



*The Changing Landscape & Growing Opportunities
associated with conservation easements.*



2010 Workshops

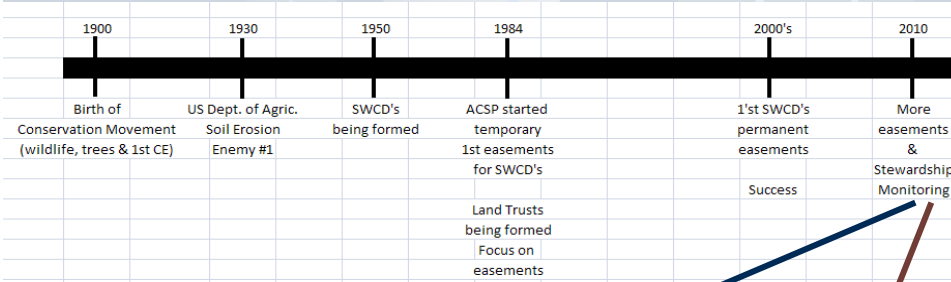
*May 11 & 12 – Mountain
(Asheville, NC)*

April 13 & 14 – Piedmont

May 4 & 5 – Coastal

Jerry Dorsett

Our History



- introduction to Land Trust (partners)
- educate agricultural partners (Farm Bureau, Grange)
- easement education one district at a time
- partner meetings with land trust (no compete, partner), convenience, share work load
- develop and strengthen SWCD role
- (knowledge, track record, fill gaps, research, trouble shoot, examples)
- funding (ADFP, CWMTE, FRPP, etc.)
- notebook
- training

(value added)

OneNC Naturally

3 Major Program Areas:



Protecting and Restoring Coastal Habitats

Working on the Water



Conserving Natural Areas for Future Generations

Forever Natural



Stewardship of Working Farms and Forests

Working Lands

Easements can support your SWCD program?



Happy 40th YUCDC!

