

Appendix 5.b. Stakeholder Ideas and Input - Strategies for Protecting Farmland

Land Use Policy & Tax Incentives

Conservation Tools

Community Development

New Farmer Access & Issues

Agriculture Economic Development

Wild Card

Coded Category = Land Use Policy & Tax Incentives

Total = 74 comments

Growth Boundaries

Legislative action to emphasize redevelopment not new development

Land cover cap - NC is 15% developed land cover - cap it at 20%! Incentivize infill development in cities

Legislate a new "no development" zone/region within county

Less development pressure

Protect and maintain urban growth boundaries (limits to public water/sewer expansion)

PUV

Educate landowners about present use value

Protect PUV

Present use land value

Reduce acreage requirements for present use value

PUV for urban agriculture parcels

Less restrictive land use taxation regulations, i.e., smaller acreages

Preserve to present use value or better incentives

Present use tax valuation for smaller parcels of land that are being farm (< 10 acres)

Relax requirements for present use value benefits -> there are many small sustainable farms that do not meet acreage criteria

Tax Incentives for Farmers

Additional tax incentives for farmers (purchasing land, reduced sales tax, reduced property tax)

Give tax incentives for starting a farm business, not just land purchase for farm

Income tax breaks for beginning farmers

Financial incentives (tax breaks) for new farmers

Reduce capital gains or state tax incentives to sell to new farmers

Tax incentives to investors who purchase land to lease or fraction out to small farmers

Tax incentives for large producers/acreage owners to partner with smaller acreage/producers to maximize production appropriate to the property (geography/soil type)

Decrease property tax in proportion to food produced

Better tax breaks for working farms

Tax something and give money to farmers

State tax incentives

Historic preservation of agricultural buildings/infrastructure

Tax incentives for EVAD and VAD

Tax and planning incentives

Carrots & Sticks for Developers

Promote development density bonuses for conserving open space

Develop incentives for developers of large lots with housing to put aside land for new farmers which is affordable

Require land preservation protection from developers

Require developers like Chatham Park to preserve farmland

Promoting open space/conservation through land use regulation

Better zoning for clustered rural communities to keep more farmland open

Look at "urban in-fill" i.e. less space, more (smart) density

Development density as an option

New developments in farmable land get TAXED really HIGH

Require higher number of public hearings for all development applications

Land Use Planning

Prioritize good land. Look at soils in regions of county and whether is sufficient to support farming e.g. East Durham Triassic Basin soils - not high quality

Study impact of megasites

County land use planning/zoning support for farms, policy for farmland protection

Participate in county land use plan under current development

Agriculture Zoning Districts

Create agriculture zoning district

Urban land use planning begins with designating agriculture production areas

Better zoning for agricultural preservation

Zoning laws -> exemptions for agriculture industry

Resist zoning not supportive of sustainable farms

Zoning

Zoning regulations

County and municipal taxes to support agriculture districts (like school tax)

Fine-grained Tax Incentives for Farmers

Tax incentives for community gardens

Tax incentives for organic farmers

Tax incentives for long-term land leases to row crop farmers so they can better plan crop rotation - could also tie to practices like no-till

Farm-Favorable Land Use Regulations

Systematic easing of restrictions to farm on public land - farm parks!

Allow exemptions for zoning/permits for other businesses on farmland

Revisions of land use regulations that allow more flexibility for agriculture operations

Conservation Tax Credit

Farmland preservation tax credit

State conservation tax credit

State tax incentive for preservation -- bring it back!!!

Restore state tax credit for easement donations

More economic incentives (tax??) to bridge from VAD to permanent conservation

Region-wide tax incentives for farm easements -- close the gap the NCGA made

Succession Planning

Educate landowners and attorneys on succession planning - "estate planning"

Educate farmers how to preserve their land for successors

Keep the next generation on the farm

Work with children who inherit land and have no farming interest to find a way to keep land in farming and not sell for housing development

Adopt a planner/personal planner

Eliminate taxes on farmland passed to children, protect next generation

Miscellaneous Government Policy

Favorable government policies

No ag gag bills! Makes agriculture look bad!

