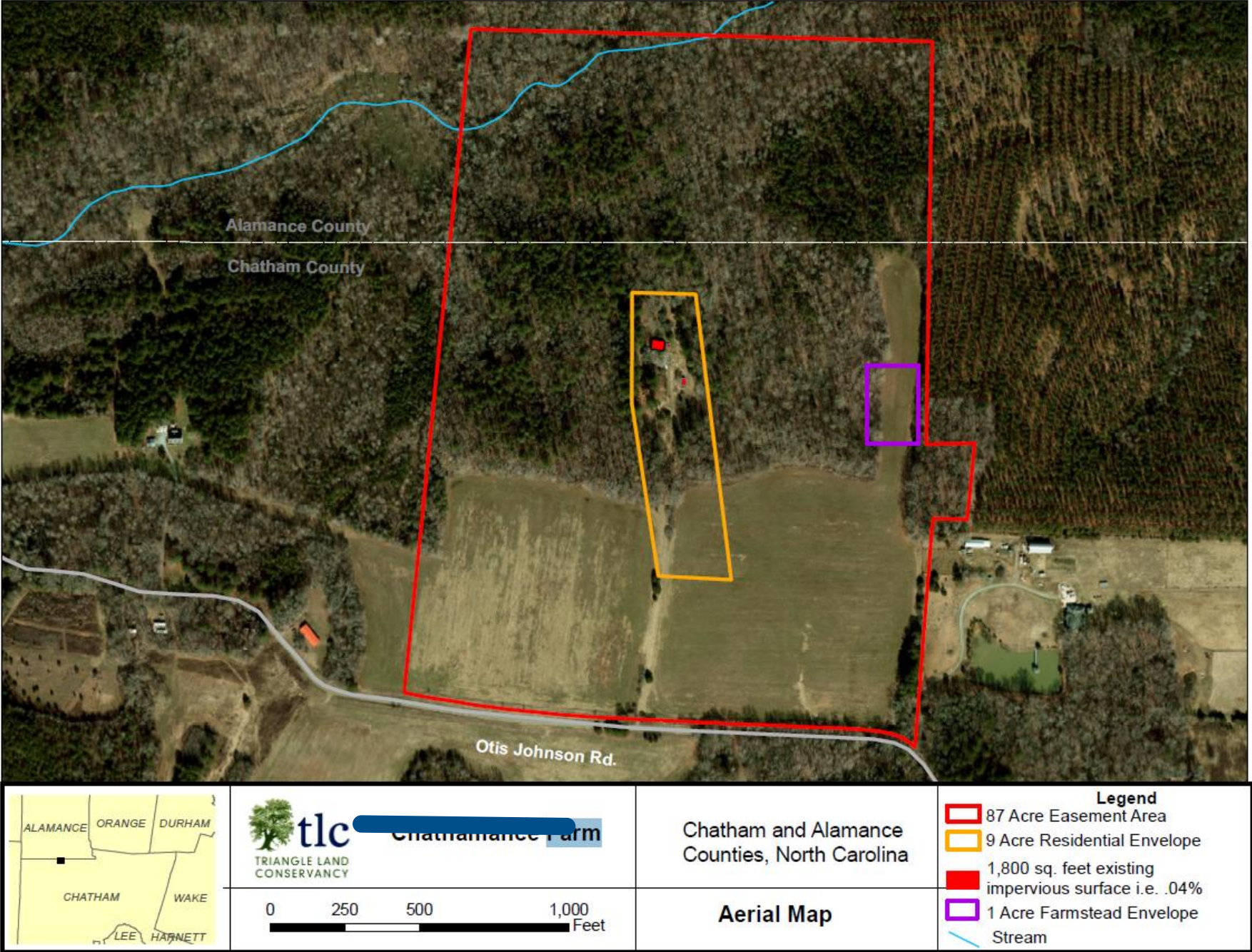


# Chatham Farmland Preservation Program Update

Andrew Waters, Farmland Preservation Coordinator  
Savannah Thomson, GIS Specialist



# Farm A Funding Request



# Farm A Funding Request

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We have applied to N.C. Department of Agriculture Twice!

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Landowner has agreed to proceed with Chatham funding.

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Chatham County's first "acquired" conservation easement.

