

WAKE COUNTY

FARMLAND PRESERVATION PROGRAM GUIDELINES

October, 1989

Wake County
Farmland Preservation Program Guidelines

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APPENDICES

Appendix A Farmland Ranking System

I. Introduction

A. General

The preservation of Wake County's best agricultural land in a manner that directs and accommodates growth and development is a high priority to the residents of Wake County. To this end the County establishes the following goals:

- (1) To protect and conserve those soils in Wake County best suited to agricultural uses and located in areas of the County which are most appropriate for agricultural uses;
- (2) To identify and harmonize policies and programs of government at all levels which may conflict with the goal of preservation of farmland;
- (3) To reduce land use conflicts between agricultural and other land uses;
- (4) To promote agriculture as an integral part of the Wake County economy; and
- (5) To maintain a desirable mixture of urban and rural land uses in the County.

These program guidelines contain policies and procedures for administering a farmland preservation program.

B. Administrative Responsibilities

The Wake Soil and Water Conservation District Board of Supervisors (hereinafter referred to as the Board of Supervisors) will advise the County in administering the Farmland Preservation Program. The Staff from the Department of Soil and Water Conservation within Wake County Community Development Services (CDS) shall assist the Board of Supervisors in evaluating candidate properties and making subsequent development rights purchase recommendations to the County Board of Commissioners for final approval. Additional County Staff, as assigned by the County Manager, shall provide assistance with property value appraisals, purchase negotiations, execution of appropriate documents, and other such acts necessary to the implementation of this program.

II. Agricultural Priority Areas (APA)

A. General

The designation of Agricultural Priority Areas in Wake County is intended to identify geographic areas containing the most productive agricultural soils. Agricultural Priority Area designation is the first step in directing the expenditure of funds for development rights acquisition.

B. Criteria for Designation

The following are guidelines for the designation of Agricultural Priority Areas:

1. Areas should contain sufficient contiguous agricultural land to facilitate its permanent agricultural use.
2. Areas should consist primarily of soils identified in Wake County as prime or locally important.
3. Land in the area should be primarily in agricultural use.
4. The land should be located outside the Perimunicipal Planning Areas designated in the County's General Development Plan.

C. Procedures for Designation of Agricultural Priority Areas (APA)

Agricultural Priority Areas will be established by the County Board of Commissioners after consideration of recommendations from the Board of Supervisors. In determining areas to recommend for inclusion in an APA, the Board of Supervisors may confer with any governing body affected by the proposed APA, receive recommendations from the Wake County Planning Board, and/or conduct a public meeting to receive public comments. The County Board of Commissioners will establish APA's by resolution and adopt an official map showing boundaries of all APA's.

D. Effect of Agricultural Priority Area Designation

1. Purchase of Development Rights (PDR)

The owner(s) of agricultural land within the boundaries of an APA will be eligible to apply for purchase of their development rights by Wake County in perpetuity. Agricultural land not within an APA is eligible for participation in the PDR program but will be considered on a lower priority basis.

2. Donation of Development Rights

The owner(s) of agricultural land within an APA will be given priority for the County's acceptance of development rights by donation in perpetuity or for a term of years. Agricultural land not within an APA may also be accepted for donation.

3. Protection from Public Capital Projects

Wake County will promote, to the extent possible, protection of continued agricultural use of land in APA's from incompatible County, State and Federal capital projects that are not planned at the time of APA establishment and which would result in extensive, direct and/or indirect conversion of farmland resources. If possible, no project funded directly or indirectly by the Wake County Board of Commissioners, except those projects already initiated or committed to by the Commissioners, will be conducted on land included in an APA if it would lead to the direct conversion of farmland.

4. Normal Agricultural Activities

The following County policy is applicable to land in APA's: "Normal agricultural activities and uses conducted in a lawful manner, are the highest priority activities in Wake County APA's."

E. Additions to Agricultural Priority Areas

Additions to APA's shall be made by the process followed for original establishment of an APA.

F. Termination of an Agricultural Priority Area

Termination of an APA shall be by resolution recommended by the Board of Supervisors and approved by the County Board of Commissioners.

