We own horses and enjoy the ability to have land and less population density. We do not want to be in the newest up and coming Ashburn and could not stand to live in such a dense area. I grew up in Herndon and though I work in Lorton as well we continue to move farther and farther west to have the lifestyle we want and peace and quiet.
- The Western Part of Prince William County is uniquely beautiful, its' character lies in the environment and landscape. It's a delicate balance between humans and nature that provides the best outcome for both.
- Yes, we specifically chose to live here because of the rural character of the community and the schools.
- We use to live within the Rural Area but have since been zoned out of it (SRR). We bought in PWC for this rural feel - woods, many native birds (even eagles), non-traditional housing. As an art major, I find the large amount of tacky vinyl-sided beige houses visually offensive and doomed to be very dated in the future. 'd like to see zoning force more variety in the appearance of PWC's housing stock.
- Yes, to have lots of open space and separation from my neighbors
- Yes. We love the beauty and the history. We are sad to see the road work at Rt. 29 and Linton Hall Rd. It should have been done in a more esthetic way. The view of the mountains is blocked, and there is so much concrete, it looks like the Tyson's area. We don't want to see that spread any further. That is why we are against the bi-county bypass. We commute on 66 to jobs north of PW and we love to come home to the beauty and peacefulness of PW county.

- Yes, because I want my kids to experience nature. I don't want neighbors looking through my windows. I want to see nature and changing seasons. I want farmers nearby - actual, working farms. I'm willing to drive farther for shopping to get that.
- Yes, this is the closest I can get to a rural area while still working in the DC area. After the horrible drive in/out of work, it is very appealing to come to a home that has a bit of property, woods and quiet.
- No.
- We moved to the area to enjoy the beauty, nature and peacefulness of our home in our daily life. We felt it would be a lovely place to raise our family and have our grandchildren visit. We needed a slower paced living with less traffic when moving from Fairfax County, and knew we had found the perfect home.
- Yes because I grew up in a rural area in another state.
- We chose to live here because we love the rural feeling of our community. Home prices are higher due to less congestion.
- No.
- I live adjacent to the rural area. That is one of the things that attracted me to my community, Oak Valley. I love the feel of being in the country. I would hate to lose that, and I fear that property values would definitely go down in my community if the Bi-County Parkway is built where it is currently proposed.
- We moved to Oak Valley because of its proximity to the Rural Crescent and don't want to lose the 'open' feel of the area. The more you widen roads, add public facilities and build 'needed' bypasses, the more the feel of the country areas deteriorate. We've seen huge changes in the atmosphere of Gainesville since moving here in 2002. We chose to live where we did because of that 'country feel' and hate to see 'progress' eat away at that.
- Yes, I wanted to live in the rural area to enjoy a life free from zero lot lines and one house on top of another and to have peace and quiet. An area like that is something developers hate and they want to make sure there is not one tree left standing.
- I do not live in the Rural Area. I live in a planned community that is surrounded by other planned communities.
- No.
- Yes, I like the feel of the area.
- I enjoy the separation from the rush of daily life in the fast lane. We need to preserve these areas because if we don't, there will be none left. Just because these rural areas offer new land on which to develop, doesn't mean we should. You need to draw the line somewhere before it's too late.
- No. No interest in larger lot.
- I like the country feel and the wide open spaces which has less traffic and less congestion.
- Yes, I moved out here because of the open space, the nature and wildlife as well as the peace and quiet that comes at night.
- We wanted more land, fewer neighbors/construction/less traffic. Wanted a place for our children to grow up with trees and room to run and play!

- No because our family's lifestyle is not supported by the rural crescent; however, it is our plan to purchase property in the area, as it is now, in the future in order to enjoy the natural surroundings.
- I don't want to live in a congested suburban area with tons of buildings, traffic, shopping centers, etc. I am completely against the tri-county parkway and all of the development that is going on in the Haymarket / Gainesville area. Why is Ryan building a million cheap, unattractive Townhouses on Heathcote / Catharpin Road. I am completely against the Toll Bros development planned at the Red Fence Farm on Catharpin Road. It is too much development and destroying everything attractive about this area.
- Yes, love the open spaces and the tranquility.
- Yes, we built and bought a house in one of the smaller subdivisions because of the land we could get as well as the beautiful space. It is nice to come home to a quiet area which does not have a whole lot of lights that you can enjoy your backyard at night.
- Enjoy the area, like seeing farms, animals, and nature. It is very relaxing driving by fields of grass with horses, deer or cows grazing. Farms and agriculture is such an important part of our countries heritage that is seems to be destroyed more and more each day. I enjoy in the evening hearing the faint moo of the cows near my neighborhood and the occasional horse that gets loose and wanders by our home. The amount of wildlife in and around our neighborhood is amazing. It would be a shame to push it away for more homes, and businesses. The rural crescent is why I moved here, I hope that is remains as it has for the last 10 years with minimal changes.
- No.
- We live next to the rural area. We chose that location 13 years ago for the opportunity to move away from the over population and crowding of other areas in Prince William and Fairfax counties.
- Yes, because I bought a home there.
- We moved here because of limited housing & larger lot sizes (1/2 acre+ & lots across road are 10+). Limited "planned" development on our rural road.
- I live right next to the line.
- No, but I do enjoy visiting.
- No.
- No. Want more convenience.
- No. I wish I did, but can't afford it.
- We like the peaceful area, like living close to nature.
- No.
- Peace and quiet.
- We chose to live in the Rural Crescent because it is the only place in PW County where there is still undisturbed natural land and beautiful wildlife, but we are slowly losing everything we moved here for. The western part of Prince William County has some of the most beautiful natural land we have seen and we love the horse and cattle farms, and the peace and quiet. We feel the county is growing much too fast and we are losing our natural resources and natural

beauty. When this happens we will have no choice but to move to Fauquier or Rappahannock County where they believe in preserving their natural resources.

- No.
- Yes I live in the Rural Area. I like living in a less congested area that hasn't been paved over.
- I live in the Rural Area because I prefer a low density population neighborhood around me. I do not like living near busy roads or highways, and find it much safer to live in the Rural Area.
- Yes, I live in the Rural Area by design. We have been in the Rural Crescent for 21 of the 24 years we have lived in the County. Initially, we purchased in the Rural Area (1989 and prior to designation) based on affordability. We moved deeper into the Rural Area in 2006 to keep our youngest child in the Brentsville District High School territory.
- Yes. Here before the rural crescent.
- My neighbors and I came to this part of the county for the very reason we are not shoe boxed into a sea of rooftops and an overbearing amount of traffic and traffic lights needed to get in and out of access points. If I wanted that lifestyle I would have lived in Centerville! My neighbors are close but not too close, the very reason I came here would be destroyed by developers and their lust for money seeking to get the net revenue return for their PAC investment.
- I want quiet. Less congested roads. Fewer neighbors. I want to hear nature, not traffic.
- Moved here to have more room and not be trapped in constant traffic, less noise, less pollution, better quality of life. Violating the Rural Crescent concept will be a betrayal of principled conservation.
- Elbow room. Reduced traffic density in resident areas.
- No - Own property in the Rural Area.
- No.
- Yes I live in the Rural area. It is nice to have some space and see wildlife without all of the traffic.
- I moved to Western PWC in 1990 because of the rural character. We looked at several counties before deciding on this location. The lack of amenities at the time was a trade-off for more green space and fewer cars.
- Yes, we have a small farm.
- Yes, we have a horse farm.
- Purchased property to get away from the hustle and bustle of the city.
- I have lived in the Rural Crescent since it was created. I enjoy the relative peacefulness, privacy and nature. I left Fairfax County and came to the Haymarket area in 1985 to escape the dense development and live on "a little bit of land" that would have been unaffordable closer in.
- No.
- I own land in the rural area. I would like to live in the rural area but due to current sewer policies I cannot build on my land.
- This survey is obviously a veiled attempt to change the rural crescent in order to pay back developers and real estate companies. The fact that this has not been advertised to the public more through either mailings, notices and/or information from district supervisor makes this



very suspicious. Stop trying to pull the wool over the public's eyes we ARE NOT STUPID. Keep the rural crescent rural stop "KILLING all the trees and paving over everything".

- Yes. Moved from Fairfax county for peace, quiet and reasonable distances from other houses.
- No.
- No.
- Yes. Enjoy scenic beauty and wildlife and quiet.
- Yes. I own a horse farm in the rural crescent. I bought in Prince William because it has protected areas.
- YES, I purposefully moved to the Rural Crescent for the rural lifestyle and additional quality of life. I do not think it is a coincidence that PWC is the only county with passing grade for air quality in the region. FYI - I do NOT believe the options in question #12 are real rural area characteristics. They are sleight of hand, deception ("looks" like) for what it "means" to live in a rural community.
- Yes, I live in the rural crescent. Living in a rural area brings one a quality of life that just cannot be experienced in the city. I've spent half of my adult life living in cities. There is a constant stress of being constantly exposed to violence; traffic congestion no matter what time of day or what day of the week; walking out your door and bumping into neighbors; constant noise from cars, emergency vehicles, obnoxious neighbors, loud music from cars or houses, etc. People in cities are also different from those who live in a rural community. Living in a rural community provides the peace and tranquility that cannot be had in a city. The sense of community is stronger. Being able to enjoy nature & animals rather than concrete and asphalt is incomparable. Also, being able to leave my doors unlocked when I am home or be out in my yard and not have to worry so much about violence gives a peace of mind that cannot be underestimated. Walking out my door and hearing neighborhood roosters crowing or cows mooing cannot be compared to stereos blaring or sirens screaming.
- Yes. We moved to the Haymarket area (not a subdivision) to get out to the country. We have watched an excessive amount of development in this area make it no longer a rural area, but one filled with subdivisions and sadly lacking in road and school development to keep up with the amount of houses allowed - notably NOT on 10 acre lots.
- I live on the edge of the rural area.
- We chose to buy our home in the rural area to avoid the congestion in the Linton Hall area. We like the open space and country feel. When this home was purchased, we did not want to buy in a tightly packed, high density, neighborhood with small lot sizes.
- No.
- No, but would like to.
- No.
- Yes, close to work. I like to live where I work.
- Semi-Rural. Enjoy the country feel.
- No.
- No, I do not, but very close to it.
- No.

- No.
- Yes. It is a less hectic and congested but is still convenient to DC for my job. VRE is a pretty good commute.
- We bought in the rural crescent because we wanted to live in a protected area. We gave up \$Millions in profits by refusing to sell our land to developers or Disney. Now, the state is repaying us by destroying the rural crescent, tearing down our homes, and/or destroying our property values in order to put in a road that will not benefit Prince William County residents in any way. We bought in the so-called rural crescent because we were promised it would remain just that. If you really cared about preserving the rural crescent, rather than providing meaningless, feel-good questionnaires like this, the county board would be standing firm against the ridiculous destruction of Pageland Lane. It may be good for Commercial enterprises in Virginia, but it doesn't benefit PW County, and it exposes this sham for what it is. If you truly cared about preserving the rural crescent, instead of providing this bogus online survey, you'd be putting a stop to the tri-county parkway, which will ultimately destroy the rural crescent, and the economy of PW County. Who is getting the payoff for this travesty?
- No.
- No.
- Yes, in Rappahannock County, I drive an hour into work for PWC govt and the majority of that is stuck in traffic in "rural" PWC. What used to be farm land and houses that weren't crowded together, are now subdivisions with traffic lights that the infrastructure can't support. There are too many useless shopping centers in PWC. Leave some of the land alone & have citizens suffice off 1 grocery store in a 10 mile radius. On Hoadly Rd alone there are 2 Walgreens within less than 5 miles of each other. That trend is repeated all over the county. There is barely anything pretty to look at in PWC anymore. I was born here, work here & lived here for 30 years - and couldn't wait to get out!! There are hardly any options for people that prefer a less congested way of life, own horses, want some TREES in their yard, don't want to see their neighbors...and want these things with the financial support of a PWC paycheck.
- No.
- Yes, because it is less subject to blight, less suburban and the right distance from neighbors.
- No but I live in a conservation area and we bought there because it was a conservation area.
- I started looking at land about 16 years ago. The place I have lived for the past 15+ years was the second piece of land I found. I looked at over 30 other pieces of land and always just kept coming back to that one slice of land and beautiful woods that I live in now.
- No. I live in a semi-rural area, but am seeking a home in a rural area. The attraction of Prince William County for me, was the rural and semi-rural areas. To decrease that would make the area less desirable. Look what is happening to Fairfax County now. The only areas left to be considered as nice now, are the semi-rural and rural areas. Be careful not to take away that which makes the community desirable.
- No.
- The rural area has been my home for over 30 years. It has been an environment that my family has tried to nurture and enjoy. There has always been sacrifices to live in an area further from

the amenities but the pleasure of nature and the seasons have been the rewards. I'm not sure if the new families in the 21st Century are willing to accept the inconveniences of living further from schools, stores and sports complexes. I do know that when the infrastructure is put in the country there will be an explosion of development. When the rural land is lost there is no going back.

- No.
- Not anymore.
- Yes, peace, cleanliness, good neighbors, wholesome life.
- Hope to afford to purchase land/residence someday in rural area.
- Yes I don't like the suburbs. I had a farm w/ sheep and horses. I believe that ever county should preserve forests outside public parks for environmental reasons, protection of wild species, the Chesapeake Bay, our water and for beauty. The suburbs that have been recently built don't protect the environment nor the natural surroundings. They do not replant native species nor do they keep meadows. They pollute the water ways w/ chemicals, petrol pollutants. The road situation in this county is horrendous.
- Because after living on 1/4 acre or less lots for 50 years, it is very nice to have 1 or more acres to live on and view. People come out here to see landscapes, not building-scapes.
- We live and own property on the edge of a rural area. Before buying our house, we carefully studied everything we could find on the Internet for future use of the land around us. We bought our house because of the limited development scheduled to go on around us. I enjoy the peace and quiet of living next to a rural area.
- Unfortunately, it isn't as rural as it once was and we do miss that. However, we are enjoying Sudley Manor and the facilities available to us. What we don't like is the heavy traffic on Vint Hill Rd making it difficult to get out of our driveway at busy traffic times. We are fortunate to live far enough off the road so at other times the traffic doesn't bother us.
- I fell in love with a woman who happened to own a house in the Rural Area, and the house location turned out to be a nice bonus to the relationship.
- No.
- Yes, peace and quiet, pleasant neighbors, agricultural use of land (horses, fowl).
- I do live in or near the Rural Area. I live here because it's beautiful, historic and is a wonderful place for my children to grow up. Frankly, developing the Rural Crescent ought to be a crime. We have too many people living here already. Our politicians need to stop taking kickbacks from the developers and start protecting the beauty and historical significance of the area the way their constituents want them to. Prince William County is lovely. Why do you want to put more scars on the land by building more houses, schools and other facilities that aren't needed?
- Yes because it is a low density rural area. It is not my concern to make money for developers or landowners. My concern is my quality of life. If the rural crescent restrictions are removed I will sell my house and move to Fauquier County. This issue comes up all of the time. These developers are like children. They continually ask the same question hoping we will give in out of sheer exhaustion. If the Board does this, their reputation will be tainted by the word

"corrupt." Members of such a Board would be prudent to expect to lose their seat next election. Simple statement of fact--there are consequences to poor decisions.

- I like less density & the solitude.
- No.
- We moved to the Rural Crescent a little over a year ago after having lived in PWC for 22 years. We wished to live in a farming community and have been strong advocates of the Rural Crescent since long before moving here. We raised our children in Bristow, but have benefited greatly from being exposed and exposing them to a rural lifestyle. The one drawback of living here is constantly wondering what is the next threat to our choice to live in the country. Will they tear down the Aden Bridge and widen the road (apparently yes), will they build on every square inch of space available (apparently yes)? Residents in the rural area deserve to know that their choices will not be sold down the river to the next developer or large business that doesn't care long term about the community.
- No.
- I've lived in Nokesville for many years and have watched the surrounding area close in on our town. Without the rural crescent rule, Nokesville would lose its character and become just another development town.
- Did not want to live in a suburban neighborhood with an HOA.
- Yes. Live on farm bought by family in 1950's. Operate business in another location since 1950's.
- I own land in the Rural Area.
- Yes. I live on and farm a farm bought by my parents in 1957.
- No.
- Yes, we live in the rural crescent (off 619 by the airport). The area has been built up over the past 11 years. New shopping centers have been built to support more families. However, we are still zoned 10 acres which doesn't make sense. The land is too small to farm and too big to maintain as a regular lawn. We can't get many public services (snow plowing/sewer/water, etc.) The county would make so much more in taxes if they allowed the residents to break up their land into smaller parcels. We are within a couple of miles from VRE which should be considered a transportation hub (and have higher density of housing). The Meadows at Bristow got around the 10 acres requirement by making thin strips of land that run so far away from their homes. Why should people have to go to this length because of the 10 acre rule. Lastly, families are splitting up their land to deeding the land to their family... however; their family members are building smaller, less valuable homes (lower taxes).
- I would like to comment on questions 15 to 23 at some other time.
- No. Don't like to be far away from stores, public facilities, and don't like drain field/ septic failing issues etc.
- I did not want to live in a suburban environment as is found in Chantilly, South Riding or Centreville. I wanted to live somewhere without home owners associations where farm life. I enjoy spending time outdoors and wanted to live somewhere I could garden in a wildlife friendly environment.

- No.
- Yes, the peaceful, private atmosphere.
- Yes. Moved from Fairfax County to PWC Rural Crescent specifically to get away from development and live in a habitat friendly to wildlife.
- I don't but I love that there's a green area behind my house -- I can get the feel of being surrounded by trees and the sound of so many song birds.
- No.
- I live in Nokesville because of the landscape and how there is little to no construction.
- Wanted a place where I could keep my horses at home, and still be able to commute to work. Waned to live in a rural environment, away from noise and lights.
- Yes, I live in a rural area because I love the quiet, peaceful lifestyle.
- Yes. I live in the Town of Haymarket which I believe to be rural because it takes everyone an hour to get to work. I live there because my family is close-by and I can afford a nice home in a nice neighborhood for my young family.
- No.
- Property owner, but no longer reside there. Too remote and area.
- Live in a rural area. Privacy and living close to nature are the primary reasons.
- Open spaces, 10 acres, horses.
- No.
- We live in the rural area (RA) on a 10+ acre lot because we enjoy the piece and solitude not available in a subdivision, where we previously lived for 8 years (also in PWC).
- No.
- No, but I feel very strongly that the rural character of southern Prince William County must be preserved.
- YES, I DO. I HAVE LIVED HERE FOR 30 YEARS. I MOVED HERE FOR THE RURAL CHARACTER- THE SMALL COMMUNITY, THE SMALL SCHOOL AND THE PUBLIC PRIDE THAT EVERYONE HAD IN THEIR TOWN. HOWEVER, A LOT OF THAT HAS BEEN DESTROYED ALREADY WITH THE COMING OF LARGE SCALE DEVELOPMENTS. NOW, WE NEED BIGGER SCHOOLS, AND THE SMALL TOWN FLAVOR HAS ALMOST TOTALLY VANISHED. DIFFERENT VALUES HAVE REPLACED THE OLD "WORK HARD" STANDARDS THAT WERE ALWAYS TAUGHT BY FAMILIES WHO HAD TO MAINTAIN FARMS AND LARGE PARCELS OF LAND. THE NEW VALUES INCLUDE: LAZINESS AND BAD MANNERS IN YOUTH, AND A DECREASE IN INVOLMENT IN COMMUNITY ACTIVITIES. DON'T ERODE THE FAMILY VALUES OF THIS AREA FURTHER BY ALLOWING MORE PEOPLE TO MOVE HERE. WE WILL BE JUST LIKE ALL THE OTHER DEVELOPMENT SUBDIVISIONS ALREADY IN THIS COUNTY.
- Yes, I have lived in the rural crescent for about ten years. I love it here because of all the woodland and wildlife. I think the limitations on developers is beneficial for those who live here because not only does it preserve what I love about the area, but it also helps raise home values and encourages more high scale (i.e.) estate development. While I would strongly oppose higher density residential development, I would also hope that for property owners who live here (as opposed to holding it as investment), should a need arise to build another

detached home on the same property - to care for an ailing family member or to create a dwelling more accessible for a disabled family member, for instance - that an exception to 1-house-per-ten-acres rule be made (within reason).

- Yes, I moved to Haymarket area in 1996 before most of the development occurred. I moved there rather than Westridge for the very purpose of not being in a suburban development. Unfortunately suburbia has found me.
- Make hay, keep horses.
- No.
- No. When I moved to the area I moved to a location that is not in the Rural Area as that is what I could afford and am still at that location. I believe it is important to keep land from being developed as the natural environment is something one can't "undo". Certainly people with greater means are more likely to live in the rural area but everyone is able to enjoy it simply by traveling through it. The idea of having communities pop up in areas that once had a back to nature feel to it is sad. On a practical note the auxiliary costs that would be associated with any development would likely have to be picked up to current or future taxpayers. This seems unfair and short sighted. I understand that there are people who want to develop property in order to provide homes, jobs, etc. to a current population --but at what cost? I appreciate the opportunity to voice my concern. Thank you.
- No.
- No, because we couldn't afford it, but as we retire, we will be saving up to live in rural area that has no air, water or soil pollution, no biochemical or any industrial complexes of any kind, and ability to see the stars at night and no traffic noise to be heard. We will live within walking distance of an undisturbed forest that has every tree, shrub, and native plants so that migrating birds can live, breed, and feed to move onto the next migration stop. PWC urban and suburban life has already destroyed valuable habitat for migrating birds. We shall not cut down any more trees or cover up any more meadows with asphalt. These precious ecosystems will not come back. The ecosystems clean our soil and water without spending tax dollars to artificially cleanup said pollution. The Rural Area must stay rural without encroachment of developers. One house on 10 acres of land destroys needed habitat for song birds that need uninterrupted acreages to enjoy their life, liberty, and pursuit of happiness. Cloister housing, industry, jobs, shopping, recreational parks within walking distance of residents in already disturbed landscapes. Save the rural areas for us to get rid of stress and reinvigorate our lives by walking among life, so we can stay sane enough to walk on concrete and asphalt to pay for our goods and services. Keep what is left of rural area rural. That is the beauty of PWC. We are not close enough to DC to imagine large companies wanting to move in nor do we want these companies. We want PWC to be the premier bird watching site for Virginia and the East Coast. More money is spent on visiting nature. The GDP grows when we pollute and when we clean up that pollution. PWC does not. When companies pollute, PWC has to clean it up. We don't want to live in a polluted PWC. Keep rural area rural.
- I do not live in the Rural area.
- No.

- No.
- I do not live in the rural area. I am a City of Manassas resident, but many of the 178 members of Write by the Rails live in the county. We like to do "quiet days" or writer retreats where we go to a rural area, spread out to write, come together to share a meal, and then go back to writing.
- No.
- I grew up in rural Prince William in the Nokesville area and have remained here. I enjoy wide open spaces and spending time out of doors and having room for my children to play and explore outside without leaving home. My family gardens and has had small livestock. I do not like the congestion of suburbia nor do I want to be a part of a neighborhood association that creates rules and guidelines for my home and property.
- Yes, because of the natural open space and the love we have for the farming communities.
- I live in the rural area because I wanted to farm for home use: to grow my own food, to raise farm animals for food. I supply for to my extended family and friends. I live in the rural area so I can live where it is quiet and peaceful. I run a home tutoring office and my clients remark often how lovely a drive it is to come to my home.
- I live in the village sector plan area of Nokesville. We have always lived here. I enjoy having a larger track of land.
- I moved to this area of the County specifically because it was rural and with the "Rural Crescent" ruling in place, is guaranteed to stay that way. I am retired military and continue to serve our Country working for the Marine Corps. The rural crescent in Prince William County is unique in Northern Virginia and offers a retreat from the overcrowding and stress of working and commuting in this area. It is so much more important as is than providing developers with the opportunity to make a few dollars.
- I moved here from Woodbridge to be with my partner. I thought I'd miss the urban conveniences of Woodbridge but the privacy and peace in the area is really pleasing. The people in Nokesville appreciate the peace and privacy as well, even though they come off as hostile they mean well. A lot of them have lived here for generations and see the encroaching subdivisions as being treated as second class citizens for various reasons sometimes feeding off their own insecurities (subdivision residents appear to be highly paid government workers with higher education). The rural crescent allows them to oppose aggressive development without exposing their insecurities which they feel, for good reason, can be an embarrassing pink elephant. In addition this area has been their home for generations and they feel the incoming development will result in what is effectively an eviction from their homes and even the county. To add insult to injury, to them it always appears to be outsiders making these decisions for them as opposed to with them (which again feeds into their insecurities). I've only lived in Nokesville since 2008 but there's no doubt the people here feel a great deal of pride in their community, a deep connection to the area from their families' history, and a profound fear that might result in everything being taken away - a fear they vocalize but not always articulately. To them urban development and residential subdivisions symbolize a lack of culture, character, and respect as individuals. I tend to agree since corporate chains tend to proliferate from development.

- In a nutshell, I moved to the Rural Crescent for the quality of life I have there. The ability to be surrounded by nature and wild animals when I walk out my door is something that is essential to my happiness. Being a member of a rural community is much more rewarding than the unfriendliness of urban or suburban neighborhoods. Being able to own land and not having my house so close to my neighbor that I can watch them eating dinner is important. In a rural area it often takes more work to maintain your property, but the ability to get away from all the noise of the city, the violence associated with many parts of cities, the constant noise of traffic and sirens, and not feeling claustrophobic makes the work all that much more rewarding. For me, being rural is just as much as who I am as where I am at. I can't breathe in cities or suburbs.
- Yes, I have lived in the Nokesville Area since 1978. I moved back here as an adult to raise my kids. I love the rural and open spaces. The friendliness of my neighbors and that the area I live in is less transitional.
- No.
- I live in a semi-rural area because we like the quiet and dark night skies. I marked "more control" in many instances but what I really mean is more enforcement of the existing policies. I don't know that the regulations need to be strengthened; rather they need to be enforced. I'd particularly like to see a return to "dark skies" where possible. There is much unnecessary lighting in locations where turning them off or at least pointing them down and using the appropriate materials would not pose a significant safety or security issue.
- No.
- No.
- Yes because we wanted to live someplace where it would be quiet and we would have open space for horses.
- Yes, so that I can have horses and ride and know that a developer is not going to turn it into roads, malls or townhouse/apt. subdivisions, like what has been done in the rest of the County, and the developers' attempts to carve it up continue. The development in the County is hideous, and I'm embarrassed to tell people I live in Pr. William County. I miss the historical and natural beauty that was here before the mass development that has occurred in the last 20 years, which has also attracted lowlife and illegal activity. Thanks a lot, PW County.
- Yes. Just the right combination of residential, nature, and rural.
- Yes. We wanted space, no close neighbors, freedom to develop land for agriculture/horticulture. Easier to be good neighbors when no one is looking in your backyard criticizing you. Also no requirements for nice lawn which requires fertilizers & pesticides which lead to all sort of water quality & environmental problems.
- I hate suburbs I like the country for the safety of my kids.
- No but we're close to it. We moved to a rural property to expand our animal rescue organization.
- No.
- Yes I have lived here all of my life. I went to college in Fairfax and felt like it was too crowded and not the lifestyle I wanted for my family. I moved back to Nokesville, built a home next to family and appreciate the community feel. I love it and would not want it any other way. I feel



like the commercial building that has already taken place is sufficient to serve the public but any additional public building threatens that community.

