



Ag Districts & County Farmland Protection Plans

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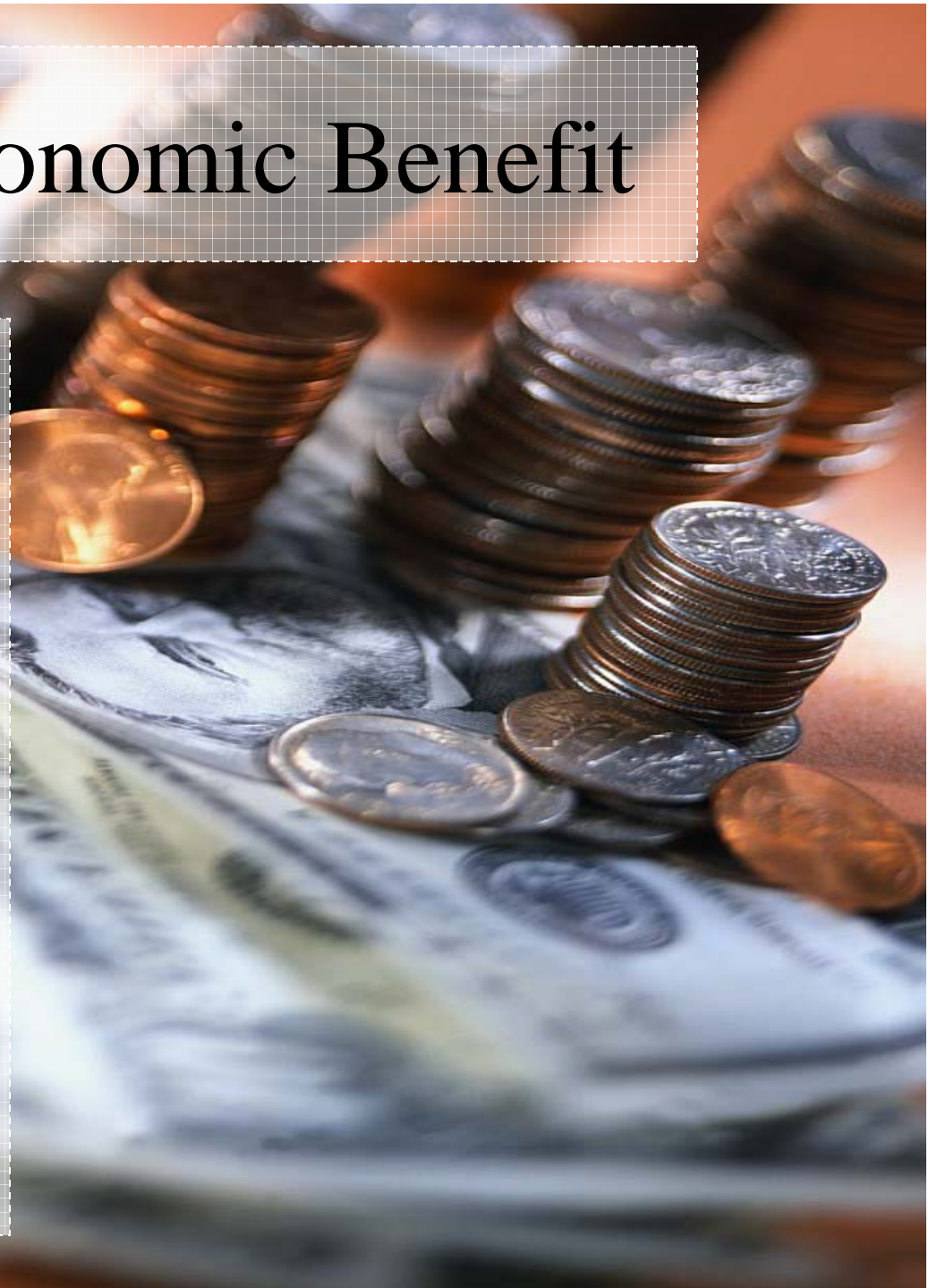
Why Consider Ag. Districts & County Farmland Plans?

