

## How to Join VAD/EVAD:

- Contact Buncombe County Soil and Water 828-250-4794 and talk to Ariel Dixon, the Farmland Preservation Coordinator
- Fill out VAD/EVAD agreement
- We determine if you have Highly Erodible Land Determination
- We turn in application to county Planning for approval.
- Ag Advisory Board approves application
- We enroll you in the program and bring Farmland Preservation district signage.

## Public Benefits of Agricultural Districts:

- Provides voluntary way to support conservation
- Conserves land without adding expense to local government
- Supports community rural heritage, and economy.
- Maintains scenic views and tourism based economic activity
- Supports clean air, water, fresh food, flowers and farm products.
- Provides wildlife habitat
- Maintains lower levels of traffic, noise and minimizes infrastructure burden on local government.



## Questions?

### Please Contact Us:

**Buncombe County Soil and Water**  
49 Mount Carmel Rd Suite 101  
Asheville, NC 28806

Ariel D. Zijp  
Farmland Preservation Coordinator  
Ariel.Zijp@buncombecounty.org  
(828) 250-4794

Visit us on the web:  
[www.buncombecounty.org/soil](http://www.buncombecounty.org/soil)



Buncombe County Soil and Water District Office



## VOLUNTARY AG DISTRICTS (VAD) & ENHANCED VAD

**BUNCOMBE COUNTY  
FARMLAND PRESERVATION**



## Buncombe County Farmland Preservation

The farmland preservation program encourages the voluntary preservation and protection of farmland from non-farm development. This is in recognition of the importance of agriculture to the economic and social life of North Carolina. This brochure focuses on the **Voluntary Ag District (VAD) and Enhanced Voluntary Ag District (EVAD)** component of the program.



## Voluntary Agricultural District

Voluntary Agricultural Districts (VADs) recognize the importance of agriculture to the wellbeing of North Carolina by encouraging voluntary preservation and protection of farmland from non-farm development. Enhanced Voluntary Ag District (EVAD) has a stricter development agreement. To be eligible, farmland, forestland and horticultural lands must meet the follow requirements.

### VAD Eligibility:

- Land must be part of PUV tax program or be determined eligible for PUV tax program.
- Land must be managed according to USDA Natural Resources Conservation Service guidelines with respect to highly erodible land.

### VAD Benefits:

- Increased protection from nuisance suits
- Water and sewer assessments may be waiver/ suspended.
- Signage to publicize land's enrollment in program

### VAD Requirements:

- Land is subject to conservation agreement that prohibits non-farm use for development for 10 years.
- The agreement can be revoked by the landowner at any time, with a short period of 30 day notice.



## Enhanced Voluntary Agricultural District

### EVAD Eligibility:

- EVAD has the same eligibility requirements as VAD.

### EVAD Benefits:

- Landowners are eligible to receive higher percentage of cost share under Ag-cost share program (as high as 90 percent)
- Utility assessments may be suspended or waived if land is in EVAD.

### EVAD Requirements:

- Land is subject to conservation agreement that prohibits non-farm use for development for 10 years (**agreement cannot be revoked during the time of the agreement**).