- Yes - Enjoy the small town atmosphere. Like that houses & neighborhoods are not stacked on top of each other.
- I've been here for 55 years. My family has had property here for over 140 years.
- Yes. Because we have animals and grow vegetables.
- No.
- I do. I purchased a home with land in this area for the purpose of living in a more rural area. I wanted my children to experience like it "was" with playing outdoors without HOA rules, without major traffic.... I wanted my children to experience nature and animals on an agricultural lot. These things have been studied and it has been proven that they are needed for healthy development. I wanted privacy and freedom. Now we are being threatened with this being taken away. When I moved here and purchased this land it was in the rural crescent, had I known there was any plan to develop more in this area, I would have moved elsewhere.
- Yes, because it is more beautiful, more safe, and quieter than living in the city.
- No.
- I grew up in Nokesville and have decided to remain in the town with my family. Our decision was based on the rural community and the desire to raise our children in a safe, private environment where they had the ability to gain life skills and morals by learning the importance of hard work. I hope the community remains the same. The 10 acre per home has slowed down development in the area and I hope the laws do not change.
- No, I prefer to live in a better defined community with higher quality public services, roads and convenient access to shopping / retail stores.
- No.
- No, but own 10 acres.
- We purposely purchased property in 2007 within the rural crescent because it is protected from urban sprawl. We believe having this protection will benefit our property values in the future. We also believe that the smaller, community based schools within Nokesville provide a better learning environment for our children. We are willing to pay higher home prices and taxes for this environment. It also provides the only alternative to mega development living. The county should be spending more time developing other areas not within the rural crescent and drawing in business development there to increase the tax base.
- I live in this area because my family has lived here for decades and used to farm this land when farming was profitable and feasible for the family.
- No.
- Yes I do. I believe it is nice to have some extra space. Having said that 28% of the county is rural. We are in the Metro DC area. This is excessive. I believe our county could benefit by scaling back restrictions. Ten acres is excessive. Also not allowing sewer connections is a mistake. Alternative systems are much more expensive for residents and known to fail. Why impose such restrictions?

- Yes... I moved here from Bristow specifically because of the Rural Crescent. It's what kept my family in PWC. I think it would be detrimental to the county to develop this area. PWC development has been vast and often ill planned. It would be a real shame to open up this land to mass development because the sole beneficiaries would be the large developers! Save this land for our children. They deserve the option of a rural lifestyle.
- To get away from living so close to another person, to have the land to do what I want to on.
- No.
- Yes, because of lower population density and relax atmosphere.
- We are very glad that Nokesville has not turned into a claustrophobic atmosphere like Tartan Hills, Kingsbrook, and all of the neighborhoods leading into Gainesville and Haymarket.
- The environment and low density population.
- Yes, born and raised in the rural area. My family has lived and farmed in Prince William County since the 1700's. I am 35 and have an established and growing farming operation of my own and would like to have an opportunity to continue to grow this business here in Prince William.
- Yes, we just built a custom home on 10 acres off of Orlando Rd. I specifically sought out the Rural Crescent so we could enjoy all of the privacy 10 acre lots have to offer. I know developers keep putting pressure on officials to lessen the restrictions, but this will do nothing to enhance our county. I moved from Braemar neighborhood to get away from the sprawl!! Please protect our land!!
- I do live in a subdivision in the rural area.
- To enjoy nature, live in a clean environment, have privacy, farm land, grow garden, have farm animals. Because it is rural, and I was told it would stay so.
- At one time Haymarket was in a rural area. Now all one sees are houses after houses and the traffic is terrible.
- I have a small 10 acre farm with private horse facility.
- Yes, because we have horses and like the quite open spaces and all the wildlife that is all round and in our woods and fields.
- Yes we do. We have horses and dogs and wanted to raise our children with a lot of outdoor options, as opposed to glued to electronics. Due to the location of my husband's job, we couldn't move too far out.
- I do live in a rural area. I like having a little more privacy and a small piece of property.
- No. But I used to and now I live right on the other side of it. It's nice to live in an area that isn't a mess like Gainesville has become. I may commute a long way to Fairfax County every day, but I want to keep the peace and quiet in western PWC/eastern Fauquier.
- The area off of Vint Hill is peaceful and removes the feeling of being smashed in to a cookie cutter development where your neighbors are within arm's reach. A rural area allows for more of a community feeling, a stress free area where one can relax and enjoy nature.
- I do live in the rural area because I like the laid back, easy life. I enjoy living on acreage and not being on top of my neighbors. I enjoy less restrictions on how I can live. Open fires are a big plus in the rural area, plus having all the farm land around me.
- Yes - Horses and Hay business.

- Privacy except for the fact that Brookfield homes is about to develop 120 acres all around me!
- Yes, wanted more land, good schools.
- No, too expensive for 10 acres.
- Because I wanted space. I wanted a small neighborhood feeling.
- I live in a Rural area because I enjoy the peace & quiet. We farm & hunt on our land. There are no city lights at night & we can see the stars. It is slowly creeping toward us. Crimes are not a problem - our neighbors and I police our road. There are no sidewalks for skateboarders to crowd.
- Yes, we have a small farm.
- No.
- I recently moved out - I lived there for the space and quality of life.
- Yes. We wanted a larger lot with more privacy.
- Yes. I have lived in this home for 30 years. It is a mile from the family homestead, a 269 acre parcel farm owned by the same family since 1882. I live here because we farm and we prefer it to the city or very high density development.
- No. We didn't even know there was a rural area in the county when we bought our house. If we had, we probably would have bought a house in the rural area. I live in Braemar and, as much as I like my neighborhood, I'd like to be a little further away from my neighbors. I'd also like more trees in my neighborhood and on my lot. I hate the developers strip all the trees down when they build. Maybe if they had to build on larger lots - 2, 5, or 10 acres each, maybe then they'd leave more trees.
- Yes. Quiet spaces. Not on top of neighbor.
- I live in a forested "mountainous" area which has been developed since the 1960's. The gentrification of the rural crescent is a worrisome effect of the larger lots and the appeal of Prince William County's location to the urban conurbation of DC. The current politics of the counties policies on residential planning and placement of facilities in High schools rather than in communities- Long park swimming pool verses a high school near the Chinn center with a pool?
- Because it is quiet, away from the hullabaloo. It is one of the few if only clean places not soiled by those wanting to get out of DC; They can keep on looking somewhere else. People take pride in our rural areas and don't try to turn it in to something that doesn't belong here. Move that plan to another county please and take the money whores with you. LEAVE HISTORY ALONE.
- I do not live in the rural area.
- No we do not because when we moved to PWC we had to be closer to I-95 for my husband's work and we could not afford the small farm I really wanted at that point in time. I wanted to live rurally but could not.
- Like the land, trees, air, open space.
- No.
- It is clear that development is encroaching on the rural area; money and developer money talks!! This stated, we are seeing development PUSHED and encouraged into other parts of the County, in many instance as a dirty trade-off. This is particularly the case with the SRR areas, as

are dwindling. Whereas I agree with many of the perspectives of residents of the Rural sector, WHY should folks like me in other parts of the county be asked to PAY for THEIR rural areas...?!!

- To allow my children the opportunity to live in a place where outdoor play is open and invites exploration. To not live with restrictive covenants about how we use our personal property. To enjoy the wildlife of the area. To not be sitting on top of a neighbor, privacy.
- Quiet, open space, less traffic, no HOA, views.

**If you don't live in the Rural Area, have you visited the rural area lately? Why? Where did you go?**

- I work in the rural area. I would prefer it not be so 'rural'. I shouldn't have to drive 5 - 10 miles to have lunch.
- N/A
- N/A
- I have friends that live in the Rural Area, I take my kids hiking regularly, and we going on drives to get away from the crowded area we live in. We drove out to the rural area in the western part of the county last weekend.
- Yes. Visited farms to purchase produce, visited Merrimac farm to take my kids to see bluebells.
- Prince William Forest Park for hiking and recreation. Western Prince William County for photography.
- I live in and I also visit other rural areas where they still exist. The sad fact is that all communities compete to rid themselves of this commodity to increase the tax base, but once it's gone they can't figure out how they got there and how they can go back (you can't). This is why we need to prevent it now before you cannot do anything to stop it.
- No.
- Yes - visited family and friends and to enjoy the outdoors.
- No.
- Almost every weekend. We go to neighboring farms, wineries, parks, etc.
- Every day, I live in the bloody county you fools.
- We went to visit a historic church and also to attend an even in Nokesville. Very pretty area. LaGrange winery.
- Yes. I have friends who live in the rural area in Nokesville. It is nice to see the stars and hear the crickets at night. And not have the sound of cars driving by all evening long.
- I wish I lived in the rural area. I love to go out into nature, see people's farms, and horses and fields. I do not like to see shopping plazas, school parking lots and McMansions.
- Yes. Parks, exercise.
- Yes. Drive through it almost daily. Don't want to see more crappy townhouses, 7-11s and other "visionary" PWC inspired development.
- Yes - Just drove around to see what it looked like.
- Yes - I intentionally drive through the rural areas when traveling on personal business to enjoy the view and character of the rural areas. I also find the traffic much more agreeable than high congestion roads with large trucks and many stoplights.
- N/A
- Farms, back roads for driving & fishing.
- I visit my land every day to check on livestock.
- Yes we are there quite frequently and as a native i love the rural crescent stop trying to destroy it

- To the high school, driving on Vint Hill Rd, walking the dog in Battlefield park area.
- Yes. I like the rural feel so close to where I live. I like living "on the edge" of the massive city with easy access to non-populated areas. When I drive to Quantico from the Bristow/Gainesville area, I like to take the back roads. I enjoy the woodlands and open spaces. It's much prettier than driving down 234, even if it takes a little longer.
- I live in the rural area, purposefully moved from a development area within PWC.
- Although I do live in the rural crescent, it is often still too crowded for me, especially with developers constantly trying to encroach upon every undeveloped area they possibly can. As a result, I spend a lot of my weekends down in central Virginia or the Shenandoah areas. The ability to get outside and enjoy the world around us is irreplaceable. There is more to this world than concrete and asphalt. We should not lose that just so politicians can get bigger donations to their various campaigns.
- Yes, Nokesville.
- Yes, visit farmers, various areas.
- I go to church in the rural crescent and I visit the Manassas Battlefield regularly to hike and walk my dogs.
- Yes.
- Yes, quite frequently. Why--for the view. Outside of Haymarket.
- No.
- Yes. Nokesville. To appreciate the green space.
- Yes. Park trail.
- Yes, I visit relatives who live in Nokesville.
- Yes, Nokesville, all the area around quantico marine base, brentsville, - to visit friends, ride my bike, buy antiques.
- Bull Run Park, historic features and walking paths.
- I thought that the Rural Area was created due to the inability of the road system to handle increased traffic. I believe with the 234 bypass that the rural area should be reduced to allow property with easy access to bypass to have more residential development without the need for 10 acre lots.
- I drive through it every day, but soon, that will be impossible thanks to greedy politicians who are putting Loudon County and Dulles Airport economic concerns above preservation.
- Walk the Battlefield & go to the Brentsville site, visit friends on Bull Run Mountain.
- Yes, Haymarket, VA.
- Yes - Carter Mountain Orchard.
- No.
- Live in rural area.
- Yes. I am looking for a home in a rural area, as I plan to sell my home in the semi-rural area. The rural area has come closer to my home and the area simply is not as nice, or safe, as it once was.
- Enjoy open space, views, and photography.

- I drive thru a rural area daily.
- Yes, Brentsville, tourism.
- Yes. Weekly drives.
- Visit friends weekly who live in rural areas.
- I live in the rural area.
- Yes. I drive around Nokesville frequently.
- Yes. I drove through several parts of it because I enjoy the views and the change from the urban bustle I deal with on weekdays. I also stopped at some small businesses in the area to partake of the atmosphere and unique goods offered.
- Yes.
- Regularly visit Manassas battlefield and pw forest park.
- Vint Hill Rd. and Joplin Rd just within the last month. Also frequently visit Bull Run Battlefield and the area surrounding it. We enjoy the scenic beauty of those areas.
- Try to visit a lot, Manassas Battlefield Park, Silver lake, Marshalls park(Fauquier County), local farms that sell produce.
- Yes, I live very close to it, and go back into the rural area to run or take my family into Warrenton to avoid 29.
- Yes; visited a home on Artemus - most relaxing to view the wildlife away from traffic noise; concrete; etc.
- I used to love that mile-long walk from Occoquan to the dam. I wish you could find a way to open that path again. I often go to park to walk and/or eat lunch.
- Yes. We hike and bike in rural areas. We went to Prince William forest and the battlegrounds.
- Not yet, but I think it's a great feature of PWC to have so many rural areas.
- NA.
- Yes. Looking at property to possibly purchase.
- No.
- Yes, I live near the RC and use travel way through the RC in day to day life simply for the views and less traffic.
- Yes, we went hiking.
- Nokesville.
- On 234, very pretty. This SHOULD BE A FULL HIGHWAY already. Packaged North South Highway deal with rural property preservation.
- I have visited because of the peacefulness and the back to nature. I have visited Forest Park, Leesylvania Park and the Battlefields.
- We go to some farm events during the spring and fall in both Fairfax and Prince William counties
- Various parks and open areas such as Brentsville Historic Centre, Bristow Battlefield, Manassas Battlefield, Bull Run Mountain, Silver Lake.
- Yes. We've been out to several vineyards, parks, and wandering.

- I live near Costco in Manassas. I traveled to Haymarket and visited Silver Lake. It is beautiful! I saw a school that backed up to the park. When I went to the front of the school I saw that I passed a lot of homes that I refer to as McMansions. They all are close to a golf course and don't seem to have the character that I would think would be desirable in a rural area, but then I think the purchasers are finding exactly what they want, or they wouldn't buy there. It definitely screams classy suburbia. I like classy and I like suburbia, but I like rural better. I also traveled to Middleburg down Route 15. I saw some older homes that seemed much more in keeping with what I would expect to be part of a rural setting. We don't need more development. Unless one happens to be a developer or affiliated with one.
- To the battlefield. ..for historical appreciation and beautiful scenery.
- It is not about visiting the Rural Area, it's about having the Rural area for future generations to enjoy. I may not be able to get there right now, but it is extremely important to me to have it there when I can get away from my studies. Once it's gone, it's gone, and we become the polluted PWC, the dirty bedroom of DC. Please, take a percent of my taxes to preserve the natural beauty that I want my great grandchildren to visit and take pictures of and journal about.
- I have visited the rural area lately. I visit friends who live there; I frequent parks and other open space attractions such as Manassas Battlefield, Bristoe Battlefield, Silver Lake park.
- No.
- Have passed through on Route 29.
- Featherstone and Merrimac Farm for quiet days and to see bluebells, Manassas National Battlefield Park, Silver Lake and private property in Prince William. As a freelance writer, I also work to promote Nature Visions Expo the annual photography event at the Hylton Center. Year round, seven photography clubs in the Washington Metro area seek out rural areas to photograph wildlife and scenes that do not have "the hand of man" in them. Members of the Manassas Warrenton Camera Club have been winners of the annual photography competition with photos taken in Prince William County.
- Park.
- Yes, I go out to Nokesville frequently. I go to Merrimac Farm WMA for birding and nature activities, drive along Route 28 to reach Route 17. It's a much more pleasant and scenic drive than the eastern part of PWC and Rt. I-95.
- Traveled through it and enjoyed the drive.
- I live in rural crescent, but have also spent time this summer in central Virginia, where it is even more rural. Places like Orange County. I did that because even living where I do, it is still too crowded. It is nice to get away and be able to escape the madness.
- Yes, personal reasons. Yes, scuba diving at Millbrook Quarry.
- What is rural business, agricultural business, what does agribusiness mean to PW?
- I live in a rural area and wish you would keep the bikes off our roads its dangers for the drivers and bikers make them find a park!!!!!! I thought that's what parks are for that's way we don't have bike lanes out here!



- My wife and I travel through it every once in a while. For me, going through, or visiting the rural area, gives me a sense of relaxation.
- Yes, Nokesville, Greenwich.
- Yes out 15 and 55 both.
- Yes. Drove through to Fauquier County and to Haymarket - Saddle Liquidators.
- I only drive through the Rural Area on the way to work. There is VERY little to 'visit' in the Rural area outlined on this map.
- Every day, I live next door your morons, I can't avoid it.
- N/A.
- Yes. Visit farms for fresh eggs, produce, honey and horseback riding.
- Yes because I live right next to it and use the parks and have friends who live in it.
- N/A.
- I live and play here!!
- Yes, my parents and most of my friends live there so I visit very often. It's one of the best areas of Prince William County since there are many hardworking folks that both live and work in the area - this is a rarity in the county as many people are commuting to DC and Fairfax. I typically am visiting the Bristow/Nokesville corridor.
- My family lives in the rural area.
- Bull Run Battlefield. I enjoy the trails around the Battlefield and the natural beauty.
- Yes, visited Silver Lake Park.
- I live in Rural area.
- Yes, to look at homes for sale. A few different locations.
- Yes, Girlfriend, Nokesville- Hazelwood.
- We hike Beverly's Mill on the regular. We have family that lives in the rural crescent. I drive through it every day.
- Yes, parks, and sports complexes.
- Pass through as we're heading to Leesburg.
- I work in Nokesville.
- I visit Nokesville all the time to have lunch and see friends. I've visited PWC Forest Park several times as well. Beyond that, there really isn't much to do in the rural area because it's farms and houses. PWC doesn't have many parks or recreation areas in the rural crescent to visit.
- NA.
- I GO TO VISIT MY FRIENDS WHO LIVE IN QUIETER AREAS THAN I DO.
- I visit the rural area frequently to visit friends who live in the Haymarket area, and I frequently have the opportunity to drive through the rural area.
- We go through them frequently for a variety of reasons - to get farm fresh produce and foods to support local farmers because without them we are forced to import more foods from other countries or are forced to purchase foods that may have pesticides and be such things (GMO) that we do not want to show my kids where their food (produce to meat) comes from and the importance or farming to all communities.

- Visited pw forest park for hiking, water, trees, nature.
- Yes, bicycling in the area close to Nokesville.
- Visit it occasionally - parks and the like.
- N/A.

## What do you value about the Rural Area?

- Farming, hunting, neighbors not so close, quiet and beautiful nature.
- Appreciate less density, but believe that 10 acres is too high of a minimum. Would like to see a mixture of large lots, with opportunities to build developments on 2+ acres as well.
- Reduced development. Less development would be better.
- The beauty, the quietness and the slower pace it seems to foster.
- Peace, beauty, and tranquility of the landscape and views. It has a country feel with simplicity.
- Space and land. Not having wall to wall houses and enjoying the environment. I love the wildlife around us and would hate to lose it.
- Open space with the ability of my kids to run around outside, play with their friends over large areas without having to worry about traffic, the fact that many families have lived here for generations ... but they have welcomed those of us who have come here more recently.
- The variety of natural landscapes - woods, fields, farms, and parks.
- Less density and open space.
- The open, green spaces and preservation of plant/animal species. People need a place to commune with nature.
- Um, the RURAL part. The opposite of a city. Not a ton of big lights, not a lot of cars racing through or shopping centers. Having farms, horses, chickens, etc close enough for the kids to see them regularly.
- Open, uncongested views. Safety. Reduced traffic. Less crime. Less people.
- It stops sprawl and it prevents developers from building tax negative neighborhoods.
- The peacefulness and beauty of the area. It is a treasure that we continue to brag about to our friends who live in the rat race of city life.
- The beauty of nature.
- Nature, animals, less traffic, quiet and neighbors not right on top of you.
- Rural speed limits. The openness and breathable lifestyle.
- The open spaces and lack of development.
- Open space and maintaining a "country" type viewshed. If I didn't want trees and open space, I would have stayed in Fairfax.
- I moved to PWC to enjoy open land, farms, parks, and because it does NOT look like Centreville, Fairfax, or most of Northern VA. I do not want to see further residential development of areas that were long ago designated to be kept open, especially when our schools are overcrowded and under-performing and existing county services are inadequate, especially for parks and athletic fields that EVERYONE can enjoy. I do not want to see western PWC look like Springfield VA, which is what, will happen unless county gov't takes a proactive approach to land management. If they want to develop, attract good businesses and industries that provide a solid tax base and will make western PWC more than the bedroom community it is now.
- Unspoiled land with trees and wildlife.
- The peace and quiet.

- The ruralness. Leave something from the natural world behind...stop destroying everything beautiful about this land. Wipe clean the areas already destroyed if you want to do something useful, but don't destroy new land just because it's easier.
- Control of development and preserving natural resources.
- Nature.
- Nature.
- Peace and quiet! Less traffic and road congestion! No big highways!
- The ability to enjoy and teach our children about nature when their everyday life is inundated with urban design.
- The parks, the historical spaces, the quiet.
- That in a day and age where all you see are strip malls, development on top of development and lots of concrete, it is nice to come home to a lovely backyard where the kids can play and there is wildlife.
- Nature the way God intended. Open space and not having overpopulated areas.
- QUIET. Not a lot of traffic, crime, etc.
- All of the positive previously noted in the survey.
- Room to breathe. Beautiful Virginia countryside. Retaining some farmland close to urban areas.
- I disturbed land, local farming.
- Nothing.
- Less traffic, open spaces, less density of buildings, we need trees & plants to counteract the pollution that is generated by the other parts of the county.
- Lack of development.
- Because of its wildness, and peacefulness, and the ability for people to continue to have small working farms in our county. I live in Westgate because it is what I could afford at the time, but if I could, I would have bought a lovely farm in the Rural Area. I would rather be defined by our rural places in PWC than our shopping centers.
- Lack of congestion. No wall to wall townhouses sucking the life out of the County coffers. Peace and quiet.
- Natural beauty, natural resources, beautiful wildlife, peace and serenity of completely natural land. We want to keep it that way and do not want it developed.
- It's not full of crappy neighborhoods backed up against each other, strip malls, convenience stores, and other suburban wastelands like the rest of the county.
- Leaves part of the county underdeveloped so less congestion.
- I value the limited amount of busy roads and highways around this area. I value the amounts of farm properties and rural areas round my property.
- We value the open spaces and "old time country feel" of the Rural Area, although it is rapidly decreasing as housing developments along Rt. 28 and Vint Hill encroach upon the border, and with the traffic along Vint Hill Road and Kettle Run Drive.
- Little. I have less ability to maintain my property because of the zoning restrictions.

- By its very name "rural" we have the lifestyle we desire. Folks that love townhouse living can do so in other areas, folks that love to live in a home where you can link arms and touch your neighbor's home can do so in other areas. Here we have an option, and that option should never be taken away and surely never seized because a developer desires more townhouse net revenue. No one is cookie cutter in their selection of homes and lifestyle, the BOCS should not shoehorn people into a lifestyle that only meets the needs of the developer.
- The quiet.
- Low density green space.
- Being able to get away. Preserve "Hallowed Ground"
- Open spaces, wildlife, less commercial traffic, friendlier fellow drivers than on major roads, the feeling of being "in the country" without having to drive long distances.
- Our historic heritage and land cannot be replaced. Once we lose them to development and pavement, they will never be reclaimed. By having a Rural Crescent, we are also helping the environment by having tree canopy.
- The low density housing.
- Low density residential properties.
- Location, Location, Location; less crime than in the larger urban and suburban areas.
- Less demand for government services. Less ugly subdivisions. Greater habitat for animals. Better for the environment.
- Rural says it all!
- I think the rural area is good for preserving ground water and run off issues. I also think public sewer should be used when possible to prevent contamination of ground water from failed septic systems.
- Lack of development. Infrastructure can barely hold current developed land.
- The beauty of Virginia's rural area for generations to come. Streams, rivers, rolling valleys, farmland.
- I love the peace and relaxation that comes from having rural areas so accessible.
- The beauty and serenity of my property. I cannot imagine finding a more perfect location.
- Areas of less density and encouraging small farms.
- Greenery. Less traffic. Openness.
- Wildlife and quiet.
- The open space, quiet, and abundant wild life.
- Forests, agriculture, open/private owned land, and small town communities - QUALITY OF LIFE. Less traffic and less congestion.
- One of the most valuable and critically important things about the rural crescent in Prince William County is its location. Our rural crescent allows people to experience the rural living, yet remain critically close to their jobs. Without the rural crescent we would be forced to move to completely different locations farther away from the metropolitan area, probably to different states, and lose opportunities for quality jobs with decent salaries. The rural crescent also preserves the history, culture, atmosphere, and character of Virginia as it has been for hundreds of years. It protects our water tables, the environment, and our air quality. It protects

what wildlife this area has left. These things are necessary for balance in our world. Personally, I value the quality of life and peace of mind it allows me to have.

- What I valued about the Rural Area is gone. The peacefulness, the quiet and the tremendous amount of stars that could be viewed. Route 15 is always a traffic jam now. The schools are overcrowded. The stars are obscured by light pollution from all the neighborhoods and lights at the high school and Long Park.
- Tranquility and beauty.
- Lack of people. Absolutely no more housing developments should be allowed unless the infrastructure is build first and then it must be controlled. There are TOO many homes and not enough businesses in PWC.
- I think the rural crescent is what makes Prince William County. I moved from Fairfax, where practically every square inch was paved over and appreciate the value of open space.
- Country roads with lighter traffic, wildlife, space between neighbors, country landscaping with many trees and colorful seasons...basically getting away from it all when we get home. We near a very urban area, but have a complete country feel at home. It's perfect.
- Too many people in the area-too many new developments.
- The natural environment. Especially, horses, the farms, and the woods.
- Appearance of wooded / open environment.
- Less density.
- Environmental balance to county development.
- The things I love about the rural area is the wide open spaces, farms, trees, "historic fee" of the area, and lack of cookie cutter housing developments, strip malls, industrial parks, etc. It preserves a sense of what Prince William of yesteryear was. I feel a little bit like I'm going back in time when I go to the rural area, and it gives me an idea of what it was like for my ancestors in Prince William County. I hope to be able to move into a property in the Rural Crescent someday.
- Farms, beauty, low development, open space, forest land, winding roads, wildlife, peace and quiet.
- Quiet, LESS TRAFFIC.
- I like the lower density and somewhat slower pace as compared to areas like Woodbridge.
- That it is a RURAL AREA! What about that don't you understand?
- Clean, green and peaceful.
- Quiet open spaces.
- Everything listed in #15 - scenery, less congestion. This county could learn SO much from Fauquier in the respect that you have a few "towns" and people live outside of the town. With the exception of the occasional convenience store/gas station, when people need to shop/dine etc they go into town. This way of life can support large parcels of farm land, private land or even affordable townhouse, apartment or single family home subdivisions.
- In 1985 my husband and I relocated to PWC from FFx Co to take advantage of the plushness greenery (the richness) of the County. Since then we had kids and I can't count the number of times we've ventured to local battle grounds, parks, farms, and historical sites practically in our

backyard. That's why we love PWC. In addition, we patronize our local farmers by visiting the farmer market weekly and taking trips to local orchards. We love it! Nature at its BEST.

- Pastoral setting, small school setting (before it got bigger), no two houses look alike, don't have to worry about a lot of noise, people hanging out on streets, junk cars parked everywhere, etc.
- Keeping the land and not allowing subdivision after subdivision to be built here. I'd like to keep our woodlands intact as much as possible.
- I grew up in Baltimore City and while I can't say that I have always wanted a house in the woods, once I found this place I can't imagine living anywhere else. The nature of this area is the key to that feeling for all of us that live here.
- Escape from suburban environment that fills much of northern Virginia. I love being able to see the wild life.
- Open space, less congested and positive environmental effects.
- The rural area has a high value and should be preserved. Mechanisms should be in place to help protect and maintain the rural area such as TDRs and other voluntary methods.
- The look of farm, fields, the feel of being away from the hurrying around and people.
- Relaxed and less crowded, especially on the roads.
- It is rural. Less traffic and congestion and less harassment from aggressive drivers found elsewhere in the County. –
- Everything about the way it exists today.
- Open space more, uncongested roads, facilities. Moved to PWC from downtown Alexandria to live in more rural area with open space. Don't change the current policies protecting rural areas. We need smart business development in existing non-rural areas, rather than the proliferation of new housing developments, which lead to immediate overcrowding of schools and roads. Still amazed that we don't require construction of roads and schools before or simultaneous to residential development. We're always playing catch up with schools, roads, and other public facilities, while the kids and resident families bear the brunt of this poor development framework.
- The beauty, the quiet, less light pollution. I also believe that woods, forests, farm land are a necessary part of a county's desirability living spaces. Forests and meadows, streams, ponds etc are beautiful, provide a welcome contrast to suburbs and strip malls. It is also each county and state responsibility to preserve wild spaces for animal and plant species to survive and thrive, to protect our water, to protect beauty. Protection of farm land is very important to the county and states food safety and availability. Small farms are an important way of life. It is beautiful. I enjoy the birds, animals and plants. I enjoy the native plants and animals.
- Rural character of people, views, air, lack of noise, nature, animals, seeing weather from horizon to horizon develop.
- Peace and quiet, low density of people, open space, forest, beauty, agriculture, farmers' markets.
- The peace and quiet and all the nature around us, especially the deer and their little ones! Also enjoy the local corn and other vegetables.

