

Davie County Voluntary Agricultural Districts

Program Information

Originally presented January 22, 2009

Greg Hoover, County Extension Director

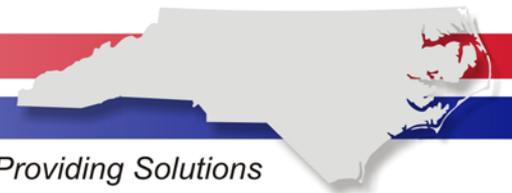
NCCE - Davie County Center

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**COOPERATIVE
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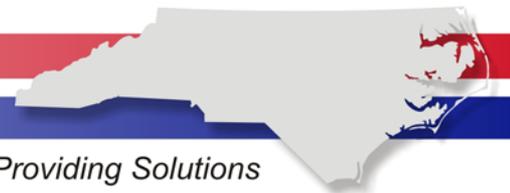
History Of Agricultural Districts

- 1965 - California enacted the California Land Conservation Act, “Williamson Act”
- 1971 - New York created comprehensive agricultural district program
- 1971 - 1995 14 more states followed the New York and California example
- 1992 - 2000+ numerous amendments and changes made to various state’s programs



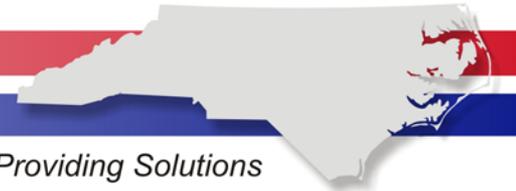
North Carolina Farmland Preservation Enabling Act

- 1986 NC General Assembly
 - NC g.s. Chapter 106, Article 61
 - Authorizes counties to establish farmland preservation programs
 - Agricultural Advisory Boards
 - Voluntary Agricultural Districts
 - Participate in the Preservation Trust Fund



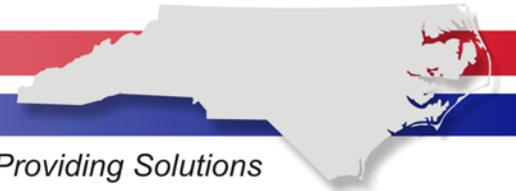
How We Got Started

- August 2006: Davie Extension Advisory Leadership Council recommends Extension pursue a VAD program for Davie County
- November 2006: Extension conducts interest meeting, VAD Advisory Committee formed
- January 2007: County Commissioners approve VAD feasibility study, show support for VAD in Davie County



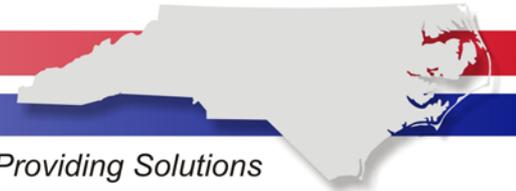
How We Got Started

- Feb. 2007: VAD Advisory Committee met
 - Leadership provided by:
 - Greg Hoover, Co. Ext. Director
 - Andrew Meadwell, Davie Co. Planner
 - Committee Developed VAD Ordinance



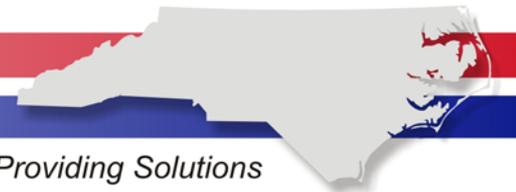
How We Got Started

- January 2008: Board of Commissioners adopted the Voluntary & Enhanced Voluntary Agricultural Districts Ordinance
- February 2008: Board of Commissioners appointed Davie County Agricultural Advisory Board



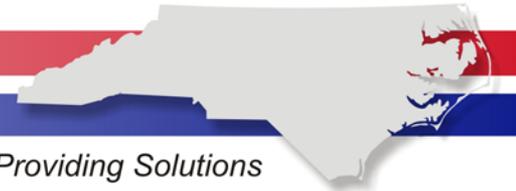
Where We Are Now!

- January 2009: VAD Kick-Off Celebration - Ready to Sign Up Farms
- February 2009 - December 2009: Conduct Community Meetings to Educate Landowners & Encourage Participation



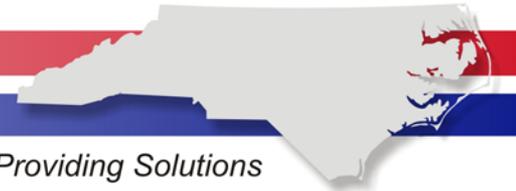
Why Agricultural Districts & Farmland Preservation?

