

Washington County Voluntary Agricultural District Ordinance

**WASHINGTON COUNTY
VOLUNTARY AGRICULTURAL DISTRICT ORDINANCE**

**ARTICLE I
TITLE**

An ordinance of the Board of County Commissioners of WASHINGTON COUNTY, NORTH CAROLINA, entitled, **"WASHINGTON COUNTY 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 increase protection from non-farm development and other negative impacts on properly managed farms.

This ordinance establishes a Voluntary Agricultural District Program that has the following benefits for participating farms and county residents:

- The program preserves and maintains agricultural areas within the county.
- The program informs non-farming neighbors and potential land purchasers that the participating farm may emit noise, dust, smells, be the site of aerial pesticide applications in accordance with state regulations, etc. This may help avoid conflict between neighbors.
- Landowner participation in the program is voluntary and the landowner may terminate his/her participation at any time.
- The program conserves green space and natural resources as the county's population and development expands.
- The program helps maintain opportunities to produce locally grown food and fiber.

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**ARTICLE IV
DEFINITIONS**

The following are defined for purposes of this Ordinance:

- Advisory Board: Washington County Agricultural Advisory Board.
- Chairperson: Chairperson of the Washington County Agricultural Advisory Board.
- District: Voluntary Agricultural District as established by this ordinance.
- Board of Commissioners: Washington County Board of Commissioners.

**ARTICLE V
AGRICULTURAL ADVISORY BOARD**

A. Creation

The Board of Commissioners shall establish an Agricultural Advisory Board to implement the provisions of this program.

B. Membership

The Advisory Board shall consist of no less than 5 members appointed by the Board of Commissioners.

C. Membership Requirements

1. Each Advisory Board member, except those serving in an *ex officio* capacity, shall be a Washington County resident or landowner.
2. At least 4 of the members shall be actively engaged in farming, horticulture and/or forestry, or have engaged in such activities in the past. Of the members actively engaged in farming, horticulture and/or forestry there shall be at least one such member from each Voluntary Agricultural District in Washington County. This determination shall be made without reference to *ex officio* members.
3. The members actively engaged in farming, horticulture and/or forestry 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 Washington County Office of North

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Carolina Cooperative Extension, the U.S. Farm Service Agency County Committee, and any other agriculture-related group or individual.

4. The remaining one member at large will be someone recommended by the VAD advisory board. In the event of a failure by the VAD to make a timely recommendation, the Board of Commissioners shall appoint a member of their own recommendation.
5. Additional members may be appointed to the Board in an *ex officio* capacity from the Soil and Water Conservation District Board, 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

The initial board is to consist of 5 appointees serving random, staggered terms of one to four years. Subsequently, the terms will be four year, staggered terms. A member can be reappointed for three terms, stay out one year and then come back to serve on the board again.

E. Vacancies

Any vacancy on the Advisory Board is to be filled by the Board of Commissioners, with a recommendation of two names from the VAD board, 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. Funding

The *per diem* compensation, if any, of the members of the Advisory Board shall be fixed by the Board of Commissioners in the Annual Budget and funds may be appropriated to the Advisory Board to perform its duties.

H. Advisory Board Procedure

1. Chairperson

The Advisory Board shall elect a chairperson and vice-chairperson each year at its 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

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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 not inconsistent with this Ordinance or with other provisions of State law.

3. Advisory Board Year

The Advisory Board shall use the Washington County fiscal year as its meeting year, July 1 – June 30.

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 to any members shall be in writing, unless otherwise agreed to by all Advisory Board members. Meetings shall be conducted with the current Robert's Rules of Order. All meetings shall be open to the public.

5. Majority Vote and Quorum Requirements

All issues shall be decided by a majority vote of the members of the Advisory Board present, provided, however a quorum is present except as otherwise stated herein. A quorum is defined as at least a majority of the members in attendance. No business may be conducted by the Advisory Board without a quorum present.