- The importance of Ag / Agribusiness
 - 17% of state's workforce, 20.3% states income
 - #1 industry in state at \$68 billion
 - The state's forest products industry is the largest manufacturing industry in NC.
 - Forest products industries paid annual wages of 3.6 billion dollars.
 - North Carolina's green industry contributes \$8.6 billion to the state's economy.
 - The green industry employs nearly 152,000 people across the state.
- Public mandates to preserve farm & forest land
 - 300,000 acres of farmland lost 2003-2006
- Critical mass being lost to support ag infrastructure
- 4 million more people by 2030, 2 acres per person
- **90%** of the farmland and forestland is in private ownership

County-wide Economic Benefit

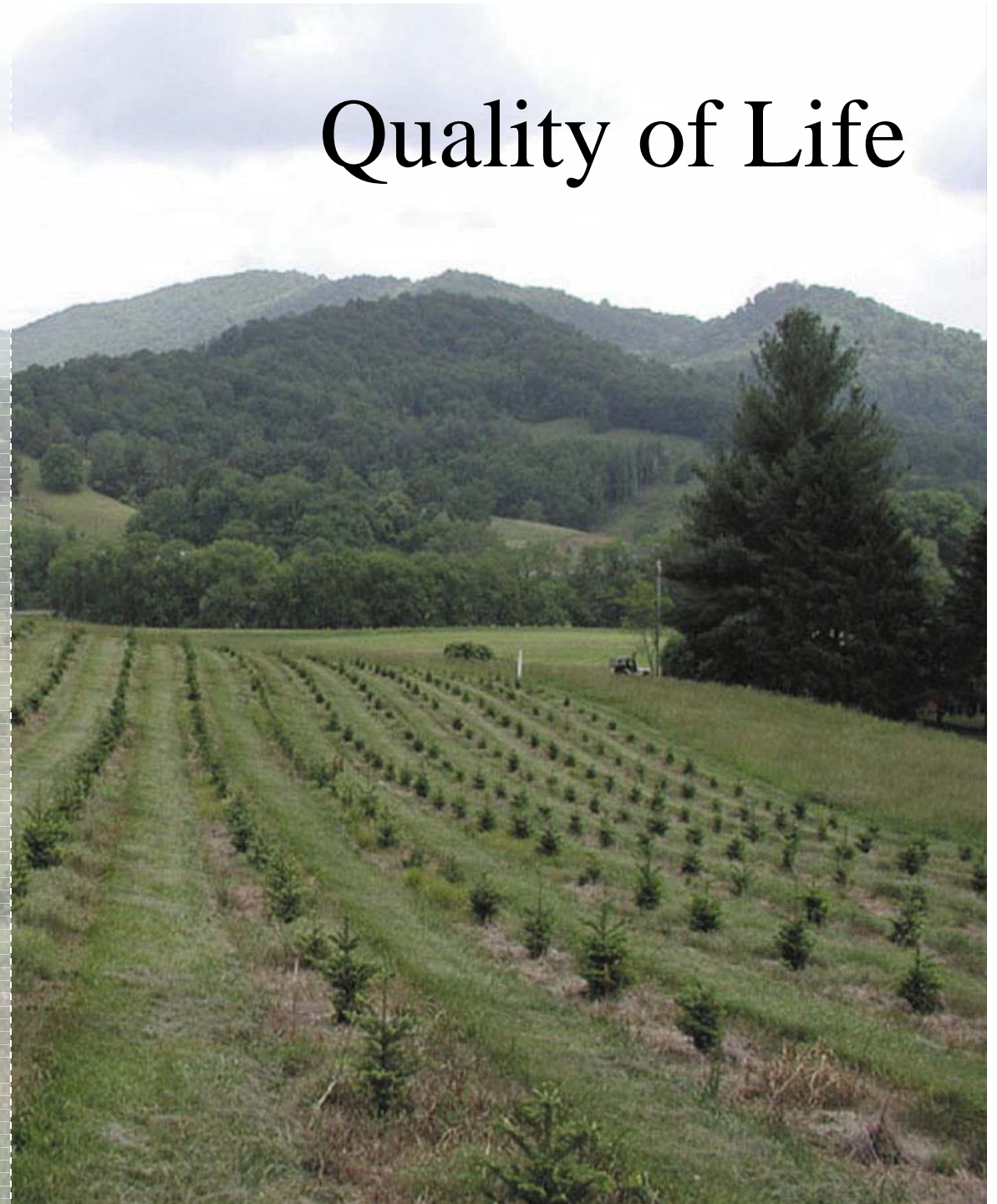
An American Farmland Trust survey showed that **for every dollar in taxes received from working lands only 34 cents in services is paid by the government.**

