

King George County Zoning & Subdivision Ordinance Update Public Survey

Introduction

King George County is updating its Zoning & Subdivision Ordinance – the document that regulates land use and development within County limits. The County’s goal is to develop a user-friendly ordinance; encourage quality development; and provide ample opportunities for housing diversity and business development. This survey will assist the Planning Commission and Board of Supervisors in understanding your opinions about development within King George County.



Survey Information

- **Survey period:** Friday, October 1, 2021 – Sunday, October 31, 2021.
- **Return surveys to:** King George County Community Development Office | 10459 Courthouse Dr., Suite 104, King George VA
- **Staff contact:** Heather Hall, Director and Zoning Administrator – 540-775-8550 – heatherh@co.kinggeorge.state.va.us
Louis Pancotti, Senior Planner – 540-775-8553 – lpancotti@co.kinggeorge.state.va.us

Survey Questions

1) General: Which of the following best describes your association with King George County (Select all that apply):

- | | | |
|-------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> I live within County limits. | <input type="checkbox"/> I own a business within County limits. | <input type="checkbox"/> I am a developer/builder. |
| <input type="checkbox"/> I work within County limits. | <input type="checkbox"/> I am a property owner within County limits. | <input type="checkbox"/> Other: Please Specify: _____ |

2) General: Which of the following best describes your experience with the King George County Zoning and Subdivision Ordinances?

- | | |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Easy to understand and navigate | <input type="checkbox"/> Difficult to understand and needed King George County planning staff assistance |
| <input type="checkbox"/> Average – after reviewing carefully, I was able to find what I needed | <input type="checkbox"/> Never used the ordinance(s) |

3) General: Select your top zoning and land use priorities for King George County: (Choose up to three)

- | | |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <input type="checkbox"/> Improving community appearance | <input type="checkbox"/> Conserving sensitive environmental areas |
| <input type="checkbox"/> Encouraging industrial growth | <input type="checkbox"/> Protecting existing residential areas from other uses |
| <input type="checkbox"/> Encouraging new commercial businesses (retail, restaurants, etc.) | <input type="checkbox"/> Infill development that matches community character and design |
| <input type="checkbox"/> Encouraging new housing development | <input type="checkbox"/> Supporting NSF Dahlgren activities and growth |
| <input type="checkbox"/> Preserving agriculture & rural character | <input type="checkbox"/> Other. Please Specify: _____ |
| <input type="checkbox"/> Preserving historic areas | |

4) **General:** Regarding economic development, do you think King George County's development regulations are: (Choose one)

- Not business friendly
 An appropriate balance for business development
 Too business friendly
 Not sure / no opinion

5) **General:** Are you generally satisfied with the quality of development in the following areas throughout the County? Please explain any specific concerns in the comment section. (Check one for each)

Areas	Satisfied	Dissatisfied	No Opinion
Residential neighborhoods			
Agricultural areas			
Commercial areas			
Industrial areas			
NSF Dahlgren area			
Route 301 corridor			
Route 3 corridor			
King George / County center			

Comments: _____

6) **District Standards:** Which of the following options would you support to maintain the character of rural areas within King George County? (Select all that apply)

- Maintain current requirements for rural areas
 Establish conservation easements
- Require larger lot sizes in rural areas
 Voluntary farm preservation overlay districts
- Allow cluster residential development on smaller lots with permanent protection of open space
 Limit the number and/or size of divisions on large agricultural lots
- Offer tax incentives to promote agriculture
 Not sure / no opinion

7) **Land Use:** Would you encourage or discourage the following residential land uses in King George County? Please explain any specific concerns in the comment section. (Check one for each)

Land Use / Types of Development	Encourage	Allow with Restriction	Discourage	No Opinion
Single family dwellings				
Townhouses				
Apartments / multi-family dwellings				
Mixed use development with different housing types and uses				
Mixed use buildings with both apartments and office/commercial				
Attached accessory dwelling units (basement apartment, in-law suites)				
Detached accessory dwelling units (located in separate outbuilding/garage)				
Manufactured homes				

Comments: _____

8) **Land Use:** Would you encourage or discourage the following non-residential land uses in King George County? Please explain any specific concerns in the comment section. (Check one for each)

