

Appendix A
Buncombe County Farmland Protection Plan Survey

Buncombe County is updating its Farmland Protection Plan. Your feedback and completion of this survey will help develop strategies to promote and preserve agriculture and open space. This survey is confidential and anonymous. Please only fill out one survey per landowner:

1. How long has your land been in your family?

- a) Less than 5 years
- b) Between 5 and 20 years
- c) Between 20 and 50 years
- d) More than 50 years

2: Please circle the top three agricultural uses of your land:

- a) Forestry
- b) Cattle/Other Livestock
- c) Hay/Silage/Feed Corn
- d) Landscape Ornamentals
- e) Other _____
- f) Vegetables
- g) Fruit Trees
- h) Other Horticulture
- i) Wildcrafted Herbs
- j) Hemp

3: Approximately how many acres of your land do you have in forestry or agricultural use (circle one)?

- a) Less than 25 acres
- b) More than 25 and less than 50
- c) More than 50 and less than 100
- d) More than 100 acres

4. Who primarily manages your land for agricultural production (circle one)?

- a) I manage it myself
- b) Someone else in my family
- c) I contract with someone to manage it for me
- d) I lease it to someone not in my family
- e) Other _____

5. Do you expect to sell some or all of your land in the next five years?

- a) Yes
- b) No
- c) Not Sure

6. Have you been contacted recently about selling your land for development? a) Yes b) No

7. Are you familiar with Voluntary Agricultural Districts (VADs) or the Buncombe County Farmland Preservation Program?

- a) Yes, I am very familiar
- b) Somewhat familiar but would like to know more
- c) Never heard of them and would like to know more
- d) Never heard of them and not interested

8. Are you familiar with voluntary agricultural conservation easements?

- a) Yes, I am very familiar
- b) Somewhat familiar but would like to know more
- c) Never heard of them and would like to know more
- d) Never heard of them and not interested

9. Do you have a transition plan for what will happen to your land after you pass on?

- a) Yes, I have it all worked out
- b) I have some ideas but have made no decisions
- c) I have never thought about a transition plan for my land
- d) No, I don't need a transition plan as I plan to sell my land before then
- e) Other (Please describe)_____

10. Would you like to know more about any of the following (circle all that apply)?

- a) Marketing my agricultural production
- b) Planning of generational transition of my land to family members
- c) Developing strategies to keep from selling my best farmland
- d) How best to sell my land for agricultural use
- e) Developing new products that I can grow and sell
- f) Other (Please describe)_____

11: What activities do you recommend the county engage in to help preserve agriculture and farmland in Buncombe County (circle two)?

- a) Promote programs that lower taxes on agricultural land
- b) Include agricultural lessons in public schools
- c) Educate the public on the importance of farming to our history and culture
- d) Promote local foods and farms
- e) Encourage participation in Voluntary Ag Districts and Conservation Easements
- f) Other (Please describe)_____

12: What are the three biggest obstacles to agriculture in the county (circle three)?

- a) Cost of inputs (seeds, fertilizers, etc)
- b) Finding farm labor
- c) Availability of land with prime soils
- d) Public awareness and understanding of agriculture
- e) Lack of local markets
- f) Lack of farmland/farmland prices
- g) Fertility/ erosion issues
- h) Lack of young farmers
- i) High start-up costs to farming
- j) Other please describe: _____

13: Would you like to attend a breakfast or dinner to learn more about farmland preservation?

- a) Yes
- b) No

If yes, please include your name, phone number, or email address:

Name:

Phone Number:

Email:

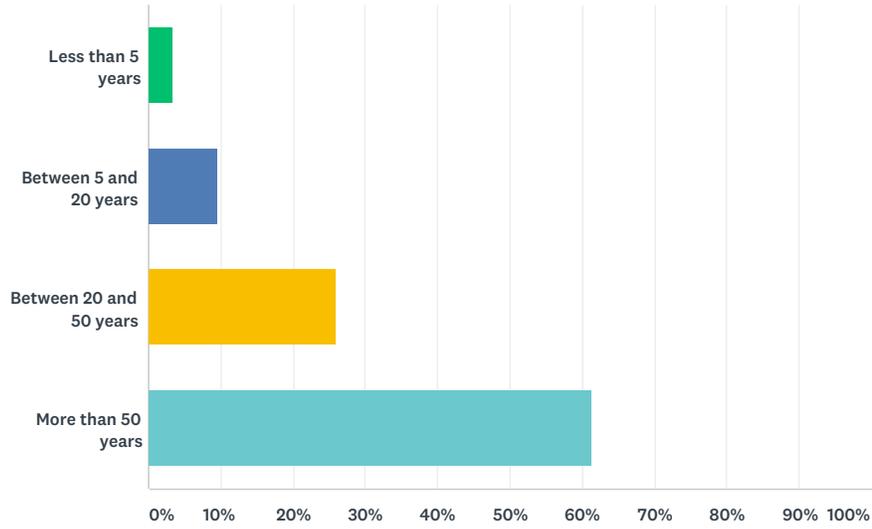
14: Is there anything else you would like us to know about agricultural and farmland protection for Buncombe County? Please use the space below:

THANK YOU for caring about the future of agriculture in Buncombe County! Please use the pre-stamped envelope to return completed questionnaires to:

Buncombe County Soil & Water
49 Mount Carmel Road
Asheville NC 28806

Q1 How long has your land been in your family?

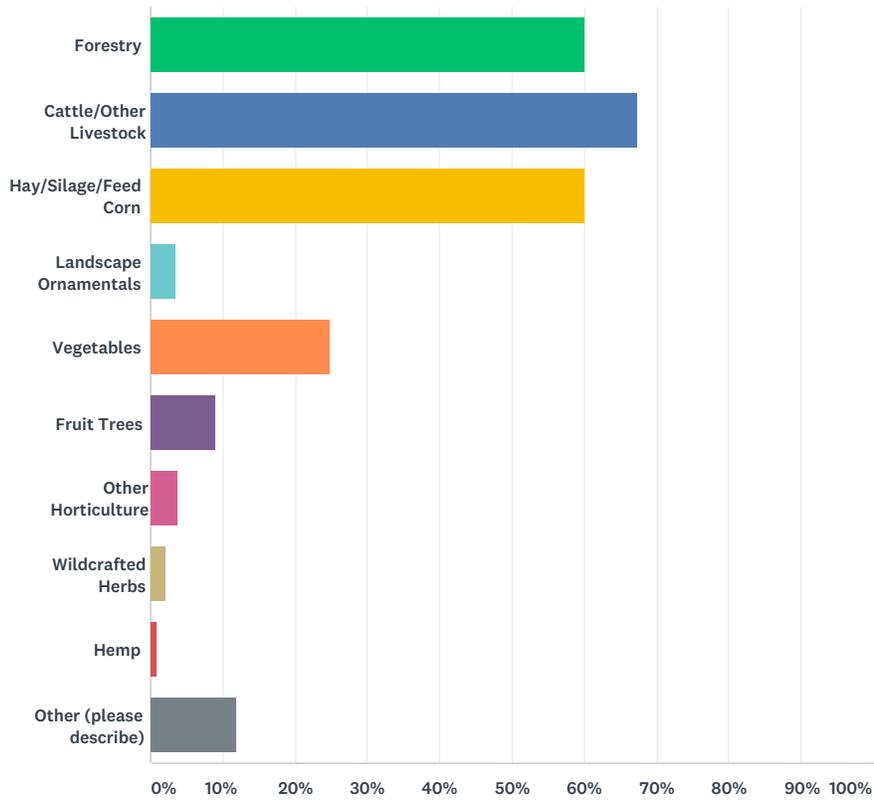
Answered: 336 Skipped: 18



ANSWER CHOICES	RESPONSES	
Less than 5 years	3.27%	11
Between 5 and 20 years	9.52%	32
Between 20 and 50 years	25.89%	87
More than 50 years	61.31%	206
TOTAL		336

Q2 Please circle the top three agricultural uses of your land:

Answered: 337 Skipped: 17



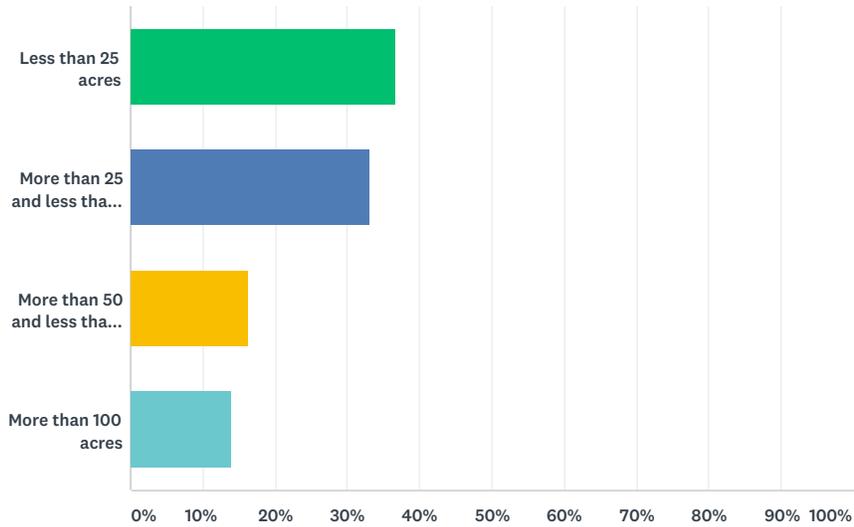
ANSWER CHOICES	RESPONSES
Forestry	59.94% 202
Cattle/Other Livestock	67.36% 227
Hay/Silage/Feed Corn	59.94% 202
Landscape Ornamentals	3.56% 12
Vegetables	24.93% 84
Fruit Trees	8.90% 30
Other Horticulture	3.86% 13
Wildcrafted Herbs	2.08% 7
Hemp	0.89% 3
Other (please describe)	11.87% 40
Total Respondents: 337	

#	OTHER (PLEASE DESCRIBE)	DATE
1	vineyards	11/13/2019 2:45 PM
2	none	11/13/2019 2:38 PM
3	fiber	11/13/2019 2:17 PM
4	agri-tourism	11/13/2019 2:10 PM
5	solar farm	11/4/2019 5:31 PM
6	mushrooms	11/3/2019 8:17 PM
7	tobacco	11/3/2019 8:12 PM

