PREVIEW OF ADDITIONAL JURISDICTION RESEARCH
• Proximity to New York City (high land costs, affluent customer base); agritourism revenue more than doubled in 5-year period.

• County does not have zoning control; towns have own zoning and varying approaches to agritourism

• Both County and towns have longstanding purchase of development rights (PDR) programs to preserve agricultural land.

• Multi-year legal battle over amendments to County PDR program, allowing new structures/uses on preserved farmland, lawsuit; County won in 2018 state Supreme Court decision.

• Development rights easements (property-specific) are often primary tool for controlling use of agricultural land.
Agritourism venues include numerous wineries, an expanding cidery, and a range of other agricultural operations.

As with other VA jurisdictions, agritourism policy is driven by state requirements and local interpretations of these requirements.

Board of Supervisors resolutions have clarified the County’s interpretation of Virginia Code requirements, including 2014 on-farm activities law and building code exemptions for farm buildings.

County’s approach is often “case by case,” depending on circumstances.

Promotes agritourism through Fields of Gold farm trail program in Shenandoah Valley.