

Community Food Systems 2010
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Food Policy Audit Greene County, Virginia



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Project Overview

The Greene County food policy audit addresses five essential components of the local food system to evaluate the overall strength of the county's food policy. A well-established and transparent food system is an essential part of any community, and necessitates support through appropriate policy. Food resources require thoughtful infrastructure, planned just as thoroughly as a community's water, school and road systems. Policies governing food have social, cultural, economic and environmental implications. Greene County is fortunate to have a rich agricultural heritage and an abundance of natural resources. While the county has identified this as its major strength, there is currently a disconnect between the business of agriculture and the local edible goods produced. This audit identifies current practices and policies that influence the quality

and quantity of Greene County's food.

This audit identifies Greene County's food related policies and evaluates the subsequent effects on public health, economic development, the environment, social equity, and land conservation. Thorough analysis of these topics provides a picture of how the local food system functions within the community, identifies gaps and needs, and reveals community priorities for moving food policy forward in Greene County. The public health component of the audit will assess access and availability of fresh food



Greene County scenic view

as it correlates with prevention of obesity, chronic illness, and general well-being. The economic development portion examines support systems and opportunities available for local producers and small business owners. Environmental benefits of a local food system that will be noted include policies that support watershed protection, the prevention of non-point pollution, as well as initiatives that reduce waste. Social equity will be assessed in terms of the availability of public transportation connections to markets and grocery stores, support systems for residents dealing with food insecurity and whether fresh, high quality food is easily accessible to residents of all demographics. Finally, land conservation efforts will be documented, because the preservation of agricultural lands and green space directly affect the county's production capacity. A healthy, functional, economically viable food system depends on the county's commitment to these five categories.

Greene County, Virginia is a quickly growing suburb of Charlottesville, VA. Between 1990 and 2000 the county saw 48% growth in population - one of the largest increases in population in the country. It remains small at just under 18,000 residents and retains a significant rural character, especially as one

nears Shenandoah National Park and the Blue Ridge Mountains. The median household income in the county is \$45,931, compared to \$46,677 in the state of Virginia. 33% of students in Greene County are approved for reduced or free lunch, which is lower than the state's average of 37% of students. The top crop items in Greene are forage, corn and grapes, and the most common livestock include turkeys, cattle and pheasants. The average age of farmers in Greene is 61 – three years older than the state average of 58 years old. The county is one of the gateways for Central Virginia to the National Park. Its largest commercial area, Ruckersville, sits at the intersection two major arteries, Route 29 and Route 33. Much of the suburban growth has happened in this area. Within several miles numerous new homes have been built and significant new commercial development is in process, including the construction of a Walmart Super Center.

The county seat is Stanardsville. Stanardsville is a small town of just over 500 residents. Most of the town, and a good portion of adjacent areas are listed on the National Register of Historic Places as a historic district. There are several other landmarks in the town, including a historic courthouse, an inn, and a small shopping center. Greene County has a relatively low poverty rate at 6.6%, but Stanardsville has



Autumn Hill winery

a high rate at 15.1%. The Stanardsville Area Revitalization Program (*STAR*) is a local non-profit working to restore the community infrastructure, including the streetscape and pedestrian system in the town, to revitalize the historic commercial core of the county. There is a push within the organization to increase the number of local restaurants serving fresh food. The Greene County farmers' market is a small seasonal farmers' market that occurs on Saturdays just outside of Stanardsville at the Greene County Technical Educational Center.

There is some small scale farming in the county. Autumn Hills Winery and Stone Mountain Winery anchor local wine production. Planet Earth Diversified is a hydroponic farm that produces vegetables and fruit year-round. There are a number of small vacation rentals that grow food for guests to eat seasonally. Alpacas are raised in the area. Much of the county is rural and individuals grow food in gardens. There is



Stanardsville

relatively low exposure for farming and food related businesses in Greene County on the web. Beyond promoting local restaurants and agriculture as a means for economic stimulus, food policy is not something that residents and officials in Greene County have considered significantly.

Methodology

Analysis took place in two parts. First, laws, ordinances, guidelines and planning documents currently supported by the county were recorded. If a foundational or essential element of a local food system existed within the policy in question, this was marked with a, "yes," in the database. The source of the policy was then cited and quoted in a separate document. The policy being evaluated must have been culturally appropriate, accessible and available to the community in order to receive a "yes." The spreadsheet and its supplementary notes are included as Appendices A and B of this document.

The main documents that were reviewed in the initial audit stage were the 2010 Draft Comprehensive Plan, the land use-based taxation program (enacted by the 'Right to Farm' law), zoning ordinances delineating Agricultural and Forrestral districts, the Greene County School System Strategic Plan and Wellness Plan, as well as publications released by multiple nonprofit organizations contributing to food security in the area. A sampling of these documents has been included in the Appendix.

After the preliminary exploration of the policies in place, community members were consulted to verify the findings. Specific questions were posed to various stakeholders, including government employees and private citizens. These meetings served to identify any additional tax incentives, school and community programs, or funding options that allow or restrict Greene County residents from maintaining a physically, economically and environmentally healthy relationship with food.

Community engagement in Greene County food policy audit was extremely important. Much of the food-related work currently happening in Greene County is not represented on websites or in newspapers. Since documentation of food related programs

and policies were not widely available, incorporating the knowledge of community members allowed us to perform a much more accurate audit. Receipt of community suggestions and information created a more comprehensive understanding of food culture in the county. This culture represents unofficial norms or goals of the community that are not written anywhere, but are in effect, policy. Interviewing community members was an important part of understanding desires in the community, and was essential in crafting applicable recommendations.

Stakeholder meetings were also an effective tool in initiating the conversation on food policy among Greene County residents. Engaging community members and decision makers in conversations about food policy often brought to light issues that the residents had not previously considered. By highlighting food and agriculture's role as an important feature of successful communities, the community members will be paying closer attention to the treatment of food policy in Greene County.

Findings

Overall, Greene County is an area rich in agricultural history and pride, with great potential to increase access and distribution of nutritious, fresh food. Many of the policies in

place provide a good starting point, but stop short of truly encouraging a complete, secure food system in the county. Similarly, many programs are in place to address hunger, food distribution and economic progress, however, results have been limited by a lack of coordination between the organizations.

General Governance

Zoning ordinances play an important role in the development of a community by dictating which land uses are appropriate in which areas. The Greene County zoning ordinance is a relatively typical ordinance in Virginia. It identifies several important districts to the culture of the community, including conservation, agriculture, residential, business, and several others including Planned Unit Development, and Senior Residential. The most important zones in the ordinance as they relate to food are the conservation, agriculture and the R-1 residential districts. These ordinances are the only ones that directly deal with agriculture and food production. The business districts do not specifically identify food related businesses other than restaurants in the code, and when restaurants are noted, they do not identify a specific type and could include fast food.

The agricultural districts are open to most agricultural uses, including intensive options, and allow for processing facilities on site. Several wineries and other farming operations take advantage of this opportunity. The county encourages farming operations that are conducive to agritourism. Consequently, the agricultural district allows for service uses such as inns, bed and breakfasts, and restaurants in addition to farming. The conservation districts allow less intensive agriculture, in the interest of preserving natural resources. The R-1 residential district allows for some of the most inventive, “urban” farming opportunities. It allows, by right, light agricultural uses in the district, which opens the door to planting in abandoned lots, or creating community gardens. It also allows for the keeping of livestock and fowl with a special use permit. Obtaining this permit is not simple, but is generally granted with some oversight.

The 2010 Greene County Draft Comprehensive Plan provides direction for a county proud of its historical, agricultural and rural qualities, with goals of sustainable growth. While little consideration is given to food production and distribution within the region, the goals of the plan align well with the requirements of a functional food network. The focus on livable communities, conservation of agricultural land,



Raising cattle is a very common practice in Greene

multi-modal transportation options and pride in Greene County heritage sets the framework for a more flexible, accessible, and robust food system.

The three main focus areas of the Comprehensive Plan are land-use, transportation and economic development. Land-use is dictated by the growth area boundaries, which not only protect agricultural land from degradation, but also encourage more compact, mixed-use communities. These communities ideally have small and large scale grocery stores (although this is not explicitly stated – the plan calls for ‘a mix of services’) with patrons living close enough to walk or bike. The Plan also advocates for the use of conservation easements, a transfer of development rights or purchase of development rights program, a land use taxation incentive, as well as continued dedication of Agricultural and Forrestral districts. In 2001, 14,721 acres were in



Greene County Transit

Agricultural and Forrestral districts, and 6,201 acres were under easements held by the Virginia Outdoors Foundation. The county is creating an environment conducive to food production by placing a high priority on preserving agricultural lands.

Transportation goals in the Comprehensive Plan echo the goals of the recently completed US 29/33 Multimodal Corridor Study. There is an emphasis on creating safe, active, multi-modal corridors between growth centers, and improving the major arterials connecting Greene County with the region. Creating trails and encouraging walkable streets throughout the commercial ‘loop’ will improve access to grocery stores and farmers’ markets. These trails and walkable networks will be particularly important to low-income community members without access to a car. Improving active transportation will also aid in increasing the physical health of residents. The Comprehensive Plan goal of reducing childhood

obesity is intended to be met as a result of this increase in physical activity. The Plan does not mention improving the quality of food in the schools, or providing nutrition education, which would play a large role in combating obesity.

To improve the economic situation of the county, the Plan recommends increasing historical, agricultural and eco-tourism. Retail and food service is currently the largest private-sector industry in Greene County, and many of the vineyards, bed and breakfasts and Civil War sites have gained national recognition in tourism blogs and magazines. The county encourages tourism through its website, and has plans to create maps of Civil War resources, and put more effort into advertising local events (such as the Strawberry Festival, County Fair and farmers' markets). Celebrating history and culture is an essential part of Greene's development plan, however, there effort should not overshadow the economic potential of modern-day agricultural pursuits. An increased focus on food production, processing and distribution centers would create jobs, bring in money and improve the ability of the county to feed itself in an emergency situation. There is no mention of migrant workers in the Comprehensive Plan, however, their role in vineyard

operations and other mid-to-large scale farms should not be ignored. This population will need to be addressed.

Economic Development and Food Related Businesses

Greene County is committed to economic development. The county has identified a diverse commercial tax base as important to the county. To that end, the county has done several things that many communities do to promote business. They have worked to develop a branding for the community that celebrates the county's connection to the Blue Ridge as well as the rest of central Virginia. The community has also worked to reinvest in its downtown and the county seat – Stanardsville.

The non-profit group that has been heading up revitalization efforts is the Stanardsville Area Revitalization (STAR) program. The organization has not been solely focused on food related issues, but as a part of revitalization efforts they have been involved in a number of efforts to promote the community using food events. Leaders of STAR noted that wine festivals have been successful in bringing visitors into the county. Greene holds two wine festivals a year – one is the Monticello Trail Wine Festival in the spring, and the other is the Discover Virginia Wine Festival in the late

summer. The majority of the festivals are held on a large property that opens onto Route 33 – the major east west highway that crosses the county and links into the Shenandoah National Park and the Skyline Drive.

There have been several efforts to bring the festivals closer to the town so that local businesses might feel the spillover effect from the many visitors. Festivals have averaged between 1,000 and 1,500 visitors each. It has been difficult to find a site that would accommodate the parking necessary for a large crowd, as well as provide the limited access necessary to comply with the Virginia Department of Alcoholic Beverage Control (VABC) standards. The community has holds an alcohol-free Strawberry Festival in early June in downtown Stanardsville with significant success. This event serves as an excellent fundraiser, and its success provides motivation for moving the wine festivals into Stanardsville. Relocating the wine festivals downtown would provide economic incentive worth the extra hassle of locating a site that complies with the necessary stipulations.

Local businesses are also important to Greene County's economy. The town has several locally owned restaurants as well as an independent grocer. The businesses do not

serve exclusively local food, and some do not specifically source any of their food locally.

Restaurants in Greene source their food from a number of distributors and wholesale stores in the region. Additionally several of the fast-food restaurants in the county are owned by local franchisees. While these restaurants do not serve particularly healthy options, they do provide an opportunity for local entrepreneurs to make a relatively large amount of money.

There was some concern about sourcing meat at restaurants from back door sales. Concerns about food safety, quality, and consistency were key. One major anxiety was the ability to have consistent cook times for meals. When someone eats at a restaurant they pay a premium to have someone prepare it as well as the experience. If the experience is subpar or the food is not great, customers might not return, and it is a risk that restaurants take when they source food from different places. The ability to source foods at restaurants locally was interesting but several things would have to be done to make it work for those businesses.

Restaurants, especially when they are smaller, do not have a lot of time to work on sourcing ingredients. A single distributor, supplemented with other purchases, may be the best option for small restaurants. Sourcing locally requires

that a owner think about what is in season, where they can get it from, what the quality is like, and how it fits into the regulations that they must fulfill for health codes and insurance rates. A general liability policy could be near \$10,000 for a business like this, and would be crippling if rates grew at all. If distributors were able to source locally and efficiently for restaurants it could be easier. The Local Food Hub does have a presence in Greene, specifically providing distribution to the school. Smaller institutions and businesses could also tap into this resource.

Community members also talked about the varying definition of, “local.” Many distributors are locally based – the owners are Virginian, the businesses pay taxes in the

state, they employ Virginians who pay taxes and live locally, and the distributors might also be participating in local life as well. When a business buys from this distributor, they might essentially consider that they are purchasing locally. The definition of local is really determined by the values that a business, citizen, or locality has. If the values are more economically driven, then the definition of local might be much more in line with where the ownership of a business really is and whom they employ – not necessarily where they get their food from. If the values are more closely aligned with where the food specifically comes from, then that may lead to more locally sourced foods. There are certainly a number of different value systems that can lead to different food sourcing outcomes – these essentially need



Forage/hay is one of Greene's top crops

to be defined by the community or business that is making decisions about how they are crafting food related policies.

Community members did note one concern about fair regulations between food related businesses of different scales. One community member was concerned about how incorporated and established food businesses were held to higher standards of regulation than people at farmers' markets or unincorporated food businesses – like home based caterers. Incorporated businesses are required to be inspected, pass health code, carry insurance, pay taxes, and other things that unincorporated businesses are not. While additional regulations might stifle smaller businesses or unincorporated businesses, equality in regulation seems to be a goal that the community would like. It could manifest itself lower regulation or support for the businesses that do incorporate, rather than additional regulation on markets or unincorporated businesses.

Community members also noted the significant number of food and agricultural businesses that are near Greene County, but not directly in it. Wolf Creek Farm is very nearby in Madison County. The Shenandoah Valley – especially the Harrisonburg area, which is near by, has

a number of food businesses too. One of note to community members in Greene is a large company that ships many of the live herbs that can be bought in grocery stores – they are all grown organically.

Several inventive programs were also noted, but they have, so far, not been able to get off of the ground. One proposal was to use the heat that is generated from a gas station in the county to help heat a greenhouse to grow hydroponic plants. The heat could be pumped into the greenhouse so that there would be enough heat to be able to grow fruit and vegetables year round. A number of complications and costs kept the project from getting off the ground. Overall, there is an awareness of what food can mean for the community. One common comment was that if just one more restaurant opened in Stanardsville, it could lead to a real food business district and help revitalize the area. A number of community members said that the issue was not convincing the business to come, but instead to find who might open the business at all. Several people noted the bypass as something that really hurt businesses and restaurants in the town. Grants for restaurants or food businesses (or any new small business) were noted as things that could help. Low interest loans were also noted, but definitely not as enthusiastically as grant programs to help

entrepreneurs get off the ground. The next step is developing an action plan on how to meet some of the goals and find funding sources for programs.

Education

The School District Strategic Plan is short and general. The plan does not offer any guidance for the meals that are served to students, however, most aspects of school menu planning are already regulated by the USDA. Goal 6 of the plan states a need to develop “efficient systems for development, allocation and alignment of resources.” This goal could easily be applied to mealtime, and the purchasing and allocation of food. The Virginia Cooperative Extension has worked with the Virginia Departments of Education

and Agriculture, as well as local farms to bring Farm-to-School into the region. In 2010, Farm to School week will happen by state resolution. Greene County is currently participating throughout the year, using a portion of the USDA commodities budget toward locally farmed produce.

The school system has a Wellness Policy outlining goals for nutritional education and physical activity. The Wellness Committee, which is required by the state, meets five times a year, and consists of a representative from each school (usually the physical education teacher), the assistant superintendant of human resources and the nutrition supervisor. The committee discusses school policies, and makes recommendations to teachers, such as stopping



Greene County schoolbus

the practice of rewarding good behavior with candy, or taking away physical activity as punishment during the school day.

The school website and strategic plan made mention of improving wellness and decreasing obesity rates, but action items were never mentioned. However, this is not an indicator of the progress of the county. Carole Haas, the Greene County Schools Nutrition Supervisor, and Deborah Brown, the Assistant Superintendent of Human Resources have taken many steps to increase healthful and local food options available to students, and reducing daily access to non-nutritive foods. Vending machines in each school have been stripped of junk food, and some vending machines were simply removed. A fresh vegetable option is served at lunch, in addition to the cooked vegetable. Currently, soda machines only vend water and juices, and ice cream has been limited to a once a week treat in the elementary schools. Fortunately, students have responded positively to the changes, while the only complaints have come from a select number of staff members who are unwilling to give up their afternoon sweets.

Carole Haas is the supervisor of 23 cafeteria staff workers, and one secretary. She alone takes care of all the meal planning, food ordering and nutrition education in

all of Greene County Public Schools from kindergarten to 12th grade. About \$54,000 is spent on food from USDA Commodities, and \$20,000 of that is budgeted for fresh produce. A small portion of this produce comes from local farmers. Greene has been participating in the Farm to School program, and gets a weekly delivery of local produce from the Local Food Hub, operated out of Charlottesville. While the local foods are well-received, incorporating local food into menus is a time consuming process that restricts the amount that Ms. Haas can utilize. Local foods require that seasonality be considered, which is difficult when planning meals far in advance for a very large population. Ms. Haas would require a larger staff and increased budget in order to incorporate a significantly higher amount of local, fresh produce into the school meal plans.