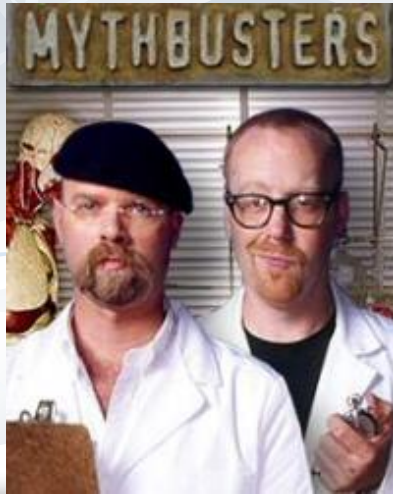


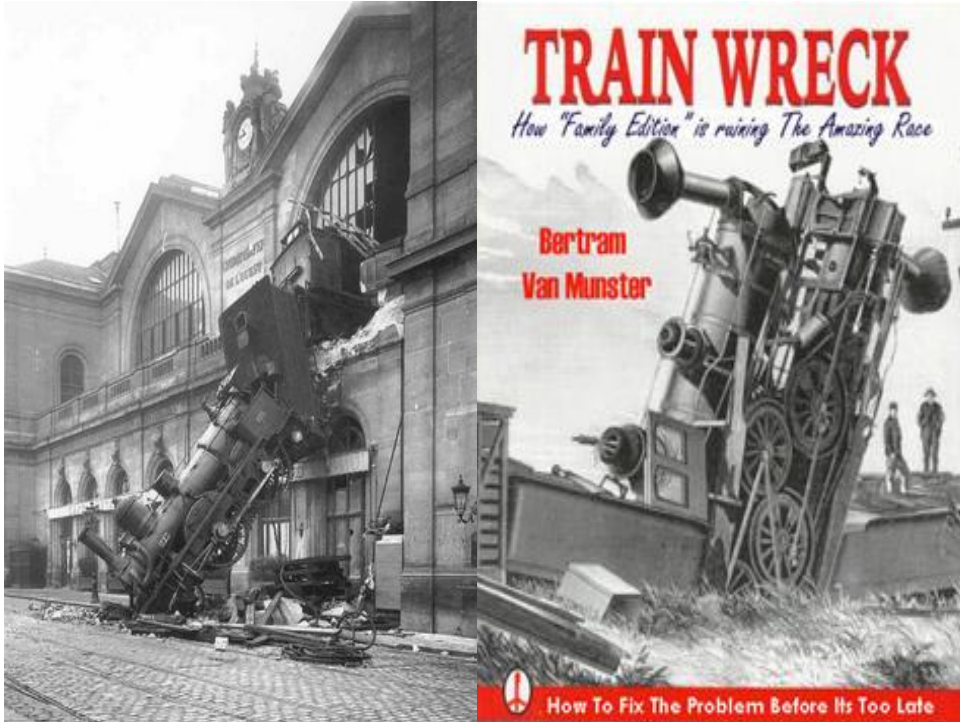
Fremont, 2008



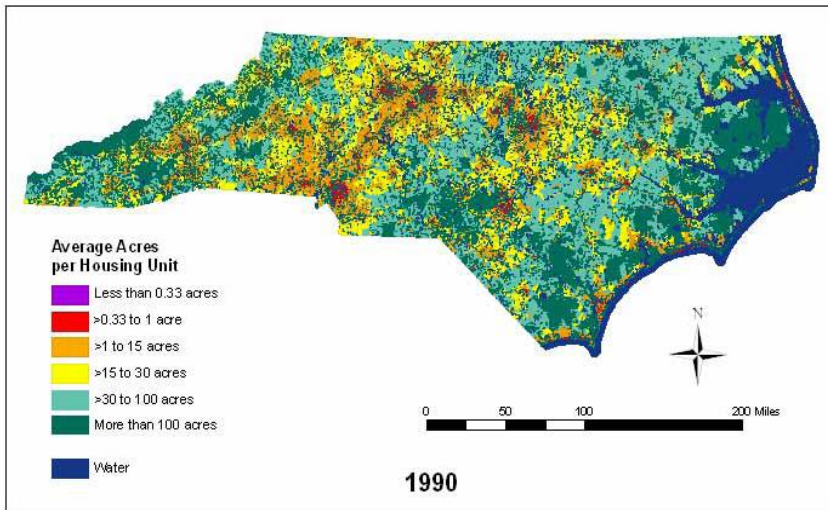
**So what are the objective
of this workshop???**

For land owners, agencies and nonprofits, there are lots of misunderstandings associated with conservation easements, our intent is to clarify.