III. Purchase of Development Rights

A. General

Wake County may purchase development rights in agricultural lands by payment following an application process. Applications of landowners will be ranked by the Board of Supervisors based upon locational and site factors, considering the level of development pressure and agricultural production capability. Additional factors considered may include but not be limited to the distribution of acquisitions in the County, the likelihood of protecting adjacent properties, the general condition or appearance of the farm, etc. After consideration of the ranking of farm properties, the availability of allocated funds and other factors deemed appropriate, the Board of Supervisors will recommend purchases to the County Board of Commissioners for final approval.

Compensation for development rights will be based on the determination of the difference between independent market value and agricultural value appraisals. The purchase price will be subject to negotiation.

B. Description

The purchase of development rights is legally binding, restricting the owner and future owners to agricultural use of the land.

Agricultural uses include but are not limited to the production of crops, trees, horticultural specialties, livestock and livestock products. Associated uses allowable are sales and processing necessary and customarily incidental to the agricultural activity on-site which are in keeping with the purpose of the program.

C. Minimum Eligibility Criteria

1. The agricultural land must be at least ten (10) acres in size and be in agricultural use.
2. Agricultural lands of less than ten (10) acres will be eligible if they are contiguous to a tract of more than ten (10) acres to which the county holds the development rights or if they are located in an APA.

D. Application Procedures

1. The landowner initiates the application process by completing an application and submitting it to the Wake Soil and Water Conservation District Office in writing on forms provided by that office. Applications received will be reviewed and processed on a first come, first served basis.
2. The application will be reviewed and any additions or corrections will be requested within thirty (30) days after submission.

E. Review and Ranking of Applications

1. The Board of Supervisors will review and rank each of the agricultural land tracts for which an application has been submitted according to the Farmland Ranking System.
2. The Farmland Ranking System will be maintained by the Board of Supervisors and will be available for public review. The Farmland Ranking System is based on the Land Evaluation and Site Assessment System developed by the USDA, Soil Conservation Service. The Farmland Ranking System is found in Appendix A.
3. Agricultural tracts in each Agricultural Priority Area for which applications are received will be ranked. The rankings will be used only as a guide to the Board of Supervisors in making their recommendations for possible acquisition.
4. The Board of Supervisors will forward applications for properties on which offers to purchase development rights are recommended to the County to pursue acquisition.

F. Acquisition

1. Final decision regarding acquisition of development rights will occur within two hundred forty (240) days of the original application submission deadline. All purchases must be recommended by the Board of Supervisors and approved by the County Board of Commissioners.
2. The County will secure two appraisals on each tract. One appraisal will establish fair market value of the property at its highest and best use. The second appraisal will establish the value of the property for agricultural use. The difference between these two values is the maximum amount that may be paid for the development rights.

3. Upon receiving the written appraisals, the County will present the values to the landowner and discuss a possible sale price. The landowner will have thirty (30) days from receipt of the appraisals to submit a formal offer to sell his/her development rights. Failure to respond in writing within the required time may constitute waiver of the opportunity, in the sole discretion of the County. Upon receiving an offer to sell, the Board of Commissioners will decide to accept, reject or recommend negotiation of a compromise price with the landowner. If agreement is reached, a contract to convey will be signed promptly by the landowner and the County.

4. a. The County will perform any necessary title examinations and prepare any necessary documentation at its own expense.

b. If the property in question is subject to mortgage(s) or lien(s), a subordination agreement or waiver must be secured from the mortgage or lien holder. Closing will not take place until this requirement is met. The County will assist in securing this agreement with the mortgage or lien holder, at the request of the landowner.

5. Upon preparation of appropriate legal documents covering titles, deeds, surveys, and subordination agreements, the closing will be scheduled. The date, time and location for the closing shall be determined by the County. At closing, the owner will execute appropriate full warranty documents conveying development rights to the County in perpetuity. After proper recordation of necessary instruments, the landowner will be presented with a check. The County will bear all closing and related costs except for survey costs incurred for the convenience of the landowner. The County will securely store all pertinent records including deeds.

6. The County may extend any stated time limit as circumstances require.

G. Public Disclosure

During negotiations concerning the purchase of development rights, information will be kept confidential, as allowed by law.

Following closing of each purchase, information shall be made public as provided by law.

IV. Donation of Development Rights

A. General

Landowners may apply to the Board of Supervisors for voluntary donation or devise of development rights to the County.

