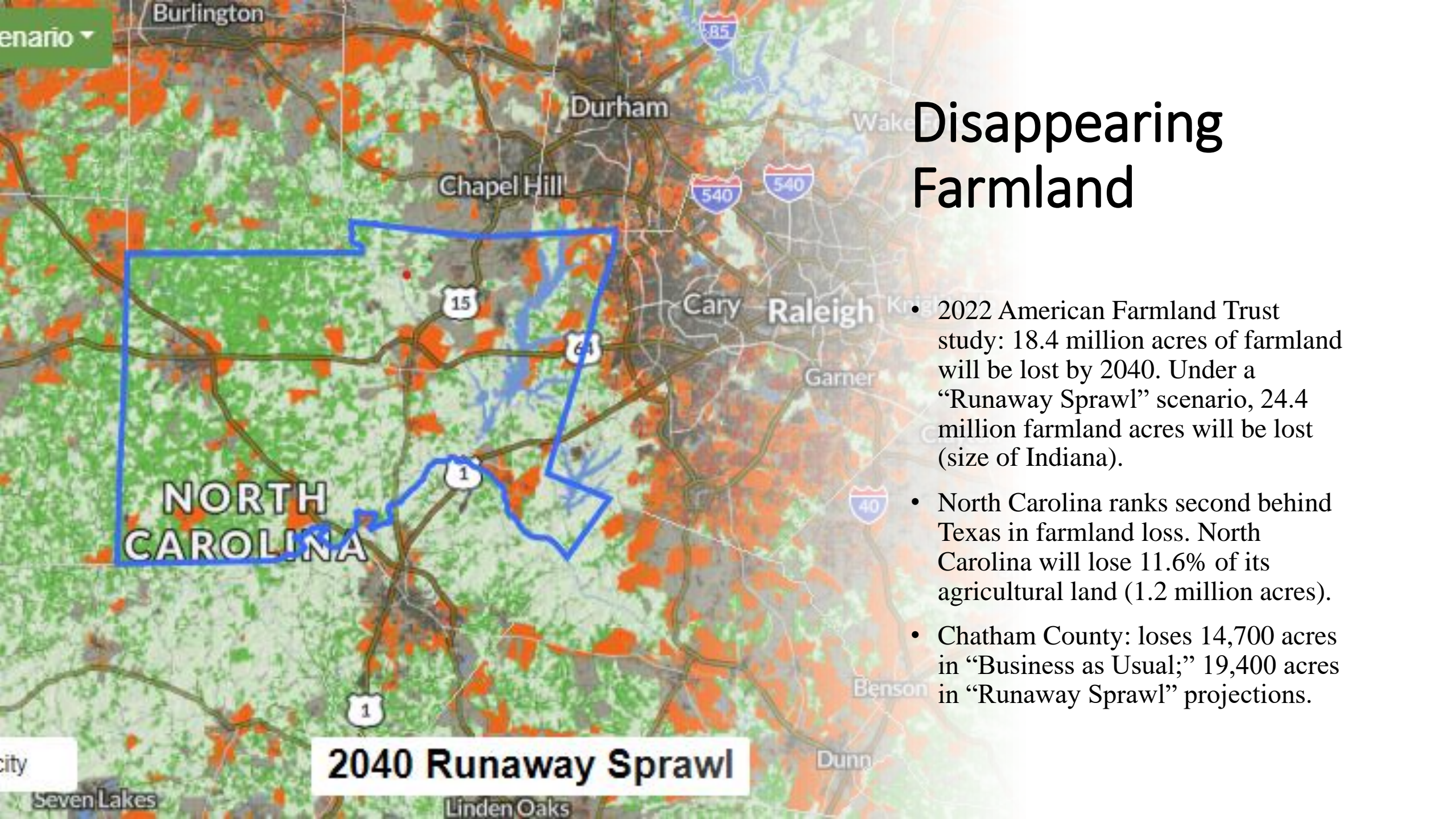


Chatham Agricultural Preservation & Development

Pilot Program Projects Presentation 4.15.24

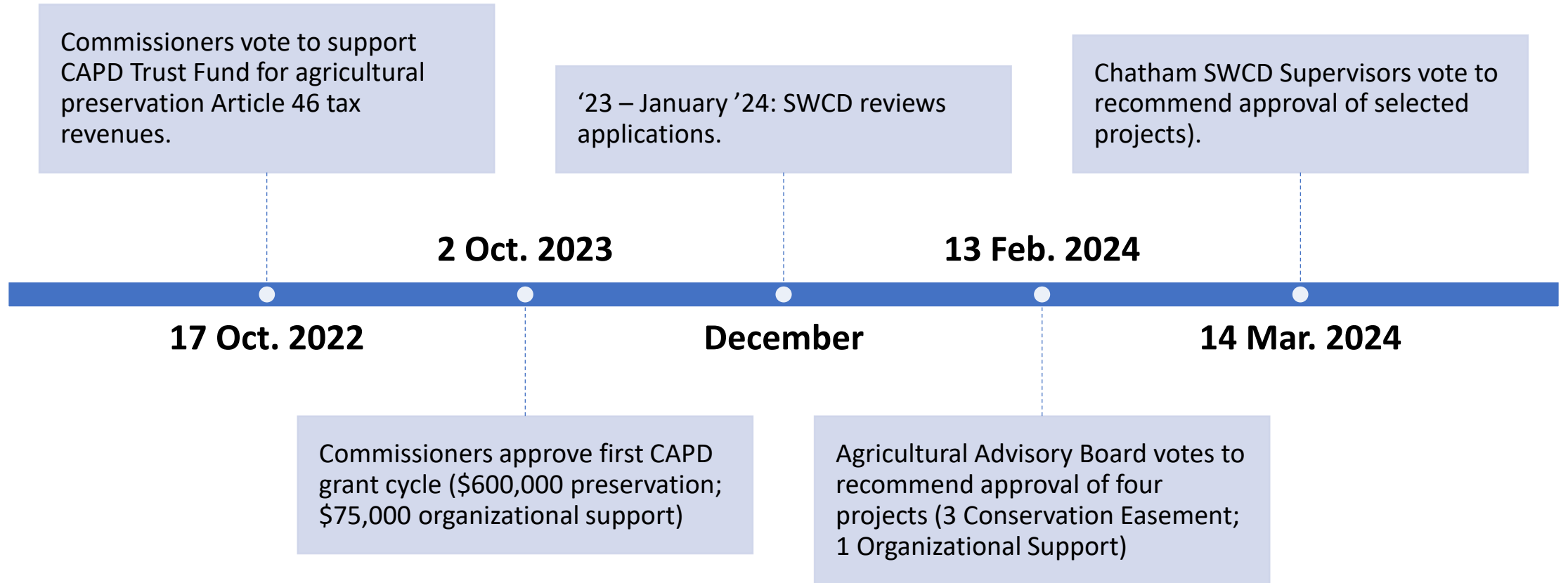




Disappearing Farmland

- 2022 American Farmland Trust study: 18.4 million acres of farmland will be lost by 2040. Under a “Runaway Sprawl” scenario, 24.4 million farmland acres will be lost (size of Indiana).
- North Carolina ranks second behind Texas in farmland loss. North Carolina will lose 11.6% of its agricultural land (1.2 million acres).
- Chatham County: loses 14,700 acres in “Business as Usual;” 19,400 acres in “Runaway Sprawl” projections.

CAPD Progress to Date



Benefits of Permanent Farmland Conservation

- Permanently restricts development and subdivision on working farm and forest land through perpetual conservation easements.
- Provides public benefits: Protects prime soils, water quality, wildlife habitat, sequestered carbon, rural viewsheds.
- Protects private property: Voluntary & nonregulatory; market based; provide revenues for farming families.
- Local funding used as “match” to leverage state and federal conservation programs. Funding often reinvested in farm.