6. 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. All records are public records open to the public.

7. Administrative

The Advisory Board may contract with the Washington County Cooperative Extension office to serve the Board for record keeping, correspondence, application procedures under this, and whatever services the Board needs to complete its duties.

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I. Duties

The Advisory Board shall:

1. Review and approve or disapprove applications of landowners for enrollment of qualified farmland, horticultural land, or forestland into a District;
2. Make recommendations concerning the establishment and modification of Districts;
3. Conduct public hearings;
4. Advise the Board of Commissioners on projects, programs, or issues affecting the agricultural economy and agricultural, horticultural or forestry activities within the county that will affect Districts;
5. Review and make recommendations concerning proposed amendments to this ordinance;
6. Develop and maintain a draft countywide farmland protection plan as defined in N.C.G.S. §106-744 (e) for presentation to the Board of Commissioners;
7. Study additional methods of protection for farming, horticulture, forestry, and the attendant land base, and make recommendations to the Board of Commissioners; and
8. Perform other agricultural, horticultural, and forestry-related tasks or duties assigned by the Board of Commissioners.

ARTICLE VI CREATION OF VOLUNTARY AGRICULTURAL DISTRICTS

A. Regions

Washington County is hereby divided into four regions in accordance with Board of Elections precincts:

1. Lees Mill/Roper
2. Skinnersville
3. Scuppernong
4. Plymouth

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B. Implementation

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

The District shall contain a minimum of 20 contiguous acres of qualified forestland; 10 contiguous acres of qualified farmland; or 5 contiguous acres of qualified horticultural land.

All land enrolled in a region, defined in section A, above, shall be part of a single District. If a single farm has acreage in two or more regions, the farm shall participate in the District where the largest acreage is found. All land in a region as defined in section A, above, shall be treated as a single District.

C. 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 Voluntary Agricultural District program.

D. Addition

Qualifying farmland in a region with an existing District shall be added to the District as herein provided.

**ARTICLE VII
CERTIFICATION AND QUALIFICATION OF FARMLAND**

Requirements

To secure county certification as qualifying farmland in either a Voluntary Agricultural District, a farm must:

- 1 Be participating in the farm present-use-value taxation program established by N.C.G.S. §105-277.2 through §105-277.7.
2. Be the subject of a conservation agreement, as defined in N.C.G.S. §121-35, between the county and the owner of such land that prohibits non-farm use or development of such land for a period of at least ten years, except for the creation of not more than three lots that meet applicable county zoning and subdivision regulations; and

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3. Be located in the unincorporated area of Washington County, unless there is an agreement with a municipality through which the county is authorized to exercise the authority of the municipality on its behalf.

ARTICLE VIII
APPLICATION, APPROVAL, AND APPEAL PROCEDURE

A. Application Procedure

1. A landowner may apply to participate in the Voluntary Agricultural District program by making application to the chairperson of the Advisory Board, or the Washington County Cooperative Extension Office. The application shall be on forms provided by the Advisory Board, and the Washington County Board of Commissioners shall set the fee for such application. The fee may be adjusted as needed and be set at a level to cover anticipated costs of the program.
2. A conservation agreement (required by N.C.G.S. §106-737 and defined in N.C.G.S. §121-35) to sustain, encourage, and promote agriculture must be executed by the landowner with the Advisory Board, which shall record a certified copy of such with the Washington County Register of Deeds. Permitted uses include agriculture, horticulture, forestry, and outdoor recreation.

B. Approval Process

1. Upon submission of the application to the Advisory Board, the Advisory Board shall meet no sooner than 10 days but within thirty (30) days to approve or disapprove the application. The chairperson shall notify the applicant by first class mail of approval or disapproval of participation in a District.
2. Upon receipt of an application, the chairperson will forward copies immediately to the following offices which shall be asked to provide comments, if any, to the Advisory Board prior to the date set for the Advisory Board vote on the application:
 - a. The Washington County Planning Board
 - b. The Washington County Tax Assessor
 - c. The Washington County Register of Deeds
 - d. The Washington County Mapping Dept.
 - e. The Washington County Soil and Water Conservation District office
 - f. The Washington County Office of N.C. Cooperative Extension and
 - g. The Natural Resources Conservation Service.