B. Description

The donation of development rights is legally binding upon acceptance by the County Board of Commissioners. The donation binds the owner and future owners to agricultural use of the land. Restrictions on the use of land are the same as in III B hereof. The development rights are held in public trust by Wake County.

C. Eligibility Criteria

Properties must be:

1. At least ten (10) acres in size or contiguous to a ten (10) acre tract for which the County holds the development rights or located in an APA,
2. In agricultural use,
3. Primarily productive agricultural soils.

Any of these criteria may be waived if the subject properties exhibit other characteristics conducive to the overall goals of this program.

D. Procedures for Acceptance

The following procedures apply to acquisition of donated development rights.

1. The landowner must submit an application to the Wake Soil and Water Conservation District Office.
2. The Board of Supervisors will review the application to determine whether the minimum eligibility criteria are met or whether to recommend waiver of any of the criteria.
3. The landowner must submit an indemnity agreement for payment of appraisal fees and attorney fees in the event the landowner withdraws the application prior to closing.

4. If the property for which the application is made is subject to mortgage(s) or lien(s), a subordination agreement or waiver must be submitted with the application. No action may be taken on any application until this requirement is met.

5. Upon favorable action by the Board of Supervisors and approval by the County Board of Commissioners the County will prepare the Donation Verification Statement.

6. The County will obtain two appraisals on the property. One appraisal will establish fair market value at its highest and best use. The second appraisal will establish the agricultural value. No appraisals will be performed in the instance where the donation of development rights is for a term of years. The Donation Verification Statement will document the value of the interest conveyed to the County as the difference between the two appraised values.

7. Concurrent with the appraisal process the County will have a title search performed and necessary legal documents prepared.

8. Upon completion and receipt of all documents the County will set a date, time and location for closing. At this time the owner will execute a full warranty deed to the County. After proper recording of the deed, the County will sign and present the Donation Verification Statement to the landowner.

V. Repurchase of Development Rights by the Landowner

A. General

The designation of Agricultural Priority Areas and the subsequent purchase of development rights is intended to create areas with sufficient amounts of contiguous agricultural land to facilitate the permanent agricultural use of the land. While program activity will be directed toward that goal, success is dependent on the voluntary participation of landowners.

If a landowner or several owners of small tracts are the only participants in their areas the goal may not be achieved. These landowners could become landlocked by development and agricultural activity may become impractical.

In such a situation it may be in the best interest of a landowner and the public to allow repurchase of the development rights for the property in question. Other circumstances could also affect a property's suitability for continued agricultural use. Repurchase of development rights by a landowner is foreseen as an unusual and infrequent occurrence, and would be in the sole discretion of the Board of Supervisors and the Board of County Commissioners. If possible, monies received from repurchases would be used to purchase development rights in more appropriate areas elsewhere in the County.

B. Minimum Eligibility Criteria

Before a repurchase request may be considered, the original donation or purchase of development rights must have occurred at least twenty-five (25) years prior to the request for repurchase.

C. Application Procedure

A landowner requesting a review of his property for possible repurchase of development rights should do so by certified letter to the Wake Soil and Water Conservation District Office. The letter should state the 1) reason for the request and 2) date of original donation or purchase of development rights.

The Board of Supervisors will respond by either approving or denying the repurchase request in principle pending successful negotiation of sale price, within sixty (60) days after receipt of the request. The Wake County Board of Commissioners shall give final approval to any repurchase. The decision to deny a repurchase request may be appealed to the County Board of Commissioners.

D. Review of Applications and Acquisition

1. Upon approval in principle of the repurchase, the landowner must submit two appraisals of value for the property in question. One appraisal must reflect the fair market value of the property at the highest and best use. The second appraisal must reflect the agricultural value of the land.

2. Upon review of the the appraised values, the County will either set an acceptable sale price or decide not to sell. The County will notify the landowner of the sale price or its decision not to sell within sixty (60) days after receipt of the appraisal. The County is not obligated to repurchase and acts in its sole discretion.

3. If a sale price is agreed upon, the landowner will submit a written offer to purchase the development rights. With approval from the Wake County Board of Commissioners, this offer may be accepted and closing will occur within one hundred eighty (180) days from the date of acceptance.

4. The landowner is responsible for promptly securing all legal documents necessary for closing and will bear all expense of closing.