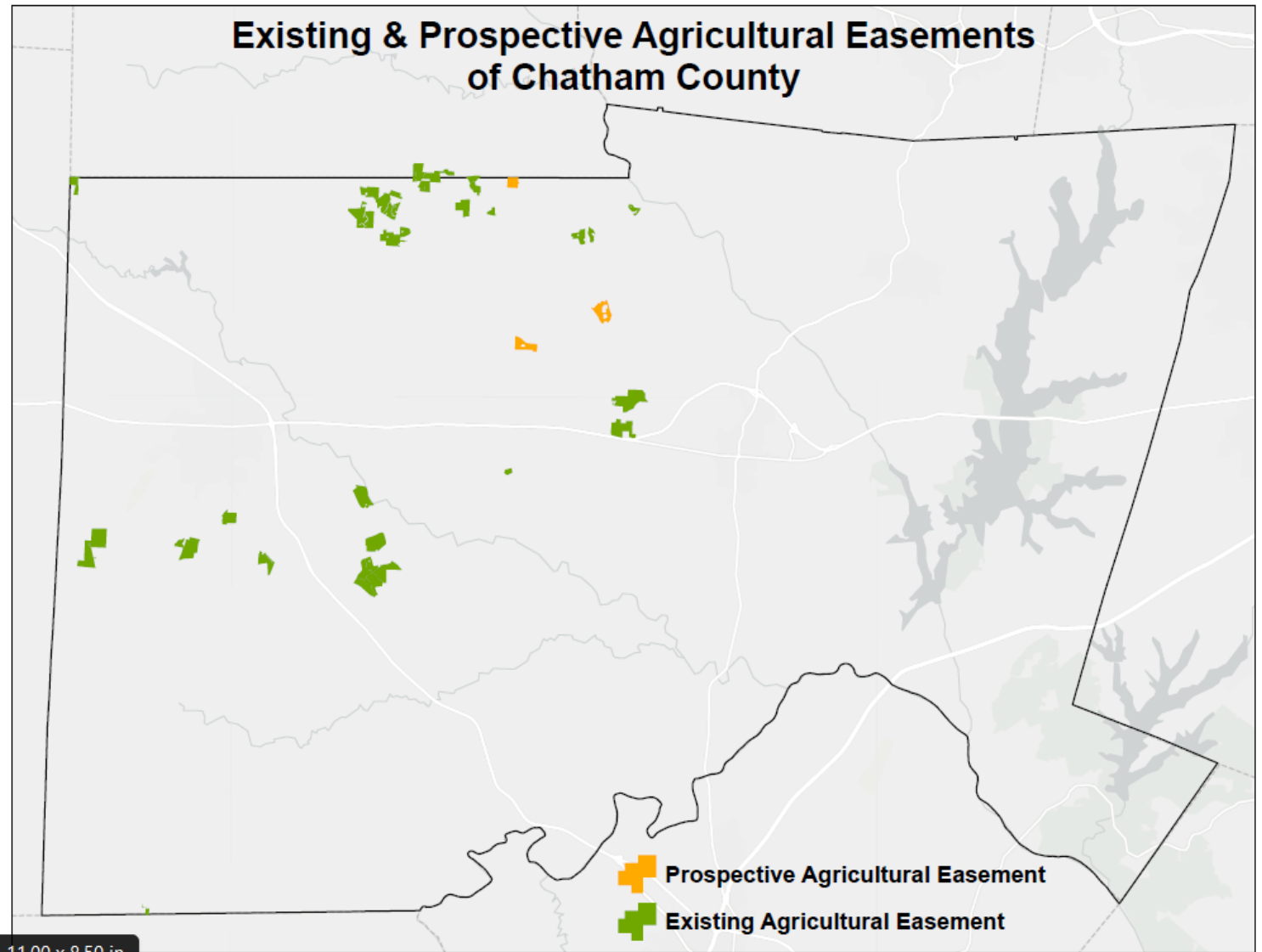
The purpose of the NCADFP fund is to support the farming, forestry, and horticulture communities within the agriculture industry by:

- Supporting the purchase of agricultural conservation easements (on farm, forest, and horticulture lands), including transaction costs.
- Funding public and private enterprise programs that will promote profitable and sustainable family farms through assistance to farmers in developing and implementing plans for the production of food, fiber, and value-added products, agritourism activities, marketing and sales of agricultural products produced on the farm, and other agriculturally related business activities.

