

Please see additional document for OVERALL COMMENTS to survey topics I would keep the language consistent: Year-round + seasonal or Full-time + part-time

What does "near future" mean? 1 yr, 5 yrs, 10 yrs? If you aren't clear about how to total the years, this number will be very inconsistent. People may have resided in Greensboro for 2 years, then left for 3 years then come back for 5 years, etc. Or they might have lived in Greensboro for half the year for 10 years, which they declare as 5 years vs. half the year for 10 years which they declare as 10. Wording needs to be much clearer for the answers to be consistent and reliable.

Again, just "in the future" "in the near future" Is this in an ideal world...? The barriers to purchase question is not really discernible from the wording of this question.

Stating something like: "would you like to own your own home in the future?" is a very different from "how likely are you to own your own home in the future?"

yes! this is important - understanding barriers to purchasing/owning

If you want to understand people's answers to the question here, more than just "comments" is needed. maybe indicate, what would increase likelihood of purchasing a residence, what barriers they feel they face, etc...

Is this a "check all that apply?" question? also, yes relevance - what are you hoping to determine with this question... if you know that, it is easier to structure the question to tease out the relevant information

this needs to be stated up front Along with a brief description of the purpose of the survey and who to contact for more information

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 Casplan
- On or near Lake Eligo
- Other areas in town: _____

* Answers will be kept confidential.

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.

How many PEOPLE reside in your Greensboro household? (include individuals of all ages)

Either that... or you could just have a grid question asking people to fill out how many people of each age range resided in the household and then include:

0-5, 5-12, 13-18, 19-29, 30-49, 50-65, 65+

(this is just as easy to answer and gives you a lot more information about the pre-school, elementary school, high school, young adult, etc. age ranges which is very relevant to town development

Do you also want to ask the average age in the household? Or is that too complicated... (or is this available from Census data?)

this question can't preface with residential development but then ask about commercial development - very misleading.

Needs to focus on one type of development and then the other and define what is included in each type of development

These regions are relatively vague. I think you'll end up getting, yes: development near the village. that doesn't tell you WHERE in/near the village.

Where WOULD you like to see.. directed? concentrated? built? this is an unclear questions

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

6. How many in your household are under 18?

7. How many in your household are over 60?

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

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	Condominlums	Clustered housing	Specialty housing (e.g. senior housing)	Don't know/no opinion
In or near Greensboro Bend							
In or near							

* Answers will be kept confidential.

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

Other areas, types? COMMENT: _____

Be clearer about the expectation for the comment. not just areas/types... or getting people to explain their answers from above.

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?

This definition should preface the previous question.

	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."

How affordable DO you consider your Greensboro RESIDENCE to be? Other options. Again, barriers to purchase.. there should be more than just these 3.

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.

* Answers will be kept confidential.

In your opinion... and then maybe have a. "Please explain"

It isn't clear what you would do with this information as it is being collected. as a percentage of housing costs, what about as a percentage of income or monthly expenses...? Are you asking people to rank? What if there are more than 1 "other" category. Definitely include a comment section/ explain. This is important to understand.

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

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Why not just ask: How far apart are your Greensboro residence and place of work?

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)? _____

what does "regularly available" mean? This is a subjective question of convenience... How important is it to utilize these transportation methods for WORK and ERRANDS as opposed to ANY TRANSPORTATION?

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: _____

Also, include an OTHER - what other Transportation methods would you like available?

Commercial development/Economic

Are you trying to determine only business owners/operators? Or people who run businesses that they may not own....

15. Do you currently operate a business in Greensboro – or have you in the past? (Including farming or logging)
- Yes
 - No

What are you hoping to achieve by knowing past and present? (The tenses are confusing...)

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

if you mix tenses than you confuse the results with current, and near future.

* Answers will be kept confidential.

Would you consider a logging business or farming business "based out of your home?" vs. other kinds of "home business"

No

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

Instructions for how to actually fill this out are needed.

	In or near Greensboro Bend	In or near Greensboro Village	On or near Lake Casplan	On or near Lake Eligo	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					

Many of the terms used in this are perhaps a little lofty

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:

* Answers will be kept confidential.

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

OTHER....

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.

Second this.

* Answers will be kept confidential.

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				

* Answers will be kept confidential.

Allow for comments in each section

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)				

I feel like I need more information here.

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.

	Siting in Agricultural Zones	Clear- cutting	Screening from public rights of way	Visibility in key scenic viewsheds	Proximity to residential areas
Less than 1 acre					
1 to 4 acres (about 100 kw)					

* Answers will be kept confidential.

<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>Transfer 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?

* Answers will be kept confidential.

