



FORSYTH COUNTY



*Forsyth County
Farmland Preservation Program
Guidelines
August 25, 1986*

Forsyth County, North Carolina
Farmland Preservation Program Guidelines

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APPENDICES

Appendix A Farmland Ranking System

I. Introduction

A. General

The preservation of Forsyth County's best agricultural land in a manner that directs and accommodates growth and development is a high priority to the residents of Forsyth County. To this end the County establishes the following goals:

- (1) To protect and conserve those soils in Forsyth County best suited to agricultural uses;
- (2) To identify and harmonize policies and programs of government at all levels which may conflict with the goal of preservation of farmland;
- (3) To reduce land use conflicts between agricultural and other land uses; and
- (4) To promote agriculture as an integral part of the Forsyth County economy.

These program guidelines contain policies and procedures for administering a farmland preservation program.

B. Duties and Responsibilities of the Farmland Preservation Program Director

The Farmland Preservation Program Director (hereinafter Director) shall be employed by Forsyth County for the purpose of administering the Forsyth County Farmland Preservation Program. The Director will perform any and all duties and functions assigned by the Board of Commissioners, County Manager or the Soil and Water Conservation District Board of Supervisors. The Director's duties shall include administration of the Farmland Preservation Program.

C. Duties and Responsibilities of the Soil and Water Conservation District Board of Supervisors (hereinafter Board of Supervisors)

The Board of Supervisors shall act on behalf of the County in administering the Farmland Preservation Program. The Board of Supervisors shall provide guidance to the Director in selecting properties for purchase, lease and donation, develop purchase and lease priorities, execute any and all documents necessary to purchase, lease or accept donations of development rights and perform any other such acts necessary for the implementation of this program. The Board of Supervisors shall administer this program within the financial resources provided by the Board of Commissioners.

II. Agricultural Priority Areas (APA)

A. General

The designation of Agricultural Priority Areas in Forsyth County is intended to identify geographic areas containing the most productive agricultural soils. Agricultural Priority Area designation is the first step in directing the expenditure of funds for development rights acquisition.

B. Criteria for Designation

The following are guidelines for the designation of Agricultural Priority Areas:

1. Areas should contain sufficient contiguous agricultural land to facilitate its permanent agricultural use.
2. Areas should consist primarily of soils identified in Forsyth County as prime or locally important.
3. Land in the area should be primarily in agricultural use.
4. The land should be located outside the area designated by the General Development Guide and Zoning Ordinance as the Urban Services District.

C. Procedures for Designation of Agricultural Priority Areas (APA)

Agricultural Priority Areas will be established by the Board of Supervisors. In determining areas to include, the Board of Supervisors may confer with any governing body affected by the proposed APA, receive recommendations from the City-County Planning Board, and/or conduct a public meeting to receive public comments. The Board will establish APA's by resolution and adopt an official map showing boundaries of all APA's.

D. Effect of Agricultural Priority Area Designation

1. Purchase of Development Rights (PDR)

The owner(s) of agricultural land within the boundaries of an APA will be eligible to apply for purchase of their development rights by Forsyth County in perpetuity. Agricultural land not within an APA is eligible for participation in the PDR program but will be considered on a lower priority basis.

2. Donation of Development Rights

The owner(s) of agricultural land within an APA will be given priority for Board of Supervisors' acceptance of development rights by donation in perpetuity or for a term of years. Agricultural land not within an APA will also be accepted for donation.

3. Lease of Development Rights (LDR)

The owner(s) of Agricultural land within the boundaries of an APA will be eligible to apply for lease of their development rights by Forsyth County for a term of years. The term of the lease will be consistent with program objectives as determined by the Board of Supervisors. Leases may include an option to purchase the development rights at a future date. Agricultural land not within an APA is eligible for participation in the LDR Program, but will be considered on a lower priority basis.

4. Protection from Public Capital Projects

Forsyth County will promote, to the extent possible, protection of continued agricultural use of land in APA's from incompatible County, State and Federal capital projects that are not planned at the time of APA establishment and which would result in extensive, direct and/or indirect conversion of farmland resources. If possible, no project funded directly or indirectly by the Forsyth County Board of Commissioners, will be conducted on land included in an APA if it would lead to the direct conversion of farmland.

