



Voluntary Ag District & Enhanced Voluntary Ag District

Photo by: Ken Abbott

A Voluntary Agricultural District is a program to encourage the voluntary preservation of farmland from non-farm development.

What are the benefits?

Recognition and public education about agriculture

Members of the program have farmland preservation district signage to post identifying their farm as a member of the district. This indicates to neighbors and passersby that your land is committed to the preservation of the agricultural way of life.

Increased protection from nuisance suits

Notice on the property signaling district membership and a notice on the County GIS system making those within a 1/2 mile of the district aware of the potential for noise, odor, dust or slow moving farm vehicles associated with farming.

Eligibility for Funding

District members may be eligible for farmland preservation funds, local, state or federal.

Public hearings required for proposed condemnation

Public hearing held by Agricultural Advisory Board if the land in an Agricultural District is considered for public project that may condemn land.

County-wide economic benefit

There is a net gain of revenue for the tax base for Agricultural land because working land brings in more money than it requires in county services.

Quality of Life

Protecting Agricultural Lands protects open space, scenic views, clean water, wildlife, locally grown food, natural resources and rural heritage.

Waiver of water and sewer assessments

Landowners within Agricultural Districts who are not connected to water or sewer operated by county can have these assessments waived.

**PRESERVING
NORTH
CAROLINA'S
#1 INDUSTRY**

ELIGIBILITY	VAD	EVAD
Farm participating in Agriculture, Horticulture or Forestry use in the Present-Use-Value taxation program G.S. 105-277.2 - 105-277.7 or be actively engaged in Agriculture as defined in NC G.S. 106-581.1.	✓	✓
Farm managed in accordance with USDA erosion control practices that address Highly Erodible Land (HEL).	✓	✓
Farm is subject to a conservation agreement between county and owner that prohibits non-farm development for a period of 10 years.	✓	✓
Agreement may be revoked by written notice sent to the County.	✓	
Agreement may be not be revoked during the period of 10 years. A conservation deed is recorded at the register of Deeds protecting the property for 10 years.		✓

Additional Benefits for Enhanced Voluntary Ag District

- Eligible to receive higher percentage of Cost-share Funds (90 percent) under the Buncombe soil and Water Conservation District’s Agricultural Cost-share Program.
- 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).

Interested in joining VAD or EVAD?

Contact Ariel Zijp
 Buncombe Soil and Water Conservation District
 Farmland Preservation Coordinator
 Ariel.zijp@buncombecounty.org or 828-250-4794
 or use the QR code to visit our website.