CAPD Project Recommendations

Name	Acres	CAPD Funding	Use	Matching Grants & Donations (projected)	Matching Grants	Anticipated Closing
Project A	87	\$12,000	Stewardship/legal defense fund	\$550,000	ADFP (pending)	Summer/Fall '25
Project B	80	\$150,000	Easement acquisition & Stewardship/legal defense	\$500,000	ADFP (pending)	Summer/Fall '25
Project C	120	\$438,000	Easement acquisition	\$560,000	Cary Watershed Protection (proposed)	Winter 2024
Organizational Support		\$75,000	Programming & Landowner Outreach			FY 2025
Totals	287	\$675,000		\$1,610,000		

CAPD Project Recommendations



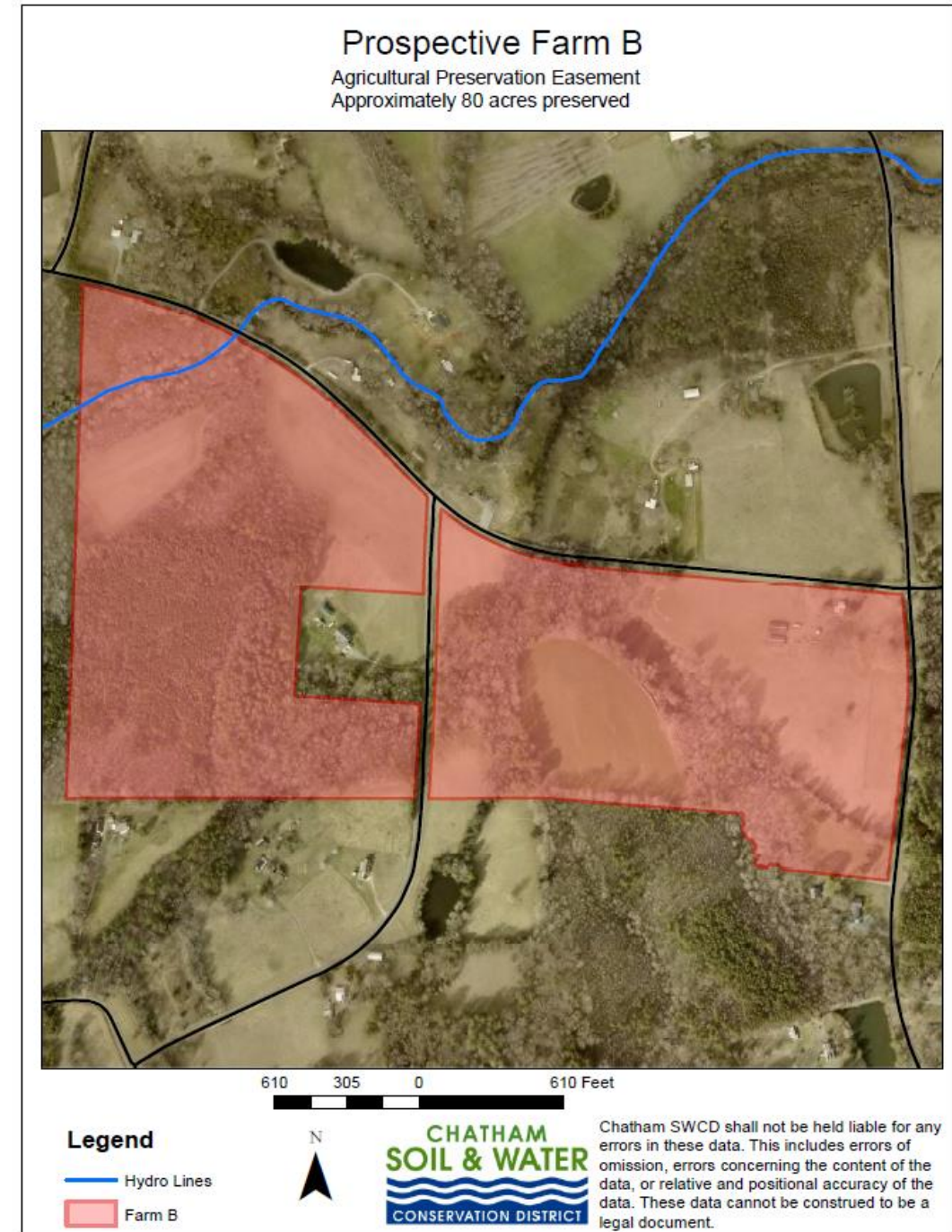
Project A

- A permanent conservation easement acquisition on 87 acres of working farmland off Otis Johnson Road in northern Chatham County.
CAPD funding of \$12,000 is recommended for legal defense/stewardship endowment funding.
 - Grantee: Triangle Lands Conservancy
 - Matching Grants (pending): North Carolina Agricultural Development and Farmland Preservation Trust Fund
 - Anticipated project closing date: Summer/Fall 2025