However, services paid to residential development are an average of \$1.15 per dollar of taxes received. Therefore, it is a net gain of revenue for the tax base and thus an economic benefit for any county to preserve working lands.



When farms are kept in agriculture it maintains the quality of life that each North Carolinian enjoys everyday. Rural working landscapes are an integral part of our heritage that must be preserved for future generations. If we do not save our agricultural areas we will destroy the rustic landscape that attracts and retains people and industry to North Carolina.

Quality of Life



Ability to buy locally grown products.

Maintaining the agriculture industry in North Carolina allows consumers to purchase and consume products from local agricultural producers.



***North Carolina
Farm Fresh***



What Should Be Included?

All Ag Districts and County Plans Should Include Farming, Horticulture, and Forestry Resources!

County VADs

VOLUNTARY AGRICULTURE DISTRICTS



Legend

County Agriculture District

- Yes
- No
- Municipal Agriculture District
- Resolution in Accordance with County Ordinance



Steven W. Troder, Commissioner
 Mary Zaluski, DVM Director of Emergency Programs
 David W. Why, Director of Information Support Services

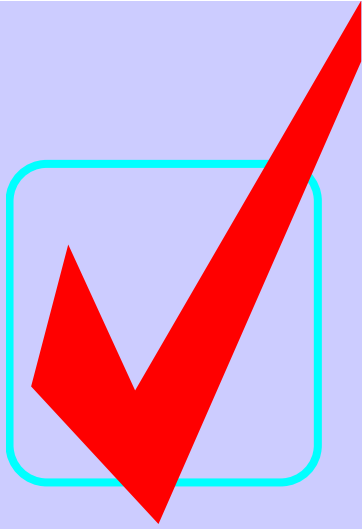
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Agricultural Districts



The purpose of the Agricultural District Program is to encourage the preservation and protection of farmland from non-farm development. This is in recognition of the importance of agriculture to the economic and social well being of North Carolina. As a result, counties throughout the state of North Carolina have begun to adopt Voluntary Agricultural District Ordinances (VAD) and Enhanced Voluntary Agricultural District Ordinances (EVAD).