The parents, students and administrative staff of the Greene County School System have been supportive and open to new food practices within the schools. Ms. Haas and Ms. Brown have found their only hurdles to be time, money and USDA regulations. Haas believes that things will improve as the USDA slowly improves regulations, and encourages more fresh produce to be served in schools. She also spoke positively about First Lady Michelle Obama's, "Let's Move" initiative, which recommends that

each school have it's own nutrition coordinator to implement meal standards and teach nutrition education.

Ms. Haas and Ms. Brown are both advocates of having mandatory physical education classes for all grade levels, which could potentially include gardening as an option. An added benefit to including gardening in the curriculum is fostering interest in agriculture in the young people of Greene. The current lack of interest was noted by multiple community members, and is particularly problematic for a county that views the growth of agriculture and agritourism as a main economic development tool. While incorporating agriculture and gardening into the curriculum is an excellent idea, Ms. Haas and Ms. Brown recognize that it is difficult to fit any extra lessons into a curriculum that is already struggling to accommodate the academic pursuits required by federal guidelines.

In order to increase awareness of the importance of physical health, Ms. Haas and Ms. Brown plan to piggyback off of the popular annual Arts Festival. The festival, which displays the artistic talents of the community through art exhibits and performances, is extremely well attended by a wide range of community members. They

hope to hold a health festival concurrently at the event next year, to capitalize on the already high attendance. Concurrently, the 4H club of Greene County is attempting bridge the nutrition education gap in the school-age population by offering a foods, nutrition and health program as part of their regular schedule. This is an especially valuable program because it offers a clear link between farming, food, nutrition and supply security.

Community Programs and Non-Profits Addressing Food Insecurity

Hunger and food access are addressed through nonprofits in the area, such as the Jefferson Area Board on Aging (JABA), the Greene County Food Bank operated by the Women's Club of Greene County, and multiple church sponsored soup kitchens and pantries. JABA is a very active organization in the county, whose mission to improve local food access spans far beyond aging populations. In the words of Judy Berger, JABA's Community Nutrition Manager, "Healthy aging begins well before retirement." Developing healthy habits at an early age will significantly affect health and food choices one makes as an adult, so fostering opportunities for community involvement in a nutritious, local food system is a main priority of the organization.



Grace Church in Stanardsville

The Department of Social Services (DSS) readily addresses food insecurity with their clients on a daily basis. The agency distributes a list of locations, hours and rules of each food bank in the area. It also runs a monthly distribution program in conjunction with Angel Food, a national food bank. DSS recently obtained an EBT machine for Angel Food distribution and James Howard, the Director of the Greene County DSS, believes that this will open the door to the farmers' market for everyone. Mr. Howard plans on including the hours and location of the county's farmers' market in the existing list of food banks.

Moving Forward

Greene County has enormous potential to develop into a secure, profitable, healthy, and accessible food network. Positive food practices and policies can certainly be established based on the county's cultural heritage, agricultural resources, and innovative community members. Priorities for moving



The Lafayette is a popular restaurant in Stanardsville

forward were derived from stakeholder observations and recommendations.

These actions include improving nutrition education in the community, providing direct entrepreneurial support to local producers, protecting and capitalizing on existing agricultural assets, and better coordination between efforts to prevent food insecurity. These are broad goals that can be achieved through a variety of actions.

Nutrition education was a high priority for all the community members interviewed, and most expressed a desire for nutrition education to be included in the academic curriculum. Improved nutrition education could also result from extra-curricular activities, such as the health fair, or creation of a school garden and garden club. Increasing the fresh food budget for school meals would gradually increase nutrition education, as students become accustomed to healthier options and develop positive eating habits.

A very successful nutrition education program is nearby. The Quality Community Council (QCC) in Charlottesville has created several programs to improve nutrition education and cooking as a part of the services that they provide to low-income residents in the city. The QCC was concerned that nutrition education would be too dry and boring of a topic for community members to spend any time on, so they started at the end. Instead of developing classes on what foods were more nutritious or better to eat, they began to offer cooking classes to residents in the community. They taught people to cook healthful meals and showed people what the end product could be. This helped develop interest in other efforts that the group was hoping to implement. By showing residents what they could make, the QCC has been able to teach people to farm, to understand how food choices affect their diet, and how exercise and activity also play into their health.

Capitalizing on existing resources and providing entrepreneurial support to small business owners and farmers go hand in hand. Agriculture is broadly recognized as Greene County's greatest asset. It will economically benefit the county to conserve the existing agricultural land, while encouraging the younger population to take part in the

farming, processing and distribution of local goods. Greene can utilize the VCE's extensive knowledge of agriculture and processing techniques to teach classes in innovative farming techniques and vineyard maintenance.

Another suggestion that would benefit Greene County financially, was to require all businesses opening in the county to sell a certain percentage of locally produced goods. In conjunction with provision of grants and tax incentives, this policy could significantly increase the demand for Greene County products, while increasing the availability of fresh, local food available. This will become especially important in Ruckersville, where the new Walmart will undoubtedly generate many new jobs, while creating difficult competition for local producers. Partnering with this large retailer will be key.

While it is difficult to find specific policies from other localities where direct entrepreneurial and financial support is provided to farmers and





Great Value is the major grocery store in Stanardsville

food related businesses, a number of programs do exist that could be tailored and fit to deal specifically with these efforts. The important part of any program is being deliberate and strategic with the support that is provided. People providing support, especially financial support should be able to answer what they hope to accomplish or change in the community with the resources they provide, where they want the support to go, and what specific activities they hope to encourage.

A general example to explore might be broader economic development policies or downtown development policies. Downtown development policies sometimes include significant cash grants to investors in property who undertake renovations that improve the district. They also sometimes pay entrepreneurs who are starting businesses to help with some start up costs. The principle would be the same with food related grant programs. The main principle for any locality would be to ensure

that the programs that they develop add to the network of food related businesses and food opportunities for the community.

Greene County's various organizations working to decrease the food insecurity would benefit from a more coordinated effort. All of the individual programs need a centralized marketing effort that will allow people requiring their services to easily locate the appropriate resource. Making SNAP benefits available at the farmers' market is a good first step toward affordable fresh food, but its success will depend on this option being properly publicized. JABA has successfully established an EBT machine to the Charlottesville market, and JABA representatives have indicated that many programs that are successful in Charlottesville will eventually work their way out into the surrounding counties. Programs in the works that could benefit Greene County include gleaning from markets and grocery stores and providing vouchers for low-income and senior residents to use for fresh, local food.

Residents, community leaders, and interested stakeholders in Greene all expressed a desire to have more comprehensive action, to continue to protect and capitalize on the number of assets that are in the community, and to continue the

conversation related to food and the community. A solid foundation for all of these goals is the development of a food policy council or a food council. Food councils are sometimes governmental groups, but are often community driven groups who have an interest in improving or considering the food system in a community.

Food policy councils or groups have become popular in larger cities and different places across the country. Hartford, Philadelphia, and Berkeley are a few communities that have developed groups whose main charge is to address and work towards a food system that better serves the needs of the community. Each group has a different form because each community is different. All have a connection to the government but operate somewhat independently. They have found ways to implement programs ranging from helping subsidize grocery stores in difficult markets to helping create urban gardens and farmers markets. Berkeley has worked to improve

sourcing for food in schools.

A food policy council in Greene could meet a number of the community goals. If there were concerns about stretching volunteers thin or there not being enough interested parties, possibly a region-wide food policy council could be created. The TJPDC currently does not have a council and since the region has many different component parts that make up a larger food system, this could be a scale where Greene was able to participate without creating too many stretches on people's time.

Most importantly, it is essential that Greene County residents continue the food system conversation. Significant physical, cultural and economic benefits can be realized through a more diverse, locally focused food system in the area. Existing policies in the county reflect appreciation of a rich, agricultural heritage, and the next step is to make the connection between agriculture and food processing and distribution.



Stanardsville Town Hall



Greene is full of rural, scenic views

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A. List of Acronyms

BFBL	Buy Fresh Buy Local Guide (PEC's)
CSA	Community Supported Agriculture
EDA	Economic Development Authority
EPA	Environmental Protection Agency
ESC	Erosion and Sedimentation Control
GCT	Greene County Transit
GCPS	Greene County Public Schools
JABA	Jefferson Area Board on Aging
PDR	Purchase of Development Rights
PEC	Piedmont Environmental Council
SBDC	Small Business Development Center
STAR	Stanardsville Area Revitalization
TDR	Transfer of Development Rights
TJPDC	Thomas Jefferson Planning District Commission
USDA	United States Department of Agriculture
VABC	Virginia Department of Alcoholic Beverage Control
VCE	Virginia Cooperative Extension
VDCR	Virginia Department of Conservation and Recreation
VOF	Virginia Outdoors Foundation

B. Food Policy Audit

[illegible]

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C. Food Policy Audit Supplemental Notes

Greene County Food Audit Supplemental Notes

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1. PUBLIC HEALTH

1a: Reduce and Prevent Community Obesity and Chronic Illness

Q1: Mention of goal for improving public health:

- a. *2010 Draft 2010 Draft Comprehensive Plan, page 18: "The abiding principle for all growth area categories is the walkability of new and retrofitted development. The 'walkability circle' is 1/4 mile in radius and represents an approximately 5 minute walks. It is optimal for the center of the walkability circle to have an identifiable non-residential use. This may be as simple as a small park or civic green or in a higher intensity applications a commercial or civic center." (Overall goal of developing mixed-use communities and green spaces connected by multi-modal corridors is expected to improve physical health of the population.)*
- b. *School district strategic plan goal number six states a need to develop "efficient systems for development, allocation and alignment of resources." The Wellness Plan states that it is, "committed to improving the nutrition, fitness, and health of students, faculty, staff and community members. The appreciation of good nutritional habits and a physically active lifestyle promote cognitive development."*

Q2: Goal to reduce obesity:

- a. *2010 Draft Comprehensive Plan, page 102: "Improve the health and wellness of students with exercise and diet. Continue to coordinate school wellness programs with parks and recreation programs." (Not a specific goal, but an interest in increasing green space as a way of reducing obesity and increasing public health.)*

Q3: Overall Wellness Plan:

- a. *2010 Draft Comprehensive Plan, page 111: "Securing natural amenities in close proximity to living spaces increases quality of life for residents and has been shown to enhance property values. Health benefits, from decreased obesity rates to better air quality, have long been associated with sufficient green space nearby."*

b. The county's 4H is run through the VCE and an integrated part of their curriculum focuses on Nutrition and Wellness.

Q4: Farm to School programs:

a. Not mentioned anywhere on website, however the county does participate in the farm to school week and there has been a local new story about their membership in the program.

Q5. School purchasing local:

a. Carol Haas, Greene County School Nutrition Supervisor, uses a portion of her USDA Commodities budget to purchase local produce from the Food Hub.

Q6. Reduce available junk food:

Not Mentioned

Q7. Educate cafeteria workers:

Not Mentioned

Q8. Food based lesson plans:

a. Carol Haas, Greene County School Nutrition Supervisor, used to teach nutrition education in the classroom, with food to taste test donated from Whole Foods. She did this for 10 years, however recent strains on time and money have prevented her from doing this lately.

Q9. School gardens:

Not Mentioned

Q10. Joint use agreement:

Not Mentioned

Q11. Chain restaurants/calories on menus:

Not Mentioned

Q12. Tax on/discourage low nutritional value items:

Not Mentioned

Q13. Discourage SNAP for sugary foods and beverages:

Not Mentioned

1b. Engage public by increasing awareness of healthy and local food options

Q14. Increase awareness of healthy lifestyle:

Not Mentioned

Q15. Definition for local food:

Not Mentioned

Q16. Support production and distribution of local food:

- a. *2010 Draft Comprehensive Plan, page 79: "The market growth in local foods over the last several years has benefited farmers in Greene County. The Greene County farmers' market runs monthly from June to October at the Greene County Technical College on Route 33. About a dozen other markets are in operation seasonally in the region, at which Greene County farmers have the opportunity to sell their produce directly to customers. A growing number of grocers, restaurants, and Community Supported Agriculture (CSA) groups in the Charlottesville area are providing food from farmers in the region.*

Q17. Guide to local food support:

- a. *2010 Draft Comprehensive Plan, page 79: "The Piedmont Environmental Council has a 'Buy Fresh Buy Local' campaign to encourage residents to purchase food from farmers in the region. Several Greene County producers that are currently participating in this program. The Virginia Independent Consumers and Farmers Association (VICFA) also works to promote small-scale agriculture in Greene County, mostly at the level of the state legislature" Comprehensive Plan recommends maintaining and promoting awareness of tax incentives for farmers, supporting farmers' markets, partnering with Virginia Cooperative extension to recruit young farmers, encouraging annual events like the Strawberry festival, as well as collecting stories from generational farmers to produce a pamphlet or documentary about the area's farming heritage.*

Stated Goals on page 139 include, "Partner with the Greene County office of Virginia Cooperative Extension to help recruit young farmers and reduce the barriers to entry inherent to farming in the area. Encourage annual events such as the County Fair and the Strawberry Festival. Promote agritourism businesses targeted toward the D.C. metro area. Collect stories from generational farmers to produce a pamphlet or documentary about the area's farming heritage."

Q18. Purchasing preference for local:

Not Mentioned

Q19. Media campaign to support healthy eating:

Not Mentioned

Q20. Support Food Policy Council:

Not Mentioned

1c. Flexible Policies and Zoning for Creative and Adaptive Uses

Q21. Code allowance for open space or community gardens:

- a. *2010 Draft Comprehensive Plan, page 114: "Roof drain disconnection, rain gardens, well-placed drainage basins, and various water treatment or filtration practices are other elements of watershed design. At the household level, individuals can use rain barrels or other catchment devices to capture rainwater and reuse for household purposes. A new*

stormwater management policy being considered by the Virginia DCR includes provisions to allow each of these design features to meet future mandated requirements.”

b. VOF and PEC easements.

c. The zoning ordinance provides a number of zones where open space is key, and the goal of the zone is to preserve open space. It also allows for light agricultural use in a number of zoning classifications, including Residential-1.

Q22. Promote accessibility to community gardens for all neighborhoods:

Not Mentioned

Q23. Land protections for farmers’ markets:

Not Mentioned

Q24. Pocket parks to community gardens:

Not Mentioned

Q25. Allow abandoned lots for gardens or farms:

a. Article 5 of the 2009 Zoning Ordinance, allows light agriculture (including raising live-stock and poultry with special permit) in R-1 zones. Abandoned lots could be a part of this.

Q26. Work with community land trust, non-profits, or allow low-income to sell produce:

Not Mentioned

Q27. Code allow for residential zones to keep “farm” animals:

a. Article 5 of the 2009 Zoning Ordinance, allows raising poultry in residential areas is allowed with a special permit in certain zones (R-1).

Q28. Funding for food projects:

Not Mentioned

Q29. Minimal on-site processing:

a. Article 4 of the 2009 Zoning Ordinance allows processing and processing facilities are allowed in agricultural districts and conservation districts.

1d. Promote multi-modal transportation options to food sources

Q30. Offer multi-modal transportation:

a. 2010 Draft Comprehensive Plan, page 138: “Integrate a variety of transportation options, including pedestrian, bicycle, transit and other vehicular traffic.” An encouraged funding source on page 114, “Transportation Enhancement Program (TEP), intended to encourage alternative transportation projects, such as bicycle and pedestrian facilities, beautification projects, and environmental mitigation. Funds are administered through VDOT as a reimbursement to localities for up to 80% of eligible project costs.”

Q31. Transportation for low income or migrant workers to grocery stores:

Not Mentioned

Q32. Transport food to low income and migrant neighborhoods:

Not Mentioned

Q33. Safe biking and walking paths to food sources:

- a. *2010 Draft Comprehensive Plan: Transportation goal, page 72, "Maximize walking and biking opportunities by using the street cross-sections in the Mixed Use Village and Town Centers and Mixed Use Residential areas for all transportation improvements. Promote internal connectivity through use of short block lengths and multiple access points especially in the Mixed Use Village and Town Centers and Mixed Use Residential areas."*
- b. *Local small bus system to Charlottesville with Jaunt. This is a bus system that has a limited radius and schedule, but can be ordered for pick up and drop off on a routine basis. (www.ridejaunt.org).*
- c. *Greene County Transit (GCT) runs Monday through Friday 7:00 a.m. to 10:00 p.m., and Saturday 9:00 am to 4:00 p.m. Seniors ride for free on Saturdays. Rides are \$2.50 per stop in the county, \$3.00 in Charlottesville, and require scheduling 24 hours prior. The service is on-demand only, and its 28 vehicle fleet includes 5 wheelchair accessible vans. (www.gcva.us)*

Q34. Bus service connects neighborhoods and food stores, does it require more than 1 transfer:

- a. *Local small bus system to Charlottesville with Jaunt. This is a bus system that has a limited radius and schedule, but can be ordered for pick up and drop off on a routine basis. (www.ridejaunt.org)*
- b. *Greene County Transit (GCT) runs Monday through Friday 7:00 a.m. to 10:00 p.m., and Saturday 9:00 am to 4:00 p.m. Seniors ride for free on Saturdays. Rides are \$2.50 per stop in the county, \$3.00 in Charlottesville, and require scheduling 24 hours prior. The service is on-demand only, and its 28 vehicle fleet includes 5 wheelchair accessible vans. (www.gcva.us)*

Q35. Provide low-cost taxi or ride share to food sources?