- It offers variety, a different experience from the typical crowded suburban landscape in Centreville or Dale City. It offers a chance to see natural areas, if only while driving through in a car, and opportunities to get out of the car and experience quieter, greener places. It offers an opportunity for the county to minimize property tax increases, if new infrastructure investment (especially for roads) reflected the low population density of the Rural Area.
- The openness, the beauty, and the fact it isn't suburban.
- Lower density, less traffic, farming lifestyle/culture.
- It is gorgeous. Many people died here so that we could have our freedoms and liberties. Now all our elected officials care about is getting back into office with the help of the developers. I cherish the Rural Crescent because it is a place in which I can raise my children, taking them to parks and battlefields or just for a drive in the gorgeous scenery. If our politicians have their way, all of that will be gone because of the lure of the all-mighty dollar.
- The benefits are obvious. Where would you rather live? Crime infested Dale City or Nokesville where you don't even have to lock your doors, ever.
- Trees.
- The beauty, open spaces, woods, lower population density, open roads, etc.
- I have a friend from Fairfax who stopped his car, got out and stood gap jawed looking at a farm in Nokesville. He indicated to me that he had been born in Fairfax, raised in Burke and graduated from college yet had never seen a cow in a field in Virginia ever!!! My kids are learning agro business, they are learning where food comes from, they are learning life lessons that simply aren't available 5 miles from here. At night, after putting the chickens up, my wife and I walk down the gravel lane and can see the stars, hear the frogs and smell the fresh air. We are living healthier and enjoying it more.
- Open space, natural, wooded areas, more peaceful, quiet atmosphere.
- Open space, distant neighbors, community feel. Open space, less congestion. But 5 acre lots are large enough for maintaining these aspects.
- Low congestion. Open space, but still could be achieved with 5 acre lots.
- Green space, natural beauty, unspoiled landscapes only lightly touched by man.
- It is pretty but you can't sustain at this rate. More and more people are moving out from the city. Why not take advantage, bring more revenue into the county?
- Green open space, no traffic, no development, cultural heritage, landscape, local produce, rural character.
- Open spaces, the beauty, horse farms, and keeping our area (Gainesville) less dense.
- Above.
- Same as 15.
- Habitat for wildlife and putting limits on further development.
- The connection to nature is reenergizing. In such a hectic and traffic-burdened environment, rural areas are stress reliever.
- Trees and trails.
- Open land, public parks and space, positive for the environment.
- Peace and quiet. Wild animals. Virginia Bluebells. Room to keep horses. Places to ride.



- For its beauty, peacefulness, historic values, and the type of people that choose to live there.
- Open space. Quiet lifestyle.
- I thoroughly enjoy the outdoors and think that special natural areas should be preserved but not on the grand scale of the rural crescent).
- Nothing.
- The fact that you can drive through the RC and forget that the rest of your week is spent sitting in bumper to bumper traffic while looking at strip malls and cookie cutter suburban sprawl.
- A place to get away from the hustle and relax and enjoy nature.
- The rural lifestyle? Everything without giving up anything. I grew up in the urban sprawl of Houston back in the 70s, and it is easy to see the same fate possible for PWC.
- It is rural.
- It must exist to balance out poor planning in Woodbridge/Occoquan. Because of poor decisions by the county over 10 years ago, they are building on the only remaining wooded areas in my neighborhood. Do we really need another Chick Fil-a in Woodbridge or bank by the Chinn Center. Seriously? Stop this madness; if it is about jobs, these aren't the types of low-paying jobs we want in our neighborhoods anyway.
- THE OPEN AREAS. THE CHARACTER OF THE PEOPLE WHO HAVE LIVED HERE FOR MORE THAN TWENTY YEARS. THE CHURCH COMMUNITIES. NOT HAVING NEIGHBORS TOO CLOSE.
- Its character, its nature, its people.
- I value my land and the open spaces. The quiet. The stars.
- Agriculture, forest land and woodlots, quiet.
- I think farm land and just good old country is important. A local farmers market and such is good for the community. I also think it's important for the environment.
- Provides a great community resource and allows the County to have a diverse community.
- Clean air, open space, quaint towns, less traffic, opportunities, to explore and play.
- Trees, rolling hills, less pollution, less congestion, green, birds singing, trickling water, peace, relief from hectic-ness, brighter stars, and more.
- It gives a good balance to the congestion we normally have in NOVA. It gives us clean air from the many trees, allows beautiful wildlife to flourish, allows citizens to enjoy nature. It is unique asset of our area and smart thinking that future generations will appreciate and enjoy.
- The value of the Rural Area is the ability for the song birds to migrate and survive their journey every year because we did not pave over their migration stop overs. The value of the Rural Area is to take pictures and journal and relax the mind while hiking and enjoying the sights and sounds of nature; to forget the job, the noise, and the pollution of urban and suburban life.
- The author John McGee once said The Wilderness holds answers to questions man has not yet learned to ask. Large, empty open space is therapeutic. It offers the solitude every human needs from time to time. It is essential for our health. The list can go on and on.
- Keeps a nice balance in the county.
- That the local jurisdiction values green space and it is close by so that City residents can visit. Green space is important to the arts -- photography, writing, etc.
- Getting out of the burbs.

- I love the wide open spaces, seeing livestock, feeling closer to the land and the food that we eat.
- We value the tradition of the American farming community. The fact that we don't have lights from the city to ruin the beauty of the country nights. The wildlife is such a gift to experience on a regular basis.
- Peace and quiet--nice to see livestock---slower pace of life. Less pavement and less people. The ability to get away for a while.
- I value the space for wild life. When I take a walk on my 12 acre lot I see some of the most beautiful wild flowers - prettier than any flowers I plant in my garden. I am able to look at birds, turtles, foxes, skunks, groundhogs, mice, deer and rabbits all on my own property. After 20 years on the same property, I still get excited to see a doe and her two fawns nursing. I pay taxes to the county for the pleasure of keeping my land private. I don't want the county to take someone else's money to make open parkland; we have enough parkland and rural land. Let those private land owners support the rural crescent through their private stewardship.
- I value the open space and the closeness to farms and animals. I also really value having fewer people around. I feel safer here. There are not cars filled with people I don't know driving by all the time. I know ALL my neighbors, yet there is plenty of room between our homes. I have room for my pets and don't have to worry about infringing on other people's peace and quiet. I have room for all my hobbies and love sharing my love of the country with other people who feel the same. Also, while this area is open and "country", it is close enough to my work for a reasonable commute as well as visiting the museums and monuments in DC.
- I value the serenity the green space imparts. Concrete and crowds seem disrespectful to the environment and are a constant barrage to the senses. I feel like I think clearer just by being surrounded by nature. While farming can be an assault to the environment, farmers are practicing more sustainable ways to farm and they can benefit from the local food (localvore) movement. Farmers markets are rapidly increasing in our area which means there is an obvious appreciation for food being grown and raised locally. I also value the rural area because it tends to attract people who also value the rural area for what it naturally is. It attracts friendly people who appreciate peace and privacy for example. Subdivisions tend to attract people who glorify busy and who over appreciate conformity. Neither of these are absolutes. Rural areas also attract people who would try to take advantage of the vast space purely for profit with no regards for the community. Subdivisions also rapidly build a tax base and attract modern conveniences both of which increase the benefits to the community as a whole. The serenity of green will typically trump any benefit subdivisions and urban development can bring, at least in my eyes but that doesn't mean that I oppose all development. Development is going to happen and I might as well choose the way it develops so I can continue to want to live here.
- About this rural area in particular, there are many things I value. One of the most, however, is the location. It is ideal to be able to live in a rural setting that is still within commuting distance to a good job. If we lost the rural crescent, I would have to move to a completely different area probably with less job opportunities. That is one of the many important benefits of the Rural Crescent in PWC. Location, Location, Location, as they say. It also helps to preserve the

atmosphere, culture, character, and appearance of Virginia as it has been for hundreds of years. It protects the environment and the water tables. It provides a much needed balance of city/suburban living with "country" living. Fairfax has lost its character in all of the pavement. Eastern Loudoun has also, and continues to, lose its character amidst all the development. It also promotes hard work and values that make America what it is.

- Open space, my neighbors do not sit right next to me.
- The Rural Area helps keeps taxes for ALL County taxpayers down but not allowing tax-revenue negative residential development. This survey is poorly structured because it implies that backing off from the Rural Crescent concept will cost taxpayers. The opposite is true.
- The quiet.
- Open space. Quiet Trees.
- Open space. Little congestion.
- Open space, preservation of land, and especially stream protection which is not effective in more dense areas.
- Private quite no drama great schools with good values.
- Habitat for wildlife, open spaces, forests, no buildings/people, less pollution, gives the mind a rest & peace.
- Growing up in a very small town in Southern Illinois I grew to love the rural life. It was the definition of RURAL....To me it gives you a much different outlook on life, versus the suburban or city life. It seemed there was more freedom, and less stress.
- The space between neighbors is good, the air is clean and there is not much construction or overload of loud traffic.
- It used to be enjoyment of wildlife in natural habitats and their sounds. I find this no longer available because of the introduction of the government training facility which also pollutes my air and causes acid rain on my property.
- Not having the HOA restrictions and the lack of neighbors on top of you.
- The quiet less hurried atmosphere. Good night sky views, unimpeded by city lights.
- See above....Nature. Old fashion way of living. Friendly people that know each other and wave to each other. Family values. Freedom for children to be children and be creative without structure/rules/etc. I may not always agree with these things (like the overly-religious stuff) but the good far out-weighs the bad.
- Open spaces, beautiful landscapes, and hospitable "country" people.
- Aside from the natural beauty, rural character of limited development, and environmental benefits, the value to my everyday life is that hoards of residents don't drive through toward my area in Lake Ridge and clog the roads as they go toward their jobs. As development has grown further west from Lake Ridge, the transportation impacts have been immense and Old Bridge Road carries a great load that the Prince William County Parkway does not. While developers have to address transportation right near where they develop, "downstream" areas have to suffer.
- It's possibility for growth and development. It's an ideal place to construct highways that connect commuters to work areas to unburden traffic on 66, 29, 28, and Prince William Pkwy.

Once the roads are in place, better land uses can be considered that will bring jobs and revenue to the area.

- It keeps the county from growing at an even more insane rate.
- Privacy.
- I value everything - the scenery, the smaller Nokesville schools, the fact that not everyone is from the same socio economic backgrounds. (Gee kids, not everyone gets a brand new car for their 16th birthday) The fact that its a slower pace of life amidst the urban sprawl of DC. I value the farms, the people, the less transient nature and the ability to have gardens and livestock - I value the fact that I can raise my children where they can run free and know where their food comes from. I love the sense of community it fosters which is much different that the mega development "communities". Unfortunately, we have to live in the DC region due to my husband's work and living in the rural crescent is the ONLY thing that makes this reality palatable. Honestly, I try not to venture beyond its boundaries on a daily basis unless absolutely necessary. I also try to patron only rural crescent business. Opening up this area to further development would be absolutely heart breaking and would destroy what little character is left.
- I value the rural setting and lack of intrusion; however, I also value the need for some commercial and development which has enhanced my ability to more readily obtain things like groceries, restaurants, and entertainment.
- Preserving our agricultural land is imperative.
- Outside the rural crescent, PWC has become one large suburban sprawl. I value the land and the streams and the wildlife and the option to live a rural lifestyle.
- My peace and ability to do what I want on my land.
- The open space and its impact on lessening the potential for more dense development in PWC.
- Open spaces and trees. The rural character/nature of the land.
- Peace, quiet, and people who take pride in their homes & property, and feel a true connection and value to their 'non-rat-race' environment.
- Less light and noise pollution. Rural lifestyle, beautiful land, natural resources.
- The ability to grow high value crops for direct sales to a large nearby population center. The history and natural resources also.
- The history and the character. I love driving through Nokesville and seeing the few working farms that are left. It is such a peaceful drive down Aden Rd!!
- The cohesiveness of the community and respect for resources.
- I like the idea of a lot of land, but 10 acres for a house is way too much land for most to take care of and their place ends up looking shabby. Why can't there be a mix of rural and subdivisions.
- Less traffic, less traffic lights, less people to deal with. Beautiful views, open farm land, historic properties, it is a better way of life.
- Being rural.
- The natural beauty--trees, farms, and the animals living in their natural habitat. The tranquility is fabulous.
- Open areas with not congested traffic.

- The open space, the county as it used to be, framing and farm animals roaming the fields and pastures. The quite at night and on the weekend.
- I value green, neighbors who are neighborly, seeing deer and turkey alive, not dead by the side of the road. I value local produce and meats and dairy. I value a place to escape the traffic (well, not on Rte 29) and all the people, to not have to listen to the neighbor's parties or arguments.
- The openness, quitter.
- Openness, privacy, less density.
- Less development, farm markets, not seeing ugly houses built on top of each other!
- Nature, farming, wildlife, just the simple fact that a person can feel safe in a open environment of nature. If you want to live on top of your neighbor and deal with the unrelenting traffic (foot and vehicle) with the nonstop feeling of always needing to be on go, I highly recommend a person lives in DC, Arlington or Fairfax.
- The Nokesville area has, in my opinion, lost its ruralness. For example, the Manassas airport runway requires planes to fly directly over the area. Planes occasionally crash and having open space provides opportunity for less trama. However, noise level is pretty high. Traffic is pretty high and moves fairly fast. Police who are late for range meetings scamper through, though trucks are not supposed to go through Aden road still make the journey and on weekends you get alot of bike traffic. With the addition of the new elementary school along with the fairly new high school - traffic will become even higher. What I would value from a rural area is relative quiet, serene views, large working farms and/or ranches and little litter being thrown out the windows.
- My privacy and letting my children be able to run around outside and play like I did :) also enjoy seeing the nature and animals around us.
- No HOAs, no cookie cutter homes, the most diverse income mix in the county.
- The feel of the country being so close, open spaces, opportunity to engage in adult sports.
- Small-town, fresh air, and animals.
- Serenity.
- Open space, less people, less traffic, nicer folks...we want to keep developers OUT.
- It's beautiful horse country. I love that PW can offer that lifestyle.
- Space, rural nature, small community feel.
- I like having a part of the county that isn't open to residential or commercial development. PWC has practically no businesses located here, outside of retail, and most of our suburban houses use more in county resources than they provide in property taxes. Preventing or carefully selecting projects in the rural crescent probably saves me money on my taxes as I don't have to pay for services for homes that don't exist.
- Natural habitat. Wildlife.
- Peace, wildlife, space, you can hang out your washing and plant what you want where you want to.....
- It is history and it has served generations of people who do not think of taking someone else's property for the sake of trying to make it better for others who don't even live there.

- Listed in no particular order: Provides area for some agricultural and related uses. Provides area for rural life style without being too far from the city. Provides for rural scenic values enjoyed by those who live there as well as others. Provides natural areas for enjoyment of nature and for environmental protection. Protects historic sites from encroachment by modern urban development. Provides a desirable alternative to urban development, for which there is at least enough area in the County. Provides area for low intensity land uses needed to balance the high intensity land uses of the urban areas - this is important to preserve the integrity of watersheds and to provide a desirable and varied living environment. Does its part to reduce the strain on the County's transportation system and community facilities by significantly reducing the number of persons living there. Prevents the development of a vast number of additional homes, which would further destroy the balance between the County's residential and commercial land uses. Enhances the County's finances - County is more desirable as location for living and running a business.
- Everything. It is vital to our lives and also if you want to own a horse but are not zoned where you are, you need places to board and it is getting harder to find stables and such in PWC. This means people are going to other counties with their business and horses are a big buck thing.
- Nature and architecture.
- Open space.
- The peace and serenity.
- The quiet and the green.
- Space, not too much sprawl, parks and clean air.

## **What role should the Rural Area play in Prince William County's future?**

- Everyone enjoys the rural setting and we have bicyclists almost every weekend riding our quieter roads and people enjoy jogging and walking too. We have open house at a dozen farms each fall. Several local farms produce good veggies for all to enjoy and I think the citizens of the denser parts of PWC enjoy visiting the rural areas for a refreshing taste of what PWC used to be like.
- It should retain its character as rural/forested area.
- Keeping Prince William, Prince William!
- Western Prince William County has been defined as a great place to live and raise a family. People move here because the environment is attractive. Destruction of the rural crescent will destroy the identity of this great county and make it less attractive. I moved here despite the traffic challenges I face going to work each week. I truly believe property values would decrease.
- It should always be a vital piece of Prince William County's landscape and not to turn northern PWC into what southern PWC looks like.
- Preserve the rural areas for generations to come. Once the area is destroyed we won't be able to go back to its' pristine state.
- The Rural Area plays a vital role in the future of PWC. PWC is unique in that it has rural, urban and suburban areas all in the same county. I would hate to see it lose this uniqueness.
- It should remain a foil to all the congested, cookie-cutter housing that plagues PWC. It can be as enjoyable to drive past as Fairfax Station, Clifton, and Great Falls in Fairfax County and the northern part of Montgomery County.
- It needs to play a critical role.
- It should stay a priority.
- Living in Gainesville, I have seen this area become more and more congested. Proximity and access to rural areas is key to my continuing to enjoy living in this area. If we lose much more, I'm prepared to move from the area (Fauquier County).
- It needs to be kept, and not shrunk at all. It is a unique resource and should be valued as such.
- The rural area should play a significant role. Not only from a historical perspective but also from a desirability to live out here. If the character changes to more urban, why would people want to live out here? Drive 2 hours each way to work to STILL live in a city? No, the uniqueness of PWC is its rural character. And people are willing to pay - both in commute time and pricing to live here.
- It should play an extremely important role in the future of the county.
- It should be valued and preserved. What are you willing to turn this beautiful area into?
- It must be kept close to the way it is. Manassas Battlefield is filled with incredible history and we find it a sacred park to visit with friends and family. The farms are also very valuable to our community.
- It should be prepared for 'progress'. It's not realistic to live/work this close to DC and expect it's going to remain Mayberry forever.

- The Area should be preserved with current roads maintained; without having mega highways.
- A huge amount. If we can only trust the county to "do the right thing" and not sell the soul of the county to the developers.
- Prince William County should put in place policies that protect our open space.
- Preserve PWC's agricultural heritage while ensuring that they are has plenty of open space for parks and other common use area that will enhance quality of life in PWC for everyone.
- Land preservation, recreation, and beautification while preserving the land for future generations.
- Maintain the open area.
- Just being rural is, in itself, the role it should play. Leave it as an example for the rest of Virginia to copy.
- Pwc should be encouraging farm and forest preservation.
- It should be protected by the County.
- Preservation, need to make smart decisions that the county wants not what the government wants.
- More parks!
- It should be marketed as a retreat from the urban areas county residents are accustomed to by providing trails and other outdoor uses not found in the more urban areas of the county.
- The rural area should be preserved! Don't sell out to developers who will ruin this part Prince William County.
- Very important part. Education for the children, remember the people who fought to keep it this way.
- Prince William is steeped in history - The Battle of Manassas and the Civil War need to be protected. While we do need road infrastructure it needs to be done in an environmental fashion. We need land for parks, schools, sports facilities. It should be a place where people want to come out and visit for the day or the weekend.
- History, beauty and health of the county.
- A very, very large role in the future development of PW County. It is a wonderful place to have to get back to nature, feel like you are part of a more "normal" living space and not having a business or home within arm's reach of your house.
- The same as it has in the past and the present.
- I think we should preserve it, but perhaps with more supports for farmers so that agriculture can be a more viable venture in the county.
- It should stay pretty much the same. Maybe some recreation areas and sports fields.
- Nothing.
- We should maintain the rural area and maintain a minimum lot size to build any future residential development. We should limit business to smaller businesses that won't create a huge footprint, or require a large amount of traffic.
- Maintain the rural crescent. Do NOT allow more development within it.



- None. They should remain rural areas. There is a reason people keep moving west. Because they don't want to live in townhouse farms. Don't encourage more awful development in some of the only open space we have left.
- Large role in keeping open areas.
- A dominant role -- no compromise on the integrity of the rural nature.
- Prince William County should leave the Rural Crescent exactly as it is and stop trying to develop it because once this beautiful area is lost, it is lost forever. The Rural Crescent plays a vital role in Prince William County as it is the only place in the county where the natural beauty of wildlife, land and agriculture are still visible for everyone to see and enjoy without the overdevelopment that has consumed the rest of the county.
- Possibly it could just exist as a non-developed area? We don't need any more houses in this county. None.
- Controlling sprawl and preserving rural character.
- The Rural Area needs to be preserved and protected from large developmental projects so that we can keep our wildlife, history, and beauty intact. It is important to make sure we keep strict developmental laws over areas such as our Rural Areas so that population density does not increase where it could damage natural parts of our beautiful county.
- The Rural Area should play a vital role in our future, however, with "smart growth" as a guiding principal. We need county services such as fire and police, as well as natural gas and sewer available in communities immediately bordering the Area. I am a proponent of keeping mandatory residential lot sizes between 2 and 3 acres in the Area, which allows us to grow our tax base, yet still maintain an open feel to the Area.
- The Rural area, as its name implies, should be celebrated and not looked upon as some untapped bank of developmental growth. What does more growth lead to? It leads to more schools (thus more school employees), it leads to pollution from more cars and the lifestyles from the increased rooftops, it leads to more fire and police, more libraries, more tax supported needs and expectations put upon an already overtaxed electorate. You cannot pay for these things with property taxes so additional taxes would have to be created. So in the end you crush the rural area, increase traffic and pollution, plop down dozens of traffic lights and increase the taxes needed to support any plan that would call for developers to get richer and political favors to be paid off. Where is the overarching sense? I do see the sense in trying hard to pay back the favor that came with the taking of developer PAC money.
- It should remain as a mostly unspoiled asset for the county.
- An environmental oasis.
- Balance Development.
- Preservation of open space and forest land is an important attraction of PWC. The county should try to purchase as much park and forest land as possible to improve the quality of life for residents. Parks and forests should be set up to be free or minimal cost to enter for residents, but more costly (within reason) for non-residents to help finance the parks/forests development such as restroom facilities, picnic and party areas, sports fields, etc. Continued low density development is fine but should be limited to prevent subdivision of large parcels

into many 10 acre lots, creating a "wealth zone" that detracts from the appearance of openness the rural area needs to maintain.

- I don't think everyone wants Prince William County to look like Woodbridge. If the residents who live in the Rural Crescent wanted to live in a cityscape, there are several nearby counties with more to offer than Prince William in terms of entertainment, cultural attractions, and character. We chose PW because we love that it stays true to its roots.
- The Rural Area is important and should be protected.
- The Rural Area is vitally important to PWC's future to protect horse farms and other farm activities.
- Keeping land and historic landmarks for future generations.
- The Rural Crescent should remain as it is currently designated. There is plenty of land left for dense development.
- Same as its traditional one, a big role.
- Limit Development to help focus Economic Development around VRE stations.
- It SHOULD STAY RURAL.
- The county should not build highways through rural areas which have been adequately served by secondary roads for decades. The bi county parkway would destroy everything I moved to Prince William county for!
- Encourage small farms, recreation, preservation of native wildlife and plants.
- PWC should maintain the amount of rural areas that currently exist. Our county doesn't need more subdivisions, especially since the infrastructure can't support them and since so many new homes are already approved on the western end of the county.
- Continue with current policies that keep the rural area rural. Limit development. Do Not build highways through the rural crescent.
- It should continue to be a large part of the county.
- PWC is one of the fastest growing and wealthiest counties in the entire country. We do NOT need to grow!! Our children eat lunch after 1:00 PM, go to classes in trailers, and move school districts every few years due to the excessive growth because many of the BOCS grant too many housing development waivers to current policy. The Rural Crescent should be used to manage (LIMIT) our growth, so our infrastructure can catch up, stabilize and be paid for to meet the community. The Rural Crescent should be maintained more strictly to continue to character of our community - many people moved here specifically for the rural atmosphere.
- The rural crescent should be a highly valued gem that has already been lost to other counties in Northern Virginia. Prince William County is currently at a cross roads. There are developers who are salivating and would love to destroy it just so they could get richer. They demonstrate a complete disregard for the importance of keeping some land in its natural state in order to maintain balance. The Rural Crescent is only 28% of the entire county. There is more than 70% of the county open to development and suburban living. PWC needs to focus on smart growth and not disorganized, uncontrolled sprawl. Furthermore, the roads in PWC are already suffering from severe overload. Why is it necessary to allow developers to cram as many people on every square foot available without regard to the congestion nightmares it will contribute

too? The rural crescent needs to be preserved as it is in order to maintain balance on many levels: Balance between asphalt and nature; balance between smart growth and sprawl; balance between toxic fumes and air quality. There are SO many reasons why the rural crescent should be preserved!! It should be preserved to help those of us who live here, pay our taxes, and contribute to the welfare of this county to also have a good quality of life.

- Protect it. It has to cost less to keep it Rural than to constantly play catch up with all the road and school costs to keep up with current development. Use the money to refurbish and restore Manassas.
- It should stay rural and farms should continue to thrive with community awareness and support.
- Farming, Conservation.
- I think it would be foolish to abandon the concept of the rural crescent.
- We should protect the Rural Crescent. This county is over building. People move here because they like what the county is now. Do not yield to the developers who live in other counties or other states. This is our county and we need to be careful that we don't over build like Fairfax has.
- Control urban sprawl--fewer developments.
- It should be of utmost importance.
- An area of low to moderate density to bring balance to the high to moderate density of the eastern and central parts of the county.
- Smart development. To improve the quality of life. Less commuting time which would improve life and would allow more time with family and serving the local area. For example, volunteering at local schools, events, community outreaches, etc.
- Preservation. Public access park wilderness spaces.
- Preservation of the environment and resources for future generations.
- Should be used for historic preservation, homes with very large lots only, farming, and possibly parks.
- Cherished and preserved. Northern Virginia has too much urban sprawl; people appreciate having undeveloped land, open space and forest land. I think this makes living in Prince William even more desirable. I also believe that animals need a place to live as well instead of being 'squeezed out' by development. We need to live in harmony with nature, not pave over every field and forest for profit.
- PWC should embrace its rural heritage and better plan its residential areas to lessen traffic and promote live/work/shop environments, all accessible via public transportation but if private transportation is needed, enhance traffic flow.
- The rural area would be best suited for development with upscale housing and town centers. I believe such developments still maintain a hometown feel and can be created with park settings. Perhaps some of the more sensitive areas along creeks and in flood zones could be made into publicly accessible wildlife viewing areas. The increased county revenues from the upscale housing could offset the expense and builders would probably offer proffers if given the

opportunity to develop. Perhaps some incentives for horse communities where common stables and riding areas would maintain some of the heritage.

- PW County has benefitted tremendously by preserving the battlefield and the rural crescent. Besides keeping the character and heritage, it has promoted tourism, and led to a populous of caring, concerned citizens, a low crime rate, a strong middle class - which our president touts as his primary concern - and has kept this area of PW County from being paved over with roads and housing developments, of which Northern Virginia has a sufficient supply. If the board wants PW County to become like Loudon County, they should at least give the landowners the opportunity to cash in first, rather than letting crooked politicians cash in by selling us out.
- An important role - it is a natural resource we cannot get back if used.
- QUIT ripping up every tree there is to build useless shopping centers or houses smack on top of each other. Plan the infrastructure first so those of us that only work here or pass through PWC to get to work, don't spend forever sitting in traffic.
- Agriculture is a foundation of the economy here, along with forestry and other resources are key factors to healthy ecosystems.
- Be a little "haven" in a densely populated county.
- It should not be used to increase the population of the county.
- It should be crucial. If some of the proposed roads that are planning to cut through this area are built the entire rural environment could be lost. I don't have a problem with development but that development must be balanced with the area with which it is to reside.
- It should be maintained as something to attract people trying to get away from suburbia to enjoy and learn about wilderness and wild life. Further if we have any farm land left, it should be preserved as such.
- Major role in guiding land use policy.
- Hopefully, there will always be a portion of PWC that will be rural so children can learn about and see some of agricultural heritage. It's also important to protect our watersheds, streams and forests. The loss of great swaths of forest will be so detrimental to the environment and global warming.
- A place for families to enjoy, kids to learn the difference in environments.
- Keep the county mixed with some areas high density and other less dense.
- What future?
- Leave the high density, high crime, non-personable subdivisions to Fairfax. PWC county has already allowed a dangerous amount of that into western Price William, mostly, it seems, in the interest of the dollar.
- Prominent. Preserve our existing rural areas and culture and prevent urban sprawl. PWC is overweighed as bedroom community for commuters to DC and other counties. Let's bring smart business growth and jobs here, rather than houses for commuters.
- It should be protected and maintained. No more erosion into the rural area is allowed.
- Think about this....You get off the airplane at Dulles, get on 28 south, and drive into Manassas, and wonder where is the beauty of Virginia? Just keep driving, and right after Kettle Run creek, you say, oh here it is! Then, you see your first fields, tractors, and barns. This experience can be

pushed into the next county, but that is PWC's decision. This is a big county, and travelling around Woodbridge, it is hard to imagine places like Nokesville really exist. Too much crowding-no one happy, and 1/2 the population on meds for mood or lack of exercise.

