

Farmland Preservation Benefits Everyone

- **Quality of Life:** Enjoy the health benefits of cleaner air and water, while preserving valuable plant and animal habitat and natural resources. Preserve the rural character and heritage of Yadkin County for future generations. Protect the beauty and scenic landscapes that attract tourist dollars from around the world.
- **Ability to Buy Local Products:** Maintaining agriculture allows consumers to purchase and consume products from local producers supporting the local economy.
- **Preserve North Carolina's and Yadkin County's # 1 Industry:** Agriculture generates over \$68 billion annually in NC and \$106 million annually in Yadkin County.
- **Countywide Economic Benefit:** Farmland generates more in local tax revenue than it costs in services creating positive tax benefits for the county.



NOTICE TO REAL ESTATE PURCHASERS IN YADKIN COUNTY

Yadkin County has established Agricultural Districts to protect and preserve agricultural lands and activities. These Districts have been developed and mapped to inform all purchasers of real property included within said Districts that there may be expected certain agricultural and horticultural activities, including, but not limited to, applications of pesticides; field applications of animal manures, industrial or agricultural sludge; large machinery, truck or tractor operations; livestock and poultry movement; timber harvests; and other similar activities that may produce noise, dust, and objectionable odors and that these activities may occur during all hours of the day or night. Maps and/or information as to the location and establishment of these Districts can be obtained from the Yadkin County Planning and Development Department, North Carolina Cooperative Extension, and the County Tax Office.



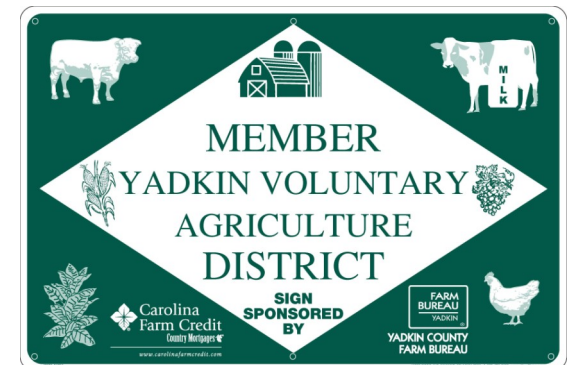
Applications are available from:

North Carolina Cooperative Extension – Yadkin County Center
& Yadkin County Soil and Water Conservation District
209 East Elm Street, Yadkinville, NC 27055
336.679.2061 (Coop Ext) 336.679.8052 ext. 3 (Soil & Water)

Yadkin County Planning and Development Department
213 East Elm Street, Yadkinville, NC 27055
336.679.4243



VOLUNTARY AGRICULTURAL DISTRICT PROGRAM



www.ncadfp.org/Yadkin.htm

WHAT IS THE VOLUNTARY AGRICULTURAL DISTRICT PROGRAM?

The purpose of the Yadkin County Voluntary Agricultural District Program is to encourage the preservation and protection of farm and forest land from non-farm development. This is in recognition of the importance of agriculture to the economic and social well being and cultural life 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. On November 18, 2002 the Yadkin County Board of Commissioners adopted the Yadkin County Farm Preservation Ordinance. This ordinance was revised, and the Yadkin County Voluntary Agricultural District Ordinance was adopted on May 20, 2013.

This ordinance provides for the creation of the Yadkin County Agricultural Advisory Board to administer this program. This board reviews and approves applications for qualified farmland and Voluntary Agricultural Districts. The Advisory Board also advises the County Board of Commissioners on issues that will affect the agricultural community. Advisory Board members are appointed by the Commissioners based on their qualifications, and are typically farmers themselves, with great experience and knowledge of the needs of the farming community.

ELIGIBILITY:

For inclusion in a Voluntary Agricultural District, farmland shall meet the following requirements:

1. Farmland shall be real property.
2. The property shall be engaged in agriculture as defined in North Carolina General Statute 106-581.1
3. The property shall be managed in accordance with the Natural Resources Conservation Service defined erosion control practices that are addressed to highly erodible land.
4. The District, when initially established, shall contain a minimum of 1.5 contiguous acres of qualified farmland.
5. The property is the subject of a conservation agreement, as defined in N.C.G.S. 121-35 between the county and the owner of such land that prohibits non-farm use or development of such land for a period of at least 10 years, except for the creation of not more than three lots that meet applicable county and municipal zoning and subdivision regulations. The property owner may voluntarily revoke this conservation agreement by submitting a written request to the Advisory Board in accordance with Article VIII of the ordinance.



BENEFITS FOR FARMERS:

Recognition and public education about agriculture: Members of the program will be given signs to post, identifying the farm as a member of an Agricultural District, indicating that this land is committed to the preservation of the agricultural way of life.

Increased protection from nuisance suits: A notice shall be attached to all building permits issued for tracts of land outside incorporated areas and included in the computerized land records system making those within 1/2 mile of an Agricultural District farm aware of the potential for noise, odor, dust, or slow moving farm vehicles associated with farming.

Waiver of water and sewer assessments: Water and sewer assessments may be waived when these services are not used on land within Agricultural Districts.

Public hearings required for proposed condemnation: The Agricultural Advisory Board will convene a public hearing if land in an Agricultural District is considered for any public project that might condemn the land.

For more information contact:

Colleen Church, County Extension Director
North Carolina Cooperative Extension
209 East Elm Street / PO Box 97
Yadkinville, NC 27055

Phone: 336.679.2061

Email: colleen_church@ncsu.edu
yadkin.ces.ncsu.edu

www.ncadfp.org/Yadkin.htm