- a. *Greene County Transit (GCT) runs Monday through Friday 7:00 a.m. to 10:00 p.m., and Saturday 9:00 am to 4:00 p.m. Seniors ride for free on Saturdays. Rides are \$2.50 per stop in the county, \$3.00 in Charlottesville, and require scheduling 24 hours prior. The service is on-demand only, and its 28 vehicle fleet includes 5 wheelchair accessible vans. (www.gcva.us)*
- b. *A free ride to the grocery store is offered once weekly from the Stanardsville JABA Center.*

Q36. Is transportation available during days and nights?

- a. *Greene County Transit (GCT) runs Monday through Friday 7:00 a.m. to 10:00 p.m., and Saturday 9:00 am to 4:00 p.m. Seniors ride for free on Saturdays. Rides are \$2.50 per stop in the county, \$3.00 in Charlottesville, and require scheduling 24 hours prior. The service is on-demand only, and its 28 vehicle fleet includes 5 wheelchair accessible vans. (www.gcva.us)*

Q37. Bike path or sidewalk plan:

- a. Chapter Four of the US 29/33 Multi-Modal Corridor Study, recommends shared path design guidelines for multiple types of roads.*

1e. Reduce community exposure to pesticides and chemicals in foods

Q38. Reduce pesticide use, appropriate enforcement:

Not Mentioned

Q39. Protect farm workers from exposure:

Not Mentioned

Q40. Protect food safety through proper training of farm workers:

Not Mentioned

Q41. Encourage transition to low spray or organic to reduce chemical exposure:

- a. 2010 Draft Comprehensive Plan, page 81: "Encourage farming techniques that help protect farmland and water quality. Encourage organic and/or hydroponic farming. Promote use of riparian or vegetated buffers to a minimum width of 35 feet on either side of streams to protect fish and help keep water clean. Encourage Best Management Practices (BMPs) such as no-till, contour plowing, cover crops that conserve soil integrity and health, rain-water filtration, and the reduction of overland flow of water to area streams."*

Q42. Encourage transition to organic or sustainable for increased carbon sequestration:

Not Mentioned

Q43. Offer incentives to transition to sustainable or organic:

Not Mentioned

2. ECONOMIC DEVELOPMENT

2a. Support local food production

Q44. Working farmland tax incentives:

- a. 2010 Draft Comprehensive Plan, page 81: "Investigate county measures to encourage and retain farming and land use operations. Maintain land use taxation and promote awareness of tax incentives for farmers. Partner with other organizations to encourage conservation easements for agriculture and forestry. Concentrate future development into growth areas in accordance with the land use section of the 2010 Draft Comprehensive Plan."*
- b. Land Use Taxation is available in Greene County.*

Q45. Purchasing preference for low-spray, organic or sustainable:

Not Mentioned

Q46. Economic development support for food production:

- a. *2010 Draft Comprehensive Plan: Page 81, "Achieve recognition of farming and farmers as a vital part of the county's future and make them a part of tourism. Encourage annual events such as the County Fair and the Strawberry Festival. Promote agritourism businesses targeted toward the D.C. metro area. Actively celebrate farming heritage. Collect stories from generational farmers to produce a pamphlet or documentary about the area's farming heritage. Support local agriculture through the Buy Fresh, Buy Local campaign and promote a year-round farmers' market."*

Q47. Purchase of local food when available:

Not Mentioned

Q48. Support system for seasonal labor for farms:

Not Mentioned

Q49. Program to inspire and train new farmers, including immigrant assistance:

- a. *2010 Draft Comprehensive Plan, page 139: "Partner with the Greene County office of Virginia Cooperative Extension to help recruit young farmers and reduce the barriers to entry inherent to farming in the area...Collect stories from generational farmers to produce a pamphlet or documentary about the area's farming heritage."*

Q50. Incentives for retailers to purchase local food:

Not Mentioned

2b. Support development of local processing infrastructure

Q51. Programs to support or incubate food related businesses:

Not Mentioned

Q52. USDA kitchen or other processing facility available:

Not Mentioned

2c. Support development of local distribution infrastructure

Q53. Allow for farmers markets or tailgate markets:

- a. *2010 Draft Comprehensive Plan, page 81: "Support local agriculture through the Buy Fresh, Buy Local campaign and promote a year-round farmers' market."*
b. *Articles 4, 5 and 9 of the 2009 Zoning Ordinance allow for temporary and roadside markets in business zones, residential zones, and agricultural zones.*

Q54. Provide institutional support for farmers' markets and tailgate markets:

Not Mentioned

Q55. Economic support for regional distribution center:
Not Mentioned

2d. Support development of new businesses using locally sourced products & heritage foods

Q56. Incentives for businesses using locally produced food:
Not Mentioned

Q57. Support for identification and development of heritage seeds, food, products, etc:
a. 2010 Draft Comprehensive Plan, page 139, "Collect stories from generational farmers to produce a pamphlet or documentary about the area's farmign heritage." This isn't a direct policy, but could be a starting point.

Q58. Program that supports stores that provide fresh, local options for low income:
Not Mentioned

2e. Support increased Security of Food Supply

Q59. Emergency preparedness plan for disruptions in food supply:
a. Hazard Mitigation Ordinance, page 12: Hazard mitigation ordinance requires that emergency plans and places of shelter be mapped out and displayed in libraries and public spaces. Places of food distribution have not been included. (<http://www.gcva.us/dpts/plan/Hazard%20Mitigation%20Plan.pdf>)

3. ENVIRONMENTAL BENEFITS

3a. Reduce community carbon footprint and reduce nonpoint source stream pollution

Q60. Goal to reduce footprint:
Not Mentioned

3b. Reduce nonpoint source stream pollution from agriculture

Q61. Reduce nonpoint source pollution from agriculture:
a. The Chesapeake Bay Foundation and the EPA have set standards for all of the water basins related to the Chesapeake Bay.

Q62. Riparian buffers used to reduce nonpoint source pollution:

a. *2010 Draft Comprehensive Plan, page 141: "Promote voluntary establishment of new 'riparian buffers' around 3rd order streams to protect valuable surface water resources and maintain existing riparian buffers....Consider adopting Watershed Protection Design Standards."*

b. *Erosion and Sedimentation Control (ESC) Ordinance: "Except as provided herein, no person may engage in any land-disturbing activity until he has submitted to the Program Administrator for the County of Greene, Virginia an erosion & sediment control and stormwater management plan for the land-disturbing activity and such plan has been approved, a bond posted and a permit issued by the plan-approving authority." The ESC plan must comply with the Virginia Erosion and Sediment Control Handbook and the Virginia Stormwater Management Handbook.*

Section 38-75 includes ater quality requirements: "Minimal use of paved channels, curb & gutter and underground pipe, along with maximum use of vegetated channels, planting beds, level spreaders and other measures designed to promote on-site infiltration of stormwater into the ground. Conveyance of all impervious surface runoff through either on-site stormwater management pond(s) containing permanent pool(s) of water (whose volume and surface area equals at least two-thirds of the 10-year storage)." While these standards don't specifically reference riparian buffers, vegetated channels and planting beds also protect rivers from nonpoint pollution. (<http://www.gcva.us/dpts/plan/esc-swmordinance.pdf>)

Q63. Fence livestock from stream banks:

Not Mentioned

Q64. Program to manage excess animal manure:

Not Mentioned

3c. Reduce Food Waste

Q65. Encourage foraging from unused locations:

Not Mentioned

Q66. Local map for food foraging:

Not Mentioned

Q67. Opportunity for gleanings from farms and restaurants:

Not Mentioned

Q68. Demonstration programs for composting:

Not Mentioned

Q69. Offer central site for composting from homes and yards:

Not Mentioned

4. SOCIAL EQUITY

4a. Increase transportation system access to markets that sell fresh and healthful foods by underserved communities

Q70. Quality food for all citizens:

a. *The Greene County Food Bank is administered by the Woman's Club of Greene County. Food is distributed from the Social Services office located at 10009 Spottswood Trail in Stanardsville. The office is open Monday through Friday, 8:30 AM until 4:30 PM.*

"The Greene County Food Bank is the only source of emergency food assistance that is located in the county and available to residents in need on a daily basis. The food bank is able to help the hungry through the generous support of the community. Donations stay in the county and are used to feed the hungry in Greene County." (http://www.vgreene.com/community_matters/Food_Bank/INDEX.htm)

b. *JABA offers home delivered meals and Ensure from its Greene County Center located in Stanardsville. (<http://www.jabacares.org/page/full/community-centers>)*

Q71. Bus service, taxi or ride share in rural as well as urban areas:

Not Mentioned

Q72. Transportation available during day and evening in rural as well as urban areas:

a. *Greene County Transit (GCT) runs Monday through Friday 7:00 a.m. to 10:00 p.m., and Saturday 9:00 am to 4:00 p.m. Seniors ride for free on Saturdays. Rides are \$2.50 per stop in the county, \$3.00 in Charlottesville, and require scheduling 24 hours prior. The service is on-demand only, and its 28 vehicle fleet includes 5 wheelchair accessible vans. (www.gcva.us)*

Q73. Any studies to assess needs of low-income neighborhoods to gain access to fresh foods:

Not Mentioned

Q74. Safe biking and walking paths to food sources in rural and urban areas:

a. *2010 Draft Comprehensive Plan, page 56: "The 2004 Town of Stanardsville Safety, Circulation and Beautification plan calls for an improved sidewalk and crosswalk network. Public workshops held in conjunction with this 2010 Draft Comprehensive Plan update have also highlighted the need to improve pedestrian and bicycle accommodations in Stanardsville and in other growth areas throughout the county. The Jefferson Area Bicycle, Pedestrian and Greenway Plan was adopted by the Planning District in 2004. This plan recommended a network of on-street bicycle routes and off-street greenways throughout the county to connect population centers and recreational areas.*

In the last five years, VDOT has redoubled efforts to encourage cycling and walking throughout the state. A number of policies have been passed, according to VDOT in order to, 'accommodate bicyclists and pedestrians, including pedestrians with disabilities, along with motorized transportation modes in the planning, funding, design operation and maintenance of Virginia's transportation network."

Q75. Farmers' markets geographically accessible:

Not Mentioned

4b. Support location of grocers providing healthy local, foods in diverse and underserved locations

Q76. Expedited development review for food stores in underserved locations:

Not Mentioned

Q77. Does locality recognize need for low income, immigrant and migrant populations to have access to fresh, healthful foods:

Not Mentioned

Q78: Tax credits for opening food stores in certain locations:

Not Mentioned

Q79. Any regulatory incentives, ie relaxed zoning requirements, to facilitate food stores:

Not Mentioned

Q80: Offer predevelopment assistance to developers for grocery stores:

Not Mentioned

4c. Increase availability of fresh and healthful foods for underserved communities

Q81. EBT machines at farmers' markets:

Not Mentioned

Q82. Dollar matching, or increased value (\$2 or \$3 for every one spent) opportunities for EBT dollars spent on healthful foods at grocery stores:

Not Mentioned

Q83. Food sources accommodate WIC, Senior Nutrition, EBT:

a. Grocery stores yes, farmers' market no.

Q84. Farmers' markets enable \$2 or \$3 healthy food credit for every EBT dollar:

Not Mentioned

Q85. Markets and stores accessible at multiple times of day:

Not Mentioned

Q86. Mobile farm stands or carts:

Not Mentioned

Q87. Faith, nonprofit or institutions have purchasing preferences for local foods:
Not Mentioned

4d. Support an effective emergency food infrastructure

Q88. Right to food security:
Not Mentioned

Q89. Central directory of emergency food providers:
Not Mentioned

Q90. System for referring people in need of food:
Not Mentioned

Q91. Support coordination and cooperation between agencies:
Not Mentioned

Q92. Opportunity for storage of fresh foods for providers:
Not Mentioned

4e. Support equitable working conditions for farm labor

Q93. Living wage policy for all who work, including farm labor:
Not Mentioned

Q94. Access to fresh, healthful food for those who produce it:
Not Mentioned

Q95. Ensure training for farm labor that is comfortable, accessible in native language:
Not Mentioned

Q96. Adequate protection from pesticides:
Not Mentioned

Q97. Opportunities for transitional farm labor to become engaged in local community:
Not Mentioned

Q98. Person available for migrant farm workers to contact regarding community events:
Not Mentioned

Q99. Map of farm worker camps:
Not Mentioned

Q100. Housing opportunities for migrant workers:

Not Mentioned

4f. Promote community involvement and ownership in local food system

Q101. Community involved in organization of food opportunities:

a. The Greene County Farm Bureau and the Ruritans organize the farmers' market on Saturday mornings during the summer months. The Ruritans is a national club, focused on community service. The market is publicized through PEC's Buy Fresh Buy Local Guide, JABA and VCE.

Q102. Culturally appropriate fresh foods:

Not Mentioned

Q103. Support for diverse, local, traditional - and fresh - food practices:

a. 2010 Draft Comprehensive Plan, page 81: "Achieve recognition of farming and farmers as a vital part of the county's future and make them a part of tourism. Encourage annual events such as the County Fair and the Strawberry Festival. Promote agritourism businesses targeted toward the D.C. metro area. Actively celebrate farming heritage. Collect stories from generational farmers to produce a pamphlet or documentary about the area's farming heritage. Support local agriculture through the Buy Fresh, Buy Local campaign and promote a year-round farmers' market."

Q104. Incorporate migrant workers in markets and community events:

Not Mentioned

Q105. Opportunities for low income, immigrant, or migrant to participate in gardens or food projects:

Not Mentioned

5. LAND CONSERVATION / ACCESS TO LAND FOR FOOD PRODUCTION

Q106. Land conservation for food production:

Not Mentioned

Q107. Conservation easements for food production:

a. The County and the Piedmont Environmental Council purchase easements for conservation of open space and agricultural land. The PEC has a local chapter and representation in Greene County.

Q108. Allow public space or land for food production:

Not Mentioned

Q109. Creative leasing or finance models to reduce farmer start-up debt:

Not Mentioned

Q110. Map of prime agricultural lands:

a. Prime agricultural lands are identified in the zoning ordinance map as the highest priority lands for conservation. These lands are zoned as agricultural.

Q111. Map of prime agricultural lands to conserve for food production, agri-tourism, heritage tourism, or other purposes supporting local food production:

a. 2010 Draft Comprehensive Plan, page 78: "The county has also used Agricultural and Forestal Districts as a support measure. These are voluntary agreements between land-owners and the local government to decline from development in exchange for eligibility for land use taxation and limitations of eminent domain. When the program began in 1982, 23,315 acres were enrolled. The number of acres in the program had fallen to 14,721 by 2001. Conservation easements, legal agreements to keep land open or in agricultural use in perpetuity, are another available tool. Greene County does not directly purchase conservation easements at this time, but several parcels in the county have been preserved specifically for farming through the Virginia Outdoors Foundation. A total of 6201 acres in Greene County are under an easement held by VOF." Agriculture needs to be strongly defined, and food specifically mentioned as the product.

Q112. Limit development potential through PDR, TDR or other programs:

a. 2010 Draft Comprehensive Plan, page 115: "Support voluntary implementation of the recommendations of the county Green Infrastructure Study. Encourage the voluntary dedication (through proffers and other tools) of land in conservation easements or Agricultural and Forestal Districts. Consider adopting a Purchase of Development Rights or Transfer of Development Rights program."

Q113. Green infrastructure plan that incorporates consideration for food production:

a. The TJPDC recently published a green infrastructure plan for the region. It does not specifically mention food production as a part of it.

D. List of Community Member Comments and Recommendations

Greene County Community Comments

Participating Community Members:

Matt Benson

Community Viability Specialist, Virginia Cooperative Extension

Judy Berger

Community Nutrition Manager, Jefferson Area Board on Aging

Debbie Brown

Assistant Superintendant of Human Resources and School Wellness Committee Member, GCPS

Roy Dye

*Executive Director, *STAR**

Carole Haas

Supervisor of School Nutrition, GCPS

James Howard

Director, Department of Social Services

Cathryn Kloetzli

Manager, Greene County Farmers' Market

Don Pamenter

*President, *STAR**

Tony Williams

Economic Development Authority Manager

Economic

- Much of the local produce comes from Michael Clark at Planet Earth Diversified.
- Economic development and tourism development is focused on bringing festivals to the area.
- Not much support for new food venues within Stanardsville
- Most parents work outside of county (in Charlottesville) and probably do their grocery shopping there.
- There are a number of opportunities for government to further support food related businesses in the county, region, and statewide. One possibility might include cooperative buying for hard goods for smaller establishments. An example would be VDACS, or some similar organization buying wine bottles and corks in significantly higher bulk to help achieve economies of scale.

- Local food and wine needs to find ways to be competitive. Virginia wine almost unilaterally costs more than any wine from any other part of the world. Look how much Retail Relay charges – no one except the incredibly rich can afford Joel Salatin’s chicken tenders at \$20 a pound.
- If there are migrant workers in Greene, they have almost no visibility with anyone that we talked with. Everyone in the county believes that there are fewer (or no workers) compared to the average because most farms are small.

Education

- Schools used to have half an hour of nutrition education monthly. USDA food guide pyramid was the basis for lesson plans. Whole Foods donated food for tasting/cooking (for almost 10 years).
- A field house with workout equipment is open occasionally for the community to use.
- Parents have shown interest in assisting with a student garden, however no follow-through.
- Meals are currently based on calorie control – they are required to provide 1/3 of the RDA for lunch and 1/4 for breakfast.
- 9th graders have a health class, but it’s mostly about substance abuse, and mental health.
- Vending machines have been stocked with healthy foods, or removed all together. Some staff rooms still vend junk food, because of complaints.
- A fresh vegetable option is supplied in school lunches, in addition to the cooked vegetable. Ice cream availability has been cut to once a week (as opposed to being available every day). Students have responded positively.
- Local produce is supplied by the Local Food Hub, and usually comes from within a 40 mile radius.
- Junk food still sold at extracurricular activities. Money is used to fund the activities.
- Annual walk to school day is May 1st, 2010. It’s usually well attended.
- Students aren’t interested in the agricultural heritage of the county.
- Parks and Recreation has programs for kids under 12, and about 20-30% of high schoolers are involved in sports. No other options are available to encourage young people to be active.

