





ADFP Trust Fund “Farmland Protection”

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North Carolina Farmland Preservation Program

- Established in 1986 by the North Carolina General Assembly
- NCGS 106-735 to 744
- In 2005, the General Assembly passed House Bill 607 establishing the NC ADFP Trust Fund.
 - The legislation also established a 19-member Trust Fund Advisory Committee to advise the Commissioner of Agriculture



NC ADFP Trust Fund Advisor Committee

- Ag Commissioner Steve Troxler-
Chairman
- Garrett Wyckoff - NC Dept. of
Commerce
- Andrew Branan - NC Farm
Transition Network
- Linda Shaw– RAFI
- Jimmy Gentry - NC State Grange
- Billy Guillet - NC Rural Economic
Development Center
- Bill Holbrook - Farmer
- Anne G. Briley - Farmer
- Dr. Ed Jones - NC Cooperative
Extension Service
- Anthony Allen - NC Assoc. of
County Commissioners
- Edgar Miller - Conservation Trust for
NC
- Erica Peterson - NC Agribusiness
Council
- James Ferguson - NC Assoc of Soil
& Water Conservation Districts
- Gilistine Richardson - Black
Farmers & Agriculturalists Assoc.
- Robert Slocum Jr. - NC Forestry
Assoc.
- Jackie Thompson - Farmer
- Dr. Alton Thompson - NC A&T State
University
- Manly Wilder- Assistant Secretary of
NC DENR
- Steve Woodson - NC Farm Bureau 4

**Between 2002-2007 North Carolina
lost 600,000 acres of
farmland...USDA-NASS**



**To Fund Projects To Encourage The
Preservation Of Qualifying
Agricultural, Horticultural, And
Forestlands To Foster The Growth,
Development, and Sustainability of
Family Farms....**



Preserving North Carolina's **Number 1** Industry



North Carolina
agribusiness yields
over **\$70 Billion**
annually.

County-wide Economic Benefit

The background of the slide features a close-up, shallow depth-of-field photograph of several stacks of US coins and bills. The coins, including pennies, nickels, and dimes, are stacked in various heights and orientations. US dollar bills are scattered around the coins, with some showing the portrait of George Washington. The lighting is warm and focused, creating a sense of wealth and economic activity.

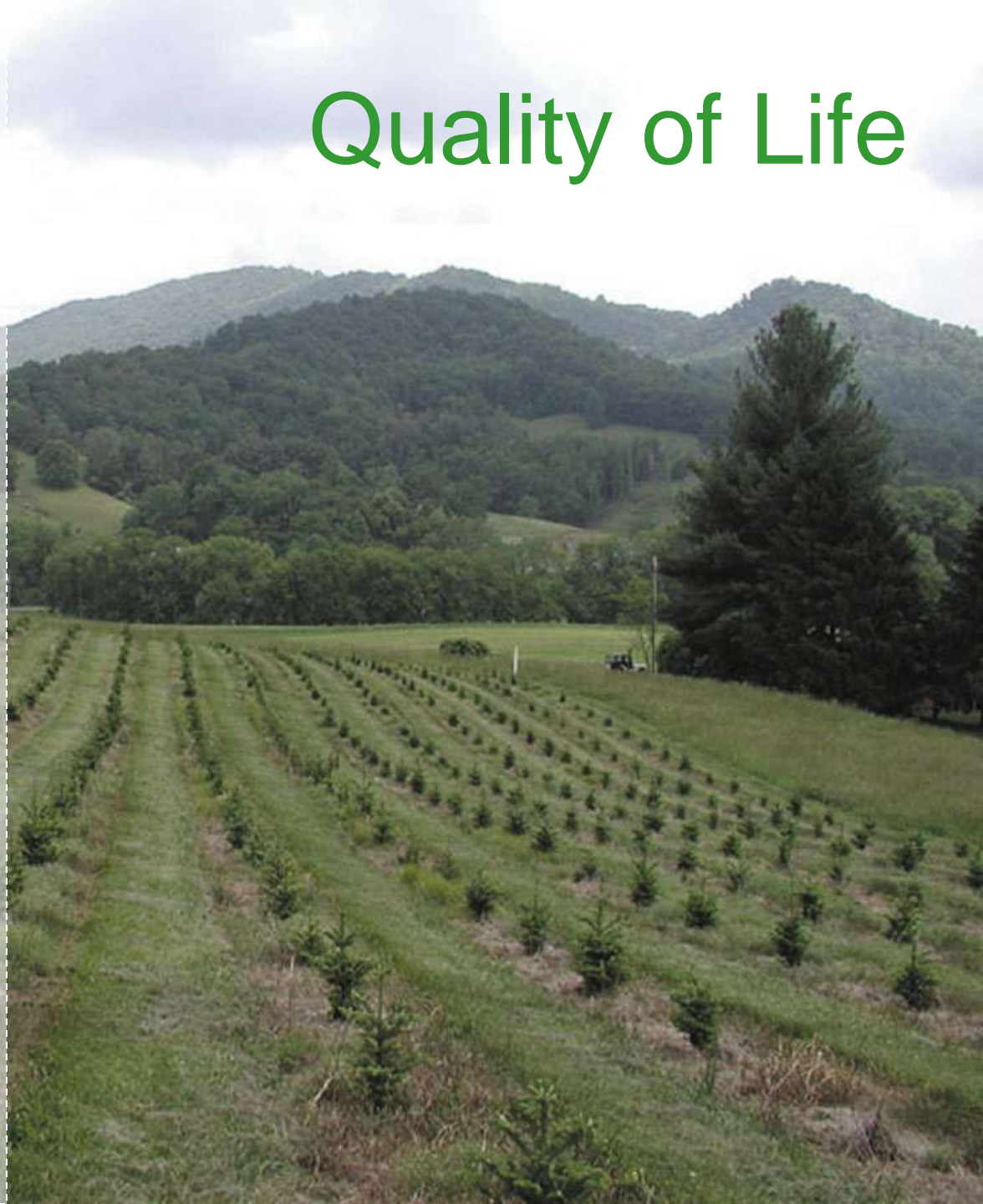
An American Farmland Trust survey showed that **for every dollar in taxes received from working lands only 34 cents in services is paid by the government.**

