

WHAT RESTRICTIONS WILL BE PLACED ON MY FARM IF I JOIN THE PROGRAM??

The Voluntary Farmland District Program members will be subject to a conservation agreement between the County and the landowner that prohibits non-farm use or development of that land for a period of at least 5 years. The conservation agreement, however, will allow the development of up to three lots on participating farms included in a District.

WHAT HAPPENS IF I WANT TO REMOVE ALL OR PART OF MY LAND FROM THE PROGRAM?

A landowner in the Voluntary Farmland District Program may remove all or a portion of his/her land from the Voluntary Farmland District Program by giving written notice to the Agricultural Advisory Board. If a portion of the land is removed from the program, the remaining land must meet the program conditions and qualification for the farm to continue in the program.



Local farmer, George Wilson, is receiving the first Ag District sign in 2005.

AGRICULTURAL ADVISORY BOARD MEMBERS

Fred Kilstrom, Chairman
Carl Bryson
John E. King
Jeff Owen
Gerald Grose
Wendell Hodges
Jimmy Whitmire

FOR MORE INFORMATION PLEASE CONTACT:

Transylvania County Soil & Water Conservation District
203 E. Morgan Street
Brevard, NC 28712
828-884-3230/FX828-884-9323
Email: Jeffery.Parker@nc.nacdnet.net

Transylvania County Planning Department
203 E. Morgan Street
Brevard, NC 28712
828-884-3205

NC Cooperative Extension Service
203 E. Morgan Street
Brevard, NC 28712
828-884-3109
Email: eric_caldwell@ncsu.edu

USDA, Farm Service Agency (FSA)
P.O. Box 568
Hendersonville, NC 28793
828-693-1406

Natural Resources Conservation Service
203 E. Morgan Street
Brevard, NC 28712
828-884-3230/FX828-884-9323
Email: Bob.Twomey@nc.usda.gov

VOLUNTARY FARMLAND DISTRICT PROGRAM



TRANSYLVANIA COUNTY NORTH CAROLINA

WHAT IS THE VOLUNTARY FARMLAND DISTRICT PROGRAM?

The purpose of the Voluntary Farmland District Program is to encourage the voluntary 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 the county.

The General Assembly of the State of North Carolina authorized counties to undertake a series of programs to encourage the preservation of farmland. This statutory authority is found in Chapter 106, Article 61 of the North Carolina General Statutes. On March 11, 1996, the Transylvania County Board of Commissioners adopted a Volunteer Farmland District Ordinance (Article VIII 16-201 ---16-300).

The ordinance provides for the creation of an Agricultural Advisory Board to administer this program. The Board reviews and approves applications for qualifying farmland as well as establishing voluntary agricultural districts.

WHO ARE THE MEMBERS OF THIS AGRICULTURAL ADVISORY BOARD?

The Board is composed of seven County residents. Five of the Board members are selected from a list of names submitted to County Commissioners of persons actively engaged in farming. The names of Board members are listed on the back of this brochure.

WHAT ARE THE QUALIFICATIONS TO BECOME A MEMBER OF THE VOLUNTARY FARMLAND DISTRICT PROGRAM?

The farm must be participating in the farm PRESENT-USE-VALUE taxation program. The primary qualifications for this taxation program are the following:

1. Individually owned agricultural land, consisting of at least ten (10) acres, that has produced an average annual income of one thousand dollars (\$1,000) over a three-year period, or
2. Individually owned horticultural land, consisting of at least five (5) acres, producing an average income of one thousand dollars (\$1,000) per year, or
3. Individually owned forest land consisting of at least 20 acres that are in actual production and not included in a farm unit. The land must be certified by the Natural Resource Conservation Service as appropriate for this Volunteer Farmland District Program.

An agricultural district will consist of at least 25 acres of qualifying farmland, individually or separately owned, which are located within one mile of each other. Participating landowners will sign an agreement to sustain, encourage, and promote agriculture. A completed list of requirements is available from the agencies listed on the back of this brochure.

WHAT WILL JOINING THE VOLUNTARY FARMLAND DISTRICT PROGRAM DO FOR ME?

Members of Voluntary Farmland Districts will have increased protection from nuisance suits and other negative impacts on participating farms. As part of the Program, public hearings will be required on proposed condemnation by state or local public agencies. Landowners in certified districts will not be required to connect to water and/or sewer systems nor to be assessed water and sewer charges until that property is connected to such services.

Maps designating participating farms that form agricultural districts will be posted in the Register of Deeds Office, Soil & Water Conservation District, NC Cooperative Extension Office, and the County Planning Office.



Transylvania farms with cropland, pastureland, and forestland.