



What Are Voluntary Agricultural Districts?

Cumberland County still has a strong agricultural industry. However, Cumberland's farmers are dealing with increased pressures from urban encroachment and rural housing developments.

Many urban dwellers are moving into rural settings, but do not understand or appreciate that living next door to a farm may include such issues as noise, odor, dusts, insects or early morning/late night schedules or farmers. This has resulted in nuisance suits being filed by new rural residents against their farm neighbors. To help prevent some of these problems the State of North Carolina has enabled counties to adopt Voluntary Agriculture Districts.

The objectives of Voluntary Agricultural Districts are:

- To encourage the preservation of farmland.
- To provide farmers protection from nuisance suits.



CUMBERLAND
★ COUNTY ★
NORTH CAROLINA

For More Information Contact:

Cumberland County Center
North Carolina
Cooperative Extension Service
301 East Mountain Drive
Fayetteville NC 28306
Telephone: 910.321.6880
Homepage:
<http://cumberland.ces.ncsu.edu>
E-mail: lisa_childers@ncsu.edu

Cumberland County
Planning Department
910.678.7610



Cumberland County Voluntary Agricultural District Program



Pursuant to: North Carolina General Statute
106735 through 106-747.3
Article 61, Preservation of Farmland



Who Qualifies?

To qualify a farm must be:

- Participating in farm land-use taxation
- Be certified as a farm by National Resources Conservation District or
- Managed according to Soil and Water Conservation District erosion practices or
- Subject of conservation agreement
- Comprised of at least 5 acres of horticultural land or 20 acres of forest land.

Final qualification will be determined by the Cumberland County Farm Advisory Board following submission of application by the farm/landowner.

Notification

For farms participating in a Voluntary Agricultural District, county records at both the tax and register of deeds offices will show on their maps farms which are a part of any voluntary agricultural district. When title searches are done for property purchases, those farms will be identified as neighboring existing farms in Cumberland County. This will serve as prior notification to the purchaser that they are purchasing a home or land located in close proximity to an operating agricultural enterprise.

Benefits for the Participant

No government agency of public utility can begin condemnation proceedings for a farm listed in a voluntary agricultural district without a public hearing. Then the entity wanting the land will have to show that other alternatives other than taking a farm have been examined.

A Voluntary Program

This is a voluntary program. No farm will be required to participate. The term of the agreement is ten years; however, a landowner may revoke this agreement at any time by notifying the agricultural advisory board in writing.



How To Apply

- Contact the Cumberland County Center of the North Carolina Cooperative Extension Service at 910-321-6880 to receive an application.
- Return application to Cooperative Extension Office.
Application will be pre-approved by staff member of Extension, Soil and Water or Farm Service Agency.
- Application will be given final approval by the county Farm Advisory Board.
- Complete Cumberland County Volunteer Agricultural Districts membership Application. This form must be notarized. Effective October 1, 2011 there is a \$26.00 charge for registering the Membership Application form with the Cumberland County Register of Deeds.