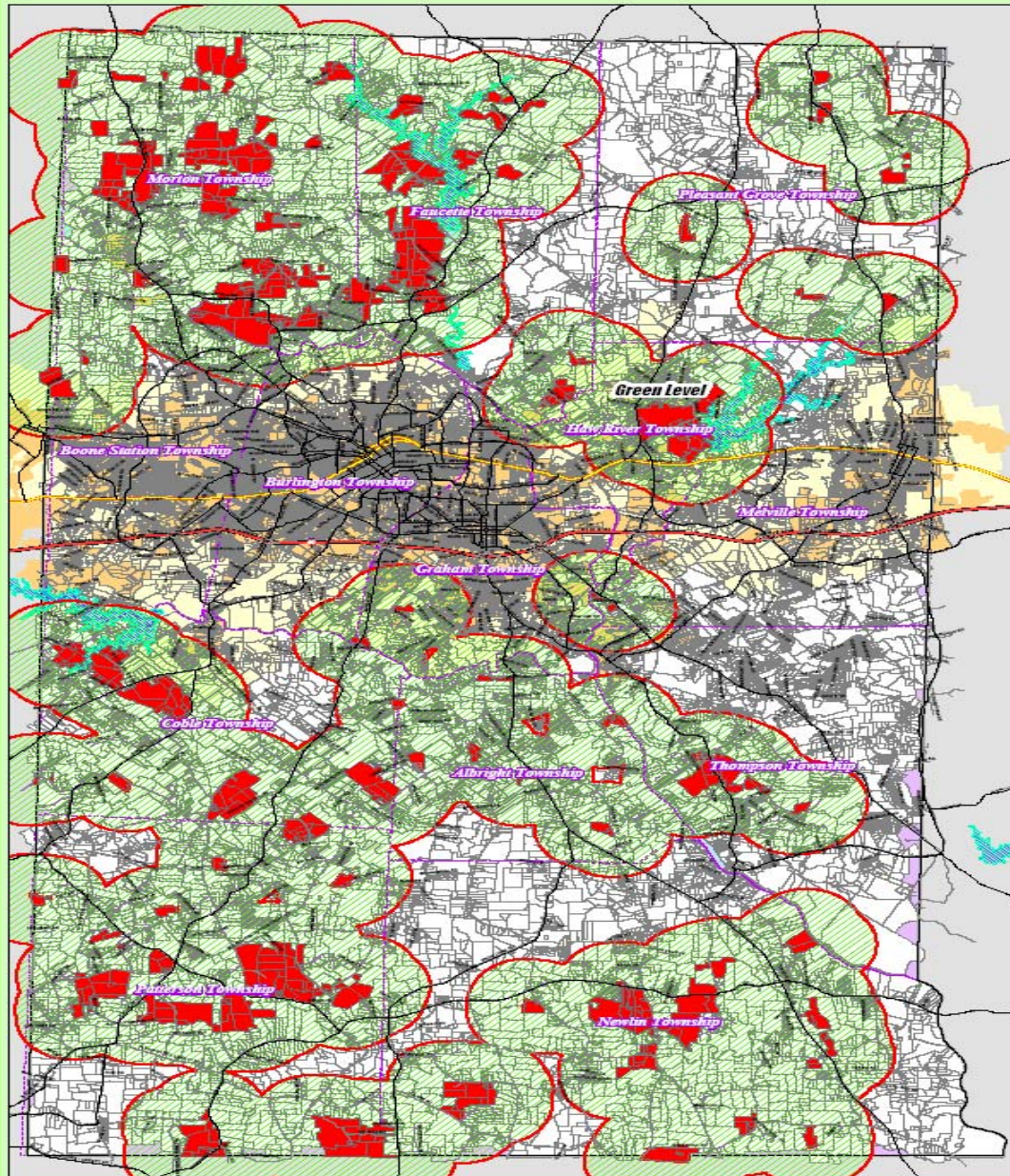
Benefits of an Enhanced Voluntary Agricultural District (EVAD)

- **-All VAD Benefits Plus:**
- **-May receive up to 25% of its gross sales from the sale of nonfarm products and still qualify as a bona fide farm** that is exempt from zoning regulations under G.S. 153A-340(b).
- **-Eligible to receive a higher percentage of cost-share funds under the Agriculture Cost Share Program** pursuant to Part 9 of Article 21 of Chapter 143 of the General Statutes.



FARMLAND PRESERVATION DISTRICTS & 1 MILE NOTIFICATION AREAS

For More Information Please Contact The Alamance County Planning Department or Agricultural Extension Office



Legend

- Farm Preservation District
- Roads & Highways
- 1 Mile Notification Area
- Town Boundaries
- Interjurisdictional
- Water
- Lakes
- Creeks
- Rail
- Airports
- Other
- Other Features
- City Limits & ETAs
- Potential Development Areas
- WSP Planning 2016, 2017



Location Map

This map was produced with the GIS capabilities of the Planning Department of Alamance County to provide support for land-use planning. This map contains information used for this map may have been collected at different times, and the information resulting in inaccuracies, being updated periodically together on this map. Contact the Planning Department regarding sources and dates of each data set.