Social/Cultural

- No shelter in Greene County. Recent study shows that Greene County residents make up 3% of the total population of homeless in the district.
- Dept. of Social Services runs WIC and uses Angel Food Network.
- Food banks and soup kitchens are predominantly run by churches in the county.
- No migrant worker camps. It is commonly believed that there are no migrant workers in the county, because most of the farms are so small. Large dairies and vineyard would have need, however.
- Community members and students don’t have time to eat or be active. Many commute from Charlottesville and go straight for fast food or unhealthy options.

Access

- Not many small, local grocery stores.
- Green County Great Value used to carry local produce
- Greene County Transit runs a bus from the senior center to the grocery store on Tuesdays and Wednesdays. Free. Money comes from state and federal grants + private donations.
- The large grocers in the county do take WIC and EBT, but not all of the small grocers in the outlying areas do.
- A list of food banks is supplied by the Dept. of Social Services to their clients, but farmers markets are not currently included.

Recommendations

- Local government should make nutrition education part of curriculum in schools. Growing food should also be included.
- Nutrition education should especially be available/required for low-income populations.
- Create a local system for workers looking for work and farming establishments looking for workers – perhaps through the library, VCE, the Workplace and DSS.
- Encourage VCE to run classes on farm labor skills/vineyard maintenance.
- Train people to do agricultural work, rather than bring in migrant workers.
- Get an EBT machine for Standardsville market, if it makes sense financially. (Machines run from \$800 – 1,200.)
- Apply for grant to fund EBT machines -- Charlottesville received a grant to get the EBT system at the farmers market – through the Wholesome Wave Foundation
<http://wholesomewave.org/>
- Schools need to have mandatory physical education every day.
- USA Commodities should provide more money for fresh foods, as well as the labor necessary to include them in school menus. (Such as a nutrition coordinator in every school, as recommended by Michelle Obama’s ‘Let’s Move’ campaign.)
- Have a health fair during the annual Arts fair at the high school. The fair is well-attended and would be a good venue to publicize healthy living.
- Create cooperative buying programs to help drive common hard costs for local producers down.
- Provide county economic support – beyond low interest loans – potentially in the form of grants to small businesses and food related businesses to help encourage new start-ups.
- Find a way to help support businesses that are independent and can support local venues and food when things like town bypasses are built. Financial mitigation may be necessary.
- Help local growers/farmers with standardizing their product so that it is more appealing to restaurants and larger buyers.
- County support for innovative projects, like using service station and gas station excess heat to warm green houses is necessary. A number of interesting ideas have come up similar to the gas station-green house option, but some more support needs to come from somewhere.
- Find a way to do more with tourism and farming than just festivals.

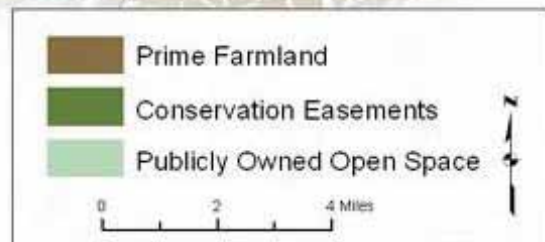
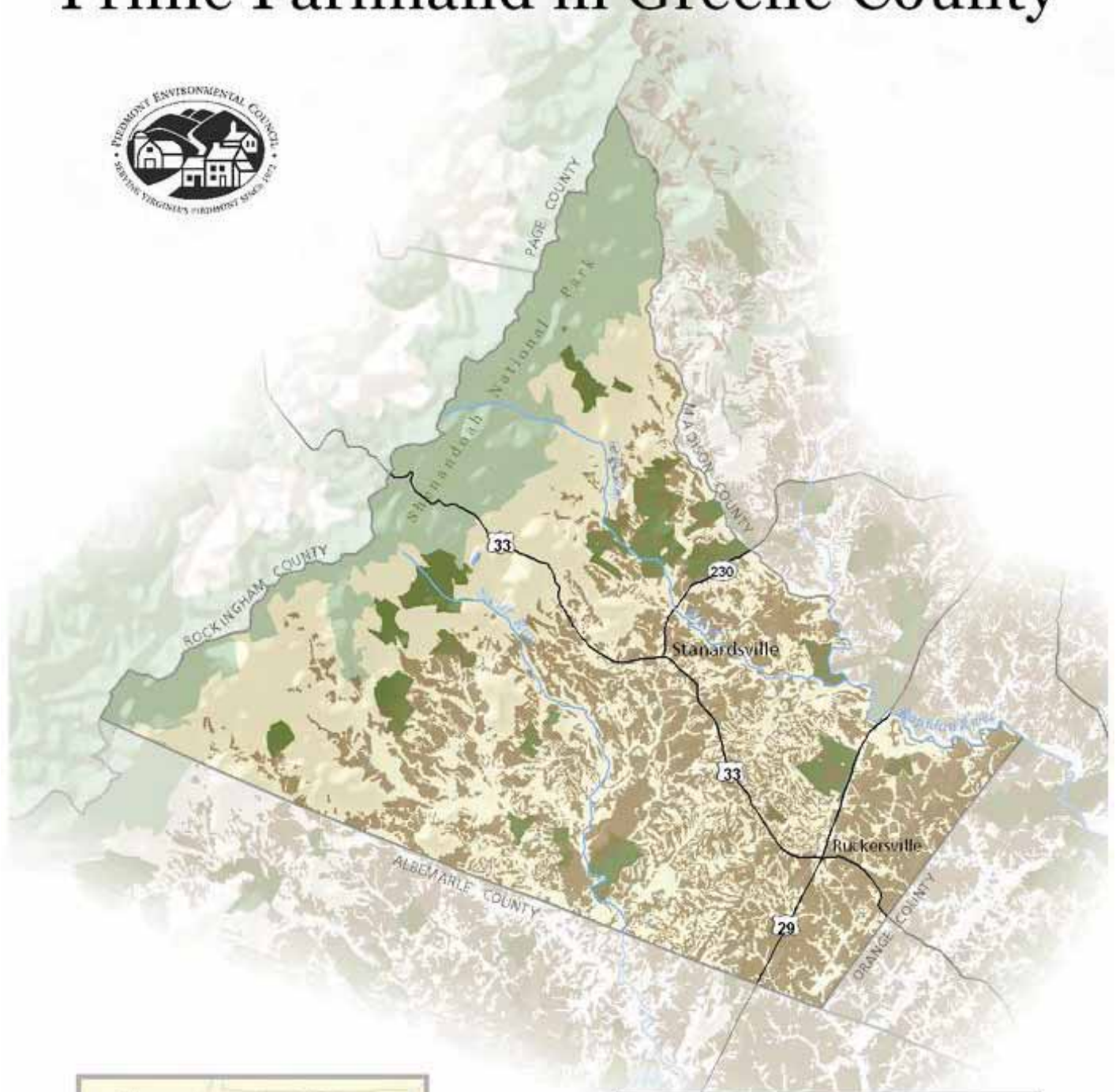
- Ensure the affordability and accessibility of the farmers market is publicized through the VCE and DSS.
- Agricultural, social and cultural history of Greene County and Virginia should be taught in the schools – it is a very rich history.
- The local government should require all grocery stores to purchase a minimum amount of produce/goods from local producers.

E. Food Policy Audit Presentation of Findings May 4th, 2010

F. Greene County Map of Prime Farmland

*Created by the Piedmont Environmental Council and also available online:
http://www.pecva.org/anx/img/library/197/greene_primeag_4web_700.jpg*

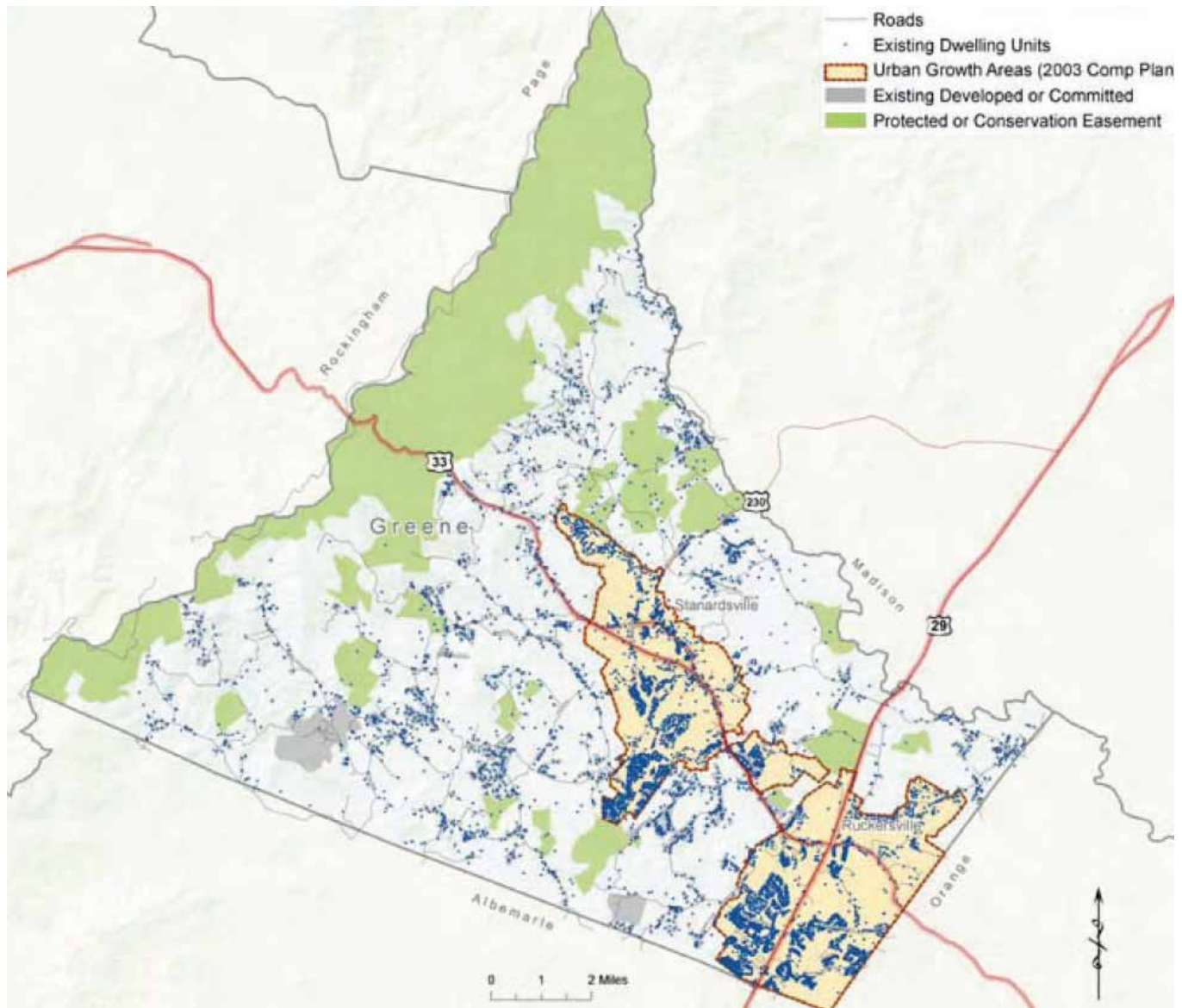
Prime Farmland in Greene County



Map created by PEC for presentation purposes only.
Data source: Greene County and USGS. Although efforts
have been made to verify data, accuracy is not guaranteed.

G. Greene County Map of Growth Area

*Created by the Thomas Jefferson Planning District Commission and the Greene County Planning Commission and also available online:
<http://www.tjpd.org/greeneco/index.html>*



H. Summary of 2010 Draft Comprehensive Plan

*The full length 2010 Draft Comprehensive Plan is available online at:
http://www.tjpd.org/GreeneCo/materials/FullCompPlanDraft3_3_10.pdf*

EXECUTIVE SUMMARY

The Greene County Comprehensive Plan is the guiding document for the county, integrating a wide range of subjects into a coherent vision for future growth and physical development in the county. There are 16 topic-areas chapters in this Comprehensive Plan, as well as a profile of the county's past and present and a chapter on implementation and funding.

COMPREHENSIVE PLAN VISION STATEMENT

A visioning process was a first step in determining the wishes of county residents. This vision has guided the development of this comprehensive plan.

In community workshops, participants identified the things they value most in the county, thus helping to identify those things to be protected and enhanced. In the following graphic, the larger type words are the ones voiced the most. After this exercise, participants focused on a vision statement, which follows:



Greene County will conserve and enhance the quality of life enjoyed by its residents by preserving the County's rural character and natural beauty and by guiding growth and development. Greene County will achieve this vision by:

- **Conserving farmland**
- **Planning for diverse housing needs**
- **Planning for various modes of travel**
- **Supporting existing businesses**
- **Attracting low impact, environmentally friendly industry**
- **Encouraging tourism**
- **Creating employment opportunities for its citizens**
- **Providing quality schools and recreational areas, and**
- **Conserving the County's natural resources and cultural and historical heritage.**

GREENE COUNTY: FROM PAST TO PRESENT

John Lederer, a German colonist, became the first known European to explore the land during a 1669 expedition. For many years after this discovery, Greene County would still remain relatively unknown to European settlers.

By the early 18th century, Lieutenant Governor Alexander Spotswood was drawn to the area to mine iron from the hematite rocks in the region, enticing groups of German settlers to join him. He led a group of horsemen on the famous “Knights of the Golden Horseshoe” expedition through what is now Swift Run Gap into the Shenandoah Valley. Not long after this, most of the fertile land in the county, a total of about sixty thousand acres, had been offered as grants under the English King George I. The Octonia Stone near Stanardsville marks the corner of an original parcel from 1722 with an eight figure below a cross to indicate the eight landowners given the grant.



The Town of Stanardsville was established in 1794 by William Stanard, a grandson of one of the original grantees. By the early 19th century, the town had grown into a thriving community with numerous services. Ruckersville started as a collection of farmers and it had developed a small business district by the early 20th century, most of which was removed with the building of US 29. Greene County was officially designated as an independent county in 1838, named after Revolutionary War hero Nathaniel Greene. Stanardsville was selected as the new county seat. The first Board of Supervisor’s meeting was held in 1871.

Greene County hit its population growth spurt rather suddenly in the 1970’s. The County had only grown by 12% in the 130 years before 1970. Then between 1970 and 2008, the county grew by 240%. Greene County is very much a community in transition, a reality that underscores the importance of ensuring that whatever the county evolves into reflects the wishes and aspirations of those who live here.

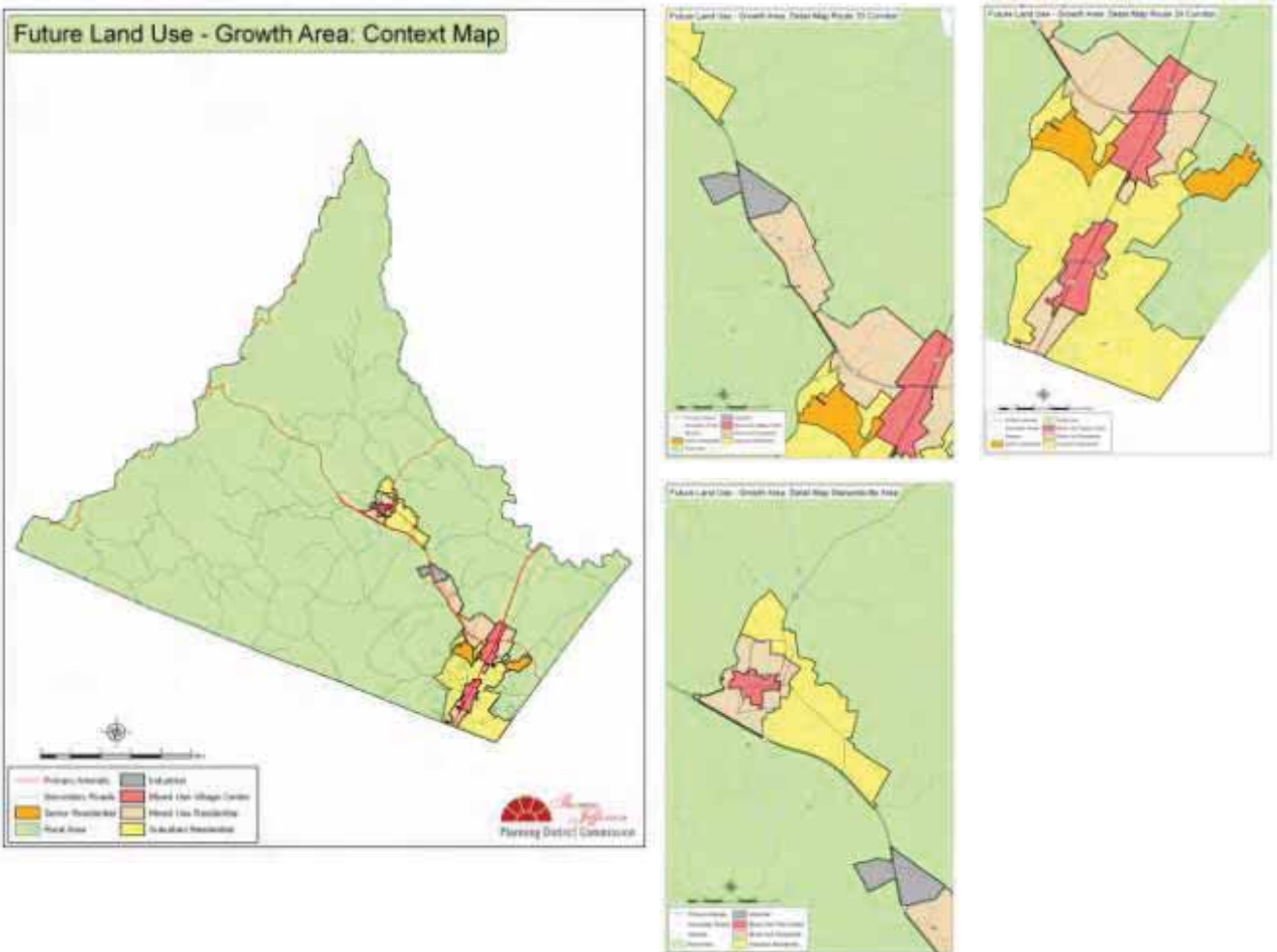
FUTURE LAND USE

This chapter begins by evaluating the existing land use conditions and future trends. The next section defines the future land use growth area and place types that are designated to receive a majority of new growth. The third section provides some broad design guidelines for growth areas, tailored to each place type. The next section describes guidelines for any growth that may occur in the rural areas, as well as a set of preservation and mitigation tools to help maintain the rural character of the county. Finally, a section on goals and implementation strategies provides tools for how the community’s vision can realistically be achieved.