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Asking for an additional \$25,000 to help cover TLC transaction expenses. Recommended by SWCD & Agricultural Advisory Boards

# Farm A: Funding Request

| Line Item                                      | TLC Match            | Projected Landowner Donation | Projected County Match | Projected Other Match | Total Project Value |
|------------------------------------------------|----------------------|------------------------------|------------------------|-----------------------|---------------------|
| Appraisal                                      |                      |                              |                        |                       | \$ -                |
| Attorney Fees                                  | \$ 5,100.00          |                              |                        |                       | \$ 5,100.00         |
| Baseline Documentation Report                  | \$ 3,500.00          |                              |                        |                       | \$ 3,500.00         |
| Closing Costs (Recording Fee, Title Insurance) | \$ 1,500.00          |                              |                        |                       | \$ 1,500.00         |
| Easement Purchase                              | \$ -                 | \$ 475,320.00                | \$ 225,000.00          |                       | \$ 700,320.00       |
| Environmental Assessment / Audit               | \$ 2,000.00          |                              |                        |                       | \$ 2,000.00         |
| Personnel / Administrative                     |                      |                              |                        |                       | \$ -                |
| Legal Endowment                                | \$ 5,000.00          |                              |                        |                       |                     |
| Stewardship Endowment                          | \$ 12,000.00         |                              | \$ 12,000.00           |                       | \$ 24,000.00        |
| Survey                                         | \$ 11,000.00         |                              |                        |                       | \$ 11,000.00        |
| Travel                                         |                      |                              |                        |                       | \$ -                |
| Totals                                         | \$ 40,100.00         | \$ 475,320.00                | \$ 237,000.00          | \$ -                  | \$ 752,420.00       |
|                                                |                      |                              |                        |                       |                     |
| Easement Size (Acres)                          | 87.540               | 91.917                       | 83.163                 |                       |                     |
|                                                |                      |                              |                        |                       |                     |
| Notes:                                         | North Central Region |                              |                        |                       |                     |

**Total Estimated Easement value \$ 700,320.00**  
(at \$8,000/acre)





Chatham County, North Carolina  
Farmland Preservation Program

## FARMLAND PROTECTION BLUEPRINT (2025-2028)

### 2025-2028 Blueprint Priorities (cont.)

#### 3. Strengthen the Chatham County Farmland Preservation Program through policy development.

##### Action Steps

- Update 2019 Chatham County Voluntary Agriculture District Ordinance to include other Farmland Preservation Program initiatives.
- Strengthen the Voluntary Agricultural District Program with current NC General Statute language. Identify other needed ordinance updates.
- Adopt the Enhanced Voluntary Agricultural District program to expand farmland preservation options for landowners.
- Update the IT functionality of the VAD and Farmland Preservation Program to compile and display information about farmland protection activities in a more concise and visually appealing manner.

#### 4. Develop a strategic farmland preservation map.

##### Action Steps

- Work with Chatham County Geographic Information Systems (GIS) staff to develop a publicly available strategic farmland preservation map, combining relevant data sources into one map viewer.
- Using GIS technology, develop a scoring criterion for evaluating farmland protection priorities within Chatham County utilizing a strategic farmland preservation map for the CAPD evaluation processes.

#### 5. Emphasize equity and inclusion in farmland preservation initiatives.

##### Action Steps

- Develop outreach programs focused on the needs of underserved, small, and limited-resource farmers.
- Partner with organizations and institutions that are working with underserved, small, and limited-resource farmers.
- Work with USDA to develop an outreach plan to improve awareness of USDA socially disadvantaged audiences, beginning farmers, and veterans' programs.



# Chatham County Farmland Prioritization Mapping Project

Chatham County Soil and Water  
Conservation District, Chatham  
County GIS Department, and  
Triangle Land Conservancy



