

**Rappahannock-Rapidan Regional Food System Asset Assessment**  
**Rappahannock-Rapidan Regional Commission**  
**April 2015**



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## 1. Natural Capital

### ***Natural Resource Overview***

Within the Rappahannock-Rapidan Region, abundant and high quality surface and ground water supplies provide ample drinking water for inhabitants and farm livestock, as well as commercial and industrial uses. Agricultural crops are supplied by rain accumulating on average three inches per month.

The upland Piedmont soils found along the central portion of the region compete with soils across Virginia in agronomic yield potential. They are deep (up to 50 feet), have a high water holding capacity but are naturally well drained, have a supply of available nutrients to support agronomic uses. Along with a moderate climate these soils can generate high yields (corn and soybean contest winners). Bounding these fine soils are those of lesser potential found in the Culpeper Basin and along the eastern front of the Blue Ridge.

About half of all land is in forests, managed for southern yellow pine in the east and on poorly drained soils and upland hard woods in the central and western areas producing sought after, but slower growing eastern hardwood timber.

Agricultural crops include extensive land uses like corn, soybeans, small grains, and forages for livestock including hay and pasture. Forage production is second only to forestry in acres. Intensive land uses include tree fruits and grapes, which share site and management needs. The greens industry includes greenhouse, turf and sedum (a green roof crop), cut flowers and Christmas trees, nursery stock and bedding plants; in total these crops occupy less land than the others but generate more revenue than all of agriculture combined.

Grazing livestock include beef and dairy cattle, sheep and goats, horses for work and pleasure, and a reemerging poultry sector grows out of interest among small flock producers.

## 2. Built Capital

### *Aggregation & Distribution Facilities*

Name	County	Description	Website
Blue Ridge Produce	Culpeper	Aggregates fresh fruits and vegetables.	<a href="http://blueridgeproduce.net/">blueridgeproduce.net/</a>
CFC Farm & Home Center Culpeper	Culpeper	Purchases local grain and manufactures bag and bulk feed.	<a href="http://www.cfcfarmhome.com/Locations/culpeper.aspx">www.cfcfarmhome.com/Locations/culpeper.aspx</a>
County Farm Service, Inc.	Culpeper	Purchases local grain and manufactures bag and bulk feed.	<a href="http://www.countyfarmservice.com/">www.countyfarmservice.com/</a>
Culpeper Agricultural Enterprises	Culpeper	Graded feeder cattle sales.	<a href="http://www.vdacs.virginia.gov/marketnews/auctioninfo.shtml">www.vdacs.virginia.gov/marketnews/auctioninfo.shtml</a>
Fauquier Livestock Exchange, Inc.	Fauquier	Regular cattle sales every Tuesday at 2:00 PM.	<a href="http://www.fauquierlivestockexchange.com/">www.fauquierlivestockexchange.com/</a>
Southern States Orange-Madison Co-op Madison	Madison	Purchases local grain and manufactures bag and bulk feed.	<a href="http://www.southernstates.com/storelocations/15915/">www.southernstates.com/storelocations/15915/</a>
Orange Livestock Market, Inc.	Orange	Regular cattle sales every Wednesday at 3:00 PM.	<a href="http://www.vdacs.virginia.gov/marketnews/auctioninfo.shtml">www.vdacs.virginia.gov/marketnews/auctioninfo.shtml</a>
Southern States Orange-Madison Co-op Orange	Orange	Purchases local grain and manufactures bag and bulk feed.	<a href="http://www.southernstates.com/storelocations/15905/">www.southernstates.com/storelocations/15905/</a>
Relay Foods	Online	Online distributor of local, organic and everyday foods.	<a href="https://www.relayfoods.com/welcome">https://www.relayfoods.com/welcome</a>

**CSAs & Co-ops**

<b>Name</b>	<b>County</b>	<b>Website</b>
Small Pond Farm	Culpeper	<a href="http://smallpondfarmva.com/">smallpondfarmva.com/</a>
Bull Run Mountain Vegetable Farm	Fauquier	<a href="http://www.bullrunfarm.com/">www.bullrunfarm.com/</a>
Whiffletree Farm	Fauquier	<a href="http://www.whiffletreefarmva.com/">www.whiffletreefarmva.com/</a>
Madison Eats Local Food Club	Madison	<a href="http://www.facebook.com/MadisonEats">www.facebook.com/MadisonEats</a>
P & J Greenhouse & Gardens	Madison	<a href="http://www.pandjgreenhouse.com/">www.pandjgreenhouse.com/</a>
Rider's Backfield Farm Beef	Madison	<a href="http://ridersbackfieldfarmbeef.com/">ridersbackfieldfarmbeef.com/</a>
Liberty Mills Farm	Orange	<a href="http://www.libertymillsfarm.com/">www.libertymillsfarm.com/</a>
Miller Farms Market	Orange	<a href="http://www.millerfarmsmarket.com/">www.millerfarmsmarket.com/</a>
Belle Meade Farm	Rappahannock	<a href="http://www.bellemeade.net/">www.bellemeade.net/</a>
Crowfoot Farm	Rappahannock	<a href="http://crowfootfarm.com">crowfootfarm.com</a>
The Farm at Sunnyside	Rappahannock	<a href="http://thefarmatsunnyside.com/">thefarmatsunnyside.com/</a>