- **Aesthetic Value** of farmland & open space
- Fields & Forestry create **Attractive Byways**
- **Visual Buffers** from increasing urbanization
- **Recognize Economic Value & Importance** of a strong local agricultural economy
- Farmland “**Pays More Than It Cost**” in property tax revenue
- Farmland adds to a **Higher Quality Of Life**



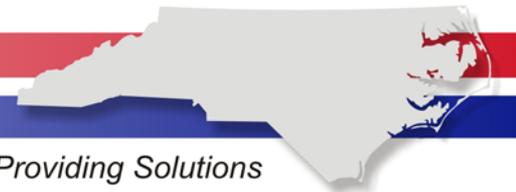
Davie County Agricultural Advisory Board

- Appointed Feb. 2008, 3 year staggered terms, 5 members & 2 alternates
 - Wade Dyson, Chair
 - Barry Nichols, Vice-chair
 - Jim Eaton
 - Steve McMahan
 - Lynn Yokley
 - Eddie Leagans (alternate)
 - Henry Walker (alternate)



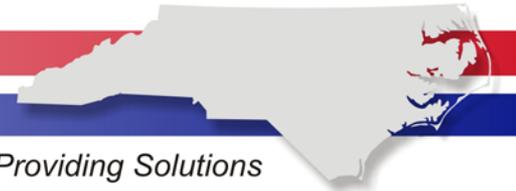
Ag. Board Duties

- Develop program guidelines & methods (each county program is unique)
- Review & approve applications
- Advise County Commissioners on agricultural issues, programs or needs
- Develop a county wide farmland preservation program
- Support & encourage the business of agriculture and farming as a way of life



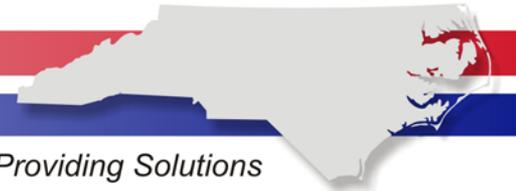
Purpose of Voluntary Agricultural Districts

- Promote preservation of farmland so development & growth will be accompanied by protection of farms from non-farm development;
- Protection of properly managed farms from negative impacts;
- Recognize & promote the importance and value of agriculture to the economic & cultural life of the county;



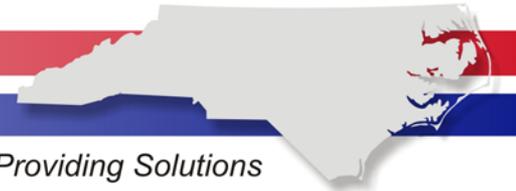
What are Voluntary Agricultural Districts?

- Areas where agriculture is encouraged, promoted & protected
- It's a TOOL to increase awareness of agriculture in communities:
 - Economic
 - Cultural
 - Environmental



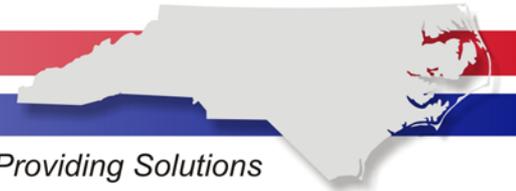
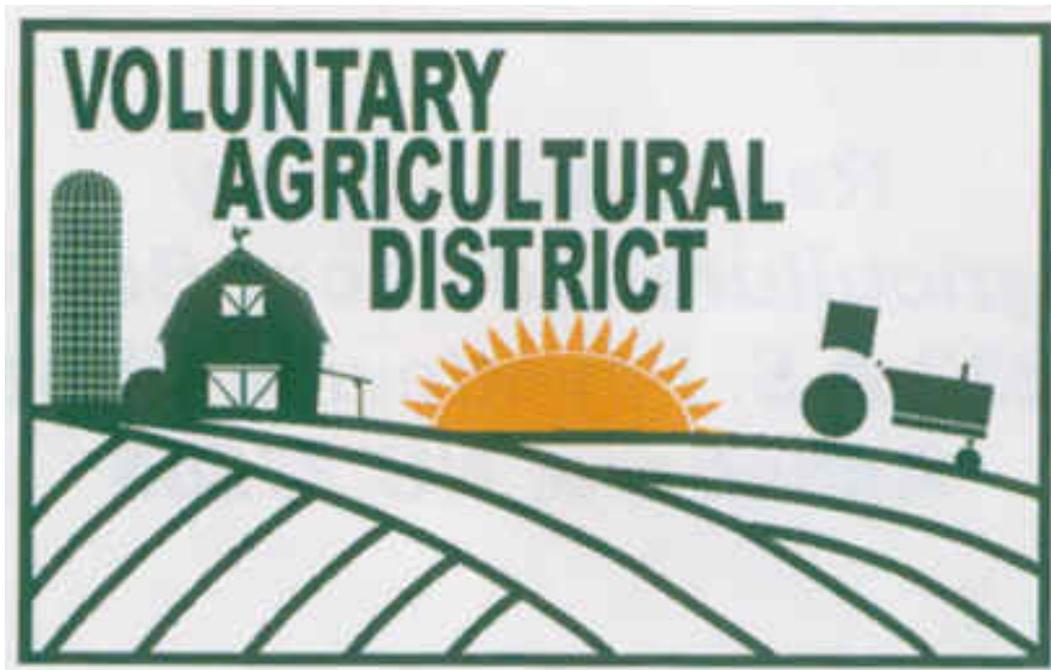
What Are Voluntary Agricultural Districts?

