

Fluvanna County Economic Development Commission
“EDC Roadshow” 2009-2010
Citizen Survey Results

Introduction

From October, 2009, through April, 2010, representatives of the Fluvanna County Economic Development Commission travelled to various civic organizations throughout the County to talk about the subject of economic development. This “EDC Roadshow” was comprised of a presentation that outlined the County’s Vision, along with an overview of the EDC’s Strategic Plan for achieving the economic development goals established in the County’s Comprehensive Plan. (For more information about the Comprehensive Plan, or to view the EDC’s presentation or draft Strategic Plan, please visit the County’s website at www.co.fluvanna.va.us.)

More than a dozen organizations were a part of this endeavor, including the Chamber of Commerce, Ruritans, Lake Monticello Owners’ Association, Fluvanna League of Women Voters, the Farm Bureau, Rotary, and the Fluvanna Leadership Development Program. We estimate that approximately 250 people participated over the seven-month period.

All participants had the opportunity to receive a copy of the EDC’s current draft Strategic Plan. They were also invited to offer comments and input during each meeting. Additionally, all interested parties were invited to participate in a survey designed to solicit citizen input into the economic development process. Both online and printed surveys were compiled with the following results. ¹

1. What is your Fluvanna district?

Palmyra	26.8%	26
Columbia	10.3%	10
Fork Union	12.4%	12
Cunningham	11.3%	11
Rivanna	34%	33
Not sure/other	5.2%	5

2. How many years have you lived in Fluvanna?

0-5	31%	27
6-10	28.7%	25
11-20	26.4%	23
21-25	3.4%	3
25+	10.3%	9

¹ Note: A total of 87 surveys were submitted. Not all participants completed every question. Narrative responses appear exactly as written by the responder with no attempted edits.

3. What does Economic Development mean to you?

1. It means having businesses that can pay taxes and create jobs to benefit Fluvanna County.
I feel that Fluvanna needs to bring some businesses to this county & take some stress off the tax payers...there are many of us who have lost everything do to the economy and lack of help...if this keeps up, many more people will loose everything, especially the elderly & on fixed income.
2. Bringing more businesses and tax dollars to the county
3. Measured growth of business, primarily professional, that pays wages in the top 1/3 of national range and requires highly educated work force. Also must put minimum stress on county resources,
4. More opportunities, increased tax based, greater benefits to all residents.
5. Expanded tax base. Bringing businesses to Fluvanna that offer services, jobs, and low impact on the environment.
6. more money for the county.
7. Developing a plan to to increase our economic development for the future. It would include investing in the infrastructure needed (utilities, roads, etc), change the zoning for certain areas of the county and offering incentives for businesses to come in especially ones that offer large scale employment.
8. Attracting businesses and promoting opportunities for commerce.
9. Financial wealth and growth of an area.
10. We need more buisness and economic growth to help support our population. The developments at Zion Crossroads were a brilliant move by Louisa. I hope there will be similar opportunities for Fluvanna to be a part of.
11. Local government stays out of it!!!! Let the businesses do what they need to do! And let the families govern themselves.
12. A community that attacts business, supports workforce development, and creates a tax base that eases the reliance on residents
13. Providing good paying, reliable jobs to those that live in the County. Also, jobs that provide goods and services to residents where they spend their earnings within the County in which they live. Less trips to other Cities and Counties for necessary goods and services. The current industrial and cluster development philosophy for the Fluvanna side of Zions Crossroads is not it! I have to travel outside the County for employment and necessities! Industrial zoning increases heavy, industrial traffic on secondary and main roads and doesn't provide any new jobs because these businesses have moved from other localities who no longer wanted them there!
14. It is the growth of the county's economy without outgrowing the affordability of it's people.A \$70m high school does us no good if we can't afford to live here.
15. I have watched this county grow by leaps and bounds and the development that has occurred has helped many if not all within the community. To be an attraction place to live and raise our family's this county must continue to step outside the box.
16. It means we need to grow with the times and the area. By letting more buisness in the community we get to collect more taxes as well as employment for people in our community. We need to join together to make Fluvanna stronger.
- 17.