### **Farmers Markets**

<b>Farmers Markets</b>	<b>County</b>	<b>Location</b>	<b>Website</b>
Culpeper CFC Farmers Market	Culpeper	15172 Brandy Road, Culpeper	<a href="http://www.cfcfarmhome.com">www.cfcfarmhome.com</a>
Culpeper Downtown Farmers Market	Culpeper	Corner of East Davis and Commerce Streets, Culpeper	<a href="http://www.culpeperdowntown.com/farmers-market.html">www.culpeperdowntown.com/farmers-market.html</a>
Tri-County Farmers Market	Culpeper	Clevenger's Corner, corner of Rt. 229 and Rt. 211, Jeffersonton	<a href="http://tricountymarket.wordpress.com/">tricountymarket.wordpress.com/</a>
Archwood Green Barns	Fauquier	Intersection of I-66 and Rt. 245, The Plains	<a href="http://www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket">www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket</a>
Remington Farmers Market	Fauquier		
Southern Fauquier Farmers Market	Fauquier	Liberty Station Center, Bealeton	<a href="http://www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket">www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket</a>
Warrenton Saturday Farmers Market	Fauquier	Fifth and Lee Streets, Warrenton	<a href="http://www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket">www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket</a>
Warrenton Wednesday Farmers Market	Fauquier	Fauquier Hospital, 500 Hospital Drive, Warrenton	<a href="http://www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket">www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmersmarket</a>
Madison County Farmers Market	Madison	Hoover Ridge Park on Fairgrounds Road, Madison	<a href="http://madisonfarmersmarket.info/">madisonfarmersmarket.info/</a>
Eastern Orange Farmer's Market	Orange	32345 Constitution Highway, Locust Grove	<a href="http://www.visitorangevirginia.com/index.php/home/listing/eastern_orange_farmers_market">www.visitorangevirginia.com/index.php/home/listing/eastern_orange_farmers_market</a>
Orange County Farmers & Artisans Market	Orange	Falconer Hardware, 197 North Madison Road, Orange	<a href="http://www.visitorangevirginia.com/index.php/home/listing/orange_county_farmers_market">www.visitorangevirginia.com/index.php/home/listing/orange_county_farmers_market</a>
Rappahannock CFC Farmers Market	Rappahannock	12645 Lee Highway, Washington	<a href="http://www.cfcfarmhome.com">www.cfcfarmhome.com</a>

**Potential Institutional Markets**

Name	County	Website/Phone
Coffeewood Correctional Facility	Culpeper	<a href="https://vadoc.virginia.gov/facilities/central/coffeewood/">https://vadoc.virginia.gov/facilities/central/coffeewood/</a>
Culpeper Baptist Retirement Community	Culpeper	<a href="http://www.culpeperretirement.org/">www.culpeperretirement.org/</a>
Culpeper Christian School	Culpeper	<a href="http://www.culpeperchristianschool.com/">www.culpeperchristianschool.com/</a>
Culpeper County Public Schools (10 schools)	Culpeper	<a href="http://www.culpeperschools.org/pages/CulpeperCPS">www.culpeperschools.org/pages/CulpeperCPS</a>
Culpeper Health & Rehabilitation Center	Culpeper	<a href="http://www.culpeperhealthrehab.com/center/">www.culpeperhealthrehab.com/center/</a>
Culpeper Regional Hospital	Culpeper	<a href="http://www.uvaculpeperhospital.com/">www.uvaculpeperhospital.com/</a>
Epiphany Catholic School	Culpeper	<a href="http://www.epiphanycatholicschool.org/">www.epiphanycatholicschool.org/</a>
RRCBSB Area Agency on Aging	Culpeper	<a href="http://www.rrcsb.org/">www.rrcsb.org/</a>
Cornerstone Christian Academy	Fauquier	(540) 439-2224
Covenant Christian Academy	Fauquier	<a href="http://covenantva.org/">covenantva.org/</a>
Fauquier County Public Schools (20 schools)	Fauquier	<a href="http://www.fcps1.org/">www.fcps1.org/</a>
Fauquier Health Hospital	Fauquier	<a href="http://www.fauquierhealth.org/">www.fauquierhealth.org/</a>
Fresta Valley Christian School	Fauquier	<a href="http://www.frestavalley.org/">www.frestavalley.org/</a>
Highland School	Fauquier	<a href="http://www.highlandschool.org/">www.highlandschool.org/</a>
Lord Fairfax Community College	Fauquier	<a href="http://www.lfcc.edu/">www.lfcc.edu/</a>
Maplewood Childcare Center	Fauquier	<a href="http://www.maplewoodccc.com/">www.maplewoodccc.com/</a>
Middleburg Montessori School	Fauquier	<a href="http://www.middleburgmontessori.com/">www.middleburgmontessori.com/</a>
Midland Christian Academy	Fauquier	<a href="http://www.midlandchristianacademy.org/">www.midlandchristianacademy.org/</a>
Oak Springs of Warrenton	Fauquier	<a href="http://www.oakspringsofwarrenton.com/">www.oakspringsofwarrenton.com/</a>
Providence Christian Academy	Fauquier	<a href="http://pcalions.org/">pcalions.org/</a>
St. James Episcopal School	Fauquier	<a href="http://www.saintjamesepiscopalschool.org/">www.saintjamesepiscopalschool.org/</a>
St. John Evangelist Elementary School	Fauquier	<a href="http://www.stjohntheevangelistschool.org/">www.stjohntheevangelistschool.org/</a>
The Boxwood Montessori School	Fauquier	(540) 347-1679
The Villa at Suffield Meadows	Fauquier	<a href="http://www.virginiavilla.org/">www.virginiavilla.org/</a>
Wakefield School	Fauquier	<a href="http://www.wakefieldschool.org/">www.wakefieldschool.org/</a>
Walnut Grove Childcare	Fauquier	<a href="http://www.walnutgrovechildcare.com/">www.walnutgrovechildcare.com/</a>
Autumn Care of Madison	Madison	<a href="http://www.autumncorp.com/">www.autumncorp.com/</a>