Government policy at county/state/federal levels changed to encourage farm ownership

Limit liability of conservancies that host farmers on protected land

Address burdensome regulations, permitting, paperwork, qualifications, etc. that take TIME and COST, reducing time spent growing, selling, making business profitable

Farmer-led watershed or conservation councils

Coded Category = Conservation Tools**Total = 38 comments****Land Management**

Soil & Water Conservation Departments are resources for more conservation tools

Best management practices

Help from government agencies e.g. to develop BMPs

Easements

Conservation easements (4)

Purchasing easements (conservation)

Easement programs

Conservation easements; deconstruct the benefits of conservation easements

Funding

More private funding for land trusts

Funding for conservation easements

More money to help preserve land with easements

Voluntary agriculture program/conservation easement funding

Lobby for increased funding for state "preservation trusts"

Easements and funding

Conservation planning/cost-sharing money

A conservation program to land-bank; and county pays farmer market rate for perpetual development rights

Incentives for landowners to preserve land tax fund for paying for easements; offset losses to land value

Regionwide fund to help farmers cover easemnt cost

More funding for cost share/conservation

Voluntary Agriculture Districts

Voluntary Agriculture Districts (3)

Other Land Trust Tools

Land trusts that allow farms to be passed on to family or sold to another beginning farmer

Land trusts use "buy-restore-protect-sell" process to get land into new farmers' hands; require organic certification or equivalent

Farming requirement in some working lands easements

Give county/non-profit first right of refusal for sale of acreage over xx number of acres

Putting conservation easements on farms to sell them at lower prices to new farmers

"Working lands" environmental mitigation strategies

PDR/TDR

Purchasing development rights (2)

Transfer of development rights (2)

Large land development tax that funds the buy-up and protection of agricultural land by the county

Farm Registry

Register each family farm over 25 years old as historic property

Coded Category = Community Development**Total = 58 comments****Food Security**

Summer feeding sites (so can access fresh food when school's out)

Connect Farmer & Consumer

Connecting Consumers & Farmers

Farm to Table: Meet your farmers

Urban Agriculture Opportunities

Urban Agriculture Opportunities

Urban pop-up farms (with produce sold on-site)

Establishing arrangements where HOAs or neighborhoods could lease farmland for farming

Use the land on the old city farm or vacant/underutilized land in food deserts for job training

Guerilla gardening

Designating abandoned/not in use urban lots for community gardens/farms

Engage Community in Marketing

Farms that encourage community participation in marketing

Co-operative marketing model support through community organizations

Community Gardens

Community gardens (2)

Cooperative extension and county establish few community gardens

Start churches (or other community centers) on farms - no buildings

Church community farms

Agricultural Awareness for Non-Agricultural Communities

Establish community based food preservation efforts

Educate policy makers how important and valuable farmland is

Make all legislators grow their own food for 1 spring/summer

Create agriculture lands similar to bike lanes

Farm-city activities for the community

Fringe (urban/ag) interface
Expose non-ag communities to ag activities -- better understanding of who, what, when, and why
Greater awareness of agricultural activities
In-school Education
Educating non-farmers; start in the school system
Connect educators and schools with farms
Farm-based Pre-K education programs
High school agricultural vocational training
Afterschool programs-- school forms community gardens with farmer education
Educate young people about why preserving farmland is important -> incorporate agricultural awareness into school curriculum
Ag education for all grades - bridge the "disconnect" from urban-vs-rural areas
Farmer mentor program for kids
Education, expand farm to school
Connect schools to local farms
Food for childcare centers; teaching kids and food prep staff to use whole foods
Require agriculture education in schools
Bringing agriculture and farm literacy among grade school children -> bring public school children and farmers together
Agriculture magnet program at Northern High School
General Public Education
Landowner education
Education for elected officials
Public education and involvement (non-farm)
Educate the public
Educate communities/citizens
Education on how to cook whole foods
Education - informal and formal, children and adults
Outreach education - telling your story
Explain long term impact of development at community meetings
Establish teaching food garden and pollinator garden at new agriculture building
Educate consumers about agriculture
Education in general to all segments
Education outreach