18. It means responsible growth. It means our county is proactively searching for businesses that would benefit the county and not burden the county.
19. Economic Development is the investment of capital from the private sector into a locality that helps create jobs and tax base for the County. This includes retail, industrial and other types of project that generate NON-RESIDENTIAL tax base.
20. services and access, attractions
21. growth and development of businesses
22. "Good" conomic development is the encouragement and realization of increased commercial enterprise which will result in the greater local availability of goods, services and jobs. It should make available Fluvanna jobs for Fluvanna people, and with it the property and sales tax income needed to reduce the financial burden being borne by individuals and families. The right kind of economic development will also help to ease the otherwise inevitable traffic congestion caused by Fluvanna residents travelling to Charlottesville, Waynesboro, Richmond and other places to obtain food, clothing, recreation, medical services and entertainment.
23. structured and controlled growth, educated decision-making with high regard for the rural nature of our county

I retired nearly a year ago and moved here precisely because of Fluvanna County's rural, small-town character -- and its proximity to a University town. I have no direct personal interest in economic development. However, I do very much want to see the County prosper while retaining the character that makes it such an appealing place to live.
Fluvanna County, like any county, should always be looking for ways to encourage business growth so that men and women can enjoy access to local jobs and children can get an education that prepares them for the workforce.
As I understand it, the Fluvanna schools are doing a good job; that leaves new business growth -- and that will require a careful, prudent, cost-conscious county development policy.
24. People increasingly are coming to believe that government programs, spending and intrusion into the private sphere are out of control at all levels, federal, state and local. They're right.
For economic development to succeed, therefore, I believe the County should at all costs avoid capital intensive development projects that add to the tax burden of today's residents while promising development a decade or more down the road. How many people do you know today who believe politicians' promises? Public support for responsible development is vital to success; County officials should be careful not to propose grandiose, expensive projects that will alienate the public and end as costly failures.
25. Bringing businesses, jobs, amenities and the subsequent tax base to an area,
26. It means bringing businesses, jobs, and tax dollars into the community.
27. The opportunity to get new businesses into the area that will hopefully have staying power to provide a continual source of taxes to the County.
28. Establishing business within a community
29. Using the resources of government to help encourage rather than discouraging businesses from establish themselves in our county.
30. Developing the county to be for finically secure and less dependant on state funding. Growing not personal real-estate tax income.
31. A fully integrated business community, for profit and not for profit, meshed with the residential base that provides employment opportunities, shopping opportunities, and local tax revenue.

32. The county having a strong tax-base, self-sustaining, not having property owners bear the entire tax burden.
33. Quality of living going to the Devil
34. infrastructure, such as water, and businesses which bring well paying jobs to the county, such as the power plant
35. Growth that provides conveniences to the residents without over crowding. Reasonable economic growth.
36. Enticing and encouraging useful commercial entities to make Fluvanna the home of their businesses. This provides a draw for tourism and visitation of the county, convenience for the citizens as well as tax base for the counties operation.
37. Creating an environment where business can prosper and citizens can find work and enjoy a high quality of life
38. Business/Commerce Development and diversification.
 - * More jobs, less property taxes for residents
 - * Concern for proper land development---avoid over development of commercial or residential property
39. *****Seek to find a happy medium between the above.
 - ****More county taxes that come with more economic development make for better schools, etc.
40. Economic development is the increase in the standard of living of a nation's population with sustained growth from a simple, low-income economy to a modern, high-income economy. Its scope includes the process and policies by which a nation improves the economic, political, and social well-being of its people.
41. This means to me we are moving forward to balance out the growth of the county. With more business and industry, to help offset the tax base.
42. a healthy physical and financial growth
43. The bringing of commercial properties to the County to bring in tax revenue, as well as private real estate, done within the scope of short and long term planning
44. growth
 - 45. The provision of infrastructure to bring and help maintain businesses in the County that provided a source of recurring tax base to support the needs of the County. Examples, Emergency services and schools without taxing individuals out of their residence.
 - 46. Well, when government people use it, they usually mean bringing in infrastructure and business to transform our rural county into someplace different.
 - 47. The ability to provide commercial, industrial and or technical businesses to the county in order to offset real estate/personal property taxes for a sustainable time in order to meet the localities service needs.
48. Increase in jobs in the County
49. bringing business to Fluvanna
50. A process that enables businesses to profitably locate and operate in Fluvanna to provide needed services and goods for citizens and government.