8	blueberries	11/3/2019 7:53 PM
9	shitake [sic] mushrooms, flowers - 4 acres	11/3/2019 7:45 PM
10	strawberries	11/3/2019 7:41 PM
11	eggs	10/24/2019 9:34 PM
12	pasture	10/24/2019 9:32 PM
13	vineyard - muscadine grapes	10/24/2019 8:20 PM
14	wildlife habitat	10/24/2019 8:09 PM
15	ginseng	10/24/2019 8:00 PM
16	wildlife	10/24/2019 7:58 PM
17	chickens	10/24/2019 7:49 PM
18	horses	10/24/2019 7:23 PM
19	[choice marked, but didn't write anything]	10/23/2019 3:02 PM
20	wildlife	10/23/2019 2:39 PM
21	fire wood	10/23/2019 2:34 PM
22	garden	10/23/2019 1:54 PM
23	chickens	10/21/2019 3:57 PM
24	forestry mgt plan	10/20/2019 9:13 PM
25	firewood production	10/20/2019 9:12 PM
26	honeybees	10/20/2019 9:00 PM
27	Dairy	10/20/2019 8:29 PM
28	none	10/20/2019 8:15 PM
29	sour wood (honey bees)	10/20/2019 8:11 PM
30	wildlife	10/19/2019 12:46 PM
31	pasture to rent	10/19/2019 12:43 PM
32	Christmas trees	10/17/2019 1:09 PM
33	apiary	10/17/2019 1:08 PM
34	Residence/Solar Energy	10/17/2019 1:05 PM
35	pasture	10/17/2019 12:53 PM
36	wildlife habitat	10/17/2019 12:49 PM
37	a few acres in trees	10/17/2019 12:38 PM
38	fish pond	10/17/2019 12:36 PM
39	christmas trees	10/17/2019 12:20 PM
40	Honey Production	10/15/2019 5:35 PM

Q3 Approximately how many acres of your land do you have in forestry or agricultural use?

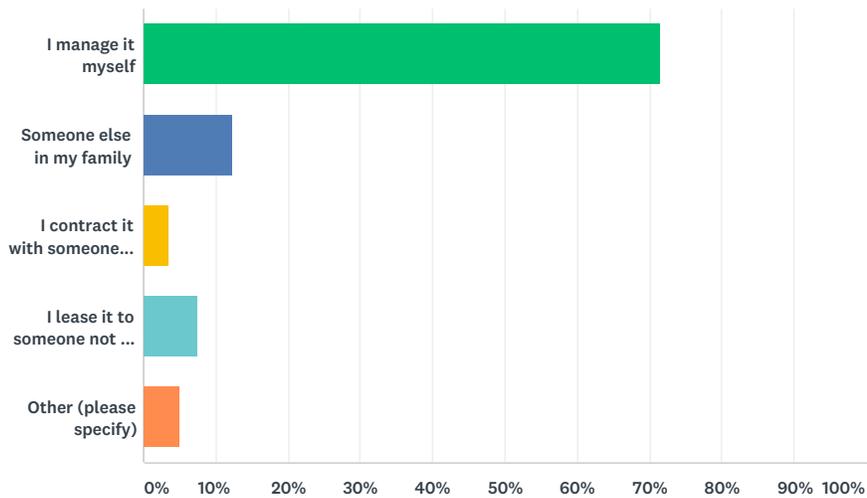
Answered: 333 Skipped: 21



ANSWER CHOICES	RESPONSES	
Less than 25 acres	36.64%	122
More than 25 and less than 50	33.03%	110
More than 50 and less than 100	16.22%	54
More than 100 acres	14.11%	47
TOTAL		333

Q4 Who primarily manages your land for agricultural production?

Answered: 334 Skipped: 20

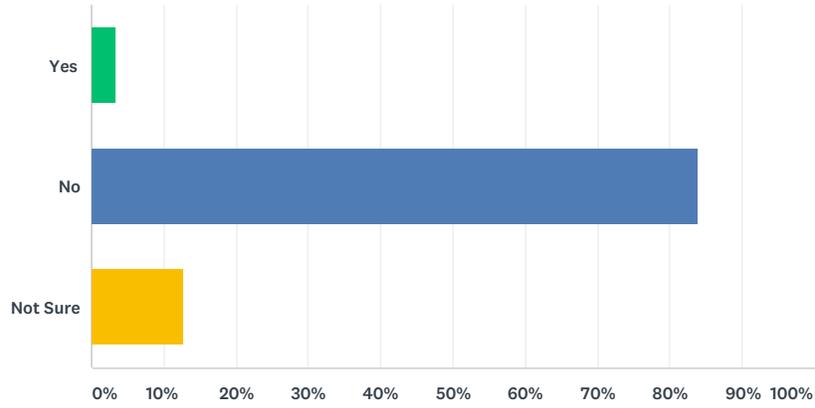


ANSWER CHOICES	RESPONSES
I manage it myself	71.56% 239
Someone else in my family	12.28% 41
I contract it with someone to manage it for me	3.59% 12
I lease it to someone not in my family	7.49% 25
Other (please specify)	5.09% 17
TOTAL	334

#	OTHER (PLEASE SPECIFY)	DATE
1	lease to family member	11/13/2019 2:19 PM
2	Mark Harris - Paul Young	11/3/2019 8:05 PM
3	my father and I	11/3/2019 8:00 PM
4	N/A	11/3/2019 7:35 PM
5	I have help	11/3/2019 7:31 PM
6	family manager	10/24/2019 8:35 PM
7	friends take care of land	10/24/2019 7:29 PM
8	forestry consultant	10/24/2019 7:27 PM
9	combination of myself and hired help	10/23/2019 3:06 PM
10	neighbor	10/23/2019 2:42 PM
11	my son and myself	10/23/2019 1:30 PM
12	I manage daily all family has input	10/21/2019 4:25 PM
13	neighbor uses property for cattle	10/21/2019 4:07 PM
14	my brother and I	10/21/2019 4:05 PM
15	rent to tomato grower	10/21/2019 12:11 PM
16	Manage it with my brother	10/21/2019 11:54 AM
17	N/A	10/20/2019 8:15 PM

Q5 Do you expect to sell some or all of your land in the next five years?

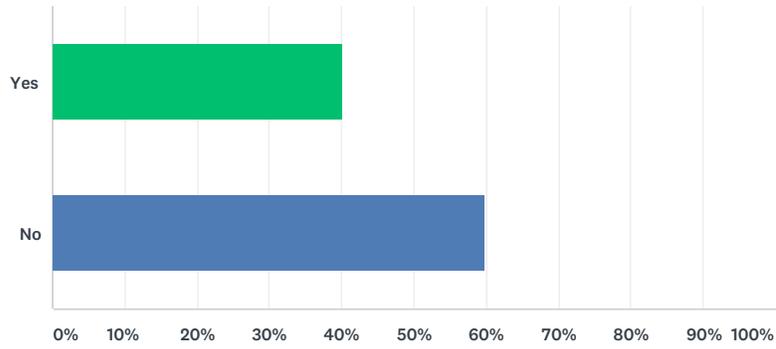
Answered: 337 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes	3.26%	11
No	83.98%	283
Not Sure	12.76%	43
TOTAL		337

Q6 Have you been contacted recently about selling your land for development?

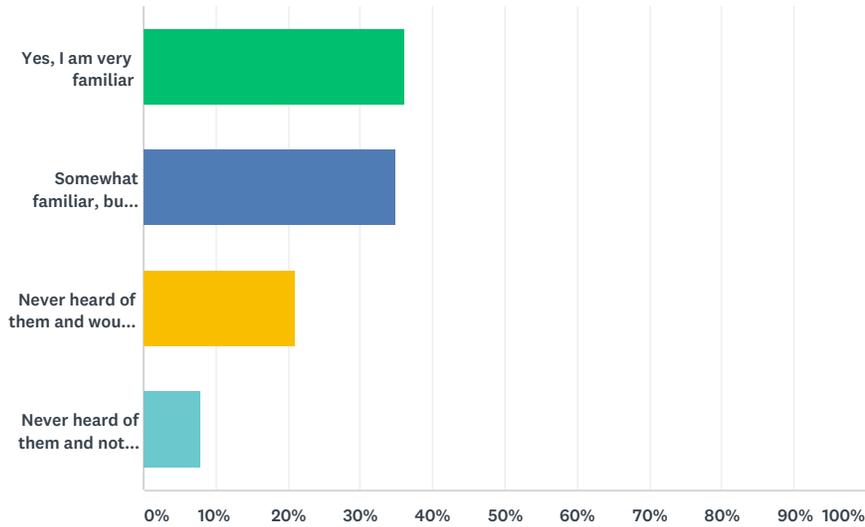
Answered: 336 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	40.18%	135
No	59.82%	201
TOTAL		336

Q7 Are you familiar with Voluntary Agricultural Districts (VADs?) or the Buncombe County Farmland Preservation Program?

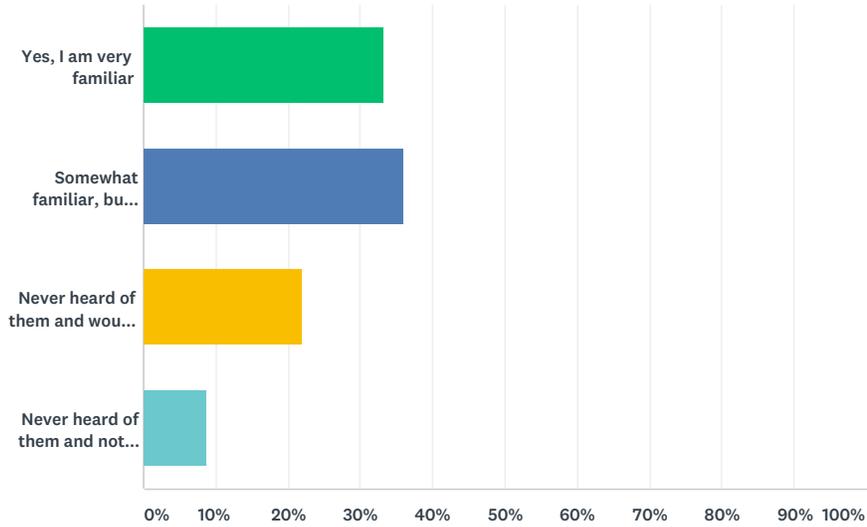
Answered: 338 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes, I am very familiar	36.09%	122
Somewhat familiar, but would like to know more	34.91%	118
Never heard of them and would like to know more	21.01%	71
Never heard of them and not interested	7.99%	27
TOTAL		338

Q8 Are you familiar with voluntary agricultural conservation easements?