This Comprehensive Plan lays out a future land use vision that includes a discrete growth area and the retention of significant rural areas. Within the growth area, five development types are identified: Mixed Use Village/Town Center; Mixed Use Residential; Suburban Residential; Senior Residential; and Industrial. These development types range from the most focused and concentrated growth in the Mixed Use Village/Town Center to a more dispersed residential area, Suburban Residential. Both Mixed Use Residential and Senior Residential allow for higher density residential development and the Mixed Use Residential calls for small-scale commercial and civic uses as well. Prevailing community wishes are for the county to retain its rural character and to preserve and promote the county’s agricultural

heritage. Guidelines for the Rural Areas call for the voluntary use of clustering and conservation subdivisions as well as creative ways to buffer rural development from the passerby. Of the county's approximately 100,000 acres, 6,420 acres are in the growth area, leaving the remaining acreage rural.

The following maps show the county as a whole and then a series of three maps that focus on the specific areas within the designated growth area. These maps detail the Route 29 corridor encompassing Ruckersville and Corner Store; the Route 33 corridor between Ruckersville and Stanardsville; and the greater Stanardsville area.



Growth areas should be desirable and attractive places to live and work. Such desirable places take the pressure off the rural areas and help decrease the rural suburbanization of the county. Growth areas should be the destination of choice. The planning principles applied in rural areas help retain the rural character of the county, even as a degree of rural growth occurs.



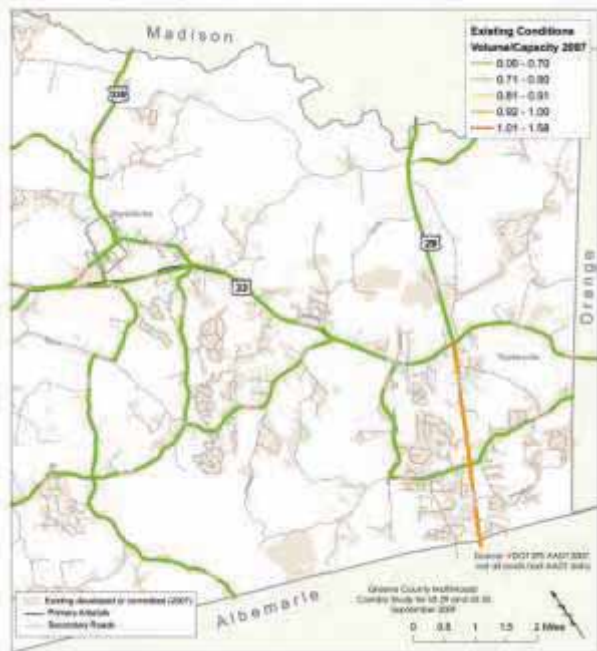
The Future Land Use chapter concludes with goals that guide the overall growth in the county:

- Support land use practices that help retain the rural character of the county
- Promote business and residential development in a manner that focuses growth in the designated growth area
- Focus the majority of business, office, higher density residential development and institutional uses in the Mixed Use Village and Town Centers
- Encourage developments in the designated growth area to include traditional neighborhood design principles

TRANSPORTATION

This chapter provides a summary of existing transportation conditions, makes the connection between transportation and land use, identifies transportation needs and makes recommendations on how to meet these needs. These recommendations include access management strategies, a thoroughfare plan, connectivity measures, future street types and traffic calming techniques. One of the existing conditions, the capacity of roads to handle the volume of traffic, is especially important when projected into the future. As the following maps show, two road segments are expected to be above capacity: Route 29 from the Albemarle County line to Ruckersville, and Route 743.

Greene County - Existing Conditions 2007 - Volume to Capacity

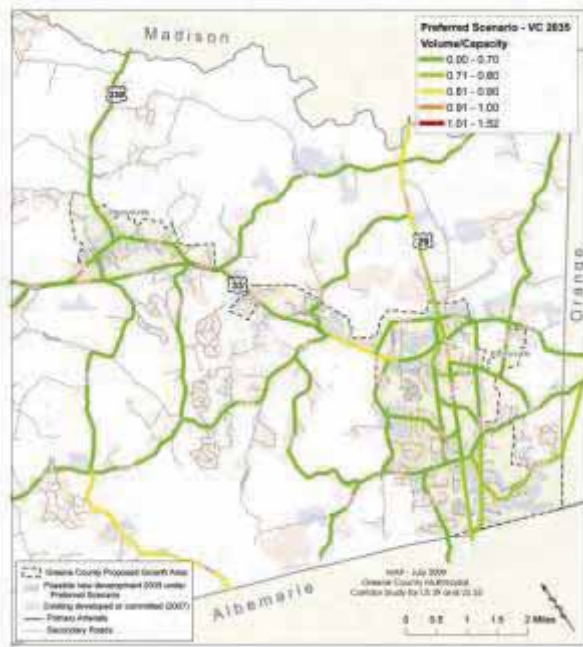


Greene County - 2035 Trend Road Network Analysis

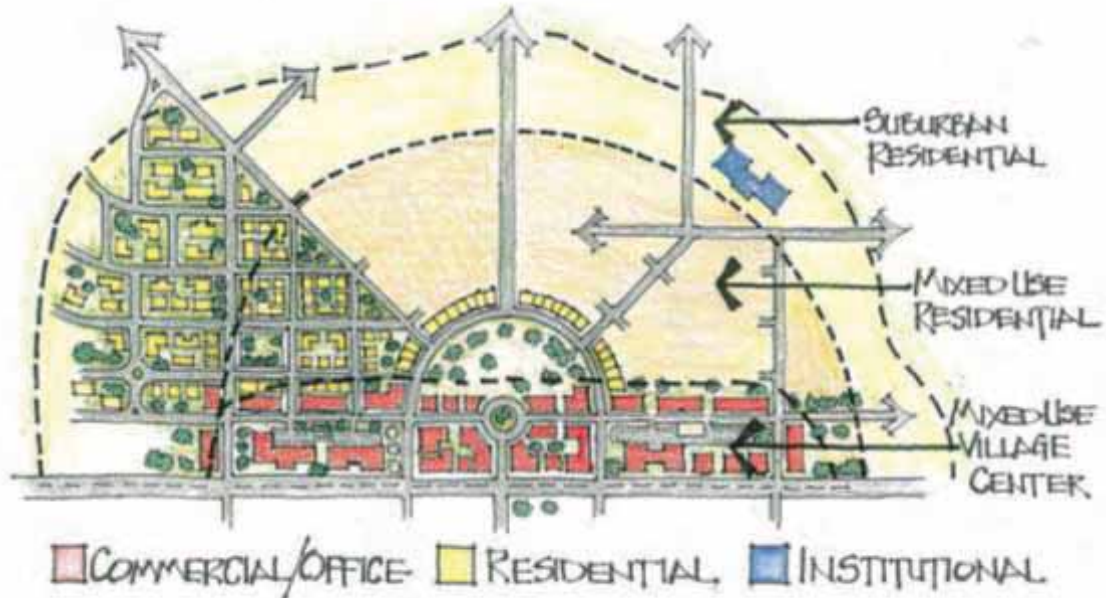


In order to address this capacity issue, this Comprehensive Plan places emphasis on alternative modes of travel – walking, biking, and transit – and plans for a additional roads to help ensure vital roadways do not exceed their capacity:

Greene County - 2035 Preferred Scenario and Optimized Network Analysis



The following graphic illustrates the connection between land use and transportation. The fundamental place types defined in the Future Land Use chapter - Mixed Use Village and Town Centers, Mixed Use Residential and Suburban Residential – are made accessible through interconnected streets, multiple road options and density sufficient to make transit practical.

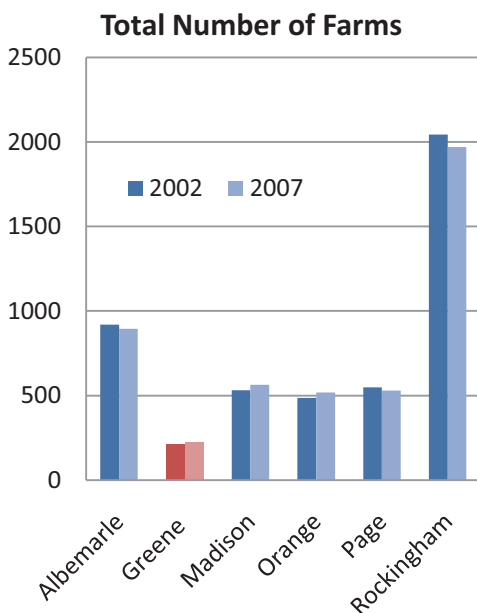


This chapter concludes with a set of goals:

- Coordinate land use strategies with transportation planning to provide multiple travel options and improved accessibility
- Increase convenient access to key destinations for all modes of travel
- Promote safe travel for pedestrians, bicyclists and motorists
- Promote additional intra-county and external transit options
- Minimize the environmental impacts of new roadways and other areas with significant impervious surface
- Promote travel demand management to help reduce the volume of traffic on county roads

AGRICULTURE AND FORESTRY

Greene County has a tradition of farming and forestry that goes back to its earliest days, and residents have repeatedly confirmed their strong desire to see this heritage perpetuated into the future. Preserving farmland and forestland lies at the crossroads of many aspects of the Comprehensive Plan, from caring for the county's natural resources and heritage to ensuring continued economic development through production and tourism.



While there has been a slight decline in the acreage devoted to farming, the total number of farms in the county actually increased. Small scale agriculture and niche farming appear to be on the rise, thus explaining this increase in the total number of farms.

Sixty four percent of land in Greene County is forest cover but approximately 110 acres are lost per year.

Forests provide an important economic function to residents of Greene County. When all of the economic activity generated from the forestry sector in Greene County is taken into account, over \$11 million dollars annually is added to the Virginia economy from this sector.

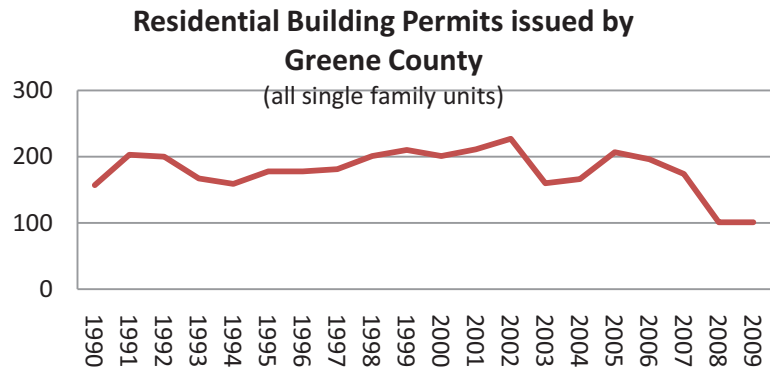
The chapter concludes with a set of goals designed protect and enhance the county's tradition in farming and forestry.

- Investigate county measures to encourage and retain farming and land use operations
- Protect forest resources in parallel with protecting agricultural resources.
- Encourage and promote specialty and niche farming such as equestrian, vineyard, nursery and greenhouse crop activities.
- Attract and retain young farmers
- Encourage farming techniques that help protect farmland and water quality
- Achieve recognition of farming and farmers as a vital part of the county's future and make them part of tourism
- Actively celebrate farming heritage

- Support local agriculture through, for example a farmers' market and Buy Fresh, Buy Local campaign

HOUSING AND COMMUNITY SERVICES

The availability of decent, affordable housing for all residents is an important goal for Greene County. This challenge becomes particularly relevant for the elderly population and others with limited means or special housing needs. After two decades of fairly consistent growth in housing stock, the number of residential building permits issued by Greene County has dropped in the last ten years, with the most precipitous drop occurring between 2007 and 2008.



The federal Department of Housing and Urban Development (HUD) has defined housing affordability at no more than 30% of gross household income. According to the 2000 U.S. Census, approximately 17% of Greene County owners were in unaffordable housing, while 27.6% of renters would be classified as such.

Skyline Community Action Program (CAP) offers a number of services to assist Greene County residents with housing affordability. Through the HOME Program in Greene County, Skyline CAP offers down payment and closing costs assistance to first-time homebuyers as well as rehab assistance. Skyline CAP also offers indoor plumbing/rehab assistance to Greene County homeowners in cooperation with Albemarle Housing Improvement Program (AHIP). There is an Emergency Home Repair Program in Greene County as well.

According to the 2000 census, 6.6% of the residents of Greene County have income below the federal poverty line. This segment of the population, as well as others who may have a temporary lack of resources, have special needs. The county department of Social Services runs several programs to assist families, children, and adults in need.

The Greene County Public Library, established in the 1960's, moved into its current home in Stanardsville in 2003. The library contains 33,000 volumes. In 2008, library visits totaled 71,237. Book circulation, the number of items checked out, was 103,757. On average in 2008, 986 residents per month used the library's Internet computers.

The primary medical facilities serving residents of Greene County are the University of Virginia Health System and Martha Jefferson Hospital, both located in Charlottesville with branches in Albemarle County. The Greene Care Clinic is a not-for-profit clinic offering free medical exams, prescriptions and

lab services for limited-income residents who do not have health insurance. Greene Family Medicine is a private practice in Ruckersville.

Based on the needs of Greene County identified in this chapter, the following goals were established:

- Support affordable housing initiatives in the county
- Encourage more private medical facilities in the county, including comprehensive walk in and emergency health care services
- Expand services for seniors in the county
- Maintain and enhance a robust library system in Greene County.
- Encourage more accessible housing to meet the special needs of people with disabilities.

ECONOMIC DEVELOPMENT

Greene County's commercial land use is already concentrated in certain areas and along certain corridors and the county intends to continue to encourage growth specifically in the growth areas defined in the Future Land Use Chapter of this Comprehensive Plan. Doing so makes the most efficient use of infrastructure, opens up prime transportation corridors, and protects rural areas from more intensive uses.

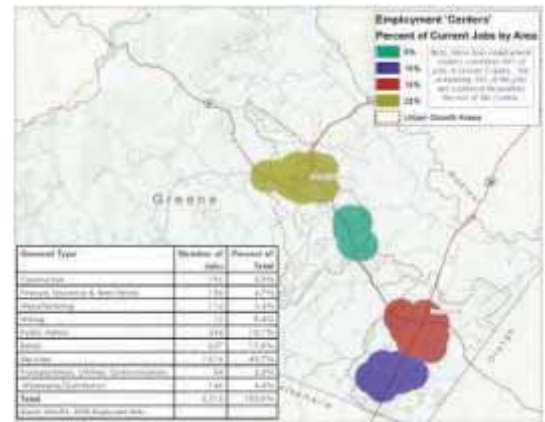
Retail and food services is the largest private-sector industry in Greene County. 40% of all new hires in the second quarter of 2008 were in the retail or food service industry.

Although manufacturing and warehousing do not comprise a large share of the total Greene County economy, they serve an important function for economic development and job creation nevertheless. Most industry is concentrated along US 33 southeast of Stanardsville.

The Greene County Economic Development Authority (EDA) is the local government agency with the role of emphasizing Greene County's competitive features to attract new industrial, retail, commercial and tourist businesses, and to help existing businesses grow. The Chamber of Commerce facilitates interactions between local businesses and advocates for their concerns at a broader level. It hosts a Visit Greene County website, as well as coordinates volunteer efforts from the business community.

Goals for economic development are:

- Create incentives for development in preferred commercial growth areas



- Encourage mixed-use development in growth areas that offers commercial, office and residential development. Support commercial growth in Ruckersville, Stanardsville and the Route 29 corridor within areas designated for growth by the land use plan.
- Enhance image of Greene County as a business-friendly location
- Support rural broadband service to all portions of the county
- Coordinate targeted areas of commercial development with adequate infrastructure: water, sewer and transportation
- Recruit businesses that have well-paying positions and provide services that are missing in the community
- Improve attractiveness and accessibility on the Route 29 corridor
- Identify and develop an economic anchor in Stanardsville that increases foot traffic.