51. Necessary development limited to important goals in development areas only.
52. My idea of Economic Development in Fluvanna is the growth and development of Fluvanna in such a manner as to serve the population with needed services and products while still preserving the, as best as possible, the rural character and beauty of Fluvanna. Growth and development are essential but proper landscaping and preservation need to be taken into our planning agenda.
53. More taxes to pay for the required improvements related to the Development
54. Creation of stores and jobs consistent with maintaining a quality environment
55. Smart development of infrastructure without burdening tax base.
56. Developing a commercial tax base
57. Opportunity for jobs and an increase in our tax base.
58. more jobs lower taxes
59. Economic development, to me, is growth in commercial, industrial, and retail businesses within our county that supports employment for our citizens and builds revenue at the same time. Residential development also plays a key role in positive economic development because it allows citizens to live and work in the same county which will increase revenue and lower taxes.
60. Vibrancy. We need lots of different types of businesses, housing, and services for our vibrant community. Vibrancy breeds more vibrancy. Alternatively, stagnation breeds more stagnation. A good friend of mine used to always say "if you're not growing your dying" and I believe that to be true.
61. The inclusion of viable business, farms, service providers that offer goods and services, produce tax revenues, increase tax base and offer jobs to citizens allowing them to live and work within their community.
62. Controlled Growth within a community.
63. Growing new businesses that enhance the tax base of Fluvanna County and provide stable high paying jobs.
64. income tax producing businesses to help keep homeowner property rates reasonable.
65. trouble
66. having access to businesses to shop and work at. also, to balance how much individual property taxes I pay versus businesses paying them.
67. The sensible use of land resources for the growth of commercial enterprises with the objective of strengthening the tax base, providing local availability of needed goods and services, and providing Fluvanna jobs for Fluvanna citizens.
68. Prosperity and competitiveness. Ample jobs. Good jobs.
69. More jobs, high quality services like safety, human services, education. All basic needs in the county. Shopping, recreation.
70. A broad spectrum of goods and services available locally that supports a healthy growing tax base. An attractive location to bring businesses to Fluvanna County.
71. Jobs in the county for the people in the county.
72. More businesses that provide employment opportunities for citizens of the county. Businesses that are

able to provide employment for all levels of workers from executives to hourly workers. Businesses that encourage citizens to spend money locally.

- 73. Opportunity.
- 74. Outstanding potential but no smart leadership thereby missing the possibilities to be significant and forward.
- 75. Tax base, jobs.
- 76. It can make tax rates affordable.
- 77. Plans to improve the F.C. economy.
- 78. Jobs and taxes
- 79. Balance between rural life and controlled growth of business. We need to control where this growth occurs and closely monitor its impact on our rural environment.
- 80. Increase in diversity of businesses and services while retaining and preserving the environment and rural/rustic element that we love.
- 81. More places for the people already here to work so they don't have to clog 53 – short term, long term – as stated – decide who you want to attract and go to events to attract.

4. How satisfied are you with...

	Very unsatisfied	Unsatisfied	Neutral	Satisfied	Very satisfied
...the availability of Fluvanna retail businesses?	17.4% (15)	45.3% (39)	14.0% (12)	22.1% (19)	1.2% (1)
...Fluvanna's industrial & commercial growth?	32.6% (28)	41.9% (36)	17.4% (15)	8.1% (7)	0.0% (0)
...employment opportunities in Fluvanna?	36.5% (26)	40.0% (34)	15.3% (13)	5.9% (5)	2.4% (2)

Further comment on your rating?

- 1. Retail business is not desirable in Flujvanna County. It will not pay its way unless we impose hefty BPOL tax.

2. Do not want industrial growth but do want commercial growth
3. need more tax money for fluvanna from businesses
4. Get businesses that would bring in revenue for the county.
5. I am very happy to be able to shop at Walmart and Lowes without having to go to Charlottesville. I wish Fluvanna could benefit from some of that revenue generated by these buisnesses.
6. Why cant we have businesses here to help pay the taxes?
7. The county needs to invest in providing the resources to attact the businesses we want
8. The comments in #3 speak volumes!
9. There are areas other than the Lake in the county.
10. Look across the line at Louisa - They have made the appropriate investments (land planning and infrastructure) to create business & employment opportunities! We have NOT!
11. These have all been going in the wrong direction for many years. There has been no significant economic development, and a net loss of jobs in the county.
12. I am not terribly impressed with the availability of retail, but I also have no desire to see more business here. Improved quality would be nice...