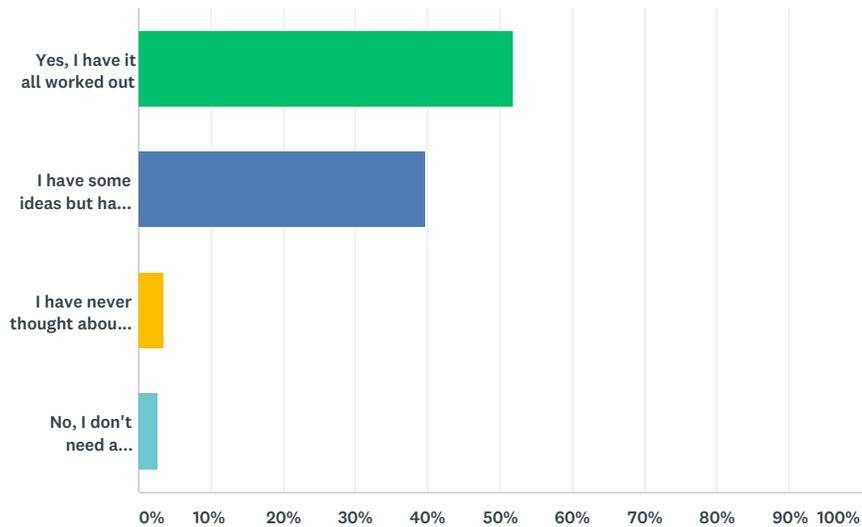
Answered: 333 Skipped: 21



ANSWER CHOICES	RESPONSES	
Yes, I am very familiar	33.33%	111
Somewhat familiar, but would like to know more	36.04%	120
Never heard of them and would like to know more	21.92%	73
Never heard of them and not interested	8.71%	29
TOTAL		333

Q9 Do you have a transition plan for what will happen to your land after you pass on?

Answered: 339 Skipped: 15

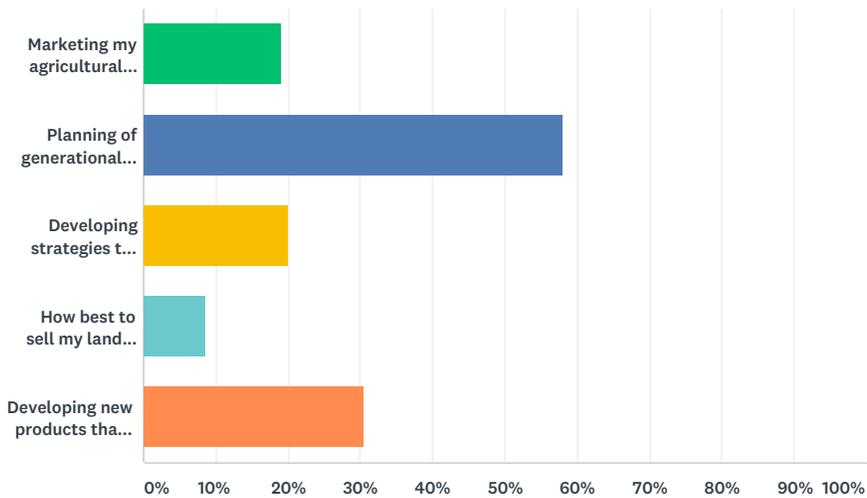


ANSWER CHOICES	RESPONSES
Yes, I have it all worked out	51.92% 176
I have some ideas but have made no decisions	39.82% 135
I have never thought about a transition plan for my land	3.54% 12
No, I don't need a transition plan, as I plan to sell my land before then	2.65% 9
TOTAL	339

#	OTHER (PLEASE DESCRIBE)	DATE
1	in a family limited partnership	11/4/2019 5:31 PM
2	would like help making one	11/3/2019 8:15 PM
3	Pass it to my children	11/3/2019 8:00 PM
4	we hope to pass on land to our children	11/3/2019 7:45 PM
5	Will gives place to my son - presently thinking about nature conservatory or similar program	10/24/2019 8:15 PM
6	not yet	10/23/2019 1:59 PM
7	3 daughters, two will sell one will not [rest illegible]	10/19/2019 12:43 PM
8	Estate Trust: Van Winkle Law - Attorneys for the Ageing [sic]	10/17/2019 12:49 PM
9	pass onto family	10/17/2019 12:24 PM

Q10 Would you like to know more about any of the following?

Answered: 209 Skipped: 145



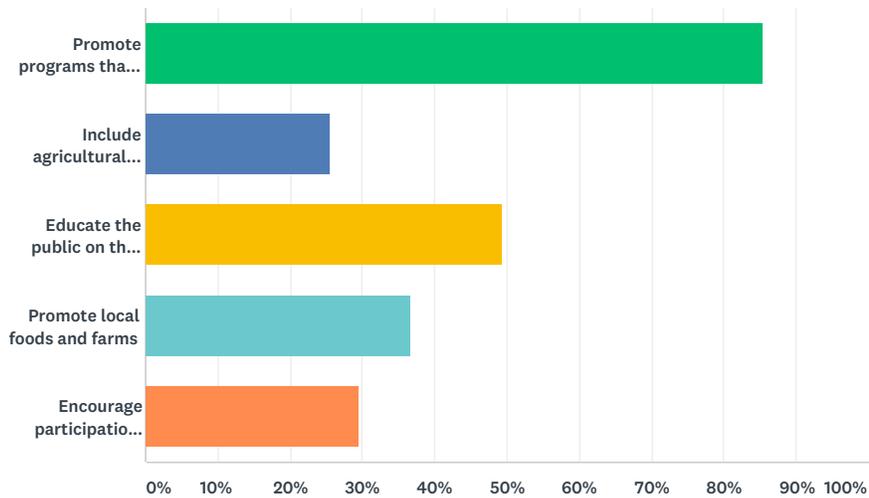
ANSWER CHOICES	RESPONSES
Marketing my agricultural production	19.14% 40
Planning of generational transition of my land to family members	57.89% 121
Developing strategies to keep from selling my best farmland	20.10% 42
How best to sell my land for agricultural use	8.61% 18
Developing new products that I can grow and sell	30.62% 64
Total Respondents: 209	

#	OTHER (PLEASE DESCRIBE)	DATE
1	leasing land for agricultural purposes	11/13/2019 2:33 PM
2	No	11/4/2019 5:34 PM
3	no thank you	11/3/2019 8:03 PM
4	hemp cultivation and processing	11/3/2019 7:52 PM
5	ways Buncombe County support agritourism	11/3/2019 7:45 PM
6	Protecting land from development after I pass	11/3/2019 7:31 PM
7	not interested	10/24/2019 9:33 PM
8	See 9 above	10/24/2019 8:15 PM
9	all of the above	10/24/2019 7:36 PM
10	transfer land into conservation easements	10/24/2019 7:23 PM
11	[choice marked, but nothing written]	10/23/2019 2:49 PM
12	grow tobacco again for profit	10/23/2019 1:54 PM
13	not sure!	10/23/2019 1:41 PM
14	finding help to assist vs. in keeping it	10/23/2019 1:27 PM
15	No	10/21/2019 4:23 PM
16	none	10/21/2019 4:12 PM
17	Not applicable	10/21/2019 3:53 PM
18	cost share and grants for sustainable agriculture practices	10/20/2019 9:16 PM
19	N/A	10/20/2019 8:38 PM
20	N/A	10/20/2019 8:15 PM
21	Preserving the mountain without development	10/19/2019 12:36 PM

22	I just want to make sure it goes to my 3 children	10/17/2019 1:20 PM
23	? not sure	10/17/2019 1:16 PM
24	I wish to keep it as is	10/17/2019 1:01 PM
25	none	10/17/2019 12:55 PM
26	establishing permanent wildlife habitat	10/17/2019 12:49 PM
27	N/A	10/17/2019 12:43 PM
28	forestry management benefits	10/15/2019 6:34 PM

Q11 What activities do you recommend the county engage in to help preserve agriculture and farmland in Buncombe County (circle two)?

Answered: 336 Skipped: 18



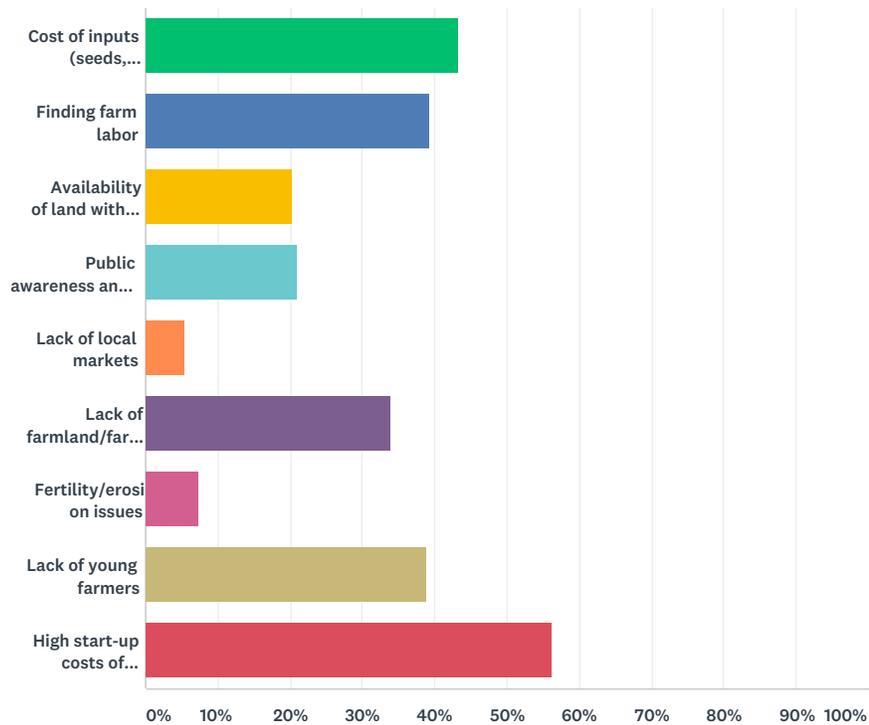
ANSWER CHOICES	RESPONSES
Promote programs that lower taxes on agricultural land	85.42% 287
Include agricultural lessons in public schools	25.60% 86
Educate the public on the importance of farming to our history and culture	49.40% 166
Promote local foods and farms	36.61% 123
Encourage participation in Voluntary Ag Districts and Conservation Easements	29.46% 99
Total Respondents: 336	