5. Normal Agricultural Activities

The following County policy is applicable to land in Agricultural Priority Areas:

"Normal agricultural activities and uses, conducted in a lawful manner, are preferred and priority activities in Forsyth County Agricultural Priority Areas."

E. Additions to Agricultural Priority Areas

Additions to APA's shall be made by the process followed for original establishment of an APA.

F. Termination of an Agricultural Priority Area

Termination of an APA shall be by resolution approved by the Board of Supervisors.

III. Purchase of Development Rights

A. General

Forsyth County, through the Board of Supervisors, (with funding from Forsyth County) will acquire development rights in agricultural lands. Development rights will be acquired by payment following a bi-annual application process. Applications of landowners will be ranked based upon locational and site factors, considering the level of development pressure and agricultural production capability. Development rights will be purchased in accordance with the ranking of farm properties and the availability of allocated funds.

Compensation for development rights will be based on the Board's determination of the difference between independent market value and agricultural value appraisals. The purchase price will be subject to negotiation.

B. Description

The purchase of development rights is legally binding, restricting the owner and future owners to agricultural and/or open space use of the land. Development rights are defined as "all right title and interest in the use of land or any portion thereof, in perpetuity, for any and all residential, commercial and industrial purposes and activities whatsoever which are not directly and customarily incidental to agricultural or open spaces uses." The development rights are held in public trust by Forsyth County in perpetuity.

Agricultural uses include but are not limited to the production of crops, trees, horticultural specialties, livestock and livestock products. Associated uses allowable are sales and processing necessary and customarily incidental to the agricultural activity on-site which are in keeping with the purpose of the program.

C. Minimum Eligibility Criteria

1. The agricultural land must be at least ten (10) acres in size and be in agricultural and/or open space use.
2. Agricultural lands of less than ten (10) acres will be eligible if they are contiguous to a tract of more than ten (10) acres to which the county holds the development rights.

D. Application Procedures

1. An application must be completed and submitted to the Farmland Preservation Program Office no later than sixty (60) calendar days from the date of public advertisement for application.
2. The application will be reviewed and any additions or corrections will be requested within thirty (30) days after submission.

E. Review and Ranking of Applications

1. The Board of Supervisors will review and rank each of the agricultural land tracts for which an application has been submitted according to the Farmland Ranking System.
2. The Farmland Ranking System will be maintained by the Board of Supervisors and will be available for public review. The Farmland Ranking System is based on the Land Evaluation and Site Assessment System developed by the USDA, Soil Conservation Service. The Farmland Ranking System is found in Appendix A.
3. Agricultural tracts in each Agricultural Priority Area for which applications are received will be ranked.
4. The Board of Supervisors will forward applications for properties on which offers to purchase development rights are recommended to the Director to pursue acquisition.

F. Acquisition

1. Upon favorable action by the Board of Supervisors, applications for purchase of development rights will be processed for final acquisition within two hundred forty (240) days of the original application submission deadline.
2. The Director will secure two appraisals on each tract. One appraisal will establish fair market value of the property at its highest and best use. The second appraisal will establish the value of the property for agricultural or open space use.

3. Upon receiving the written appraisals, the Director will present the values to the landowner by certified mail. The landowner will have thirty (30) days from receipt of the appraisals to submit an offer to sell his/her development rights. Failure to respond in writing within the required time may constitute waiver of the opportunity, in the sole discretion of the Board of Supervisors. Upon receiving an offer to sell, the Board of Supervisors or Director will meet with the landowner and accept, reject or negotiate a compromise price with the landowner. If agreement is reached, a contract to convey will be signed promptly by the landowner and Board of Supervisors on behalf of the County,
4.
 - a. At County expense, the Director will cause any necessary title examinations to be performed and necessary documentation to be prepared.
 - b. If the property in question is subject to mortgage(s) or lien(s), a subordination agreement or waiver must be secured from the mortgage or lien holder. Closing will not take place until this requirement is met. The Director will assist in securing this agreement with the mortgage or lien holder, at the request of the landowner.
5. Upon preparation of appropriate legal documents covering titles, deeds, surveys, and subordination agreements, the closing will be scheduled. The date, time and location for the closing shall be determined by the Director. The landowner and members of the Board of Supervisors will be notified of the date, time, and location of all closings. At closing, the owner will execute appropriate full warranty documents conveying development rights to the County in perpetuity. After proper recordation of necessary instruments, the landowner will be presented with a check. The County will bear all closing and related costs. The Director will securely store all pertinent records including deeds.
6. The Director may extend any stated time limit as circumstances require. The deviations will be reported to the Chairman of the Board of Supervisors and the landowner.