- May consist of an entire farm, portion or multiple farms
- A way to increase pride & identity of agriculture in the county
- Way to protect farms from nuisance suits



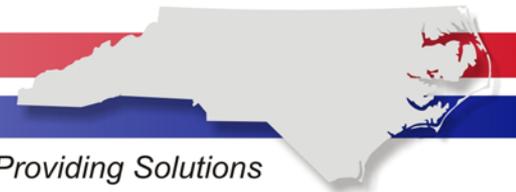
Benefits of VADs

- Recognition & Public Education



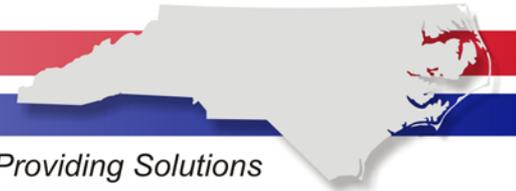
More Benefits to VADs

- Increased protection from nuisance suits:
 - Persons buying land in rural areas are notified that a bona fide ag. operation exists
- Waiver of water & sewer assessments:
 - Not required to connect to water or sewer
 - Not assessed water or sewer charges until connected to the service
- Eligible for preservation funds



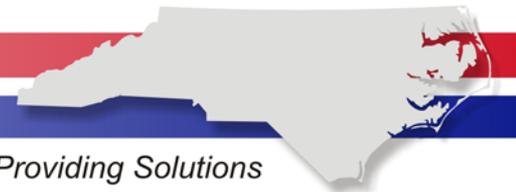
More Benefits to VADs

- Public hearing required for condemnation
- Agriculture has an official role & presence in county government
- Can still develop up to 3 lots
- Revocable with 30 day written notice to DAAB (not in Enhanced program)



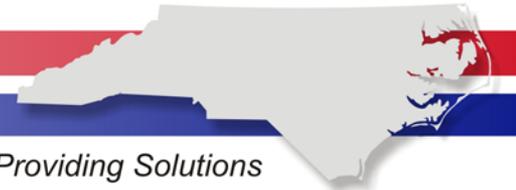
What Are The Qualifications?

- Participate in the County Farm Present-Use Value taxation program
 - Minimum acreage same a Present-Use
 - 5 acres Horticulture
 - 10 acres Agriculture
 - 20 acres Forestry



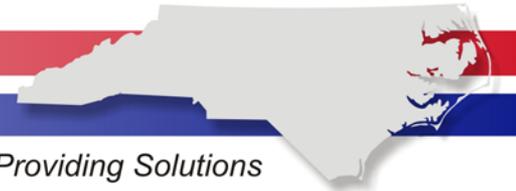
What Are The Qualifications?

- NRCS/Davie S&W District certifies
 - > 2/3 of land is land suited for farming
 - > 2/3 of land actively farmed in last 5 years
- Follows NRCS/ Davie S&W District approved erosion control practices
- Agree to non-binding conservation agreement with Davie County attached to deed for 10 yrs
- Be located in an unincorporated area of Davie County



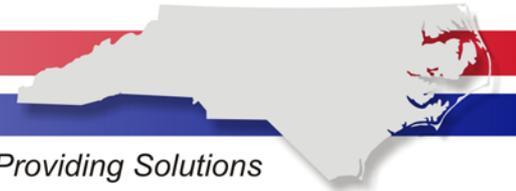
How To Sign Up!

- Complete Application
 - Name of ALL property owners
 - Provide county tax parcel number
- \$50 application fee to “County of Davie”
 - Multiple tracts on one application for same owners
- Upon approval, sign & notarize conservation agreement



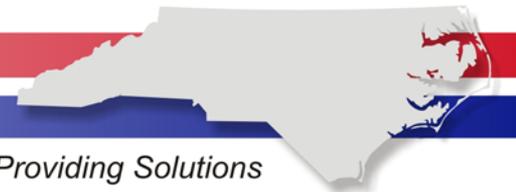
What You Get Upon Approval

- 6” x 12” “mailbox sign”
- 18” x 24” farm sign
 - Additional signs available for purchase
- Recording fees paid
- Farm included on “posted” maps of Davie County Agricultural Districts