#	OTHER (PLEASE DESCRIBE)	DATE
1	Somehow making it a financial incentive to conserve land	11/13/2019 2:40 PM
2	1. Support farmers to move away from pesticides, herbicides and chemical fertilizer. 2. Support farmers to eliminate food waste while also eliminating hunger in our region. 3. Support silvopasture as a better way to raise cattle.	11/4/2019 5:47 PM
3	Lower income tax/gains on land sold for agricultural use. For example: buyer required to sign a 20 yr non-development clause	11/4/2019 5:08 PM
4	Let the Forest Services talk to public schools about preventing forest fire. Preventing (?) damages done by fire in our forest.	11/4/2019 5:02 PM
5	Taxes	11/3/2019 8:05 PM
6	Have a skilled agent come to property and evaluate the following: 1) crop selection and production for optimal income; 2) types of sprays, fertilizers and insect control that are in line with organic growing operations; and 3) financial conservations (land loans, lease options and business plans).	11/3/2019 7:40 PM
7	pay cash for development rights	11/3/2019 7:27 PM
8	develope [sic] a strategy to assist older farmers with legal costs and info concerning "b" in #10 above	11/3/2019 7:24 PM
9	ease restriction and remap 100 year flood plans	11/3/2019 7:16 PM
10	Thanks for what you do	10/24/2019 8:18 PM
11	do some sort of inovate [sic] zoning	10/24/2019 8:15 PM
12	educate about permanent conservation easements	10/24/2019 8:09 PM
13	not interested in any government oversite [sic]	10/24/2019 7:58 PM
14	Zoning to prevent development	10/24/2019 7:20 PM
15	Limit large (10 units or more) development. DISALLOW forestry and forest clearing for other them farming (including equestrian)	10/23/2019 2:57 PM

16	tobacco is the only crop that has been in our area that you can get for the most money per acre. I don't think there is nothing that we can grow that will replace it.	10/23/2019 1:54 PM
17	Keep farms going as best we can	10/23/2019 1:35 PM
18	Train kids in public schools to learn how to help farmers keep their land and skills!	10/23/2019 1:27 PM
19	press the point no farm no food!	10/21/2019 4:25 PM
20	free soil testing	10/21/2019 4:04 PM
21	All are important, it is hard to farm full time, without it being a second job	10/21/2019 3:50 PM
22	I think we need to increase the penalty for change of use and if present use changes from PUV to housing, the backpay should go into a special fund to increase farmland conservation. Like Cabarrus County does it and Wake County is trying and I have tried w/ Buncombe. The last 3 years would provide close to 1/4 million \$\$.	10/21/2019 12:05 PM
23	Create agricultural districts w/ no property tax for active farms in those ag. districts	10/21/2019 11:59 AM
24	zoning!	10/20/2019 9:16 PM
25	Give up - farming is not the highest/best use of land in Buncombe County	10/20/2019 9:00 PM
26	If farmland is not passed down from generation to generation - getting into farming is too expensive to get into - equipment is way too expensive, young farmers can not pay 25 35 40 thousand dollars an acre and farm a profit - labor and more tax breaks would be only 1 of many things that need to happen	10/20/2019 8:53 PM
27	Sales tax exemption reinstated for small farmers	10/20/2019 8:38 PM
28	Reduce permitting for wells, bridges across interior creeks, burning for land clearing after cutover	10/20/2019 8:33 PM
29	Our children have no idea where foods generate or how labor intensive. Unless farmers are encouraged from childhood on We will be depending on other countries for our Food. (Scary [sic] thought) Need to make farming VERY APPEALING!!	10/20/2019 8:27 PM
30	I wish I knew the best path for government	10/19/2019 12:36 PM
31	Have a tax reduction that is carried over to my children so that they can afford to keep our property	10/19/2019 12:20 PM
32	Please note: under present use tax relief for more than 20 acres there is a requirement for a forestry management plan. That may call for further harvest. This is a [bad thing] to landholders who do not want to harvest timber. I would like to see this [motion?] changed.	10/17/2019 12:43 PM
33	No Opinion	10/17/2019 12:30 PM
34	Shut the gate from North and South	10/17/2019 12:28 PM
35	promote forestry	10/17/2019 12:24 PM
36	zoning	10/17/2019 12:18 PM
37	Problem is broader than this county. Prices no \$ in any farm at the moment	10/15/2019 6:33 PM
38	The Present Use Value (PUL) Program	10/15/2019 5:27 PM

Q12 What are the three biggest obstacles to agriculture in the county (circle three)?

Answered: 331 Skipped: 23



ANSWER CHOICES	RESPONSES
Cost of inputs (seeds, fertilizers, etc.)	43.20% 143
Finding farm labor	39.27% 130
Availability of land with prime soils	20.24% 67
Public awareness and understanding of agriculture	20.85% 69
Lack of local markets	5.44% 18
Lack of farmland/farmland prices	33.84% 112
Fertility/erosion issues	7.25% 24
Lack of young farmers	38.97% 129
High start-up costs of farming	56.19% 186
Total Respondents: 331	

#	OTHER (PLEASE DESCRIBE)	DATE
1	Land prices too high	11/13/2019 2:42 PM
2	not sure - I am not a farmer but the granddaughter of one, and am in deep debt to preserve the land. I would like to know how to make a profit off the land, but not by selling or developing!	11/13/2019 2:33 PM
3	beef cattle burgers WNC Regional Market	11/13/2019 2:29 PM
4	efforts by government to encourage [illegible]	11/13/2019 2:27 PM
5	land farmed already very hardworking family members	11/13/2019 2:06 PM
6	property taxes on farm land	11/13/2019 2:00 PM
7	System is set up for those that apply for and write grants! Grants should not be allowed after 2 years allowing other hardworking kids access.	11/4/2019 5:08 PM
8	wild game consuming my food corn	11/4/2019 5:02 PM

9	global warming - farming	11/4/2019 4:57 PM
10	Urban development or arable (farmable) land	11/3/2019 8:08 PM
11	low profit margin - low expectations of food costs from the public	11/3/2019 7:45 PM
12	securing a low interest loan for land	11/3/2019 7:40 PM
13	Need a stable crop to replace tobacco	11/3/2019 7:31 PM
14	overcrowding from adjacent land development	11/3/2019 7:20 PM
15	low income vs costs	11/3/2019 7:17 PM
16	too many restrictions on waterways - should be able to "work" in creek if needed	11/3/2019 7:16 PM
17	Profitability - Living wage for new young organic farmers. We need to educate the public about why local sustainable food costs more, and why it's important	10/24/2019 9:33 PM
18	old age	10/24/2019 8:39 PM
19	educate about riparian buffers to reduce sediment in streams	10/24/2019 8:09 PM
20	government regulations	10/24/2019 8:00 PM
21	N/A	10/24/2019 7:58 PM
22	Cost of essential equipment	10/24/2019 7:42 PM
23	do not know	10/24/2019 7:31 PM
24	Land has higher value as non-agriculture	10/24/2019 7:23 PM
25	No money!!!	10/23/2019 2:47 PM
26	no local services (feed mills, fert, or lime spread) no slaughter houses	10/23/2019 1:59 PM
27	low prices for finished goods and cattle	10/23/2019 1:42 PM
28	no skilled help	10/23/2019 1:27 PM
29	cattle prices too too low can't make it	10/21/2019 4:04 PM
30	County Commissioners!	10/21/2019 3:52 PM
31	time it takes of all consuming labor before turning a profit or even making a dime	10/21/2019 12:05 PM
32	property taxes force land to be sold	10/20/2019 9:08 PM
33	N.A. for forestry	10/20/2019 9:03 PM
34	All of the above	10/20/2019 8:41 PM
35	All of the above are important. How could a young farmers begin to compete with developers over property prices?	10/20/2019 8:27 PM
36	from coss of farmland to development	10/19/2019 12:50 PM
37	too much development - slowdown!	10/17/2019 1:36 PM
38	exotic invasive	10/17/2019 1:14 PM
39	Profit margin	10/17/2019 1:11 PM
40	Property taxes	10/17/2019 1:08 PM
41	I don't know	10/17/2019 1:05 PM
42	taxes	10/17/2019 12:51 PM
43	No Opinion	10/17/2019 12:30 PM
44	No Opinion	10/17/2019 12:28 PM
45	Price of selling product too low	10/15/2019 6:38 PM
46	Prices of products your [sic] selling	10/15/2019 6:33 PM
47	Cow feed	10/15/2019 6:05 PM
48	Influx of population leading to land grabs by developers for housing	10/15/2019 5:41 PM
49	Tax assessments	10/15/2019 5:39 PM

Appendix C
BUNCOMBE COUNTY
FARMLAND PRESERVATION
CONSERVATION EASEMENT RANKING

Landowner: _____ Address: _____
 Tax Lot PIN: _____ Phone: _____
 Number of Acres: _____

Site Assessment Points: _____
 Soil Assessment Points: _____
 Total Easement Points: _____

Site Assessment:	Points
1. Tract Size (weight 200 points)	_____
1 point per acre up to 200	
2. Percentage of Tract in Agriculture or Open Space (weight 100 points)	_____
1 point per percentage point in production or open space	
3. Proximity to Public Water/Sewer (weight 50 points)	_____
Existing service area adjacent	50
Existing or planned service area within ¼ mile	40
Existing or planned service area within ½ mile	30
Existing or planned service area within 1-mile radius	20
No existing or planned service area within 1-mile radius	10
4. Probability of Conversion (weight 100 points)	_____
Property subject to potential forced sale	100
Property subject to estate settlement sale	75
Property actively marketed for voluntary sale	50
5. Proximity to planned development (weight 50 points)	_____
Non-agricultural development planned adjacent	50
Non-agricultural development planned within ¼ mile	40
Non-agricultural development planned within ½ mile	30
Non-agricultural development planned within 1 mile	20
Planned agriculture within 1 mile	10
6. Proximity to agricultural preservation areas (APA) (weight 50 points)	_____
Included in or adjacent to APA	50
APA within ¼ mile	40
APA within ¼ to ½ mile	30
APA more than ½ mile	20