- A big one. Everyone knows Loudon County is a rural area, and they have a great reputation. Everyone knows Fairfax County is too high density and overcrowded. Prince William County should lean more towards the rural example. We already have Manassas (so not rural), and look how that turned out. There are too many people living out here. The traffic is terrible. More residential development would be a mistake. We don't want more people--the roads can't support it and by the time any developers build roads, it will be too little, too late. I am open to bringing more jobs to Prince William County, but not more residential.
- It should be a major part of our economic development outreach, distinguishing Prince William from Fairfax/Loudoun. Those counties are closer to Dulles and closer to DC, with Metro access to the urban core. Prince William can compete head-to-head regarding distance to Quantico MCB, in our own back yard - but otherwise, we are further away from customers (especially Federal agencies) and the airports. Prince William needs to highlight its unique values, other than "cheaper land and lower wages," if we expect to attract businesses and make Prince William a place to live, play, and \_work\_. Our Rural Area should be a key part of our business recruitment efforts.
- I feel it should be maintained in order to maintain the nature of this area. If I had wanted to live in the middle of D.C. I would have bought a house there instead of here.
- The current development limits should be maintained in the rural crescent. High density housing would spoil the culture and heritage of the rural parts of the county.
- It should be preserved for future generations to enjoy, not having to wade through countless homes just to get to a sterile-feeling park. Preserve nature!
- It attracts wealth. PW County can't compete with Fairfax, Loudoun or Fauquier in terms of attracting wealthy businesses and taxpayers without the beauty and tranquility of the Western end of the county. The Eastern end of the county is not well liked by Northern Virginians. Without preserving the rural crescent, Prince William would be a county to skip over entirely in every regard.
- Preserve it.
- Preserving open spaces, history, culture, and keeping sprawl (traffic) growth in check.
- The Rural Area is critical to the future of PWC. If it goes, so does our unique character. We become some cheap extension of Fairfax Station. One of your questions posits that it will cost more to preserve the rural area. The complete opposite is true. Less people means less infrastructure needs and less demand on county services of all sorts. Since implementing a controlled growth policy our taxes have gone from the highest in NOVA to the lowest, our need for schools and other expensive public services has decreased. If we are going to maintain a high quality of life, with a reasonable cost basis, we have to stop increasing demand for govt services. If we are going to maintain a diverse community, it will require that the protections on the rural areas be strengthened and expanded.
- Preserve open space and continue to allow farming on 5 acre and larger parcels.

- Preserving open space, but without restricting landowners from selling with a higher return due to the 10 acre rule. Should be able to subdivide at 5 acres.
- It should be a natural preserve only lightly touched by man, or not touched at all.
- None.
- Protection of agriculture and forestry, recreation, local farming, open area conservancy, sustainable environment opportunities or hopefully live examples.
- More development should be allowed in this area.
- Same or more than today.
- Preservation of the rural heritage.
- Maintain the rural character and the habitat.
- The rural area should play a very big role in future development.
- It should remain protected from non-agricultural development.
- It should be left alone and preserved forever.
- People like to call this area home. With that being said, it will need public facilities, recreational spaces, etc. for all of those residents. I think those features should be allowed. Also, not everyone can afford 10 acre lots so I do not agree with those stipulations.
- There should be some areas preserved (but not as large as the current rural area).
- None, It should be revoked (large lot single family homes) and the area rezoned and planned for development accordingly. Prince William is not a farming district; I doubt enough food is grown and harvested to feed its residence for a week.
- First and foremost it should be home to the few true farmers we have left in PWC. Secondly, it should become PWC's place of agri-tourism with large passive recreation parks, orchards, wineries, battlefields, hunting outfitters, farm education, etc.
- Make sure it does not change.
- Preserve some of Prince Williams's rural history and give the citizens a place to enjoy.
- Over the next 50-75 years, it should provide non-developmental space to the extent that large tract subdivisions are excluded, 10 acre home lots are permitted where farming closes down, and increasing public services are required. Re-development of the route 1 corridor should be completed well in advance of any change to the character of the rural area.
- It should be expanded.
- I feel that an independent trade zone could be established which would have some of its own self-governing duties. I don't like that the rural sections have such vocal anti-progress views on other development elsewhere in the county. Create the ability to protect their sections, and it may reduce some of the friction on other issues that need to be dealt with while protecting rural areas from future development risk.
- KEEP IT THE WAY IT IS- DO NOT ALLOW ANYMORE HOUSING.
- I believe the area should continue to protect its agricultural lands, forests, and open spaces. The suburban sprawl that has consumed the remainder of the county would sully the rural crescent if it was ever allowed to encroach upon it. If read right, I believe it was reported that there were over 7,000 residences in the rural crescent, and nearly half of that number is

available for the building of additional residences. To me, that seems sufficient, perhaps even a bit too much.

- Keep a green space for future generations that want a rural lifestyle. Once it is gone it cannot be reclaimed.
- Future preservation of this area as rural will allow the County to increase its percentage of open space and parks, trails.
- I would like to see Prince William keep its farms and rural areas. Most of Loudoun has been developed to the point that there are few farms and public areas left to enjoy. Traffic is awful, and the cost of living is exorbitant. The entire stretch of 267 between Leesburg and Sterling is developed, with no transportation infrastructure to support it besides a \$50 per week luxury toll road and most people can't afford to use.
- The rural area should be a testament acknowledging that nature in itself does not need to be altered in order to be valued. In fact, altering it often takes away from its beauty. A role--let the rural area continue to be an area where people can go and enjoy relief from the congestion that they experience in other aspects of their lives.
- Allow farmers to produce more local crops, provide hiking, horseback, and bicycling opportunities and trails. Keep an emphasis on public education on the importance of keeping the Potomac watershed clean and leave space for nature to thrive and be enjoyed.
- The Rural Area shall be a place to maintain the song bird's migration, a legacy that the history books will acknowledge as 'wisdom beyond the ages'. The Rural Area shall be a place to take a camera, a journal, a hiking stick, and listen to an interpreter explains that when you close your eyes and hear a bird song, you will then know where that bird is, and see it in your binoculars. The Rural Area is a place to see the birds' sacred mating rituals, the frogs silently floating on the pond, looking like leave, until you get too close and they dive under the water together, as one. The Rural Area is a place to see hundreds of male butterflies sipping minerals from a puddle in an open area of the meadow, watch the female butterflies flit from flower to native flower, sipping the sweet nectar to nourish then in the search for just the right native plant to place hide their precious eggs. The Rural Area shall be able to harbor more than one species of song bird, so if one mate dies, another can carry on the legacy of its beauty and melodious song. What we hear in our back yards are birds that can carry a tune raucous enough to be heard above the polluting noise of our polluting ways. The Rural Area will allow us to hear the beautiful and awe inspiring songs of birds that need total forest shelter to breed and feed their young ones. The Rural Area shall be a natural cathedral: relaxing our mind, soul, and body as we stroll into and around its majestic beauty and calming tranquility.
- The central role of preservation of healthy environments for all the County's residents. It should give us a sense of place, history, and purpose.
- It is a valuable resource that should be protected.
- Preserve the agricultural feel of the county.
- It slows down the need to build schools, libraries, roads, fire and rescue.
- Prince William County's rural area is something to be cherished and is a jewel in the endless suburbs of Washington, DC. Once it is gone, it cannot be replaced. I would hope that the EDA

and Farm Bureau would encourage more niche farming (organic vegetables, mushrooms, strawberry fields, llamas, etc.) in our rural area for a more locally sustainable economic base.

- Rural Prince William should provide an alternative to the suburban life-style. Prince William has a strong agricultural heritage. It would be appropriate to use the rural community to help educate residents about local heritage.
- We need rural land. Once the land is developed, it's gone. I feel the county as gone "overboard" with development. Agriculture and forest lands are important to the environment.
- If the rural area is developed it will only increase pollution - air, light, noise. The bi-county parkway is a particular threat because it will worsen the traffic by encouraging new north/south traffic to Dulles for cargo. I think it's time for government to take the lead on alternatives to road building. If the road is built I am likely to move out further west. I am developing an internet business model that limits my need for travel. I think everyone is tired of the commute. Building more roads just worsens the problem.
- It should remain rural and undeveloped. It should be an island of sanity in contrast to all the congestion and overcrowding of the surrounding areas. It should be a place for farms and homes with enough room to relax in peace and quiet.
- I would love to see the rural area be treated the way that Middleburg or downtown Culpeper is. If development must come I'd like to see an emphasis on the community, small business, independently owned business, and culture. I'd love to have the town of Nokesville - the strip of Fitzwater drive that goes from 28 to Aden Rd - turn into walking area with small cafes, wineries, unique shops, and venues for the arts. I think it would be fantastic if Nokesville Elementary could become an artist colony that promoted visual, fine, and performing arts. This kind of development would increase existing property values and bring in sales tax revenue. It would also hamper the opportunities of those who would choose to abuse the rural area for gain with no regards for the community. After all, who would allow a recycling plant to be built right behind a winery?
- I think the Rural Crescent plays a crucial role in PWC's future and PWC is currently at a crossroads. The time is now to take a stand and say, "We will not cave in to the pressure of developers and we will not lose our unique identity as other counties around us have." Again, it is about balance. Only 28% of the county is dedicated to preserving the rural atmosphere. That is not a lot. The rest of the county is in a development area. There is only so much traffic our roads can hold and most of those are already over utilized. Western PWC does not have rail or metro to help with traffic congestion. How much do you have to overbuild and crowd the roads before enough is enough??? There is no reason to destroy every ounce of land and nature that we have just so developers can get richer. At what price? Once it is gone you cannot get it back.
- A huge role. This will be an example to future leaders to create spaces like this and how to maintain them.
- The Rural Crescent should continue as-is. It allows property owners to profit from developing the land as ten-acre lots, but prohibiting the dense development that imposes costs on everyone else.
- It should be a buffer against overdevelopment and congestion for one reason.



- It should be preserved.
- It should stay as it is, with very rare exceptions made for more development. No development should occur unless the residents vote for it, since this was a plan that we were all assured would stay in place forever.
- Should remain rural in character and support agricultural and forestry practices.
- Should be at the forefront.
- It should be a national model for how not to trash your environment.
- NOT the new place to build you houses and traffic. Keep Nokesville a quiet little town.
- Preserving habitat for wildlife, unpolluted natural spaces.
- Prince William should protect the Rural Area as it has done, but it needs to be careful the exceptions that it makes to its policies as they endanger the area.
- Think that the rural areas we have now are great - however, allowing some growth & allowing infrastructure to keep pace would be acceptable & is probably inevitable.
- If natural environments are to be preserved and enjoyed then they should be spread out for easier access for county residents. Keeping such a lump sum of acreage as we have now in the Crescent doesn't seem productive to me.
- Be a larger part of western PW and keep sprawl to a minimum.
- The Rural Area should be retained or enlarged.
- Things need to change in terms of where money comes from for education, but allowing more homes to be built, more trees and nature to be taken away, and more structured/boring/model homes is not the answer. People who have lived here for generations should not have their lives changed so drastically.
- It should be maintained and not developed.
- Residential development should be prohibited in the near term (next 20 years) and any development should be for large employment uses. There is plenty of undeveloped, planned residential area in the county that is not in the Rural Area. If there is any consideration for additional residential in the rural area, it should be removed from the development area. We need more permanent employment destinations in the county, not residential.
- It gives residents variety in their home choice. There is a wide range of living environments in PWC, ranging from apartments to farmland.
- None - while the planning commission had a 'vision' in 1998, it has been overcome by the reality of our growing county and the needs of the residents currently residing in the areas adjacent to the old 'Rural Crescent'. It is time for new blood on the Planning Commission in PWC and a new more relevant and futuristic vision for land use in this area needs to be developed and initiated. The Planning Commission is not serving to the majority of the populous of the county by continuing to propagate their dated vision of a rural reserve at the boundaries of the county.
- Exactly the role it's playing now, less the chipping away by the BOCS.
- None, believe PWC needs to relax the 10acre rule.
- As a reminder that PWC is innovative, forward thinking and not afraid to do something different (at least by NoVA standards.)

- Agricultural preservation, limited residential development.
- Protected parks and perhaps a small agricultural area. 28% of land in Prince William is rural and it is too restrictive to have interested buyers only have 10 acre lot options. I believe we are losing economic growth to counties as far south as Stafford because of this. Perhaps suburban restrictions (min lot of 1+acres, distance between subdivisions) I don't expect condos/townhomes to overtake the current rural area but 10 acres is a monstrosity for most people seeking a single family home in a quiet area. Take a ride down Aden road all you will see of newer development is 6000+sq foot homes (already does not look like farmland to me.)
- It should remain rural! I feel any changes are motivated by dollar signs and not the best interest of county residents.
- Preserving land.
- The same as it does currently.
- Continue to protect our environment and preserve our historic lands.
- Be left as is, so people can see what FARM communities and homes are like outside of city limits.
- To preserve history and quality of life, educational opportunities, recreation, hunting, habitat, etc.
- The rural area should be planned to retain working farm and forest lands that provide both economic and environmental benefit to the citizens of the county while not costing them to maintain.
- We need to protect it for our children and our children's children. I think there are too many people that are willing to destroy the beauty to build more houses. Our schools are already crowded. We don't need bigger box neighborhoods!!!
- The area should be preserved to maintain the rural foot print. The last thing the county needs is 100% housing development. "No farms = No food" and the county should look to keep as much of that business within the county itself.
- We do need some rural area but not over abundance. We do not need to limit owners on what they may do with the property they own.
- The traffic will never be eased on 66. Opening up PWC to more development will only hurt the present residents' commute. The outer beltway is a farce, strictly for the gain of developers. Instead of spreading the urban sprawl of Fairfax County into the best kept natural resources of the rural crescent, more should be done to rehabilitate ailing areas like Manassas and Manassas Park. There should be less apartment building built in the county attracting multiple families and low income residents.
- It should continue to stay rural.
- Rural areas play an important role in our history, heritages and guardians of our natural resources. If the people who live in rural areas are no longer there to take care of the natural resources and food producing land-who will? Perhaps it will be giant corporations and outside investors who are more concerned with profits than the health of the land and the safety of the food produced on it. The vitality of America's rural areas should be a concern for everyone, not just those that reside in rural communities. All Americans - rural, suburban and urban alike -

benefit from vibrant rural communities and thriving family farms. Prince William needs to take steps to ensure that this continues in our county. In Fairfax and Arlington these farms have all disappeared and the roads are clogged with traffic and air pollution.

- A well and intelligently developed area that favors clustered development - numerous villages surrounded by farmland or large open space. STOP the 10-acre lot subdivisions with no open space. Keep the density (or give a slight bonus) to cluster homes on smaller lots with more open space. Encourage rural businesses, wineries, bed-n-breakfasts, recreational opportunities. Open space for the sake of just keeping out people is wrong and elitist.
- Stay as open areas of farm land and rural character.
- An area to preserve the rural life style and allow small, medium and large farms to provide areas to raise horses, other animals and grow fresh local produce to provide local residents. It will allow more open space and woodlands for future generations to explore and enjoy.
- The rural area needs to survive. It is a way to remind us that if we want milk, we need cows. If we want eggs, we need chickens. It is a way for those of us who are willing to go without a store within walking distance to enjoy our values and quality of life, while we continue to be employed in jobs that pay enough to allow us to live on the land. It is NOT a place for future development, it is a place for our children to also enjoy the open spaces and see what real life is all about.
- I think that where there are already established rural neighborhoods they should be left alone and not have to be included in what the future brings. Regulate areas that have not been developed yet.
- Farming, historical preservation.
- None. Leave it alone.
- It will allow PWC to offer a special area that will be in high demand to those foolish enough to live in the metro craziness of DC, MD, and FFX. There will be a need for rural areas that will allow for separation from the high density areas of PWC. We need to preserve the fact that PWC offers the nightmare urban living area Woodbridge, Dale City, Lorton and so on and we also offer the rural areas.
- A very large part. If we claim all the rural area, we'd be no different than Fairfax, Arlington or Alexandria counties. Too congested. Leave the country where it is and the cities where they are.
- A balanced role...one that is part of solid urban planning to ensure roads are in alignment with urban development which is in concert with commercial/business development and both pristine and semi-pristine areas to support human activities whether camping, wandering or horseback riding. Cars moving at speeds in excess of postings, littering as they go and/or intolerant of farm vehicles are simply not compatible rural. Additionally, a 10 acre lot will drive farmers to sell at less than what their land is worth and 10 acre homes which must have large homes to qualify for a standard mortgage will in effect cause the county to look like rich man/poor man. Rich people live in mansions on 10 acre lots and rest in Prince William county live in townhomes, condos, non-descript homes on .25 of an acre.
- Help to conserve.

- Preservation, real open space (open space that does NOT include Quantico or state or federal forests which are already protected).
- A big part in quality of life.
- Nothing. The rural area should just be that! A place for farming and a small community.
- The preservation of the rural areas is critical to quality of life in PWC. It should be of paramount importance.
- It should not change.
- It should be strengthened; I see it being eaten away piece by piece.
- Controlling sprawl. We don't want the Rural Area to become paved over and end up like Centerville.
- It benefits us all to maintain it as is and strictly limit development.
- Parks. Outdoor education centers.
- Everyone needs space to breathe and de-stress from the long commutes and high stress of work- you owe it to the children!
- The same one it always has LEAVE IT ALONE.
- The rural area should remain as a permanent feature of the County, in order to provide for the land uses and values mentioned above.
- It needs to be preserved and also be educational. Many people have no idea about farm to table and so not realize the importance of rural areas and family farms to them.
- Keep it. Keep it with trees, birds.
- The peace and serenity in the Rural area should be destroyed, and the residents of the rural area should be made to suffer like all of the rest of us in PWC...
- It is critical for a variety of reasons. Historically much would be lost with elimination of the Rural area. In addition, you remove a housing option for people looking to live a private live if you take the Rural area away. I know many people who are saving money with the hope that someday they will be able to leave their crowded sub-divisions and own property in the Rural area.
- Preserved with parks and trails added as funds allow. The farming should be strongly encouraged.

**Counties engage in rural preservation for a number of reasons, including protecting agricultural and forestal lands, preserving important environmental or cultural features, preserving rural character, or controlling suburban sprawl. Do you think Prince William should be engaging in rural preservation and, if so, why?**

- Yes, there should a mix of land use in any county urban, suburban and rural. I moved to Northern Virginia in 1970. I saw Fairfax counties explosive growth. I think PW should retain what's left of it its rural nature.
- Yes! Prince William is known as a beautiful, more rural county. May Prince William never surrender to suburban sprawl?
- I believe Prince William County should engage in rural preservation. People move here because the environment is attractive. Destruction of the rural crescent will destroy the identify of this great county and make it less attractive. It has developed an important character as an area of rural presence.
- Yes. Because it is the right thing to do.
- Yes ... for all of the above reasons.
- Yes. Too much residential housing and its accompanying population growth burden our highways and streets, create more demand for schools and infrastructure, and visually clog our sight as we travel throughout the county. The rural area is a respite.
- Absolutely.
- Yes, for all the reasons above. PW has the reputation for all the above. That is why people move here.
- They don't need to buy up all the woods, but they need to stop allowing new subdivisions to be built.
- Yes, and it is. 10 acre minimums. Protecting the rural crescent area. Having small farms still working.
- Because we live not that far from areas that are filled with people who live right on top of one another and their lives consist on non-stop traffic. These are special areas and once developed, can't be undone.
- Absolutely the county should. If we wanted congestion, high density and a less quality of life, we would live in Arlington, Fairfax or Loudoun.
- No. If it's not an active farm and it's not a designated forest or park, the property owner should be free to sell to/develop/use the land any way they want.
- Absolutely. If a rural area exists in any county, it should definitely be preserved for historical reasons, for agricultural reasons, for controlling suburban sprawl, and for maintaining a way of life.
- Absolutely. It draws others who are interested in preserving these ideals and don't mind contributing to helping maintain and preserve them. You get families with higher incomes

coming into the County and who will contribute as necessary to retain the 'country atmosphere.'

- Yes, to leave trees and open spaces for future generations.
- Yes, a comprehensive view needs to be taken when looking at preservation in the County.
- Yes, otherwise it will not be a desirable place to live.
- Yes, for all the above mentioned reasons. Our land (and water) is the one resource that is not renewable. We have a limited amount of resources and need to conserve what is available for today and future generations.
- Yes, for the reasons you cited.
- YES! Because if you don't then we'll end up looking like Fairfax County. That's great for business, but not great for man. I'm not an environmentalist, and those that are drive me crazy, but where there is an opportunity to protect small segments of our land and history, we should, at all costs. There's always some other area already devoid of rural landscape to rape for the next developer.
- I strongly believe the rural crescent should be continued and that this preservation is good for this county.
- Yes, PWC has a lot to protect in the way of the environment and historical value.
- Yes! One main reason the people we know have moved here is to get away from the over development of Fairfax! Rural preservation was a big draw for us to leave Fairfax for PWC.
- Yes of course it should! The rural character of this area must be preserved for future generations to enjoy.
- Yes it is very important part of who we are.
- Yes, it is an area steeped in history and needs to be preserved. We don't need more houses or traffic congestion. We need to protect the lands for the farmers. As our family frequents farmers markets as well as we buy certain meat from eco farmers, it is important to continue to have space for that. Food is an essential part of our lives and part of our history. With more and more farmers turning to healthier farming, we need the space for them as well as we need space for our children to play in parks.
- Why not, is the question, I believe that rural preservation is the key to balance our county it is important to have all types businesses including farming. Development is such an eyesore and only brings more people and problems.
- Absolutely! Why would we want to be another county of over population and no longer have a place for our children to grow up and enjoy the parks, farms and everything the outdoors has to offer? I want my children to have the opportunity to enjoy the land around them.
- Yes for all of the reasons in the question.
- Yes, for all of the above reasons.
- Yes.
- No.
- Yes. To prevent suburban sprawl. Where I grew up in a county just 50 miles from NYC, they instituted a 3 acre zoning back in the 80's, much of the suburban sprawl went past that county and into the county above it and to the west & east of it. A good thing or not, I can go back to

the town I came from and still recognize the place it was before. The trees are still there, new houses are there, but not on top of each other, there are yards, and woods, property values are higher. It is still a nice place to live.

- To control sprawl and encourage agricultural uses.
- Yes. Maintain open land.
- Yes -- for all the reasons your question mentioned.
- The rural character of the Rural Crescent should be preserved and protected because once this beautiful source of natural resources is lost, it is lost forever.
- Yes. To protect agricultural and forestal lands, preserve important environmental or cultural features, preserve rural character, or control suburban sprawl.
- Yes I think Prince William County should be engaged in rural preservation since it can benefit all residents with less sprawl and congestion. They aren't making any more land. What we have is what we got.
- I think PWC should, without a doubt or hesitation, engage in rural preservation. It is important that all counties look into preserving rural land. The idea that all land should be developed for commercial or community living, in the future, will be detrimental to our counties. We need our rural areas to keep a healthy environment. It is important that the county prides itself in the agricultural and environmental beauty that is naturally here.
- Absolutely, we should be engaging in rural preservation. Northern Virginia and Prince William County in particular, are steeped in American history - a natural, built in class room for all our students. We need to honor our past to embrace our future. I do not wish to see sites of historical significance (Bull Run Battlefield, Bristow Station) be demolished for the sake of development of any kind.
- In a limited way.
- See above...not everyone wants to live in a suburban setting, stop trying to force this down our throats! The people in the rural area don't want it only the developers covet the land so they can rape the soil, evict the current owners.
- I think PWC should get out of the business of rural crescent busting developments.
- Yes, for reasons above.
- Yes, to counter commercial development.
- Absolutely! Primary reasons are to preserve open space including farm and forest lands, preserve the heritage of the county's agricultural heritage and rural character in general, and ESPECIALLY to limit suburban sprawl. We moved to PWC many years ago primarily BECAUSE of its rural nature. We live in the Gainesville area and have seen what poorly controlled development can do to change the character of an area of the county. PLEASE maintain planning restrictions already in place, and add MORE control where possible to stop the county from becoming a crowded urban center. Where development is allowed, ensure sufficient traffic capacity exists BEFORE allowing development, especially commercial development and high density residential which put so much strain on already overcrowded roads.
- All of the above. If one is not protecting and preserving the environment, then they are most likely abusing it.

- Yes, the county should protect the rural area from developers because no one else will be able to stop them from over building on this land.
- Absolutely, if the county did not protect this land from development, large development companies would come in and flood the area with housing and suburban sprawl.
- It is important to keep some areas rural for farming and conservation but there needs to be a balance that keeps land owner rights and the government control of said lands. If someone wants to build on their property and follows the proper procedure and safety guidelines then they should be allowed to do so.
- Yes, for all the reasons stated. Additionally, keeping dense development out of the rural area will save the county money and help keep the average homeowner's property tax lower.
- To maintain the natural beauty and appeal.
- Yes, mainly because we are losing too much beauty to sprawl and congestion. What will our kids have to remember us by, outer beltways and gridlocked traffic, overcrowded schools is that what we want PWC heritage to be?
- Yes, to control and prevent suburban sprawl.
- Yes. People move to the rural crescent area for a reason...to get away from densely packed neighborhoods, noise and traffic.
- PWC should engage in rural preservation for all of the above reasons, PWC schools are full or overflowing. Allowing more development adds to the number of people at schools and on the roads.
- People move to western PWC for a variety of reasons: more affordable homes, closer to the mountains, more access to rural areas, etc. Suburban sprawl will only diminish the appeal of this area to many. Traffic is bad enough as it is. Adding more homes will only make it worse.
- The county should engage by limiting speculative developers buying large pieces of land with hope to have the building density changed to their favor.
- Yes. For all the reasons stated in the question.
- ALL OF THE ABOVE - WE DO NOT WANT TO LIVE IN A CITY!! This does not mean the planting of 10' trees along a four lane road, planter in a shopping plaza, or establishment of a park. It means, leave the land natural and plentiful.
- Prince William should absolutely be actively engaged in rural preservation!! So much of it has already been lost in Northern Virginia and once lost it cannot be regained. You answer your own question in the question. All of the reasons mentioned are exactly many of the reasons the rural crescent should be maintained: protecting agricultural and forestal lands, preserving important environmental or cultural features, preserving rural character, or controlling suburban sprawl. Add to this the protection of our water tables, preserving our history, providing a habitat for what wildlife we have left in this area, providing the PWC citizens with a quality of life that cannot be adequately achieved without it, preserving air quality, and so much more. We cannot allow developers (whose only interest in the county is to get richer and get out) to dictate to the citizens how and where this county will develop. The people who live here have the right to have a say in how this county develops. Our voices deserve to be heard and heeded.



- Absolutely yes, although I think we have already lost too much of our rural character.
- Absolutely! They've over built and need to rein it in.
- YES.
- Yes, see above.
- Start with scraping plans for a major truck route cutting the county in half (bi county parkway). We are not Springfield or the mixing bowl. For Prince William County to continue to be a place where people want to live and work, we need to make sure that we don't destroy our best natural resource - our natural beauty and surroundings.
- Yes.....
- Prince William most assuredly should be involved. For preserving the rural character and controlling suburban sprawl.
- To preserve its rural character and to control suburban sprawl.
- Some but there should be a balance between smart development and preserving the battlefield.
- Yes. For all if the reasons listed in the question.
- Yes; agricultural and forestal lands should be protected for future generations, for their important functions in protecting the environment, to keep the characteristic rural character of the area, to preserve history and to control suburban sprawl.
- I absolutely think Prince William should be engaging in rural preservation for all of the reasons stated in the questions. Keep our character! We moved here out of congested Fairfax County for this very reason. Don't turn beautiful Prince William into Fairfax County!
- For all the reasons you mention above.
- Some preservation should be done but I believe it should be in the form of parks and recreation areas that open to the public. Designated areas that are considered ecologically fragile could possibly be made into parks and wildlife viewing areas. However, landowners would need to be fairly compensated.
- I don't want to see the county's rural area developed until there is adequate infrastructure in place, especially roads and sewer.
- This should not be a question. Decades ago, PW County decided to engage in rural preservation. The county lured in buyers - taxpayers - under this premise. The Board has no right to even consider changing the rules at this point, unless the Board is prepared to cover the losses of owners who protected the rural crescent for all these years. The plan was in place, the promises were made. We foolishly trusted the county to hold up your end of the bargain. We gave up \$Millions to do that. Apparently, some people are gaining \$Millions to divide our county, destroy homes, uproot families, and enrich Loudon County. Anyone who bought property in PW County after 1968 should have no voice.
- Primarily to preserve wooded/wetlands, historical sites and to control suburban sprawl.
- Yes, forestal and agriculture are important in every community. We need more open space to help control urban/suburban sprawl.
- Has anyone taken a look at ANYTHING off of Rt1 or Dale Blvd lately? I think suburban sprawl is already out of control.

- Yes. We need to preserve the environment, and we have too much development as it is. I don't want to see a lot of suburban sprawl in my area. Also, I don't want to see people who have lived in the rural area most of their lives have their homes condemned and taken away from them unless they accept a low price (rural land doesn't command as much) in an eminent domain proceeding. This is especially true of people who are now retired and their homes are paid for. Chances are, they wouldn't get enough to pay cash for another home in this high priced area and no one wants to take out a mortgage loan in their retirement years.
- Let's not do what Fairfax did. Let's stay as rural as we can.
- Absolutely. As someone who watched while Gainesville was allowed to explode it proved the perfect example of development gone wild. The rural crescent gives us the tools to better control that growth which is inevitable.
- PWC should be engaged in rural preservation in order to preserve rural character, agricultural and forest lands, as well as to preserve environmental or cultural features.
- Yes, for the reasons stated in the question and providing quality of life.
- All of the reasons above as well as preserving our historical cultural heritage. Some of the specific areas are more sensitive than others and should be examined and evaluated - maybe there could be a scoring system for assessing the more important sites. These may be the areas that TDRs or equivalent compensatory systems could be put in place to help the landowner.
- Yes, Prince William needs to take pride in the area and the land development so that people and industry will want to move here.
- Just because it is rural does not mean NO development in any way.
- Less pollution; lower taxes; open space.
- Yes, see above.
- Preserve our existing rural areas and culture and prevent urban sprawl. PWC is overweighed as bedroom community for commuters to DC and other counties. Let's bring smart business growth and jobs here, rather than houses for commuters.
- Yes. To protect the wild plant and animal species, to protect the environment, our water ways, to protect small farms, a way of life. To stop urban sprawl that pollutes the air, water, creates noise and light. Urban sprawl creates too much traffic. Also as urban sprawl as spread traffic, pollution has increased tremendously.
- Yes PWC should. It has it now, and once gone, is gone forever.
- Yes. I think that particularly in a historic area such as ours that you should preserve some cultural and historical heritage areas.
- Yes, rural preservation is in our interest. It gives Prince William a unique character, facilitating our efforts to recruit creative business leaders who value "quality of life" over closeness to Dulles or the Pentagon/DC. The Rural Area offers opportunities to manage growth so property taxes are minimized, to manage storm water so costs to comply with the Chesapeake TMDL are minimized, and to preserve commercial agriculture. The Rural Area also offers a diversity of housing types, with large lots suitable for executive homes that will generate more in taxes than they will require in services.

- Control suburban sprawl most of all. But I also believe we should preserve the environment and forested land.
- Yes, to preserve the rural character. If the rural crescent is further destroyed it is unfair to the families who have lived or moved here with the understanding of the restrictions on development.
- ABSOLUTELY!! The Rural Crescent should be preserved for all of those reasons. We need to protect our forests and natural bounties. We need to preserve cultural features, such as our battlefields and streams. We need to preserve our rural character. And we need to outlaw suburban sprawl. NO ONE wants more houses here except the developers and those politicians who are in bed with them. WE have enough homes, enough people and frankly NOT enough roads. Why can't our politicians get it through their heads that inviting more people to live here, through their construction of more homes, without improving the roads, will only cause more danger and heartache? It's really NOT that difficult to see, is it?
- Yes. It is the way things are going. The County has enough development much of it not even leased out yet. Stop building.
- Yes, so the rural life isn't lost.
- Yes. For all of the reasons mentioned in the question.
- Yes. For all the reasons listed in the question, with the exception of controlling suburban sprawl, which is just a way of forcing an unreasonable density on people who would prefer not to be crammed in next to their neighbor.
- Yes. Considering the Board of Supervisors' willingness to approve about any development plants despite the overcrowded roadways, overabundance of traffic signals, and a poor public transportation system, if the Rural Area is not preserved, the county will turn into a massive ugly suburb.
- Yes, for all reasons stated above.
- To a certain extent. The current policy is too restrictive.
- Yes, so that it is a pleasant, attractive, and healthy place to live physically, spiritually, socially, economically, and in every other way that matters. If you allow it to become overrun with ugly, unnatural sprawl and to look and become ugly, dump, overcrowded, overdeveloped, or slummy, you tend to get more slummy behavior from human beings in response. If you don't believe this, read and think a little about broken windows theory. Here's one link: [http://en.wikipedia.org/wiki/Broken\\_windows\\_theory](http://en.wikipedia.org/wiki/Broken_windows_theory) To the BOCS: On the other hand, if you don't give a darn and just want to stay in power with \$100s of thousands in developer contributions, then keep building overcrowded and/or slummy developments. Keep packing people in like cattle on a cattle car and see what you get. Furthermore, we'll make sure the public knows which of you is behind this, how much you are getting in political contributions from developers, what other conflicts of interest you have, and thus how corrupt you are.
- There is nothing wrong with preserving our battlefields and parks. Why not build them into communities, neighborhoods?

- Absolutely, making sure we all don't wake up in a suburban, builders driven architecture (or the lack of it) and development, monotone new residential suburbs that have no identity, no connection to any commercial, civic or other infrastructure, cut down cul-de sac non sense.
- Yes, for all the reasons mentioned above. Controlling suburban sprawl will help to keep home values and will help to protect the rural character of our county.
- No, perhaps a smaller area of preservation. Most of PWC outside of the rural area has been development. If this County wants to continue its financial growth, something has to be done to allow development in the rural area.
- I think Prince William County should engage in protecting its rural spaces in order to maintain its agriculture, forest lands and protect our wildlife and native plants. There are plenty of spaces that are within the county that are not rural where development can be focused. Prince William's resources would be better served by focusing on building infrastructure to support those developments that are near major arteries of transportation and business hubs to best facilitate the movement of traffic and developing strong live/work communities that would draw people to the area for more than just bedroom neighborhoods. Allowing further sprawl that cannot be adequately supported with the current resources of the county is a disservice to both the rural communities and those that reside in the non-rural communities. Prince William County should not look to build itself such it loses the character which draws people to the area now in order to become a clone of the sprawling outer suburbs of Fairfax County.
- Yes - critical to our quality of life.
- Yes, lack of rural preservation brings crowded conditions. The quality of PW county schools has suffered greatly. We will have to spend more money on roads to move more residents. The county will become UGLY! Proffers just don't do enough. Look how ugly 66 has become from Haymarket to Manassas and beyond.
- Yes. PWC already has a significant part of the county that is dedicated to development. Maintaining the Rural Crescent will make the developed areas more valuable and is good for the overall county.
- ABSOLUTELY! Being good stewards of public lands and cultural heritage is a critical part of the job.
- To preserve rural character and to control sprawl.
- Yes. All of the above.
- Yes. Urban sprawl is running rampant throughout this and every county in the area. We need to keep the fat cat developers and their bought and paid for politicians out so people who value their style of living can be left alone.
- Yes because it adds to the quality of life.
- Yes but not as large an area as currently controlled.
- No PW Co. should stay out of the politics of picking winners and losers. The idea that the rural area is anything other than a NIMBY argument is laughable. Most people that are against development of that area came there and had a house built for them, they aren't the answer to the problem, they are the problem. Stating without words, "I got mind, but I don't want you to have yours."

- Yes. Northern VA is already dense with urban and suburban sprawl.
- Yes and for all of the above reasons.
- Yes we need less development.
- Yes.
- Rural preservation definitely conflicts with a developer's agenda no question about it. This is a matter of timing and trades available to the county. If the DC area continues to grow, then PWC's opportunities will still be there 50-75 years from now. It will be hard to not allow land owners at that point the opportunity to migrate PWC to something different than today. Hard to say if a RA might not still be highly prized even then.
- Yes. Look at Woodbridge. Wouldn't wish that blight on anybody else.
- Stop the sprawl. We don't need new housing developments. Upgrade the neighborhoods we already have. What we desperately need in this county is trails and paths to connect the neighborhoods and commuting approaches to the DC Metro area.
- I do, but not going too overboard. Really, I don't want to see taxes rise uncontrollably. Policy-wise though, I think the limitations on development will naturally continue to help counter all of these things. If public funds are set aside for protecting lands in the rural crescent, I think it would be nice if those could be taken out of existing public coffers rather than through the levying of additional taxes. However, that's not always possible. If additional taxes are levied, I think it would be wise to tie them to median income or value of the property rather than a flat tax for every resident in the area.
- Yes, preserving the rural character and controlling suburban sprawl.
- Yes. Agriculture. Keep a green space for future generations that want a rural lifestyle.
- Yes, these are all important aspects of a vibrant and meaningful community that will attract businesses because families will want to locate here.
- Yes! The cost associated with each home built isn't covered by the taxes each new homeowner pays. The state doesn't have the financial funds to provide the infrastructure needed to support additional homes. Schools are crowded, roads are gridlocked, and we can't build either fast enough to meet the growing population.
- There is a limited amount of agricultural and forestal lands. Thing that are limited are usually of great value. If one takes it away it is gone and cannot easily, if at all, be re-established.
- Yes, yes, and yes! That is what public planning is about. We need public leaders to think on these things and guide the county's preservation efforts or it won't happen at all.
- YES, PWC should engage in rural preservation. The time is now to save what is left. Just a few more years and the song birds will not have enough habitats to migrate through out PWC. They are our true money makers. Business with their goods and services will thrive as tourists flock to PWC to see the magnificent migration stop overs that PWC has preserved forever. A brochure of the stopovers and which song birds use them and at what times, insure businesses to sustain high occupancy of their services and daily outputs of their goods, with plenty of money entering PWC. Money that is spent in PWC will stay in PWC because our businesses will grow to service our tourists that migrate to the song bird stopovers.
- Yes, it should for all the reasons listed in the question.

- Yes. Once it is gone, it is lost forever.
- Yes. We do need some space since the county is filling-in the closer-in areas along Route 28. Yes, you should preserve green space in the county. For years my friend was a summer camp nurse at Camp Glenkirk in the county and was even married in the lodge there. Now, the camp is gone and there are all huge houses there. Same with Camp Tapawingo - I worked there when I was in high school. It's gone, along with the rural areas around it. There are vivid memories to experiences in rural areas. I've lived here 30 years and have never returned to visit the subdivision I lived in West Springfield. It was just a house.
- My question is, do you want to see a county with nothing but houses and roads? Eastern PWC is already crowded and many of the (commercial) buildings are in poor shape and too many are unoccupied.
- Yes.
- As stated in #18, once the rural land is developed, it is gone forever. Rural areas give us space to breath, to relax, to be at one with nature and our agricultural roots.
- Yes, not only to control over populating, but we do need to be responsible regarding nature and preserving what is being destroyed on a daily basis. We need the Rural Crescent.
- Yes. The county needs to get a handle on development. It is important to preserve forest and agriculture and to control suburban sprawl. Once it's paved a way of life is lost.
- I believe Prince William should be engaged in rural preservation to protect the environment and the mental health of the people who live in northern Virginia.
- It appears that Prince William Counties main objective is the control of growth. I do not think Prince William County knows how to manage a rural preservation area...considering they allow Sports facilities, parks, Training academy in areas with rural roads in ten acres zoning. Why should the rural crescent be subjected to increased traffic, wear and tear on roads and facilities so suburbanites go to a professional softball park that the local residents cannot utilize.
- Rural preservation and open space should be a top priority of the County. The lifestyle offered by this area is unsurpassed and quickly disappearing. Once gone, it is gone forever.
- We cannot live in a world without balance nor can we live in a world where there is uncontrolled progress. We should be able to improve the quality of life for our communities but we should do so without endangering the surrounding ecosystems. We should be able to have access to modern conveniences but we should not neglect entrepreneurship. Planting a row of 5 year old trees should not be an acceptable resolution for the destruction of a mature woodland. The county not only has the right but the responsibility to engage in rural preservation. It would be reckless otherwise.
- Most definitely, PWC should be engaging in rural preservation. Many of the answers to this question lies within your own question. We should be protecting agricultural and forestal lands, preserving important environmental or cultural features, preserving rural character, and controlling suburban sprawl. We cannot allow the selfishness of developers and corrupt politicians to destroy the legacy we need to leave for future generations. Do they also not have a right to enjoy a quality of life that does not always contain asphalt and concrete? Do we not have an obligation to protect the environment, the water tables, and the wild life? Do we not

have an obligation to preserve history, like the Manassas Battlefield historic district? Do we not have an obligation to our hardworking farmers and hardworking residents? It is pure selfishness to continue suburban sprawl just to make a small subset of people richer...at the expense of so much more.

- Yes, it is a vital part of our history, our food, and our freedoms. (Not constitutional freedoms, of course). Our freedoms from the loud noises, urban sprawl and enjoying schools with the appropriate level of students (We need to work on this one).
- Yes, for the reasons listed above and to avoid tax-revenue negative residential development that imposes additional costs on everyone.
- Yes, see above.
- Yes. We do not need more sprawl in PWC. Continuously building out every open space leads to worse road congestion and traffic.
- YES!!!! Your question states the answer.
- I like the idea of preservation, but want to be able to use my land, not just look at it.
- Yes. To protect against suburban sprawl that does not pay for itself.
- Yes, clean water is going to be our most precious commodity worldwide. Taking steps now to protect the streams, keep forested areas intact will serve county well in future. Sadly, this year has seen an accelerated decline in numerous essential pollinators that alone is going to translate into many vegetation changes when plant reproduction dwindles. Keeping large tracts of forested or natural meadow land, with diverse plant communities is best way to keep diverse pollinator communities available. Once developed that opportunity is gone. Our great grandchildren should have a 'right' to breath clean air, drink clean water. By giving individuals the 'right' to put in high density now, you strip the rights if future yet unborn citizens.
- Yes because someone has to look what happens in other areas that are left unprotected first comes the Neighborhoods the businesses then next thing you're in the city and not living in the Kind of community you bought your house in.
- Yes, rural spaces should be preserved because development is harmful to the environment: air, water & land all suffer from concrete overkill & deforestation. We need a healthy environment if we're to survive.
- For the very reasons you just mentioned. With all the increased population, our future children will miss out on some of the joys of rural if it is not preserved. My family moved to PW county 30 years ago, so we have witnessed some of the major changes to the county. Especially all the building and development.
- Yes it should it preserves the rural character and cultural features. This area was integral in the civil war, and sky scrapers don't preserve that legacy.
- I think you have to first determine if there are any people left that want to farm large acreage. This is a difficult occupation in today's economy and weather patterns. Don't stick the large land owners that can't farm any longer with the albatross of their acreage.
- In name only. Too many developments (avondale, braemar, ashley ridge, etc..)
- Yes, to protect and preserve our heritage and history.
- Yes. See above.

- I object to forgiving the RE Taxes and only recovering 5 years of taxes of them when sold or changes made to the use.
- Yes, for all the reasons listed in the question above.
- Rural preservation is valuable if it benefits the residents. Preventing suburban sprawl and downstream traffic is a valuable benefit. Offering Open Space destinations for all residents is also valuable.
- YES!! It gives our community character and teaches the young the importance of farmland.
- No - and by the way - the only place in all of VA where Hwy 29 is a two lane road is between Gainesville and Centerville - we don't need preservation of battlefield land to include the 20-30 feet on both sides of Hwy 29 (or 234 for that matter) that would allow for additional lanes. The Planning Commission's current vision for preservation is an obstacle to smart growth.
- Yes because it's proven to work.
- PWC is located in NOVA and needs to grow not stay rural due too close proximity to Wash DC. Only way to grow, is to relax the 10acre rule and build Single Family Homes.
- Hell yes the county should be engaging in rural preservation because development is absolutely out of control. Zoning exists for a reason.
- Absolutely!
- I would preserve rural character while scaling back the large number of restrictions. Property owners loose too many rights when it comes to this issue.
- Yes... For all the above reasons. If we destroy all of our natural habitats, do we truly know the long term effect
- Yes for all the reasons noted.
- Yes! We've watched Linton Hall Road, and much of 234 turn into a crowded environment of cookie cutter houses, and miles of asphalt. Not appealing at all.
- Yes, for all of the reasons stated.
- To protect remaining farming operations while also protecting in environmental and cultural resources and rural character.
- Yes, for all of the reasons stated above.
- Yes, it maintains a good mix for the county to help balance out all of the neighborhood developments.
- No...it's grown too much around it. Keep some parks and such, but really let it grow. There is nearby rural area.
- Yes, if the government doesn't support protecting wild life and farm land, no one will.
- For all the reasons listed here, #19.
- Yes because without it future generations will lose their heritage and also their appreciation for nature. Rural communities provide a valuable safety net and should be preserved. In times of crisis and financial collapse, agriculture in rural areas has proven to be an important employment buffer, offering entire families some sense of stability upon loss of jobs due to restructuring, market or currency collapse – some of the insecurities that are part of the new global economy.



- The county should only be involved to the extent that regulations provide incentives - but ultimately if people want to economically utilize their property they should have the right to do so.
- Much of Prince William County has very congested residential areas that are having much conflict within the community. Rural areas tend to be more peaceful with more community interaction (Neighborly).
- The county should pursue a policy of rural preservation to protect the agriculture land, woodlands and allow the rural life style to continue in the county as an option to urban sprawl.
- ABSOLUTELY!!!! Look around at all the cookie cutter subdivisions, the strip malls that all have the exact same stores (pizza, nails, etc), the roads clogged with vehicles. Do we need more of that? NO! Let's manage development along the 95 corridor, while limiting all development out west.
- To a lesser extent than what they are now. I think Prince William County has some growing room.
- Yes, otherwise we'll end up filling all the open space.
- Yes! The area is already out of control with development and no roads. Let's leave the rural crescent alone...
- Yes we need to be. Rural areas will be in high demand once FFX, Arlington and the other areas reach a point that people will just want to get away from the madness. I work with a number of people that live inside the beltway and when they travel to Warrenton, Nokesville, Gainesville, Haymarket and the other areas they "Love the Area" Some are looking at moving to the Linton Hall area just to get out of FFX county and this simple fact that a 2 mile trip takes them 30 min.
- YES! For all the reasons I noted in #18. I am from Long Island, NY, which is about 35 miles outside of NYC. Long Island used to be full of cornfields, potato farms, duck farms, etc. Now it's all sprawl and crawl with Hollywood stars invading the eastern end. Please keep PW's rural crescent. Stop whoring out every piece of open land and allowing builders to slap up cookie cutter homes. I own a home and a business in Nokesville, VA... leave it be.
- Yes and No. It's part of the cultural history. It also provides habitat for plants and animals. However, county should have first right of refusal when large tracks of land become available for sale. It should not deny the landowner fair market value of property or otherwise control private property without compensating the landowner. As a side point, the county already engages in rural preservation simply by its current tax structure and in its behavior (for example, where it places large schools, expands roadways to 4 lanes, denies sewers, not supportive of allowing acreage into get into and use (but retains the 10 acre rule), etc)
- Yes.
- Yes, especially controlling suburban sprawl.
- Yes because residential development calls for added services and money for those services.
- Yes, we all need to eat. Sometimes I think people forget where there food comes from.
- Yes, by protecting rural areas we are also protecting waterways and a better future for our children.

- Yes, otherwise it will end up like the 2 crappy cities Manassas & Woodbridge. Riddled with illegals, crime & trash. Can't trust anyone in either of those places. Not a great environment for kids in my opinion.
- Yes Of course!
- Yes. The people who live in Rural Crescent chose that lifestyle when they invested in our community and I think we should try to preserve it for as long as possible. The other advantage in doing so is to redirect development to areas that need to be either redeveloped or expanded upon to create a desirable urban lifestyle.
- Absolutely. We need to encourage the revitalization of existing neighborhoods not the building of more new homes. We need to maintain the green space and watershed areas to allow the continued small farms and keep habitats.
- The county went too far in limiting development in the rural area. The current scheme (10 acre rule) undermined agriculture and failed in creating open, green space for all to use. Restricting a home to a 10 acre site was a mistake - with many of the sites poorly maintained - and none of them providing access and use that an intelligent development plan would allow.
- Yes. I think we need to protect the pocketbooks of current taxpayers by controlling suburban sprawl and should protect environmentally sensitive areas from development (including schools and government buildings).
- Yes, Prince William County in the last 20 years has rapidly developed from a "hickville" to a smart suburban area. The countryside was never far away- now you have to drive to enjoy space and tranquility. Fairfax and Loudoun also have this issue and the importance in a mixed purpose environment enables a lifestyle which is both urban with escape not too distant. People are attracted to trees and space not concrete and unquenched urban sprawl- balance is needed.
- Let those who love in it deal with it. Stay out of your neighbors business and try to make your money elsewhere without ruining others' lives families and homes.
- Yes, I firmly believe the county should be "engaging in rural preservation," for all of the reasons listed (protecting current agricultural and forest lands, preserving important environmental and cultural/historic features, preserving rural character, and controlling suburban sprawl and its many costs). In addition, this "rural preservation" land use provides an area for an important and desirable life style that is good to have in our community (I can't afford it, but I am glad that many others can).
- Hell yes - and for all the reasons I explained.
- Yes, crowded areas lead to increase in crime, decrease in environmental quality.
- Yes.
- Yes - I think so - and to start, the hypocrites in county government that are wasting tax-payer money and screwing around with a "new County seal" should be forced to this back on their own. In the alternative, we should have TRUTH from this government - and the county seal should be replaced with a BIG RED TRAFFIC SIGNAL in the middle - with two felled trees to either side. The motto should become "Prince William: Where Trees Live in Fear." Yes, once

these are gone, they cannot be replaced. History and culture which made Prince William County unique will vanish and we will have nothing special to offer potential citizens.

- Yes for all the reasons listed.

## **What types of development you would like to see in the Rural Area?**

- Low density planned residential developments and commercial developments OK along major arteries.
- I'm not in favor of even 10 acre lots. A lot of those involve clear cutting so that you are assaulted with the view of the ensuing McMansion. Development of limited business and housing that that do not involve clear cutting would be ok.
- Trail type / picnic type/ hiking parks with long bike trails.
- Very limited. Protect farms, natural parks, creating public parks.
- Large farms and some lots allowing horse and other farm life.
- Little to any.
- Limited to the current 10-acre policy. This has the benefit that the larger lots drive larger, more expensive homes which pay more in taxes per unit than smaller houses on smaller lots.
- Schools, hiking paths and recreational facilities other than ball fields. I'd even favor increasing the lot size for residential housing to 20 acres.
- None.
- Camps, trails, parks, educational facilities.
- Parks and walking trails.
- Occasional single family homes. Not developments and not shopping centers.
- Farm, open areas. No more track housing - puts too much pressure on the roads, increases congestion and reduces the desirability of the area.
- As little as possible.
- None really. I agree with the current restrictions.
- None.
- Only a couple 10 acre lot homes- nothing else- including the Tri county Parkway!
- Commercial, retail, something that will provide tax revenue.
- None. Leave it alone.
- Parks with camping and small Mom&Pop establishments.
- NONE.
- Limited residential, parks, a high school, and farms. I'm very concerned we are losing all of our farms in the county.
- No development except for schools, parks, and athletic fields that are open to public, in limited cases.
- Preservation with limited home development, more parks.
- Ten ac lots.
- Parks and recreation areas, vineyards, small farms, and large lot residential where the community is built in amongst the land that is there and is not cleared first.
- None. Maybe more trails and park land. Co-op farms.
- Parks with trails and nature areas for kids! The western part of the county is seriously lacking!
- An addition of treed walking paths not found elsewhere in the county.

- NONE!
- Parks, Libraries, schools.
- More parks for the children to play - have a picnic, have some walking and Nike paths. We also need more sports fields - there are not enough and a whole lot of children play sports. And sports are a good thing - we need our children outside and exercising - not at home playing video games. And having sports venues also can bring in revenue to the sports complex by holding events every so often too.
- Not much. Try to encourage/incentivize farms to remain in business don't sell out to the developers even for 10 acre home sites. Bring back the farm tour and help to preserve the land as it was.
- Low density.
- Possibly more trails and parks.
- More homes on 1-3 acre lots.
- Limited to town of Gainesville itself. Too much sprawl everywhere else in the area, only leads to more traffic going West/East.
- The same type as is currently allowed.
- Limited... perhaps some cluster zoning for homes and schools.
- There should not be a rural designation. Population is increasing and the typical growth model should be applied to all areas of the County.
- Single family homes on a minimum lot size (can be bigger, but can't be smaller) Also must minimize the clearing of trees without a specific approved reason. Do not want to see HOA developments with townhouses or condos or apartments.
- None.
- Agricultural only.
- Police, Fire, Library.
- None.
- None!!!
- None. Zero.
- Large acreage residential and needed community features, i.e., schools, fire houses, etc.
- I would like to see minimal development in the Rural Area. Do not develop what you do not need. Projects such as the Bi-County Parkway NEED to be shot down and denied from ever being placed on the Rural Areas of our County.
- Development I would like to see in the Rural Area includes LOW-DENSITY, single-family housing on 2-3 acres with 21st century amenities such as public sewer and water; sports fields and small business complexes built to suit the surrounding area (open green areas, ponds, etc.) as mandatory components of the business site.
- Public sewer and water.
- IF you put a gun to my head I would amend the law to allow for 1 house in 5 acres not 10, home buying has changed, not to suburban demand, nor townhouse demand and not for "mic-mansion: demand either. But the area can surely be enhanced through a citizen/county program(s) that bring people out to the area for festivals, nature walks, history hikes (the NPS does a terrible job in

promoting its own options...terrible). Doing nothing is the wrong answer, ripping down the current rural area is also the wrong answer...failure to get local citizens engaged and empowered in the decision process is clearly wrong.

- A western county community center with sports fields/gym.
- Minimal low density absolutely no high density.
- Answered in multiple choice portion of this survey.
- Parks, including amusement parks, water parks, and etc. if developed in a way that preserves the rural nature of the area and in locations with sufficient traffic capacity. Other low traffic developments which by design are well integrated with the rural concept would also be fine. Examples that come to mind include: Cemeteries Businesses related to rural use such as farm related businesses if the development is meant to service the surrounding area ONLY such as agricultural processing plants. Businesses that support use of park and forest land features such as small stores, restaurants, gas stations, etc. but ONLY if the number is limited and placement is sensible for the surrounding area.
- None.
- None.
- None. Leave it be.
- Schools and public services such as Police, Fire and EMT. If not hospitals then definitely a few more Urgent Care facilities with ER capability and 24/7 support.
- Farms, parks and large lot residential.
- Whatever the residents feel is appropriate. Not my call, I don't live there.
- Large lots, 10 acres or more. Farmland, parks for families.
- Parks and recreational facilities, trails, camps.
- Only single family homes on 5 to 10 (or more) acre lots.
- No development!
- More fire and ems services.
- Should continue with low density development.
- I would NOT like to see any development in the Rural Crescent!! If the county and your maps call farm land "undeveloped" land, they should be labeled. Farm land is naturally developed and is passed on from generation to generation. Rural is a way of life, not sporadic symbols of nature and artificially aligned plants.
- First of all, and most importantly, a major freight cargo highway should NOT under ANY circumstances be allowed to plow right through the middle of the northwestern section of the rural crescent!!!!!! This will destroy this whole section of the rural area. It will cut a community right in half and cause irreparable damage. It will cause all kinds of sound/noise quality issues, air pollution, put well water at risk, and more. The current A-1 zoning should be retained for the area. Maybe a couple of parks and other rural type business development. Necessary public facilities such as emergency services, as needed. We do need to encourage the work, live, play environment in our county, but it should be controlled and balanced between the development area and the rural crescent. Development in the rural area should be strictly controlled so as to not destroy the rural atmosphere and to further increase the congestion nightmares that already exist.