The County needs to improve in all these areas -- a little. We could use a few more stores, sure. And more good commercial and industrial jobs -- but not thousands more. The County can do better but the situation is not dire and it should not be treated as though it were.
- 13.
14. Fluvanna needs to target commercial growth, within a commercial growth corridor
15. Fluvanna has long had a reputation of being "business unfriendly" - deserved or not.
16. Sorry, these are loaded questions
17. After living here so long and watching all the farm land disappear and house taking over the fields. The county residences have no place to work; they must commute to Richmond or Charlottesville.
18. Commercial business needs to be allowed into fluvanna to support growth. All the residential areas don't provide the county with much income.
19. most of our shopping is done in C'ville and my children (young adults) cannot find employment
20. we need taxes from businessess and not continue to put the financial burden on the bedroom community
21. Fluvanna's government is antigrowth, antibusiness.
22. We need more types of retail and need vaired commercial and industrial opportunities for jobs. We can't keep sending our residents to Charlottesville to work.
23. I feel that there were many missed opportunities
24. There needs to be more employment opportunities
25. it is very difficult to find a decent paying job in Fluvanna
26. Besides surrounding the lake and at I-64 exit, where is there Retail?

27. Not only are there few quality places to shop and few employment opportunities, but we are clogging our inadequate road system as we travel to the places where we shop and work.
 28. There are not enough
 29. I appreciate the work done by the EDC – excellent plan.
 30. Many retail and industrial opportunities are not available in Fluvanna. Without those, people earn and spend outside the county.
 31. Government loves tax revenues from business, but gives NO help!
 32. Grocery, clothing, competition.
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5. What types of businesses would you like to see in Fluvanna County?

1. some business on Route 15 side of the county....why does everything have to be at the lake end?
resteraunts
2. restaurants, bakeries, coffee shops
3. Corporate headquarters, high tech (but not such manufacturing facilities as wafer fabs, which tax resources).
4. Retail clothing/shoe stores, baby stores
5. Restaurants, lodging, coffee shop, electronics, more public transportation
6. shopping, restaurants like cracker barrel on the fluvanna side at zions crossroads
7. any that are willing to come here in fluvanna and especially if they offer large scale employment opportunities.
8. White collar establishments who hire professionals (accounting firms, technology design, architectural firms, etc); Medical buildings, Restaurants, Pharmaceutical manufacturers, etc. Wish we had a Walmart!
9. I think careful research should be done to determine what buisnesses could succeed and prosper in our community.
10. RETAIL, RETAIL, RETAIL ... It is dangerous to drive these roads around here to go to C'ville or Richmond. Its a Pain in the butt. Common Sense!!!
11. technology, lodging, child care,

Philosophy needs to change (very unhappy with industrial zoning and cluster developments) to what Louisa County is approving i.e. Walmart, Lowe's, places to eat, places where citizens can live, work, and have necessary amenities within the County in which they live! If you have to tear up what was beautiful land in Zions Crossroads then you should approve businesses that help citizens obtain gainful employment and where they can take care of their needs rather than catering to contractors who don't provide services to this county but rather to Albemarle County and the City of Charlottesville! It sure would be nice to have a beautiful park close by for this end of the County. Pleasant Grove is too far away for those on the western end of the County to appreciate!
- 12.
13. I'm not sure we need anymore, but I guess it's too late to stop now.
14. Entertainment venues for family's. Another Grocery store other than Food Lion. Athletic based store/venue.

15. We can use more restaurants, offices, shopping- anything. While I think we have come far from when I moved here, we still have room for improvement
16. Big Businesses that will help bring in money. You could start with building near Zion Crossroads. Look at all the money Louisa is bringing in off of IHOP, Wal-Mart, and Lowe's. Come on Fluvanna, get a clue.
17. It's too late for Wal-mart or Lowe's, but they would have been good for the county. What about an Olive Garden type restaurant, a bowling alley or gym in the Zion Crossroads area?