7.	Capital investment in farm operation (weight 200 points). (Dwellings are not included in this determination other than employee housing)		_____
	Substantial capital investment within past 5 years	200	
	Substantial capital investment within past 10 years	100	
	Substantial capital investment within past 15 years	50	
8.	Historic, scenic, environmental qualities (weight 50 points)		_____
	Exceptional features favorable to preservation (National Register of Historic Places, exceptional scenic contribution on major highway corridor, exceptional or special environmental circumstances).	50	
	Significant features favorable to preservation (Historic Site Survey, significant scenic contribution on rural roads, significant environmental circumstances).	40	
	Features favorable to preservation (Significant, but undocumented historic features, moderate localized scenic contribution and/or limited but recognized environmental features favorable to preservation).	30	_____

Site Assessment Points

Soil Assessment:

9.	Conservation Program (weight 200 points)		_____
	A score of two ranking points per percentage point of land meeting the “T” formula of conservation is given up to a maximum of 200 points		
10.	Specialty products (weight 50 points)		_____
	A score of one-half a ranking point per percentage point of land used for production of a locally unique crop or product up to a maximum of 50 points.		
11.	Soil Types		_____

Soil Assessment Points

Total Points

Appendix D

Total Funding Leveraged with Buncombe County Conservation Easement Funding

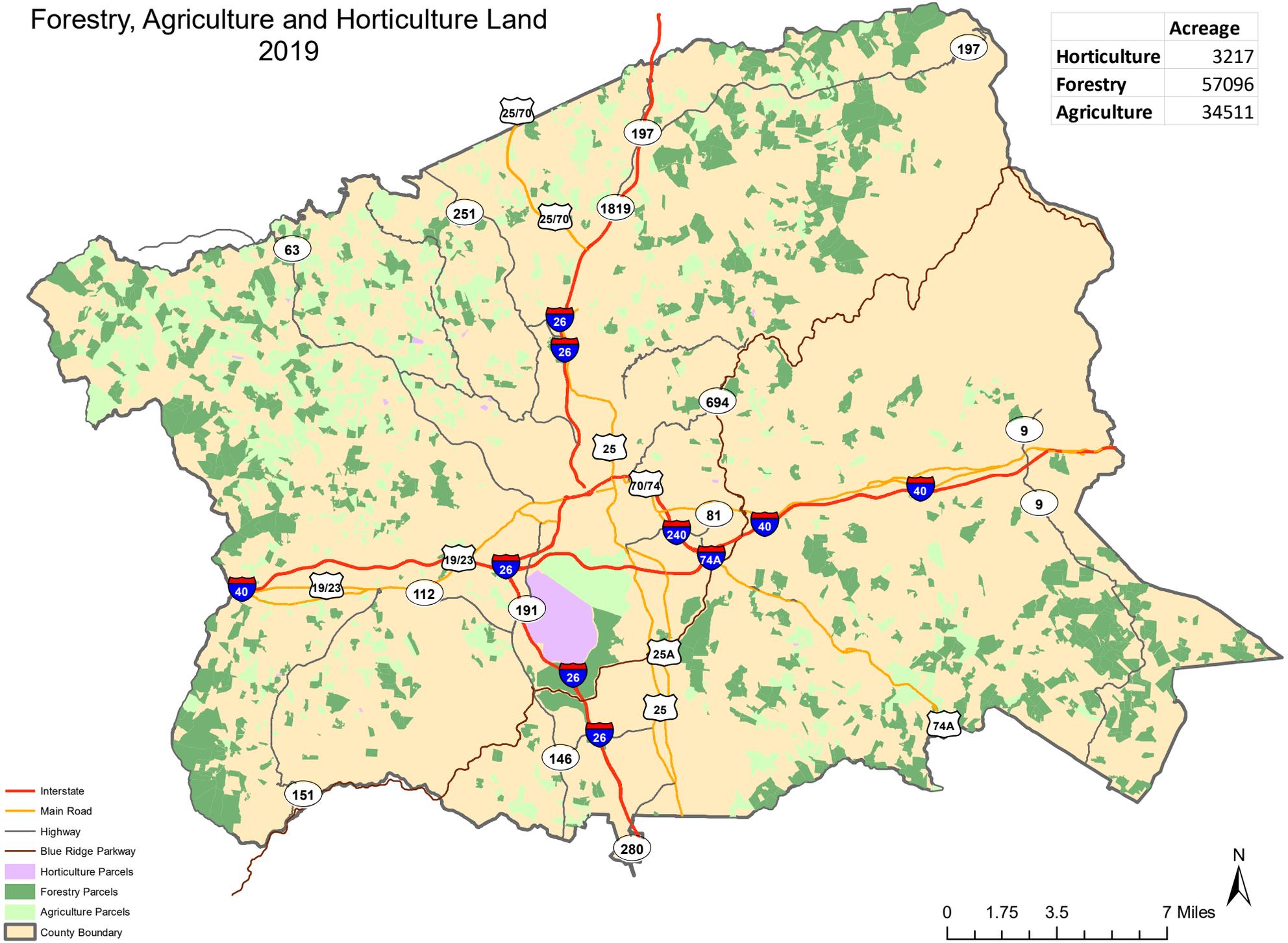
Years	Acres protected	Charitable Gift value	PP	BC PP	BC TC	CTNC	NCDA/NC DOT	USDA NRCS	Private Donations
2005	84.96	\$ 640,000.00	\$ -	\$ 17,640.00	\$ -	\$ -	\$ -	\$ -	\$ -
2006	124.41	\$ 990,000.00	\$ -	\$ 31,496.80	\$ -	\$ -	\$ -	\$ 236,694.50	\$ -
2007	1,108.60	\$ 6,603,135.00	\$1,639,615.00	\$ 1,518,924.23	\$ 110,736.67	\$ -	\$ 10,818.62	\$ -	\$ 759,807.50
2008	921.32	\$ 3,983,400.00	\$4,255,600.00	\$ 1,356,500.00	\$ 154,094.00	\$ -	\$ 422,100.00	\$ -	\$2,477,000.00
2009	1,492.81	\$ 8,350,144.00	\$2,856,156.00	\$ 2,052,361.00	\$ 184,909.50	\$ -	\$ 200,000.00	\$ -	\$ 953,078.00
2010	223.04	\$ 1,647,644.00	\$1,186,706.00	\$ 184,000.00	\$ 35,000.00	\$ 365,206.00	\$ 391,400.00	\$ 246,100.00	\$ -
2011	735.31	\$ 2,121,000.00	\$ 24,000.00	\$ 429,489.00	\$ 27,650.00	\$ -	\$ -	\$ 298,026.00	\$ -
2012	763.71	\$ 2,128,152.00	\$ 541,448.00	\$ 381,275.00	\$ 180,162.23	\$ -	\$ 171,455.00	\$ 394,900.00	\$ 465,273.00
2013	545.52	\$ 1,817,568.00	\$1,257,432.00	\$ 69,300.00	\$ 118,343.45	\$ 227,940.00	\$ 455,330.00	\$ 507,749.00	\$ 108,913.00
2014	268.21	\$ 621,500.00	\$ 910,500.00	\$ -	\$ 105,185.90	\$ -	\$ 262,737.00	\$ 260,500.00	\$ 392,263.00
2015	566.00	\$ 2,084,117.00	\$2,055,883.00	\$ 77,000.00	\$ 205,027.50	\$ 535,000.00	\$ 176,000.00	\$ 358,000.00	\$ 864,922.00
2016	48.76	\$ 200,000.00	\$ -	\$ -	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -
2017	130.55	\$ 422,000.00	\$ 268,000.00	\$ -	\$ 64,049.60	\$ -	\$ 72,000.00	\$ 108,000.00	\$ 120,000.00
2018	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2019	425.76	\$ 1,307,550.00	\$1,508,450.00	\$ -	\$ 132,500.00	\$ 468,450.00	\$ 157,500.00	\$ 595,000.00	\$ 303,500.00
2020	97.78	\$ 235,000.00	\$ 410,000.00	\$ -	\$ 25,000.00	\$ -	\$ -	\$ 273,333.00	\$ 150,065.00
2021	592.48	\$ -	\$ 258,495.00	\$ -	\$ 276,820.00	\$ 258,495.00	\$ 10,000.00	\$ -	\$ -
	Acres protected	Charitable Gift value	PP	BC PP	BC TC	CTNC	NCDA/NC DOT	USDA NRCS	Private Donations
Total	8,129.22	\$33,151,210.00	\$17,172,285.00	\$6,117,986.03	\$1,644,478.85	\$1,855,091.00	\$2,329,340.62	\$3,278,302.50	\$6,594,821.50

Total Funding	Total
Total Buncombe County Contributions	\$ 7,762,464.88
Total Cash Leveraged By Buncombe	\$ 14,057,555.62
Total Landowner Charitable Gift Leveraged By Buncombe	\$ 33,151,210.00
Total Amount Leveraged by Buncombe	\$ 47,208,765.62

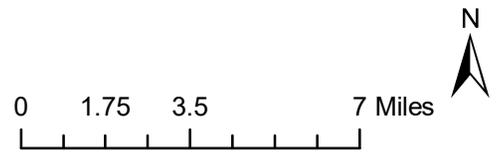
<u>Table Key</u>
PP = Purchase Price
BC = Buncombe County
TC = Transaction Cost
NCDA ADPPTF = NCDA Agricultural Development and Farmland Preservation Trust Fund
USDA NRCS = USDA Natural Resource Conservation Service

