



Voluntary Agricultural District (VAD) Information

Purpose

To promote agricultural and environmental values and the general welfare of the county by increasing identity and pride in the agricultural community and its way of life; encourage the economic health of agriculture; and increase protection from non-farm development and other negative impacts on properly managed farms.

Public Benefits

- Preserves open space in the county.
- Provides economic diversity in the county.
- Increases opportunities to produce locally grown agricultural commodities.

Farmer Benefits

- Informs new landowners of farm presence and the potential of dust, noise, and smells associated with agriculture, possibly reducing conflicts between neighbors.
- Requires that farmland be used as a last resort if the land is considered for a public project that involves condemning land.
- Land enrolled in the program will not be assessed fees or required to connect to water and sewer service if they plan not to use the service.

Who Qualifies

Landowners qualify for inclusion as a Voluntary Agricultural District if they meet the following conditions:

1. The farm property must be participating in the county farm present-use-value taxation program or meets the qualifications outlined in General Statute 105-277.3: 5 acres for horticulture use, 10 acres for general agriculture use, or 20 acres for forestry use.
2. The property must have a conservation plan certified by the Natural Resources Conservation Service or NC Forest Service.

Stipulations

Prohibits non-farm use or development of land for 10 years.

Maximum creation of three lots within a 10-year period.



The property owner may at any time voluntarily revoke the agreement by submitting a written notice to the Voluntary Agricultural District Advisory Board.

Guidelines

A Voluntary Agricultural District in Randolph County must comprise at least twenty acres. These twenty acres do not have to be contiguous, but they must be located within one-half mile of each other. If your land doesn't meet the minimum acreage qualifications, you may find neighbors who are also interested in forming a district and joining together to meet the minimum acreage qualifications.

Procedure

1. Get an application from:
 - a. NC Cooperative Extension Service,
 - b. Randolph County Soil & Water Conservation District,
 - c. Natural Resources Conservation Service, or
 - d. Randolph County Planning Department.
2. Return completed application to NC Cooperative Extension office.
3. Applications will be reviewed by Natural Resources Conservation Service, NC Cooperative Extension, Tax Department, Soil & Water Conservation District, or Farm Service Agency.
4. The application will be given final approval or denial by the Agricultural Advisory Board and County Board of Commissioners.
5. If approved, the applicant will be notified and will need to sign the Conservation Agreement and Notice of Participation. (Samples follow.)
6. After the documents are signed, information will be forwarded to the Register of Deeds, Tax Department, and Planning Department for mapping and recording of the new Voluntary Agricultural District farm.

Randolph County Voluntary Agricultural District Ordinance

The ordinance is available online at:

<https://publicdocs.randolphcountync.gov/WebLink/DocView.aspx?id=23380264&dbid=0&repo=Randolph-County-Records>

-OR-

type *go.ncsu.edu/randolphvadordinance* into your preferred web browser.



Conservation Agreement

Having been certified by the Agricultural Advisory Board and approved by the Randolph County Board of Commissioners, I/we agree to sustain, promote and encourage agriculture in this voluntary agricultural district, support protection against nuisance suits, undesired non-farm development and other negative impacts on participating farms.

I/we agree to voluntarily preserve and protect the conservation values of my/our property more completely described on the attachments hereto by prohibiting non-farm use of the property for a period of 10 years from the date of signing of this Agreement, except for the creation of not more than three (3) lots that meet applicable zoning and or subdivision regulations.

This Agreement may be revoked by written notice to the Agricultural Advisory Board, or the Board of Commissioners may revoke the Agreement based on noncompliance by the landowner.

NORTH CAROLINA
RANDOLPH COUNTY

NOTICE OF PARTICIPATION IN VOLUNTARY AGRICULTURAL DISTRICT

WHEREAS, following proper application by the undersigned Owners, the property described on (Application) and (Conservation Agreement) owned by the undersigned has been approved as part of a Voluntary Agricultural District by the Randolph County Board of Commissioners by action duly taken in public meeting on the _____ day of _____, 20____, as provided in N.C. Gen Stat. 106-735. The Conservation Agreement is subject to revocation as set out in these applicable laws.



Application for Participation

General Information

Name/s: _____

Address: _____

City, State, Zip: _____

Phone (primary): _____ (secondary) _____

PROPERTY INFORMATION:

Owner/s:

Street Address	Tax Map/Parcel #	# Acres	USDA Farm/Track #



Conservation Plan

You **must** have a conservation plan on file with the Randolph Soil and Water Conservation / Natural Resources Conservation Service covering all the land listed. Please contact them at (336) 318-6490 to confirm your plan and arrange for the signature of a conservationist.

Conservationist Signature: _____

Date:

Forest Management Plan

If you have 10 or more acres of forest on your property, you **must** have a Forest Management Plan. Please contact the NC Forest Service at (336) 879-1773 to develop a plan and/or to arrange for a representative's signature confirming your existing plan.

Plan #:

Representative Signature: _____

Date:

Value Taxation

If the land listed is NOT listed farm present-use-value taxation with the Randolph County Tax Office, please contact Randolph County Tax Office for requirements. Property may still be accepted in the Voluntary Agricultural District if it meets the qualifications outlined in General Statute 105-277.3, but it must be reviewed by the Committee along with documentation that the land is used in agriculture. Please sign here below that you understand that the Voluntary Agricultural Board may require a visit to your farm to certify that your land is being used for agriculture.

Owner(s) Signature(s):

If the land IS listed, please arrange for Catherine Britt's signature at the Randolph County Tax Department.

Catherine Britt Signature: _____

Date:



Applicant Signatures

I/We, the applicant(s), hereby certify that this application is complete and accurate to the best of my/our knowledge.

Name: _____

Date:

Name: _____

Date:

Mail to: Volunteer Agricultural District Board
NC Cooperative Extension Service
1003 South Fayetteville Street
Asheboro NC 27203

Advisory Board Signature

Name: _____

Date: