

About you and your household*

1. What is your residency status in Greensboro?

Year-round

Part-time (seasonal)

1a. If you are a PART-TIME resident, do you anticipate becoming a full-time Greensboro resident in the future?

Yes

No

Comment:

2. How many years have you resided in Greensboro (either full or part-time)?

3. Do you rent or own your Greensboro home?

Rent

Own

3a. If you currently rent your Greensboro residence, are you hoping to own a home in Greensboro in the future?

Yes

No

Comment:

4. Where is your Greensboro residence?

In or near Greensboro Village

In or near Greensboro Bend

On or near Lake Caspian

On or near Lake Eligo

Other areas in town: _____

Comment [AL1]: I don't understand the question regarding 5-year increments. There is no question that uses these.

Question regarding order – You can move these around however you like. I would suggest putting the easy ones FIRST.

Comment [AL2]: In my opinion this is important to identify non-homeowners and potential barriers to becoming homeowners.

Comment [AL3]: Question regarding relevance. In my opinion, this will be helpful to identify issues that are most relevant to specific parts of town.

* Answers will be kept confidential.

5. How many in your Greensboro household (including yourself)?

6. How many in your household are under 18?

Comment [AL4]: Question regarding age? I think this is adequate, given you also have Census estimates.

7. How many in your household are over 60?

Residential Development

Over the past ten years, Greensboro has seen an average of 4 new homes per year, 1 of which is intended for vacation use.

8. Regarding the rate of residential development, how would you characterize the rate of commercial development?

	Just right	Not enough	Too much	Don't know/no opinion
In or near Greensboro Bend				
In or near Greensboro Village				
On or near Lake Casplan				
On or near Lake Eligo				
Other areas in town:				

9. Where you like to see the following types of residential development directed in the future?

	Single and two-family homes	Rental Units, Single and two-family homes	Rental, Multi-Units of 3 or more	Condominiums	Clustered housing	Specialty housing (e.g. senior housing)	Don't know/no opinion
In or near Greensboro Bend							
In or near							

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Greensboro Village							
On or near Lake Caspian							
On or near Lake Eligo							
Other areas in town:							

Other areas, types? COMMENT: _____

10. If you indicated an interest in CLUSTER DEVELOPMENT (e.g. grouping residential properties on a development site in order to use the extra land as open space, recreation or agriculture, what should it consist of – and where?

	Single and two-family homes only	Mixed Use (e.g. retail, community centers)	Condominiums	Income-or age-restricted	Don't know/no opinion
In or near Greensboro Bend					
In or near Greensboro Village					
On or near Lake Caspian					
On or near Lake Eligo					
Other areas in town:					

Other areas, types? COMMENT: _____

11. How affordable to you consider your Greensboro resident to be?

- Affordable
- Barely affordable
- Not affordable at all

Comment [AL5]: Question regarding "Comment" field. It's a function of context. This question should probably have an open comment field that says "Comment". A yes or no question should probably say something more like "why or why not."

12. What is the major cost driver contributes most to your housing costs of your housing in Greensboro?

Comment [AL6]: Here's another way you could do it.

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	None	Less than a third of housing costs	More than a third	More than half
Taxes				
Mortgage/rent				
Maintenance or repair				
Utilities				
Heating				
Other: _____				

Taxes
Mortgage/rent
Maintenance or repair
Utilities
Heating
Other: _____

13. How convenient is your Greensboro residence to where you work?

- Very (less than 10 miles)
- Somewhat (more than 10 miles, but less than 25)
- Not convenient (more than 25 miles)
- Not relevant for the following reasons (e.g. retired, work from home)? _____

14. How likely would you consider using the following to go to work or errands, IF it were regularly available?

	Highly likely	Somewhat likely	Not likely at all	Don't know/no opinion
Ride share				
Public transportation				
Bike paths				