5. When legal documents are prepared and adequate financing is available a date, time and location for closing will be agreed upon. Payment for repurchase shall be made directly to the County at closing by a certified check or equivalent.

6. The County may extend any time limit included herein as circumstances require. Any extensions from the prescribed limits must be documented stating the reason for the extension.

VI. Property Use Restrictions

In addition to restrictions set out elsewhere in these guidelines, the following restrictions will apply to property included in the purchase or donation of development rights program. A waiver of the following restrictions may be granted only upon recommendation by the Board of Supervisors which is approved by the County Board of Commissioners in writing. Uses occurring on the property shall be in conformance with applicable Wake County Zoning Ordinances.

A. Residential construction on the land from which development rights have been conveyed will be restricted to pre-existing dwellings, the replacement of pre-existing dwellings, an additional dwelling or dwellings intended for use and occupancy by an employee or tenant of the farm who earns a majority part of his or her livelihood from the farm operation, or of a child or children of the landowner. At a maximum, only one dwelling per one hundred (100) acres of land may be constructed for year-round employees. Additional housing for seasonal employees may be allowed consistent with applicable government regulations. Only one dwelling per child is allowable up to a maximum of five dwellings. A maximum of two dwellings will be allowed for children on farms of fifty (50) acres or less with one additional dwelling allowable for each additional twenty-five (25) acres of farm size up to the maximum of five dwellings. Subsequent division of land into smaller parcels will not increase the number of dwellings allowed.

B. All permitted residential or accessory structures shall, when feasible, be located in the immediate vicinity of existing structures, (hereinafter referred to as the farmstead), as reasonable expansions of the farmstead or on the area(s) of the property of least productive capability. Such structures shall, when feasible, utilize existing or common driveways, lanes or access roads. Plans for such structures must receive the prior written approval of the Wake Soil and Water Conservation District Board of Supervisors.

C. Road easements across land from which development rights have been conveyed may not be granted without prior approval of the Board of Supervisors, which will not be unreasonably withheld.

D. The extraction of minerals by surface mining and extraction and removal of topsoil from the property are prohibited. The extraction of subsurface or deep-mined minerals, including natural gas and oil, and the noncommercial extraction of minerals including limestone, shale and other minerals shall be permitted, as long as the removal activity does not significantly diminish the agricultural potential of the land.

E. Use of the property for dumping, storage, processing or landfill of non-agricultural solid waste generated off-site is prohibited.

F. Use of the property for dumping, storage, processing, or landfill of hazardous or nuclear waste is prohibited.

G. Signs, billboards, and outdoor advertising structures may not be displayed on the property except to state the name of the property, the name and address of the occupant, to denote an on-site activity permitted herein and to state that the property is for sale or rent.

H. Agricultural land will be managed according to a conservation plan approved by the Board of Supervisors and developed in accordance with the National Conservation Planning Manual and the Standard Resource Management Systems in the USDA-Soil Conservation Service Technical Guide.

I. The County shall have the right to enforce these restrictions using equal and equitable remedies allowable by law. Representatives of the District Board of Supervisors or the County may, at reasonable times, enter upon the Property for the purposes of inspection concerning compliance with the Farmland Preservation Program.

J. The County will hold the development rights in public trust for farmland preservation purposes and will not voluntarily assign its rights except to another organization bound to hold such rights for the same purposes.

VII. Documents and Forms

Necessary forms and legal documents to implement this program will be prepared by the County.

FARMLAND PRESERVATION PROGRAM DEFINITIONS

Agricultural Value - The independent market value of the appraised property assuming no allowable use other than agricultural production.

Agriculture - The production of food and fiber through any of the following: the growing of food, forage, fiber, hay, and/or horticultural crops; the growing of trees; the raising of livestock; and the activities normally associated with the processing and sale of such products.

Appraisal - An unbiased estimate of the nature, quality, value or utility of an interest in, or aspect of, identified real estate.

Conservation Plan - An agreement between a landowner and the Conservation District whereby the landowner agrees to manage his/her soil, water, and related resources according to standards prescribed by the USDA-Soil Conservation Service, particularly as related to erosion control.

Contract to Convey - A legally binding document executed by the landowner and the Chairman of the Soil and Water Conservation District Board of Supervisors, on behalf of the County, to establish the terms and conditions of acquiring the development rights from the landowner.