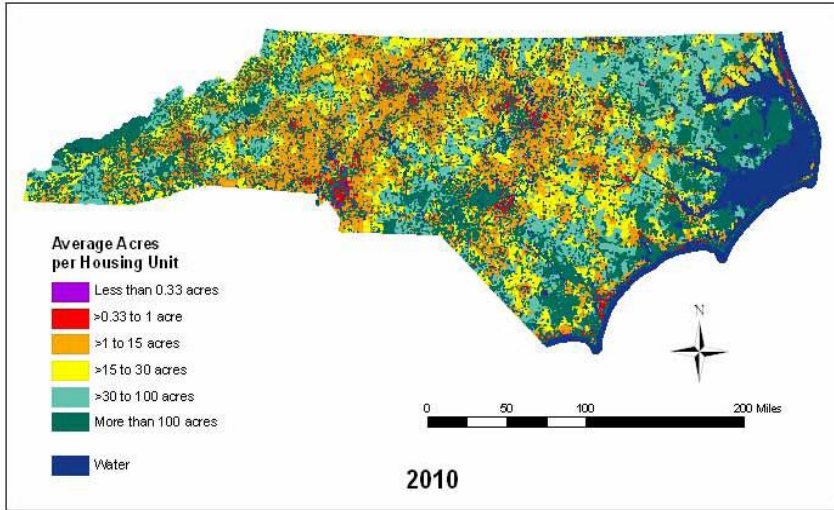




Housing Density, 1990, North Carolina

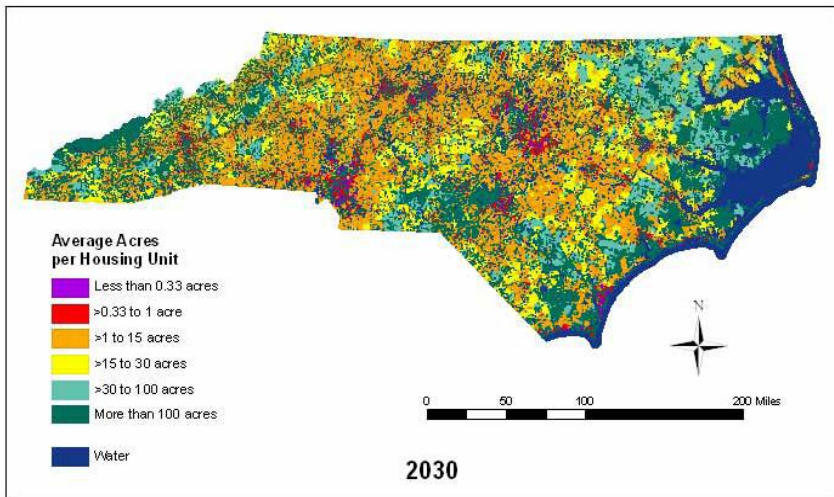


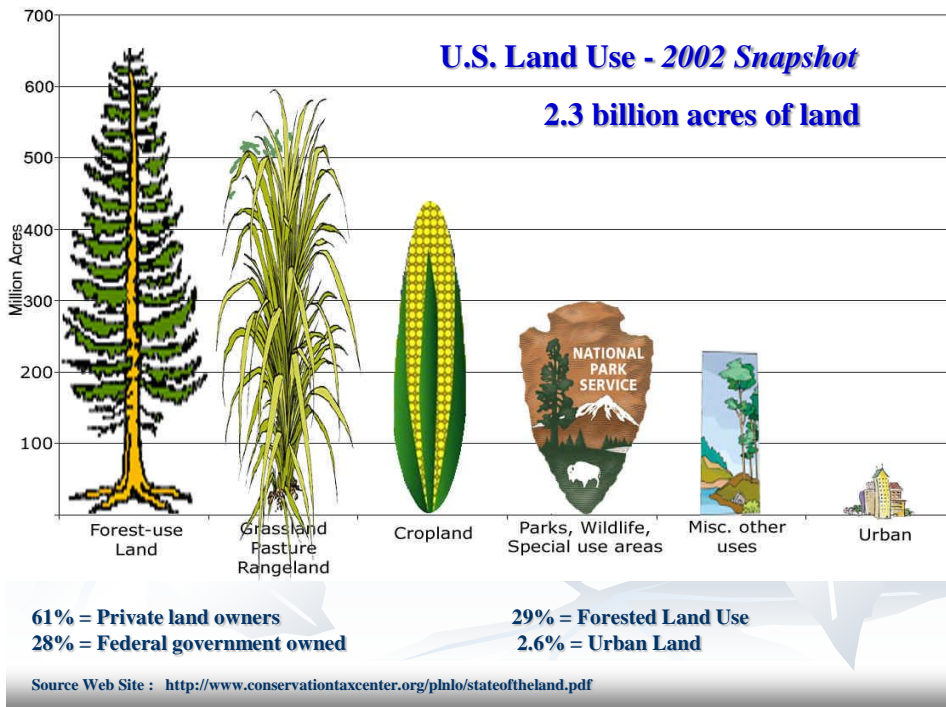
Housing Density, 2010, North Carolina



Housing Density, 2030, North Carolina

..... 3 million new residents = 6 million acres of open space consumed





NC's Changing Landscape

**The state has lost over HALF
of its farms in the last 15 years.**

1950 to 2000 NC lost half of it's farmland.

Working Lands Tools ...

In all 100 counties today:

- Present Use Value Taxation
- Cost Share Programs (profitability)
- Right To Farm Legislation
- Technical Assistance
- Agritourism

In some counties today:

- Voluntary Agriculture District Ordinance (76 VAD's)
- County Farm Protection Program (9)
- Cost of Community Services Study (4)
- Enhanced VAD (13)
- Grants such as ADFP
- County Agriculture Economy (new markets)
- **Easements; purchase, holding & monitoring (33)**



What is an easement?

A conservation easement is a voluntary legally binding agreement between a landowner and a qualified land trust or government entity that permanently limits uses of the land in order to protect ecological, historic, or scenic resources.

Easements are custom designed and negotiated to meet the personal and financial needs of the landowner. An easement may cover portions of a property or the entire parcel. The easement will identify the rights the landowner wishes to retain, limit, or forgo.

Easement Web Lines

[VIRGINIA DEPARTMENT OF HISTORIC RESOURCES Historic ...](#)

The **easement** program is the Commonwealth of Virginia's most effective tool

[American Farmland Trust: Resources - A National View of ...](#)

Among advocates of farmland protection efforts, agricultural easements are now regarded as the most promising tool for dealing with urban conversion **trends**.