G. Public Disclosure

During negotiations concerning the purchase of development rights, information will be kept confidential, as allowed by law.

Following closing of each purchase, information may be made public as provided by law.

IV. Lease of Development Rights

A. General

Forsyth County, through the Board of Supervisors, (with funding from Forsyth County) will acquire development rights in agricultural lands. Development rights will be acquired by payment following a bi-annual application process. Applications of landowners will be ranked based upon locational and site factors, considering the level of development pressure and agricultural production capability. Development rights will be leased in accordance with the ranking of farm properties and the availability of allocated funds.

Compensation for development rights leases will be based on the Board's determination of cash rent values for comparable land. The price will be subject to negotiation at the time the lease is offered and accepted.

B. Description

The lease of development rights is legally binding, restricting the owner and future owners to agricultural and/or open space use of the land. Development rights are defined as "all right title and interest in the use of land or any portion thereof for any and all residential, commercial and industrial purposes and activities whatsoever which are not directly and customarily incidental to agricultural or open spaces uses." The development rights are held in public trust by Forsyth County.

Agricultural uses include but are not limited to the production of crops, trees, horticultural specialties, livestock and livestock products. Associated uses allowable are sales and processing necessary and customarily incidental to the agricultural activity on-site which are in keeping with the purpose of the program.

C. Minimum Eligibility Criteria

1. The agricultural land must be at least ten (10) acres in size and be in agricultural and/or open space use.
2. Agricultural lands of less than ten (10) acres will be eligible if they are contiguous to a tract of more than ten (10) acres to which the county holds the development rights.

D. Application Procedures

1. An application must be completed and submitted to the Farmland Preservation Program Office no later than sixty (60) calendar days from the date of public advertisement for application.
2. The application will be reviewed and any additions or corrections will be requested within thirty (30) days after submission.

E. Review and Ranking of Applications

1. The Board of Supervisors will review and rank each of the agricultural land tracts for which an application has been submitted according to the Farmland Ranking System.
2. The Farmland Ranking System will be maintained by the Board of Supervisors and will be available for public review. The Farmland Ranking System is based on the Land Evaluation and Site Assessment System developed by the USDA, Soil Conservation Service. The Farmland Ranking System is found in Appendix A.
3. Agricultural tracts in each Agricultural Priority Area for which applications are received will be ranked.
4. The Board of Supervisors will forward applications for properties on which offers to lease development rights are recommended to the Director to pursue acquisition.

F. Acquisition

1. Upon favorable action by the Board of Supervisors, applications for lease of development rights will be processed for final acquisition within two hundred forty (240) days of the original application submission deadline.
2. The Director will calculate a maximum cash rent value for each application. A cash rent value factor will be set each calendar year by a committee consisting of the SCS District Conservationist, the County Agricultural Extension Chairman, the County Forester, the County Supervisor of the Farmers Home Administration, and five residents of the County selected by the Board of Supervisors, who derive a majority of their income from agricultural production. The Director will call the meeting of this committee and document the findings. The cash rent value factor will include the lease price per acre for the first year of the lease and the formula for annual payments for the term of the lease.