Development Rights - All right title and interest in the use of land or any portion thereof, in perpetuity, for any all residential, commercial, and industrial purposes and activities whatsoever which are not directly and customarily incidental to agriculture.

Donation Verification Statement - A document presented to the grantor of a deed of donation of development rights to certify the value of the rights donated.

Farmland - Lands used for agricultural purposes.

Highest and Best Use - The use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and permitted as a general use under the Wake County Zoning Ordinance that results in highest land value.

Independent Market Value - The most probable price in cash, terms equivalent to cash, or in other precisely revealed terms, for which the appraised property will sell in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

Land Capability Subclass - A grouping of soil types according to their suitability for intensive use and treatments required for sustained use (established by the USDA-Soil Conservation Service).

Offer to Sell Development Rights - A legally binding document executed by the landowner formally offering to sell development rights to the County for a specified amount within a set period of time.

Other Farmlands - Lands not generally suited to intensive row-crop production which may be well-suited to forage, timber, or other uses not requiring frequent cultivation.

Prime Farmland - Lands with the best combination of properties for agricultural crops on a sustained basis with relatively simple erosion control methods and low management intensity.

Soil Series - The basic unit of soil classification consisting of soils that are essentially alike in all major profile characteristics.

State and Locally Important Farmlands - Other lands capable of occasionally producing yields comparable to those expected from prime farmlands but requiring more intensive erosion control and management practices.

Subordination Agreement - A legally binding document executed by the holder of a deed of trust on any land for which development rights are to be acquired, which gives the County a superior position to any outstanding liens on the property. The result of the execution and recording of this document is the County holds the first lien on the property in front of all prior liens.

"T" Formula of Conservation - The soil loss tolerance of a particular soil or the maximum amount of erosion a soil can tolerate without a long-term loss of productivity.

Voluntary Donation or Devise - The act of donating development rights to the County.

Warranty Deed - A deed in which the grantor covenants with the grantee and his heirs and assigns that the grantor will warrant and defend the title conveyed against the claims and demands of all persons whomsoever.

WAKE COUNTY FARMLAND PRESERVATION PROGRAM

Farmland Ranking System

INTRODUCTION

The Farmland Ranking System is to be used to rank, or prioritize, applications received from landowners seeking sale or donation of their development rights. The System can also be used for evaluating conversion impact.

The System consists of two parts:

1. Soil Assessment Criteria. All soils in Wake County have been rated and placed into groups ranging from the most productive farmland to the least productive. A relative value has been determined for each group -- the best group is assigned the highest value and all other groups are assigned lower relative values.
2. Site Assessment Criteria. This part of the System consists of 9 factors, most of which are related to development pressures and development capability/suitability of a particular farm parcel and its surrounding area. Each factor is assigned a point value based on its relative importance to other factors.

To determine the total value of a given parcel, the values for the Soil Assessment and Site Assessment criteria are added together.

SITE ASSESSMENT CRITERIA

The following information describes the criteria to be used in site evaluation in administering the Farmland Preservation Program. Point values and the criteria for allocation of ranking points are listed.

1. Farm Size (Weight - 100 points)

A score of one point per acre is given up to a maximum of 100 points.

2. Percentage of Farm in Agricultural Use (Weight - 100 points)

A score of one ranking point per percentage point of land in production compared to total farm size is given up to a maximum of 100 points.

3. Probability of Conversion
(Weight - 100 points)
- | | |
|---|------------|
| Property subject to potential forced sale | 100 points |
| Property subject to estate settlement sale | 75 points |
| Property actively marketed for voluntary sale | 50 points |
4. Proximity to Agricultural Priority Areas
(APA) (Weight - 100 points)
- | | |
|--------------------------------|------------|
| Included in or adjacent to APA | 100 points |
| Within 1/4 mile. | 50 points |
| 1/4 to 1/2 mile | 30 points |
5. 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 points |
| Substantial capital investment within past 10 years | 100 points |
| Substantial capital investment within past 15 years | 50 points |
6. Conservation Program (Weight - 200 points)
- A score of two ranking points per percentage point of land meeting the "I" formula of conservation is given up to a maximum of 200 points.
- 200 points

7. 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 points

Significant features favorable to preservation (Historic Site Survey, significant scenic contribution on rural roads, significant environmental circumstances.) 40 points

Features favorable to preservation. (Significant but undocumented historic features, moderate localized scenic contribution and/or limited but recognized environmental features favorable to preservation.) 30 points

8. Speciality 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. 50 points

9. Located within a water supply watershed as designated by Wake County.
(Weight - 50 points)

50 points

SOIL ASSESSMENT CRITERIA

The following table* lists the soil types found in Wake County with the pertinent characteristics, groupings, relative values and ranking system points. This information is used to determine the relative soil quality of a given parcel of land under consideration for inclusion in this program.