Land Use / Types of Development	Encourage	Allow with Restriction	Discourage	No Opinion
Short-term rentals (i.e., Airbnb)				
Distilleries / Wineries				
Agriculture				
Commercial development – small (i.e., boutique retail store, local restaurant, fitness studio)				
Commercial development – large/box store (i.e., Target)				
Office development				
Auto-related uses (i.e., sales/service)				
Hotels				
Outdoor recreation / tourism – parks, camping, etc.				
Industrial development				
Community services – clinics, hospitals, social services, libraries, etc.				
Home occupations without onsite customers/employees				
Home occupations with onsite customers/employees				
Solar facilities				
Wind turbines				
Event venues and assembly places in agricultural/open space areas				
Agritourism				

Comments: _____

9) **Land Use:** The current Comprehensive Plan designates Primary Settlement Areas – areas for growth that are served with public water and/or sewer by the King George County Service Authority. **In which of these areas would you prefer new development in the County? (Select up to 3)**

- | | |
|----------------------------------------------|-----------------------------------------|
| <input type="checkbox"/> Courthouse West | <input type="checkbox"/> Fairview Beach |
| <input type="checkbox"/> Route 3 / Route 301 | <input type="checkbox"/> Hopyard |
| <input type="checkbox"/> Dahlgren | <input type="checkbox"/> Cleydael |
| <input type="checkbox"/> Route 3 West | <input type="checkbox"/> Oakland Park |

10) **Community Character:** In your opinion, what three things contribute most to creating an inviting community? (Select up to 3)

- | | |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| <input type="checkbox"/> High quality building materials and design | <input type="checkbox"/> Lighting that ensures safety but prevents light pollution |
| <input type="checkbox"/> Trees and landscaping that provide shade and color | <input type="checkbox"/> Reduced sign clutter |
| <input type="checkbox"/> Consistent or compatible architectural features | <input type="checkbox"/> Convenient parking |
| <input type="checkbox"/> Consistent or compatible building scale, size, and height | <input type="checkbox"/> Other: (Please Specify)
_____ |

11) **Community Character:** Would you agree or disagree with the following design statements? (Check one for each)

Design Standard	Agree	Disagree	No Opinion
Signs should be restricted in number, size, and type dependent upon the zoning district.			
Landscaping should be provided along streets to improve community appearance.			
Landscape buffers should be required between business, industrial or multi-family developments and agricultural and residential property.			
Tree canopy should be required for business and industrial developments to preserve character and protect environmental resources.			
Tree canopy should be required for residential developments to preserve character and protect environmental resources.			
Dumpsters, loading areas, and electrical/mechanical equipment should be screened from off-site views.			
Parking lots should have trees to provide shade and reduce stormwater runoff.			
Parking lots should provide painted lines or other means to indicate individual spaces.			
Parking lots should be paved or consist of a dustless permeable surface.			
Certain developments (e.g., multifamily, shopping centers) should provide bicycle parking.			
Fence height should be restricted in business and residential zoned districts.			
Lighting height should be restricted in business and industrial zoned districts to prevent light trespass and preserve dark skies.			

12) **Overlays:** A Military Overlay District can aid in protecting land nearby to military bases. An overlay would require additional regulations, such as height limits for flight path protection, prohibiting uses that contribute to frequency interference, and lighting restrictions to protect military flight operations. **Would you support the establishment of a Military Overlay District around the Dahlgren area?**

- Yes No Prefer not to answer

13) **Family Subdivisions:** Family Subdivisions loosen the County’s zoning and subdivision requirements to allow the transfer/division of property among family members. Currently, the County does not require that a landowner own property for a certain amount of time before subdividing a lot to a family member. The receiving family member of a subdivided lot must hold ownership of the property for a minimum of five years prior to selling to a non-family member. **Would you support increasing these timeframes to help prevent circumvention of the subdivision requirements?**

- Yes No No opinion / Not sure

14) **Are there any other topics that have not been addressed that you would like to identify, or do you have any general comments or suggestions? If yes, please identify in the comments.**

- No Yes: _____
- _____

15) **If you are a resident of King George County, how long have you lived in the County?**

- Under 5 years 10 to 19 years 30 or more years
- 5 to 9 years 20 to 29 years I do not live in King George County

16) **Please provide your name and email address to stay up to date on the Zoning and Subdivision Ordinance updates.**