[Montana Conservation Easement Performance Audit](#)

Conservation easements cover 1.5 million acres

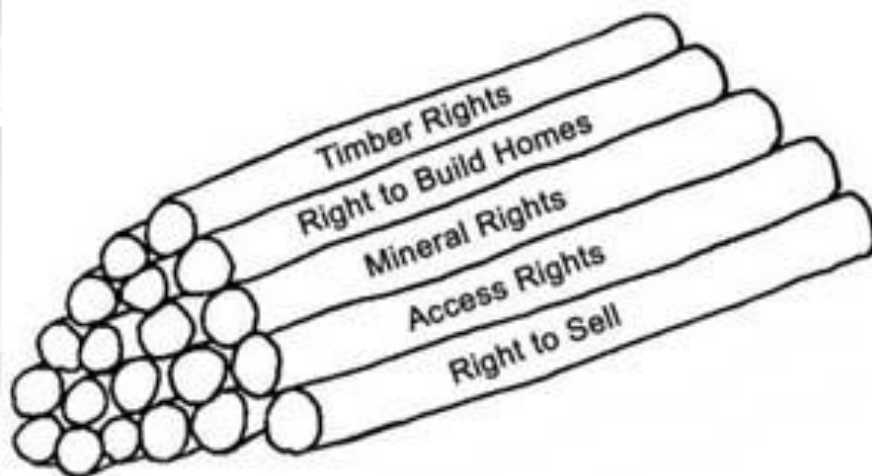
Many different kinds of easements

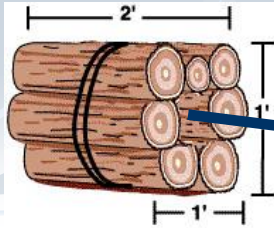






All property comes with rights . . .





EASEMENT



* Easement stays with land.

- Timber Rights
- ~~Development Rights~~
(right to build homes & businesses)
- Mineral Rights
- Access Rights
- Right to Sell

Development Rights



Temporary Easement Programs

Conservation Reserve Program

Conservation Security Program

Wildlife Habitat Improvement Program

Wetland Reserve Program

Forest Stewardship Program

NC Agriculture Cost Share Program

Other Cost Share Programs

33 Soil & Water Conservation Districts & conservation easement activity

Holding Easements:

Alleghany SWCD
 * Beaufort SWCD
 Buncombe SWCD
 Cabarrus SWCD
 Chatham SWCD
 Cumberland SWCD
 Duplin SWCD
 * Durham SWCD
 * Fishing Creek SWCD
 Franklin SWCD
 * Gates SWCD
 Harnett SWCD
 Haywood SWCD
 * Hyde SWCD
 Iredell SWCD
 * New Hanover SWCD
 Onslow SWCD
 * Polk SWCD
 Rowan SWCD
 Rutherford SWCD
 Stokes SWCD
 Surry SWCD
 Wayne SWCD

updated March 2010

Owns Land:

**Brunswick SWCD
 * Durham SWCD
 * New Hanover SWCD
 * Polk SWCD

Monitors Easements:

Alamance SWCD
 * Beaufort SWCD
 Chowan SWCD
 * Gates SWCD
 Hertford SWCD
 * Hyde SWCD
 * Fishing Creek SWCD
 Jones SWCD
 Lenoir SWCD
 Northampton SWCD
 Orange SWCD

Decision To Hold Easements:

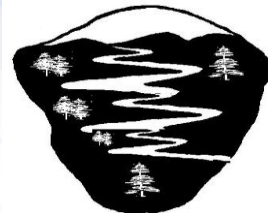
(in progress)
 Currituck SWCD (\$'s in place)
 Yadkin SWCD (planning)

* Active in two (2) categories
 ** In progress

For additional information:

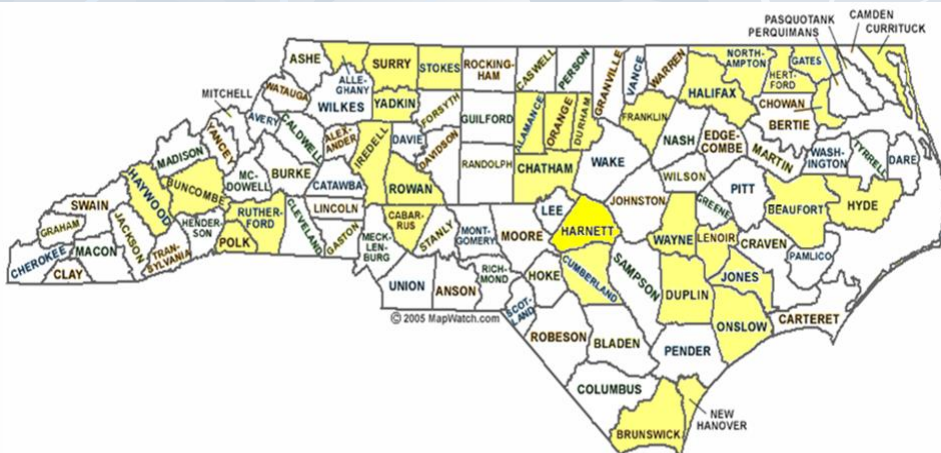
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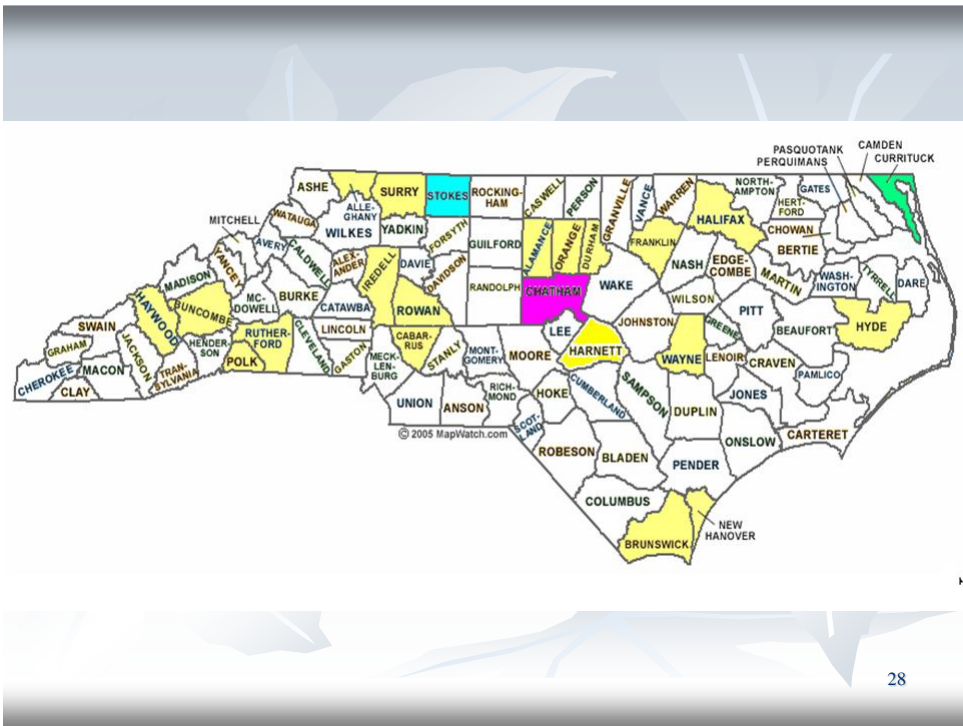
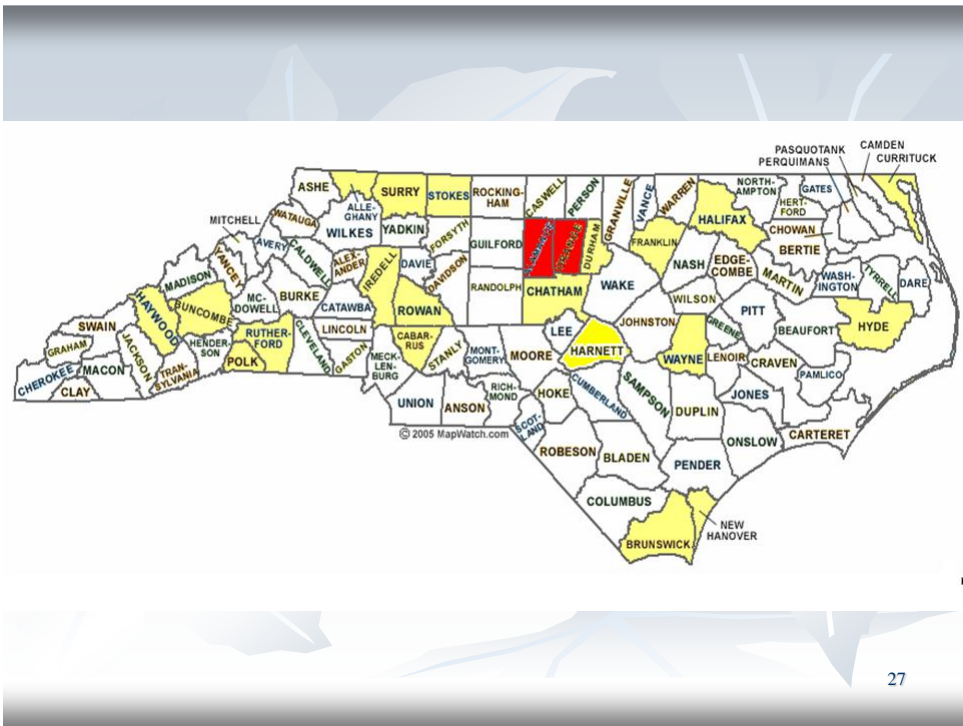