Comment: _____

Commercial development/Economic

15. Do you currently operate a business in Greensboro – or have you in the past? (Including farming or logging)

- Yes
- No

16. Is (or was) your business based out of your home?

- Yes

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No

17. What types of future commercial development should be ENCOURAGED in Greensboro?

	In or near Greensboro Bend	In or near Greensboro Village	On or near Lake Caspian	On or near Lake Ellgo	Other areas in town:
Home-based "cottage" industries					
Personal services (e.g. banking, Insurance)					
Restaurants, cafes					
Inns, Bed & Breakfasts					
Assisted living facilities					
Neighborhood retail (e.g. small scale)					
Retail, larger than 5,000 sf					
Auto repair, gas stations					
Recreation-based business					
Agritourism businesses (e.g farm café, farm stays)					
Value-added processing (e.g. microbrewing, cheesemaking, etc.)					
Small scale Industrial (e.g. enclosed 10,000 sf)					
Medium Industrial (e.g. unenclosed, 10,000+ sf)					
Other /Comments?: specify					

Comment [AL7]: Question about "none of the above". Would this open-ended comment area suffice as an opportunity for people to voice their opposition to ALL commercial development?

Community Character

18. The top three things I LOVE NEVER WANT TO CHANGE about Greensboro (and never want to change) are:

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19. The top three things I ~~DISLIKE~~ WANT TO CHANGE about Greensboro (and wish to change) are:

20. What are the top FIVE priorities for the Greensboro Planning Commission over the next five years?

Expanding housing opportunities in ~~the villages~~ Greensboro Village

Expanding housing opportunities in Greensboro Bend

Making housing more affordable

Improving public transportation

Attracting new businesses to Greensboro

Developing a network of recreation trails

Attracting more families with children

Creating more housing opportunities for seniors

Improving town services

Preserving the character of the Villages

Protecting natural resources

Maintaining the school

21. What aspects of Greensboro's natural resources should be a priority in the next five years?

Keeping working lands open and viable

Protecting water quality around our lakes

Protecting water quality around our streams

Make the town more flood resilience (e.g. prevent fluvial erosion, protect floodplains, wetlands)

Prioritize environmentally sensitive lands for conservation

Protect natural communities (rare plants and species)

Protect important wildlife habitats and travel corridors

Comment [AL8]: Question regarding picking top 3. It's your choice. The difficult here is that many of these are inter-dependent. There should probably also be a field that allows for respondents to write in their own priorities.

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Protect important scenic viewsheds

22. The top THREE scenic viewsheds in Greensboro are:

23. Regarding energy which of the following statements do you agree with?

	STRONGLY AGREE	Somewhat Agree	STRONGLY DISAGREE	Don't Know/No Opinion
New development should be appropriately sited (e.g southern-facing exposure)				
New development should be concentrated in certain areas to minimize sprawl and reduce automobile use				
Residential scale renewables should be encouraged				
Small scale renewables should be sited on historic structures within carefully				

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considered guidelines				
Ground mounted solar installations should be screened from public rights of way as much as feasible				
The town should develop policies and guidelines for key siting renewable in important viewsheds				
The town should develop policies and guidelines for siting solar in viable agricultural lands				
Other: (specify)				

There are a couple of ways we can make this less technical, but I think specificity will be key if you want to get meaningful responses. For example: Recent legislation and court decisions make it possible for the town to provide specific guidance on certain types of renewable energy installations. Are there certain aspects of ground mounted solar installations that you would like to see? See below.

	<u>Siting in Agricultural Soils</u>	<u>Clear Siting</u>	<u>Screening from public rights of way</u>	<u>Visibility in key scenic viewsheds</u>	<u>Proximity to residential uses</u>
<u>Less than 1 acre</u>					
<u>1 to 4 acres (about 100 kw)</u>					

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<u>4 to 7 acres (about 500 kw)</u>					
<u>More than 7 acres</u>					
<u>Other standards for solar fields? Please specify:</u> _____ _____					

What about wind towers? See below:

	<u>Transitional to residential areas</u>	<u>Not in</u>	<u>Visibility in key scenic viewshed?</u>
<u>Small-scale (residential)</u>			
<u>200 feet or higher</u>			
<u>Other standards for wind towers? Please specify:</u> _____ _____			

Do you have any issues or concerns for the Greensboro Planning Commission?

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