Outreach to educate all citizens of need to conserve and preserve all farmland and natural resources

Educating people on the waterways/farmland and how protecting each/protects other

Agriculture education opportunities

Agriculture as a Tool for Social Benefit

Legal remand of offenders to work in community gardens

Reach out to minority communities

Start an army of Lesters

Pair immigrant communities with farmland - builds food security and allows income

Allow open space in low income communities to be used as family gardens and urban farms

Coded Category = New Farmer Access & Issues**Total = 56 comments****Linking New and Existing Farmers**

Connecting beginning farmers with older farmers

Connecting with other farmers through social media

Meet with aging farmers and pair them up with new farmers

High quality social/community infrastructure to attract new farmers

Retired farmers organization to educate new farmers on best practices

Find a better way to link retiring farmers with land with new farmers

Education

College training programs for agriculture - NCSU, CCCC, NC A&T

Partner with community colleges that have farming programs

Free agriculture college (or significantly reduced) tuition for new farmers

Business/marketing courses

New Farmer Social Support

Workshops/mentors/support groups for new farmers

Outreach/education (workshops, etc.)

Training

Farm apprentice program

More training and support for new farmers

Existing farm partnership with agriculture intern programs for new/emerging farmers

Mentor program support

Private sector training for new "regrarian" farmers

Develop high school internships on farms for course credit

Financial Assistance

Access to capital

Incentives for new farmers. Money?

Tailored loans through local government support for land purchase

Create a fund to guarantee loans for buying farmland so banks are more willing to make loans with low down payment

Micro-loans to new farmers
Give grants to new farmers like Orange County does
Tax breaks for new farmers
Assistance with drilling wells for safe irrigation water
Access to capital for new and existing farmer/farmowner
Agriculture grants for beginning farmers using economic development funds
Accessible loans for new farmers (low interest)
Cost share funding for start up farms
Set up a trust to give new farmers down payments with contracts
Land Link
Website or app categorizing available farm plots for sale -> kind of like Craigslist for prospective farmers/landowners
Linkage program to hook new potential farmers with land
Provide a platform to bring land owners in contact with those wanting to work land
Farm link program
Link open land (conserved) with new farmers
Farm land trust for new farmers
Land for young farmers
Land link program (linking new farmers with available land) - lease to own? - long-term lease
More GIS data to help new farmers find available and useable land
Facilitate long-term leases of small 1-5 acre plots fom existing landowners
Provide incentives and support to non-farming landowners to allow new young farmers to live on and farm their land
Long-term rent-to-own lease agreements
A system for evaluating and listing land with active interface with qualified farmer pool; farm-based MLS
Land trusts (etc...) leasing land and infrastructure to new farmers for a specified term
Incubator Farms
Farm incubators/programs
Major program for training incubator farmers involving multiple institutions
Incubator/cultivator farms
More incubator farms with good funding and management
Incubator farm
More incubator farms
Are incubators pre-cursors to new farmers ready to farm

Cooperative Agreements
Long-term (ex. 20 year) leases in a cooperative farming structure; similar to Breeze with shared infrastructure
Programs that facilitate small farmer groups to incorporate, pool funds, and acquire land
Equipment co-op: shared access to reduce capital costs
Put large tracts of land into conservation and allow multiple farmers to have long-term affordable leases on the land

Coded Category = Agricultural Economic Development

Total = 72 comments

Marketing

Marketing/Selling assistance

Farmer-grant for computers and Internet

More apps for farmers

Enhance market access for small farms - technology-based platform to connect small-scale farmers with restaurants and bed & breakfasts, etc

Help create websites for farmers

Tax/Zoning

Expanded definition of farm enterprises

On ag support enterprises - more clear support of roadside, on-farm retail stands

Small Farm Support

More programs for small (< 10 acre) farmers

Local Food Supply/Demand

Buy local food (2)

Local procurement policy by city, instution, or state

Increase demand for local food

Local food sources for rural areas - rural convenient marts selling locally grown

Increase demand for local food in schools, institutions, etc.