Forestry, Agriculture and Horticulture Land 2019

	Acreage
Horticulture	3217
Forestry	57096
Agriculture	34511

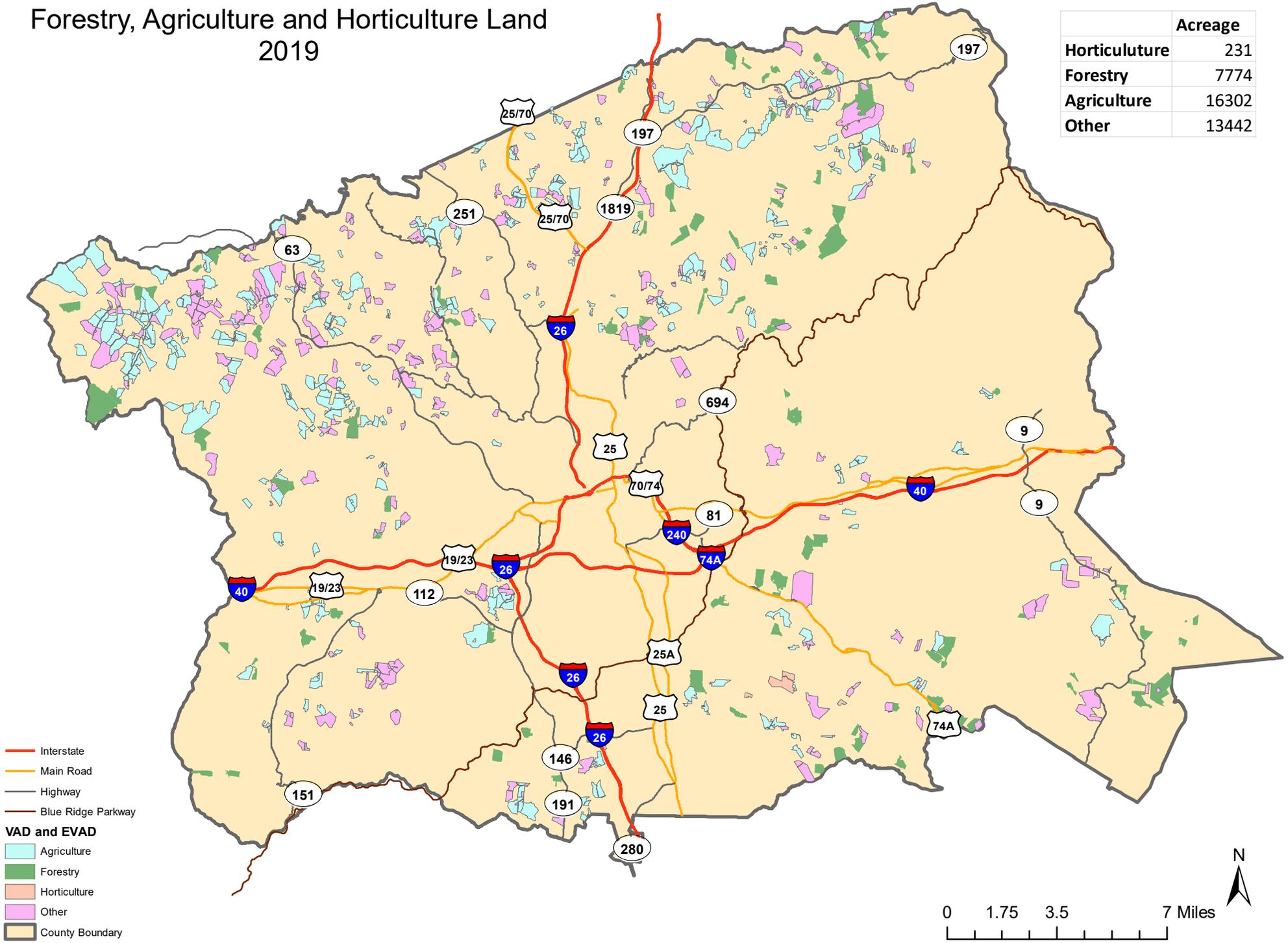


- Interstate
- Main Road
- Highway
- Blue Ridge Parkway
- Horticulture Parcels
- Forestry Parcels
- Agriculture Parcels
- County Boundary

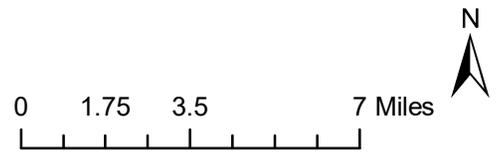


Forestry, Agriculture and Horticulture Land 2019

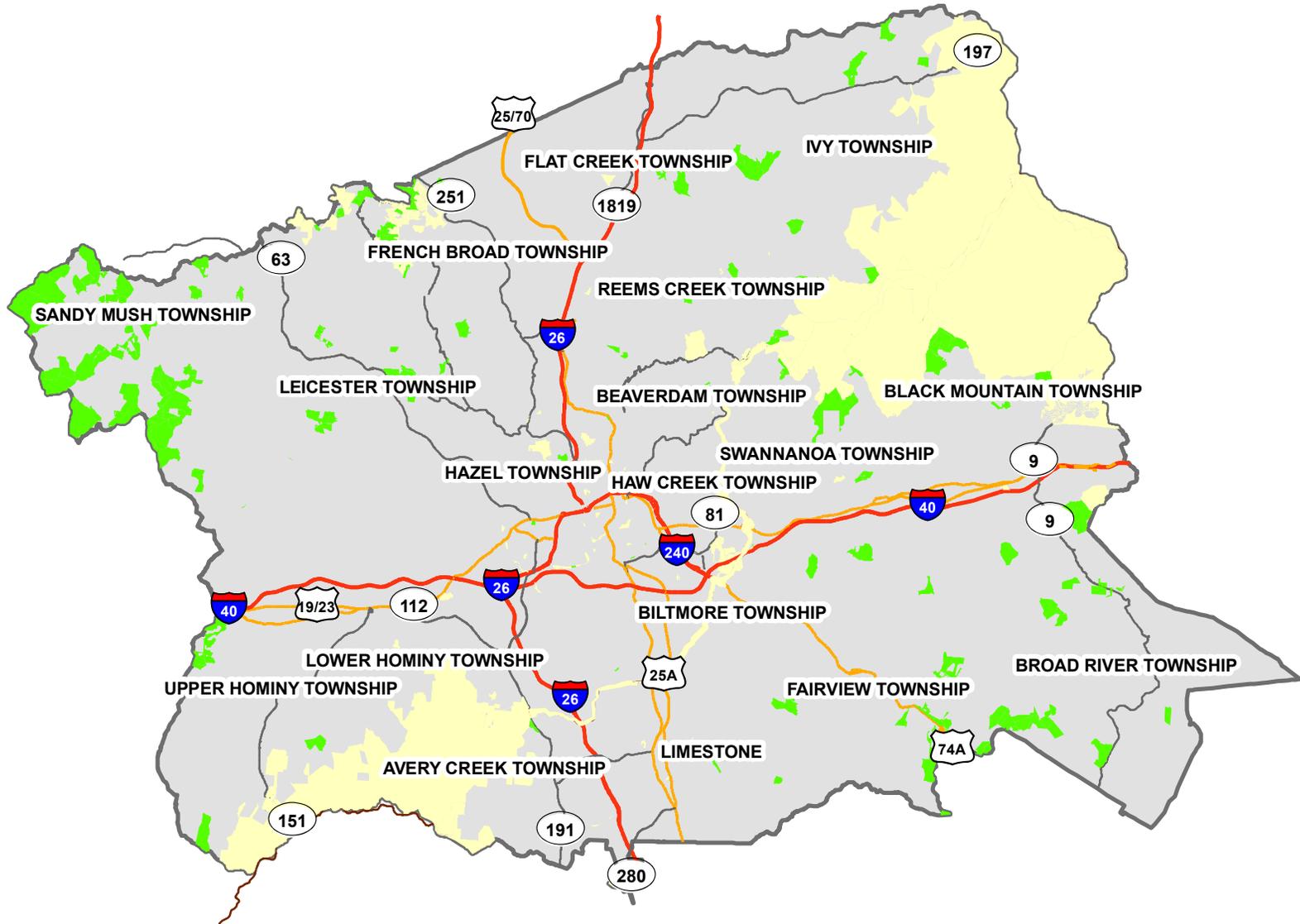
	Acreage
Horticulture	231
Forestry	7774
Agriculture	16302
Other	13442



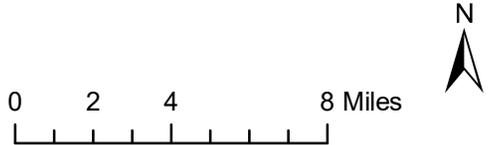
- Interstate
- Main Road
- Highway
- Blue Ridge Parkway
- VAD and EVAD**
- Agriculture
- Forestry
- Horticulture
- Other
- County Boundary



