

**YADKIN COUNTY
VOLUNTARY AGRICULTURAL DISTRICT ORDINANCE**

**ARTICLE I
TITLE**

An Ordinance of the Board of County Commissioners of YADKIN COUNTY, NORTH CAROLINA, entitled, "YADKIN VOLUNTARY AGRICULTURAL DISTRICT ORDINANCE."

**ARTICLE II
AUTHORITY**

The articles and sections of this Ordinance are adopted pursuant to authority conferred by the North Carolina General Statutes sections §106-735 through 106-744 and Chapter 153A.

**ARTICLE III
PURPOSE**

The purpose of this Ordinance is to promote agricultural values and the general welfare of the county and, more specifically, increase identity and pride in the agricultural community and its way of life; encourage the economic and financial health of agriculture, horticulture, and forestry; and decrease the likelihood of legal disputes, such as nuisance actions between farm owners and their neighbors.

**ARTICLE IV
DEFINITIONS**

The following are defined for purposes of this Ordinance:

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| Advisory Board: | Yadkin County Agricultural Advisory Board. |
| Board of Commissioners: | Yadkin County Board of Commissioners. |
| Chairperson: | Chairperson of the Yadkin County Agricultural Advisory Board. |
| District: | Voluntary Agricultural District as established by this Ordinance. |
| Conservation Agreement | A ten (10) year revocable agreement signed by the landowner committing to keep land in agricultural or forest use, as described in N.C.G.S. 121-35 |

ARTICLE V

AGRICULTURAL ADVISORY BOARD

A. Creation

The Board of Commissioners establishes the Yadkin County Agricultural Advisory Board to implement the provisions of this program.

B. Membership

1. The Advisory Board shall consist of 7 members representing the Voluntary Agricultural Districts approved under this Ordinance.
2. Each Advisory Board member, except those serving in an ex officio capacity, shall be a Yadkin County resident or landowner.
3. At least 5 of the members shall be actively engaged in agriculture as defined in N.C.G.S. § 106-581.1. This determination shall be made without reference to ex officio members.
4. The members actively engaged in agriculture as defined in N.C.G.S. § 106-581.1, as well as other members, shall be selected for appointment by the Board of Commissioners from the names of individuals submitted to the Board of Commissioners by the Soil and Water Conservation District Board of Supervisors, the County Office of North Carolina Cooperative Extension, the U.S. Farm Service Agency County Committee, nonprofit agricultural organizations, conservation organizations, agribusiness, horticultural businesses, forestry businesses, and the public at large.
5. Additional members may be appointed to the Board in an ex officio capacity from the Soil and Water Conservation District Board of Supervisors, the County Office of North Carolina Cooperative Extension, the U.S. Farm Service Agency, or other agencies, as deemed necessary by the Board of Commissioners. Members serving in an ex officio capacity shall neither vote nor count toward quorum requirements.

D. Tenure

All appointments are to be for terms of three years, with reappointments permitted but shall not exceed three consecutive three year terms.

E. Vacancies

Any vacancy of a member appointed by the Board of Commissioners on the Advisory Board is to be filled by the Board of Commissioners for the remainder of the unexpired term.

F. Removal

Any member of the Advisory Board may be removed by the Board of Commissioners upon a majority vote of the Commissioners. No cause for removal shall be required.

G. Advisory Board Procedure

1. Chair and Vice Chair: The Advisory Board shall elect a chairperson and vice-chairperson from those members appointed by the commissioners each year at the Advisory Board's first meeting of the fiscal year. The chairperson shall preside over all regular or special meetings of the Advisory Board. In the absence or disability of the chairperson the vice-chairperson shall preside and shall exercise all the powers of the chairperson. Additional officers may be elected as needed.
2. Determination of Procedure: The Advisory Board may adopt rules of procedure consistent with this Ordinance or other provisions of State law.
3. Advisory Board Year: The Advisory Board shall use the Yadkin County fiscal year, July 1 - June 30, as its meeting year.
4. Meetings: Meetings of the Advisory Board shall be held at the call of the chairperson and at such other times as the Advisory Board may specify in its rules of procedure or upon the request of at least a majority of the Advisory Board membership. A meeting shall be held at least annually and notice of any meetings to the members shall be in writing unless otherwise agreed to by all Advisory Board members. Meeting dates and times shall be posted as far in advance as possible by all means of public dissemination required by N.C.G.S. § 143-318.12. All meetings shall be open to the public and follow the Open Meetings Laws.
5. Meeting Location: Meetings shall be held at the Yadkin County Agricultural Building. If this facility is unavailable or if the business of the Advisory Board makes it necessary or more convenient to meet at a different location, the chairperson shall determine this location and provide timely notification to all board members and to the public.
6. Majority Vote and Quorum Requirements: All issues shall be decided by a majority vote of the members of the Advisory Board present, except as otherwise stated herein. A quorum is defined as a majority of the members. No business may be conducted by the Advisory Board without a quorum present.
7. Records: The Advisory Board shall keep minutes of the proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be filed in the office of the Advisory Board, or its designee, and shall be a public record.
8. Administration: The Yadkin County Cooperative Extension office will serve the Advisory Board for record keeping, correspondence, and whatever services the Board needs in order to complete its duties.

