

Key Implementation Strategies – Rural Areas Plan

Priority (March 2, 2005)	Rural Areas Implementation Strategy Categories	Pertinent Policy and Regulatory Changes That Will Impact County Operations	Implementation Impacts – Resource Requirements, Service Delivery Modifications, Budget, etc.	Timing (As Originally Proposed in 2005)	Spring 2008 Update Status/Next Steps
3	Conservation Programs	<ul style="list-style-type: none"> • ACE – dedicated and increased funding Conservation Projects • * Actively pursue voluntary donations of conservation easements (underway) • Identify land areas that should be maintained as natural conservation areas • Track and monitor conservation easements in County (process is currently being developed) 	<ul style="list-style-type: none"> • Establish dedicated funding source and/or establish line item in budget • Staff time/resources for research, funding assistance, grant writing, promotions for public education to encourage donations, etc. • Staff resources to monitor easements • Staff resources to develop and maintain easement programs • Public education • RA Support Program staff assistance (contingent - see category below) <p>Assist from Natural Resources Committee (biodiversity)</p>	<p>To Board: ACE funding FY 2006-07 (Oct. 2005)</p> <p>Easement Donation program will begin by July 2005; conservation areas identified 12 months after appointment of NR Committee; Tracking and monitoring of easements will begin July 2005</p>	<p>Status: Process to allow funding donations for easements has begun; Natural Heritage Comm. has identified 6 areas that should be protected; weekly computer tracking for monitoring of planning and building activity on easement properties has begun; on-site monitoring is done on a complaint driven basis; Forever Albemarle photo exhibit will be shown again at the Charlottesville Design Center in fall 2008; Easement and resource management/protection promotional programs to be launched fall 2008; ACE video will be ready in fall 2008. Strategic Plan Goal 2 approved by the Board: By June 30, 2010, increase the total combined acreage in permanent conservation easements and qualifying public parkland by 30,000 additional acres (increase 50%) using public and private means was adopted by the Board. - In 2006 and 2007, 13,740 acres were placed in easement and parkland, 45% of the goal - Over 5,000 acres in ACE - Over 70,000 acres in easements - Not dedicated, but ACE funding is equivalent to 1¢ per \$100 of Real Estate tax code - grants totaling \$965,000 in FY 2007-08 were received for the ACE program to enable purchase of development rights on two properties</p> <p>Next Steps that could be accomplished</p> <ul style="list-style-type: none"> • with current resources (if this is the highest priority): <ul style="list-style-type: none"> - Continue to pursue additional funding sources (grants, donations, etc.), since ACE continues to have more qualified applicants than can be funded - Pursue donation of conservation easements - Continue to support easement and resource protection promotion on a limited basis • with additional resources <ul style="list-style-type: none"> - Annual and as-needed on-site monitoring of easements (staff recommends that this would be undertaken by new part-time or contract staff with specialist education/training); - Additional promotion and funding opportunities for easements and resource protection (could be undertaken by the Agricultural Development Facilitator (ADF) when position is unfrozen); - Establish and/or provide educational resource preservation and management materials for easement holders (current staff and ADF); - Pursue funding for resource preservation and management programs (current staff and ADF) - Provide support to the Natural Heritage Committee (current staff support is limited due to hiring freeze; Committee has also requested additional level of staff support to augment the support that was provided (approximately 15% of full-time) prior to the hiring freeze)