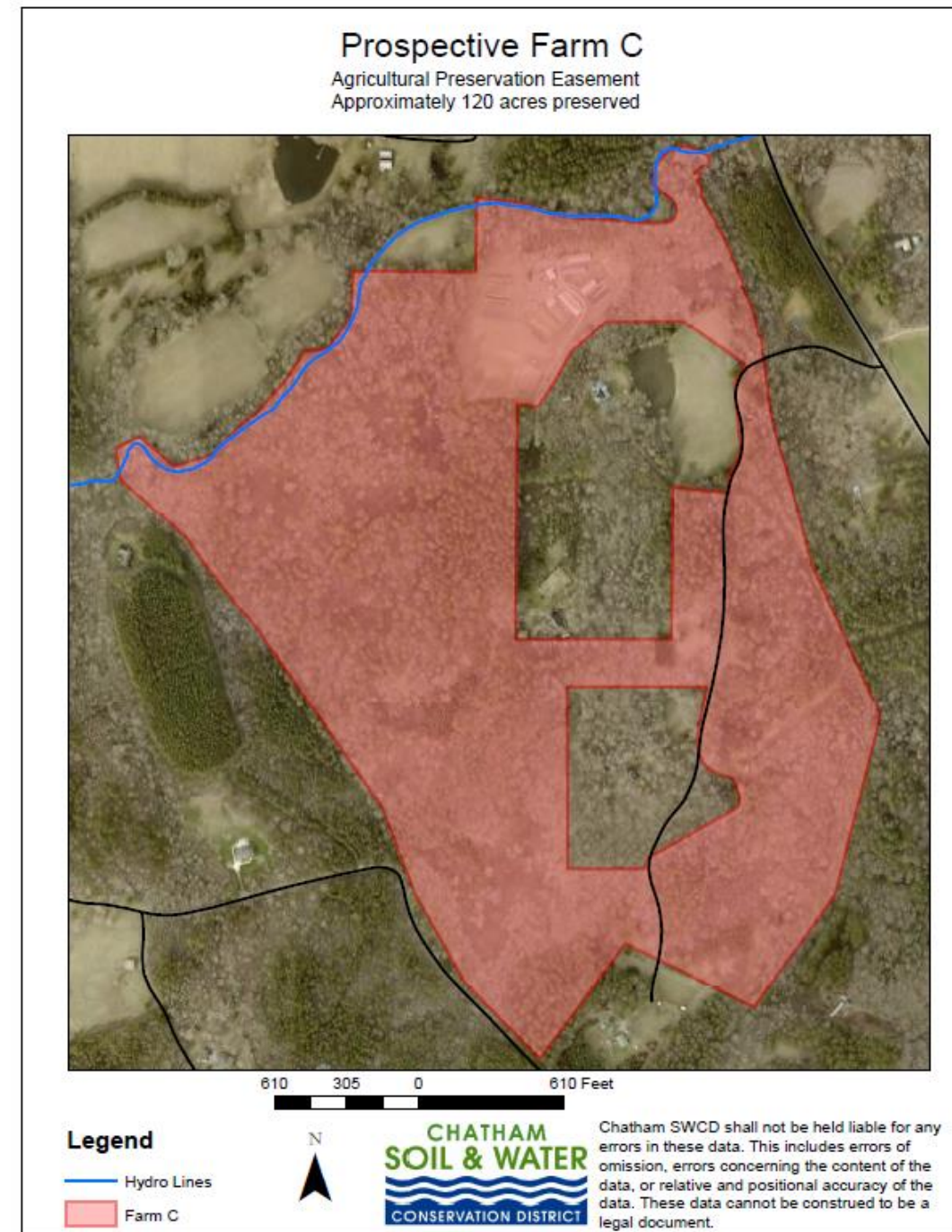
Project B

- A permanent conservation easement acquisition on 75 acres of working farmland off Silk Hope/Gum Springs Road in north central Chatham County. CAPD funding of \$140,000 is recommended for conservation easement acquisition and \$10,000 for legal defense/stewardship endowment funding.
 - Grantee: Triangle Lands Conservancy
 - Matching Grants (pending): North Carolina Agricultural Development and Farmland Preservation Trust Fund
 - Anticipated project closing date: Summer/Fall 2025



Project C

- A permanent conservation easement acquisition on 120 acres of working farmland off Highway 87 in