

**Agricultural Advisory Board  
For Farmland Preservation  
Tuesday, March 24, 2009 - 8:00 a.m.  
Conference Room (Environmental Health)**

The Agricultural Advisory Board for farmland preservation held a public meeting Tuesday, March 24, 2009 at 8:00 am, Environmental Health Conference Room. Meeting was called to order by Chairman Harvey Roberts. Members present were Harvey Roberts, Sidney Garrett, and Martin Jarvis. Wade Morgan and Jerry Wright were absent. Soil and Water Technician Mike Doxey was also present.

**Approval of August, 2008 minutes** – board approved minutes as presented.

**Tice Farm** – Chairman Roberts discussed Tice Farm application and appraisal by Bourne Appraisals. Due to the fact that the Tice Farm does not have a 45 foot right of way, it does not qualify for its highest and best use value for farmland preservation.

**February 13, 2009 meeting** - On Friday, February 13<sup>th</sup> Jerry Wright and Harvey Roberts met with Ben Woody (Planning Director) and Ike McRee (County Attorney) to discuss the Currituck County Unified Development Ordinance (UDO) and its requirement for a 45 foot right of way. Mr. Roberts read the minutes of the February 13<sup>th</sup> meeting. The results of the meeting were that property to be considered for farmland preservation must have a dedicated 45 foot right of way.

**Duncan Farm** - Discussion was held concerning Duncan Farm - owners are Doris D. Winslow and Kathlene D. Hurdle (North Gregory Rd) to be considered for farmland preservation. Mike Doxey (Currituck SWCD) presented an e-mail from Greg Walker (NRCS) dated Monday, March 23, stating that because the land was two separate deeds, there would have to be two separate appraisals and the two tracts would be competing against each other for inclusion into the farmland preservation program. After hearing of this news, Mr. Roberts called Greg Walker in Raleigh to discuss this matter with him to get clarification on the requirements. Mr. Walker stated the requirements were clear that if it is two separate deeds there would have to be two separate appraisals and two separate applications. Mr. Walker stated he will contact his legal counsel to see if there is any way to make this situation work without combining the two tracts. Mr. Roberts added that the two sisters inherited the farm and their desire is to sell the land as one unit.

Martin Jarvis stated that the board can't support the Duncan farm because of the two separate tracts; it would be too expensive for two appraisals. Mr. Jarvis stated the two sisters would have to agree to combine the tracts as one unit to be included as stated by Greg Walker's e-mail as referenced above.

Sidney Garrett asked what constitutes a legal 45 foot right of way. Could a railroad right of way or a water right of way be considered?

Greg Walker (NRCS) contacted Mr. Roberts on Friday, March 27<sup>th</sup> stating he had checked with his legal counsel and they had stated the properties would still have to be submitted as separate tracts, which would mean separate appraisals and separate applications. Mr. Walker added that the tracts would be competing against each other for federal farmland protection program funds.

Greg Bourne (Bourne Appraisal Service) faxed a proposal to do both appraisals on the two tracts separately for a total price of \$3,500.00. This quote is only \$500 more than the original proposal for doing both tracts as one appraisal, which was \$3,000.00

There being no further business to discuss, the meeting adjourned at 8:45 a.m.

Respectfully submitted,

*W. Harvey Roberts*

W. Harvey Roberts, Chairman

*Jerry Wright*

Jerry Wright, Vice Chairman

**\*This was a paid meeting**