H. Duties

The Advisory Board shall:

- Review and approve or disapprove applications of landowners for enrollment of qualified farmland, horticultural land, or forestland into the Voluntary Agricultural Districts. By approval of this Ordinance the County Board of Commissioners has delegated authority pursuant to N.C.G.S. §106-739(1) to enroll qualifying farms into agricultural districts.
- Make recommendations concerning the establishment and modification of Agricultural Districts.
- Conduct public hearings related to public condemnation of qualifying farmland and other agricultural issues.
- Advise the Board of Commissioners on projects, programs, or issues affecting the agricultural economy and agricultural, horticultural or forestry activities within the county that may affect Agricultural Districts.
- Review and make recommendations concerning proposed amendments to this ordinance.
- Study additional methods of protection for farming, horticulture, forestry, and the attendant land base, and make recommendations to the Board of Commissioners.
- Perform other agricultural, horticultural, and forestry-related tasks or duties assigned by the Board of Commissioners.
- Consider development of a draft countywide farmland protection plan as defined in N.C.G.S. §106-744 (e) for presentation to the Board of Commissioners.

ARTICLE VI CREATION OF VOLUNTARY AGRICULTURAL DISTRICTS

A. Implementation

In order to implement the purposes stated in Article III, this program provides for the creation of Voluntary Agricultural Districts which shall meet the following standards:

- When initially established, the District shall contain a minimum of 1.5 contiguous acres of qualified farmland, OR, two or more qualified farms that, together, contain a minimum of 1.5 acres and are located within a mile of each other.
- Landowner(s) requesting inclusion in the VAD shall execute a conservation agreement with the county to sustain agriculture in the VAD in accordance with Article VII of this ordinance. Said agreement shall be in a form which is reviewed and approved by the Advisory Board.

B. Education

The county may take such action as it deems appropriate through the Advisory Board or other entities or individuals to encourage the formation of the Districts and to further their purposes and objectives including the implementation of a public information program to reasonably inform landowners of the agricultural district program.

**ARTICLE VII
CERTIFICATION AND QUALIFICATION OF FARMLAND**

A. Requirements

In order for farmland to qualify for inclusion in a Voluntary Agricultural District property, it must be real property that meets the following requirements:

1. Is used for bona fide farm purposes, as that term is defined in G.S. 106-743.4(a) and G.S. 160D-903.
2. Be managed, if highly erodible land exists on the farm, in accordance with the Yadkin County Natural Resources Conservation Service defined erosion-control practices that are addressed to said highly erodible land.
3. The property is the subject of a conservation agreement as defined in G.S. §121-35 between the county and the owner of such land that prohibits nonfarm use or development of such land for a period of at least ten (10) years, except for the creation of not more than three (3) lots that meet applicable municipal and county zoning and subdivision regulations. The form of the conservation agreement shall be approved by the agricultural advisory board created under G.S. 106-739.

**ARTICLE VIII
APPLICATION, APPROVAL, AND APPEAL PROCEDURE**

A. Application Procedure

A landowner may apply to participate in the Voluntary Agricultural District Program by submitting an application to the Yadkin County Cooperative Extension office. The application shall be on forms provided by Yadkin County Cooperative Extension office and approved by the Advisory Board.

B. Approval Process

Upon receipt of an application, the Yadkin County Cooperative Extension Director will forward copies to the members of the Advisory Board and all ex officio members for their evaluation.

Advisory Board shall meet within ninety (90) days of receipt of a completed application to determine if the application meets the minimum requirements established by this

ordinance. The chairperson shall notify the applicant by first class mail of approval or disapproval within fifteen (15) days.

C. Appeal

If the Advisory Board determines an application does not meet the requirements of this ordinance, the applicant shall have sixty (60) days to appeal the decision to the Board of Commissioners. Such appeal shall be submitted in writing to the Clerk to the Board of Commissioners. The decision of the Board of Commissioners is final.