I would like to see businesses that have a high capital investment and high wage rate, whether this is research oriented, advanced manufacturing or something that requires a highly skilled workforce. These businesses will not be interested in the community if we are not adequately prepared to offer them appropriate infrastructure, both from a political and utility perspective.
18. local citizen's businesses
19. resteraunts; clothing; things that will take the pressure off the tax payers
20. more restuarants, entertainment (bowling alley, movie theater)
21. Restaurants, a better supermarket, clothing stores, a Home Depot on our side of the county line, entertainment (movie theatre, bowling alley). Businesses that will provide jobs: light manufacturing, call center, government (NGIC, FEI, etc.), communications, outpatient medical services, community college.
22. I never thought I would like to see a recycling center, but I think it is a wonderful addition to our business community. Ideally, I would like to see the county develop along the lines of an historic tourist attraction with artisan shops.
23. Small business accounts for something like 80 percent of current and new jobs in the U.S. Resident entrepreneurs should be encouraged; small businesses (from 10 to 100 employees) with real growth potential and perhaps a mid-size business (up to 500 employees) willing to move here should be the the County's targets.
24. Manufacturing, service, retail, defence or govt. agencies
25. I would like a gas station near Slice Road gate. More restaurants in the county.
26. Full service restaurants; manufacturing businesses; businesses that will not only offer a good tax base to the County, but also jobs with good pay and benefits.
27. Retail, restaurants and entertainment (movie theater or bowling alley)
28. High tech, non-polluting businesses.
29. Any new business
30. Service businesses are fine, but we need businesses, e.g. Tenaska, that provide big impacts to our bottom line without draining additional county services. Still seems remarkable to me that the residents of this County struggled as they did to permit the Tenaska plant.
31. Green, innovative businesses, good strong small businesses, solid retail establishments (information type businesses, advertising, etc.)
32. NONE
33. More restaurants that are well known, retail establishments, larger gas stations/convenience centers that are lower on prices.
34. more franchises and bigger business in the county that create more jobs and sustainability

36. Retail, Restaurants
37. We need a kalidescope of businesses to provide a variety of employment options and generate tax revenue
38. small/light manufacturing, service industries. Retail in the Crossroads area of Fluvanna.
39. Restaraunts, retail
40. Super Wal-Mart, Chipotle, Lowes, Toco Bell, ect.
41. Auto parts store, a few more fast food restaurants, major name brand stores Target, Radio Shack, Clothing stores.

The Walmart that Louisa now has. Something open 24 hours, conveniently located within the county, such
42. as a Sheetz or the like. Maybe some recreational businesses such as a bowling ally, go-kart track, a real movie theater, ect.
43. Retail
44. more retail to off set the taxes
45. retail business and commercial/industrial that bring jobs and a tax base for the County
46. I think we have enough.
47. technical and high end retail
48. High Tech, light industry, professional
49. light industrial, retail

Businesses that can benefit from using or developing any natural advantage that Fluvanna has over competing adjacent counties. Developing recreational programs along the James River is a natural area to
50. develope. Perhaps using the James as a water source for aquafarming programs. Businesses along rt 15 that could benefit from water and sewer systems. More communication towers. Businesses that use clerical skills, high tech.
51. Small high tech companies, small insurance branches, retail in clothing, shoes, books, restaurants
52. retail,commercial, restaurants,grocery, private owned businesses. Fluvanna needs to retain what we already have while mixing in new and bigger businesses.
53. We are fine now
54. High tech, government office, hospital, community college

Clothing outlets, restaurants, large scale wholesale outlets, recycling businesses, customer service centers
55. and any business that does not draw on our service resources that will require us to expand our personnel to support the growth with additional county personnel.
56. Innovative technology
57. Industrial Park
58. light manufacturing
59. Small business that creates well paying jobs.

60. Any and all that employ people. I'm in the construction trade and know that that business employs an awful lot of people here.
61. light industry, technical, warehousing, practical retail, viable local farming food production.
62. Professional business. Chain Restaurant like a chilis..
 1. Office parks and Corporate headquarters
63.
 2. Retail stores
 3. Light industrial
64. good restaraunts, someonewhere besides at the lake.
65. none
66. retail and commercial businesses particularly in zion crossroads

Health care and health service related businesses; technology-based businesses such as call centers, bank operations centers, & 'think tanks;' light manufacturing; pharmaceutical; education; clean energy production; and a Wegmans supermarket!
67. More places to eat, shop, and visit, so I don't have to drive to C'ville or Short Pump (or Louisa)
68. Clean industry – large business for banking, technology business, electronics, movies

Manufacturing – low pollution/environmentally responsible. More retail of grater variety – clothing, books, sporting goods, training centers, develop industrial centers similar to he business park and Zion's Crossroads.
69. Small family businesses and a few large commercial businesses.
70. Personal services – the type that prevent people from running to town. Attract a retiring population with services and low cost of living.
71. Light industry to business parks.
72. Any and all.
73. Industrial power plants, factories, mills, power plants #1 priority, green power especially – hydroelectric, Rivanna/James, wind/solar, geothermal.
74. Wholesale distribution, small manufacturers.
75. Arts, theater, activity for teenagers
76. High paying, low pollution.
77. Services. High tech. We need to be open to all industries.
78. Art galleries, clothing/retail, book stores.
- 79.
- 80.

6. What types of businesses would you NOT like to see in Fluvanna County?

1. topless bars
2. "sin" stores - liquor stores, sex paraphernalia shops, etc.