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C. Appeal

If the Advisory Board denies an application, the petitioner shall have thirty (30) days to appeal the decision to the Washington County Board of Commissioners. Such appeal shall be presented in writing. The decision of the Board of Commissioners is final.

ARTICLE IX

REVOCATION, ENFORCEMENT AND RENEWAL OF CONSERVATION AGREEMENTS

A. Revocation and Enforcement

By providing 30 days advance written notice to the Advisory Board, a landowner of qualifying farmland within a District may revoke the Conservation Agreement or the Advisory Board may revoke the same Conservation Agreement based on noncompliance by the landowner, subject to the same provisions as contained in Article VIII(C) for appeal of denials. Such revocation shall result in loss of qualifying farm status and loss of eligibility to participate in a District. Absent noncompliance by the landowner, neither the Advisory Board nor the Board of Commissioners shall revoke any Conservation Agreement prior to its expiration. If the Advisory Board shall revoke this Conservation Agreement for cause, the landowner shall have the appeal rights set forth in Article VIII(C). Transfers of land in a District due to death of the landowner, sale or gift shall not revoke the Conservation Agreement unless the land no longer qualifies for the present-use-value taxation program or, in the event that there are water or sewer assessments held in abeyance, the new owner(s) fails to agree in writing to accept liability for those assessments in the event that the land is withdrawn either voluntarily or involuntarily from the District. Enforcement of the terms of a Conservation Agreement for land enrolled in a District shall be limited to revocation of the Conservation Agreement and the benefits derived therefrom. A notice of revocation shall be recorded in the county land record system sufficient to provide notice that the land has been withdrawn from the Voluntary Agricultural District program.

B. Renewal

A Conservation Agreement for land within a Voluntary Agricultural District shall be automatically renewed unless the landowner provides 30 day written notice to the Advisory Board of intent not to renew. Absent noncompliance by the landowner, neither the Advisory Board nor the Board of Commissioners shall fail to renew any Conservation Agreement unless this Ordinance or its authorizing legislation has been repealed.

**ARTICLE X
PUBLIC HEARINGS**

A. Purpose

N.C.G.S. §106-740 provides that 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. This provision ensures that the condemning agency or unit considers the impact of its actions upon agriculture, forestry, and/or horticultural prior to taking action that is not reversible. This provision is not intended to, and does not prohibit, the condemning agency or unit from taking action authorized by law.

B. Procedure

1. Upon receiving a request, the Advisory Board shall publish notice describing the proposed action in the appropriate newspapers of general circulation within fourteen (14) 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.
2. The Advisory Board shall meet to review:
 - a. Whether the need for the project has been satisfactorily established by the agency or unit of government involved, including a review, if any, of any fiscal impact analysis conducted by the agency involved; and
 - b. Whether there are alternatives, with similar cost and benefit, 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 County Agricultural Extension Agent, the 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.
4. Within seven (7) 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 prior to its being conveyed to the decision-making body of the agency proposing the acquisition.

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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.
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.
8. Pursuant to N.C.G.S. §106-740, the Board of Commissioners shall not permit any formal initiation of condemnation by local agencies while the proposed condemnation is properly before the Advisory Board.

**ARTICLE XI
PUBLIC NOTIFICATION**

A Record Notice of Proximity to a Voluntary Agricultural District

1. Computerized Land Records

Upon certifying farmland and designation of real property as a District, the Washington County Land Records System shall be changed to include some form of notice reasonably calculated to alert a person researching the title of a particular tract that such tract is located within one-half mile of a Voluntary Agriculture District.

2. Limit of Liability

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.