Hartland Institute	Madison	<a href="http://www.hartland.edu/">www.hartland.edu/</a>
Madison County Public Schools (4 schools)	Madison	<a href="http://www.madisonschools.k12.va.us/">www.madisonschools.k12.va.us/</a>
Mountain View Nursing Home	Madison	<a href="http://www.mvnursing.net/">www.mvnursing.net/</a>
Central Virginia Regional Jail	Orange	<a href="http://www.cvrj.org/">www.cvrj.org/</a>
Dogwood Village	Orange	<a href="http://www.dogwoodvillageocva.org/">www.dogwoodvillageocva.org/</a>
Faith Christian Academy	Orange	(540) 854-4286
Germanna Community College Locust Grove Campus	Orange	<a href="http://www.germanna.edu/">www.germanna.edu/</a>
Grymes Memorial School	Orange	<a href="http://www.grymesschool.org/">www.grymesschool.org/</a>
Orange County Public Schools (9 schools)	Orange	<a href="http://www.ocss-va.org/">www.ocss-va.org/</a>
Woodberry Forest	Orange	<a href="http://www.woodberry.org">www.woodberry.org</a>
Belle Meade School	Rappahannock	<a href="http://www.bellemeadeschool.org/">www.bellemeadeschool.org/</a>
Hearthstone School	Rappahannock	<a href="http://www.hearthstoneschool.org/">www.hearthstoneschool.org/</a>
Massanova Christian Academy	Rappahannock	(540) 937-5661
Rappahannock County Public Schools (2 schools)	Rappahannock	<a href="http://www.rappahannockschools.us/">www.rappahannockschools.us/</a>
Rappahannock County Regional Jail	Rappahannock	(540) 675-5300
Wakefield Country Day School	Rappahannock	<a href="http://www.wcdsva.org/">www.wcdsva.org/</a>



***Processing Facilities***

<b>Name</b>	<b>County</b>	<b>Website/Phone</b>
Fauquier's Finest Meat Processing	Fauquier	<a href="http://www.fauquiersfinest.com/">www.fauquiersfinest.com/</a>
Lebanese Butchers Slaughterhouse	Fauquier	(540) 347-4178
Hidden Pines Meat Processing	Madison	<a href="https://www.facebook.com/hiddenpines">https://www.facebook.com/hiddenpines</a>
Rollins Meat Processing	Orange	(540) 672-5177
Adams Custom Slaughter & Processing	Rappahannock	(540) 937-7497
Muskrat Haven Farm	Rappahannock	(540) 937-5191

**Production Services & Supplies**

Name	County	Description	Website
CFC Farm & Home Center Culpeper	Culpeper	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	<a href="http://www.cfcfarmhome.com/Locations/culpeper.aspx">www.cfcfarmhome.com/Locations/culpeper.aspx</a>
County Farm Service	Culpeper	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	<a href="http://www.countyfarmservice.com/">www.countyfarmservice.com/</a>
Tractor Supply Culpeper	Culpeper	Livestock Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies	<a href="http://www.tractorsupply.com/">www.tractorsupply.com/</a>
CFC Farm & Home Center Marshall	Fauquier	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	<a href="http://www.cfcfarmhome.com/Locations/marshall.aspx">www.cfcfarmhome.com/Locations/marshall.aspx</a>
CFC Farm & Home Center Morrisville	Fauquier	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	<a href="http://www.cfcfarmhome.com/locations/morrisville.aspx">www.cfcfarmhome.com/locations/morrisville.aspx</a>
CFC Farm & Home Center Warrenton	Fauquier	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	<a href="http://www.cfcfarmhome.com/locations/warrenton.aspx">www.cfcfarmhome.com/locations/warrenton.aspx</a>
Recyc Systems Inc. Remington	Fauquier	Bio Solids Application	<a href="http://www.recycsystems.com/">www.recycsystems.com/</a>