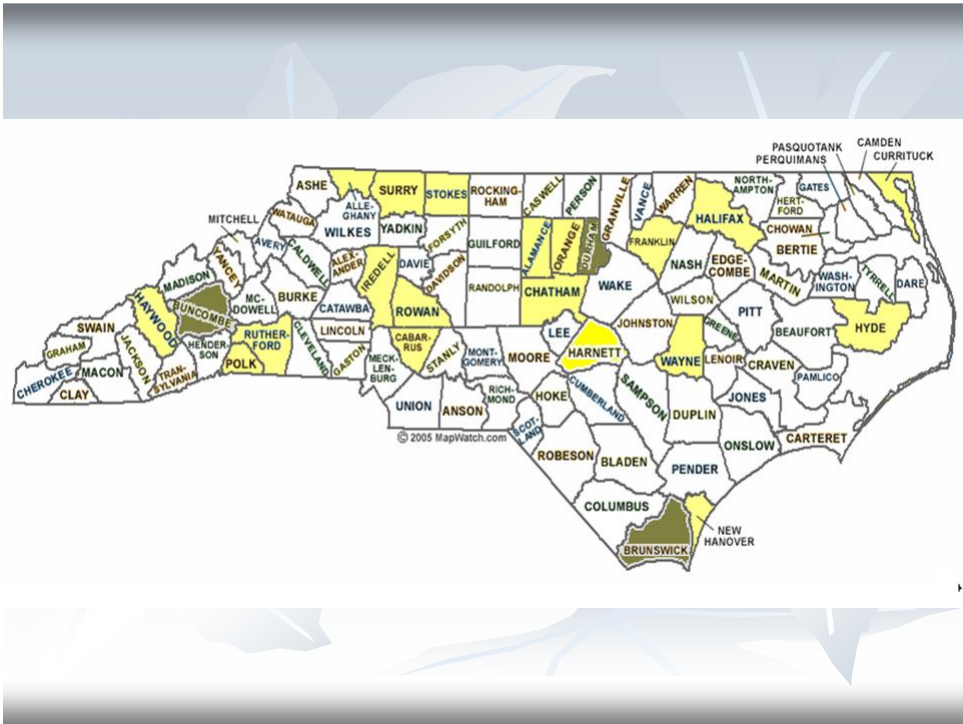
Accomplished through building
 partnership with land trusts,
 community conservation & NC DENR