north central Chatham County. CAPD funding of \$438,000 is recommended for conservation easement acquisition.
 - Grantee: Triangle Lands Conservancy.
 - Matching Grants (proposed): Town of Cary Watershed Protection Fund.
 - Anticipated project closing date: December 2024 (if matching grant received).



Organizational Support Grant

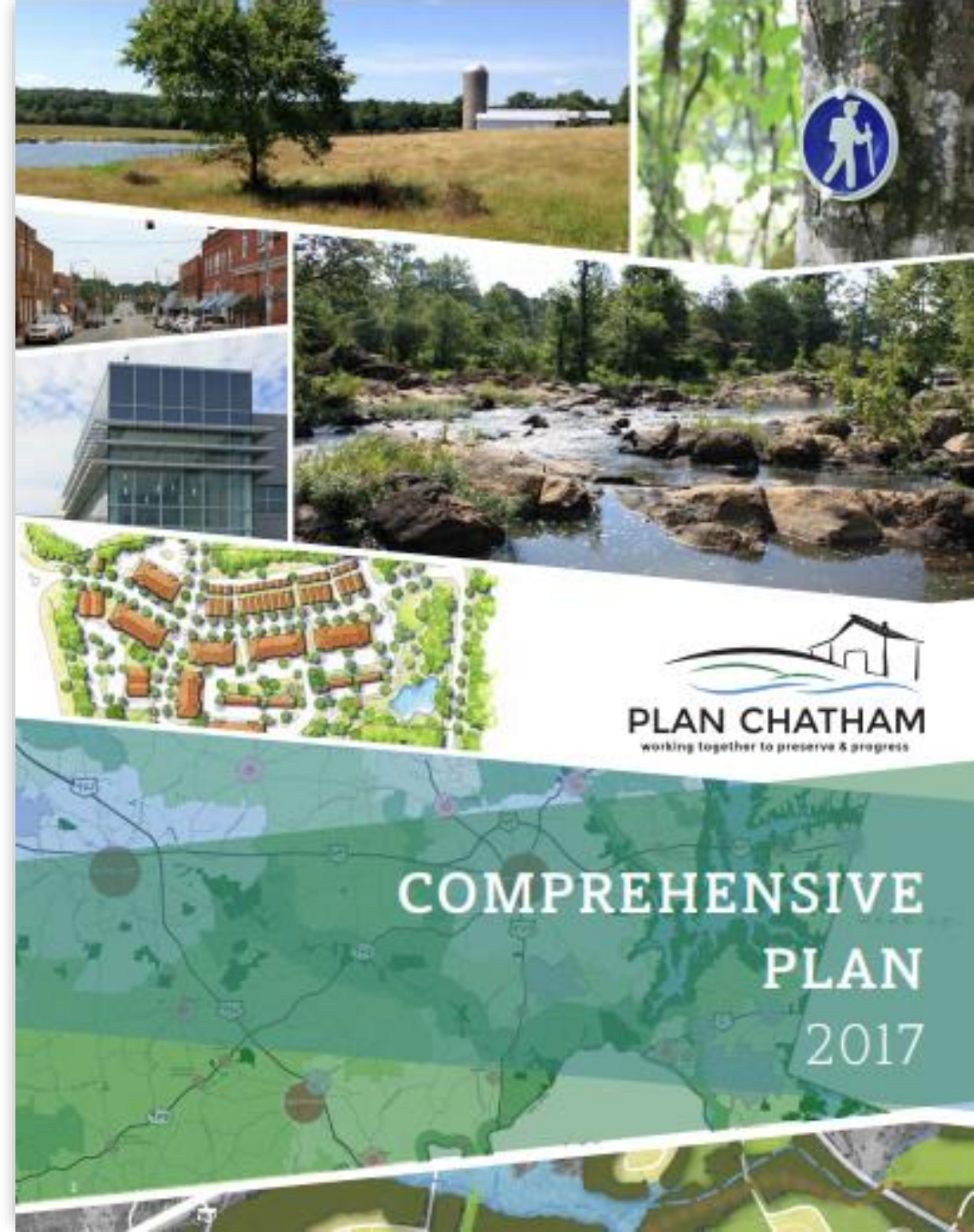
- An organizational support grant for the Triangle Lands Conservancy (TLC) of \$75,000 is recommended to support their farmland preservation work prioritize and programming in Chatham County.
 - Grantee: Triangle Lands Conservancy
 - Project Term: FY2025 (July 2024-June 2025)