3. No more retail. Minimum residential development. No heavy manufacturing.
4. Anything that puts foul odors and pollution in the air or contaminates water. No distribution centers too much impact on the roads. Technology businesses would be great.
5. not sure
6. ones that are environmentally unfriendly.
7. Please minimize strip malls! No mining, no check cashing/cash advance business please!
8. No paper mills or any such businesses that would pollute our air or damage our water.
9. I could not say specifically. I think we could look to counties like Louisa and Orange who have thriving business areas, but still retain a rural atmosphere.
10. businesses that pollute the air (pulp mill), that bring in lots of tractor trailers (distribution center), big box store unless it is at Zion Crossroads

11. INDUSTRIAL BUSINESSES IN THE FLUVANNA COUNTY PORTION OF ZIONS CROSSROADS WHICH HAVE A NEGATIVE IMPACT FOR THOSE THAT LIVE ALONG ROUTE 250 (WEST OF ZIONS CROSSROADS) AND ROUTE 15 CORRIDORS--ENOUGH IS ENOUGH ALREADY! PUT INDUSTRY IN OTHER PARTS OF THE COUNTY WHERE THERE IS ZONING FOR IT BUT NOTHING IS BEING DONE! WE ARE TIRED OF HEARING THESE LOUD, HUGE TRUCKS, ON ROUTE 250 AT 6:00 AM IN THE MORNING WHEN THEY CAN EASILY USE I-64 AT ZIONS CROSSROADS (ONE MILE FROM THIS ACCESS) I.E. BETTER LIVING, BFI/ALLIED WASTE, TIGER FUEL, ETC.... IT WON'T TAKE LONG FOR ROUTE 250 TO ONCE AGAIN DETERIORATE AFTER JUST BEING PAVED!

12. I like our rural county. I don't want anymore traffic on our roadways. What's wrong with being a bedroom community? Not every town needs to be a metropolis.
13. I really am open- to each his own as long as it abides by the same rules and laws
14. Little businesses that aren't helping us...ie, the ones by Food Lion at the Lake.
15. Heavy Industry, major trucking
16. Low wage companies and companies that only need manual labor. The owners of those companies make money off the backs of the people who sweat to make them money.
17. something that will degrade the rural character
18. bars
19. Heavy manufacturing which would generate significant noise and pollution; destination businesses (shopping malls, etc.) except in Zion Crossroads.
20. Large retail chains and fast food

21. To my horror, I heard someone suggest recently that a corporate Call Center would be a good catch for the County. Just what we need, an outpost of some corporate giant with no interest in the community, that offers numbing, soul-destroying jobs that people generally use as a stopgap before moving on to something else, somewhere else.

21. We don't need a large business on which too many residents would become dependent; we need a mix of small, growing businesses integrated into the community -- manufacturing, commercial, service, etc. The more, and the more various, the better.
22. Polluters, mining, paper mills or other odor producing entities

23. Industry that would pollute the air or water in the county.
24. Fast food
25. Clubs (nightlife)
26. Large scale manufacturing
27. none
28. Lets avoid catering to businesses that could or would adversely damage our way of life, e.g. a regional landfill. In addition, we do not need any more realtors or real estate firms - we are saturated with these folks which points to our role as a bedroom community for others.
29. Nothing that pollutes.
30. NONE
31. Small, highly expensive specialty shoppes -- these seem to have a high turnover/closing rate and provide little service to the citizens
32. Sexual Entertainment
33. Bars/night clubs.
34. Well, depending on the establishment, nothing in particular comes to mind to prevent.
35. industrial
36. scrap yards, car dealerships
37. industrial business that bring in and exude toxins and trash
38. I don't think we really need additional development.
39. major manufacturing plants
40. environmentally unfriendly, jobs that pay poorly
41. large industrial
42. Businesses that pollute water,air, peace and quiet, and nighttime darkness.
43. Medium to heavy industry, large "boxes" like K-Mart, Lowes, etc.
44. No more trash facilities, we are now overloaded with them.
45. New ones
46. Paper mill and other heavy industrial
Oil refinery and other air polluters
Airport
47. Any business that we are giving large tax breaks too and don't pay their own way. Any business that draws resources from our services i.e. police department, fire, etc. and fails to be a good neighbor who will preserve surrounding geographic area.
48. heavy industry

