

**Floyd County Comprehensive Plan Update
Agriculture/Functional Land Use Meeting
2/12/10**

Issues Identified at Agriculture/Functional Land Use Meeting on 2/12/10

- Agriculture Issues Identified at Initial Citizens Meetings
 - Keeping the industry profitable and active in the community
 - Recognizing Heritage
 - Seeking additional Ag Opportunities and Provide Assistance
 - Transitioning to larger scale Agriculture
 - Public Outreach
 - Affordability
 - Market Identification
 - Increasing Community Efforts
 - Work with Universities in the area
 - Encourage buying locally
 - Increasing Processing facilities
 - Value-added (e.g. grass-finish beef)
 - Recognizing connections and capability of Cooperative Extension to train
- Agriculture Hindrances Identified on 2/12/10
 - Affordability of Land
 - Agricultural Infrastructure Available
 - Maintaining/Increasing standard of living for Agriculture workers
 - Cost of Resources
- Agriculture Opportunities Identified on 2/12/10
 - Increasing Agricultural Tourism
 - Promoting Commerce and Agricultural Markets
 - Increased Agricultural Infrastructure in Large Spectrum as a Career Investment
 - Local Agriculture products use with Institutional Markets
 - Value added options/ Capturing Value
 - Creating Facilities for Processing (Incubator approach)
 - Utilizing other communities approaches
 - Increased involvement of Universities Involving Focused Tasks
 - Utilizing Creative Modes and Market Approaches to make Ag Profitable
 - Changing Production Practices
 - Identifying Needs
 - Increased Communication with all Stakeholders
 - Rotational Grazing
 - Alternative Processing (Horticulture, Beef, Livestock, etc.)

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- Development Pressure Identified at Initial Citizens Meetings
 - Residential Development
 - Population
 - Access Management
 - Clustering of units
 - Zoning
 - Ordinance differences between Jurisdictions (Town/County)
 - Incentive for building outside Town Boundary
 - Directing Growth to Infrastructure
 - Subdivision Activity
 - Sprawl
 - Maintaining Authenticity (Preserving Floyd County's "Charm")
- Development Hindrances Identified on 2/12/10
 - Taxation of Land Uses
 - Enforcement of Ordinances
 - Political Feasibility
 - Taxation/Value required to maintain level of services offered locally
 - Water Availability as a heightened factor in Land Development
- Development Opportunities Identified on 2/12/10
 - Sliding Scale Approach
 - Citizen Education of Planning Tools
 - Citizen Education of Development Options
 - Use of Additional Planning tools not currently available
 - Use of Rollback taxes
 - Incentives for Open Spaces/Non-development
 - Purchase of Development Rights
 - Transfer of Development Rights
 - Zoning and other Land Use Tools
 - Cluster Development
 - Utilizing Easements
 - Preservation Programs
 - Sustainable Development Practices
 - Defining Agricultural land with Silviculture, Open spaces, Etc.
 - Multi-pronged approach for dealing with Land Use
 - Increased Dialogue
- Water and Natural Resources Identified at Initial Citizens Meetings
 - Preservation
 - Forest/Marsh Protection
 - Ridgeline Protection
 - Conservation
 - Creating Discernable Policy
 - Energy Efficiency
 - Erosion and Sediment Control enforcement

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- Revising Subdivision Ordinance Identified at Initial Citizens Meetings
 - Need to tightening Family Provision
 - Need to End road-side stripping
 - Check for adequate water first
- Subdivision Ordinance Hindrances Identified on 2/12/10
 - Subdivision Ordinance Scattering Growth
 - Road Frontage Requirements
 - Concentrating Housing on Ag land

Potential Projects Identified at the January 29th Meeting:

Agriculture:

- Community Food Assessment
- Mapping out Floodshed
- Look at season extenders
- Agricultural Processing Facility
- Regional Agricultural Coordination Programs: finding large scale buyers of local goods and balancing supply and demand for those goods (Institutional buyers for Ag products)
- Local Outreach Facilities that can locate business needs
- Local Outreach Facilities that can increase local food initiatives
- Farmer Training (school programs or additional training programs)
- Creation of a Community Commercial Code Kitchen

Subdivision Ordinance review:

- Time limits for holding land before and after Family Subdivision
- Concern about cluster development—can that work with our private water and waste water situation
- Require test well before residential division