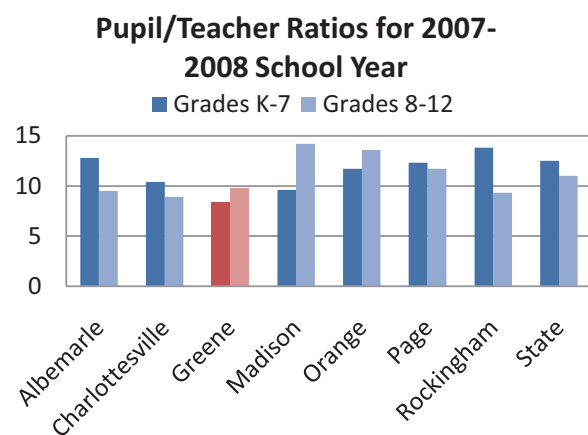
EDUCATION

The Comprehensive Plan addresses education because of the impact it exerts on quality of life, economic development, and the way Greene County grows and changes in the future. The Greene County public school division consists of Greene County Primary School (grades Pre-K through 2), Ruckersville Elementary School (grades K through 5), Nathanael Greene Elementary School (grades 3 through 5), William Monroe Middle School (grades 6 through 8), and William Monroe High School (grades 9 through 12). Ruckersville Elementary is located one mile west of the intersection between US 29 and 33, and all of the other schools are located within the city limits of Stanardsville. School administration offices are also in Stanardsville.

The student to teacher ratios for the 2007-2008 school year were among the lowest in the region. In fact, only five of the 133 school districts in the state reported lower student to teacher ratios. The average ratio for grades K-7 is 8.4, and the average for grades 8-12 is 9.8. The data shows that Greene County students enjoy a high level of personalized instruction and access to a teacher.

Comprehensive Plan goals for education are as follows:

- Encourage Piedmont Virginia Community College to establish a satellite center in the county
- Ensure that high school graduates are either trained for the work place or prepared to successfully attend institutions of post-secondary education



- Ensure that all students achieve SOL objectives
- Improve the health and wellness of students with exercise and diet
- Increase community awareness and support for public education as an essential part of the quality of life.
- Work to retain high-quality teachers for Greene County public schools.
- Create volunteer teaching opportunities
- Create a state-of-the-art magnet Vocational Technical center

LAW ENFORCEMENT AND EMERGENCY SERVICES

The Greene County Sheriff's Office is responsible for providing law enforcement, courtroom security and the service of civil process for the jurisdiction of Greene County. Beyond investigative and patrolling functions of law enforcement, the Sheriff's Office offers services such as Search and Rescue, (SRT) Tactical Operations and water rescue, neighborhood watches, and public outreach.

Three volunteer fire departments serve Greene County, located in Stanardsville, Ruckersville, and Dyke. In 2008, Greene County reported 38 volunteer firefighters and 9 civilian personnel. In 2007, Greene County Fire Departments responded to 601 incidents and provided aide to 46 of these. Greene County Rescue Squad is a non-profit organization that responds to emergency 911 calls with volunteer-staffed ambulances. The rescue squad responded to 2095 calls in 2009.

Greene County has hazard mitigation plans in place at both the county and regional levels. The Greene County Emergency Operations Plan is modeled off of the federal "all hazards-all disciplines" plan, which is designed to direct the employees, volunteers, citizens, and visitors of Greene County through any type situation which may arise.

There are six goals for Law Enforcement and Emergency Services:

- Ensure that law enforcement and emergency services meet the needs of a growing population
- Support volunteers with paid fire and rescue staff, when required, to assure adequate 24-hour coverage
- Ensure that all staff and volunteers have the necessary equipment to perform their tasks
- Ensure well coordinated emergency response and disaster management planning
- Maintain adequate School Resource Officers to safeguard school facilities and grounds as well as to spearhead community involvement in safety training and intervention
- Update the county's Hazard Mitigation Plan and ensure that adequate resources would be available for such a scenario

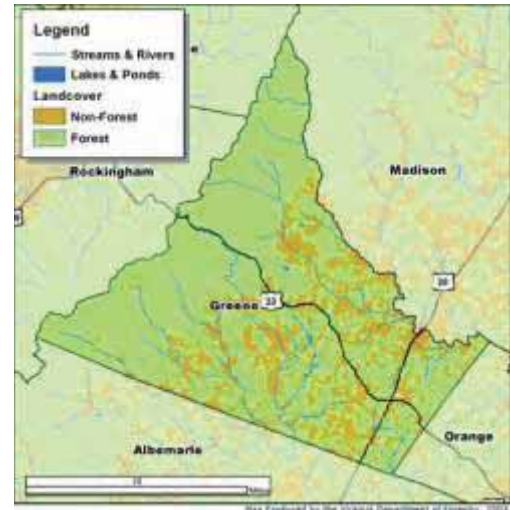
NATURAL RESOURCES AND ENVIRONMENT

The county is situated in two river basins, the Rapidan and the Rivanna, both of which flow into the Chesapeake Bay. Maintaining clean water not only protects the drinking water source for residents, but helps to preserve fish habitat and the natural course of the waterways both within the county and for communities downstream.

Portions of Greene County, particularly the Shenandoah National Park and various smaller state-owned lands, are managed in order to preserve their natural condition while allowing the public to enjoy use of the land. The national park comprises a total of 197,438 acres, 79,579 of which are designated as wilderness.

The five preservation tools discussed are:

- Dark Sky Protection
- Erosion and Sediment Control and Stormwater Management
- Green Infrastructure
- Riparian Buffers
- Watershed Design Standards and Low Impact Development



The important issues in natural resource and environmental protection are addressed in the following goals:

- Protect and conserve surface and groundwater resources, especially headwaters of key rivers and tributaries.
- Enact measures to protect Greene County's irreplaceable natural resources and become a model county for natural resource stewardship.
- Encourage open space dedication, riparian buffers, pervious surfaces and other best management practices.
- Create governmental and public awareness of the importance of preserving natural resources while accommodating residential growth.
- Enact natural resource protection measures through development standards.
- Refer to Green Infrastructure Study as a means to protect ecologically sensitive areas.

PARKS AND RECREATION

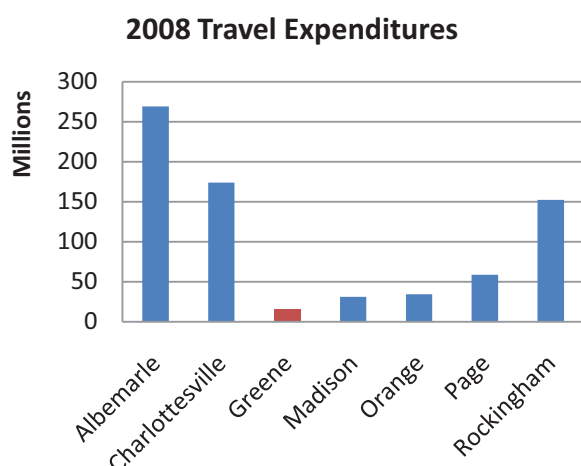
The Greene County Parks and Recreation department oversees operations of the county-owned parkland as well as numerous recreational activities held throughout the year. Greene County has one district park, the Greene County Community Park. It is comprised of 64 acres of county-owned land purchased in 1996, located along Route 33 between Stanardsville and Ruckersville. The park currently offers soccer fields, a children's playground, a disc golf course, nature trails for jogging and walking, and a large picnic shelter built by the local Ruritans club.

In September of 2008, the County Board of Supervisors adopted a Master Plan for phased improvements to Greene County Community Park.



The following goals were identified:

- Create a county park in Ruckersville.
- Complete Phase One of master plan for Greene County Community Park
- Support the development of a public swimming area.
- Continue informing residents of programs.
- Provide additional activities for children, teens, and adults.
- Encourage “pocket parks” and interconnected trails in new neighborhoods.



Greene County has several assets for a vital tourism industry. Proximity to Shenandoah National Park and many acres of scenic rural lands provide an ideal backdrop for visitors, and various amenities exist to serve those who do visit. When compared to counties in similar situations, it is clear that Greene County has not completely tapped into its full potential as a tourism destination, as the table reveals. In 2007, \$14.44 million was spent in Greene County, generating approximately 210 jobs. This is lower than the amounts spent in any of the surrounding localities.

Heritage and cultural tourism is an important sector of the overall tourism industry in America. The region surrounding Greene County, with world-class attractions such as Monticello and the University of Virginia, is particularly well suited for capturing this market. Greene County itself has historical attractions and relevant services with potential to capitalize from some of the regional market.

The Shenandoah National Park is perhaps the single most important resource for tourism to Greene County. A total of 15,285 acres of the national park reside in Greene County. The Swift Run Gap entrance, one of four entrances to the park, is directly accessible from Route 33. In 2006, the National Park Service recorded 1,076,150 visitors to the park. In order to attract a share of these visitors, the county would need to orient the range of services and promotional efforts toward meeting their specific needs.

A number of entities are involved with promoting tourism in Greene County. The Greene County Visitors' Center moved from its location near Stanardsville on Route 33 to a new location along Route 29 in 2009, in order to increase exposure to the large volumes of vehicles that travel along this corridor. The center directs visitors to destination sights and appropriate services in the county, and disseminates materials such as maps and brochures. The Economic Development Authority that contracts with the private entity running the visitors' center also coordinates other promotional material and maintains a website. The Greene County Chamber of Commerce maintains a "Visit Greene County" website with links to area attractions, bed and breakfasts, and local businesses that may cater to visitors. The Charlottesville-Albemarle Convention and Visitors' Bureau presents visitors information for the region, including many sites and services in Greene County. Other certified centers in the area also point to Greene County attractions. At the state level, a "Virginia is for Lovers" guide and website is published each year for attractions throughout the state.

In concluding this chapter, the Comprehensive Plan identifies five tourism goals:

- Preserve important scenic, historic, cultural and natural resources as crucial to tourism.
- Provide information for residents and visitors about local events.
- Establish and fund an organizational structure to plan, implement and coordinate tourism activities.
- Create an environment through tourism that promotes economic vitality, generating new opportunities for business, more employment, and increased local tax revenues.
- Encourage travelers on Route 33 to stop and frequent local businesses

WATER SUPPLY AND WASTEWATER

The water supply needs of Greene County are serviced by the Rapidan Service Authority (RSA). RSA's water treatment plant for Greene County, which draws water from the Rapidan River, is located on Route 29 just north of the bridge. The plant has a maximum treatment capacity of 1.2 MGD and was last upgraded in 2001. As the county has experienced residential and commercial development over the last several decades, the average daily water demand has grown at a rate of 4.25% per year. This growth rate in water demand has consistently been higher than the population growth rate of 3.45% per year.

Based on projections made by WW Associates for a Regional Water Supply study in April 2008, the area's water demand was to catch up with supply by 2009. The peak daily flow demand was expected to be 1.2 MGD by the summer of 2009, which would require the water treatment plant to operate near full capacity. The study recommends a new pump storage reservoir with a minimum safe yield of 3.5 MGD and a new water treatment plant with a capacity of 3.0 MGD, expandable up to 6.0 MGD to meet future demand.

The Rapidan Service Authority also manages wastewater for Greene County. All Greene County wastewater is processed through Stanardsville Wastewater Treatment Plant. WW Associates designed the new 0.6 MGD secondary wastewater treatment facility for the U.S. Route 29/33 corridor area of Greene County. The plant has been designed to meet future nutrient regulations using biological nutrient removal.

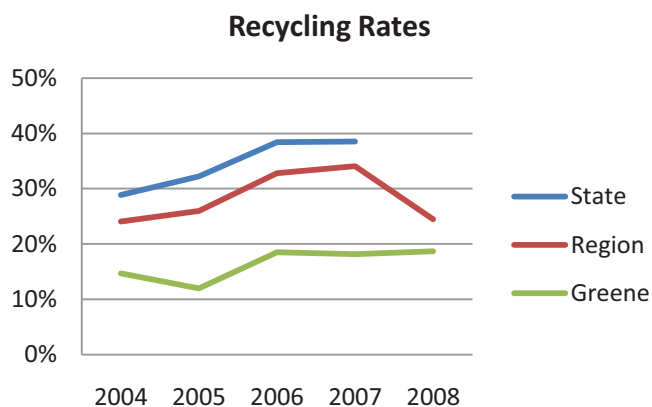
The following goals conclude the Water Supply and Wastewater chapter:

- Establish a safe and reliable water supply to meet the projected needs for business and residential growth through 2050
- Investigate alternative options for public water supply, including the construction of a water impoundment, to meet projected demands for the next twenty five years or more.
- Promote water conservation
- Protect valuable water resources through education and implementation of riparian (rivers and streams) buffers

- Provide adequate water pressure and supply for Stanardsville to encourage commercial and residential development.
- Ensure the integrity of wastewater treatment facilities through comprehensive system upgrades, including the Town of Stanardsville
- Direct residential and commercial growth to designated areas by proactively planning and constructing services which will be restricted to those identified areas
- Utilize public/private partnerships to assist in funding wastewater treatment system construction

SOLID WASTE

Currently, all waste is managed at the Greene County Transfer Station, but capacity of this site may be met in the near future. Future management of waste will require any combination of increased recycling rates, reduction of per person solid waste generation, or an increase in capacity and operations of the Greene County Transfer Station. In 2008, Greene County generated a total waste stream of 65,066 tons,



52,915 of which were not recycled but allocated for a landfill. Of the disposed solid waste, there were 27,516 tons of residential waste and 25,399 tons of commercial waste. An additional 12,151 tons of Greene County solid waste was recycled in 2008, with paper, metal, and wood waste comprising the bulk of recycled materials. Greene County's recycling rate was 18.7% in 2008.

Four goals conclude the Solid Waste chapter:

- Maximize recycling of solid waste materials, to reach a minimum recycling rate of 25% by 2015, by providing a full range of options that are easily accessed by county residents
- Participate in the region's household hazardous waste collection days
- Prohibit household trash burning under county code
- Continue to manage and operate the solid waste facility efficiently and within budget goals

I. Greene County Schools Wellness Plan

Also available online at [/greenecounty.va.schoolwebpages.com](http://greenecounty.va.schoolwebpages.com)



Public Information

05.06.10

Wellness Policy

Mission Statement

The Greene County School Board is committed to improving the nutrition, fitness, and health of students, faculty, staff and community members. The appreciation of good nutritional habits and a physically active lifestyle promote cognitive development.

- The practice of healthy nutritional habits can lead to lower risk of the development of diabetes, obesity and high blood pressure and other chronic health conditions.
- Physical fitness is developed through the promotion of moderate to vigorous lifelong physical activities.

Statistics

- Approximately 13% of all school-age children are obese
- Approximately 15% of all school-age children are overweight
- 51% of school-age children consume less than one serving of fruits and vegetables a day
- 84% of school-age children consume too much fat
- Obesity related diseases cost the national economy more than 1 billion dollars every year
- Childhood obesity rates have tripled over the past two decades.
- In 1969, 80% of kids played sports every day-that number is now down to 20%
- The percentage of children who are overweight has more than doubled, and among adolescents the rates have more than tripled since 1980

Goals

Nutrition Education

- State and district health education curriculum standards and guidelines include both nutrition and physical education.
- Students in grades K-12 receive nutrition education that is interactive and

- teaches the skills they need to adopt healthy eating behaviors.
- Nutrition is integrated into health education curricula.

Physical Activity

- Students will be given opportunities for physical activity during the school day through recess periods, physical education classes, walking programs and the integration of physical activity into the academic curriculum.
- Students should be given opportunities for physical activity through a range of after-school programs including interscholastic athletics and physical activity clubs.
- Each school Principal in conjunction with Physical Education teachers should complete the Governor's Nutrition and Physical Activity Checklist.

Nutrition Standards

- Set guidelines for foods and beverages sold in vending machines, snack bars, school stores and concession stands on school campuses.
- Establish guidelines for foods and beverages sold as part of school-sponsored fundraising activities.
- Encourage all school personnel to be health conscious for all school celebrations.

Other School-Based Activities

- Provide a clean, safe, enjoyable meal environment for students.
- Ensure fundraising efforts are supportive of healthy eating.
- Provide student access to physical activity facilities outside school hours.
- Promote strategies for parents, teachers, school administrators, students and community members to serve as role models in practicing healthy eating and being physically active both in school and at home.

Local Wellness Policy Component

Setting Nutrition Education Goals:

Nutrition education is offered in the school cafeteria as well as in the classroom, with coordination between the School Nutrition Program staff and teachers.

- Nutrition education information will be provided by the School Nutrition Program for use in the classroom.
- Nutrition information will be displayed in the cafeterias and other areas outside of the classroom.
- School Nutrition Program staff will participate and/or make nutrition information available for events in the schools and community (Health Fairs, P.T.O. meetings, and student orientations).

Monitoring and Evaluation:

1. Principal
2. School Nutrition Program
3. Local Wellness Policy Committee

Local Wellness Policy Component 2

Setting Physical Activity Goals:

- Grades K-5 will receive regular physical activity through Physical Education and recess averaging a minimum of 150 minutes per week.

- b. Grades 6-8 will receive regular physical activity through Physical Education and health education.
- c. Grades 9 and 10 receive physical activity through Physical Education to average 110 minutes a week.
- d. The school division will sponsor a Walking Challenge program encouraging the school community to be an active participant.
- e. High School will offer a complete interscholastic program.
- f. Implementation of a division wide walking program during the school day.
- g. Encourage students, staff and school personnel to be active supporters and participants of the local government recreation programs.

Monitoring and Evaluation:

- 1. Building Principals
- 2. Physical Education Teachers
- 3. Assistant Superintendent
- 4. Local Wellness policy Committee

Local Wellness Policy Component 3

Establishing Nutrition Standards for All Foods Available on School Campus during the School Day

1. All foods made available on campus will comply with the current USDA Dietary Guidelines for Americans:

- Vending Machines
- Fundraisers
- Student Stores
- School Parties/Celebrations

a. School Nutrition Program will provide the USDA Dietary Guidelines to a select committee (parents, teachers, staff, and school officials) who will choose the food selections for vending, concession stands, and student stores for their particular school.

b. Alternative suggestions will be provided to the schools for Fundraising events, class parties/celebrations, and student rewards.

c. Nutrition information will be made available and displayed on vending machines and bulletin boards throughout the school.