49. Scattered small strip Malls
50. more government
51. business that sends revenue elsewhere and does not create jobs.
52. Heavy industry, unless it was located near one of the power plants.
53. Heavy polluting industry, low paying jobs
54. More power plants, one is enough.
55. heavy industry
56. any
57. strip clubs, more industrial businesses in zion crossroads
58. Those that would have an adverse environmental impact (film processing, circuit board mfg, slaughterhouses, etc); "destination" malls that would create further traffic problems (unless at Zion Xroads); heavy(noisy/dirty) mfg.;
59. Polluting ones
60. Wood yard, any business that pollutes, businesses where many levels of skills can get a job, not all high tech jobs.
61. Low qty. employment/ high pollution. "trashy" stores.
62. Lots of industrial warehouse type buildings.
63. Polluting industries.
64. None. However, location is critical.
65. Retail and service – low wages for employees, high income for owners. Small retail and small service has low wages and low income for owners, low tax revenue for county.
66. Slaughter-houses.
67. Nuclear energy.
68. Heavy manufacturing. Strip mall with large chains like Wal-Mart.
69. Dollar Discount Stores, fast food restaurants.

7. Please provide any additional comments or input not mentioned:

1. We must avoid attracting businesses that pay sub-standadr or poverty wages, such as WalMart, Lowe's, MacDonald's and many other retailers. We also must avoid the kind of development that will be desirable to those who work sub-standard wage jobs in neighboring counties, i.e. Louisa. These may be fine people, but statistically, they cost considerable more in tax-paid services than they pay in taxes.
2. I wish / hope Fluvanna can stay a rural community at its' core but provide convenient shopping to keep Fluvanna dollars in Fluvanna. We need to take advantage of the specific districts planned for this kind of use. The Fluvanna side of Zion Crossroads needs to be utilized in the same fashion that Louisa has.

3. We need water and sewer located in our designated growth areas. And we need more affordable housing - townhouses so that folks on low to moderate incomes can live here. Young adults and retirees need to be able to live and work in the county; without affordable housing that will not happen.
4. I like fluvanna rural , but along the fluvanna side of zions crossroads would be a great place for businesses and more tax income for the county. It may help some on our tax shortfalls.
5. I believe that most people find that this county's leaders have done nothing to create economic developement and resent that other counties like Louisa are growing exponentially. Just mention Walmart and Lowes and people get furious because we feel that it could have been us with that revenue stream. More money and time should be dedicated to developing Fluvanna Eeconomic growth. For the past 20 years we have allowed residential growth without any plan on business growth to offset it.
6. Move forward with infrastructure! The Board of Supervisors is very methodical and moves ahead slowly with great deliberation. That is a good policy to go by, no rash decisions. Just keep it moving in the right direction!
7. Just heard on the news that the Board was thinking of passing a 14% property tax increase. I would like for the Board to consider the retired, widowers & widows who are on fixed incomes. We can't afford such an increase. I know the children have to be educated, and the funds are not there, but that is true in the homes of your elderly home owners as well. With water, gas and utilities all on a upward swing, we can not afford this increase. Even though we do not have children in school, we do have all the other expenses plus medicine and doctor bills. Please think about what you are doing across the board. We have paid our dues with our children and they are now giving back to the community. Thanks you for your consideration
8. I believe our county needs more buisness revenue to help support the infrastucture of our community which has grown considerably over the past several years.
9. Please, bring in more business ... like Target, or a movie theatre, or everything!
10. Lack of attention, scheduling of community meetings to accommodate those of us that live in the western end of the County! How about Beaverdam Baptist Church or Three Chopt Community Center?! We have to travel long distances, after getting off from work in Charlottesville, in order to attend these meetings, and to utilize Pleasant Grove ammenities. Plus, most of the time officials have already made up their minds before the meetings even occur. We feel like those that live in the Western end of the County are the minority and have "no clout" or "say so" in County matters. This is putting one district of the County against the other. Lack of caring and closeness of residences like it was when I was born and raised here. We would all rally for or against a cause together!
11. Please help Fluvanna grow or we will loose more homes and people in the community. Many people can not afford for the taxes to go up so drastically
12. If you raise our taxes (AGAIN), you are going to force residents to leave Fluvanna...and most likely go to Louisa which is in a much better finanical state. Don't do this to the people who love Fluvanna and have lived here all their life.
13. We are rural. We are a bedroom community for Richmond and C'ville. We need something to bring in more revenue. Look at the resistance to Tenaska and yet they have been great for the county!
14. Fluvanna has been messing around long enough with the Zion Crossroads area. It's time we embrace the help that is being offered by Louisa County (It's my understanding that Fluvanna approached Louisa about this water project initially) by paying for 50% of the water infrastructure that is CRITICAL to the growth of Zion Crossroads (and Fluvanna County). The ONLY way to keep the rooftops from paying for the County services is to attract businesses! WHILE THERE ARE A HANDFUL OF "NAYSAYERS" (MAINLY THE FLUVANNA TAXPAYERS ASSOCIATION), THEY DO NOT REPRESENT ALL OF THE TAXPAYERS IN THE COUNTY! IF THEY COUNTY BLOWS THIS DEAL WITH LOUISA, THEN WE DESERVE TO BE LEFT IN THE DARK AGES!
15. Yes we need to make things more affordable for the people. I personally lost my business & then my home in

