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
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Visit us on the web:
www.buncombecounty.org/soil

VOLUNTARY AG DISTRICTS (VAD) & ENHANCED VAD
BUNCOMBE COUNTY FARMLAND PRESERVATION
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 following 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

Enhanced Voluntary Ag District (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).