- Finish the Gainesville interchange. Catch up to all of the mess you've made by funding schools and public safety facilities, but leave everything else alone.
- Parks, Rec & farms.
- NONE.
- I think the current 1 per 10 acres is appropriate.
- Certainly NOT densely packed townhouses or homes on 1/4 acre lots or less! We have plenty of those already on line to be built. We need to continue with large lot sizes (multi acre to 10 acre or larger) with single family homes and farms in the rural areas.
- Farms and fields.
- More encouragement of farm development and the growth of organic farming.
- Low density areas of 10 acres or more per lot.
- More jobs and homes. Residential/Commercial.
- Parks.
- Agricultural development.
- Farming and associated buildings and homes.
- Renovation of older homes already in place. Nothing else.
- Farm land.
- Town centers like South Riding with open communal spaces. Equestrian communities with common stable and riding areas that eliminate the need for large lots.
- None.
- Parks, farms, camps, historical sites, green businesses or businesses with green practices.
- More parks with trails for walking, biking etc.
- NONE - leave it alone. What is mapped as Rural on this map is hardly rural aside from the parks. Rt 29 has already been destroyed & is now commercialized, overpopulated & a traffic nightmare. Rt 15 is slowly beginning to mirror that. Rt 28 is working its way south to Fauquier.
- Not a lot.
- Very little.
- That would take longer than I have here to explain.
- No less than 10 acre lots, unless property already exists as less. There should be no change in use of land if it is agricultural land.
- Almost none. More roads encourage more development.
- The clustering of homes on 2 acre lots but leaving the overall density at one home/10 acres might help maintaining the rural character. Open space and pasture land could remain along the roadway.
- All the things listed above.
- Parks, recreation areas, schools and other facilities with a lot of land.
- Keep as is.
- None.
- None beyond perhaps parks (if done correctly). The ongoing Avendale development on Vint Hill Rd. (behind Harris Teeter) was a complete encroachment on the rural crescent and poor decision

by the PWC supervisory. Very disappointing that the majority of the board approved this development for football fields, new schools, etc. We will never get that land back to rural status and it opened the door to future encroachments.

- None. Prince William County does not need more development. It needs smarter development. The recent house and town house developments have increased the traffic horribly. There is no reliable public transportation. 66 has become a parking lot almost constantly. The development that has been allowed destroyed old trees, wild life homes, created traffic jams, more pollution. It is not smart development. The trees and other plantings in these new developments are not native, require too much maintenance, and use too much chemicals and waste water. All further development outside of the rural environment must be more environmentally suitable, permeable parking lots, rain gardens, native plantings of trees, less strip malls, better access to public transportation.
- Some shoulder widths added to county and state roads for those brave bicycle riders who want to enjoy the outdoor experience. Virginia is very stingy with road shoulders for bike riders. You don't need a developer to make bring this to the surface. Widen 28 at Aden intersection; add a shoulder for bike riders (or a side trail).
- Very low density residential is fine. Schools and public facilities as they are needed are fine. I would be open to inviting businesses out here so we have more jobs and don't have to commute so far for non-retail type jobs.
- Farm-related activities should be encouraged, though Prince William should learn lessons from the experience of Fauquier County in regulating event centers that are not closely connected with actual farming. Wholesale nurseries should be encouraged, but retail nurseries that are traffic magnets should be discouraged. Expanding roads in the Rural Area to encourage Culpeper and Fauquier residents to commute through Prince William is counter-productive. Building the Bi-County Parkway is inconsistent with the concept of preserving the Rural Area. Placing a VRE station in Haymarket would subsidize sprawl - any new VRE stations should be located east of Route 29.
- Parks.
- The existing by right uses of property is adequate for the foreseeable future growth needs. Any rezoning of large tracts of land will overload resources (schools/roads).
- None. There is enough of it already. Leave the county alone!!!
- Leave it alone. If any, go with the one home per ten acres like it is now.
- None.
- Very limited. At most, 10+ acre home sites outside of standard developments. In other words, lots with space and custom builds, not neighborhoods.
- I don't think we should be developing in the rural area at all, beyond what is allowed now. We need to be more creative in our development. Loudoun has done far better than we have creating diverse communities. We create suburban neighborhoods on big lots. They have clustered houses efficiently; created communities clustered around a central commons and created communities with larger and smaller lots - all leading to a far more natural and more livable feel to their communities.



- Limited. Some public facilities for the residents, such as community center or library, police or fire stations. Passive recreation public areas.
- Residential lots, 5 acres minimum.
- I think sewer should be extended into the rural area to preserve the ground water and surrounding rivers and waterways.
- 5 acre parcels that could be used for equestrian or other livestock. 50 acres is more manageable to take care of and large enough for an owner to have a few animals.
- None.
- More density of housing including townhomes and single family homes.
- Only essential development, small retail, service, support and small business but in small clusters.
- Educational type venues (touring a farm) or parks for families to enjoy the beauty and the outdoors closer to home.
- Residential, commercial.
- None - except environmental, recreational.
- Affordable farming, parks for all, home businesses.
- As little as possible.
- I would prefer less than more, but controlled and well thought out development seems reasonable to me.
- Recreational areas.
- Public use - parks, etc.
- Development of a trail system (hikers, horse riders, mountain bike riders, dirt bike and ATV riders) connecting the parts of the rural crescent.
- 10 acre residential only.
- More modest and affordable homes for young families that are not townhouses or retirement communities.
- No development in very special areas but clustered development in much of the current rural area.
- Ideally, denser subdivisions and affordable housing, including apts. and condos. With an emphasis on commercial development, for the strong tax base it produces.
- As stated above...agri tourism facilities (public or private "parks", etc.) in addition to good 'ol fashion farms. Perhaps PWC should encourage true farm use through incentives. Very large lot residential 50+ acres.
- NONE!
- Farms, wineries, forests, lakes.
- With the exception of the Manassas battlefield area and other public and private civil war sites in the county, development on the 66, 28, and 234 corridors should be enabled and focused on capturing professional and technical projects. The route 1 area needs to be rehabilitated as well.
- None.
- PARKS. Create spaces that connect the Leesylvania State Park, Prince William Forest, and the Battlefields. I want to be able to bike across my county on separate paved trails or country roads without getting run over with subdivision construction trucks.

- NONE.
- Libraries and parks are always nice, but in terms of business development, please stop the march of the strip mall and town center! Actually, one of the key areas that I think much of the rural crescent needs is access to affordable Internet - many places are still unserved by Comcast or Verizon. While cellular-based wide area networks are more readily available, they are expensive. With more businesses inside and outside of the county employing work-from-home policies, encouraging cable-based Internet deployment will be key to ensuring that there is still opportunity for jobs outside of farming while simultaneously preserving open spaces. Of course, cellular networks are getting better so that may be a good option, but only if prices come down - and given the lack of competition, I don't really see that happening. Similarly, I believe it will help the desirability of living in the rural crescent. Of course, everyone wants to have their cake and eat it too, but I'll tell you this: earlier this year I was considering moving, and looked at a lot of other houses within Nokesville. There were many houses that were beautiful, but I simply couldn't even consider them until I knew whether they had high-speed cable. That's really becoming an important consideration, especially among the young.
- When farms go out of production, for economic reasons or because there are no heirs interested in farming, and then consider 10 acre lots (20 would be better). Encourage truck farms and animal-based lifestyles on 10-20 acre parcels as a priority. A problem that should be addressed is the unusually shaped lots developers care out around perk sites that cannot be used for anything but a house. That is just disguised suburban sprawl, not a rural lifestyle.
- Parks, camps, preserves, wildlife tours, wineries, horseback riding trails, apple orchards, corn mazes.
- None.
- Very little, except for parking to allow access to trails, restroom facilities, large and small farms but sizeable forests left intact.
- The only development in the Rural Area is the reintroduction of beneficial microorganisms to the soil to prevent soil erosion and promote native plant growth for the song birds. The Rural Area needs to develop a program of pulling out invasive plants and seed balling the area with native plants to promote song bird ecosystems that clean up our soil and water and air. No more asphalt and concrete, houses and big box stores. You would lose money as you would pollute the last vestige of Mother Nature's attempt to keep us sane as we live and work in our air, water, and soil pollution to make a buck and sleep at night. Impervious surfaces are not needed in the song bird migration preservation habitat called the Rural Area.
- Above all else, planned development. Unplanned growth is the ethic of the cancer cell, said author Edward Abbey. Our Comprehensive Plan details how the rural area should be controlled. Prince William leaders tend to ignore the Comprehensive Plan, and thus we have unplanned, somewhat chaotic growth.
- Not much.
- None. Keep it open green space or park land.
- More parks. Fix Silver Lake like promised. Fix Long Park. It's shabby also.
- None.

- NONE.
- Not much--essential services such as schools, fire stations, libraries, medical facilities, and a few shopping areas. Gas stations are essential.
- None.
- Subdivisions with smaller tracks of land 1 to 3 acres...with public sewer and water.
- ABSOLUTELY NONE!
- As I said in question 18, arts, small shops, and culture would be an amazing addition the area. Meanwhile we should avoid depersonalizing subdivisions and land abusing development like industrial.
- Maybe some parks, I do not think we have many of those around the region. Places where people can go to get away from the noise and business of the city. I think any development should be restricted to rural type businesses, farms, homes, etc. I do not mind the subdivisions that have 1 home per 10 acres. Honestly, I am not in favor of much development, but that is selfish too. There just has to be a balance.
- Personally, none. There are limited resources on this end of the county. To start developing in this area without those resources would be an egregious act. Fire, rescue and police are limited, while better than twenty years ago. The schools are busting at their seams. Traffic is continuing to be a huge issue, not just from PWC, but from surrounding areas as well.
- Only the existing ten-acre lot development, and parks and environmental protection areas.
- None.
- Development that in for the entire county (see question 21).
- Restoration of historical homes and locations; set aside of parkland and conservation areas. Not more new tract homes and strip malls!
- 10 acre lots. No sewer/water.
- Parks with large natural areas.
- None.
- None.
- As little as possible.
- Parks and watershed considerations.
- Continued low density housing - possibly shrinking from the 10 acre lot to 3-5.
- Allow for smaller lot size. 2 or 3 acres per site.
- I like the idea of smaller cluster developments instead of the 10 acre rule. The rural appearance can be so much preserved with this type of planning versus willy-nilly development as we have seen so far. Central entrances to developments make utilization of emergency and utility services much more efficient. Parks in the Crescent should have more than just ball fields. It is over 10 miles to get to the nearest pool facility for some of us, while the rest of the county has them within each new subdivision for owners only.
- None.
- More parks and forested areas.

- None. Other than necessary schools/facilities NEAR the areas that need them (if there are more students in Woodbridge, the school should be built near that area, not in Bristow), otherwise I see no reason for more things to be developed unless it is the land owner. If a person who owns 10 acres wants to build a home on it that is their right. But developments should not be continuing in these areas.
- None.
- If any development, it should be large employment uses (preferable not just retail) and should take into account environmental and transportation impacts.
- None.
- Anything other than nothing. Roads would be a good starting point.
- What we currently have less the dense rezonings.
- Single Family Homes on at least 1/4 acre. And a large YMCA for public use.
- Agricultural (ie: farming), parks, and protected areas. Maybe more tourism and making it a safer place to bike.
- Educational, public services, parks and recreation.
- I think Prince William has a lot to offer. I think with the right development we could offer just as much as Middleburg or Leesburg for visiting the area. Focusing on rural character restrictions and loosening other restrictions would bring growth and investment to our area.
- By nature, rural areas should be protected from mass development... Bristow Village, for example, totally destroyed the rural environment and the small battlefield park did nothing to maintain the rural heritage of the area. It is an extension of suburban sprawl in a protected area.
- None.
- Ten acre lots if any.
- Personally none, but that is not realistic. So large lots. Innovative approaches, such as clustered houses with an average of 10 acres per house that preserves the rural character on the area is fine.
- Leave as is, though perhaps the Brentsville Store can be gutted and re-built, and the building next to the train tracks is simply a rat motel now. It needs to go, and perhaps just leave a gazebo & historical marker in its place.
- Educational, natural history, environmental stewardship center, farming preservation/history.
- Would prefer to see options to 10 acre lots. Hopefully a program to transfer development rights to areas with better public services will take shape from this study. The next best option is incentives to cluster the development on a tract and place the balance under conservation easement. The least attractive is the current 10 acre lots. However landowners and developers need options to meet market demands and preserve larger farmable properties.
- Green spaces and some recreational areas. Maybe hiking trails through the country would be fantastic!!
- None.
- Subdivisions with 2-3 acre home sites. Some smaller lots and a diverse grouping of homes. It's hard to live in part of the county b/c most of the homes in the rural area are much older. I think we need newer homes on not so big lots.
- None.

- NONE.
- I would like to see nature trails and private farms.
- See #18. And don't be afraid if people actually want to have working farms - which usually aren't pretty little manicured estates. Be ready for animals (and their manure), processing of agricultural products, noises (during the day), and the inconveniences that come with planting, harvesting, etc.
- Occasional office buildings are ok without interrupting the natural setting of the rural areas.
- Farms of all sizes, some houses on five to ten acre lots. No large developments.
- I'd like to see a return to farming. Seems every day there are horror stories about additives in food, GMO food, and unsafe food from China. Let's grow our own food and make Prince William County a place where healthy people live.
- Parks, subdivisions but with 2 acres or more lots, not 10.
- None, leave it alone (protect it).
- NONE.
- More community focused such as Sports Center, like the area for the Grizzlies off of Vint Hill. Camping, without services. Basically development that allows people to enjoy the amazing areas we have in PWC.
- More public parks; Community "victory" gardens; Theatres.
- Free Market should determine development as a general rule. Where necessary, some areas to protect wildlife and fauna should be frozen with no roads or widening of roads. Some areas where semi development is appropriate should be designated to provide for historical opportunities or human activity such as hiking, horseback riding, certain farm/ranch activity or buffer zone for airports, railroads and the like. If land becomes available, the county should purchase them.
- More parks and community center.
- I would not like to see a quarry or a stump grinder industrial place trying to lie and say they are really just a farm.
- Controlled building, some commercial or factories ok if not in appropriate farm land, some senior living facilities, so close to hospitals but yet get open, fresh air and also provides jobs, etc.
- Not much at all.
- Fix the roads & bridges.
- None.
- Don't go there so I really can't say but anything that can add to the tax base.
- Parks, nature centers, community gardens.
- I want rural area development to evolve to a higher density use (a 3-5 acre requirement) and accept intelligent planning principles such as "clustering" homes. Clustering lowers costs to provide roads, infrastructure and utility services, It enhances the landscape, can provide more open and green space accessible to everyone and its concept works much better for planning purposes.
- I'd like to see some more parks and recreation areas - not sports fields like Long Park but actual parks with hiking and walking trails and open space for picnics. I think we could allow some commercial development along major roadways like the 234 bypass (not more strip malls but commercial office buildings in a buffer area along 234 close to 95 and 66). I'd like to see the county

allow homeowners to "tap" into public sewer and water if they live close to areas with public sewer and water and are willing to pay the cost of "hooking up" themselves.

- Education centers. Camping areas.
- A more community based development with small local shops and parks, facilities on both east and west side of the county.
- As indicated in response to a question above, appropriate development would include agricultural and forest uses, low density residential uses, and public facilities such as schools and parks and other low intensity recreational uses (riding stables, golf courses, cemeteries, etc.). No mention has been made so far of cluster development. Residential cluster development would be the best form of residential development in many cases (sometimes called LID development). This provides for clustered housing with the most environmentally sensitive or agriculturally useful land devoted to non-residential use. This approach would also serve to preserve the scenic values of the Rural Area better than conventional development on ten-acre lots, in most cases.
- NONE! I am sick of the over development of lands and such.
- Outdoor recreation such as PW Forest, canoeing, hiking, biking, walking.
- Cut down every tree - defer taxes in Prince William with their sale - and let the people in the Rural sector join in the misery with the remainder of WC...
- None. As it is some of the new roads being built are doing nothing more than bringing in more out of county traffic to our roads.
- More parks and a pool. Housing should be small developments. Put the houses on 1/2-2 acre lots and set aside the remaining 8 or so acres per house as public open space.

## **Should the county allow public facilities such as schools and sports facilities in the Rural Area? Why. Why not?**

- Yes, but completely opposed to the way in which the county extorts developers and communities to provide the facilities. The potential appropriation of ball field at Oak Valley is shameful. If this is the way that the county plans to conduct business in the future, then I am flatly against an appropriation of land for public purposes.
- Schools are only built if there is enough population density to require them. I don't favor additional suburbanization so therefore I don't favor schools. Soccer and ball fields would be fine but not stadiums.
- Yes. Schools with sports facilities related to the school activities only.
- Yes...To support established residents-schools only.
- Limited schools based on needs.
- Why the continued focus on sports facilities? This survey seems rigged for a particular outcome. Is the Chairman trying to garner support for sports facilities in the Rural Areas? Sounds like it.
- No, these facilities should be located within the communities that they serve. Putting them in the rural area only increases the traffic on county roads and extends the amount of time that people spend in their vehicles ...which is already too much.
- Schools - yes. Students in existing communities often have a long commute to overcrowded schools. Sports facilities - not so much. They should be located closer to the more heavily populated areas where more people live.
- Yes, it's a beautiful area to enjoy such things. Just don't "overbuild" and keep the look in line with character of the area.
- Schools are essential as the county continues to grow. The only issue with that and with sports facilities is that generally once some development is allowed government's tendencies are to suddenly relax the rules and allow other development.
- Yes, although sports should have to be scheduled to turn off the lights at 9 pm and fined if they aren't off by 10 pm.
- No...they are not needed.
- To a certain extent.
- Definitely schools when needed. There could be more athletic fields at this moment because of the growth in the past decade....I have children who are athletic and I know the struggles the leagues have with scheduling games/practices. But right now only one more athletic field complex should be necessary....what about the open space behind the Catharpin baseball fields?
- Schools yes because the kids should not have to travel far and no to sports facilities as they are noisy and bring too much traffic. Only ball fields should be allowed.
- If the County owns land, they should do what the citizens want. That means ALL the citizens, not just those who live in the rural area that may want to preserve their private secluded playgrounds.

- I guess if a school was necessary to serve the area, that should be allowed, but I don't think sports facilities should be allowed because it would bring too many people into the area and this could become problematic.
- The sports facilities have to have enough parking and should be restricted to daylight areas. With the ball park in Catharpin and Long Park now having the night lighting, there's no reason to expand further unless you want to build a professional soccer stadium in the mid-county area. County would make a fortune with it!
- Because whether or not we like it, development still occurs and at least the kids will have a nice place to go.
- Yes. We need them and we can decide on setback and other details of the project.
- Yes, but only to the extent that they are needed, and that the people who live there vote on what gets built.
- As population growth occurs, it may be necessary to allow public schools. However, I do not believe we need more sports facilities unless they are located on the school grounds.
- Yes, but also in keeping with the natural landscapes. If they are built in such a way as to preserve the land around them, this is okay. Keeping as much of the natural surroundings as possible is critical to maintaining the character of the crescent.
- No both should be in areas with high population so kids and families can walk to these places. Schools are supposed to be in areas of development per county comprehensive plan. Look at the traffic problem at Patriot bc it is on the border of the rural crescent. The new K to 8 on the same property as Brentsville hs is a nightmare about to happen. The infrastructure to support these is not present.
- Yes, we need schools and sports facilities in this area to serve the families who live here.
- Yes- these types of facilities positively benefit the community.
- Schools are a necessary feature of any community and should be allowed. Sports facilities should be kept to a minimum as they require countless acres of open, untreed areas.
- Of course not! That will destroy the rural-ness of the areas where the schools, facilities are built.
- No sport facilities. Too much traffic in a very rural area that is not equipped for it. Lose all that it stands for.
- Yes - schools are important - overcrowding for one. And sports facilities are definitely important - we have so many children - it would be great to have soccer, baseball fields, and tennis courts. We need to be encouraging our children to be outside when they can. They use their brains all day in the classroom and they need to have a place to go and exercise too.
- Maybe sports facilities for outdoor activities. Schools especially elementary will bring neighborhoods. You will end up with busing issues and angry parents who are upset with long bus rides.
- Yes. Facilities are away from other types of development. many need open space.
- Schools only if it is necessary due to population increase. I don't feel we should ever compromise the Rural Area for just another sports facility. We have some amazing sports facility close to our home, like Catharpin Park. Why not expand that existing park and others like it instead of cutting out another piece of land.



- Yes, because families who live in the rural area would like to have easier access to amenities.
- More information needed.
- Yes and the "why" is a stupid question. The rural areas need public services as much as the development area and those services have typically been provided not only in the rural areas of PWC but in the rural areas of every county in the Commonwealth. This is a moronic question; I guess you haven't traveled through the rural counties in central or southwest Virginia where one can find such facilities dotting vast acres of rural land. If you put public facilities such as fire stations only in the developed areas of a county, fire department response time would be adversely affected, damage would be greater and people would die. Again, this may be your most moronic question.
- Schools, yes. I'm not sure about sports complexes.
- Yes.
- Schools, if necessary, but if you minimize development, you will minimize the need for additional schools. No to sports facilities, especially if they are huge, expansive with lights and such. A multi-purpose field without lights or permanent structures would be fine, but not a huge facility.
- No. Because there are plenty of crappy places for schools and sport facilities all around the county without dipping into our limited cache of open space.
- Schools yes. We need schools for our children. Sports facilities no. They should go into Commercial areas.
- Just schools. Sport facilities should be confined to already established parks.
- No, because public facilities like school and sports facilities ruin the natural resources and cause untold damages to the land and ecosystem.
- Yes. The existing people need services and they pay taxes. The county should provide services for the current residents.
- Public facilities should be allowed in rural area on as needed basis for current residents.
- Yes, we have to allow schools and sports facilities for the taxpayers living in those areas - HOWEVER, you have to improve the roads leading in to and away from those areas. Patriot High school is a prime example of Prince William County's FAILURE to finish the job. Kettle Run should have been improved all the way around the loop (portion that changes name to Shaeffer Lane) to INCLUDE SIDEWALKS from the Vint Hill road intersection to beyond the elementary school. The small country roads cannot handle the amount of vehicle traffic or foot traffic. HUNDREDS of school kids walk from the Braemar community to the High School during the week, crossing Vint Hill Rd without street lights, a cross walk or sidewalks! A TRAGEDY just waiting to happen. FYI - My children have aged out of public school - this does not affect me personally - I am just a concerned citizen.
- Certainly schools and parks. Large sports facilities should be in higher density areas.
- IF the developers, responsible for the growth (they built the homes where the kids are they should pay for 80% of all the associated costs) pony up the money, by law, then schools designed to fit the birth rate should be enhanced so that no child gets on a bus before 7am and no child learns in a trailer.

- This is a stupid question. To not have these would sentence families to driving long distances for school or sports.
- No.
- Answered in multiple choice portion of this survey.
- YES.
- Yes, but for schools only if the infrastructure is already in place or can be added with minor extensions of existing infrastructure. By infrastructure I mean sewer and water service, power, roads and public facilities such as fire and police services. Schools in rural settings help preserve the rural character by providing students a rural location to appreciate during their matriculation. For sports facilities, development should be limited to public use low impact development such as parks with sports fields. I do not support sports facilities such as large recreation centers which would draw people from long distances. Recreation centers belong in developed areas so that people who are not near the rural areas can access them without having to travel very far. This makes them more valuable to residents while avoiding increased traffic in rural areas.
- Of course, we have to provide schools for our citizens and recreational facilities can be viewed as open space by some.
- No. These things can be placed in more developed areas which are not far away from the rural areas.
- No. These facilities can be located in suburban areas that are not far from the rural areas.
- Yes. If the people are there then they deserve the same facilities as the urban citizens.
- Parks yes, schools no. Schools are not a realistic option without sewer and water.
- No, because "public" funding is anything but public. It is more taxes which are paid by the middle & upper class.
- Yes, but only if private citizens are also allowed to use public facilities.
- On a very limited basis for schools. No to sports facilities.
- Public schools ok as necessary based on population.
- If the rural areas are not developed, they won't need schools and sports facilities. Keep those where the population is. It shouldn't be the job of the county to provide sports facilities to the community. Those should be private ventures.
- No, because more roads will be needed to support infrastructure.
- These facilities should only be added if truly needed.
- I support rural, local schools so the children do not have to be bused all over the county. However, the growth must be stopped, the residential development waivers must be stopped, and the communities must be allowed to stabilize and grow closer instead of being forced into a transient nature. Sports, as a part of the school functions, are good, but not commercial sports arenas. The citizens of this county have learned not to trust the words some of the BOCS use.
- Public facilities should be allowed only as needed and not as a method to encourage sprawl. Sports facilities do NOT HAVE ANY place in the rural crescent!! A sports facility defeats the whole purpose of the rural crescent. Streams of vehicles pouring into and out of the facility, the noise, and enormous facility that would be needed to support teams would be totally out of character for the

rural area. Ball parks or fields such as Catharpin Park, for kids' sports is a bit different than a pro or semi-pro team and would be okay. Again, the intent is to maintain the rural area, not to destroy it.

- Schools are a necessity since you have built sooooo many houses. That should have been considered before building the houses. Unfortunately with that many more kids, sports facilities also need to be added now. Again, this should have been considered before all of the subdivisions were added in the first place and the cost of these should have been put on the builders and home buyers, not the rest of us who didn't want all these houses in the first place.
- I don't believe we need more and should stop suburban sprawl.
- There are enough already.
- Yes.
- Schools, yes. Bus lots - absolutely not. Sports fields are fine, but not huge sports facilities like the Freedom Center. Large indoor facilities belong near more dense housing areas. I can see a fire/police department in the interest of response time and need. No county office space - unless utilizing existing buildings - not new development in rural areas for county offices. Police and fire use like the training facility are also appropriate like the one in Nokesville. Just don't put in any Potomac Shores, Braemar, or Dominion Valley's in the rural areas!
- No.
- I would encourage schools, but not sports facilities. (Yes, to provide public services for the people of the Rural Area.
- Yes.
- The only public facilities should be parks and limited number of sports complexes.
- Schools but not sports facilities. The rural character should be preserved.
- Yes, but only enough to support the residents that live there. Too many of these things take away from the rural character.
- If there is low development there, why do we need more schools? Sports facilities such as soccer and baseball fields and even dog parks would be fine.
- If needed but encourage farming and less residential.
- Schools and sports facilities are necessary to support the increased population. However, upscale housing will help to offset the cost. Sports facilities are being built already and don't seem to be an issue.
- No because they require improved infrastructure and create pollution. Unless you could build more softball fields.
- Yes to schools, no to sports facilities.
- NO - there are enough of these places elsewhere. If these things are needed, build them in town & expect citizens to commute a few extra miles.
- I'm undecided.
- No. When I first moved to my area from a more suburban one in the area, there was only one elementary school (Nokesville ES) and one junior-senior High School. That was in 1999. Now, there are more schools, more houses and more people.
- Schools yes, sports facilities no. Sports facilities would bring too much congestion and pollution to the area.