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4	RA Support Program	<ul style="list-style-type: none"> • Establish educational programs • Expand Farm Tour • Explore Farm Markets • Explore alternative income-producing uses that support primary agricultural/forestal use • Diversify farm uses/products • Provide marketing strategies and support • Conservation programs (BMPs etc.) • Proactive agricultural/forestal support • Educate public through media campaign on appreciation of resources/conflicts with living in proximity of agricultural and forestal uses • Promote agricultural/forestal education programs • Provide conservation education • Fund and/or provide grant writing/research assistance for voluntary conservation projects that protect agricultural/forestal resources, habitats, ecosystem services 	<ul style="list-style-type: none"> • Will require funding for new position • Staff resources to hire • Public education • Staff training/resources • Funding for educational materials 	<p>Create position: FY 2006-07</p> <p>Contingent on new position: 24 months to have RA Support Programs fully operational</p>	<p>Status: July 2007 position funded for an Agricultural Development Facilitator (ADF); position description created and job announcement prepared; Fall 2007 – position frozen prior to hiring</p> <p>Next Steps to be accomplished:</p> <ul style="list-style-type: none"> • <i>with current resources (if this is the highest priority):</i> <ul style="list-style-type: none"> - Support of existing and burgeoning community initiated programs is limited at this time • <i>with additional resources (ADF unfrozen):</i> <ul style="list-style-type: none"> - Update the recommendations of the 1994 Agricultural and Forestal Industries Support Committee - With a Board appointed Agricultural Task Force, identify major challenges facing agriculture in the County and to recommend ways to preserve and promote a strong agricultural economy over the next several decades; - Organize and support agricultural activities that have the highest potential for increasing farm income; - Conduct market research related to edible horticulture and the local food industry; - Create and implement new methods to increase existing market penetration for agricultural products; - Conduct a major outreach program; - Support Rural Economic Development; - Promote Natural Resource Protection.

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5	Crossroads Communities/Alternative Uses	<ul style="list-style-type: none"> • Zoning Text Amendment <ul style="list-style-type: none"> • Conduct survey of crossroads communities' locations and establish boundaries • CPA may be required for locations/boundaries • Develop appropriate uses/standards • Changes to VDOT's access requirements 	<ul style="list-style-type: none"> • Will require staff resources • Training for staff • Funding for educational materials (promotional brochures, design preferences, etc.) • VDOT resources for modification of entrance standards • Assist from Historic Preservation Committee 	October 2007	<p>Status: Board directed ordinance preparation for country stores, the cornerstones of many crossroads communities; the hiring freeze delayed this text amendment, but the Planning Commission will hold a work session on May 20, 2008, to discuss the draft ordinance.</p> <p>Next Steps to be accomplished:</p> <ul style="list-style-type: none"> • with current resources (if this is the highest priority): <ul style="list-style-type: none"> - Complete ZTA for country stores - Separate alternative uses from crossroads communities, and review all land uses in the RA zoning district at the same time. This option would also include three of the text amendments anticipated after completion of the Key Implementation Categories listed in <i>Additional Rural Areas Implementation Categories</i> (last 3 bullets) • with additional resources: (RA planner unfrozen) In addition to alternative uses, prepare crossroads communities zoning text amendment that: <ul style="list-style-type: none"> - Identifies locations of crossroads communities - Identifies rural scale uses appropriate for crossroads communities - Develops design standards and guidelines for development

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6	Fiscal and Tax Tools	<ul style="list-style-type: none"> Establish a committee to review existing use value taxation program and to assure that it does not subsidize residential development and that RA policy goals are supported Revise Open Space category to allow land to qualify through protection of environmental resources (biodiversity) and ecosystem services (watershed protection) Conduct analysis of fiscal impacts of rural residential development and revise policies/regulations to address those impacts Review County budget for opportunities to provide financial incentives to support RA policies and remove those that are counter to RA goals 	<ul style="list-style-type: none"> Staff time/resources Staff training and communication Fiscal analysis – staff or consultant Committee formation and staffing (County partners, citizen stakeholders) Assist from Natural Resources Committee (biodiversity) 	To Planning Commission: 12-18 months following the establishment of Fiscal and Tax Tools Committee	<p>Status: May 2008 the Board agreed to proceed with Revalidation of Land Use Tax (letters to property owners requiring that they submit validation for the land use tax to continue) and to consider the process for revalidation at a June 2008 work session. The Board also agreed to consider Option 2, based on the Land Use Report attached to that Executive Summary, at a future work session..</p> <p>- complete and evaluate results of the Program Revalidation (will be undertaken by the Real Estate Division)</p> <p>Next Steps to be accomplished:</p> <ul style="list-style-type: none"> with current resources (if this is the highest priority): <ul style="list-style-type: none"> - Assess / analyze on ramifications of Option 2, if implemented, including impact on existing staff with additional resources: <ul style="list-style-type: none"> - Establish inter-department team, as necessary, to evaluate potential financial and administrative issues; - Undertake study of each issue in the <i>Pertinent Policy and Regulatory Changes That Will Impact County Operations</i> column on left.

* **2005 Note: Some implementation steps from both sets of categories are currently underway or could be undertaken along with the key categories with minimal impact to resources, including staff resources.**