*NOTE: Soils with wetness limitations ("w" soils) were assumed drained and protected from flooding. In specific cases where these assumptions do not apply, relative value will be adjusted appropriately.

MAP SYMBOL	SOIL SERIES	SLOPE	LAND CAP SUBCLASS	FARMLAND CLASS	AGRI-CULTURAL GROUP	RELATIVE VALUE	RANKING SYSTEM POINTS
NoA	Norfolk	0-2	1	Prime	1	1.00	700
AfA	Altavista	0-4	2e	Prime	1	1.00	700
Go	Goldsboro	0-4	2e	Prime	1	1.00	700
Ly	Lynchburg	0-2	2w	Prime	1	1.00	700
Co	Congaree	0-2	3w	Prime	1	1.00	700
Cp	Congaree	0-2	3w	Prime	1	1.00	700
AgB	Appling	2-6	2e	Prime	2	.83	581
ApB	Appling	2-6	2e	Prime	2	.83	581
AsB	Appling	2-6	2e	Prime	2	.83	581
CeB	Cecil	2-6	2e	Prime	2	.83	581
CgB	Cecil	2-6	2e	Prime	2	.83	581
FaB	Faceville	2-6	2e	Prime	2	.83	581
GeB	Georgeville	2-6	2e	Prime	2	.83	581
GeB2	Georgeville	2-6	2e	Prime	2	.83	581
LdB2	Lloyd	2-6	2e	Prime	2	.83	581
NoB	Norfolk	2-6	2e	Prime	2	.83	581
OrB	Orangeburg	2-6	2e	Prime	2	.83	581
OrB2	Orangeburg	2-6	2e	Prime	2	.83	581
Ra	Raines	0-2	3w	Prime	2	.83	581
CeB2	Cecil	2-6	2e	Prime	3	.77	539
CgB2	Cecil	2-6	2e	Prime	3	.77	539
DuB	Durham	2-6	2e	Prime	3	.77	539
GrB	Granville	2-6	2e	Prime	3	.77	539
HrB	Herndon	2-6	2e	Prime	3	.77	539
HrB2	Herndon	2-6	2e	Prime	3	.77	539
MfB	Mayodan	2-6	2e	Prime	3	.77	539
MgB	Mayodan	2-6	2e	Prime	3	.77	539
NoB2	Norfolk	2-6	2e	Prime	3	.77	539
AgB2	Appling	2-6	2e	Prime	3	.77	539
ApB2	Appling	2-6	2e	Prime	3	.77	539
EnB	Enon	2-6	3e	Prime	3	.77	539
FaB2	Faceville	2-6	3e	Prime	3	.77	539
NoC	Norfolk	6-10	3e	Prime	3	.77	539
NoC2	Norfolk	6-10	3e	Prime	3	.77	539
AsB2	Appling	2-6	3e	Prime	3	.77	539
Au	Augusta	0-4	3w	Prime	3	.77	539
Cm	Chewacla	0-2	4w	Prime	3	.77	539
CnB	Creedmoor	2-6	2e	Prime	4	.63	441
CnB2	Creedmoor	2-6	2e	Prime	4	.63	441
CtB	Creedmoor	2-6	2e	Prime	4	.63	441
DuB2	Durham	2-6	2e	Prime	4	.63	441
HeB	Helena	2-6	2e	Prime	4	.63	441
HeB2	Helena	2-6	2e	Prime	4	.63	441
McB2	Madison	2-6	2e	Prime	4	.63	441
MyB	Mayodan	2-6	2e	Prime	4	.63	441
WmB	Wedowee	2-6	2e	Prime	4	.63	441
AgC	Appling	6-10	3e	Prime	4	.63	441
AgC2	Appling	6-10	3e	Prime	4	.63	441
ApC	Appling	6-10	3e	Prime	4	.63	441
ApC2	Appling	6-10	3e	Prime	4	.63	441
AsC	Appling	6-10	3e	Prime	4	.63	441
AsC2	Appling	6-10	3e	Prime	4	.63	441
DuC	Durham	6-10	3e	Prime	4	.63	441