- I have no problems with schools. Children who live in this area are best educated in this area. Sports facilities are okay as long as their size is a consideration in their construction.
- Schools, yes. Sports facilities, yes only if for a school or public use, such as a park. Not for any official sports teams.
- Maybe, on a site specific need and adequate environmental analysis detailing all issues.
- The only reason schools or sports facilities which require a large waste-water system should be allowed in the rural area is if it could be at the edge of developed area where sewer is available. Putting in a large public facility w/o public sewer would be putting the cart before the horse. That's how Comprehensive Plans are broken and unplanned development spreads.
- Yes, if done right will support the environment in Prince William.
- Yes absolutely as long as they incorporate a large amount of land.
- Sure, if needed.
- If residential zoning has already been approved and construction has started, then, yes, county MUST allow schools to be built to accommodate these crowds. Stop approving new construction without significant proffers/impact fees (more than 10%).
- Without the Fairfax level of development, there would be no further need. For most in the rural crescent, those facilities are easy enough to get to.
- Mixed view on this. Rural resident need these facilities, but recently built schools often are designed not for rural residents, but for the neighboring high-density housing developments.
- No more. The schools that have been built are not very environmentally friendly. Too bright of lights, trees that were planted died, trees planted are not native, too much mowing, require too much energy to remain cool or warm. Block traffic; require cars to pick up kids. Old trees and plants must be protected, new plantings must be of natives, and planted properly. Only minimum grass should be allowed, permeable parking areas, low lights. Environmental and ecological considerations need to be a higher priority.
- It is tempting to use Rural Land for schools and sports facilities, since it is undeveloped. But each time one of those is added in the RC, county cross-wise traffic density goes up, and, really, these facilities should be located where those people are. After school starts, delays on 28 are much greater.
- Overall I think this is fine. Schools as necessary, of course. Sports facilities don't bother me, as long as they are properly planned and don't clog up roads.
- New public facilities - especially ball fields, schools, and libraries - should be located within walking distance of many residents/workers and/or located close to some form of public transit. Prince William can create live/work/play communities, starting with nodes near transit, and public facilities could incentivize such communities - but scattering public facilities in the Rural Area wastes opportunities. (Even the VRE garage at Broad Run has little opportunity to evolve into a node for transit-oriented development, due to height constraints tied to the airport.) There are few locations in the Rural Area where new public facilities would be in walking distance of more than a token number of residents/workers. Public Works, the Parks Department, and the School Board should conduct life cycle costs for facilities, including the costs of clients/customers to access the facilities. Simply buying the lowest-cost parcel, while ignoring the long-term costs on people who

must drive to the facilities and the additional traffic congestion created by current county practices, is short-sighted.

- Within reason. High brightly lit ball parks wouldn't be appropriate.
- No, they are not rural.
- No. We do need schools, that are for certain, but our politicians are putting the cart before the horse. Schools are great, but they're inviting more people in here without constructing the new schools first. Consequently, when new schools are finished they're already at or exceeding capacity. That's just plain stupid.
- Schools and parks that's it.
- No, schools etc need to be where the housing supports it.
- No. Inevitably, once these structures are built, pressure increases to develop around them. They become anchors for more dense residential and commercial development.
- There is no reason to keep encroaching on the rural area with things like schools. The growth that is creating the need for the schools is not out in the middle of nowhere and neither should the school be. It is really irritating that every modification to the county plans is a further erosion of the Rural Crescent. You never read - 700 townhouse permits have been surrendered and it will be turned into a school site or a park. I get that is harder to do, but I believe the county does not even look for opportunities to decrease density when they are available.
- Limited. Schools -Don't want children spending a large amount of time on busses, but building schools will increase pressure on the County to allow more housing in the area. Sports facilities- if connected to a school some related facilities would be OK, a large public sports facility like a stadium is inconsistent with preserving the nature of the rural area.
- Yes, to service the residents in their own community.
- Yes. The county needs to support the residents in their own community.
- No, except in the most unusual circumstances, such as to limit extreme school commutes for children.
- Yes.
- No. All these should be in more densely developed areas, within reach of residents-shorter travel distances, better use of land and infrastructure and services related to them.
- Yes, most PwC schools are overcrowded; therefore, building new schools in this area will alleviate the current schools.
- Yes - needed for quality of life also.
- Yes, because old and young need recreation available.
- Yes, within reason.
- People in rural areas need access to schools and sports facilities. What would not like to see is something large -- like Redskin Stadium land in the rural area. In addition, the large populations of active retired people are demanding lifetime learning and fitness centers.
- Not because people need to get to these places and this increases traffic and the need for wider roads.
- On an as needed basis.

- Schools needed to support residents of the rural crescent should be built in the rural crescent. But not schools to support students living outside the rural crescent. Sports facilities destroy the rural character (lights brighter than the full moon through the middle of the night. Loud noise through the night) and largely support residents outside the rural crescent (and outside the county). Sports complexes have NO PLACE in the rural crescent.
- No because that opens the door for more development.
- Yes because it adds to quality of life.
- Yes. It is a waste of taxpayers' money to not utilize such a large sweeping area of the county.
- Absolutely.
- Public facilities such as parks and recreation areas, sports facilities like soccer fields, baseball fields, kayak runs are appropriate. Stadiums should be placed in the more suburban areas.
- If PWC truly needs a school in the RC then so be it. However, logic says that if you limit new residential in the RC then you shouldn't need more schools in the RC. I would like to see PARKS in the RC, not sports facilities. There is nothing rural about 5 lit diamond fields and 6 lit soccer fields.
- No we want QUIET!
- Schools yes. Sports facilities no.
- County services for the RA should be extended to these parts of the county as development, specified above, warrants. Sports facilities, I assume, are parks like Hellwig and Valley View which would be suitable for county residence to attend. However, major or minor sports facilities like a Redskins camp, while attractive, are destructive to the overall character of the RA.
- No. They attract people, development, roads, noise, etc.
- Sure, at least it protects the land around it and can retain the character. NO MORE SUBDIVISIONS.
- ONLY THE SCHOOLS THAT ARE NEEDED FOR THE CURRENT LOCAL POPULATION. NO DUMPS/SPORT FACILITIES NO MORE TRAFFIC THAN NECESSARY THE POINT IS TO KEEP IT RURAL.
- Honestly, I don't know if the roads can really support schools and sports facilities - most of Nokesville, for instance, is served by two-lane roads. Moreover, because of the wildlife, deer are always a safety concern for drivers, and with as distracted as some teenagers are while driving, I don't know if it's a great idea. As far as sports facilities, I would just have to wonder what kind. If it's the kind likely to attract a lot of traffic, refer to the beginning of this statement.
- Yes to schools, when and where they are needed. Allow sports facilities only when they will not be lighted. NO LIGHTS!
- Schools, as needed. Put sports complexes in or adjacent to high density housing areas. Don't move heavy traffic into rural areas.
- Schools yes, sports facilities no. I think you need good schools everywhere, but sports facilities? No those can go to the burbs and/or cities.
- Yes.
- No. There shouldn't be enough of a population to justify schools. Sporting facilities depend on the use and funding.
- If schools or sports facilities are developed in the rural area it will be akin to putting one's foot in the door. Also, it will require parking, lighting, etc. I say, leave the rural area alone.

- Very little if any. Too great an impact on nature... and once development starts; it's hard to put the brakes on.
- Schools and sports facilities should not be allowed in the Rural Area. Remember, the Rural Area is a gold mine if left untouched by impervious surfaces. The tourists' money will sustain PWCs coffers as they come to watch the song bird and butterfly migrations all year round. Schools and sports facilities make money for the people that build them. PWC loses money because it has to pay to maintain them. The Rural Area can maintain itself, with very little maintenance dollars involved.
- Schools -Yes -Sports facilities - No. Schools should be located so that students can get to them fairly easily and without 2 and 3 hour commutes. Schools are essential for a society. Sports facilities are true amenities, and are thus, non-essential. Put them where the greater concentrations of people live and work.
- Yes for schools. Some sports with little impact on the land. Soccer fields for example.
- Yes. Why bus students, especially the very young, long distances to go to school.
- No. It just encourages more development and entitlement.
- Schools, yes, but only if needed to support the number of residences. No sport facilities; this can lead to too much extraneous traffic.
- Yes. Use of lighting should be judicious. Too much light pollution. Sports facilities bring lots of traffic. Make sure the roads are there.
- I think that schools should be located within the communities that they serve whenever possible. Schools often become the heart of the community. The schools in the rural area should serve those from that area, not bring in students from across the county. Large scale sports facilities below where the public transportation network can better support them. Redevelop old sites; don't destroy good land.
- Schools need to be built where land is available for them. They are important to the entire community. Small sports facilities in our parks designed for local community use are appropriate for a rural area, but sports facilities with lighted fields that are designed to bring in outside groups and possibly outside revenue are not appropriate for a rural area.
- Schools, with limitations and no to sports facilities which hurt the environment with artificial turf, blaring lights which can be seen for miles. And then there is the noise pollution!
- Of course schools should be included. Sports facilities generally generate a lot of traffic and should be somewhere else where public transportation is available.
- Schools should be limited because house building should be limited. We already have too many sports facilities. The county should encourage fishing, hiking, hunting, horseback riding, and other outdoor activities in the Rural area not tennis, baseball, and other activities that need infrastructure.
- No, how is increasing traffic and pollution preserving a rural area.
- Only as necessary to support the CURRENT POPULATION. NO MORE SOCCER fields, no more organized sports fields. There are plenty already. These facilities draw people from other areas and create traffic congestion.
- Schools definitely. Education should always be a priority. I'm not too keen on sports facilities since they tend to attract disrespectful roving tourists and the resulting trash they brings. If a

university decides to build out here then they can have a football stadium, otherwise let's downplay sports and concentrate on the arts more. Not everybody wants to play football.

- I cannot believe you even included sports facilities as an option for a rural area!!! Seriously?? There should be absolutely no sports facilities in a rural area, it defeats the whole purpose of it being rural!! I do not even think I need to explain the 'whys' of this one. There a place for public facilities. Fire, police, EMS, and other such services should be placed appropriately around the area. Schools, where needed but considering development should be limited in a rural area, there should not be a need for many more to be built within the rural crescent. These would mostly fall closer to where the development is.
- I would be okay with schools, as they are, as stated already, busting at the seams. I think the county, while sports facilities are needed, should work harder to come up with a concrete agreement with PWCS. From meetings I have attended many leagues say, while there is something in place; the schools do not always open their fields to them.
- No. That would destroy the rural character of the area, and open the door to sewer and other infrastructure that would facilitate more dense residential development than is possible there now.
- Yes, where they contribute to the overall utility of the rural sites without spoiling them. Schools are a good example of an appropriate use.
- Depends on the school. No sports facilities.
- Yes. Public facilities should be allowed in the Rural Area. It does not always make sense to have people travel further for school/sports.
- Only on a very limited basis - it attracts traffic and strip malls and subdivisions.
- Yes. Great place for them.
- Using rural crescent land for schools shows a lack of planning by allowing max # homes in developed area. Schools should be located next to their community to eliminate bus rides, increase child health by walking. It creates a much better sense of a community allowing this school-community interaction. Plopping a school in a rural field requires all students to be transported. I support redevelopment of areas to squeeze in schools, even if they have to be multistory instead of sprawling. Any Sports facility planned should have a bike trail put in in advance linking communities close by, to decrease all the transportation issues. Livable, walkable bikeable communities are much more inviting than what we currently have in PWC where driving is a necessity.
- Yes for the families of that community.
- Only the bare minimum of necessities, such as schools, medical facilities, etc. Land should not be paved/habitat should not be destroyed for non-necessities such as sport facilities, subdivisions, etc.
- Schools for sure, so that children don't have to spend a lot of time on buses. And I would imagine fire and rescue.
- Schools should be permitted, however the sports facilities already in place seem to be sufficient.
- Schools and a few sports complexes add to the infrastructure - they should be built to meet the needs of those that live here as opposed to building them because there is open space.
- Schools are needed where the students live. As to sport facilities see my comment above.
- Yes.



- Yes, in an unobtrusive way and with night light regulations.
- ONLY if they are near the people who are using them. If a park would be built near an elementary school, I can understand that. But to build a stadium on the East side because the people on the West side need it, not necessary.
- Of course they should.
- Schools, yes. Sports facilities, no. Schools are important and living in a rural area may mean that people have to travel farther to get their children to a school. However, sports facilities draw unnecessary traffic and would require getting rid of nice open spaces or old forests to build.
- Schools should be allowed as they would also support the residents of the rural areas, but should be mindful of environmental impacts. Sports Facilities could be considered if it is not something that impacts the transportation network in an area or impacts the environment. However it should be mindful of the specific location - i.e. lights and noise.
- Schools but not sports facilities.
- Yes, absolutely. Because we don't need a 'Rural Area' in Western PWC.
- Stupid question, you put public facilities where they are needed, if they are needed in the Rural Area then you put them in the Rural Area. What imbecile came up with this question?
- Yes, PWC is in need of a YMCA type facility. The GMU/Freedom Center is overcrowded.
- Possibly.... perhaps limited and within reason in keeping with the rural surroundings (case by case basis?) Mega schools should be built close to the mega developments that feed into them - the rural crescent should not be forced accommodate short sighted mega housing developments.
- Yes. The need for these facilities is great.
- Yes. Just because people choose to live in the more rural area of the county does not mean they would not enjoy these amenities?
- Schools as needed... Although keeping the area rural would help decrease overcrowding. My children have been in overcrowded schools since we moved to PWC. Sports complexes: no. We have acres of land to explore.
- Yes, you have to support the existing population.
- No schools because of vehicle traffic. Locating sport facilities so that traffic is mainly in the non-rural areas of the county would be fine; otherwise - NO.
- The K-8 school is already going to be a big source of congestion at Parkgate & Aden, so that should be the last school in the area for many years.
- Schools where needed and should better preserve rural character in building design.
- No. The farmers in the county have been struggling to find land to lease since quite a bit has been eaten up by 10 acre lots then the County allows tract developers to buy cheaper land in the rural area to proffer for public facilities instead of having to use land in their development. We can't sell our land for high density development but the developers can come buy our cheaper land to provide the public facilities they have to provide for their development. What a kick in the teeth.
- Maybe schools if there is a need. No sports complexes.
- More information is needed. Some would see giving this power to the county as a gateway for giving them complete control over the area and pushing out the folks that have lived here for many years.

- Yes. This is important to the community. We need school and sports facilities for the families that will be living in the area.
- No, space should be planned out in the areas of development like Gainesville, Haymarket, Bristow. Land should not be taken from Nokesville and the rural crescent to ease their poor development planning. Nokesville is getting taken apart piece by piece and destroyed, the future stump dump, western beltway, quarry...all ideas of people who do not value or live in the area.
- No. Schools will directly impact traffic and where the schools are, development follows.
- I need more information on this. How would our schools and sports facilities use rural areas? I think that we need to preserve the natural setting as much as possible.
- Yes. They should be located conveniently to the people that need them.
- There is a sports complex near here and the night is lit up like day most nights in the spring, summer, and fall months. The noise echoes throughout the area.
- No sports facilities, the lights are on to until late and they block out the night sky, just like being in the city.
- Schools, yes, but only enough to meet the needs. By now we must have enough. I say NO to sports complexes. Put them where people live. How is it preserving the environment if everybody drives in here, drops a kid off, leaves, then drives back to pick them up? Our roads are not designed for the volume of traffic these sports facilities create. The lights are disturbing at night. Put them where there is so much light anyway they go unnoticed.
- Yes, it gives families in rural areas more options.
- Yes, schools should be placed logically according to population. There's no reason a school will take away from rural character. Some sports facilities located near school areas make sense.
- Yes they are needed in any community.
- Schools, yes. That's about it.
- Yes. I realize that the type of use will be low impact to the environment and will provide a unique experience. Have environmental areas usable to colleges like GMU, JMU, Washington and Mary and so on.
- Yes. Kids living in rural areas lack the social aspect of living in a planned community. We need to keep the kids occupied and out of trouble. However, if you are going to build schools just to bus kids in from outside of the rural area, then NO.
- County has already answered that question and you cannot undue the results. Schools should be close to homes where students live. That should drive school location behavior. Sport facilities should be part of urban planning review. The old story of we don't have a transportation problem, we have an urban planning problem rings true. Don't just put a sports facility somewhere because open ground exists; allow for urban planning that would support a sports facility.
- Yes we live here.. We want to play here too :).
- Normal public facilities that serve the rural area are okay but it is ridiculous to build mega schools that serve only the suburban areas. Sports complexes and parks are fine as long as they don't disrupt the neighbors.
- Yes, there is definitely not enough sports facilities in PWC to support the residents who live here, not just for kids but fields for adult use as well, like softball, soccer, etc.

- If they keep residential building down- there is no need for schools. The county should keep up with other parts of the county as far as technology in the schools. Less is more :).
- Yes, to serve citizens already living in those areas.
- They have built several schools in my area. Should be enough, sports areas? Would be nice but then you have to trade the amount of people that will come from all over to go there. It puts a strain on the area, adds noise etc..
- NO...
- Just schools. Anything more doesn't belong in a rural area.
- Yes - to serve the families in those areas.
- Of course the county should allow it.
- Putting schools in the rural crescent is stupid since there aren't enough people in the rural area to fill them. Student transportation already costs over \$1000 per student per year. We need to build schools there the people are and need to require developers to proffer land that isn't wetland and doesn't require millions to build on. Busing kids from non-rural areas to the rural areas for school is stupid. I don't have a problem with playing fields, but we need more parks that aren't soccer fields or football fields.
- Schools yes. Sports no.
- Yes- why not this isn't so rural that the facilities are not needed but certainly people from this area should be able to go to the facilities without competing with those outside the area.
- NO THAT IS WHAT BUSSES ARE FOR.
- Yes, the County should allow these facilities in the rural area for several reasons (again in no particular order): Large sites are more available in the rural area. Large sites (or small sites for that matter) would probably cost less to acquire. Development could be sensitive to the rural area (siting of buildings and other facilities, landscaping, etc.) There is no reason to think that if the County can put public facilities in the Rural Area, then private developers ought to be able to build urban density housing there.
- Sports complexes - No because that would lead to rezoning and suburban development as others want amenities near the sport complexes. Schools, yes. My niece loves rurality in another county and spends 45 min one way on a bus.
- Schools are needed in rural areas due to logistics. Sports facilities don't need to be in the rural crescent.
- No.
- NO!!! -- It spoils the countryside - and besides: with social policy experiments, it only will bring undesirable criminal elements to the Rural sector. And NOW for the most decisive assessment: WHO needs schools anyway...?!! They are not used to teach anymore - and they only serve to turn out uneducated idiots. In modern dead ameriKa, schools are no more than day care - they have nothing to do with education.
- School yes if there is a need, sports facilities no. Build them where the people and infrastructure are.
- Yes but mainly to serve the residents of the rural area. Not to save the county money on cheap land or to bus kids from the rest of the county.

**Besides farming, what types of business development do you think are appropriate in the rural area to support the rural economy?**

- OK with commercial developments if they are in harmony with the rural theme, preferably along major thoroughfares.
- Compact, medium to upscale shopping centers similar to Gateway and Stonewall.
- None.
- Nurseries, small stores (general), occasional gas stations, antique shops.
- There is already almost everything anyone could need very close, there isn't a need to develop more business in the rural area.
- Small family businesses.
- Small business.
- None.
- Small stores.
- Schools, ball fields, riding stables, etc.
- Any development that pays its own way and doesn't bleed the rest of the County.
- Landscaping, tree service, nurseries.
- A 'real' farmer's market area for restaurants and residents alike. For anything else we can go to Manassas or Woodbridge.
- Maybe a grocery store or a few small shops or doctor's offices.
- Very little.
- The types of businesses that county residents in that area decide are wanted and needed, i.e., any rezoning should follow the wishes of the people who live there through a county wide election issue or referendum. County BOCS should no longer be able to rezone or make decisions on development in Rural Crescent without explicit voter approval.
- Alternative energy sources, i.e. wind farms or solar energy plants.
- Small, entrepreneurial businesses should be allowed. No business requiring large trucking operations should be permitted.
- This requires careful consideration on a case by case basis.
- NONE!
- I think farming is great. I think small businesses too - not big shopping centers. Although I do like going to outside malls - where it is a small enclave of stores and restaurants that you can walk around. Also vineyards.
- None.
- Not sure at this time.
- More information needed.
- Those that are currently allowed.
- Anything.

- Small convenience stores or small restaurants, businesses can be high tech, services that work out of a building, craftspeople, anything that wouldn't have a large number of people driving in and out at the same time every day.
- Very very small scale businesses. Nothing industrial, nothing polluting. Nothing that requires a parking lot, new roads or encourages more houses.
- No development other than that tied to farming or small business that does not impact neighboring property. Neighboring property impact inputs should be considered in business licensing application approvals.
- Maybe small family run stores, but nothing else.
- No businesses. None. Zero.
- Grocery stores, for sure; drug stores, small office building complexes (1-3 stories) on 10-20 acres with landscape/architectural designs to match the surrounding community; small churches - not the the MEGA type church proposed for the intersection of Vint Hill Road and Kettle Run drive because the roads cannot support the additional traffic it will bring.
- Small. Professional business...white collar that blends into the nature of the area not stands out like a sore thumb.
- Not landscape recycling - that is industrial. I would like to see a farmers market area set up. Bring the county co-operative office out here as well.
- Farming and large lot residential.
- Answered in multiple choice portion of this survey.
- Farm related businesses to the extent they support LOCAL farms. (Processing facilities, supply stores, etc.) Convenience stores and gas stations at a density that makes sense for a rural area. These should be limited to avoid having several competing similar businesses located in a small area, such as multiple gas stations on corners of intersections or across the street from each other. Storage facilities if they are designed to blend into the rural area. These would be more economical to develop in a rural area, generate little additional traffic, and are more appropriate there than in high density areas where they are generally unattractive. This type of facility needs to be set back from roads and screened to blend in well, with minimal road signage.
- Wineries.
- None.
- None.
- Restaurants, crafting, bed and breakfasts, wineries.
- Agricultural and equestrian related activities. NOT the landfill-like operations we are currently seeing taking place!
- N/A
- Can't think of anything, but definitely NOT industrial!!
- Only farming and farming related businesses'.
- I do not think "commercial business development" should be allowed in the Rural Crescent. However, farms are businesses. Vineyards are businesses. Raising and training horses is a business. Once again, this survey uses many broad, generalized terms without ever defining them for the participant. It makes your intent and results suspect.

- One thing I think the county could do much better is to utilize the rural area to encourage farming and then to use that industry to sell in its own area. In other words, we should support our local farmers by helping and encouraging their production and then selling their produce locally through strategically placed stores (designed to fit in a rural setting). Then the county should promote the purchasing of these products. Counties in central Virginia. They place a strong emphasis on buying locally. This way you are reaping the benefits of the land without demanding that houses cover every piece of available land. What's happening today is that our farmers feel like their lifeblood is being choked out of them. Many people have owned this land for generations and paid their taxes and dues over the years. It would be nice to see the county show some integrity and show some interest in those people.
- Farming.
- Home based businesses, farm support, or local landscape businesses. Forget asphalt paving near homes in the country. That is NOT a compatible use. Concentrate county business development in the Tech Corridor along the 234 bypass where there is PLENTY of space to grow. Bring us those high paying jobs to support our tax base.
- Development of VPI offices.
- Limited development of agricultural business and necessities of the local residents.
- Family-oriented business where residents won't have to drive to DC to find activities to do, places to eat, and families to hangout in.
- Artisan shops.
- Solar, wind and geothermal renewable energy development.
- Anything historic related, such as antique shops, etc. Maybe little areas here and there such as Old Town Manassas and Historic Occoquan.
- Retail grocery store, gas station, basic needs type businesses.
- Agri-energy such as ethanol or other alternative fuel production sites.
- The area has a well-educated, high tech workforce. Non-manufacturing jobs such as IT and R&D would help alleviate some of the traffic on 66 and possibly 95. These higher wage jobs would be necessary for the desired types of housing developments. A high end shopping mall near the rural area (Gainesville maybe) would be a great addition.
- Business that are green or have/operate with a green philosophy.
- No.
- Enough to support basic needs of citizens, but there is nothing in PWC that in less than 10-15 miles, someone can't drive to whatever business they need!
- I'd like to see Mom & Pop shops run and owned by the locals instead of the chain stores. For example there is catering, tourists, blacksmithing, carpentry, spinning and organic production.
- Small shops. However, Fitzwater Drive has trouble attracting customers, similar to the problems the shop owners in Old Town Manassas have. This, of course, could be because larger businesses built close by have taken business away from the smaller ones.
- You don't have to build new businesses in the rural area to support the rural economy. We need local businesses to buy local to support the rural economy. Stop buying from California when we grow it here. Prepare school lunches from local supplies, etc.

- Small business is the best fit for rural areas.
- There is no far distance from any location in prince William County to rural areas. There is no need for rural business development other than farmers' stands and wineries. If a park is built, then concession-type businesses to support it would be acceptable.
- Maybe retail or wholesale plant nurseries.
- The problem with putting down types of businesses it can be so open ended. Through the years I have seen numerous businesses that think they have the right to zoning that is not permitted. A lot of the businesses in these categories have a large traffic component, outside storage and heavy trucks, these uses should be limited. Most businesses should continue to be in the Special Use Category.
- Company which use farming to support their business.
- Bed and Breakfast, camping, businesses if they do not require a lot of traffic and can be on large lots of land screened from roads and neighbors. Secret CIA facility. Jails and Police/fire training facilities, Even multi-family units can be built that are screened from the road and neighbors on large enough lots of land if they are designed creatively.
- Without the Fairfax level of development, there would be no further need. For most in the rural crescent, most businesses needs are easy enough to get to.
- Light employment (not heavy industry) that has minimal impact on the environment.
- I don't think there need be any more business development in rural areas other than farming.
- We use the gas station and hardware store in Catlett Va. There seems to be a scramble down there, maybe another gas station and general store somewhere would help the existing residents (not to bring in more and increase density).
- Home-based businesses that do not generate more than 10 visits/day by customers, clients, or package delivery services.
- Agricultural business.
- Perhaps bed & breakfast type businesses and limited unique retail (markets, custom shops, etc.) that would attract visitors to the areas by preserving the rural feel of the area while adding amenities that would increase the draw.
- There are thousands of people in this county working out of their homes - it was true when we lived in Manassas, when we lived in Bristow and it is true in our neighborhood here in Nokesville. Home businesses and home schooling should be encouraged in every way possible. Having more people staying in neighborhoods during the day increases safety and decreases demand on the roads. In the rural area a person can operate all kinds of businesses out of their "home" or garage. I take my car to a mechanic in Broad Run in Fauquier County to avoid a long drive to Gainesville or Centreville - I'd love it if someone in my vicinity did car repair. The person that works on my septic field, my HVAC guy and my plumber all work out of their homes in Fauquier. These are all perfectly appropriate businesses. And none of these involve any kind of special development.
- Limited government offices, small grocery stores, small medical offices.
- None.
- None.
- Only small country stores should be allowed.

- Nothing, if you plan on keeping the density the way it is.
- Any type of business.
- Recreation.
- Service contractors--landscapers, electricians, plumbers etc.
- None.
- Farm supplies and equipment, agricultural, forestry, environmental school & business.
- Golf courses. Soccer fields. Camp grounds. Summer camps. Recreational uses.
- Equestrian facilities, dog training and boarding facilities, "petting zoos", businesses that directly support farming (Southern States and the like), small restaurants, Bed and Breakfasts.
- Not sure.
- Local government, small retail, and restaurants.
- Services to the residents and visitors such as: small to medium sized shopping centers, small offices, small to medium hotels.
- Any and all kinds of business, America is all about business and jobs.
- Work-from-home businesses, small specialty stores, grocery shops.
- Wineries, orchards, hunting lodge/outfitter, food sales associated with a farm/orchard.
- Gardening.
- Wineries, those dedicated to growing things.
- FBI HQ; Tech and Bio-tech development; professional buildings tied to residential access offering an alternative to DC or inner-beltway development.
- None needed. Manassas is not that far away.
- Non-Profit, Government, self-owned small businesses.
- HOME BUSINESS ANTIQUE STORES FARM STORES SMALL EATERIES- NO CHAIN RESTAURANTS NO CHAIN STORES.
- Please see my earlier comments regarding Internet service.
- Animal husbandry, camps, parks, bicycle riding.
- Wineries, orchards, outdoor adventures, etc.
- If the people in the rural area are now traveling to other areas or farming why is it necessary to have business development there now?
- None. The point is to preserve nature and impact it as little as possible.
- Farming is not appropriate in the Rural Area. The farming that is going on now should not be allowed to encroach onto the Rural Area: it is to be preserved for the song bird and butterfly migration habitats. No business development can make more money in the Rural Area than tourists flocking to watch the amazing daily opera of nature. Business development makes money for them and leaves PWC with the cost of cleaning up the pollution and maintaining the impervious surfaces, draining our coffers and our song bird migration stop overs.
- Small retail clusters and professional office areas should be planned in rural areas. No large retail malls, no heavy industry or manufacturing businesses, and no transportation corridors.
- Smaller, low impact business.
- Home-based businesses; possible professional services offices.