However, services paid to residential development are an average of \$1.15 per dollar of taxes received.

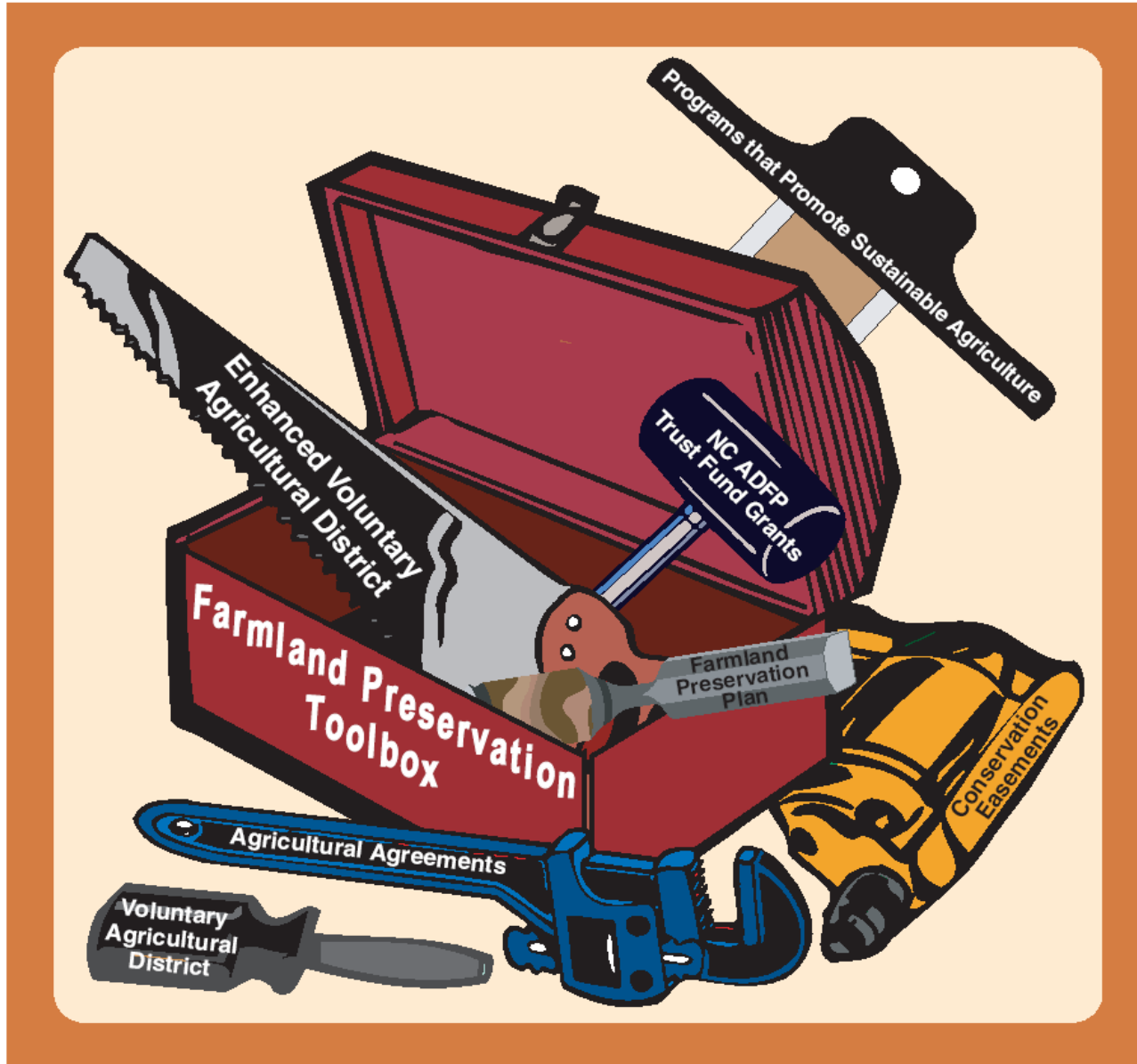
Therefore, it is a net gain of revenue for the tax base and thus an economic benefit for any county to preserve working lands.

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



How are we preserving North Carolina Farms & Forests?