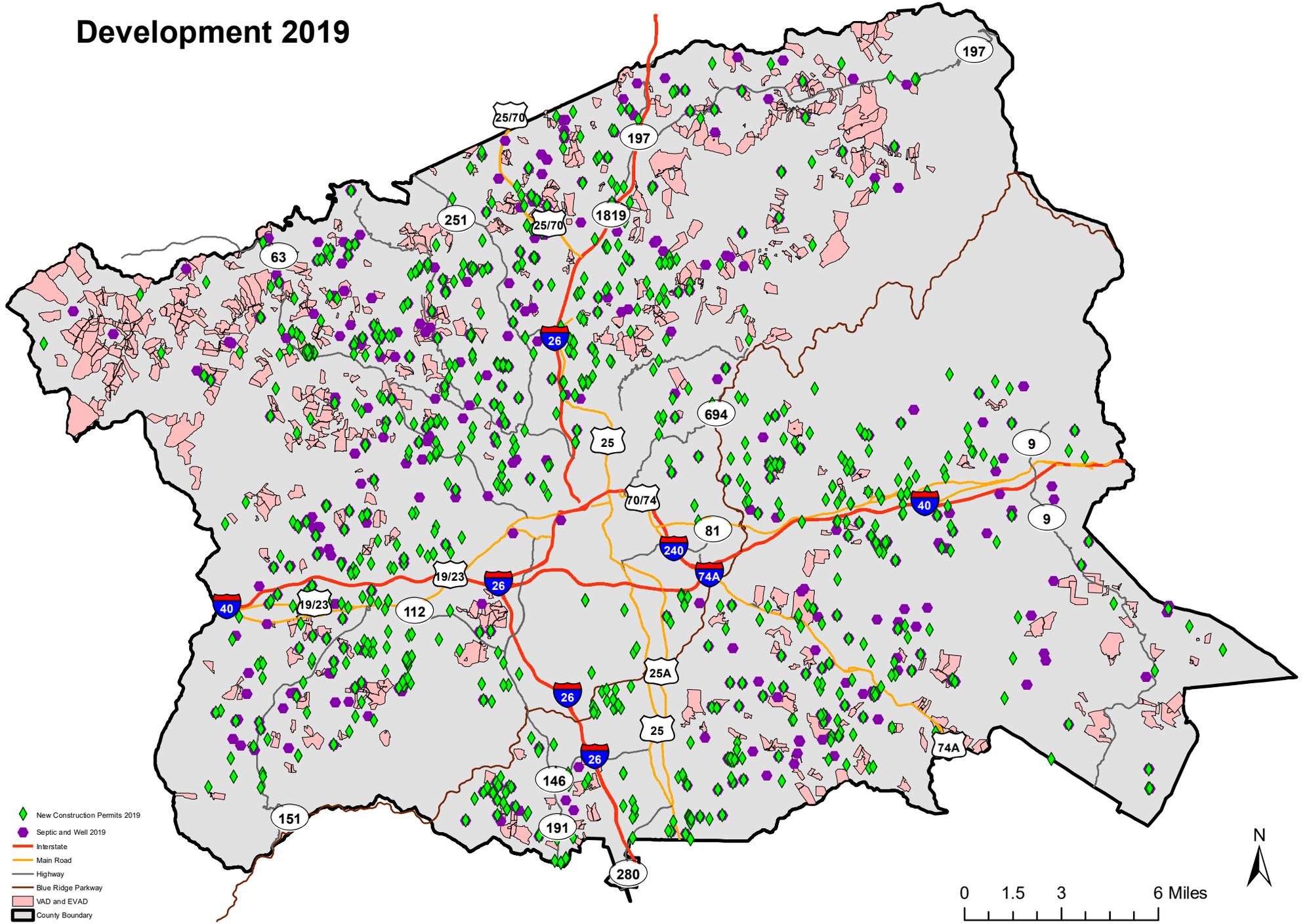
Conserved Land



- Conserved Land**
- Private
 - Public
 - Interstate
 - Main Road
 - Highway
 - Blue Ridge Parkway
 - County Boundary



Development 2019



- ◆ New Construction Permits 2019
- Septic and Well 2019
- Interstate
- Main Road
- Highway
- Blue Ridge Parkway
- VAD and EVAD
- ▭ County Boundary

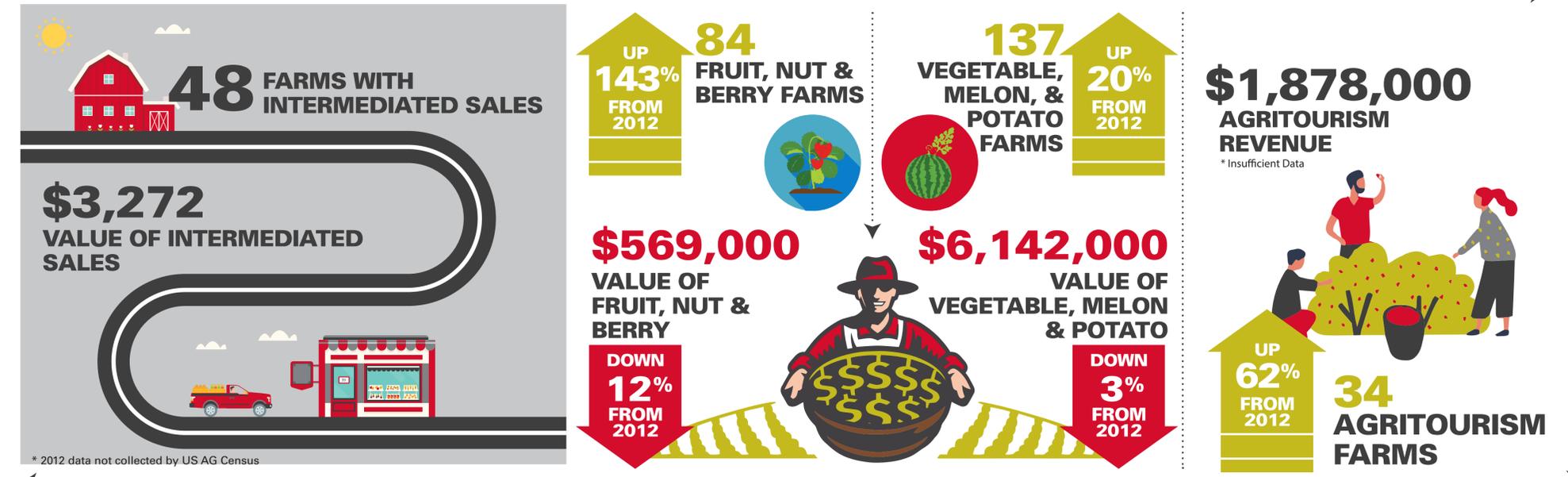
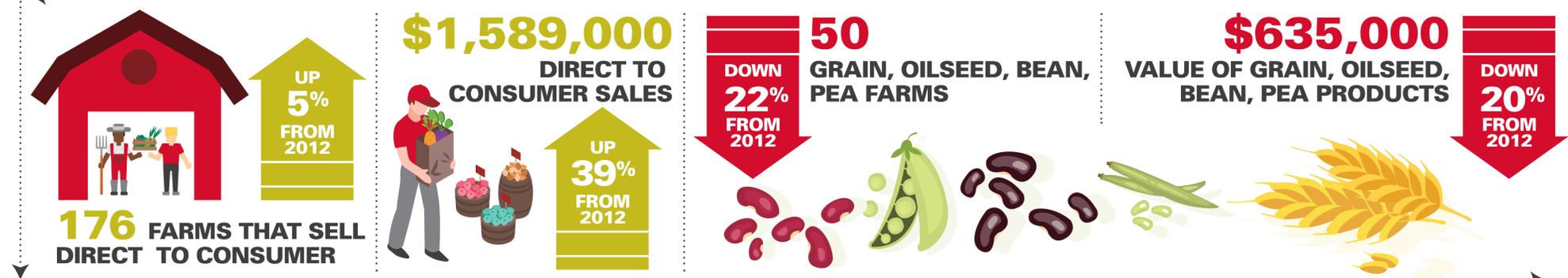
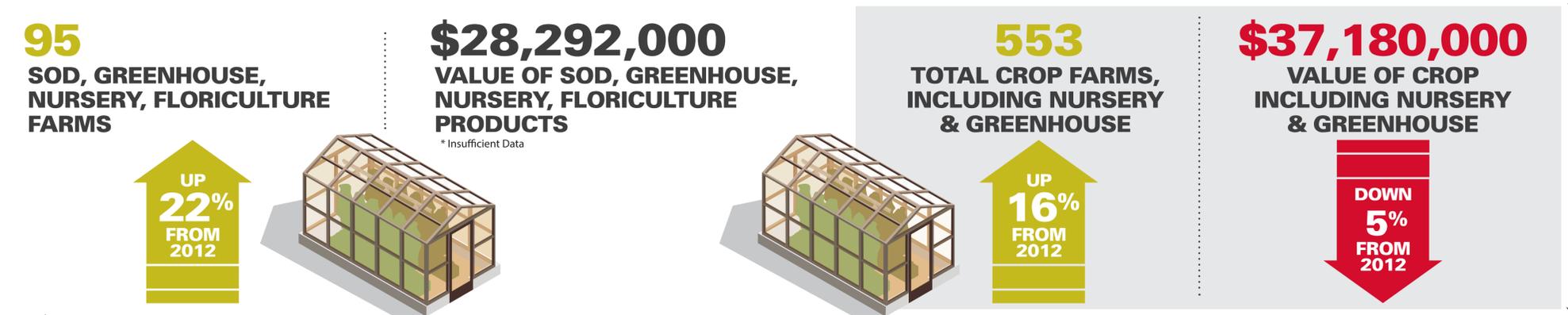
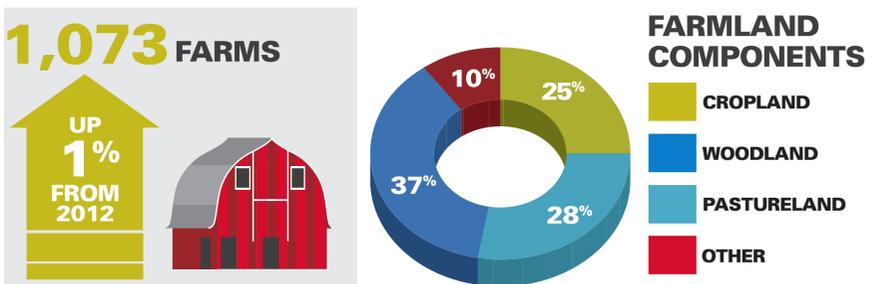
0 1.5 3 6 Miles



Buncombe County

LOCAL FARMS AND FOOD PROFILE

DATA FROM 2017 & 2012 USDA CENSUS. MORE INFO AT GO.NCSU.EDU/AGCENSUS



Agriculture as Economic Development



North Carolina's agricultural industry, including food, fiber and forestry, contributes \$91.9 billion to the state's economy, accounts for more than 17 percent of the state's income, and employs 17 percent of the workforce. *

North Carolina is one of the most diversified agriculture states in the nation. The state's 46,418 farmers grow over 80 different commodities, utilizing 8.4 million of the state's 31 million acres to furnish consumers a dependable and affordable supply of food and fiber. The state ranks eighth nationally in Total Market Value of Agricultural Products Sold. Net income per farm in the state is over \$86,645.

This Local Food and Farms infographic is designed for economic developers, planners, local food advocates, and community members to understand the impact of their county and region to the overall NC agricultural economic impact. The economic indicators provided here can help local governments as they design ways to support agricultural businesses as key components of vibrant and resilient, local and rural economies. Each region in North Carolina presents a unique set of opportunities for sustainable economic growth and entrepreneurship.

Consider one example: When school systems purchase food from local farmers, students benefit from access to healthy fresh produce, farmers benefit from sales into local schools, and the community benefits because these local sales are spent at other local businesses. This type of local business opportunity keeps farms in production, maintaining North Carolina's agricultural asset base both in terms of land and farming know-how. And it keeps dollars spent on food circulating among other local businesses.

.....