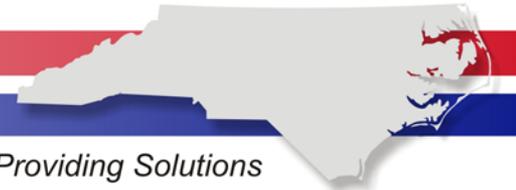
Davie Has Two VAD Regions

- 1. North and West of I-40
- 2. South and East of I-40
- All land enrolled in either region is considered a single district
- If own land in both, use region with most land



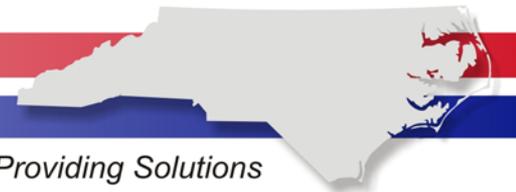
Farm Sign Guidelines

- Avoid placing in state right-of-ways
- Place where is most applicable, practical and visible for your situation
- Request additional signs for multiple tracts and/or large acreage
- Place so that both sides are visible
- Secure to prevent theft
- Make and keep signs & posts attractive



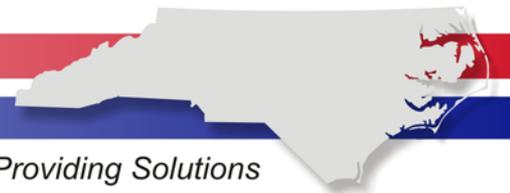
Promote VADs

- Encourage and help landlords enroll
- Advertise and promote future community VAD information meetings
- Visit the Extension or Soil & Water web sites for applications and information
 - <http://davie.ces.ncsu.edu>
 - <http://www.dswcd.com>

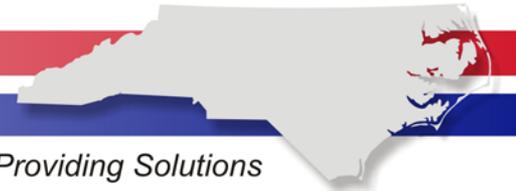


Enhanced Voluntary Agricultural Districts

- Irrevocable 10 year agreement
- All terms of non-Enhanced program plus:
 - Higher cost share % possible
 - Non-farm sales could be up to 25%
 - Priority award grant consideration

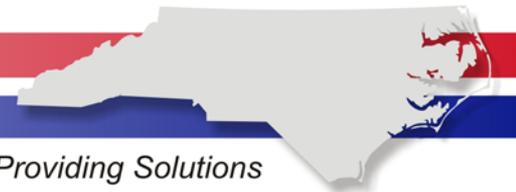


VAD financial support by Davie County, Davie County Farm Bureau donation & fees



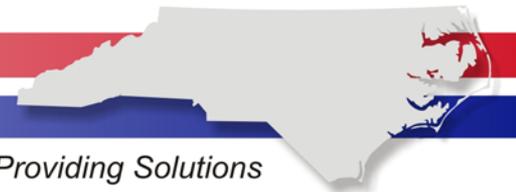
Sign Up Procedure

- Complete Application
- Turn In Signed Application with \$50 Fee
 - Check payable to “County of Davie”
 - Deliver to NC Cooperative Extension
- Application is processed by Extension, Davie Soil & Water, NC Forest Service, Davie Planning Department, Tax Office



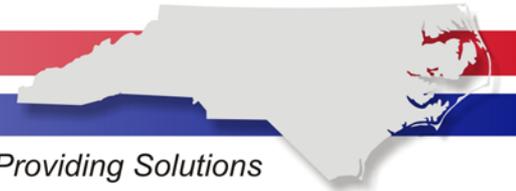
Sign Up Procedure

- Application packet reviewed by Davie Agricultural Advisory Board at monthly meeting
- If accepted, conservation agreement developed for Register of Deeds
- County VAD maps developed



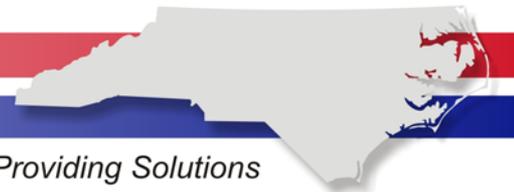
Sign Up Procedures

- Landowner notified of acceptance and/or rejection
- Landowner(s) sign conservation agreement and get notarized
- Landowner gets farm & mailbox signs
- Conservation agreement recorded



Additional Signage

- Make request to Ag. Advisory Board
- If approved, pay ~ \$30 per farm sign
- Signs take 6 - 8 weeks to make
- Landowner responsible for proper installment of signs





Davie County Voluntary Agricultural Districts

Thank You
Questions?

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A&T State University
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