Monitoring and Evaluation:

- 1. Principals
- 2. SNP Director
- 3. Local Wellness Policy Committee

Local Wellness Policy Component 4

Setting Goals for Other School-Based Activities Designed to Promote Student Wellness

- a. Obtain funding for facility improvements and renovations.
- b. Continue to provide access to the Outdoor track and weight room facility to the public after school hours.
- c. Maintain safe playground equipment and outdoor basketball facilities at all elementary schools.
- d. Encourage community volunteers.
- e. Create Wellness/Nutrition web page as part of the school division web page.
- f. Physical Education teachers will develop and implement a bi-annual student

fitness assessment to include Body Mass Index.

Monitoring and Evaluation:

1. Wellness Committee
2. Principals
3. SNP Director

This policy will be modified based on legislation.

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J. Excerpts from the 2009 Zoning Ordinance

*The full length 2009 Zoning Ordinance is available online at:
<http://www.gcva.us/dpts/plan/ords.htm>*

Article 4

Agricultural District, A-1

Statement of Intent

The Agricultural District covers those portions of Greene County most suitable to agriculture. It is designed primarily to protect farming in the County while accommodating kindred rural occupations and limited residential use. The District consist of areas lying outside of designated growth clusters; those areas presently being used for agricultural purposes; and those areas where the soil and topographical characteristics are most favorable for farming. It intends, furthermore, to protect against overcrowding of land and to discourage undue density of population in relation to the larger purposes of this zone. The establishment of this District recognizes that residential growth in certain desirable rural areas will occur: its intent is to ensure that this growth takes place in an orderly, well-planned, and sensible way, and that it is not fundamentally injurious either to the current practices of farming, the future viability of agriculture in Greene County, or the maintenance of a predominantly rural character and quality of life in this zone.

4-1 USE REGULATIONS

In Agricultural District A-1, structures to be erected or land to be used shall be for the following uses, each main structure shall meet the minimum lot area, setback, frontage and yard requirements of this ordinance. Structures to be erected or land to be used shall be for the following uses: (Revised 6/12/07)

4-1-1 Uses Permitted by Right

Same as Conservation C-1 plus:

- .1 General agriculture, as defined.
- .2 High intensity agriculture, as defined (See also Section 4-2-1).
- .3 Fireworks, temporary only (See section 16-14.) (Revised 1/11/05)
- .4 Farm winery with wholesale and/or retail sales. (Revised 1/11/05)
- .5 Residential Accessory Structure—768 square feet or less (Revised 8/18/05)
- .6 Accessory Apartment—see Article 22 (Revised 5/12/09)

4-1-2 Uses Permitted by Special Use Permit

Same as Conservation C-1 plus:

- .1 Temporary or permanent dwellings for farm workers, where the land's primary use meets the definition of general or high intensity agriculture.
- .2 Commercial kennels, as defined in Article 22 and subject to the provisions of Section 4-11 and where the kennel is at least 300 feet from the closest adjoining property line. (Revised 5/12/09)
- .3 Veterinary clinics and veterinary hospitals.
- .4 Volunteer fire and rescue facilities.
- .5 Commercial warehouses for bulk agricultural products.
- .6 Private airports and heliports.
- .7 Dinner theaters and outdoor performance spaces where the seating capacity does not exceed 500 persons.
- .8 Indoor shooting ranges.
- .9 Country clubs, community centers, swimming, tennis, golf, fishing, and gun clubs and similar uses.
- .10 Carnivals, fairs and circuses -- temporary only. (Revised 1/11/05)
- .11 Commercial cemeteries and memorial parks.
- .12 Child care centers.
- .13 Hospitals, clinics, nursing homes, and rehabilitation centers.
- .14 Adult day-care centers.
- .15 Meeting places for clubs, fraternal and civic organizations.
- .16 Home businesses, as defined.
- .17 Extraction and processing of natural resources for commercial use.
- .18 Garden centers.
- .19 Observation Tower—In addition to the criteria listed in 17-2-3.3, the Planning Commission shall consider the following in its review of Special Use Permit requests for Observation Towers; lighting,

- security & access, distance from the nearest hard surface road or state maintained road, size of the parcel on which the tower is to be built and construction materials and design of the tower. (9/25/01)
- .20 Outdoor Recreational Facilities. (adopted 1/8/02)
- .21 Mulch production facility. (Revised 1/11/05)
- .22 Group home or home for developmentally disabled persons (per Code of Virginia.) (Revised 1/11/05)
- .23 Residential Accessory Structure—greater than 768 square feet (Revised 8/18/05)

4-2 AREA REGULATIONS

- 4-2-1** The minimum lot area for permitted uses shall be two (2) acres (87,120 square feet) with the following exceptions:
 - .1 The minimum lot size for high intensity agriculture as defined in this Ordinance shall be fifty (50) acres.
 - .2 Mobile or manufactured homes Permit must conform to the provisions of Section 16-5 of this Ordinance.
 - .3 For uses specified in Section 3.1-2.7, if and only if such uses are not equipped for human habitation or offices, there shall be no minimum lot size, provided only that regulations concerning setback, yard, frontage, and height of the buildings are met.

4-3 SETBACK REGULATIONS

- 4-3-1** Structures except signs and buildings that house high intensity agricultural operations shall be located fifty (50) feet or more from any street right-of-way which is fifty (50) feet or greater in width, or seventy-five (75) feet or more from the center line of any street right-of-way less than fifty (50) feet in width. This shall be known as the setback line.
- 4-3-2** Buildings that house high intensity agricultural operations and manure storage structures shall be located a minimum of 600 feet from a residence (not including owner's residence); 1,000 feet from a town boundary; 200 feet from a property line; 200 feet from a primary highway or roadway; 150 feet from a secondary highway or right-of-way; 600 feet from recreational ponds or lakes; and 1,000 feet from a river, channel, or water impoundment. (Amended 8/25/98)
- 4-3-3** No accessory building shall be located within the setback line. Public telephone booths may be located within the required setback, but no closer to any street than the existing right-of-way line or right-of-way reservation line, provide that:
 - a. Such booths shall be equipped for emergency service to the public without prior payment;
 - b. The location of every booth shall be determined by the Zoning Administrator to ensure that the same will not adversely affect the safety of the adjacent highway;
 - c. Every such booth shall be subject to relocation, at the expense of the owner, whenever such relocation shall be determined by the Zoning Administrator to be reasonably necessary to protect the public health, safety and welfare or whenever the same shall be necessary to accommodate the widening of the adjacent highway.

4-4 FRONTAGE REGULATIONS

- 4-4-1** The minimum required frontage for permitted uses shall be two hundred ten (210) feet.
- 4-4-2** For uses specified in Section 3-1-2.4 provided that such uses are not equipped for human habitation or offices, there shall be no minimum required frontage, provided only that the regulations concerning setback, yard and height of building are met.
- 4-4-3** The minimum required frontage for permitted uses in a cul-de-sac shall be one hundred (100) feet at the setback line. (Revised 1/11/05)
- 4-4-4** Reserved. (Revised 1/11/05)

4-5 YARD REGULATIONS

- 4-5-1** Side - The minimum side yard for each main structure shall be thirty (30) feet.
- 4-5-2** Rear - Each main structure shall have a rear yard of fifty (50) feet or more.
- 4-5-3** Accessory structures shall be located ten (10) or more feet from side and rear lot lines.
- 4-5-4** Reserved (Revised 6/12/07)

4-6 HEIGHT REGULATIONS

- Buildings may be erected up to forty (40) feet in height except that;
- 4-6-1** A public or semi-public building such as a school, church, or library may be erected to a height of sixty (60) feet from grade.

4-6-2 Church spires, belfries, cupolas, water towers, silos, chimneys, flues, flagpoles, television antennae, observation towers, and radio aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

4-6-3 No accessory building which is within fifty (50) feet of any property line shall be more than one (1) story high; all accessory structures shall be less than the main building in height, except as herein provided.

4-7 SPECIAL PROVISIONS FOR CORNER LOTS

Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets. The corner side yard, shall be forty (40) feet from edge of right of way. (Revised 10/28/08)

4-8 SIGN REGULATIONS

Signs shall conform to Article 14 of this ordinance.

4-9 OFF-STREET PARKING

Off-street parking shall be provided as required in Article 16 of this ordinance.

4-10 In consideration of whether or not to grant a Special Use Permit for a quarrying operation, the Board of Supervisors shall impose such restrictions as are reasonably necessary to abate sound, air, and water pollution and interference with adjacent property owners' water supply. Such restrictions shall in no event be less restrictive than the following:

- .1 All State and Federal laws and regulations, as the same may from time to time be amended, regulating quarrying and related activities, shall be considered restrictions on the Special Use Permit thus granted by Greene County, Virginia. The quarry operator will be responsible, at his own expense, to provide the County Administrator of Greene County or other agent directed to enforce the restrictions in the Special Use Permit with copies (as from time to time amended) of all such laws and regulations, within thirty (30) days of the time that such changes come to the operator's attention.
- .2 Time limits shall be established for beginning operations, and for completion of significant phases of screening, including but not limited to construction of berms and establishment of vegetative cover thereon.
- .3 Officials of Greene County, Virginia shall have access to all reports made by the quarry operator to any State or Federal Agency, and to the raw data from which such reports are compiled, and will have the right of on site inspection at all reasonable hours of the day or night including examination of test wells and seismographs.
- .4 The designated Agent of the Board of Supervisors will have the power to suspend temporarily the Special Use Permit thus granted only when he has probable cause to believe that a serious or repeated violation has occurred, and upon further granting of a due process hearing before the Board of Supervisors within three (3) business days following such temporary suspension of the Special Use Permit. If the Board of Supervisors does not convene within three (3) days to allow such due process hearing, the suspension will automatically end. At such hearing, the Board of Supervisors may (1) restore the Special Use Permit either conditionally or unconditionally, or (2) extend the suspension of the Special Use Permit either conditionally or unconditionally, or (3) set a hearing date for a due process hearing upon the permanent revocation of such Special Use Permit in which case the suspension of the Special Use Permit may be extended either conditionally or unconditionally. The operator may continue sales operations during periods of suspension of the Special Use Permit. For the purpose of this subsection, "repeated" violations shall mean violations which have occurred in the past, and of which the agent of the Board of Supervisors has given written warning to the operator; "serious" violations shall be those which have a significant probability of endangering human life or health. To aid the agent of the Board of Supervisors in determining whether or not a violation exists, the operator is required to furnish the agent of the Board of Supervisors any citations, determinations, or adverse findings by any State or Federal agency finding that the operator is in violation of any of the laws or regulations made a part of this ordinance by paragraph one above. Such copies must be forwarded to the agent within three (3) business days of the receipt thereof by the operator.
- .5 Prior to the commencement of initial blasting operations, the quarry operator shall complete a pre-blast survey of all structures within a half mile of the actual blasting site. Such report is to be signed

- by both property owner and quarry operator, and the originals shall be filed by the quarry operator with the County Administrator. In the event that a property owner refuses access to his structures for the pre-blast survey, then the operator shall inform the County Administrator of such fact, and the County Administrator shall send a certified mail letter to such property owner, at the expense of the quarry operator, noting the report of such refusal, and allowing the property owner thirty (30) days to allow such inspection. If the property owner does not respond to such letter within thirty (30) days, he will be presumed to have waived the benefit of this provision, and the County Administrator shall retain in his files proof that such letter was mailed to and received by the property owner.
- .6 The quarry operator shall be responsible that all gravel trucks leaving the quarry are loaded in such a way as to comply with the provisions of Section 10-211 of the Code of Virginia, except that for purposes of this ordinance, water applied by the quarry operator to the load of such trucks shall not be considered to be part of the load.
- .7 The quarry operator will make every reasonable effort not to blast during periods of high wind, meaning winds of twenty (20) miles per hour or over at its greatest gusts at the blast site, measured at a convenient point to be established by the Zoning Administrator, during periods of high humidity (28 millibars vapor pressure of absolute humidity), or other than between the hours of 8:30 a.m. to 5:30 p.m. on weekdays, except in the case of unavoidable emergency.
- .8 The quarry operator will not do any blasting of a strength greater than one thousand (1,000) pounds per delay.
- .9 In screening the quarry site the quarry operator shall make a good faith effort to consult with each and every adjoining property owner determined at the time of designing and installing berms, concerning the type of trees or grass or other organic screening used. Records of such consultations and attempted consultations shall be filed by the quarry operator with the County Administrator who shall retain such records.
- .10 The quarry operator shall maintain liability insurance covering the quarry and operations hereof in an amount of at least \$200,000.00, and shall promptly inform the County administrator of such coverage and any changes therein. Failure to maintain such insurance shall be "a serious violation" within the meaning of this ordinance.
- .11 Stagnant pools of water shall be avoided, and must be drained within forty-eight (48) hours.
- .12 Stationary processing equipment shall not be operated any closer than 400 feet to any adjoining property line.
- .13 Reasonable restrictions shall be imposed to minimize noise, dust, or vibrations which would be injurious or annoying to persons in the neighborhood, and especially restricting the noise during the hours of 9:00 p.m. to 7:00 a.m.
- .14 Should the quarry operation cease for a period of eighteen (18) consecutive months, then the Special Use Permit will automatically be void.
- .15 The Board of Supervisors shall not grant a Special Use Permit unless the site plan provided shows:
- (1) a minimum set back of 100 feet from any on site building to the right-of-way of any public road and to the boundary of any adjoining properties,
 - (2) a minimum setback of 400 feet from any on site building to any existing dwelling not on the applicant's property,
 - (3) adequate measures to prevent intrusion upon the site by unauthorized persons,
 - (4) adequate screening measures,
 - (5) that internal roads be surfaced with dust free material for a minimum distance of 200 feet from any public road.
- .16 The quarry operator shall abide by the site plan, and any significant departure from the site plan by the quarry operator may be deemed a serious violation if it carries with it a significant risk of danger to human life, safety, or health.

4-11 COMMERCIAL KENNELS

- In consideration of whether or not to grant a Special Use Permit for a commercial kennel, the Board of Supervisors shall impose such restrictions as are reasonable and necessary to abate sound pollution and ensure animals are properly treated. Such restrictions shall in no event be less restrictive than the following:
- .1 Provisions must be made to ensure that the noise level generated by the commercial kennel operation does not exceed 60 decibels at the property line of the property on which the kennel is located.
- .2 All animal confinement structures shall be designed to provide for the separation, exercise and sanitation of the animals.

- .3 The method provided for the disposal of animal waste shall be approved by the County Health Department.
- .4 The commercial kennel shall be inspected, with or without prior notice, twice a year by appropriate officials to ensure that the provisions of the Special Use Permit are met. A serious or repeated violation of the provisions of the Special Use Permit can result in the suspension of the permit by the Board of Supervisors. In such cases, the Board of Supervisors will conduct a due process hearing, the suspension will automatically end.

At such hearing, the Board of Supervisors may:

- (1) restore the Special Use Permit either conditionally or unconditionally or
- (2) extend the suspension of the Special Use Permit either conditionally or unconditionally, or
- (3) set a hearing date for a due process hearing upon the permanent revocation of such Special Use Permit in which case the suspension of the Special Use Permit may be extended either conditionally or unconditionally.

4-12 DIVISION RIGHTS

Division rights apply to every parcel of land in existence on May 8, 2001. However, 10 acres of a tract in existence on this date are exempt from these provisions and can be divided as per the area and frontage regulations as set forth in Sections 4-2 and 4-4 respectively. (Adopted 6/27/95)

There shall be allowed one additional division right for every five full acres in the non-exempt portion of the parent tract. Parcels may not be subdivided in an A-1 zone unless there are division rights assigned to that parcel.

The number of division rights in the parent tract shall be as follows:

- A) Parent tracts that have less than 4 acres have no division rights.
- B) Parent tracts equal to or between 4 and 9.999 acres have one division right for each 2 full acres in size.
- C) Parent tracts equal to or greater than 10 acres have 5 division rights plus one additional division right for each 5 full acres in excess of 10 acres.

Division rights may be exercised at any time and are not affected by a transfer of ownership of the parent tract, or any divisible portion thereof. The frequency of division and the size of the parcels created through the exercise of division rights under this section are left to the discretion of the landowner; however, the minimum lot size established for this zone shall remain in effect, both for the newly created parcel(s) and for the residual parcel which remains after all allowable division rights have been exercised. Nothing in this section shall be construed to prevent the transfer of division rights along with the transfer of all or any portion of the parent tract, except that no division shall increase the number of parcels which may be created hereunder. Upon the division of the parent tract, the rights of further division are established by the recorded plat and clearly indicated thereon in conformance with Section 4-2-2.2A of the Subdivision Ordinance. (Revised 5/8/01)

The creation of utility lots shall not require the exercise of division rights. (Revised 8/11/09)

Nothing in this section shall be constructed to replace, supersede, or amend the Greene County Subdivision Ordinance or to affect the application of its provisions in certain kinds of residential land development, as set forth in the Subdivision Ordinance itself. (Adopted 12/10/96)

Article 5

Residential District, R-1

Statement of Intent

This District is composed of certain quiet, low-moderate density residential areas, plus certain open areas where similar residential development appears likely to occur. The location of this District shall be limited to those growth clusters as designed in the Greene County Comprehensive Plan. The regulations contained herein are designed to stabilize and protect the desired characteristics of the District.

