

What happens if I want to remove all or part of my land from the program?

A landowner in the Voluntary Agricultural District Program may remove all or a portion of his/her land from the Voluntary Agricultural District Program by giving written notice to the Agricultural Advisory Board. This revocation will result in loss of eligibility for the parcel to participate in a voluntary agricultural district as well as loss of associated benefits. If a portion of the land is removed from the program, the remaining land must meet the program conditions and qualifications for the farm to continue in the program.

How do I join the Voluntary Agricultural District?

For complete information or to submit a Caldwell Voluntary Agricultural District application, please contact:

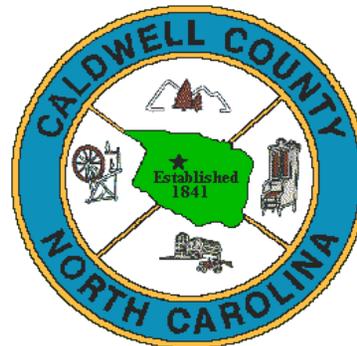


Caldwell Soil & Water Conservation District
120 Hospital Avenue NE
Suite 2
Lenoir, NC 28645
(828) 758-1111

Caldwell Voluntary Agricultural District



NC Cooperative Extension
Caldwell County Center
120 Hospital Avenue NE
Suite 1
Lenoir, NC 28645
(828) 757-1290



Caldwell Agricultural District

We Recycle Our Pesticide Containers

A graphic with a black background. At the top, it says "Caldwell Agricultural District" in white. Below is a white silhouette of a tractor in a field. At the bottom, it says "We Recycle Our Pesticide Containers" in white, next to a white icon of a pesticide container with a recycling symbol.

What is the Voluntary Agricultural District Program?

The purpose of the Voluntary Agricultural District Ordinance 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 life of the county.



The North Carolina General Assembly authorized counties to undertake a series of programs to encourage the preservation of farmland and agriculture. This statutory authority is found in Chapter 106, Article 61 of North Carolina General Statutes.

This ordinance provides for the creation of an Agricultural Advisory Board to administer this program. The Board will review and approve applications for qualifying farmland as well as establishing Voluntary Agricultural Districts (VAD) and promote the local agricultural industry. The Board is composed of six county residents who are appointed by the county commissioners.

What Qualifies As Farmland?

Farmland, as defined by this ordinance must meet two basic requirements.

1. Qualifying farmland must generate a gross farm income of \$1,000 per year or if forest land; follow the practices outlined by a certified forest management plan.

—AND—

2. Have a minimum of five (5) acres horticultural land, ten (10) acres agricultural land, or twenty (20) acres forest land.

What will joining the Voluntary Agricultural District Program do for me?

This program will help increase the identity and pride in the agricultural community and its way of life. Members of the Voluntary Agricultural District (VAD) will have increased protection from nuisance suits. Maps designating participating farms that form Voluntary Agricultural Districts (VAD) will be posted in the county Tax office, Register of Deeds office, the Caldwell Soil & Water Conservation District office, and the local Cooperative Extension Center.

Participants will receive a Voluntary Agricultural District (VAD) sign to post on their property.



As part of a Voluntary Agricultural District, public meetings will be required for condemnation of land by state or local public agencies. Participating landowners in certified districts may not be required to connect to water and or sewer systems or be assessed water and sewer charges until that property is connected to such services.

What restrictions will be placed on my farm if I join the program?

Members of the Voluntary Agricultural District Program will be the subject of a conservation agreement between the County and landowner that prohibits non-farm use or development of that land for a period of at least 10 years. The conservation agreement; however, will allow the development of immediate family homes on participating farms.