Duc2	Durham	6-10	3e	Prime	4	.63	441
EnB2	Enon	2-6	3e	Prime	4	.63	441
GrB2	Granville	2-6	3e	Prime	4	.63	441
GrC	Granville	6-10	3e	Prime	4	.63	441
HeC	Helena	6-10	3e	Prime	4	.63	441
HeC2	Helena	6-10	3e	Prime	4	.63	441
MfB2	Mayodan	2-6	3e	Prime	4	.63	441
MfC	Mayodan	6-10	3e	Prime	4	.63	441
MgB2	Mayodan	2-6	3e	Prime	4	.63	441
MgC	Mayodan	6-10	3e	Prime	4	.63	441
MyB2	Mayodan	2-6	3e	Prime	4	.63	441
MyC	Mayodan	6-10	3e	Prime	4	.63	441
VaB	Vance	2-6	3e	Prime	4	.63	441
WmB2	Wedowee	2-6	3e	Prime	4	.63	441
WmC	Wedowee	6-10	3e	Prime	4	.63	441
FaC2	Faceville	6-10	3e	Prime	4	.63	441
ClB3	Cecil	2-6	3e	Prime	4	.63	441
GrC2	Granville	6-10	4e	Prime	4	.63	441
MfC2	Mayodan	6-10	4e	Prime	4	.63	441
MgC2	Mayodan	6-10	4e	Prime	4	.63	441
MyC2	Mayodan	6-10	4e	Prime	4	.63	441
OrC2	Orangeburg	6-10	4e	Prime	4	.63	441
VaC2	Vance	6-10	4e	Prime	4	.63	441
WmC2	Wedowee	6-10	4e	Prime	4	.63	441
WsB	White Stone	2-6	2e	State	5	.60	420
WtB	White Stone	2-6	2e	State	5	.60	420
WaA	Wagram	0-2	2s	State	5	.60	420
WaB	Wagram	2-6	2s	State	5	.60	420
WgA	Wagram	0-4	2s	State	5	.60	420
CeC	Cecil	6-10	3e	State	5	.60	420
CeC2	Cecil	6-10	3e	State	5	.60	420
CgC	Cecil	6-10	3e	State	5	.60	420
CgC2	Cecil	6-10	3e	State	5	.60	420
CrC	Creedmoon	6-10	3e	State	5	.60	420
CrC2	Creedmoon	6-10	3e	State	5	.60	420
CtC	Creedmoon	5-10	3e	State	5	.60	420
GeC	Georgeville	6-10	3e	State	5	.60	420
GeC2	Georgeville	6-10	3e	State	5	.60	420
HrC	Herndon	6-10	3e	State	5	.60	420
HrC2	Herndon	6-10	3e	State	5	.60	420
MdC2	Madison	6-10	3e	State	5	.60	420
VaB2	Vance	2-6	3e	State	5	.60	420
WsB2	White Stone	2-6	3e	State	5	.60	420
WsC	White Stone	6-10	3e	State	5	.60	420
LdC2	Lloyd	6-10	3e	State	5	.60	420
WnC	Wagram	6-10	3s	State	5	.60	420
Cn	Colfax	0-6	3w	State	5	.60	420
EnC	Enon	6-10	4e	State	5	.60	420
EnC2	Enon	6-10	4e	State	5	.60	420
EnD2	Enon	10-15	4e	State	5	.60	420
GeD2	Georgeville	10-15	4e	State	5	.60	420
LdD2	Lloyd	10-15	4e	State	5	.60	420
ClC3	Cecil	6-10	4e	State	5	.60	420
Wh	Wahee	0-2	4w	State	5	.60	420
ApD	Appling	10-15	4e	State	6	.48	336
CeD	Cecil	10-15	4e	State	6	.48	336
HeD	Helena	10-15	4e	State	6	.48	336
HrD2	Herndon	10-15	4e	State	6	.48	336