Southern States Prince William-Fauquier	Fauquier	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	<a href="http://www.southernstates.com/storelocations/78445/">www.southernstates.com/storelocations/78445/</a>
Tractor Supply Marshall	Fauquier	Livestock Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies	<a href="http://www.tractorsupply.com/">www.tractorsupply.com/</a>
Tractor Supply Warrenton	Fauquier	Livestock Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies	<a href="http://www.tractorsupply.com/">www.tractorsupply.com/</a>
Tri-County Feed	Fauquier	Livestock Feed, Delivery	<a href="http://www.tricountyfeeds.com/">www.tricountyfeeds.com/</a>
MWP Supply	Madison	Fencing	<a href="http://www.mwpsupply.com/">www.mwpsupply.com/</a>
Southern States Orange-Madison Co-op Madison	Madison	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	<a href="http://www.southernstates.com/storelocations/15915/">www.southernstates.com/storelocations/15915/</a>
Tellus Agronomics	Madison	Fertilizer Consultation and Crop Scouting Using Precision Agriculture	<a href="http://www.agronomics.farm/">www.agronomics.farm/</a>
Southern States Orange-Madison Co-op Orange	Orange	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	<a href="http://www.southernstates.com/storelocations/15905/index.aspx">www.southernstates.com/storelocations/15905/index.aspx</a>
Tractor Supply Orange	Orange	Livestock Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies	<a href="http://www.tractorsupply.com/">www.tractorsupply.com/</a>
CFC Farm & Home Center Rappahannock	Rappahannock	Feed, Seed, Fertilizer, Fencing, Animal Health, Farm Supplies, Crop and Livestock Specialists available for consultation, Delivery	<a href="http://www.cfcfarmhome.com/Locations/rappahannock.aspx">www.cfcfarmhome.com/Locations/rappahannock.aspx</a>

### **Refrigeration & Storage Facilities**

No large-scale refrigeration or storage facilities are known to exist in the region.

### **Small Retail Stores**

<b>Name</b>	<b>County</b>	<b>Website/Phone</b>
Croftburn Market	Culpeper	<a href="http://www.croftburnmarket.com/">www.croftburnmarket.com/</a>
Culpeper Cheese Company	Culpeper	<a href="http://www.culpepercheese.com/">www.culpepercheese.com/</a>
Moving Meadows Farm	Culpeper	<a href="http://www.movingmeadowsfarm.com/">www.movingmeadowsfarm.com/</a>
The Frenchman's Corner	Culpeper	<a href="http://frenchmancorner.com/">frenchmancorner.com/</a>
Thyme Market	Culpeper	<a href="http://www.thymeinfo.com/thyme-market">www.thymeinfo.com/thyme-market</a>
Buckland Farm Market	Fauquier	<a href="http://www.bucklandfarmmarket.com/">www.bucklandfarmmarket.com/</a>
Dark Hollow Farm and Farm Store	Fauquier	<a href="http://www.darkhollowfarm.net/index.htm">www.darkhollowfarm.net/index.htm</a>
Lee Highway Nursery	Fauquier	<a href="http://www.leehighwaynursery.com/">www.leehighwaynursery.com/</a>
Marshall IGA	Fauquier	<a href="http://www.marshall.iga.com/">www.marshall.iga.com/</a>
Messick's Farm Market	Fauquier	<a href="http://www.messicksfarmmarket.com/">www.messicksfarmmarket.com/</a>
Natural Marketplace	Fauquier	<a href="http://www.thenaturalmarketplace.com/">www.thenaturalmarketplace.com/</a>
Over the Grass Farm	Fauquier	<a href="http://www.overthegrassfarm.net/">www.overthegrassfarm.net/</a>
The Farmer's Wife	Fauquier	<a href="http://www.thefarmerswifemarket.com/">www.thefarmerswifemarket.com/</a>
The Whole Ox	Fauquier	<a href="http://www.thewholeox.com/">www.thewholeox.com/</a>
Hollerfolk Nursery	Madison	<a href="http://www.hollerfolknursery.com/">www.hollerfolknursery.com/</a>
The Little Country Store	Madison	<a href="http://tlcs-bbq.com/">tlcs-bbq.com/</a>
Yoder's Country Market Inc.	Madison	<a href="http://www.yoderscountrymarket.net/">www.yoderscountrymarket.net/</a>
Marshall Farms	Orange	<a href="https://www.facebook.com/pages/Marshall-Farms/134055029947981">https://www.facebook.com/pages/Marshall-Farms/134055029947981</a>
Miller Farms Market	Orange	<a href="http://www.millerfarmsmarket.com/">www.millerfarmsmarket.com/</a>
The Garden Patch	Orange	<a href="https://www.facebook.com/Darnellsgardenpatch">https://www.facebook.com/Darnellsgardenpatch</a>
The Market at Grelen	Orange	<a href="http://www.themarketatgrelen.com/">www.themarketatgrelen.com/</a>
Beech Spring Gift Shop	Rappahannock	<a href="https://www.facebook.com/BeechSpringGiftShop">https://www.facebook.com/BeechSpringGiftShop</a>
Heritage Hollow Farms	Rappahannock	<a href="http://heritagehollowfarms.net/">heritagehollowfarms.net/</a>
Rappahannock Farm to Fork Market	Rappahannock	(540) 987-9699