As decision makers consider policies, programs and practices to support the agriculture sector there are numerous examples and supporting reports providing guidance:

NCSU / Center for Environmental Farming Systems / NC State Extension Local Food

Local Government Guide to Developing Local Food Economies

<https://cefs.ncsu.edu/food-system-initiatives/local-food-economies/local-government-guide-to-food-economies/>

Food System Initiatives (includes NC case studies)

<https://cefs.ncsu.edu/food-system-initiatives/local-food-economies/>

The NC 10% Campaign Initiative

<https://www.nc10percent.com/>

NC Local Food

<https://localfood.ces.ncsu.edu/>

<https://localfood.ces.ncsu.edu/food-system-supply-chain/>

USDA

The Economics of Local Food Systems: A Toolkit to Guide Community Discussions, Assessments, and Choices

<https://www.ams.usda.gov/sites/default/files/media/Toolkit%20Designed%20FINAL%203-22-16.pdf>

For up to date information on this project go to

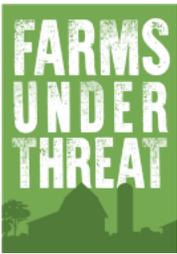
go.ncsu.edu/agcensus

This material is based upon work supported by NC State Extension [Local Foods Program](#), NC State Extension [FarmLink](#), and the [EmPOWERing Mountain Food Systems Project](#) of the Center for Environmental Farming Systems.



N.C. Cooperative Extension prohibits discrimination and harassment regardless of age, color, disability, family and marital status, gender identity, national origin, political beliefs, race, religion, sex (including pregnancy), sexual orientation and veteran status. NC State and N.C. A&T State universities, U.S. Department of Agriculture and local governments cooperating.

https://www.nass.usda.gov/Publications/AgCensus/2017/Full_Report/Volume_1,_Chapter_2_US_State_Level/st99_2_0004_0004.pdf

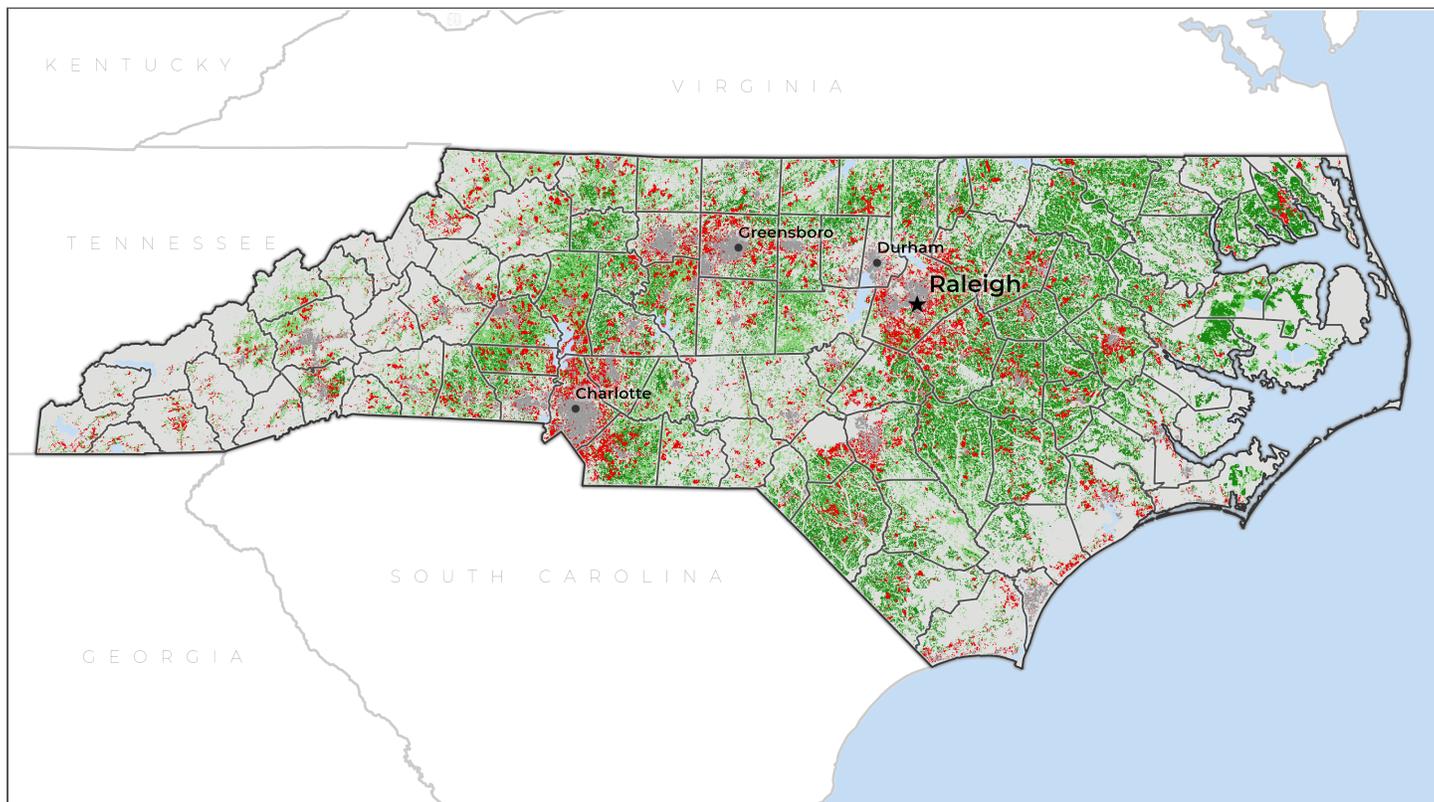


THE STATE OF THE STATES
Agricultural Land Conversion Highlight Summary

North Carolina

Farms Under Threat: The State of the States mapped agricultural land conversion and evaluated state policy responses. The spatial analysis identified the extent, diversity, and quality of each state's agricultural land—and where this land has been converted to both urban and highly developed (UHD) and low-density residential (LDR) land uses.

AGRICULTURAL LAND CONVERSION 2001-2016



Conversion of non-federal farmland to UHD and LDR land uses from 2001-2016. The threat to working farms and ranches is pervasive, often claiming the most productive, versatile, and resilient lands.

Conversion of agricultural land to UHD and LDR land uses	Farmland* that is: Above state median PVR** Below state median PVR	Urban areas Federal, forest, and other lands	<p>*Farmland is composed of cropland, pastureland, and woodland associated with farms.</p> <p>** Our productivity, versatility, and resiliency (PVR) index helps identify high-quality agricultural land (see page 2).</p>
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<p>RELATIVE CONVERSION THREAT</p> <h2>HIGH</h2> <p>North Carolina scored among the top states for the conversion of agricultural land to urban and highly developed (UHD) and low-density residential (LDR) uses.</p>	<p>RELATIVE POLICY RESPONSE</p> <h2>MEDIUM</h2> <p>North Carolina scored in the middle of all states for policies and programs that protect agricultural land from development, promote farm viability, and facilitate the transfer of agricultural land.</p>	<p>HOW IS THIS STATE DOING?</p> <p>North Carolina is in an orange box because its conversion threat is higher than its policy response, relative to other states. Learn more at www.farmland.org/farmsunderthreat</p>	<p>CONVERSION THREAT</p>
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DEVELOPMENT THREATENS NORTH CAROLINA'S AGRICULTURAL LAND

From 2001-2016, 731,600 acres of agricultural land were developed or compromised.

North Carolina's farmland and ranchland was converted to:

- **Urban and highly developed (UHD)** land use, including commercial, industrial, and moderate-to-high-density residential areas.
- **Low-density residential (LDR)** land use, where scattered large lot development fragments the agricultural land base and limits production, marketing, and management options for the working farms and ranches that remain.

LDR PAVES THE WAY FOR FURTHER DEVELOPMENT

Agricultural land in LDR areas in 2001 was

5 TIMES MORE LIKELY

to be converted to UHD by 2016, compared to other agricultural land.

159,800 acres

22%

of conversion was to UHD

571,700 acres

78%

of conversion was to LDR

CONVERSION AFFECTED ALL TYPES OF AGRICULTURAL LAND



CROPLAND: 335,800 acres
PASTURELAND: 162,200 acres
WOODLAND: 233,500 acres

NORTH CAROLINA'S BEST AGRICULTURAL LAND IS UNDER THREAT

We used our unique **PVR index**, which quantifies the productivity, versatility, and resiliency of agricultural land, to identify:

1. **North Carolina's best land**, which has PVR values above the state median, and
2. **Nationally Significant land**, which is the country's best land for long-term production of food and other crops. **59%** of North Carolina's agricultural land, or **6,088,200 acres**, falls in this category.*

Protecting high-PVR land is critical for the long-term sustainability of agriculture, yet from 2001-2016:

- ▶ **341,600 acres** of North Carolina's best land were converted to UHD and LDR uses.
- ▶ **387,500 acres** of North Carolina's Nationally Significant land were converted.

*These two categories overlap and the same land may be included in both.

What's at stake?

- ▶ **10,362,000 acres of agricultural land remain¹**



CROPLAND: 5,627,700 acres
PASTURELAND: 1,677,800 acres
WOODLAND: 3,056,600 acres

- ▶ **\$12.9 billion earned from cash receipts in 2017²**

- \$245.7 million from local food³
- \$3.6 billion from agricultural exports⁴

- ▶ **731,600 acres were converted—enough land to generate \$911 million in annual revenue²**

- ▶ **North Carolina's top 3 agricultural products:²**

- Poultry and Eggs \$5.4 billion
- Hogs \$3.2 billion
- Tobacco \$731.7 million

- ▶ **75,000 producers and 95,600 farm laborers on 46,400 farms²**

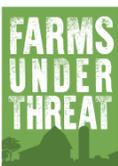
- ▶ **5 times as many producers over 65 as under 35 years old²**

1. Farms Under Threat 2016

2. National Agricultural Statistics Service 2017

3. Sold directly to consumer and intermediate outlets, NASS 2017

4. Economic Research Service 2017



Farms Under Threat is American Farmland Trust's multi-year initiative to document the status of and threats to U.S. farmland and ranchland and to identify policy solutions to ensure the protection and conservation of America's diverse agricultural landscape. For more information about AFT, visit www.farmland.org. If you have any questions about the analysis methods or would like access to data, please contact AFT's Farmland Information Center: www.farmlandinfo.org or (800) 370-4879.



Explore our interactive maps at www.farmland.org/farmsunderthreat