Develop local food infrastructure

Greater networks restaurants/farmers

Connecting produce to local markets

More farmers markets - farm to school

Enhance and promote local markets

Educate public on why local food is good

Support local food distribution/retail in food deserts

City/county use of local food

More people eating, cooking, buying local food

Provide incentives for schools that use local produce/goods for state nutrition programs

Increase consumption of local food

Longer farmers market hours for more sales opportunities

Financial Support

Grants/programs that bolster entrepreneurship in food processing

Financial support for struggling farms

Local agriculture economic development grants

Economic development fund for agriculture

Subsidize fruit and vegetable production

Aggregation/Distribution

Develop food hub or aggregation port (?) for multiple farmers

Food hub distribution system

Work with communities to create/develop hubs

Aggregative center for product sale and distribution

Aggregation and distribution for smaller farms

Develop and fund mechanisms for aggregating products from multiple small farms for regional wholesale distribution

A private-public partnership to provide cold storage facility

Assist areas setting up distribution of locally grown food

Cooperative/shared transportation between farms to wholesale markets

Infrastructure delivery to institutions

Processing

Money allocated for further processing

Enhance food processing infrastructure to increase production and need for land

Mobile food processor - go right to the farm when food is ripe farmer cannot leave farm

Help somebody start a small livestock slaughter facility in Chatham

Mobile food processor

Mobile meat processing

Co-ops

Food co-ops

Farmer cooperative businesses for pasture-based livestock and agroforestry producers

Farm equipment rental co-op for new farmers

Cooperative sharing of equipment

Farm Profitability
High-value crops that produce enough farm profit to support a family
Make farming profitable
Have farming be more economically viable
Make it more economically profitable to farm
Keep as profitable
Keep them economically viable
Branding
Create niche concept for North Carolina - maybe grow own grains and stop shipping them out
Think up product line other than Ben & Jerry's, beer companies
New markets - new crops? food fads?
A special label or "brand" for locally produced food
Entrepreneurship - value-added products
Concentrate on export of produce
Develop a slogan like eat or buy local for the region that gives a reason to be proud of or show support "Grown in the Triangle"
Create slogan
Large Farm Support
Increase agricultural markets for traditional large farmer
Promotion (via incentive/grant support) of partnership with large producers to explore/include diverse enterprises on their property
New value-chain marketing connections for larger farms (including commodities)
Agri-tourism
Agri-tourism (2)
County fair
?
Purchase agreement subsidies
Identify critical areas for production agriculture

Coded Category = Wild Card

Total = 27 comments

Ecological Aspects

Decrease monoculture, increase ecoscaping

Combine growing crops for sustainable living practices - "ecological pieces"

Plant endangered and threatened native plants on farms

If farming (and forestry) incorporate climate change mitigation and adaptation - catastrophic climate change might be slowed down

Organic movement -> protecting the land

Farmer Assistance

For farmers, make a help line; a place to say "I need help". Let others have a place to go if can help others

Many farmers need one-on-one financial assistance: tax, legal, etc. Would love a mini-grant program where local governments and land trusts could refer landowners for help

Multiple-use Farmland

Multi-use farmland: solar/goat example

Thinking about dual purpose land use - airports, electrical corridors, solar farms, front yards, parks

Partnerships

Working with local governments, non-profits, private landowners

Promote partner relationships farmer/entity projects

Who owns the land in Chatham? Befriending them

Food Waste

Increase efforts to reduce food waste and production/storage losses

"Ugly Food" Market

Centers of...

The Business and Technology Center on MLK

Use the old Lawrence Ray Incubator Building as a training facility for emerging non-traditional farmers

Urban farm "college" in our urban centers

Aquaculture farm on RTP's campus with CSA

Education centers

Cluster Development

Regenerative agriculture-based cluster development for larger farms

Build a beautiful assisted living facility that goes all the way to end of life - cost is free - except you must donate your land which then remains in trust. The lottery then allows for paying someone to farm until the land can be sold to somebody that can afford it

Develop senior living environment with co-op farm

Wild Card

Help existing farms that grow healthy food

Examine relationships between existing small organic farms and practical (?) ag neighbors

Implement the CCP recommendations statewide

Franchise model of farming

Look at farming refugees from California and Midwest