**To Fund Agricultural
Plans & Development
Projects**

**To Fund Term
Easement
Purchases**

**To Fund
Perpetual
Easement
Purchases**

Chestnut Hill



Red Poll Cattle
Red Angus Cattle



An
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F

CHATHAM VOLUN
AGRICULTUR
DIST

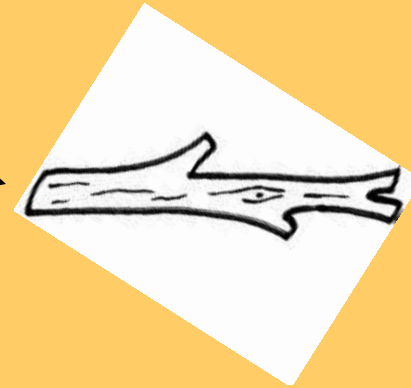
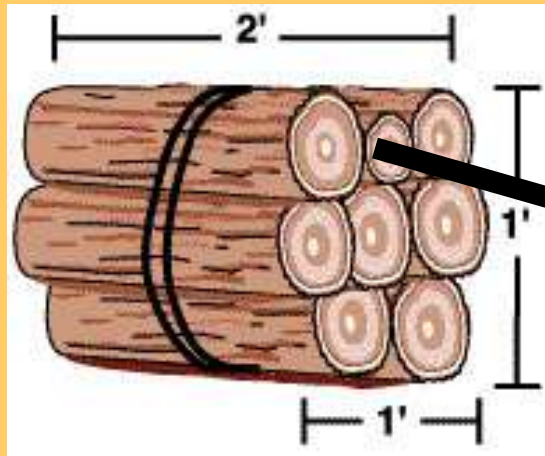


03/27/2009

Conservation Easements

A written agreement between a landowner and a qualified conservation organization or public agency (Grantee) in which the landowner promises to keep the land for agricultural purposes and the Grantee is granted the right to enforce the covenants of the agreement and to monitor the property





- Water Rights
- Hunting Rights
- ~~Development Rights~~ → Development Rights
- Farming Rights
- Mineral Rights
- Timber Rights



Conservation Easements

- Are strictly voluntary.
- Allow land to remain in private ownership.
- Are tailored to meet the landowner's needs and may reserve such productive uses of the land as farming, forestry, recreation, and limited development.
- May result in significant tax savings – perpetual.
- Must provide public benefits – the more the better!

Conservation Easement Value

Land Sale Value ---	\$10,000 per acre
<u>Less Ag Use Value ---</u>	<u>\$4,000 per acre</u>
Development Rights Value-	\$6,000 per acre

*A state certified appraisal is required to make determination of value

Term Easement Payments

Values based on Full Conservation Easement/
Development Rights Appraisal

– 50 year easement	60%
– 30 year easement	30%
– 20 year easement	20%
– 10 year easement	10%

* Payment considered cash income

Programs that Promote Sustainable Agriculture

Public and private enterprise programs that promote profitable and sustainable family farms through assistance to farmers in developing and implementing plans for the production of food, fiber, and value-added products, agritourism activities, marketing and sales of agricultural products produced on the farm, and other agriculturally related business

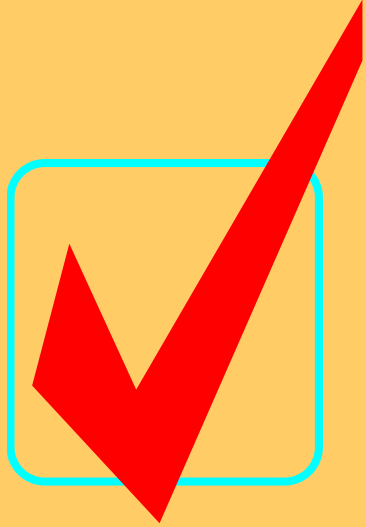
activities

Voluntary Agricultural Districts

- Purpose—to encourage the preservation and protection of farmland from non-farm development.
- Recognizes the importance of agriculture to the economic and social well being of North Carolina.
- Voluntary Participation
- Managed by local Advisory Board

77 Voluntary Agricultural Districts.





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.**

Currently 13 EVAD counties



Farmland Protection Plan








- Inventory of agricultural resources
- Challenges to family farming
- Opportunities
- Maintenance tools
- Schedule & funding

VOLUNTARY AGRICULTURE DISTRICTS



Legend

County Agriculture District

 VAD	 EVAD
 Revitalizing VAD	 Potential VAD
 Approved Farmland Protection Plan	
 Working on Farmland Protection Plan	
 Municipal Agriculture District	
 Resolution in Accordance with County Ordinance	

NOTICE

Every effort has been made to ensure the accuracy of information, but errors and conditions originating from physical sources used to develop the database may be reflected in the data supplied. The requester must be aware of data conditions and ultimately bear responsibility for the appropriate use of the information with respect to possible errors, original map scale, collection methodology, currency of data, and other conditions specific to certain data. Maps containing animal health information are not authorized for duplication or distribution unless the State Veterinarian, in his judgement, believes the disclosure of information will assist in the implementation of animal health programs. Source: NCOA & Consumer Services: Emergency Programs Division, 1/30/11 Line Census Files, 1990, USGS 1:250,000 Digital line graphs, and CGIA. Prepared by Alan Sandoval, NCOA & Consumer Services: Emergency Programs Division, 9/29/2006



Steven W. Troxler, Commissioner
 Sharon Stewart, Director of Emergency Programs

2008-2009 (Cycle I) Grant Cycle

- Awarded \$7.6 million in grants to help communities across the state protect farmland or promote agricultural development.
- Received 93 applications requesting \$29 million in grants.
- A total of 41 grants were funded.