3. No Cause of Action

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 District as defined in this Ordinance.

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B. Signage

Signs identifying approved Districts shall be placed along the rights-of-way of major roads that pass through or next to those Districts. There shall be posted as many signs as may be deemed appropriate by the Advisory Board, or its administrative agent for the county's District program. Participating farms shall post signage at the farm gate of each qualifying farm and be responsible for their cost. Placement of signage shall be coordinated with the North Carolina Department of Transportation.

C. Maps

Maps identifying approved Districts shall be provided to the following agencies or offices:

1. Planning Department;
2. Register of Deeds;
3. Natural Resources Conservation Service;
4. North Carolina Cooperative Extension;
5. Soil and Water Conservation District; and
6. Any other such agency or office the Advisory Board deems appropriate.

ARTICLE XII SUBDIVISION ORDINANCE AND ZONING ORDINANCE REVIEW

Developers of major subdivisions or planned unit developments shall designate on preliminary development plans, the existence of the Districts within one-half 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 delegate authority to oversee county land use planning, on the status, progress, and activities of the county's Voluntary Agricultural District program and to also coordinate the formation and maintenance of Districts with the county's

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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 office of the Register of Deeds, and any other office or agency the Advisory Board deems necessary:

Washington County has established 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, 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 obtained from the North Carolina Cooperative Extension Service office, the office of the Register of Deeds, the County Planning office, or the Natural Resources Conservation Service office.

B. Building Permit Registration

Washington County shall require persons applying for a building permit within one-half aerial miles of a Voluntary Agricultural District to sign the following statement, which shall be maintained at the office of the agency administering the ordinance on behalf of the Advisory Board:

"I have reviewed the most current Washington County Voluntary Agricultural District Map and I have understand that agricultural activities include, but are not limited to the following: pesticide spraying, manure spreading, machinery operations, livestock operations, burning, logging, and other common farming and forestry activities may take place in these districts any time during the day or night."

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**

Annual Report to the North Carolina Department of Agriculture and Consumer Services

A copy of this Ordinance shall be sent to the Office of the North Carolina Commissioner of Agriculture and Consumer Services, the Board of Commissioners, the County Office of North Carolina Cooperative Extension, and the Soil and Water Conservation District office after adoption. At least annually the Voluntary Agricultural District Board shall submit a written report to the Commissioner of Agriculture and Consumer Services on the county's Voluntary Agricultural District program, including the following information:

1. Number of landowners enrolled;
2. Number of acres enrolled;
3. Number of acres certified during the reporting period;
4. Number of acres denied during the reporting period;
5. Number of acres for which applications are pending;
6. Municipalities with which Memorandums of Understanding have been signed;
7. Municipalities that have adopted this Ordinance for the purpose of the county enforcing this Ordinance within their corporate boundaries;
8. Copies of any amendments to this Ordinance or Memorandums of Understanding signed with municipalities; and
9. Any other information the Advisory Board deems useful.

**ARTICLE XVI
LEGAL PROVISIONS**

A. Severability

If any article, section, subsection, clause, phrase, or portion of this Ordinance 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.

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B. Conflict with other ordinances and statutes

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

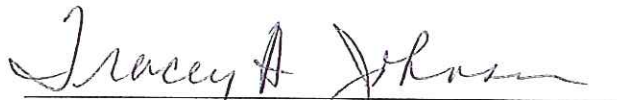
The Board of Commissioners may amend this Ordinance from time to time.

**ARTICLE XVII
ENACTMENT**

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

Adopted this the 7th day of November, 2011.

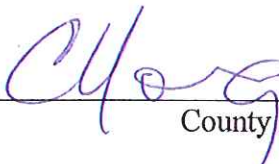
WASHINGTON COUNTY BOARD OF COMMISSIONERS


Chairperson

ATTEST:


Clerk to Board of Commissioners

Approved as to form:


County Attorney



Last updated on November 2, 2011