Comprehensive Plan Alignment

Agriculture Chapter:

- “Preserve, protect, and enable agriculture & forestry” (Primary Goal)
- “Preserve the rural character and lifestyle of Chatham County” (Secondary Goal)
- “Support permanent, voluntary protection of agricultural lands” (Policy 5)
- “Implement a count-led farmland protection program” (Strategy 5.1)



Comprehensive Plan Alignment (Cont.)

Natural Resources Chapter:

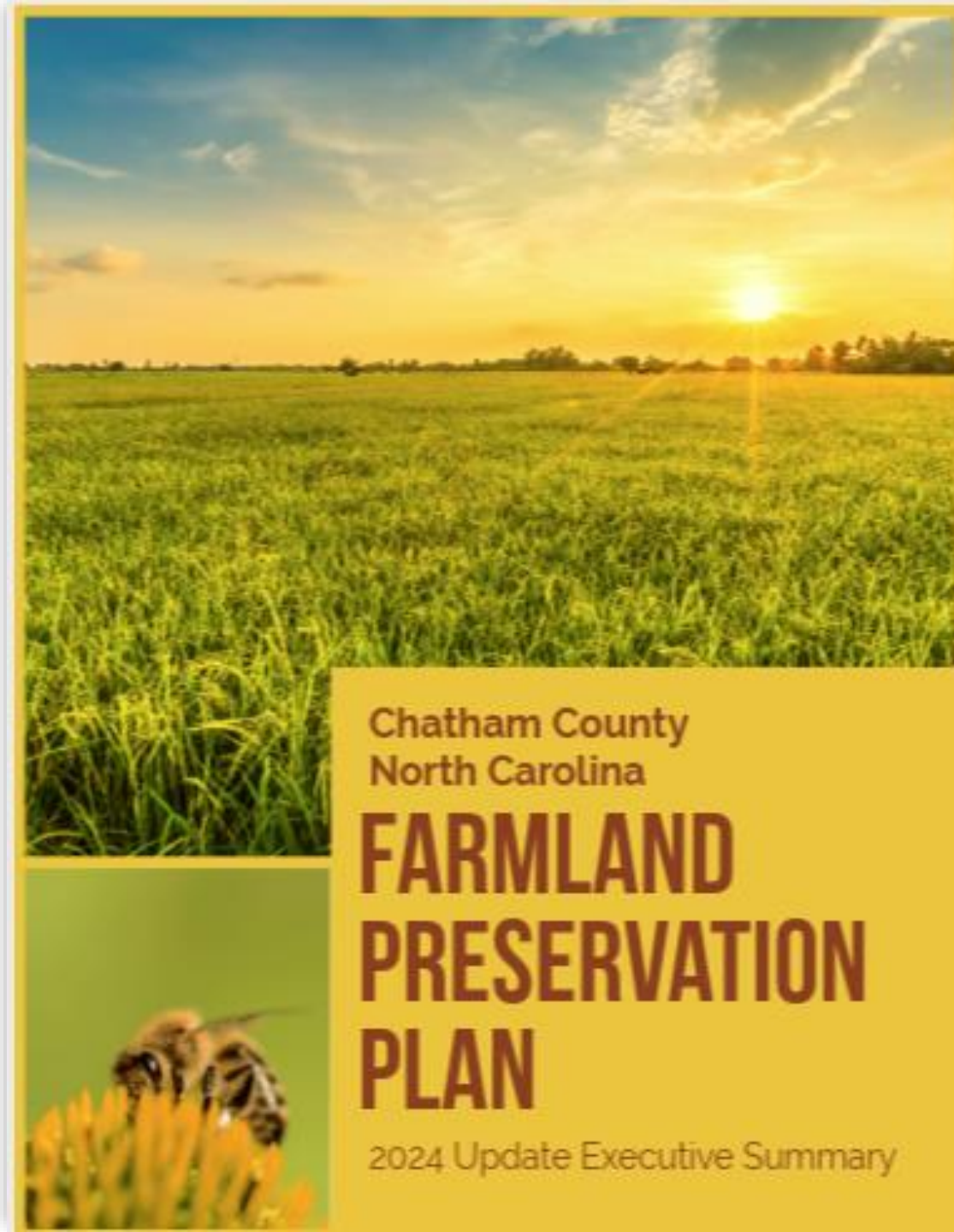
- “Conserve Natural Resources” (Primary Goal)
- “Preserve the rural character and lifestyle of Chatham County” (Secondary Goal)
- “Preserve, protect, and enable agriculture and forestry.” (Secondary Goal)

“The big idea for natural resources is to actively work to create a connected system of public and privately owned lands that maintain key ecosystem services and are sensitively integrated into well-designed development. This land protection effort will require local and regional partners.” (p. 103)



Farmland Protection Plan

- “Build support for conservation easement programs.”
- “Develop a local funding option for farmland preservation projects.”



Organizational Support Grant

“Partner with land trusts to provide technical assistance to those who demonstrate interest in establishing agricultural conservation easements” (Strategy 1.1).

- Outreach and technical assistance for Chatham County landowners.
- “Land Transfer Navigator” program, to support farmland transition and estate planning initiatives.
- “Good Ground” program, TLC program focused on providing farmland access for new and minority farmers.



Requested Motion

Motion to approve the recommendations of the Agricultural Advisory Board and the Chatham Soil & Water Conservation District Supervisors to award CAPD grant funding.

Other Farmland Preservation Updates

- \$350,000 ADFP Agricultural Growth Zone Application Submitted.
- Updated Farmland Preservation Plan (Expected May/June 2024).
- Farmland Transition & Estate Planning Workshop, Thursday, June 20, 8 – 10 a.m.
- First Annual “Saving the Farm Day,” Thursday, December 5.





Thank you!

Chatham Agricultural



Questions ???

Andrew Waters, Farmland Preservation Coordinator

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919-545-8447

Chatham Agricultural

Triangle Lands Conservancy

- Farmland Preservation Program Review (Presentation to Come)



TRIANGLE LANDS CONSERVANCY