### 3. Human & Social Capital

#### *Collective Marketing Efforts*

Name	Website
Buy Fresh Buy Local	<a href="https://www.buylocalvirginia.org/">https://www.buylocalvirginia.org/</a>
Farmer-Chef Express	<a href="https://www.buylocalvirginia.org/farmer-chef-express/home">https://www.buylocalvirginia.org/farmer-chef-express/home</a>
Fauquier County Farm Product Directory	<a href="http://www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmlist">www.fauquiercounty.gov/government/departments/agdev/index.cfm?action=farmlist</a>
Fauquier Home Grown Labeling Program	<a href="http://www.fauquiercounty.gov/government/departments/agdev/">www.fauquiercounty.gov/government/departments/agdev/</a>
Tween Rivers Trail	<a href="http://www.tweenriverstrail.com">www.tweenriverstrail.com</a>
Virginia Grown	<a href="http://www.vdacs.virginia.gov/vagrown/index.shtml">www.vdacs.virginia.gov/vagrown/index.shtml</a>
Virginia's Finest	<a href="http://www.vafinest.com/">www.vafinest.com/</a>
County Fairs (to be expanded)	
Farm Tours (to be expanded)	

### ***Educational Programs***

<b>Name</b>	<b>Organization</b>
Northern Piedmont Beginning Farmer and Rancher Program	Fauquier Education Farm
Conservation Field Days	John Marshall Soil & Water Conservation District
Farm Tours	John Marshall Soil & Water Conservation District
Estate Planning Workshops	Piedmont Environmental Council
Exploring the Small Farm Dream	Piedmont Environmental Council
Hosting the Small Farm Dream	Piedmont Environmental Council
Pasture Enterprise Network	Piedmont Environmental Council
Sources of Funding for Land Management & Land Conservation	Piedmont Environmental Council
Agricultural Livestock Marketing Programs	Virginia Cooperative Extension
Agro Forestry	Virginia Cooperative Extension
Dairy, Forage, and Beef Regional Conferences	Virginia Cooperative Extension
Estate Planning and Farm Transition	Virginia Cooperative Extension
Farm to School Programs	Virginia Cooperative Extension
Good Agricultural Practices, GAPs Training	Virginia Cooperative Extension
Grazing School	Virginia Cooperative Extension
High Tunnel Productions Methods	Virginia Cooperative Extension
Livestock Marketing Programs	Virginia Cooperative Extension
Managing Invasive Species	Virginia Cooperative Extension
Master Cattleman	Virginia Cooperative Extension
Master Gardener Programs	Virginia Cooperative Extension
New and Beginning Farmer Programs	Virginia Cooperative Extension
Niche Pork Program	Virginia Cooperative Extension
Orchard and Small Fruit Meetings	Virginia Cooperative Extension
Pesticide Training Programs for Private and Commercial Applicators	Virginia Cooperative Extension
Small Ruminant Programs	Virginia Cooperative Extension
Vegetable Meetings	Virginia Cooperative Extension
Virginia Farm Mentor Network	Virginia Cooperative Extension

Virginia Tech's Agricultural and Extension Research Centers	Virginia Cooperative Extension
Virginia Tech's Food Science Enology Lab	Virginia Cooperative Extension
Virginia Certified Farm Seekers Program	Virginia Dept. of Agriculture & Consumer Services

**Food Assistance Programs**

<b>Name</b>	<b>County</b>	<b>Website/Phone</b>
Culpeper Food Closet	Culpeper	<a href="http://www.culpeperfoodcloset.net/">www.culpeperfoodcloset.net/</a>
Culpeper Nutrition Site	Culpeper	(540) 825-5778
Community Touch	Fauquier	<a href="http://www.communitytouchinc.org">www.communitytouchinc.org</a>
Fauquier Community Food Bank	Fauquier	<a href="http://fauquierfoodbank.org/">fauquierfoodbank.org/</a>
Fauquier Food Distribution Coalition	Fauquier	<a href="http://www.fauquierfood.org">www.fauquierfood.org</a>
Mount Olive Baptist Church 5 Loaves 2 Fishes	Fauquier	(540) 364-2380
Seven Loaves Services, Inc	Fauquier	<a href="http://www.sevenloavesmiddleburg.org">www.sevenloavesmiddleburg.org</a>
Caring Friends Food Pantry	Madison	(540) 948-6028
Madison Emergency Services Association (MESA)	Madison	<a href="https://www.facebook.com/MesaMadisonCountyVA">https://www.facebook.com/MesaMadisonCountyVA</a>
Calvary SDA	Orange	(540) 832-7216
Love Outreach Orange	Orange	(540) 718-1804
Word of Deliverance	Orange	(540) 832-5460
Rappahannock Pantry	Rappahannock	<a href="http://rappahannockpantry.org/">rappahannockpantry.org/</a>