2009-2010 (Cycle II) Grant Cycle

- \$4 million available for funding.
- Received 70 applications.
- Over \$15 million in grant requests.
- Awarded over \$3.9 million in grants.
- Awarded 35 grants.

Cycle III Applicant Summary

(Currently Under Review)

- **Easements:**

- 30 Perpetual Easement Applicants (29 Perpetual, 1 term)
- Total Requested Grant Amount: \$6,262,598 (Perpetual: \$6,067,598; Term: \$195,000)

- **Plans and Projects:**

- 10 Plan Applicants Total
- 5 Project Applicants Total
- Total Requested Grant Amount: \$676,499

- **Total:**

- 45 Applicants
- Requested Grant Funds: \$6,939,097

Protected Acreage Overview

As of June 1, 2010

Cycle	Acreage Under Review for Contract	Acreage Currently Under Contract	Acreage Placed in Easement
I		1,202	2,100
II		2,515	393
III	3,936		
Total	3,936	3,717	2,493

What is the ADFP Trust Fund / Military Connection?

- Partnering with Working Land Partners to secure perpetual & term easements on key land parcels.
- Development of VAD, EVAD & County Farmland protection programs to reduce development pressures remaining agricultural production lands within the military operation of influence.
- Encourage local agricultural economic development partnerships to maintain the family farms and military culture.
- Use of agricultural easements in planning along key highways and transportation routes to reduce sprawl and provide military access to private lands for training and military operations.