33 SWCD's holding & monitoring easements



updated March 1, 2010



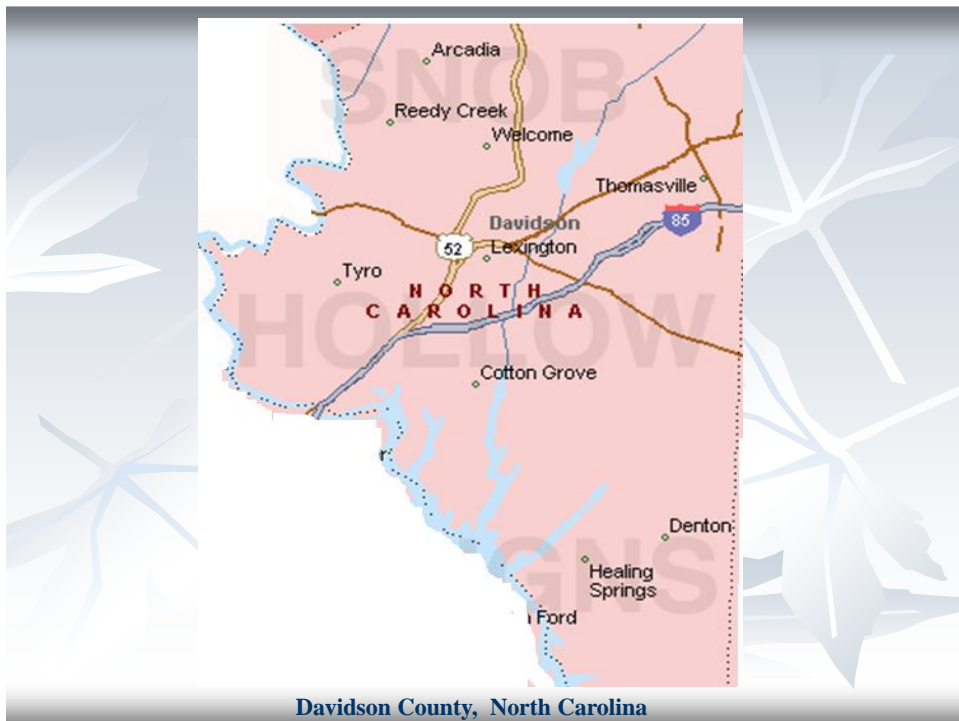


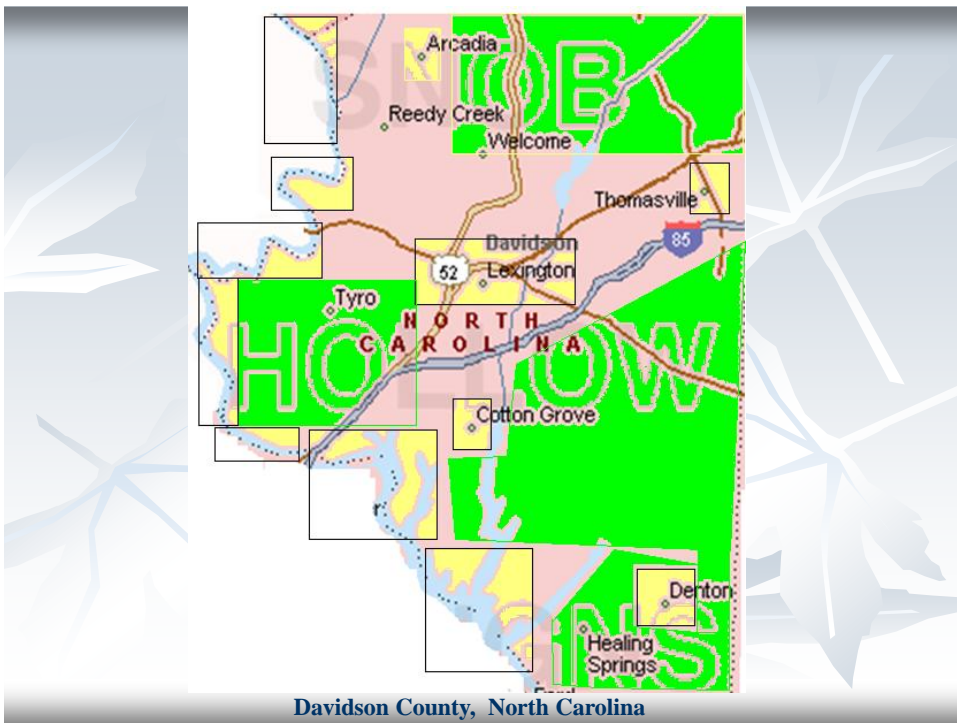
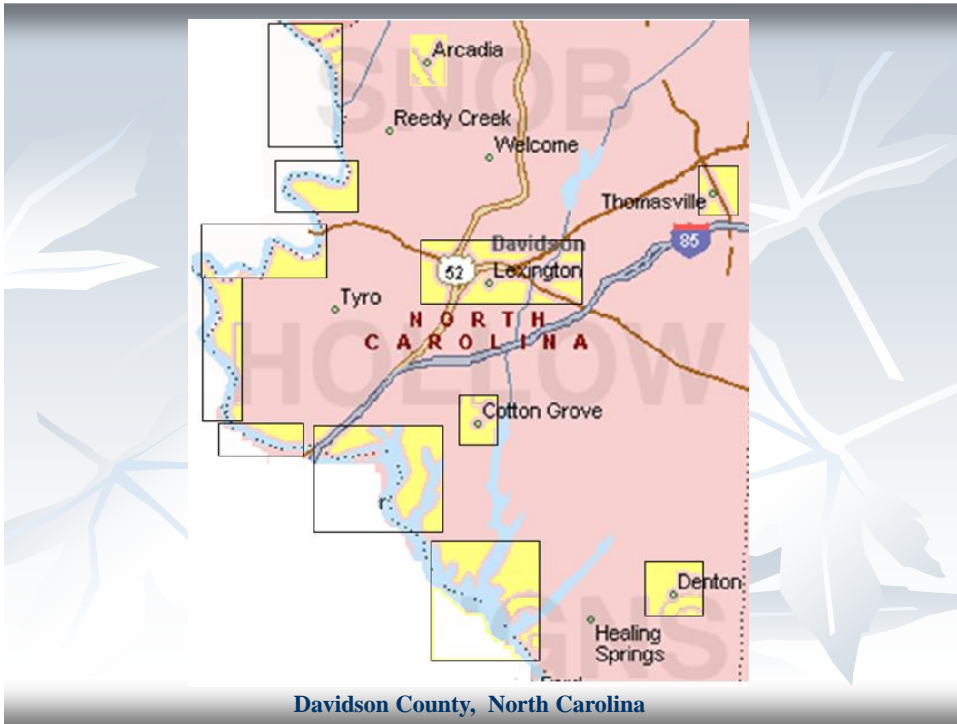
So which way should you go?