## Suitability Modeler

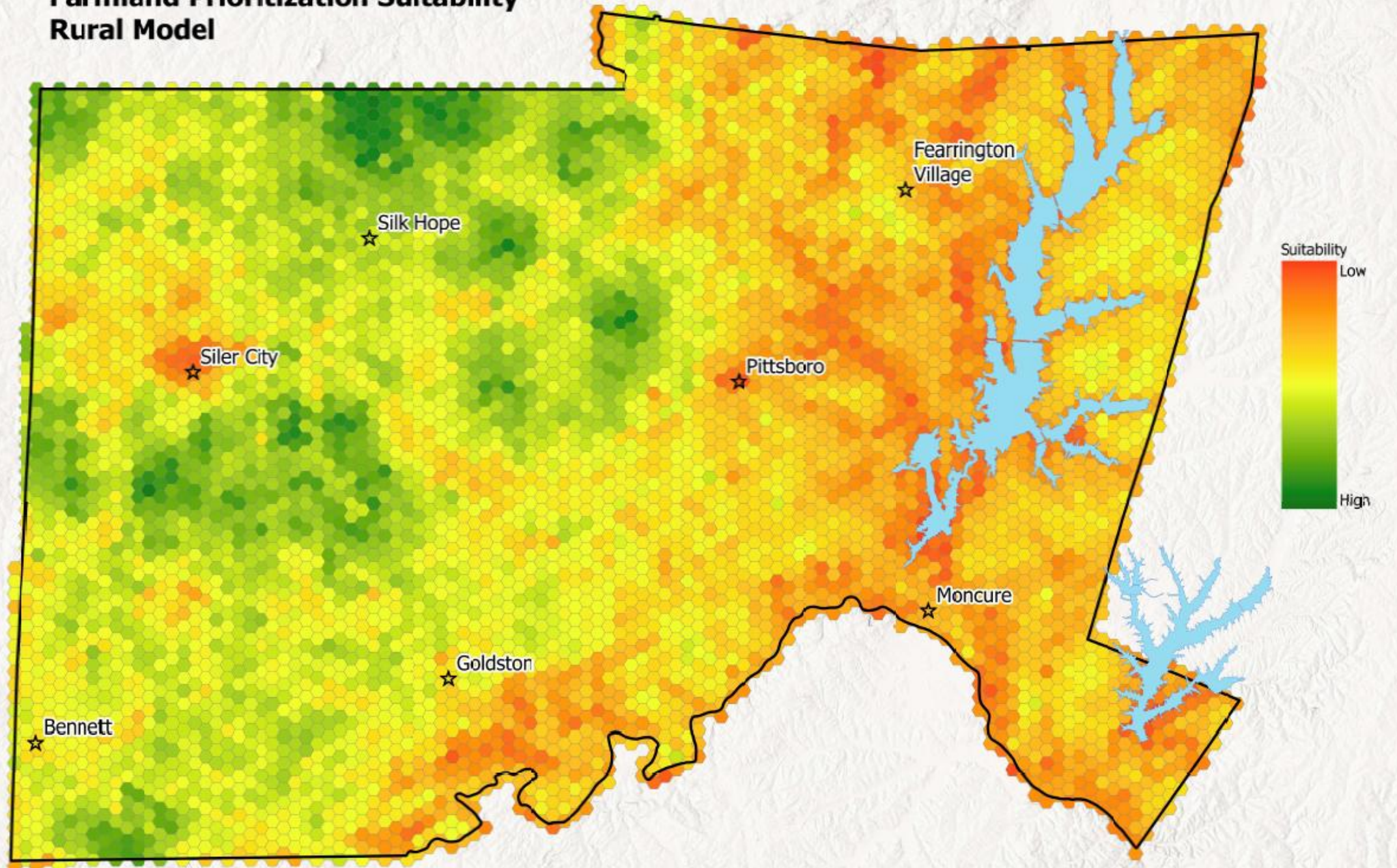
| Criteria                            | Rural | Urban |
|-------------------------------------|-------|-------|
| Ag Land                             | 18    | 10    |
| Ag Soil                             | 25    | 25    |
| Distance from Municipalities        | 2     | 10    |
| Proximity to VADs                   | 10    | NA    |
| Proximity to Conservation Easements | 25    | 25    |
| PUV                                 | 10    | 10    |
| Future Ag Land                      | 2     | NA    |
| Proximity to Degraded Water         | 2     | NA    |
| Intake Zones                        | 2     | NA    |
| Approved Development                | 2     | 10    |
| Access to Feed Stores               | 2     | 10    |
| Total                               | 100   | 100   |

- Weights were determined through stakeholder meetings based on perceived importance for agriculture viability and conservation strategy
- The total weight for each model equals 100
- Eighth acre tessellations are used to emphasize areas for farmland preservation prioritization rather than individual landowner parcels.

