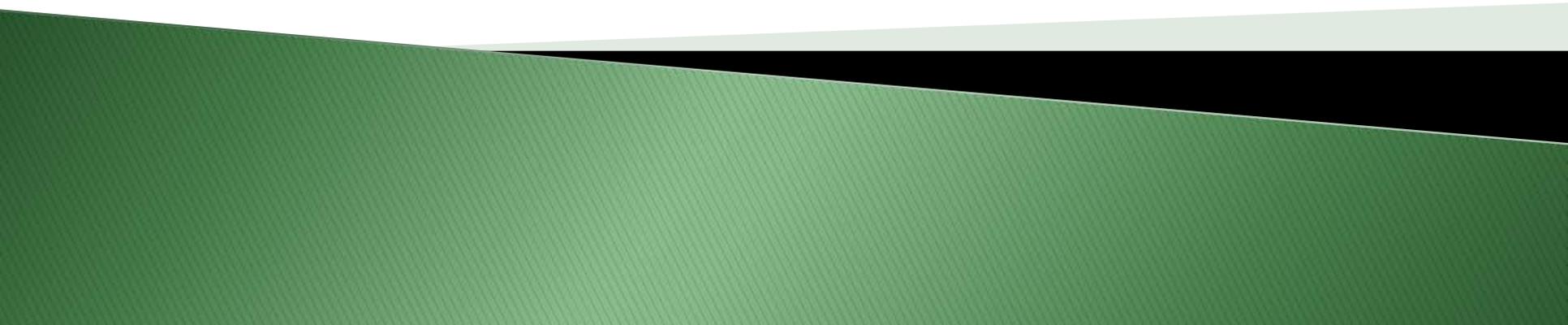
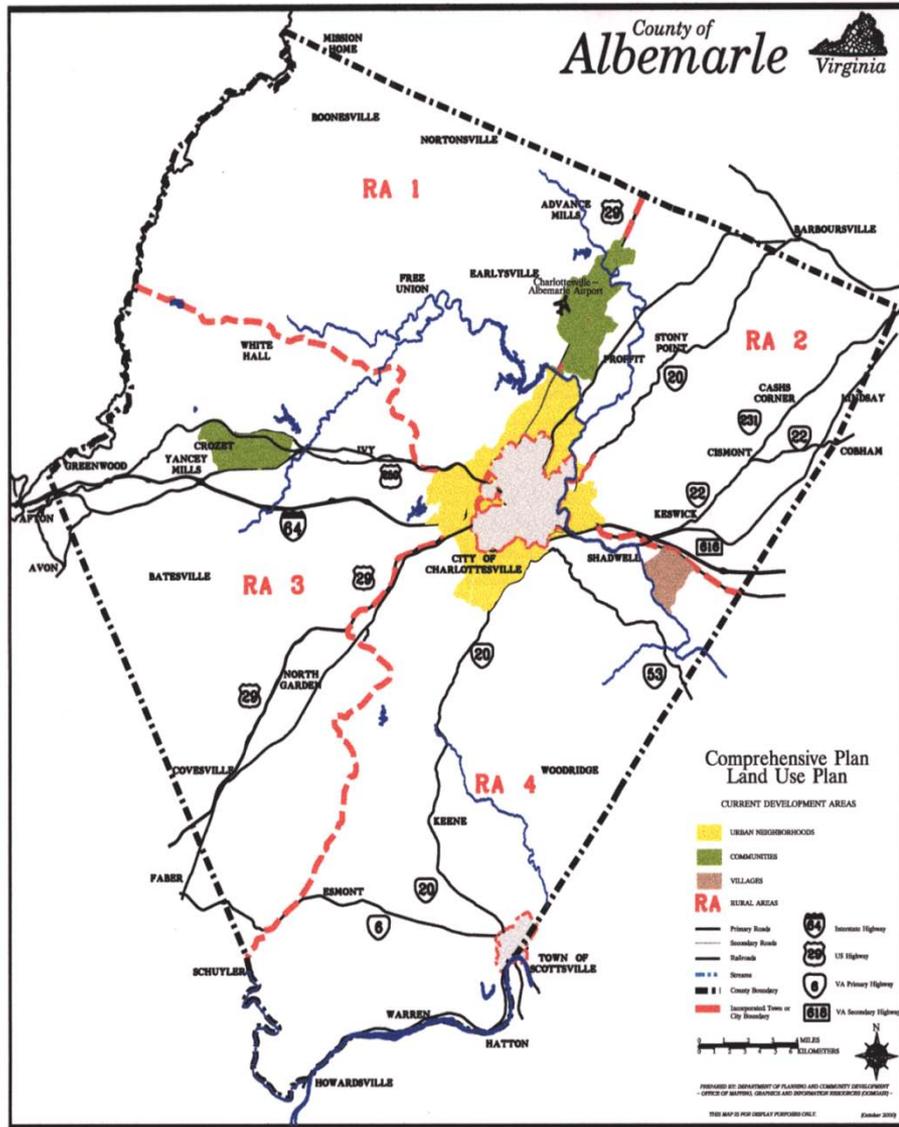