Setting priorities???

- Encourage, or allow areas to develop
- Saving farmland & forestland
- Protecting water quality
- Limiting development potential
- Buffer from development, pollution, for wildlife, endangered species
- Maintain agricultural integrity and sustainability





Land Protection Partners

- Cooperative Extension Service
- **Division of Forest Resources**
- American Farmland Trust
- NCDA&CS
- **Land Trusts (24)**
- Natural Resource Cons. Service
- **Wildlife Resources Commission**
- NC Forestry Association
- **Soil & Water Conservation Districts (96)**
- U.S. Military
- Other Partners ???

9 Volts to Energize Your Easement Program!

1. Brochure & Web Site (*goals, forms, GIS map, contact info.*)
2. Meeting & working with other easement organizations
3. Annual goals with Vision
4. Conducting annual meetings & public workshops
5. Annual Report
6. Library, or other public displays
7. Ceremony of a sign-up on a farm with the newspaper present
8. Workshops and Training / Public Meetings - Forums
9. Membership in an easement organization

*Faces in a county with
a good easement program!*



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May 11, 2010





Our History

- 100 years – Conservation Movement (trees, wildlife & easements)
- 75 years – US Dept. of Agriculture (Soil Erosion Enemy # 1)
- 50 years - SWCD's came into existence
- 25 years – SWCD's turned down Sediment Erosion Control Program
 - NC land trust coming on board
- 20 years – SWCD's first easements (cost share programs with restrictions – ACSP)
- 5 years – SWCD's first permanent easement work
 - introduction to Land Trust (partners)
 - educate agricultural partners (Farm Bureau, Grange)
 - easement education one district at a time
 - partner meetings with land trust (no compete, partner), convenience, share work load)
 - develop and strengthen SWCD role
 - (knowledge, track record, fill gaps, research, trouble shoot, examples)
 - funding (ADFP, CWMTF, FRPP, etc.)
 - Notebook
 - Training
- Today success program component (value added)

Montana DOR audit findings:

- Easement will not impact over all property tax collections in the long term
- Agencies must do a better job of maintaining data
- The majority of easement land is in agricultural uses

96 page report

January 2007 – State of Montana

Web site: <http://leg.mt.gov/content/publications/audit/report/06P-01.pdf>

NC DOR / Scott Pholman

- Are you insuring resource protection for the “public good?”
- Is practical flexibility in the easement, we don’t want to have to question every action. Right to review really big changes.
- If there is going to be a violation would you rather deal with it up front?

Agricultural Opportunities and Challenges!

- New roads
- Land values and agriculture viability
- **Profitability**
- Public perception (*value recognition and pressure to leave*)
- **Population pressure**



Agricultural economic development ...

1. Orange Co. – agriculture processing center
2. Cabarrus Co. – farm incubator (mentor)
3. Guilford Co. – agricultural easement
4. **Piedmont Counties – shared marketing (*VAD and County Agriculture Protection Plan*)**
5. Forsyth County – farmers markets
6. **Community Kitchen Resource - S.E. NC.**
7. USDA, NC (ADFP) and other grants to protect land and create economic success (young farmer, limited resource, organic, climate change, water quantity)

***Grants, Cooperation, Planning, Organization,
Agriculture Protection Plans, Zoning***

Easementmania



VOLUNTARY AGRICULTURE DISTRICTS



Legend
County Agriculture District
 Yes
 No
 Municipal Agriculture District
 Resolution in Accordance With County Ordinance

NOTICE
 Every effort has been taken to ensure the accuracy of information, but errors and omissions regarding their physical accuracy and the quality of the information may be present in this data. The recipient must assume all responsibility for the interpretation of the information and the use of the data. The recipient must also assume all responsibility for the accuracy of the information and the use of the data. The recipient must also assume all responsibility for the accuracy of the information and the use of the data. The recipient must also assume all responsibility for the accuracy of the information and the use of the data.



Sharon W. Taylor, Commissioner
 Sharon Stewart, Director of Emergency Programs

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