**The rural model emphasizes soil quality and conservation clustering while the urban model emphasizes proximity to development and infrastructure.**

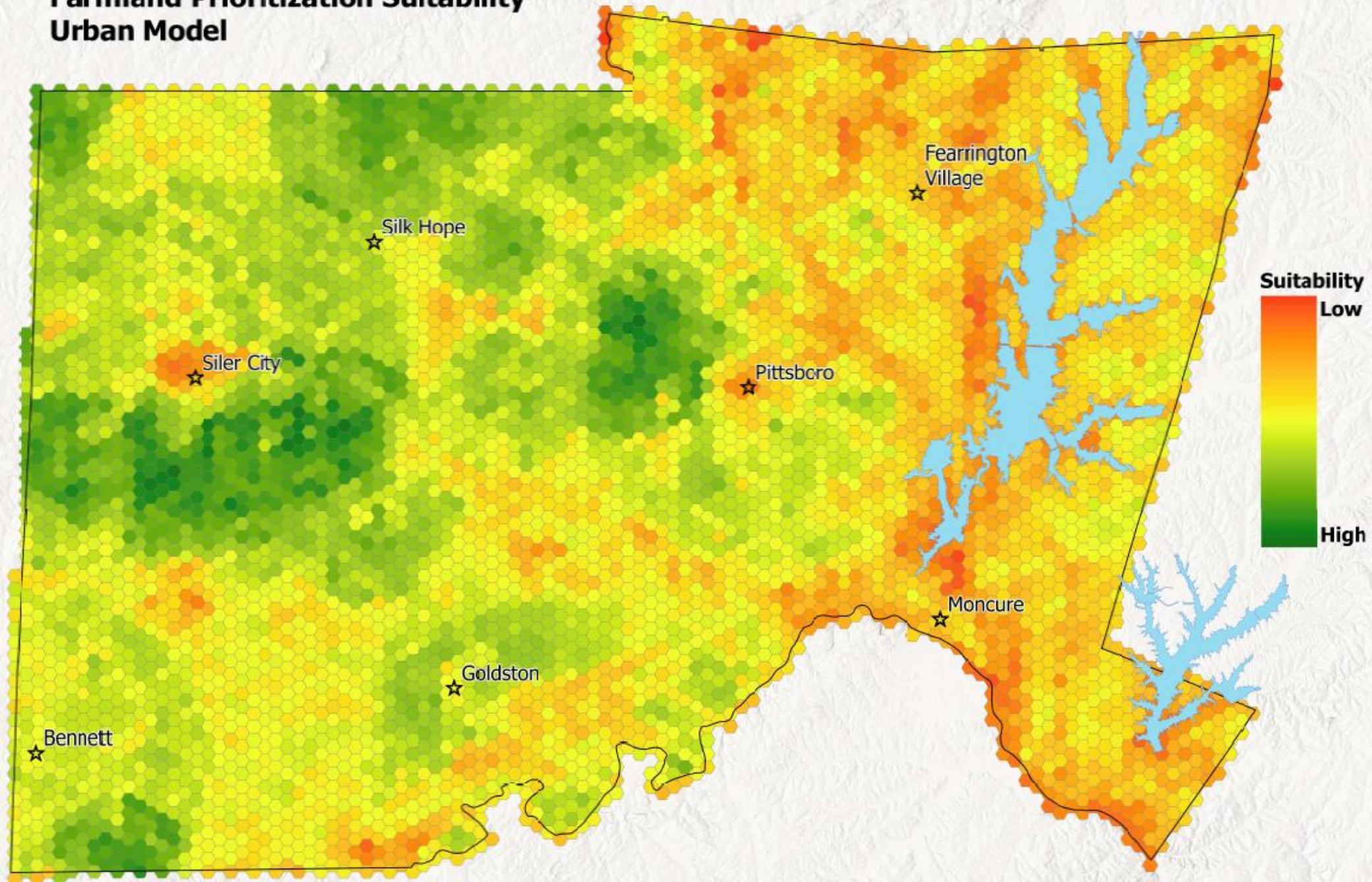


## Farmland Prioritization Suitability Rural Model





# Farmland Prioritization Suitability Urban Model







# Recent & Upcoming Events

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- Chatham Farms Forever Day 1/15/26 (65 people)
- Lee County Farmland Preservation Day 1/29/26
- Chatham Cattleman's Association 2/19/26
- Chatham Ag Impact Summit 2/24/26
- UNC School of Government Advisory Board Workshop 3/6/26
- North Carolina VAD Conference July 22-23



Questions?

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