Albemarle's Rural Economy

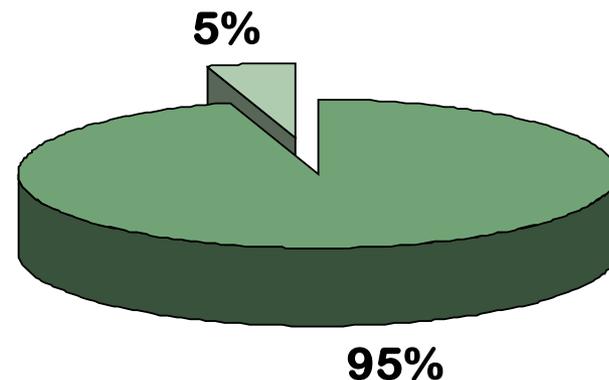
Seeking Vitality





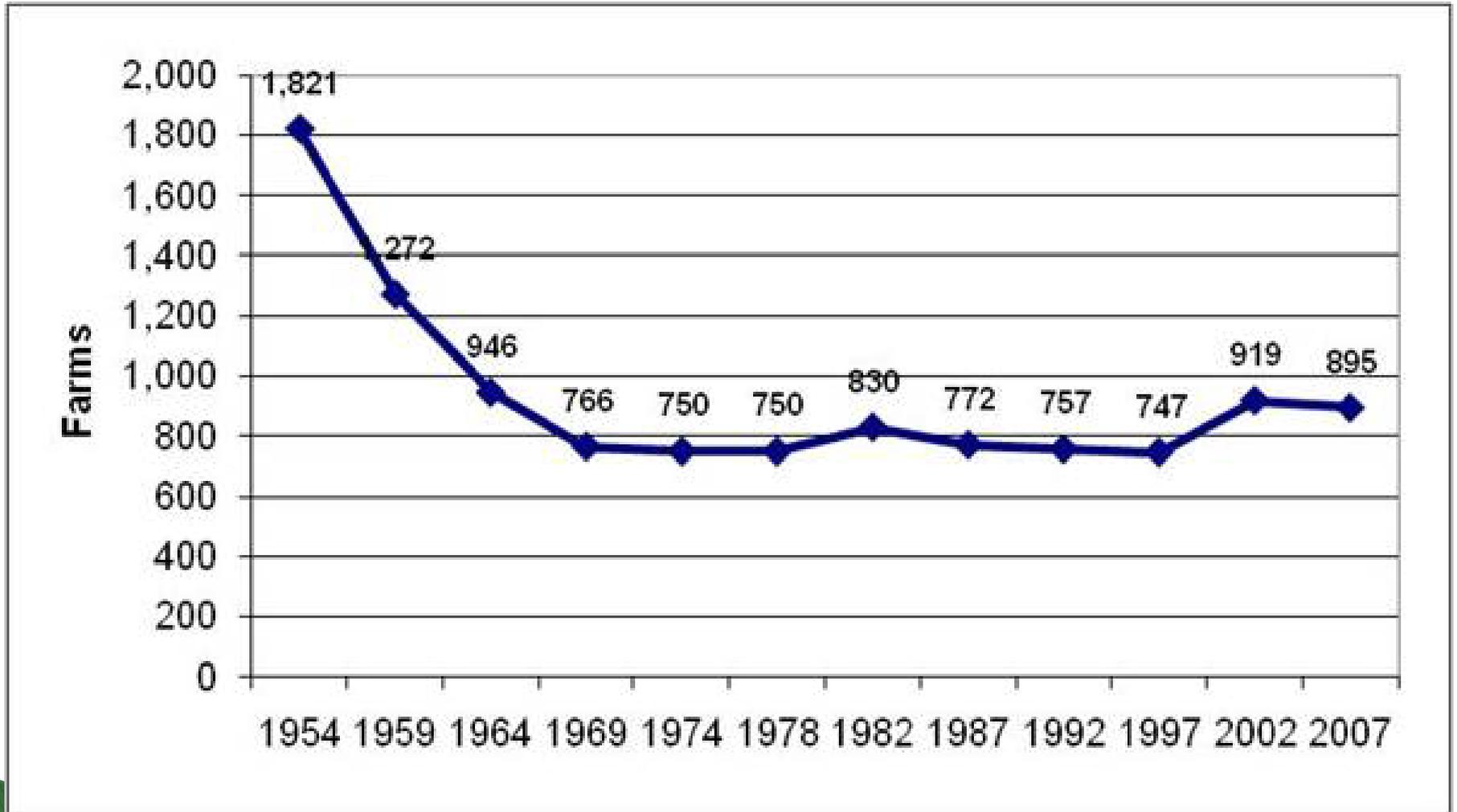
Albemarle County Land Area Estimates

35 square miles in the Development Areas



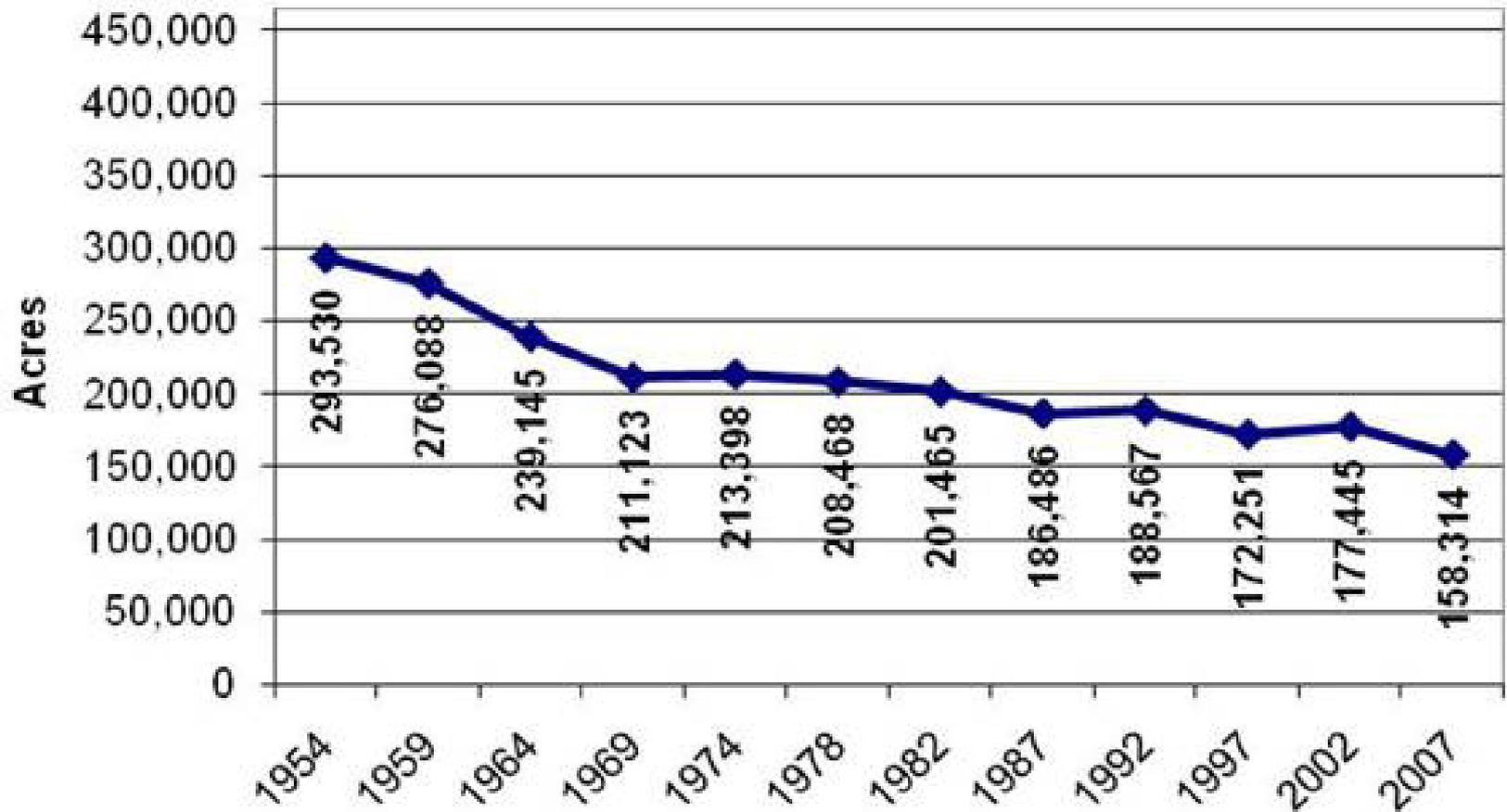
■ Rural Areas ■ Development Areas

NUMBER OF FARMS IN ALBEMARLE COUNTY, 1954-2007



Source: USDA Census of Agriculture

LAND IN FARMS IN ALBEMARLE COUNTY, 1954-2007



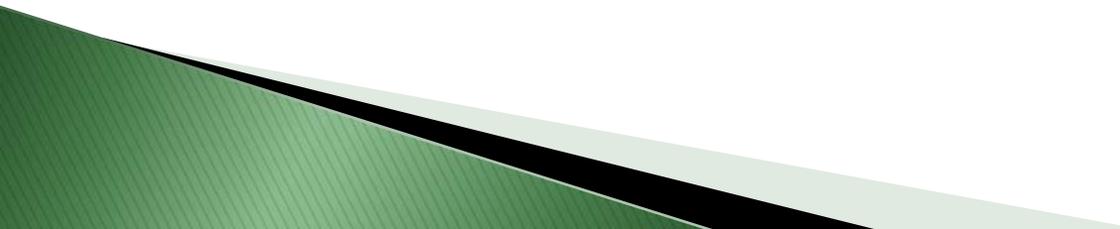
Source: USDA Census of Agriculture

Agricultural Highlights

- ▶ **2007 Census of Agriculture**
 - **2nd in state – value of fruits, tree nuts and berries sold**
 - **4th in state – value of horses sold**
 - **8th in state – value of sheep, goats & their products sold**
 - **3rd in state – inventory of horse livestock**



Albemarle Policies for Rural Area

- ▶ **Protect land as a resource base**
 - ▶ **Promote agricultural enterprises to support the rural economy**
 - ▶ **Connect local producers and consumers**
 - ▶ **Encourage creative and diverse production**
 - ▶ **Support land uses that provide economic viability**
- 



Zoning Purpose and Intent for Rural Areas

▶ Purpose

- Preservation of agricultural and forestal lands and activities
- Residential development in the Development Areas
- Regulate agricultural/forestal activities only to protect public health and safety

▶ Intent

- Continued availability of active farms and best agricultural and forestal lands
 - Enhance the rural economy, and maintain rural lifestyle opportunities
 - Continuation and establishment of agriculture and agriculturally-related uses
- 

