

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

Landowners are entering into an agreement that prohibits non-farm use or development of the farm land for a period of 10 years.

The conservation agreement, however, will allow up to 3 divisions.

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

The Enhanced Agricultural Program requires an irrevocable agricultural term agreement. A landowner may not remove any portion of their land from the program for 10 years.

Who are the members of the Polk County Farmland Preservation Advisory Board?

The Board is comprised of seven Polk County landowners. At least five of the members are required to be actively engaged in farming. Members are selected from a list of names submitted to the Polk county Board of Commissioners.

Contact Us

Polk Farmland Preservation Board & Agricultural Economic Development

(828) 894-2281

Visit us on the web:
www.polkcountyfarms.org

APPLICATION

POLK COUNTY ENAHNCED FARMLAND

Name _____

Address _____

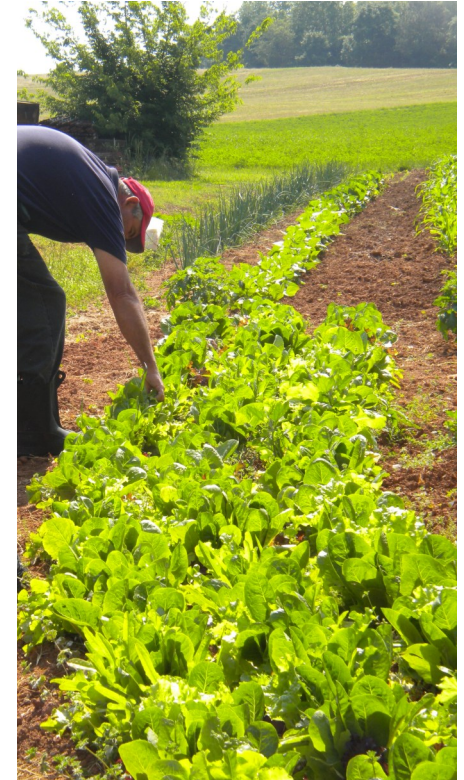
City _____ State _____ Zip _____

Phone _____

Are you currently participating in the land use taxation program with the Polk County Tax Supervisor's Office?

					# of Acres
					Address
					Township
					Tax ID#
					Agriculture Use
					Farm/Tract #

ENHANCED FARMLAND PRESERVATION PROGRAM





What is the Polk County Enhanced Farmland Preservation Program?

The purpose of the Polk County Enhanced Farmland Preservation Program (PCE-FPP) 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 cultural life of the Polk County area.

The General Assembly of the State of North Carolina authorized counties to undertake a series of conservation programs to encourage the preservation of farmland.

The statutory authority is found in the North Carolina General Statutes (Chapter 106, Article 61). On February 4th, 2002, the Polk County Board of Commissioners adopted the Polk County Farmland Program Ordinance.

The ordinance provides for the creation of the Polk County Farmland Preservation Advisory Board to administer this program throughout Polk County. This Board will accept and review Enhanced Agricultural Districts.

What are some of the benefits of joining the program?

Recognition & public education about agriculture Members of the program will be given signs to post, identifying their farm as a member of a preservation district, indicating to any potential neighbors and passersby that your land is committed to the preservation of the agriculture way of life.

Increased protection from nuisance suits Notice on the property signaling Agricultural District membership and a notice in the computerized land record system making those within a 1/2 mile of an Agricultural District farm aware of the potential for noise, odor, dust, or slow moving farm vehicles associated with farming.

Waiver of water and sewer assessments Landowners within Agricultural Districts who are not connected to water or sewer systems operated by the county can have water & sewer assessments waived.

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

Eligibility for funding District members may be eligible for farmland preservation funds as local, state, or federal funds become available.

Official role in county or city government The Agricultural Advisory Board acts as advisor to the governing board of the county or city on projects, program, or issues affecting the agricultural economy or way of life within the county.

Some of the Benefits exclusive to the Enhanced program

Higher Percentage of Cost Share Funds Program participants can be eligible for up to 90% assistance in cost share programs.

Non Farm Product Sales Farm may receive up to 25% of gross sales from the sale of non farm products and still maintain its zoning exemption as a bona fide farm.

Increased Grant Opportunities State agencies, departments, and institutions that award grants to farmers are encouraged to give priority consideration to landowners in this program.

Utility Assessments Assessments may be suspended or waived but not connected to the utility in question.

What are the qualifications to become a member of the program?

The farmer must be eligible for participation in the present use value taxation program. To be qualified for that program you must meet the guidelines below:

1. Individually owned agricultural land, consisting of at least 10 acres, that has produced an average annual income of one thousand dollars over a three year period

or

1. Individually owned forestland consisting of 20 acres that are in actual production and not included in the farm unit. The land must be certified by the USDA/NRCS to be appropriate for this program.