3. Upon calculating the lease value, the Director will present the values to the landowner by certified mail. The landowner will have thirty (30) days from receipt of the values to submit an offer to lease his/her development rights. Failure to respond in writing within the required time may constitute waiver of the opportunity, in the sole discretion of the Board of Supervisors. Upon receiving an offer to lease, the Board of Supervisors or Director will meet with the landowner and accept, reject or negotiate a compromise price with the landowner. If agreement is reached, a contract to convey will be signed promptly by the landowner and Board of Supervisors on behalf of the County,
4.
 - a. At County expense, the Director will cause any necessary title examinations to be performed and necessary documentation to be prepared.
 - b. If the property in question is subject to mortgage(s) or lien(s), a subordination agreement or waiver must be secured from the mortgage or lien holder. Closing will not take place until this requirement is met. The Director will assist in securing this agreement with the mortgage or lien holder, at the request of the landowner.
5. Upon preparation of appropriate legal documents covering titles, deeds, surveys, and subordination agreements, the closing will be scheduled. The date, time and location for the closing shall be determined by the Director. The landowner and members of the Board of Supervisors will be notified of the date, time, and location of all closings. At closing, the owner will execute appropriate full warranty documents conveying development rights to the County. After proper recordation of necessary instruments, the landowner will be presented with a check. The County will bear all closing and related costs. The Director will securely store all pertinent records including deeds.
6. The Director may extend any stated time limit as circumstances require. The deviations will be reported to the Chairman of the Board of Supervisors and the landowner.

G. Public Disclosure

During negotiations concerning the lease of development rights, information will be kept confidential, as allowed by law.

Following closing of each lease, information may be made public as provided by law.

V. Donation of Development Rights

A. General

The Board of Supervisors may accept a voluntary donation or devise of development rights.

B. Description

The donation of development rights is legally binding upon acceptance by the Board of Supervisors. The donation binds the owner and future owners to agricultural and/or open space use of the land. Restrictions on the use of land are the same as in III B hereof. The development rights are held in public trust by Forsyth County.

C. Eligibility Criteria

Properties must be:

1. At least ten (10) acres in size or contiguous to a ten (10) acre tract for which the County holds the development rights,
2. In agricultural use or open space use,
3. Primarily productive agricultural soils.

Any of these criteria may be waived by the Board of Supervisors.

D. Procedures for Acceptance

The following procedures apply to acquisition of donated development rights.

1. The landowner must submit an application to the Farmland Preservation Program Office.
2. The Board of Supervisors will review the application to determine whether the minimum eligibility criteria are met or whether to waive any of the criteria.
3. The landowner must submit an indemnity agreement for payment of appraisal fees and attorney fees in the event the landowner does not complete the transaction within one year.

4. If the property for which the application is made is subject to mortgage(s) or lien(s), a subordination agreement or waiver must be submitted with the application. No action will be taken on any application until this requirement is met.
5. Upon favorable action by the Board of Supervisors the application and other necessary documents will be forwarded to the Director to complete acceptance.
6. The Director will obtain two appraisals on the property. One appraisal will establish fair market value at its highest and best use. The second appraisal will establish the agricultural or open space value. No appraisals will be performed on applications for donation of development rights for a term of years.
7. Upon receiving the appraisals, the Director will prepare a Donation Verification Statement to document the value of the interest conveyed to the County. This Statement will be based on the difference between the appraised values.
8. Concurrent with the appraisal process the Director will have a title search performed and necessary legal documents prepared.
9. Upon completion and receipt of all documents the Director will set a date, time and location for closing. At this time the owner will execute a full warranty deed to the County. After proper recording of the deed the Chairman of the Board of Supervisors will sign and present the Donation Verification Statement to the landowner.

VI. Repurchase of Development Rights by the Landowner

A. General

The designation of Agricultural Priority Areas and the subsequent purchase of development rights is intended to create areas with sufficient amounts of contiguous agricultural land to facilitate the permanent agricultural use of the land. While program activity will be directed toward that goal, success is dependent on the voluntary participation of landowners.

If a landowner or several owners of small tracts are the only participants in their areas the goal may not be achieved. These landowners could become landlocked by development and agricultural activity may become impractical.

In such a situation it may be in the best interest of a landowner and the public to allow repurchase of the development rights for the property in question. Other circumstances could also affect a property's suitability for continued agricultural use. Repurchase of development rights by a landowner is foreseen as an unusual and infrequent occurrence, and would be in the sole discretion of the Board of Supervisors and the Board of County Commissioners.

B. Minimum Eligibility Criteria

The following criteria must be met before consideration of a repurchase request:

1. The original purchase of development rights must have occurred at least twenty-five (25) years prior to the request for repurchase.
2. The development rights must have been purchased by and not donated to the County.