Zoning Ordinance Ag Uses

- ▶ **By-right**
 - Agriculture, forestry, game preserves, wildlife sanctuaries and fishery uses
 - Temporary sawmill
 - Agricultural service occupation
 - Farm winery
 - Commercial stable
 - Farm worker housing (up to ten occupants and up to two sleeping structures)
 - Historic County store (in use as such up to 1/1/65)
 - Farm sales, Farm stands
- ▶ **By Special Use Permit**
 - Horse show grounds
 - Custom slaughterhouse
 - Sawmills, planing mills and woodyards
 - Veterinary services, animal hospital
 - Country store
 - Restaurants and inns in historic landmarks traditionally used as such
 - Gift, craft and antique shops
 - Agricultural Museum
 - Farm sales
 - Historical centers, historical center special events, historical center festivals
 - Special events
 - Farm worker housing
 - Farm winery
 - Farmers' markets

Popular Rural Enterprises



Vineyards, Wineries



Orchards



Beer Trail



Local Foods



Artisan Trail



Horse Country



Festivals

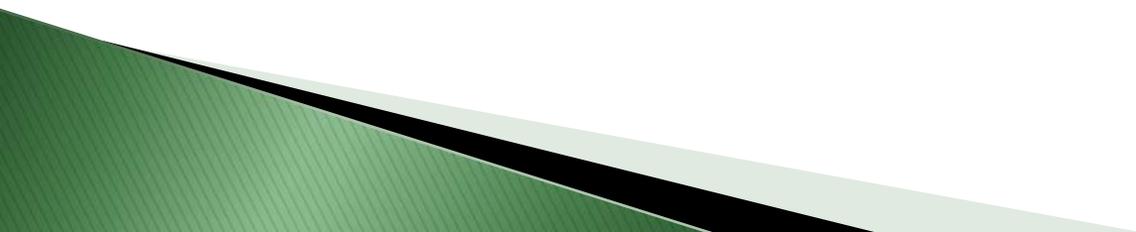
Recent Zoning Text Amendments

- ▶ **Country Stores**
- ▶ **Farm wineries**
- ▶ **Farm stands/farm sales/farmers' markets**





County Stores



Farm Wineries



Farm Stands





Farm Sales





Farmers' Markets



Zoning Text Amendments



Home Occupations



Farm Winery Noise

Upcoming Activities

- ▶ Roundtables to consider innovative, sustainable rural businesses
- ▶ Comp Plan Review – Alternative Rural Uses





Historic Settlements/Crossroad Communities



Free Union



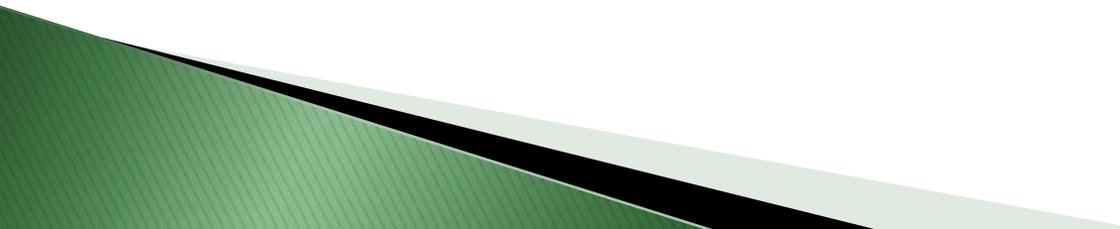
Proffit



White Hall



Policy Considerations and Tensions

- ▶ **Expectations of residents vs. the activities of enterprises**
 - ▶ **Distribution of limited public resources**
 - ▶ **Working rural landscape vs. pristine rural environment**
- 

Contact

- ▶ Wayne Cilimberg, Director of Planning
 - wcilimb@albemarle.org
 - 434-296-5832 (ext. 3254)
 - <http://www.albemarle.org/departments.asp?department=cdd&relpage=2845>