- Camps, parks or festivals.
- Small convenient-type businesses.
- Business parks on acreage.
- Traditional farms, niche/small scale farming, vineyards/wineries, small arts/crafts studios.
- Gas stations.
- Businesses to support farming and basic necessities.
- I have a tutoring business and people in my neighborhood use my service. Doctors, and other service providers - ie small businesses are appropriate. If an area believes it needs a grocery store that should be left to the local people to decide. Catharpin doesn't need to tell Nokesville what to do (or vice versa).
- Livestock, growing crops to eat. Nothing else.
- There is no need for business development in the rural area. The BEAUTY of the rural crescent is that it is close enough to large industry and already established businesses that there is no need for more to support the "rural economy".
- Definitely local, small, and/or independently owned businesses. Rural area residents are proud of their community so let them be in charge of building businesses here. I NEVER want to see a Wal-mart in the Nokesville area - the one in Haymarket is bad enough. Let's bring in businesses that support the arts as well such as a theater or venue or even something even as sophisticated as Wolf Trap. Sure they'll bring in tourists too but ideally those crowds will be mature and respectful.
- I think one thing the county could do more of is to support the local farmers and such. (I am not a farmer). This would include having well designed and well placed stores to where things that are produced locally can be sold locally. Central Virginia does this; I have seen internet sights and printed information where they encourage people to buy locally. This would be a win-win for both the county and the farmers. Marketing is the key.
- Community Center, boutique type businesses.
- None.
- Business that are compatible with and support the rural communities.
- None.
- There aren't many, but that is why it is considered rural.
- Not sure I think there is any other than plant nurseries.
- Look at Lancaster County, there is a place for everything, we have moved so far from our ag roots that pw county and residents don't know the many different forms of agriculture and forestry use. There is not a zoning for forestry left in PW, zoning text.
- Banks, restaurants, hardware stores, machinery dealer, automotive repair, construction company, office buildings.
- Composting of restaurant food to dispense to public as soil, plant nurseries.
- Feed stores and other small mom and pop type stores no changes.
- Eco-tourism, camping, etc.
- Grocery stores, gas stores.
- Small, non-franchise-non big box businesses should be allowed in the rural area.

- Home based businesses are good, but difficult to maintain in our high technology world. You see, we don't rate enough to get high speed internet services because our population per acre is lower.
- Recreation, home/farm based businesses. NO MADERA FARM!
- Parks, forests, wild game and birding areas.
- There are plenty of people who work from home. Child care type businesses... The types of businesses that are currently available - Mom and Pop places NOT Walmarts.
- Business do not survive in today's world in rural areas and by not having them close by you pollute the air by more driving to get places.
- Locally owned small businesses such as those in Nokesville.
- While the idea of a rural economy is nice, the only small business activities I would see are farming - livestock, dairy, food harvesting, or winery and they are dwindling. The business development would need to be that which supports those small businesses either with sales or support. Sales could include sales of their products or tourism to draw to them. Historical areas like the Manassas Battlefield already benefit from National Park Service advertisements and other tourism literature.
- Family and local run businesses.
- Any and all that brings jobs and revenue to the county.
- Those are currently acceptable under A-1 Zoning.
- Upscale retail/restaurants similar to North Woodbridge/Potomac area. Nicely designed exteriors.
- Agricultural, preservation, tourism. Mom and pop type small businesses - not large industrial or franchise businesses. No mega office buildings. I would love to see bike trails both on and off road, water related tourism, camping, hiking....
- Restaurants, small businesses, government facilities.
- None.
- Whatever the zoning allows in A-1.
- Not really in favor of business development because it would reduce the rural character/nature of the land. An exception would be nurseries.
- Just a Subway, or something like that.
- Small business.
- Further processing and marketing of agricultural goods. Agricultural entertainment and direct marketing farms. Including forest, nursery, and horticultural businesses. Small home based businesses with minimal traffic and impact.
- That is difficult to say. Some business development is good, while others are harmful.
- Any small businesses. Restaurants, coffee shops, retail. Small main street community type shops.
- Small business, no big box large chain stores.
- None.
- Wineries perhaps. Also land that helps to protect and preserve our wild life. Businesses that educate people about wild life and the natural plants in the areas are appropriate.
- See #18.
- Occasional Govt. office buildings are ok without interrupting the natural setting of the rural areas. Park service.

- Small repair shops, welding facilities, small country stores, no strip malls.
- Home based businesses, community gardens, riding stables or parks.
- Landscaping, restaurant, smaller type stores.
- Ranching (that is different than farming).
- Small business. No large corporations should be allowed.
- Boarding horses, Rustic lodging, permanent farmers market. I am sure that the USDA Rural Business Cooperative Services would be of great help.
- Movie theatre, restaurants, community theatre and arts center. Small groceries, 7-11's, gas stations.
- First things first is how much/big is the farming activity in Prince William County? I have 40 acres and have not been able to get the land into land-use and I grow hay on the property as well as keep several horses on the land. Simply by intent one can witness it's in ranch use yet I pay residential taxes on the property. I am not the only one. Regards development, I submit it's what the community is doing. For example, Nokesville has a strong horse community - leverage it with trails throughout and otherwise make it a closer in Middleburg (Note: you have hunters/jumpers and trail riders when it comes to horsepeople so segmentation is very possible). Other areas may have aquatics - rowing, canoeing, fishing, diving etc.,.
- Agribusiness, service industries such as plumbing, landscaping, etc.
- Assisted living facilities, farm supply stores, and small factories.
- Nothing.
- Hardware store, fuel stations.
- Feed and tack stores. Equestrian facilities and parks.
- Rural economy needs only one thing and that's homes for people to live. Horse stables and farms.
- Wineries, garden centers.
- Agricultural businesses including nurseries and vineyards, small retail plazas, restaurants, preschool businesses.
- Light industry- farm tool, suppliers, microelectronics, small retail, horse farms, and outfitters.
- NONE LEAVE IT ALONE.
- Low intensity recreational uses would be appropriate, if properly designed to protect the rural landscape.
- Farmer's markets. Antiques. Bed and Breakfasts. Riding stables/boarding. Vet clinics. Craft outlets and such where people can sell their personal creations. Wineries Kennels.
- Farming and necessities such as food, health and safety.
- To be honest with you -- I do NOT live in the rural sector, but why not simply leave these people alone...?!! After ALL: WHO are you to tell these people what to do and how to live?!! These people moved there to get the heck away from idiots...
- Nothing Industrial. Encourage small scale farming ventures.
- Small scale retail.

**Use the following box to submit any other comments not covered in the questions above.**

- Definitely enjoy the rural flavor, but would like to see some relaxation of 10 acre minimum, as long as the developers respect the existing flavor, i.e. not in favor of bulldozing woodlands to build home sites, would like to see them built into the woods.
- Prince William County is a neat place to live. Just enough 'hustle' to know it has a rural heartbeat. Anything more would be unhealthy.
- I object to easing the extension of sewer into this area - even for churches. Sewer hopped the line on Dumfries Road and now instead of agricultural, our area is semi-rural residential - with much more development and a road that is nearly impossible to access safely during rush hour (Dumfries Rd.).
- The bi-county parkway would be SO disruptive to the beauty and peacefulness of the area. Other roads should be improved instead and keep as many trees as possible near the roads. Too many trees have already been removed for extremely dense housing and the noise level of traffic is starting to drift into previously peaceful areas. We are losing so much of the character that brought people to make PW their home. Please don't spread it out any further into the rural area.
- Please keep the rural crescent intact!
- I love the country feel of the area where we live and would hate to see that go away. It upsets me every time I see a builder come in and strip the area of trees and undergrowth. I'm seeing more and more dead animals on the road because of this 'progress.'
- I am appalled at how Prince William County is being run. How about trying a new strategy and do WHAT IS RIGHT and not WHO IS RIGHT. Leave the personal gains behind and care about what the citizens of the county are trying to say.
- Don't build the Bi-County Parkway. Spend the money to improve mass transport east-west from Gainesville to DC.
- Stop chasing tax dollars and start. This area does not need to become like the other large metropolitan areas. We should not be competing with them but setting the example.
- The BOCS needs to allow the planning commission to do their job in regards to school placement. You signed a contract with devil when you tied their hands on school matters. The schools are out of control. Look at their CIP for real and protect the citizens. No more schools in the rural crescent and stop the school at the landfill. Our students will face potential health issues and pwc will be the joke of this east coast. When a student gets a cancer there will be sues and it will make the papers. It will not matter if they can prove it, you will always be defending this site. Do you really not see this? If our kids are not your priority, what is? Add to that that you know very well the bi-county pwy will happen. The 12th hs has one entrance and exit, onto and off the pwy. Will you be attending the funerals when these new drivers get killed pulling out of their school? Wake up the pool is only the tip of the iceberg.
- I would like to see a combination of development that supports the houses already built in the area and protection that saves what is left of the open spaces in the rural crescent.

- Please say NO to the Bi-County Parkway. It will ruin our way of life. The BOCS needs to stop thinking about their pockets & developer friends & think about constituents & their way of life & what they want. Traffic runs West/East, NOT South/North. Use existing roads already in place to expand/widen. We do NOT want a toll road for heavy cargo running to Dulles.
- The questions in this survey seem to be skewed so that the result set supports the preliminary conclusions expressed by the consultants at the kickoff meeting.
- If you allow more development in the Rural Areas, then I want to be able to have 4 chickens in my 10k sq ft back yard.
- Should enforce existing codes better
- Smart growth is important for our county to keep pace with the jurisdictions surrounding us, but not growth for growths sake. Allow 21st Century amenities but protect our historical sites and maintain our small town atmosphere.
- Those of us in the rural crescent are handicapped and live with restrictions and lack of services so that the area can be pointed to as "rural preservation."
- Every decision maker should stand up and reveal their financial interest in the overhaul of the rural area be it PAC money, actual investment as a partner or owning a swath of land where rezoning can fatten their wallet. Be open and be clear, don't wait for it to be dug out that "you" have vested interest in the decision. If you are too embarrassed to tell where the money came from lining your pocket then you should not have taken it in the first place!
- Septic tanks and Sewer. The restrictions on composting toilets and incinerating toilets are too strict in PWC. Grey water recycling should be encouraged.
- Adding or improving roads through the rural area to decrease congestion on other roads would be great as long as the overall planning process prevents using new or improved roads to establish new development clusters. This would improve "through traffic" on existing roads in developed areas and improve resident access to enjoy the vistas of the rural area. The section of the Prince William Parkway in the northwestern area of the county is a great example of how road development can relieve crowding on other roads without causing large scale development along the new/improved roads.
- There was no mention of the Bi-county parkway in the survey. This road must be stopped. It will destroy the rural area in Catharpin along Sanders Lane.
- Stop the Tri-County or Bi-County Parkway from going through the rural area. Building the Bi-County Parkway will destroy the rural areas around Pageland Lane and Sanders Lane.
- Prince William county has tens of thousands of housing units approved and not yet built. The schools are overcrowded and we cannot afford 24/7 paid fire protection. If any percentage of the Rural Crescent is allowed to be sewerred and developed it will only contribute to our economic/quality of life problems.
- Do not allow the bi county parkway to be built, thus destroying the rural crescent forever.
- Do not build highways through the rural crescent. Causes noise disruption of wildlife and other natural resources.
- As stated earlier, I do NOT agree with the choices in question #12. Although they may make things appear to be rural, they do NOT and can NOT make a rural community or establish that quality of

life. I think it is amazing that you don't mention anything about water conservation. As part of the Chesapeake Bay water basin and the natural filtration area for the Occoquan and Culpepper basins and numerous aquifers, it seems you would ask about water quality. Will your study look at the impact of the I-95 corridor on that water table? Will your study look at how breaking open the Rural Crescent will affect the water tables? Additionally, you didn't mention air quality, noise, or chemical pollutants. I grew up in a rural community like PWC is now, actually more rural than this, and I could drink straight out of the rivers and streams. That is nature. That is rural. That is real country living. The developmental impacts on water runoff make the Potomac and the Chesapeake dangers for animals and humans. You never mentioned anything about wildlife. I would suggest they are separate from what you might say is "forest preservation" efforts. The Rural Crescent allows wildlife to be a part of our lives. They are beautiful and a part of nature, not a nuisance to "developed" areas.

- It seems that nothing we can say will keep the rural crescent preserved. Corrupt politicians and big money developers will be allowed to trample all over the rights of the citizens. This is truly a sad thing. It shows the lack of integrity that this county has. Not just the Board of Supervisors but county staff and even the people conducting this survey. Chances are you will not take anything we have to say seriously and you will not fight to do what is right by the people of this county. The rural crescent is an invaluable treasure that, once destroyed, can never be replaced. Your decisions and actions as a result of all of the surveys you receive will have an impact that will last generations and reach far beyond what you imagine. Please do the right thing and preserve the rural crescent that we have today. Please preserve our heritage, quality of life, and natural resources.
- PWC MUST limit housing developments and roads. We need roads, but we need to improve what is already there. There are too many housing developments now.
- I think that people on the eastern end of the county don't really understand the value of the rural crescent. If the rural area is developed, then the need for public facilities and services follow and the funds that currently go mostly to the eastern end will be diluted.
- DO NOT destroy the Rural Crescent. People know that it is no accident that this study is occurring at the same time that the state is pushing for the bi county parkway/North South Corridor along with the traffic and development possibilities that it could force. Honor the commitments that were made to protect our rural areas. It is time to think about the RESIDENTS who actually LIVE in Prince William County and not the developers who want to build here. We have invested our lives in this county. Don't sell us out.
- Prince William County has robbed people in the Rural Crest of their land rights.
- Allow for pedestrian crossing and bicycling along roads. Improve public transportation.
- I am gravely concerned about the additional traffic any additional development in the rural crescent would cause. Because I live near the crescent, there would be more traffic going through my area in the morning and evening going to and from the rural area. I dearly love Prince William's wonderful history. My ancestors have been here since the very early days when the county was established. I do not want to see it turn into a place of urban sprawl, and extension of Fairfax County!

- One of the main reasons we moved here 23 years ago was to escape the urban sprawl of Fairfax County! I hope and pray we can be unique and not turn Prince William into another, overcrowded, overdeveloped suburb of Washington, DC.
- If less residential communities were approved and more business/commercial ventures were brought to the county there would be less strain on public resources and more revenue generated. Then we would be able to have a healthy balance of urban, rural and commercial. The county needs to focus on business/economic development and stop denying business proposals because a couple of people have concerns, i.e. Disney would have been much better for the county than Dominion Valley, which did not adhere to the rural crescent rules. We need businesses like the Quarry, the 4-wheeler track and the asphalt plant. Or getting a business in the Eli Lilly site.
- Some people move to the rural crescent for a small town atmosphere as opposed to a suburban one.
- I love this place. Don't be in such a hurry to change.
- As a resident in the Catharpin area adjacent to the Manassas Battlefield I am concerned that the proposed Bi-County Parkway/North-South Corridor will destroy the rural crescent. The effects of the proposed Parkway and resultant destruction of our transportation network will open this area for development. It will be the only way for it to function because the noise from the highway and need for new roadways will bring the development community in to provide the needed infrastructure.
- The look and feel of the rural area can be maintained even though development occurs if some guidelines are set down to limit such things as traffic, noise, pollution. With proper screening and buffers from the road even large buildings can be hidden from the view of the public. Underground utilities should be absolutely mandatory for all development of the rural areas.
- I am very disappointed by the PW supervisors. Slow growth, smart growth and protection of the rural areas must be the highest priority. The way you have allowed rapid development to take over has made this a very congested area, the schools have one of the highest teacher to student ratio, affecting the education system in this county, there is no really planning, the lack of public transportation is appalling. I feel that as supervisors you have not honor what the people of Brentsville district worked so hard to protect. I feel you have made PW cty a more unpleasant place to live.
- Pay some attention to how you are allowing bike riders to ride on the main roads in almost no-shoulder situations. They need shoulders. That is our biggest fear, cresting a hill and hitting a person (not a deer). Who wants to ruin two families like that?
- Please, stop building more residential areas! There is enough housing. There are not enough jobs. The roads/traffic situation is terrible. We are limited in the kinds of jobs we can have because it takes too long to get there. I commute over 2 hours a day because of our terrible local road situation. My office is only 25 miles away. It is absolutely absurd.
- I believe the core problem we are running into is the conflict of interest that members of state and county government (past and present) have that leads to prioritizing the desires of the developers over the existing residents of the county.

- Stop trying to get rid of the rural crescent. This constant questioning over and over is a transparent strategy and it is insulting to any citizen who is paying attention.
- Look, it's obvious that the purpose of this study is to now open up the Rural Crescent to development. To the BOCS: Please don't try to pave over the Rural Crescent with development. If you try, we'll make sure the public knows which of you is behind this, how much you are getting in political contributions from developers, what other conflicts of interest you have, and thus how corrupt you are.
- Break up the land... it's time and we need more services.
- I've lived in this county for 34 years and the quality of life has really deteriorated. Why do we need to build a huge shopping center in Gainesville, when we have empty shops and offices elsewhere?
- Do not build the bi-county parkway and do not close Rt 234 and Rt 29 at the Manassas Battlefield. This parkway serves no purpose. It will not ease traffic congestion in this part of the county. It will make traffic congestion worse because it's only going to open the door for more development in the rural parts of the county. Work on easing east/west traffic congestion. And closing Rts 234 and 29 at Manassas Battlefield is not acceptable. What a stupid idea that is! Stop this madness!!!
- NO TRI-COUNTY PARKWAY. If you made the commute, you'd understand that anything that would make it worse should be avoided by all means.
- There seems to be NO logic to the current boundaries of the existing rural crescent. I suspect the boundaries were drawn as a knee-jerk reaction to fast development in prior decades. When master-planning, planners should create areas based on a logical need and natural boundaries - not based on politics. As an example, there is no logical reason why the rural area's boundary lines follow specific parcel boundaries (as shown northwest of Rt. 66 & Rt. 15 intersection). Better planning would show the boundaries following ridges, valleys, major roadways, or other existing barriers.
- Too many people have a say so through politics about other people's land etc., without having to stick their necks out, they can gum up the works for everyone. In my opinion the bypass needs to be built, it needed to be built 25 years ago, but this isn't so much an argument for today, but for 25 years from now. The world will keep adding people and Gov'ts need to plan for the people, someone making the argument against road improvements today will be long gone in a short time, and shouldn't be afforded the right to make life harder on the folks in the future.
- Once you turn it into houses and strip malls, the odds of it ever being woods and creeks again are zero. We have one shot to manage our remaining open space....don't use this study as a guide to open more land to developers.
- Thank you for providing a forum to share my perspective on this issue.
- Build the bi-county parkway and keep RT.15 from becoming the outer beltway. Otherwise to hell with this whole study and let me develop my land for townhouses, 10 units per stick, and I'll move the hell out.
- I am responding to this as I found the link from a blog written by Al Albhorn, whom I have never met. I like what he said about having people have a voice in decisions that will impact them. Transparency in government is important, especially now, as there is so much distrust in the air. The issue of development is very complicated. However, information can be skewed, omitted,



altered to make a case for any way one wants to make it. Presentation is also a major factor. Once something is developed it can't be undone. If we think of future generations that may influence our decisions. Thank you.

- Appreciate your getting public input. Wish there had been greater planning where Route 28 is concerned. I just have to wonder why you allowed even MORE condo construction along that horribly congested road!
- You have the Native Bed at the Benedictine Monastery cared for the Master Gardeners to draw wisdom and resources from. Use that knowledge and plant material to colorfully beautify the Rural Area to get it ready for the tourists that will flock into PWC with their cameras and their cash. Reinvigorate your brown space areas within your urban blights. Rise up your skyscrapers there. Create gardens capes on their roofs and be a symbol of intelligent development that all the world can envy and emulate. Be the green community that raised the bar for the world to enjoy.
- The word 'rural' means simply all areas not called urban. Urban connotes a concentration of population into relatively small areas. Our rural area, therefore, should be kept open, lightly populated, and used for rural purposes - agricultural, forestry, and recreation.
- Thank you for allowing public comment on this, even by non-county residents. I am a Chamber member, but the Chamber does not ask for or reflect my views on issues like this.
- Do what the county promised with Silver Lake.
- I am a lifelong (50+ years) resident of the Manassas area. I remember when Sudley Road was two lanes and Manassas Airport was located where Manaport Shopping Center now stands (across from the Manassas Mall). I love this area, but hate the traffic and endless strip shopping centers. The rural area is a treasure that we should celebrate. I just hope that in the future that there are still people who want to farm and continue that noble profession. Is there any way that we could convince people with the large lots to "lease" their excess land to small scale farmers? We need to discourage these estate owners from creating large monocultures of mowed lawns. Thank you for the opportunity to comment.
- Need Natural Gas, Water and Sewer on Rt 28 between Vint Hill and Fitzwater.
- I think the way things are now is okay (traffic on Sanders Lane is a little too heavy for my taste but not much to do there besides stopping the bi-county parkway). It appears that the laws on the books are fine and enforcement is adequate. I really hope that the bi-county parkway is not built. I know the National Battlefield Park wants it but the proposed bypass along Bull Run is not a good idea environmentally. Maybe the Park should build pedestrian bridges across 29 and 234. That would be a lot cheaper than building the bypass.
- It seems to me that the timing of the rural crescent being up for a new study and possible change is coincidentally happening at the same time that the developers and chambers of commerce are pushing for the Bi-County Parkway to be built. It seems that the BOCS is getting a lot of pressure to break open the rural crescent for development. I just hope that there is still enough people left in the PWC government that have integrity and honesty who still realize they have an obligation to the citizens and residents and not sell them out. PWC is a great county with a great character. The rural crescent is a big part of what helps maintain that. In the end if these people no longer reside within our local government it won't matter what these surveys say or how we, the citizens, feel.

- I did not answer questions 9/10. I felt that my taxes are fine the way they are. And with the county not holding departments fully accountable for the monies they spend (pool at the 12 high school, which is a mission of the parks and recs) I would prefer not to give more. Until the schools are caught up the growth, I feel that increasing my taxes or a "rural preservation" fund would not serve much purpose.
- Again, this is a poorly structured survey. It's intent is to avoid discussion of the negative fiscal impacts of increased residential density in the Rural Crescent that will harm all taxpayers in Prince William County.
- Don't put a 4 lane highway through rural land. According to the presentation at Hylton a couple months ago, the charts showed little growth out there but that makes sense since it is rural (and should stay that way).
- Clearly define agriculture, forestry, agribusiness, and let us work.
- I feel that the questions on #12 are silly and I feel they will be used out of context. For example, Stating that 85% of respondents want subdivision entrance feature design controlled by the county--could be misrepresented to imply that respondents actually want subdivisions in the rural area. I encourage you heavily NOT to do that. Those question imply citizens might want the area 'managed' which is different than leaving rural spaces to revert back to forest for example. In my 10 acre lot neighborhood I have been asked to manage 7 acres by mowing into a lawn. Dumb request, but it shows a lack of knowledge regarding healthy land management. I recommend working with PWSWCD and other agencies to detail what appropriate large land, soil; water mgmt is or could be before implementing a new rural crescent policy. You can have both responsible development and land protection, but not in a parcel by parcel format.
- It is important to me and many other people in Nokesville to keep are town small and tight knit if you don't trust me then come out to any school event and talk to us parents.
- Certain rural traditions should not be encouraged, such as hunting, trapping, rodeo, horse racing, factory farming, pesticide use, etc.
- Please keep us updated on this status.
- Please preserve the rural area and our way of life. This year my son will be starting kindergarten in the school that my grandmother attended as a high school. I am sad to see the building go, but I am glad that he will be able to have elementary middle and high school without leaving Nokesville. I support this decision, but I do not support destruction of the school building. Please preserve this treasure as well.
- This survey appears skewed to generate an outcome favorable to the consultants and several BOCS members.
- Recommend overturning the 10 acre rule.
- The survey seems skewed toward opening up the Rural Crescent.
- As currently described, the bi-county parkway portion of the planned North-South Corridor will destroy a part of our nation's historic Manassas Battlefield and will destroy much of the rural character in the Gainesville Magisterial District of Prince William County.
- Would love to see prudence practiced at all levels of our local government. Trim the fat from the top.

- I am happy to see we as a county are finally seriously looking at this issue. It is unfortunate that it wasn't addressed in 1998 when the down zoning took place. For 15 years we have had a rural area with no tools in the toolbox to preserve it. Instead we have developed a significant portion of it into unproductive large lot residential development. We have become the poster child for how not to set up a "rural preserve" in a locality. However I am optimistic we can come up with some programs that will allow myself and the several other young farmers in the county an opportunity to continue our operations into the future.
- I can't stress enough how important the Rural Crescent is. I boast about it to other people and say that our officials actually got this one right!! Please keep the developers out!!!
- If you are allowing bicyclists to ride throughout the rural area then the road will have to be a little wider to accommodate them without serious injury or have to pull over to get around. Or a bike path would have to be built as along the 234 corridor.
- Please stop messing with this. Why bring the rural area down to the level of suburban nightmare found in the rest of the county? Why can't those of us who like this life find a place to live it? If people don't like it, they don't have to come here.
- I would really like to see public sewer and water come the rural areas. I think it is much more sanitary, better for the environment.
- We do NOT need any more houses or people...
- County has allowed for development in rural areas (exemptions). One way to incentivize developers is to have tax policies that incentivize developers to pursue already developed areas vs undeveloped. Next, is for the county to determine growth by phasing in areas where it desires growth. Finally, with the 10 acre rule, sewers are a non-issue so it's better for people to connect to sewers than have septic systems.
- Looking at the list of your stakeholders, the process has been used to completely tilt the argument in one way. Through the guise of the NBA, Soil and Water, and similar organizations, you've managed to load up the stakeholder list with people who are openly hostile to preserving any rural area. I recognize the names of many people who want the rural crescent dismantled. There are people in all those organizations that feel the opposite but amazingly, they were left off the list. It taints the entire process when you start with a tilted mix of stakeholders. I'm sure that is why you saw the hostility. I suspect you'll meet the other side who believes in the rural area preservation at every public hearing.
- We need to steer development east not west.
- I believe like many others that the 10 acre rule was a mistake and has been in place too long. Its affect has harmed the rural area, not helped it. There are people in every community that say no to everything and don't want change. I am not one of them. Change is unavoidable and necessary. The farms and businesses in the Nokesville area today need a change in the status quo to be able to compete and thrive. A higher density will bring more residents capable of buying local products and using local services. Intelligent development is the key to it all. Instead of limiting development - invite it and have it done in a manner that does preserve green space - provide open space - preserve forest - helps business thrive, attracts more diversity, improves the tax base, grows jobs.
- Thank you for giving a voice to your tax payers in the rural communities.

- WAIT LONG ENOUGH AND PEOPLE WILL BE MOVING INTO PWC you don't need to take open land from landowners in the rural crescent to make roads and schools and buildings. They live there they know they have to drive to go places or get things. Are you people so stupid not to realize this is part of what makes Prince William County special. Grow a pair and tell the developers look elsewhere.
- What happens to the rural crescent will determine how I vote in upcoming elections. We moved here in 1997 for the balance of suburbs and rural. My area is now urban and all the farms within five to ten minutes of my house are GONE save for one. I am disgusted with the lack of respect for the rural heritage and also the lack of concern for the needs of farms and such in the county that many have. The reason we STAY here is for the schools (hard to find such a great program with IB schools) and the commute for my husband. The reason I want to leave is because I am sick of the urbanization and the issues coming along with it.
- Don't have enough information on sewer and septic to make an informed decision.
- I believe most people who go into politics have ... Never mind.
- Since moving to the county 20 years ago we have seen the forests cut down and the sprawl spread. The rural area is all you have left; don't let it be bulldozed.