### **Support Organizations**

	<b>County</b>	<b>Website</b>
Culpeper Soil & Water Conservation District	Culpeper	<a href="http://www.culpeperswcd.org/">www.culpeperswcd.org/</a>
Virginia Cooperative Extension, Culpeper	Culpeper	<a href="http://offices.ext.vt.edu/culpeper/">offices.ext.vt.edu/culpeper/</a>
Blue Ridge Cattlemen’s Association	Fauquier	
Fauquier County Agriculture Education Council	Fauquier	<a href="http://www.fauquiercounty.gov/government/departments/agdev/">www.fauquiercounty.gov/government/departments/agdev/</a>
Fauquier County Department of Agriculture Development	Fauquier	<a href="http://www.fauquiercounty.gov/government/departments/agdev/">www.fauquiercounty.gov/government/departments/agdev/</a>
Fauquier Education Farm	Fauquier	<a href="http://fauquiereducationfarm.org/">fauquiereducationfarm.org/</a>
John Marshall Soil & Water Conservation District	Fauquier	<a href="http://www.fauquiercounty.gov/government/departments/jmswcd/">www.fauquiercounty.gov/government/departments/jmswcd/</a>
Virginia Cooperative Extension, Fauquier	Fauquier	<a href="http://offices.ext.vt.edu/fauquier/">offices.ext.vt.edu/fauquier/</a>
Rural Madison	Madison	<a href="http://ruralmadison.org/">ruralmadison.org/</a>
Virginia Cooperative Extension, Madison	Madison	<a href="http://offices.ext.vt.edu/madison/">offices.ext.vt.edu/madison/</a>
Virginia Cooperative Extension, Orange	Orange	<a href="http://offices.ext.vt.edu/orange/">offices.ext.vt.edu/orange/</a>
Rappahannock County Conservation Alliance	Rappahannock	<a href="http://www.rccava.org/">www.rccava.org/</a>
Virginia Cooperative Extension, Rappahannock	Rappahannock	<a href="http://offices.ext.vt.edu/rappahannock/">offices.ext.vt.edu/rappahannock/</a>
Piedmont Environmental Council	Statewide	<a href="http://www.pecva.org/">www.pecva.org/</a>
Virginia Department of Agriculture and Consumer Services	Statewide	<a href="http://www.vdacs.virginia.gov/">www.vdacs.virginia.gov/</a>
Virginia Department of Forestry	Statewide	<a href="http://www.dof.virginia.gov/">www.dof.virginia.gov/</a>
Virginia Department of Housing and Community Development	Statewide	<a href="http://www.dhcd.virginia.gov/">www.dhcd.virginia.gov/</a>
Virginia Food Council	Statewide	<a href="http://virginiafoodsystemcouncil.org/">virginiafoodsystemcouncil.org/</a>
Farm Bureau	National	<a href="http://www.fb.org/">www.fb.org/</a>
Farm Credit	National	<a href="http://www.farmcreditnetwork.com/">www.farmcreditnetwork.com/</a>
Farm Service Agency	National	<a href="http://www.fsa.usda.gov/FSA/">www.fsa.usda.gov/FSA/</a>
Natural Resource Conservation Service	National	<a href="http://www.nrcs.usda.gov/">www.nrcs.usda.gov/</a>
U.S. Department of Agriculture	National	<a href="http://www.usda.gov/wps/portal/usda/usdahome">www.usda.gov/wps/portal/usda/usdahome</a>
Other local government agencies (to be expanded)		
Other producer organizations (to be expanded)		