**ARTICLE IX
NOTIFICATION**

A. Public Awareness

Upon approval of a Voluntary Agricultural District the County Extension Director shall provide notification of said District to the following:

- Notification shall be mailed to the property owner / applicant by first class mail.
- The Yadkin County Tax Department/GIS Mapping shall maintain maps of approved Districts within the Yadkin County Geographic Information Mapping System Database as well as an overlay for all tracts located within one-half (1/2) mile of the property line of any tract of land enrolled in a voluntary agricultural district.
- The mapping information shall provide notice reasonably calculated to alert a person researching the title of a particular tract that such tract is located within one half mile of an agricultural district. This mapping information may be viewed by accessing the Yadkin County GIS website.
- Notice of these methods of District notification and identification shall be included in all Yadkin County Voluntary Agricultural District Program information brochures made available to the public by Yadkin County Cooperative Extension, Yadkin County Planning and Zoning Department, and others.

B. Signage

Yadkin County may place signs identifying approved Agricultural Districts along major roads that pass through or next to those districts. Members of the Agricultural Districts have the privilege of posting signs on their individual farms denoting their Agricultural District membership. Signs must be placed on the landowner's property outside of any rights-of-way or easements and shall conform to Chapter 11, Sign Regulations, of the Yadkin County Zoning Ordinance.

C. Maps

Maps identifying approved agricultural districts shall be updated at least twice each year and shall be prominently displayed at the following agencies or offices:

- Yadkin County Cooperative Extension
- Yadkin County Soil and Water Conservation District office
- Yadkin County Planning and Zoning Department
- Yadkin County Register of Deeds
- Any other such agency or office the Advisory Board deems appropriate

D. Exclusion of Liability

1. In no event shall the County or any of its officers, employees, members of the Advisory Board, or agents be held liable in damages for any misfeasance, malfeasance, or nonfeasance occurring in good faith in connection with the duties or obligations imposed by this ordinance.
2. In no event shall any cause of action arise out of the failure of a person researching the title of a particular tract to report to any person the proximity of the tract to a qualifying farm or Voluntary Agricultural District as defined in this Ordinance.

ARTICLE X REVOCATION AND ENFORCEMENT, TRANSFER OF LAND, AND RENEWAL OF CONSERVATION AGREEMENTS

A. Revocation and Enforcement

By providing written notice to the Advisory Board, a landowner of qualifying farmland may revoke his/her participation in the Voluntary Agricultural District Program formulated pursuant to Article VIII of this ordinance, or the Advisory Board may revoke the same participation based on noncompliance by the landowner. Such revocation shall result in loss of qualifying farm status and loss of eligibility to participate in a district. The county will remove the tract from the public record of the program within a reasonable time frame.

B. Transfer of Land

Transfers of land in a Voluntary Agricultural District due to death of the landowner, sale, or gift shall not revoke the Conservation Agreement unless the land no longer meets the requirements contained in Article VII. Enforcement of the terms of a Conservation Agreement for land enrolled in a Voluntary Agricultural District shall be limited to revocation of the Conservation Agreement and the benefits derived therefrom.

C. Renewal of Conservation Agreements

Conservation agreements shall automatically renew for subsequent ten (10) year terms unless either the landowner or the county provides written notice prior to the expiration of the conservation agreement.

D. Term

The duration of a conservation agreement shall be for ten (10) years.

**ARTICLE XI
PUBLIC HEARINGS ON CONDEMNATION OF FARMLAND**

A. Purpose

Pursuant to N.C.G.S. §106-740, no State or local public agency or governmental unit may formally initiate any action to condemn any interest in qualifying farmland within a District until such agency or unit has requested the Advisory Board to hold a public hearing on the proposed condemnation.

B. Procedure

Upon receiving a request to hold a hearing on the proposed condemnation, the Advisory Board shall publish notice describing the proposed action in the appropriate newspaper of Yadkin County within ten (10) business days of the request, and will in the same notice notify the public of a public hearing on the proposed condemnation, to be held within thirty (30) days of receipt of the request.

The Advisory Board shall meet to review:

1. Whether the need for the project has been satisfactorily established by the agency or unit of government involved, including a review of any fiscal impact analysis conducted by the agency involved.
2. Whether there are alternatives to the proposed action that have less impact and are less disruptive to the agricultural activities of the District within which the proposed action is to take place.
3. The Advisory Board shall consult with the Cooperative Extension Agricultural Agent(s), Natural Resources Conservation Service District Conservationist, and any other individuals, agencies, or organizations deemed by the Advisory Board to be necessary for its review of the proposed action. Land value will not be a factor in the selection between properties under consideration for the proposed action.
4. Within five (5) days after the hearing, the Advisory Board shall make a report containing its findings and recommendations regarding the proposed action. The report shall be made available to the public for comment prior to its being conveyed to the decision-making body of the agency proposing the acquisition by condemnation.
5. There will be a period of ten (10) days allowed for public comment on the report of the Advisory Board.
6. After the ten (10) day period for public comment has expired, the Advisory Board shall submit a final report containing all of its findings and recommendations

regarding the proposed action to the decision making body of the agency proposing the acquisition by condemnation.