North Carolina's Traditional Circles of Interests / Impacts

Natural Resources

Commerce

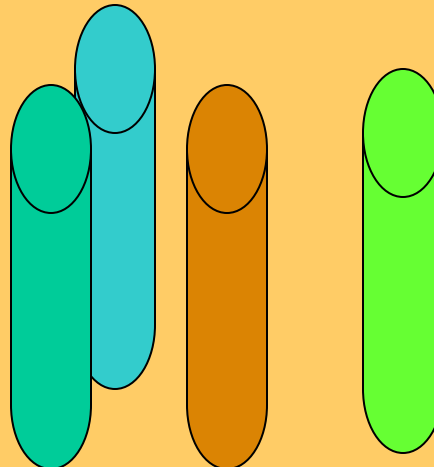
These may be
UNIQUE AND COMPETING

CAN LEAD TO A TENDENCY TO

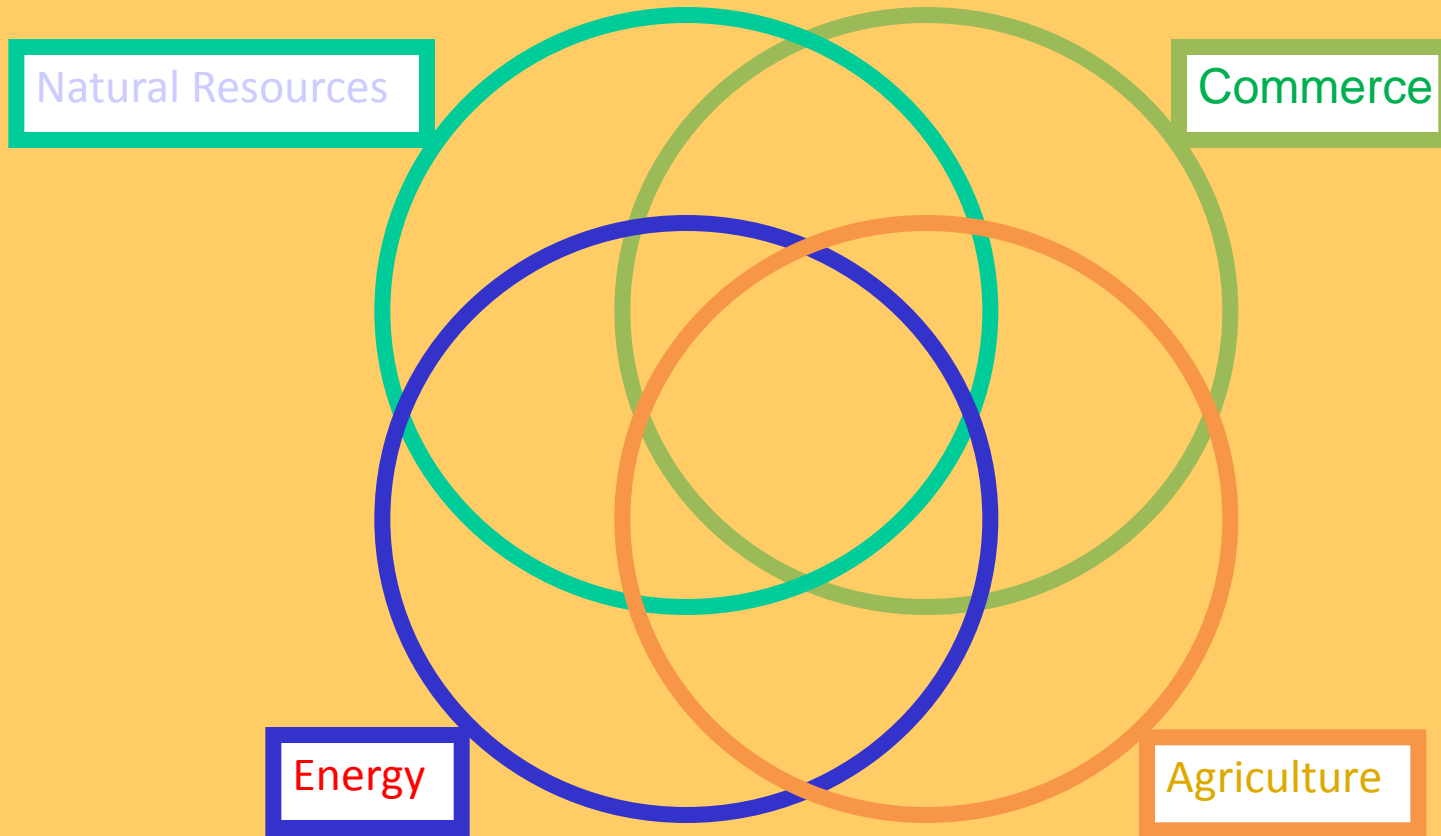
OPERATE IN SILOS

Energy

Agriculture

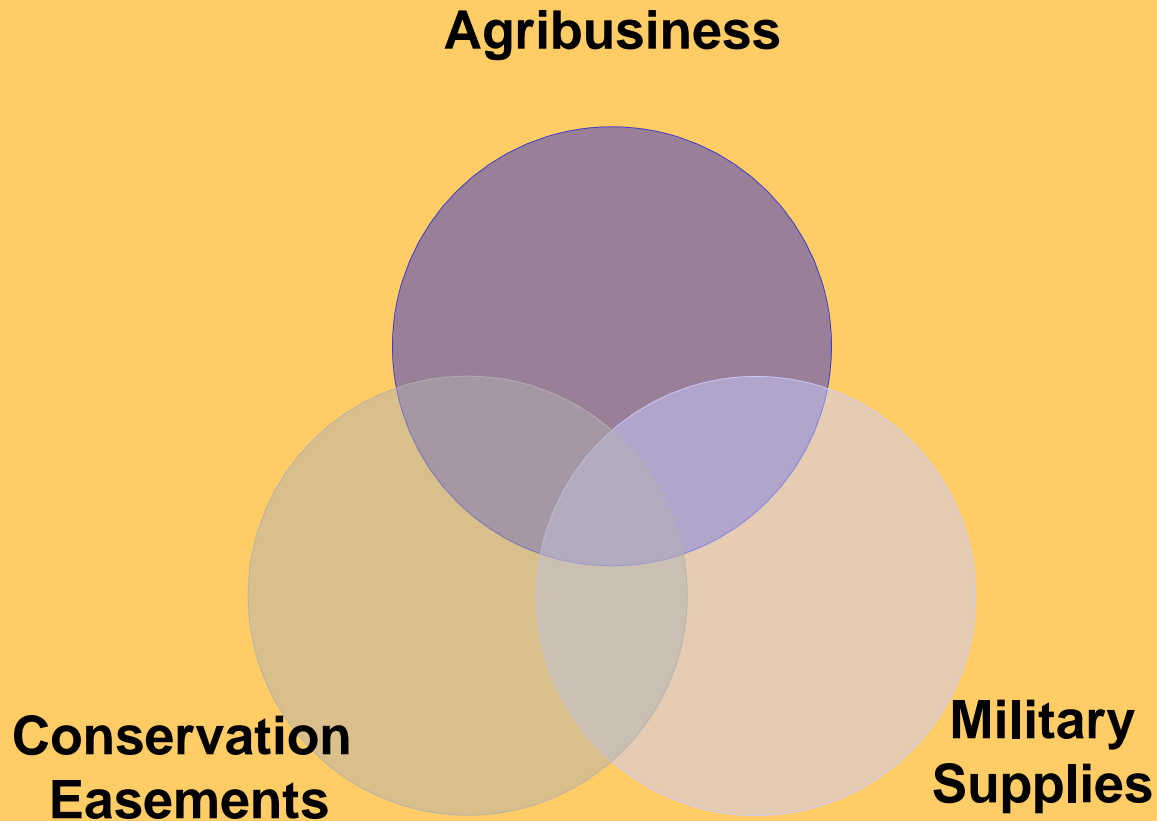


North Carolina's Traditional Circles of Interests / Impacts

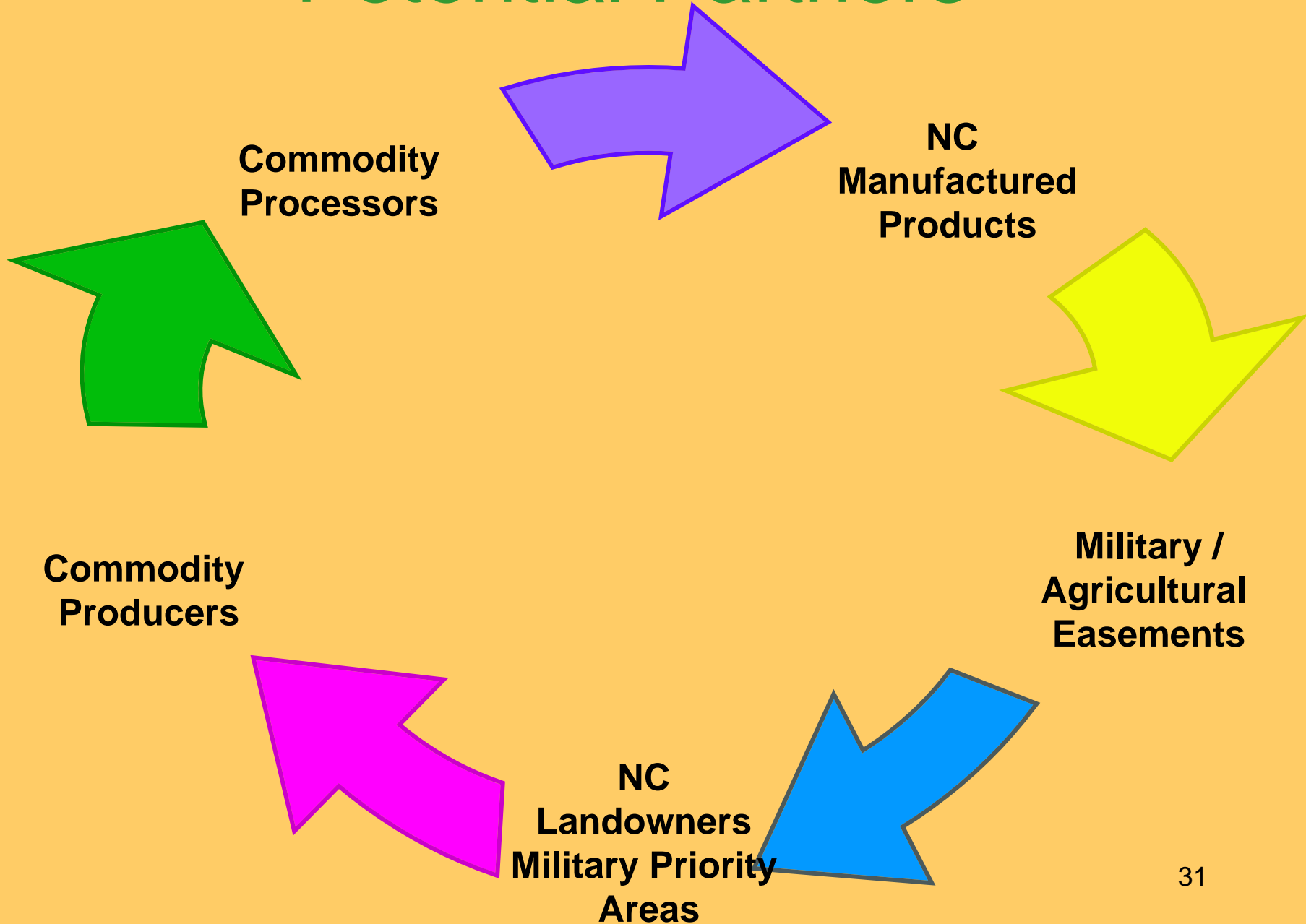


CAN LEAD TO
COLLABORATIVE PARTNERSHIPS