## 4. Financial and Political Capital

### *Financial Incentive & Loan Programs*

Financial Incentive/Loan Programs	Organization	Cost Share Rate to Establish Practices
Conservation Reserve Program (CRP)	CSWCD	50%
CRP Continuous	CSWCD	50%
Conservation Reserve Enhancement Program (CREP)	CSWCD	50%
Wetlands Reserve Program (WRP)	CSWCD	75-100%
Environmental Quality Incentives Program (EQIP)	CSWCD	Up to 90% of estimated costs
Wildlife Incentive Program (WHIP)	CSWCD	75% of estimated costs
Reforestation of Timberlands (RT)	CSWCD	75% of estimated costs
US Fish & Wildlife Service Partners for Fish & Wildlife	CSWCD	75-100%
Virginia BMP Program	CSWCD	Up to 75% plus incentive
Virginia BMP Loan Program	CSWCD	Low interest (3%) loans – no maximum
BMP Tax Credit Program	CSWCD	25% of out-of-pocket expenses
Virginia Small Business Environmental Compliance Assistance Fund	CSWCD	Low-interest (3%) loans of up to \$100,000
Emergency Conservation Program (ECP)	CSWCD	50 - 64%
Grassland Reserve Program (GRP)	CSWCD	Variable
TMDL Ag BMP Program	CSWCD	50-85% depending on practice
TMDL Septic Cost Share Program	CSWCD	50-75% depending on income
Conservation Reserve Program (CRP)	JMSWCD	50%
CRP Continuous	JMSWCD	50%
Conservation Reserve Enhancement Program (CREP)	JMSWCD	50-75%
Wetlands Reserve Program (WRP)	JMSWCD	75-100%
Environmental Quality Incentives Program (EQIP)	JMSWCD	Up to 75% of estimated costs
Wildlife Incentive Program (WHIP)	JMSWCD	75% of estimated costs
Reforestation of Timberlands (RT)	JMSWCD	\$22/acre
Virginia BMP Program	JMSWCD	Up to 75%
Virginia BMP Loan Program	JMSWCD	Low interest (3%) loans – no maximum.

BMP Tax Credit Program	JMSWCD	25% of out-of-pocket expenses
Virginia Small Business Environmental Compliance Assistance Fund	JMSWCD	Low-interest (3%) loans of up to \$100,000
Emergency Conservation Program (ECP)	JMSWCD	50-64%

***Policies & Regulatory Programs***

**Purchase of Development Rights**

Publicly supported Purchase of Development Rights programs pay landowners to limit the development potential of their land through a conservation easement (PEC). The purchase of development rights permits the landowner to continue agricultural use of the property while extinguishing their right to develop the property further (Culpeper 2010 5-9).

Culpeper: Provided for in Appendix D of the Culpeper County Zoning Ordinance. Adopted in 2007, this appendix established a countywide agricultural reserve program by which the County is able to acquire the development rights on eligible parcels of farmland. As funding is made available, this program will allow the purchase of agricultural land preservation easements from qualifying land owners (2010 5-9).

Fauquier: As of April 2015, a total of 48 farms containing a total of 10,125 acres have been permanently preserved through the County’s PDR program.

**Conservation Easements**

A conservation easement is a legal agreement between a landowner and a government agency or a non-profit organization that places permanent limits on the future development of the property in order to protect its conservation values. Each easement is unique, depending on the needs of the landowners and the specific features of the property. Because conservation easements provide considerable public benefits, landowners become eligible for state and federal tax incentives when they donate an easement (PEC).

	<b>Culpeper</b>	<b>Fauquier</b>	<b>Madison</b>	<b>Orange</b>	<b>Rappahannock</b>
<b>Acres</b>	15,000	99,322	14,362	29,000	16,000
<b>as of</b>	2014	2014	2014	2013	2004

Culpeper: There are more than 15,000 acres of privately conserved land in Culpeper County (2015 5-5). See Map 5.3.

Fauquier: There are approximately 99,000 acres under open space and historic easements in Fauquier County. The majority of easements in Fauquier County are held by the Virginia Outdoor Foundation (4-15). See Map 4.5.

Madison: Six properties in Madison County, totaling approximately 1,160 acres, were protected by conservation easements in 2013. This brings the total of conserved land in the county to approximately 14,362 acres (PEC).

Orange: Approximately 15% (32,900 acres) of land area in Orange County has been placed in historic (3,900 acres) or conservation (29,000 acres) easements (2013 13).

Rappahannock: The Virginia Outdoors Foundation is the principal public body that accepts open space easements, and currently holds easements on over 16,000 acres of land in Rappahannock County (2004 102). See Map No. 11 (2004 48).

**Land Use Taxation**

Under land-use taxation, some rural properties are taxed at their land use value instead of their fair market value. The state allows localities to offer land use taxation for eligible properties in any of the following categories: agricultural, forestal, horticultural and/or open space. When the land changes to a use no longer qualifying for land use assessment, the landowner must pay back the difference between use value tax and the fair market value tax for a certain number of years, depending on the locality (PEC).

	<b>Culpeper</b>	<b>Fauquier</b>	<b>Madison</b>	<b>Orange</b>	<b>Rappahannock</b>
<b>Acres</b>	144,672	266,485		66,028	
<b>as of</b>	2014	2014		2013	

Culpeper: Provided for in Chapter 12, Article II of the Culpeper County Code. As of August 30, 2014, approximately 144,671.88 acres of agriculture and forestland were enrolled in the program (2015 5-4).

Fauquier: Provided for in Chapter 8, Article III of the Fauquier County Code. Presently, of the 25,549 parcels in the County, 3,726 are in the Land Use Program covering 266,485 acres (4-16).

Madison: Maintains the current plan of land use taxation. Continues the elimination of the tax on farm and forest harvesting equipment (2012 74).

Orange: Provided for in Chapter 58, Article VIII of the Orange County Code. Approximately 66,028 acres in the County are enrolled in the agricultural land use taxation program; the 2007 Census of Agriculture County Profile indicates that nearly 34,000 acres are used for harvested cropland (2013 13).