7. The total time period, from the day that a request for a hearing has been received to the day that a final report is issued to the decision making body of the agency proposing the acquisition shall not exceed thirty (30) days. If the agency agrees to an extension, the agency and the Advisory Board shall mutually agree upon a schedule to be set forth in writing and made available to the public.

The State, local government agency or governmental unit proposing to acquire property by condemnation may not formally initiate condemnation action while the proposed condemnation is properly before the Advisory Board.

The Board of Commissioners shall condemn farmland within an Agriculture District only as a “last resort” if it is considering condemnation for County purposes.

ARTICLE XII
SUBDIVISION ORDINANCE AND ZONING ORDINANCE REVIEW

Developers of major subdivisions, apartment complexes or planned unit developments shall designate on preliminary development plans, the existence of any and all Agricultural Districts within ½ aerial mile of the proposed development.

ARTICLE XIII
COUNTY LAND-USE PLANNING

A. Duty of the Advisory Board

It shall be the duty of the Advisory Board to advise the Board of Commissioners or the agency or office to which the Board of Commissioners has delegated the authority to oversee county land-use planning, on the status, progress, and activities of the county's agricultural district program and to also coordinate the formation and maintenance of agricultural districts with the county's land-use planning activities and the county's land-use plan if one currently exists at the time this is enacted or when one is formed.

B. Posting of Notice

The following notice of a size and form suitable for posting shall be posted in the Cooperative Extension office (or Soil and Water Conservation District office) and any other office or agency the Advisory Board deems necessary:

Yadkin County has established Agricultural Districts to protect and preserve agricultural lands and activities. These districts have been developed and mapped by the county to inform all purchasers of real property that certain agricultural and forestry activities, including but not limited to pesticide spraying, manure spreading, machinery and truck operation, livestock operations, sawing, prescribed burning, and other common farming activities may occur in these districts any time during the day or night. Maps and information on the location and establishment of these districts can be viewed from Yadkin County Cooperative Extension, Yadkin County Planning and Zoning Department, Yadkin County Tax Department/GIS Mapping.

C. Growth Corridors

At such time as the county might establish designated growth corridors, agricultural districts shall not be permitted in the designated growth corridors as delineated on the official county planning map without the approval of the Board of Commissioners. Districts located in growth corridors designated after the effective date of this program may remain, but shall not be expanded within the growth corridor area without the approval of the Board of Commissioners.

ARTICLE XIV CONSULTATION AUTHORITY

The Advisory Board may consult with North Carolina Cooperative Extension, the Natural Resources Conservation Service, the North Carolina Department of Agriculture and Consumer Services, and with any other individual, agency, or organization the Advisory Board deems necessary to properly conduct its business.

ARTICLE XV NORTH CAROLINA AGENCY NOTIFICATION

At least annually, Yadkin County Cooperative Extension shall submit a report to the Office of the Commissioner of Agriculture and Consumer Services on the county's agricultural district program, including the following information:

- Number of landowners enrolled
- Number of acres enrolled
- Number of acres certified during the reporting period
- Number of acres denied during the reporting period
- Number of acres for which applications are pending
- Copies of any amendments to this Ordinance
- Any other information the Advisory Board deems useful
- A copy of this report shall also be provided to the Board of Commissioners, Yadkin County Soil and Water Conservation District, Yadkin County Tax Department/GIS Mapping, Yadkin County Planning and Zoning Department and Yadkin County Forest Service.

ARTICLE XVI LEGAL PROVISIONS

A. Severability

If any article, section, subsection, clause, phrase, or portion of this is for any reason found invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

B. Conflict with other ordinances and statutes

Whenever the provisions of this Ordinance conflict with other ordinances of Yadkin County, this Ordinance shall govern. Whenever the provisions of any federal or state statute require more restrictive provisions than are required by this Ordinance, the provisions of such statute shall govern.

C. Amendments

This Ordinance may be amended from time to time by the Board of Commissioners.

D. Notice

A copy of this ordinance, once adopted, shall be recorded with the N.C. Department of Agriculture and Consumer Services.

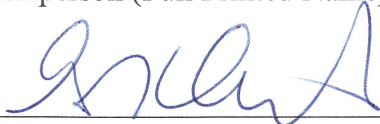
**ARTICLE XVII
ENACTMENT**

The Yadkin County Board of Commissioners hereby adopts and enacts the preceding articles and sections of this Ordinance.

Adopted this the 19th day of August, 2024.

Kevin Austin

Chairperson (Full Printed Name)

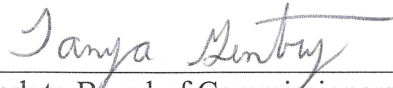


Chairperson (Signature)

ATTEST:

Tanya Gentry

Clerk to Board of Commissioners (Full Printed Name)



Clerk to Board of Commissioners (Signature)