FOR COMMON INTERESTS

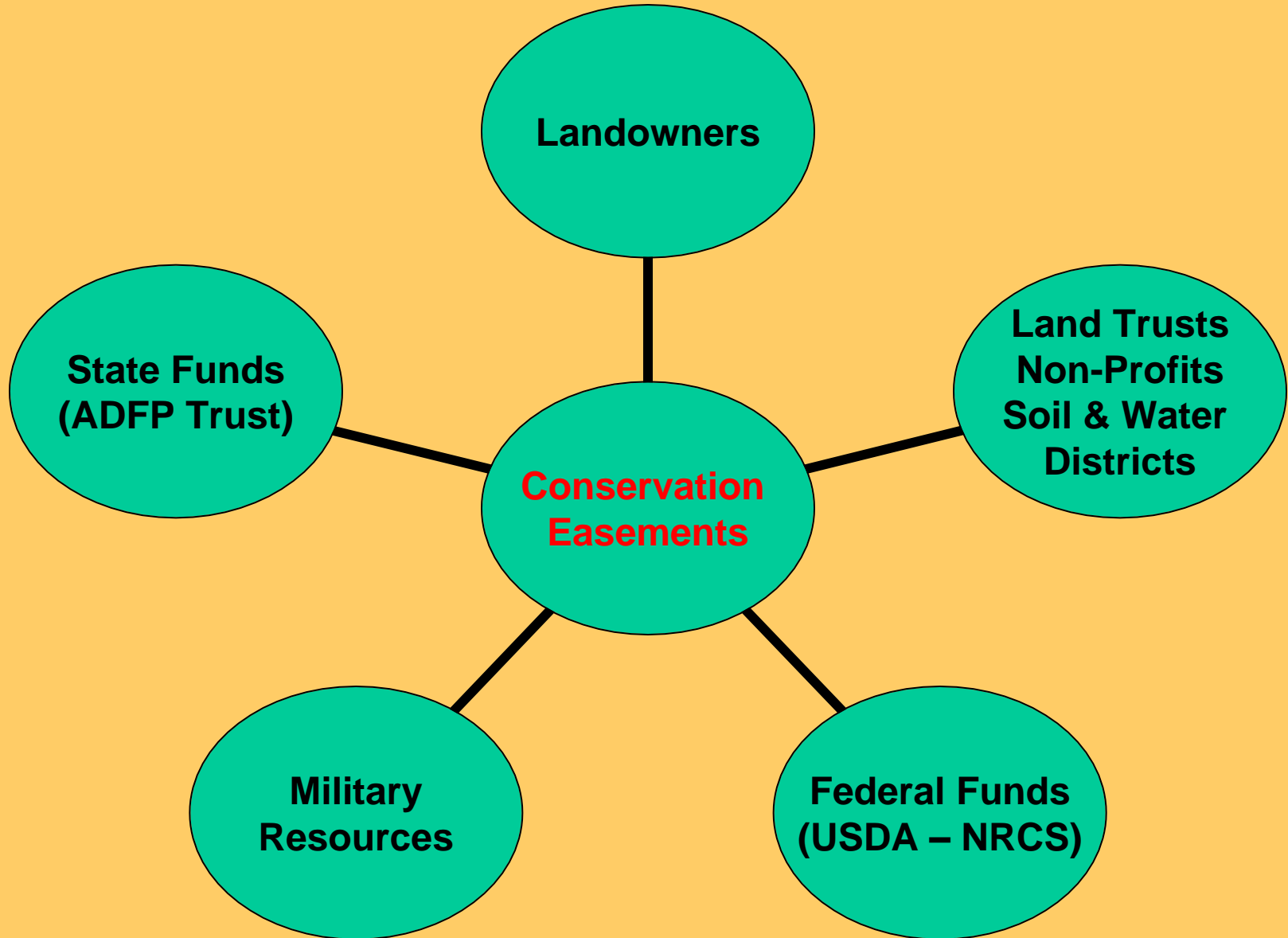
A Military / Agribusiness Partnership



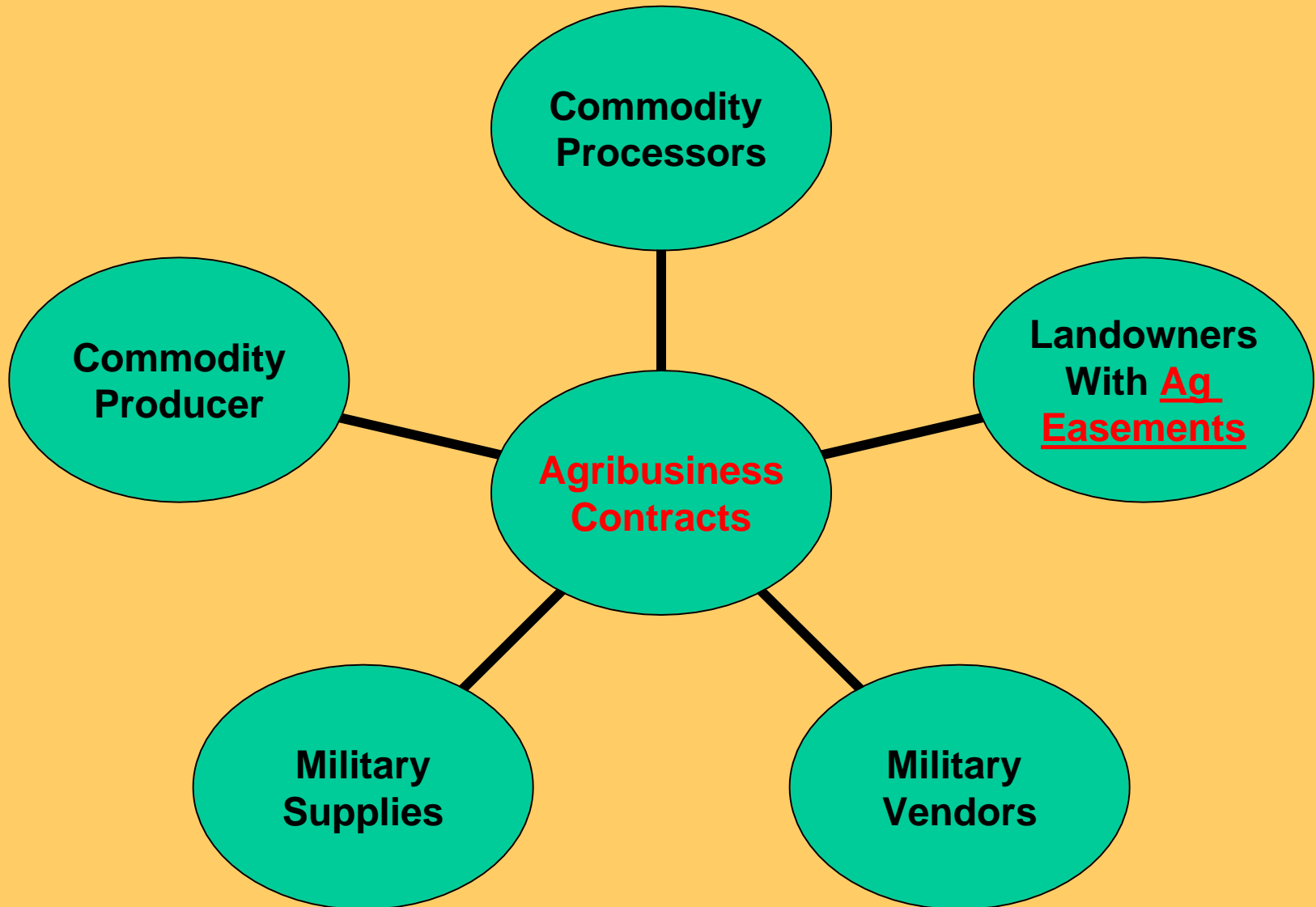
Potential Partners



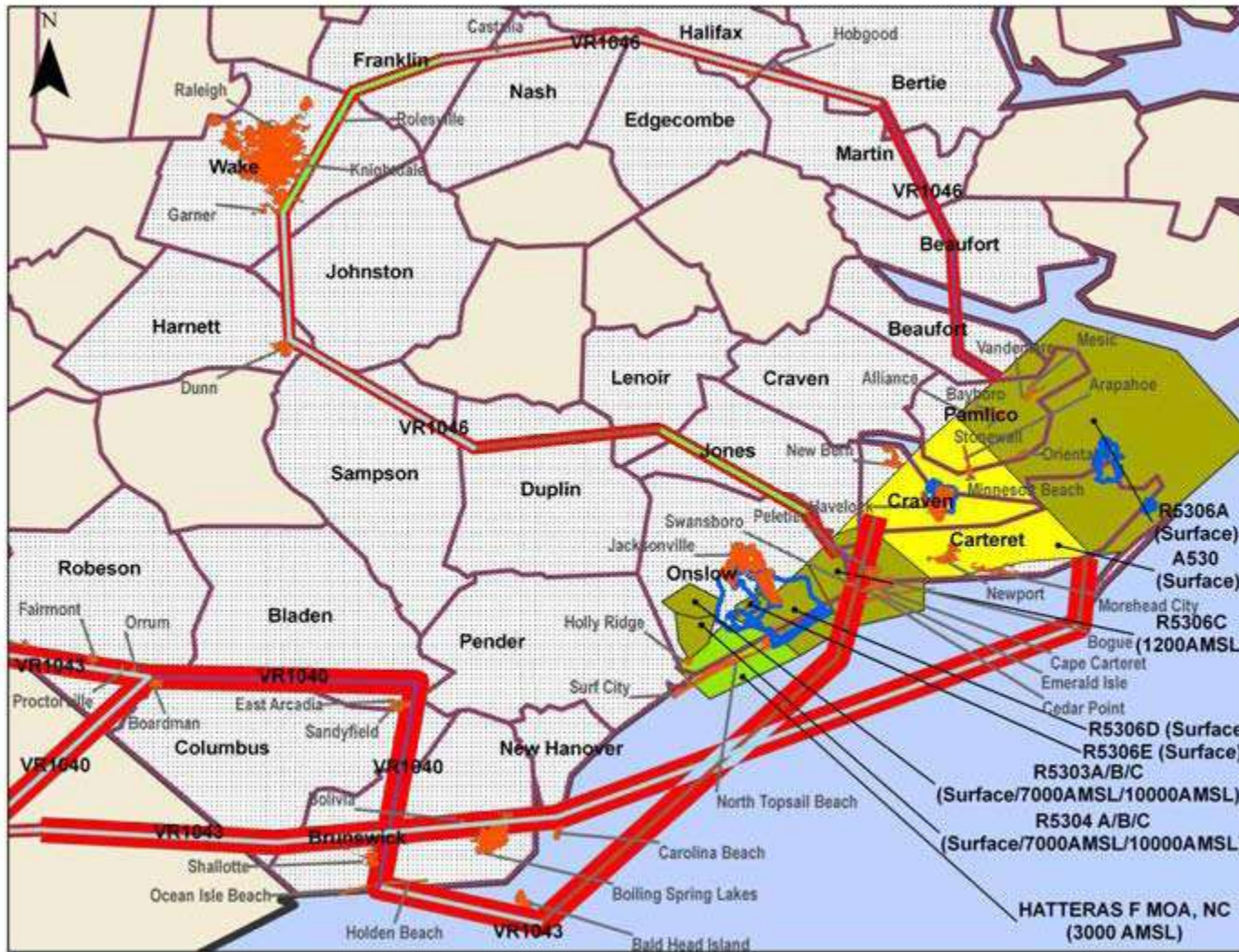
Military / Ag Easements



Commodity Supply Model



Target Areas



Legend

Minimum Altitude

- As assigned
- 00050 Above Ground Level
- 00200 Above Ground Level
- 00500 Above Ground Level
- 01500 Above Ground Level
- NC Cities/Towns Covered by Military Airspace
- Marine Corps Installations
- MTR Width
- MCI East Alert Area
- MCI East SUA
- MCI East MOA
- NC Counties Covered by Military Airspace

10 5 0 10 Miles



Notes:

1. Only municipalities covered by military airspace are labeled.
2. Map based upon AP/1B dated 5 July 2007.
3. VRXXXX = Visual Route Number
4. MOA/SUA lower altitude indicated in parenthesis following name. (AMSL = Above Mean Sea Level)



Pilot Project #1

Guthrie Farm Easement

- Adjacent to Bogue Field
- Working Farm – 6 generations
- Was tobacco, now row crops incl. Bogue Sound watermelons
- Multiple funding sources
- Stimulus for additional projects



Pilot Project #2

- Feed the Forces
 - Farmer's Markets on or near DoD facilities
 - Support local economy
 - Limited infrastructure needed
 - NC Dept Agriculture & Consumer Services can lead





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