Rappahannock: Provided for in Chapter 151, Article VII of the Rappahannock County Code. Such a system of taxation is used by the County to protect the agricultural sector from rising taxes created from development pressures (2004 101).

**Agricultural and Forestal Districts**

An Agricultural and Forestal district results from a voluntary agreement between one or more landowners and the local governing body to temporarily protect forests and farmland. Landowners agree not to develop their property for a certain period of time, usually eight years. During this period of time, the property will be eligible for land use taxation, if it is not already eligible (PEC).

	<b>Culpeper</b>	<b>Fauquier</b>	<b>Madison</b>	<b>Orange</b>	<b>Rappahannock</b>
<b>Acres</b>	46,296	90,780			20,600
<b>as of</b>	2014	2014			1994

Culpeper: Provided for in Article 8E of the Culpeper County Zoning Ordinance. As of October 3, 2014, there were 46,296 acres of land in 15 Agricultural and Forestal Districts in Culpeper County, representing 18.99% of total County land (2015 5-3). See Map 5.2.

Fauquier: Provided for in Chapter 8, Article XIV of the Fauquier County Code. There are now 13 Agricultural and Forestal Districts which cumulatively total over 90,780 acres, and restrict any subdivision to family divisions or large lot subdivisions of 50 acres or more in size (8-2).

Madison: The county supports the creation of agricultural and forestal districts by private landowners (2012 76).

Rappahannock: As of 1994, there were approximately 20,600 acres in Agricultural and Forestal Districts (2004 48). See Map No. 10.

**Large-Lot Zoning**

By limiting the number of houses that can be built in rural areas, large-lot zoning aims to preserve open space and keep rural land viable for agriculture or forestry (PEC).

Fauquier: Provided for in Section 2-310 of the Fauquier County Zoning Ordinance. As an alternative to division in accordance with the sliding scale zoning density set forth in Section 2-308, eligible parcels in Agricultural and Conservation Districts may be divided into large lots.

Rappahannock: Provided for in Chapter 170, Article 37 of the Rappahannock County Code. Only one dwelling is permitted per 25 acres in the Agriculture and Conservation Districts.

### **Sliding Scale Zoning**

Sliding scale zoning helps to keep large parcels of land intact by allowing fewer building rights per acre for large tracts of land than for smaller tracts. The theory is that the larger the parcel, the more of an agricultural resource it represents and thus the potential for non-agricultural use should be more limited.

Fauquier: Provided for in Section 2-308 of the Fauquier County Zoning Ordinance. The residential density for the Agriculture and Conservation Districts shall be based on a sliding scale zoning density whereby the number of new lots created from a parcel is determined by the size in acres of the parent parcel.

### **Phasing**

Phasing limits the number of lots into which a tract of land can be divided over a certain period of time. Phasing does not change the total number of development rights, but it can help to prevent the rapid suburbanization of rural areas.

Madison: Provided for in Section 4-11 of the Madison County Code. No lot, tract or parcel of land in the Agricultural District shall be subdivided into more than four smaller lots, tracts or parcels of land within any ten year period.

### **Clustering**

Clustering can limit the amount of land consumed by development by concentrating buildings on a small percentage of the property, leaving the rest as open space (PEC).

Orange: Provided for in Chapter 70, Article VI of the Orange County Code. The minimum area for a cluster development in an agriculturally zoned area shall be 112 acres to permit an easement of 100 acres while meeting the 90 percent open space requirement. A minimum of 90 percent of the land area shall be reserved as open space and can only be used for agriculture, forestry, or a nature preserve.

Rappahannock: Cluster development is encouraged under the County's Zoning and Subdivision Ordinances (2004 102).

### **Other Zoning**

Culpeper: The current zoning regulations which govern the Agricultural and Rural Area Districts provide for limited development on lot sizes of five and three acres, respectively (2010 5-8). For A-1 and RA, all buildings shall not cover more than 25% of the total area of the lot for parcels five and three acres or greater, respectively. In May of 2013 the County Zoning Ordinance was revised in order to allow a greater number of residents the opportunity to keep hogs and poultry for personal use (2015 5-5).

Fauquier: In 1990, the County adopted the requirement that mandates that in the RA and RC zoning districts, one of the lots must contain at least 85% of the total acreage of the parcel (8-1). A long-standing and important Fauquier County planning goal since 1967 has been to concentrate and guide growth into the Service Districts. Service Districts are the areas planned for relatively more intensive use and density.

***Sources:** Culpeper Comp Plan 2010; Culpeper Comp Plan 2015 Draft; Culpeper Code 2005; Fauquier Comp Plan; Fauquier Code 1987; Fauquier PDR Progress Report; Madison Comp Plan 2012; Madison Zoning Ordinance 2014; Orange Comp Plan 2013; Orange Code 2000; Rappahannock Comp Plan 2004; Rappahannock Code (rev 9/14)*