MdD2	Madison	10-15	4e	State	6	.48	336
MyD	Mayodan	10-15	4e	State	6	.48	336
Wsc2	White Store	6-10	4e	State	6	.48	336
MfD2	Mayodan	10-15	4e	State	6	.48	336
WmD2	Wedowee	10-15	4e	State	6	.48	336
GrD	Granville	10-15	4e	State	6	.48	336
LoB	Louisburg	2-6	3e	Other	7	.42	294
LwB	Louisburg	2-6	3e	Other	7	.42	294
LwB2	Louisburg	2-6	3e	Other	7	.42	294
PkC	Pinkston	0-10	3e	Other	7	.42	294
LoC	Louisburg	6-10	4e	Other	7	.42	294
LwC	Louisburg	6-10	4e	Other	7	.42	294
LwC2	Louisburg	6-10	4e	Other	7	.42	294
WwC	Wilkes	2-10	4e	Other	7	.42	294
WkC	Wake	2-10	4s	Other	7	.42	294
Bu	Buncombe	0-2	5w	Other	7	.42	294
Me	Mantachie	0-4	5w	Other	7	.42	294
Ro	Roanoke	0-2	5w	Other	7	.42	294
Ps	Plummer	0-2	4w	Other	8	.05	35
Wy	Worsham	0-4	4w	Other	8	.05	35
HrE	Herndon	15-25	6e	Other	8	.05	35
LoD	Louisburg	10-15	6e	Other	8	.05	35
MdE2	Madison	15-25	6e	Other	8	.05	35
MfE	Mayodan	15-25	6e	Other	8	.05	35
WmE	Wedowee	15-25	6e	Other	8	.05	35
WnD3	White Store	2-15	6e	Other	8	.05	35
WsE	White Store	10-20	6e	Other	8	.05	35
CLE3	Cecil	10-20	6e	Other	8	.05	35
CrE	Creedmoon	10-20	6e	Other	8	.05	35
WkE	Wake	10-25	6s	Other	8	.05	35
Wn	Wehadkee	0-2	6w	Other	8	.05	35
Wo	Wehadkee	0-4	6w	Other	8	.05	35
CeF	Cecil	15-45	7e	Other	8	.05	35
PkF	Pinkston	10-45	7e	Other	8	.05	35
WwE	Wilkes	10-20	7e	Other	8	.05	35
WwF	Wilkes	20-45	7e	Other	8	.05	35
WxE	wilkes	15-25	7e	Other	8	.05	35
Gu	Gullied Land	--	8s	Other	9	0	0
Ma	Made Land	--	8s	Other	9	0	0
	Borrow Area	--	8s	Other	9	0	0
Sw	Swamp	--	8w	Other	9	0	0

RESOLUTION APPROVING THE WAKE COUNTY
FARMLAND PRESERVATION PROGRAM GUIDELINES

WHEREAS, land suitable for farming is an irreplaceable natural resource; and,

WHEREAS, the loss of farmland in Wake County has been extensive over the past several decades; and,

WHEREAS, the causes of the loss of farmland in Wake County are many and complex but a major factor undoubtedly has been the rapid growth and development of the County in recent years; and,

WHEREAS, farming operations have become increasingly difficult where suburban development intrudes into agricultural areas; and,

WHEREAS, agriculture is still an important part of the local economy; and,

WHEREAS, agricultural land conservation has been a leading national land use issue during the 1980's; and,

WHEREAS, a desirable mixture of urban and rural land uses should be maintained in Wake County; and

WHEREAS, after careful study, the Wake Soil and Water Conservation District Board of Supervisors has recommended to the Board of Commissioners a Farmland Preservation Program; and,

WHEREAS, the acquisition by the County of voluntarily offered interests in farmlands will permit these lands to remain as farmlands and provides long-term protection for the public interests which are served by their conservation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Wake County that the document entitled Wake County Farmland Preservation Program Guidelines, attached hereto and incorporated herein by reference, is hereby approved. (A copy of the Guidelines is in the permanent files maintained by the Clerk to the Board.)

BE IT FURTHER RESOLVED, that the acceptance of donated development rights may begin immediately; and, that the County Board of Commissioners may assist the Board of Supervisors in securing funding to initiate the purchase of development rights.

This resolution shall become effective on October 2,
19 89.

Commissioner Adcock made a motion
that the above Resolution be adopted. Commissioner
Stout seconded the motion and upon
vote, the motion carried 2nd day of October, 19 89.