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THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE MAY BE PLACED IN ITS ACCURACY

ALAMANCE COUNTY
PLANNING DEPARTMENT
124 W. 5th ST.
GRANVILLE, NC 27253
PH: (336) 228-1212
Updated: October 13, 2009 PLK



Benefits of a Voluntary Agricultural District (VAD)

- **Recognition & public education about agriculture**
- **Increase protection from nuisance suits**
- **Waiver of water and sewer assessments**
- **Public hearings required for proposed condemnation**
- **Eligibility for funding**
- **Official role in county or city government**



County Farm & Forest Land Protection Planning

Described in N.C.G.S. § 106-744 (e)

A countywide farmland protection plan means a plan that satisfies all of the following requirements:

- (1) The countywide farmland protection plan shall contain a list and description of existing agricultural activity in the county.
- (2) The countywide farmland protection plan shall contain a list of existing challenges to continued family farming in the county.



County Farm & Forest Land Protection Planning

-Continued-

- (3) The countywide farmland protection plan shall contain a list of opportunities for maintaining or enhancing small, family-owned farms and the local agricultural economy.



County Farm & Forest Land Protection Planning

-Continued-

- (4) The countywide farmland protection plan shall describe how the county plans to maintain a viable agricultural community and shall address farmland preservation tools, such as agricultural economic development, including farm diversification and marketing assistance; other kinds of agricultural technical assistance, such as farm infrastructure financing, farmland purchasing, linking with younger farmers, and estate planning; the desirability and feasibility of donating agricultural conservation easements, and entering into voluntary agricultural districts.



County Farm & Forest Land Protection Planning

-Continued-

- (5) The countywide farmland protection plan shall contain a schedule for implementing the plan and an identification of possible funding sources for the long-term support of the plan.



Farm & Forest Land Protection Planning

- No county in N.C. currently is known to have a County Farm & Forest Land Protection Plan that meets the statute requirements
- Some counties do have land use plans that contain some of the information necessary for a county farm & forest land protection plan already
- What needs to be in a plan...



Farm & Forest Land Protection Planning

- Existing agricultural & forestry activity in that county
- Acknowledge challenges to continued family forestry and farming in the county
- Opportunities for maintaining or enhancing small, family-owned farms and the local agricultural economy



Farm & Forest Land Protection Planning

- How the county plans to maintain a viable agricultural community
- Listing of farm & forest land preservation tools:
 - Agricultural economic development
 - Farm diversification and marketing assistance;
 - Farm infrastructure financing
 - Farmland purchasing,
 - Linking with younger farmers
 - Estate planning
 - conservation easements, VAD and EVAD programs



Farm & Forest Land Protection Planning

- Need to also consider land use regulations such as zoning and coordination with comprehensive land use plans
- Schedule for implementing the plan and an identification of possible funding sources for the long-term support of the plan



Farm & Forest Land Protection Planning

County Farm & Forest Land Protection Plan could
be a section of the comprehensive land use plan



Farm & Forest Land Protection Planning

Why do a plan?

- Assess the state of farming and forestry in the county
- Coordinate activities, agencies, and funding for farmland and forestland preservation
- Lower matching percentage required for funds received from Agricultural Development and Farmland Preservation Trust Fund if county has a plan



Farm & Forest Land Protection Planning

ADFP Trust Fund Matching Requirements:

- Tier Two and Three Counties
 - with a Farmland Protection Plan- 15%
 - without a Farmland Protection Plan- 30%
- Tier One Counties
 - with a Farmland Protection Plan- 0%
 - without a Farmland Protection Plan- 30%



Model Documents

- Models available at this URL:
www.cals.ncsu.edu/wq/lpn/modelordinances.htm
- Flexible documents - modify as needed
- Notes provide additional explanation
- Review by legal counsel is required



Model Documents

- All models currently in *DRAFT* format
- Model comments can be e-mailed to Ted Feitshans:
ted_feitshans@ncsu.edu
NCSU Department of Agricultural and Resource Economics
- Technical website questions can be e-mailed to Brandon King
brandon_king@ncsu.edu
NCSU Department of Agricultural and Resource Economics
- Model are for Counties and Municipalities as designated - the
Countywide Farmland Protection Program is solely for
Counties



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