

IV. AGRICULTURE VISION

In 2020, Scott County has a diversified agricultural industry with conservation and development practices that preserve land and natural resources.

Property rights are considered in all zoning and land use changes. Right-to-Farm laws are adhered to. The county assists in obtaining agricultural labor.

2020

KEY FOCUS AREA:

1. The Land Preservation and Development Focus

	Action Plan	Indicators	Responsible Party	Monitoring/ Data Point	Time Frame	Contact Date	Team Member	Results
A	Increase density to preserve farmland. Allow lot sizes to be smaller than five acres in areas where soil types meet health department requirements for sewage disposal.	Number of lots smaller than five acres.	Planning and Zoning	P & Z	Annual		Brad	
B	Today's (year 2002) farm economy will not support present land prices. To keep farmland in agriculture in Scott County, it may be necessary to allow landowners to sell development rights in order to bridge the gap between true agricultural value and present land value.	PDR development program in effect.	Planning and Zoning	Monitoring by Fiscal Ct & City Council, Approved by Govt Bodies	Annual		Brad	
C	Deed all rural subdivisions of land above one acre to the middle of newly created county or private roads. A permanent easement would be granted to satisfy county right-of-way and utility needs while achieving septic needs and density requirements currently on record for cluster and five acre rural lots. This would result in an immediate increase in efficiency of land utilization of 5-10% of lots available on the same acreage. This preserves an equal amount of farmland without diminishing the quality of those subdivisions. (It is not uncommon for a 100-acre tract to have on 18 lots instead of 20 lots that the 5-acre rule should allow.)	Number of rural subdivisions of land above one acre deeded to the middle of newly created county or private roads.	Planning and Zoning	Not Feasible. Needs to be deleted. Look at reduction in Right of Way standards. P & Z Fiscal Court	Annual		Brad	
D	Development of alternative agriculture business opportunities and regional marketing groups.	-# of alternative businesses -Alternative programs taught at High School	Extension Off. S.C. Schools	FFA Extension Office	Annual		Becky Cox	

KEY FOCUS AREA:

2. The Property Rights Focus

	Action Plan	Indicators	Responsible Party	Monitoring/ Data Point	Time Frame	Contact Date	Team Member	Results
A	Compensate landowners for the difference between land values if a zoning change lowers property value.	Zone change compensation fund established.	Fiscal Ct.	Fiscal Ct.	Annual		Johnny	
B	Select the most efficient and effective way to finance the cost of purchasing developments rights: <ul style="list-style-type: none"> • Impact fee on development added to each lot sold • Room tax • Corporate donations • Gifts and other donations • County General Fund • State Funds (i.e. Phase I tobacco money) 	PDR financing program selected.	City Council, Fiscal Court Planning and Zoning	City Council, Fiscal Court	Annual		Johnny Brad	
C	Property owner obtains agreement on the line fence between him/her and all adjoining property owners before zone change is granted and a division of land is made.	Number of agreements secured.	Planning and Zoning				Brad	
D	Fencing and right-to-farm laws should be on all new deeds.	Fencing and right-to-farm laws on all new deeds.	Planning and Zoning	County Clerk	Annual		Brad	

KEY FOCUS AREA:

3. The Labor Focus

	Action Plan	Indicators	Responsible Party	Monitoring/ Data Point	Time Frame	Contact Date	Team Member	Results
A	Develop a Help Center for migrant workers to assist with a variety of needs: <ul style="list-style-type: none"> • Housing • Language • Job assistance • Legal assistance • Medical benefits – doctor and hospitals • Tax assistance 	Migrant workers Help Center established.	Quality of Life, FFA, Extension Office, Scott County Schools	Ken Wright	Semi-annual		Johnny Becky Cox Ken	

2020