Clarke County

PLANNING COMMISSION AGRICULTURAL LAND PLAN SUBCOMMITTEE
MEETING MINUTES -- TUESDAY, OCTOBER 4, 2016

A meeting of the Agricultural Land Plan Subcommittee of Clarke County, Virginia, was held at the Berryville-Clarke County Government Center, Berryville, Virginia, on Tuesday, October 4, 2016.

ATTENDANCE

Present: Robina Bouffault (Planning Commissioner); Randy Buckley (Planning Commissioner); Jon Turkel (Planning Commissioner); Corey Childs (Agricultural & Forestal District Advisory Committee member); Emily Day (Agricultural & Forestal District Advisory Committee Member)

Absent: None

Staff Present: Ryan Fincham (Senior Planner/Zoning Administrator) and Brandon Stidham (Planning Director)

CALLED TO ORDER
The meeting was called to order at 4:10PM.

AGENDA
Members voted unanimously to approve the agenda as presented by Staff.

Yes:	Bouffault (seconded), Buckley, Turkel, Childs, Day (moved)
No:	None
Absent/Abstained:	None

APPROVAL OF MINUTES – AUGUST 2, 2016 MEETING
Members voted 4-0-1 to approve the minutes as presented by Staff. Ms. Day abstained as she was not present for that meeting.

Yes:	Bouffault (moved), Buckley, Turkel, Childs (seconded)
No:	None
Absent/Abstained:	Day

DISCUSSION, AGRICULTURAL LAND PLAN WORKING DRAFT
Mr. Stidham began the discussion by explaining that the Working Draft is mostly complete with information in the introductory chapter left to be finished. He recommended the Subcommittee begin by reviewing Chapter II and discussing how Staff has reorganized and expanded the list of Goals, Objectives, and Strategies as compared to the list that was reviewed at the August 2 meeting. He

then said the members should comment on the layout and content of Chapter I as the introductory material should help to explain the recommended Goals, Objectives, and Strategies in Chapter II. Mr. Stidham then walked the members through the proposed Goals, Objectives, and Strategies in Chapter II. He noted that unlike other recent plans, Staff has organized the list of Objectives according to which Goal they most apply.

Regarding Objective 1/Strategy (d) on page 32 of 41, Ms. Bouffault noted that many farmers are not on social media and that this Strategy needs to also address websites.

[At 4:17PM, the recording stopped due to technical issues].

Members agreed to add the word "websites" to Strategy (d) as a second item between "internet" and "social media."

Regarding Objective 4 on page 32 of 41, members discussed whether intensive livestock facilities should be addressed as a Strategy under this objective. Members agreed to add a new Strategy (c) to this Objective to allow intensive livestock facilities as required by State law and to maintain regulations that will help to mitigate any adverse impacts on the environment by these facilities.

Regarding Objective 3 on page 34 of 41, members discussed how to determine whether non-agricultural activities being conducted at an agricultural facility have exceeded the scope of agriculture and the intent of the Right to Farm Act. Members and Staff cited as examples live music and amusement activities that are held in conjunction with public events. Staff noted that seasonally-occurring activities of this type may not be avoidable, but year-round activities with permanent structures would likely exceed the scope of agriculture. Members decided to insert the word "significantly" in the first line of Objective 3 between "not" and "expand" to address the issue.

Mr. Stidham provided an overview of Chapter I noting that much of the information that has not been included in the draft can be easily added by Staff, but he wanted feedback from the members on whether the list of background information items was complete should be added to or subtracted from. He also stated that rather than attempting to include as much statistical information as possible on the agricultural industry, Staff has included a chart of selected statistics from the 2012 Agricultural Census. He asked whether this information is sufficient as well as whether the Agricultural Census is the only source of information to be using. Mr. Childs said that while the Census does have its own limitations, it is probably the best resource to use for this purpose.

Regarding the Statement of Purpose on page 12 of 41, members discussed adding language to serve as a transition into the Plan Usage and Application section. Mr. Stidham said that he would include a sentence explaining the Plan's approach to promoting agriculture as a key economic development component that also helps to preserve the County's farmland and scenic beauty.

On Page 14 of 41, Ms. Day recommended including the total number of counties on the State ranks in Table 1. Mr. Stidham acknowledged that he would add this information.

Regarding the overall Plan layout, Mr. Turkel stated his concern with the Goals, Objectives, and Strategies being included after a lengthy introductory chapter. He was specifically concerned that the Goals, Objectives, and Strategies are the substantive part of the Plan and that it could be confusing or burdensome to readers to have to read the extensive background information first. After a discussion among the members about this concern, Mr. Stidham said that for the next Plan draft he will reverse the order of Chapters I and II so that the members can see how the layout works. He also said that he would move the Statement of Purpose and Plan Usage and Application sections A and B from Chapter I as a "Foreword" for continuity purposes.

Mr. Stidham concluded by stating that the next meeting is scheduled for Tuesday, November 1 at 3:30PM or immediately following the Planning Commission Briefing Meeting. He noted that the AFD Advisory Committee members may want to attend the Briefing Meeting as the Commission will be continuing their discussion of agricultural business uses in the AOC District.

The meeting was unanimously adjourned at 5:18PM.

Brandon Stidham, Clerk