5-1 USE REGULATIONS

In Residential District R-1, structures to be erected or land to be used shall be for the following uses within each main structure meeting the minimum lot area, setback and frontage requirements of this Ordinance:

5-1-1 Uses Permitted by Right

- .1 Low intensity agriculture as defined in Article 22 of this ordinance, excluding livestock and fowl.
- .2 Single family dwellings built individually or in conventional or clustered subdivisions.
- .3 Home occupations as defined.
- .4 Public Utilities: poles, lines, transformers, pipes, meters and related or similar facilities; water and sewage distribution lines, telephone booths; public water and sewer transmission lines, treatment facilities, and pumping stations; electrical power transmission lines and substations; oil and gas transmission lines and pumping stations; microwave and radio-wave transmission and relay towers and substations; unmanned telephone exchange centers. (Revised 1/11/05)
- .5 Accessory uses or structures as defined.
- .6 Public facilities. (Revised 1/11/05)
- .7 Residential Accessory Structure—768 square feet or less (Revised 8/18/05)
- .8 Accessory Apartment—see Article 22 (Revised 5/12/09)

5-1-2 Uses Permitted by Special Use Permit

- .1 Cemeteries and churches.
- .2 Keeping of livestock, poultry, and fowl on at least 2 acres of rangeable land.
- .3 Home professional offices
- .4 Mobile or manufactured homes in conformance with Section 16-5 of this Ordinance. (Revised 1/11/05)
- .5 Temporary construction yards.
- .6 Reserved. (Revised 1/11/05)
- .7 Private schools.
- .8 Firehouses and rescue squads.
- .9 Swim, golf, tennis, or similar athletic facilities.
- .10 Clubs, civic, fraternal, or patriotic organizations.
- .11 Any care center not subject to state license.
- .12 Telecommunication antennas and towers, subject to the conditions in Article 21. (Revised 1/11/05)
- .13 Group home or home for developmentally disabled persons (per Code of Virginia.) (Revised 1/11/05)
- .14 Residential Accessory Structure—greater than 768 square feet (Revised 8/18/05)

5-2 AREA REGULATIONS

- 5-2-1** The minimum lot area for permitted uses not utilizing central/ public water or central/public sewerage systems shall be 87,120 square feet except for clustered single family dwelling subdivision which shall require 43,560 square feet.
- 5-2-2** The minimum lot area for permitted uses utilizing either central/public water or central/public sewerage systems shall be 60,000 square feet except for clustered single family dwelling subdivision which shall require 30,000 square feet.
- 5-2-3** For permitted uses utilizing both central/public water and central/public sewerage systems, the minimum lot area shall be 20,000 square feet except for clustered single family dwelling subdivision which shall require 10,000 square feet.

- 5-2-4** In case of soil conditions or other physical factors which may impair the health and safety of the neighborhood, the Planning Commission, upon recommendation of the Health Department, may increase the area requirements for lots served by individual wells or septic systems.
- 5-2-5** For uses specified in Section 5-1-1.4 provided that such uses are not equipped for human habitation or offices, there shall be no minimum lot size, provided only that the regulations concerning setback, yard and height of buildings are met.
- 5-2-6** Any building site on a lot created after the effective date of this regulation in this district shall have adequate area for location of two (2) septic drain field areas as approved by the Virginia Department of Health when such lot is not served by a central sewage facility. Nothing contained herein shall be constructed to require re-submission of any building site plan approved by the Virginia Department of Health prior to the adoption of this regulation.

5-3 SETBACK REGULATIONS

- 5-3-1** Structures except signs shall be thirty-five (35) feet or more from any street right-of-way which is fifty (50) feet or greater in width, or sixty (60) feet or more from the center line of any street right-of-way less than fifty (50) feet in width. This shall be known as the setback line. In clustered single family dwelling subdivisions, the setback line shall be twenty-five (25) feet or more from any street right-of-way which is fifty (50) feet or greater in width, or forty (40) feet or more from the center line of any street right-of-way less than fifty (50) feet in width. (Revised 11/27/07)
- 5-3-2** No accessory building shall be located within the setback line. Public telephone booths may be located within the required setback, but no closer to any street than the existing right-of-way reservation line, provided that:
 - .1 Such booths shall be equipped for emergency service to the public without prior payment;
 - .2 The location of every booth shall be determined by the Zoning Administrator to ensure that the same will not adversely affect the safety of the adjacent highway; and
 - .3 Every such booth shall be subject to relocation, at the expense of the owner, whenever such relocation shall be determined by the Zoning Administrator to be reasonably necessary to protect the public health, safety and welfare or whenever the same shall be necessary to accommodate the widening of the adjacent highway.

5-4 FRONTAGE REGULATIONS

- 5-4-1** The minimum frontage for permitted uses not utilizing central/ public water or central/public sewerage systems shall be one hundred fifty (150) feet.
- 5-4-2** The minimum frontage for permitted uses utilizing either central/public water or central/public sewerage systems shall be one hundred (100) feet.
- 5-4-3** For permitted uses utilizing both central/public water and central/public sewerage systems, the minimum frontage shall be eighty (80) feet.
- 5-4-4** Subject to Article 22, the lot line abutting the turnaround area of a cul-de-sac shall be a minimum of seventy (70) feet. (Revised 5/12/09)

5-5 YARD REGULATIONS

- 5-5-1** Side - The minimum side yard for each main structure shall be fifteen (15) feet except for clustered single family dwelling subdivisions which shall require a minimum side yard for each main structure of ten (10) feet. (Revised 11/27/07)
- 5-5-2** Rear - Each main structure shall have a rear yard of thirty-five (35) feet or more, except for clustered single family dwelling subdivisions which shall require a minimum rear yard for each main structure of twenty-five (25) feet. (Revised 11/27/07)
- 5-5-3** Accessory structures shall be located ten (10) or more feet from the side and rear lot lines. (Revised 1/11/05)

5-6 HEIGHT REGULATIONS

- Buildings except signs may be erected up to thirty-five (35) feet in height, except that;
- 5-6-1** A public or semi-public building such as a school, church, library, or general hospital may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.
- 5-6-2** Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae and radio aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

- 5-6-3** No accessory building which is within fifteen (15) feet of any property lot line shall be more than one (1) story high; accessory structures shall be less than the main building in height; except as herein provided.

5-7 SPECIAL PROVISIONS FOR CORNER LOTS

Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets. The corner side yard shall be thirty (30) feet from edge of right of way, except for a corner lot in a clustered single family dwelling subdivision which shall require a corner side yard(s) to be twenty-five (25) feet or more from the edge of right of way. (Revised 11/27/07)

5-8 SIGN REGULATIONS

Signs shall conform to Article 14 of this ordinance.

5-9 OFF-STREET PARKING

Off-street parking shall be provided as required in Article 16 of this ordinance.

5-10 OPEN SPACE REQUIREMENTS

- 5-10-1** The site for a single family detached dwelling clustered subdivision shall provide for a maximum of twenty-five percent (25%) of its gross site area as common open space. The open space area shall not include any residential parking areas or road coverage areas. The Planning Commission may reduce the percentage of common open space during the preliminary plat review process if the developer makes provisions for the construction of recreational facilities as part of the development.
- 5-10-2** Clustered subdivisions with provisions for common open space shall be approved subject to the submission of a legal instrument(s) setting forth a plan or manner of permanent care and maintenance of such areas. No such instrument(s) shall be acceptable until approval by the county attorney as to legal form and effect, and by the administrator as to the suitability for the proposed use of the open area(s).

Article 6

Residential District, R-2

Statement of Intent

This District is established to provide for the orderly development of residential communities. This District shall be located within growth clusters, as designated in the Greene County Comprehensive Plan, where central water and central sewage disposal is available or will be provided, where commercial and public facilities are easily accessible or will be available within a definitive period of time, and where there is direct access to a major transportation route or traffic collector. Regulations are designed to accommodate residential land uses at a density of four (4) to sixteen (16) dwelling units per acre. Dwelling unit types include single family detached units, single family attached and garden apartment units. Requirements for pedestrian and vehicular circulation, for parking and storage of vehicles, for open space, and for the recreation of its residents are included in the provisions for the District.

6-1 USE REGULATIONS

In Residential District R-2, structures to be erected or land to be used shall be for the following uses within each main structure meeting the minimum lot area, setback, frontage and yard requirements of this ordinance:

6-1-1 Uses Permitted by Right

- .1 All uses permitted by right in R-1 excluding low intensity agriculture.
- .2 Two family dwelling units.
- .3 Accessory uses or structures as defined.
- .4 Swim, golf, tennis or similar athletic facilities.
- .5 Residential Accessory Structure—768 square feet or less (Revised 8/18/05)

6-1-2 Uses Permitted by Special Permit

- .1 Cemeteries and churches.
- .2 Patio houses.
- .3 Townhouses.
- .4 Multiple family dwellings.
- .5 Condominium housing, in conformance with Section 55-79.41 of the Code of Virginia.
- .6 Boarding and rooming houses.
- .7 Clubs and lodges.
- .8 Home professional offices.
- .9 Educational institutions, public and private.
- .10 Hospitals and clinics.
- .11 Mobile home parks, in conformance with Section 16-4 of this Ordinance.
- .12 Mobile homes, in conformance with Section 16-5 of this Ordinance.
- .13 Nursing or convalescent homes.
- .14 Any day care center.
- .15 Agriculture as defined.
- .16 Clubs, civic, fraternal, or patriotic organizations.
- .17 Firehouses and rescue squads.
- .18 Temporary construction yards.
- .19 Public offices and other public buildings and public facilities owned or operated by agencies of the national, state or local government, if immediately adjacent to a business district.
- .20 Telecommunication antennas and towers, subject to the conditions in Article 21. (Revised 1/11/05)
- .21 Group home or home for developmentally disabled persons (per Code of Virginia.) (Revised 1/11/05)
- .22 Residential Accessory Structure—greater than 768 square feet (Revised 8/18/05)

6-2 AREA REGULATIONS

- 6-2-1** The minimum lot area for permitted uses not utilizing central/public water or central/public sewerage systems shall be 62,000 square feet except for clustered single family dwellings which shall require 38,435 square feet.
- 6-2-2** The minimum lot area for permitted uses utilizing either central/public water or central/public sewerage systems shall be 62,000 square feet except for clustered single family dwellings which shall require 38,435 square feet.
- 6-2-3** For permitted uses utilizing both central/public water and central/public sewerage systems, the minimum lot area shall be 14,300 square feet except for clustered single family dwellings which shall require 8,830 square feet.
- 6-2-4** For all other permitted uses, a minimum lot size is not required but minimum frontage, yard, density and all other requirements must be met.
- 6-2-5** The maximum density for single family attached dwelling units shall be six (6) dwelling units per acre.
- 6-2-6** The maximum density for multiple family buildings shall be sixteen (16) units per acre.
- 6-2-7** In case of soil conditions or other physical factors which may impair the health and safety of the neighborhood, the Planning Commission, upon recommendation of the Health Department, may increase the area requirements for lots served by wells and septic systems.

6-3 SETBACK REGULATIONS

- 6-3-1** Structures, except signs, shall be twenty-five (25) feet or more from any street right-of-way which is fifty (50) feet or greater in width, or forty (40) feet or more from the center line of any street right-of-way less than fifty (50) feet in width. This shall be known as the setback line.
- 6-3-2** The Planning Commission shall determine the proper building setback line to be shown on the final subdivision plat where proper travel way and public access easements are shown.
- 6-3-3** No accessory building shall be located within the setback line. Public telephone booths may be located within the required setback, but no closer to any street than the existing right-of-way line or right-of-way reservation line, provided that:
- .1 Such booths shall be equipped for emergency service to the public without prior payment;
 - .2 The location of every booth shall be determined by the Zoning Administrator to ensure that the same will not adversely affect the safety of the adjacent highway;
 - .3 Every such booth shall be subject to relocation at the expense of the owner, whenever such relocation shall be determined by the Zoning Administrator to be reasonably necessary to protect the public health, safety and welfare or whenever the same shall be necessary to accommodate the widening of the adjacent highway.

6-4 FRONTAGE REGULATIONS

- 6-4-1** For lots containing or intending to contain a single family detached permitted use, the minimum lot width shall be eighty (80) feet.
- 6-4-2** For lots containing or intending to contain a patio house, the minimum lot width shall be fifty (50) feet.
- 6-4-3** For lots containing or intending to contain a duplex or town-house permitted use, the minimum lot width shall be twenty (20) feet for interior lots and forty (40) feet for end lots.
- 6-4-4** Patio and town house units shall have no more than three (3) units in an unbroken facade line; an offset must be no less than two and one-half (2 1/2) feet.
- 6-4-5** For permitted uses on all other lots, the minimum lot width shall be eighty (80) feet, and for any additional permitted uses there shall be at least ten (10) feet of additional lot width.

6-5 YARD REGULATIONS

6-5-1 Side

- .1 The minimum rear yard for each single family detached dwelling unit shall be thirty-five (35) feet, except for clustered single family dwelling subdivisions which shall require a minimum rear yard for each main structure of twenty-five (25) feet. (Revised 11/27/07)
- .2 The minimum side yard for each group of patio or Townhouses or of each multiple family structure shall be twenty (20) feet.
- .3 The minimum enclosed side yard of a patio house shall be twenty (20) feet.

Rear

- .1 The minimum rear yard for each single family detached dwelling unit shall be thirty-five (35) feet.
- .2 The minimum rear yard for each town house shall be thirty-five (35) feet. Both sides of the rear yard shall be screened with a privacy wall or fence extending from the dwelling unit for a distance of ten

- (10) feet.
- 6-5-3** The minimum distance between main buildings and building groups shall be forty (40) feet.
 - 6-5-4** The minimum side and rear yards adjoining or adjacent to the Residential R-1 District for any structure shall be thirty (30) feet, except for clustered single family dwelling subdivisions which shall require a minimum side yard of ten (10) feet and a minimum rear yard of twenty-five (25) feet. (Revised 11/27/07)
 - 6-5-5** Accessory structures and parking areas shall be located ten (10) or more feet from the side and rear property lines adjoining or adjacent to the R-1, A-1 or C-1 Districts.
- 6-6 OPEN SPACE REQUIREMENTS**
- 6-6-1** The site for single family detached dwelling clustered subdivision shall provide twenty-five percent (25%) of its gross site area as common open space or to a lesser amount as stated in Section 5-10-1 of this Ordinance. This area shall not include any residential parking areas or road coverage areas.
 - 6-6-2** All single family attached developments and multiple family developments shall set aside four percent (4%) of suitable land on the site to be developed for active recreational use by its residents. This area may be part of the site's required open space but shall be physically suitable to accommodate activities for all age groups within the development, and appropriately located for use of all its residents.
- 6-6-3 SUBDIVISIONS**
- Clustered subdivisions with provisions for common open space shall be approved subject to the submission of legal instrument(s) setting forth a plan or manner of permanent care and maintenance of such areas. No such instrument(s) shall be acceptable until approval by the county attorney as to legal form and effect, and by the administrator as to suitability for the proposed use of the open area(s).
- 6-7 HEIGHT REGULATIONS**
- Buildings may be erected up to forty (40) feet in height except that:
- 6-7-1** A public or semi-public building such as a school or church may be erected to a height of sixty (60) feet from grade provided that required front, side, and rear yards shall be increased one (1) foot for each foot in height over forty (40) feet.
 - 6-7-2** Church spires, belfries, cupolas, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the wall rest.
 - 6-7-3** No accessory building which is within twenty (20) feet of any lot shall be more than one (1) story high; accessory structures shall be less than the main building in height, except as herein provided.
- 6-8 SPECIAL PROVISIONS FOR CORNER LOTS**
- Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- 6-8-1** The corner side yard(s) shall be twenty (25) feet or more from the right of way for both main and accessory buildings. (Revised 11/27/07)
- 6-9 SPECIAL PROVISIONS REGARDING ACCESS TO RESIDENTIAL LOTS**
- 6-9-1** Each residential lot shall have frontage on a dedicated public street, or a fifty (50) feet public access easement over common area to such a street, as determined by the Planning Commission.
 - 6-9-2** In cases where lots do not have frontage on dedicated public streets, the fifty (50) feet public access easement shall be improved with a twenty-four (24) feet minimum width of travel way; said road to have concrete curbs or an equivalent, approved by the Planning Commission, on both sides and a four (4) feet concrete sidewalk or an equivalent approved on at least one side or both sides as determined by the Planning Commission.
- 6-10 SPECIAL PROVISIONS FOR CLUSTER ALTERNATIVES, DUPLEXES, PATIO HOUSES, AND TOWN HOUSES FOR INDIVIDUAL SALE**
- 6-10-1** The provisions of the subdivision ordinance shall also apply to all single family cluster alternatives, duplexes, patio houses, and Town houses developed for individual sale.
- 6-11 GENERAL REGULATIONS**

- 6-11-1** All permitted uses in an R-2 district shall be served by central water and sewage facilities, unless private systems are approved by the Planning Commission upon recommendation of the Health Department.
- 6-11-2.1** Any building site on a lot created after the effective date of this regulation in this district shall have adequate area for the location of two (2) septic drainfield areas as approved by the Virginia Department of Health when such lot is not served by a central sewage facility. Nothing contained herein shall be construed to require resubmission of any building site plan approved by the Virginia Department of Health prior to the adoption of this regulation.
- 6-11-3** Screening, including an evergreen hedge, a uniformly painted fence, a masonry wall or a combination thereof of permitted uses, may be required by the Administrator.
- 6-11-4** All residential developments in an R-2 District shall design and construct adequate recreation facilities and improvements for the use of its residents. The definition of adequate shall be based on the number of residents expected in the completed development and a regionally accepted published standard.
- 6-11-5** All roads and streets, whether dedicated to the public or not, for any permitted use in an R-2 District shall be built or improved to the specifications of the Virginia Department of Transportation including both construction and design specifications.
- 6-12 **SIGN REGULATIONS****
Signs shall conform to Article 14 of this ordinance.
- 6-13 **OFF-STREET PARKING****
Off-street parking shall be provided as required in Article 16 of this ordinance.

K. Excerpts from the 2009 Buy Fresh Buy Local Guide

*Created by the Piedmont Environmental Council and also available online:
<http://www.pecva.org>*



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Charlottesville

Fluvanna Farmers Market

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Tuesdays 2-6pm
Pleasant Grove
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Third Sat. of September
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Route 151
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