

**AGRICULTURAL ADVISORY BOARD  
FOR FARMLAND PRESERVATION MEETING  
Thursday, February 8, 2007  
8:00 a.m.**

The Agricultural Advisory Board held a public meeting Thursday, February 8, 2007 in the Board of Commissioners meeting room, Historic Courthouse, Currituck, NC. The meeting was called to order at 8:00 a.m. by Chairman Harvey Roberts.

The following members were present: Wade Morgan, Harvey Roberts, Martin Jarvis, Sidney Garrett, and Jerry Wright; Owen Etheridge, Commissioner, Mike Doxey, Kim Ferrell (Soil & Water Conservation); Kate McKenzie (County Attorney) and Sarah Keifer, (Planning Director) were also present.

Martin Jarvis made a motion to approve January minutes as read; motion was seconded by Sidney Garrett. Motion passed unanimously.

Kate McKenzie stated she has drafted a letter to Bill Owens concerning "enabling legislation" for transfer of development rights (TDR's). Deadline for submission of the letter is February 27<sup>th</sup>.

Ms. Keifer added that with regards to the Delaware 10 year program, property taxes are waived for that 10 year period (there can be no houses put on property for that 10 year period). The designated agricultural districts are made up of 200 acres.

Chairman Roberts reviewed the farmland preservation packet from Mike McGrath, Delaware Farmland Preservation Program.

Ms. Keifer added that Mike McGrath's interpretation of TDR's was not entirely accurate; a public hearing is a good thing that has been used successfully. You also must designate sending and receiving areas within the county.

Ms. McKenzie added that Delaware's program is a State run program, the information is helpful, but need to look at how it relates to North Carolina's program and how does North Carolina run its program.

Mr. Wright stated that Dick Fowler helps run the federal program; they use various sources for funding. He may be a contact to answer some questions. Forsyth County has a farmland preservation program also.

Mr. Etheridge stated you need to look at funding sources such as transfer tax or impact fee tax to fund this program.

Mr. Doxey stated you need to also look at receiving/sending areas with regards to TDR's, the public may not agree with what the board recommends.

Mr. Jarvis stated the board needs to look at tract size – minimum and maximum acreage.

Ms. Keifer added that TDR's (Transfer of Development Rights) and PDR's (Purchase of Development Rights) are two very different programs.

Mr. Wright added that Clean Water Management Trust Fund has done a prioritization of land for water quality study that designated which tracts should be preserved in Currituck. This is similar to what we would need for farmland preservation; maps designating certain areas to preserve.

Ms. Keifer stated the planning office staff could offer help with regards to designating those areas to be preserved, we would need Board of Commissioner approval prior to starting any work for this program.

Mr. Jarvis added we need to inform the public about this program to generate interest.

Ms. McKenzie stated we have a public information office, a website, newsletter and access channel that could all be utilized.

Mr. Etheridge added Steve Troxler, NC Department of Agriculture Commissioner, may be available to provide guidance for some sort of pilot program.

The board decided to have Ms. McKenzie draft a letter to the legislature showing support of TDR's signed by all of the agricultural advisory board members.

There being no further business to discuss, the meeting adjourned at 9:00 a.m.

Respectfully submitted,

*W. Harvey Roberts*

W. Harvey Roberts, Chairman

*Kim D. Ferrell*

Kim D. Ferrell, Recording Secretary

\*This was a paid meeting.