the past year in this county. Due to lack of help and the economy. Taxes are higher than other places. I also feel things should not revolve around lake monticello. Fluvanna Co. is larger than the Lake

16. Businesses need to be encouraged which will make needed retail and services available close to home. We should help educate potential small business owners; too many of the wrong kinds of businesses have opened, and they haven't succeeded because the market for what they offer is not sufficient (gourmet food/wine, unusual gifts, etc.), or is oversaturated (fitness spas).
17. I understand the need to increase our tax base in order to maintain and/or improve our standard of living, but I came here because of the rural nature of Fluvanna County and I am concerned that certain types of development might damage this rural beauty.
18. Infrastructure investment and improvements are critical to moving things along. Until we have done that - we might hit singles, but we won't hit any home runs.
19. Zero Growth
20. Though the Crossroads has been designated a growth area, little has been done to review how much actual acreage can and would be sold to developers/businesses. To my knowledge there are not many larger tracts of land south of 250 on 15 that are not landlocked or otherwise unavailable for development.
21. I think all bus- that come to Fluvanna bring with a tax revenue.
22. Our County has good schools and historical sites and plenty of residence. We don't have any jobs in the county for our residents.
23. I moved here because of the rural character of the county and the low taxes and reasonable land values. I am opposed to increased development.
24. Any expenditures for "infrastructure" should benefit the largest number of taxpayers and be planned to encourage development along major highways. Fluvanna has committed to a huge debt service for education. We must increase the population of the county ASAP to justify the huge highschool that is planned. With a growing aged and indigent population, the county should subsidize and encourage the development of communities for aged and poor.
25. The citizens of Fluvanna cannot keep on shouldering the tax burden. If we were to bring in good stable businesses, it would help greatly with the tax base. Employment opportunities would increase which would help people without jobs.
26. The existing residents always foot the bill for development. A new subdivision gets built all of a sudden we need a new High School, who pays, the new residents or the people who were already living in the county.
27. We have a large population of elder and younger individuals within Palmyra. Our communications infrastructure does not allow service providers, to establish satellites to offer individuals employment opportunities. We should target service companies that currently ship jobs overseas to establish themselves within our area and establish call centers that can provide the support they are currently receiving from foreign countries.
28. Need water & sewer in Zion Crossroads development area
29. Need water line down Rt 15 to accommodate the logical growth that can follow the Zion Crossroads development.
Need a "incentive package" that can be offered to potential new businesses to encourage them to locate in Fluvanna County.
30. We need that water line to Zions bad. Without water we have no hope of bringing employers to zion crossroads.
31. Policymakers need to work within a sound comp plan and be proactive rather than reactive. Adjacent

counties have grabbed the economic opportunity leaving us in the dust! It is inevitable than change must happen, we must embrace it and make it uniquely our own.

32. Whatever businesses we decide to attract, we will also need to complement with workforce-preparedness facilities such as CATEC, and work in close cooperation with the school system. I have heard countless stories from local retail business owners, about high school students who apply for jobs but can't make change without a calculator.
33. I am concerned about Fork Union's growth and closed buildings.

Develop a village complex of higher occupancy homes with retail and service businesses right in the same area – carefully structured to maintain green space and attractiveness – see the way Hilton Head has built up.
34. Because of our strategic location: Rte's 64 & 250, Cville/Richmond, James River, Railroad – we should be prime for eco. Dev. of our choosing. What assets! We need to get over our backward mentality and take advantage of these assets through smart Eco. Dev.
35. Give farmers any way to earn a living.
36. County must look for ways to GIVE to business development, not just TAKE from businesses.
37. Promoting business & tourism growth in downtown Palmyra would be a good fit. Of course, in conjunction with the Historical Society. I love the concentration in Zion Crossroads – it is the right area for this.
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