C. Application Procedure

A landowner requesting a review of his property for possible repurchase of development rights should do so by certified letter to the Farmland Preservation Program Office. The letter should state the 1) reason for the request and 2) date of original purchase of development rights.

The Board of Supervisors will respond either approving or denying the repurchase request in principle pending successful negotiation of sale price, within sixty (60) days after receipt of the request. The Forsyth County Board of Commissioners shall give prior approval to any repurchase.

D. Review of Applications and Acquisition

1. Upon approval in principle of the repurchase, the landowner must submit two appraisals of value for the property in question. One appraisal must reflect the fair market value of the property at the highest and best use. The second appraisal must reflect the agricultural value of the land.
2. The Board of Supervisors will review the appraised values and decide to either submit a bid to the landowner reflecting the sale price the County will accept or decline to bid. The Board of Supervisors will submit the bid or notify the landowner of its decision not to bid within sixty (60) days after receipt of the appraised values. The Board is not obligated to recommend repurchase and acts in its sole discretion.
3. If a sale price is agreed upon, the landowner will submit a written offer to purchase the development rights. This offer will be granted by the Board of Supervisors, and closing will occur within one hundred eighty (180) days from the date of acceptance.
4. The landowner is responsible for promptly securing all legal documents necessary for closing and will bear all expense of closing.
5. When legal documents are prepared and adequate financing is available a date, time and location for closing will be agreed upon. The Director will notify the Board of Supervisors of the date, time and location of closing. Payment for repurchase shall be made directly to the County at closing by a certified check or equivalent.
6. The Director may extend any time limit included herein as circumstances require. Any deviations from the prescribed limits must be documented stating the reason for the deviation. The deviations will be reported to the Chairman of the Board of Supervisors and the landowner.

VII. Property Use Restrictions

In addition to restrictions set out elsewhere in these guidelines, the following restrictions will apply to property included in the purchase lease or donation of development rights program. A waiver of any restriction may be granted only upon approval by the Board of Supervisors in writing.

- A. Residences permitted on the land from which development rights have been conveyed are only pre-existing dwellings, the replacement of pre-existing dwellings, an additional dwelling or dwellings intended for use and occupancy by an employee or tenant of the farm who earns a substantial part of his or her livelihood from the farm operation, or of a child or children of the landowner. At a maximum, only one dwelling per one hundred (100) acres of land may be constructed for employees. Only one dwelling per child is allowable up to a maximum of five dwellings.
- B. All permitted non-agricultural structures shall, when feasible, be located in the immediate vicinity of existing structures, described as the homestead or curtilage, as reasonable expansions of the homestead or curtilage or on the area(s) of the property of least productive capability. Such permitted structures shall, when feasible, utilize existing or common driveways, lanes or rights of way.
- C. The extraction of minerals by surface mining and extraction and removal of topsoil from the property are prohibited. The extraction of subsurface or deep-mined minerals, including natural gas and oil, and the non-commercial extraction of minerals including limestone, shale and other minerals shall be permitted, as long as the removal activity does not significantly diminish the agricultural potential of the land.
- D. Use of the property for dumping, storage, processing or landfill of non-agricultural solid waste generated off-site is prohibited.
- E. Use of the property for dumping, storage, processing, or landfill of hazardous or nuclear waste is prohibited.
- F. Signs, billboards, and outdoor advertising structures may not be displayed on the property except that signs may be displayed to state only the name of the property, the name and address of the occupant, to advertise an on-site activity permitted herein and to advertise the property for sale or rent.

- G. Agricultural land will be managed in accordance with sound soil and water conservation practices in a manner which will not destroy or substantially or irretrievably diminish the productive capability of the property.
- H. County officials shall have the right to enforce these restrictions by injunction and all other appropriate proceedings allowable by law. Representatives of the county including the Director, may, at reasonable times enter upon the Property for the purposes of inspection concerning compliance with the Farmland Preservation Program.
- I. The county will hold the development rights in public trust for farmland preservation purposes and will not voluntarily assign its rights except to another organization bound to hold such rights for the same purposes.

VIII. Documents and Forms

Necessary forms and legal documents to implement this program will be prepared by the Director subject to the approval of the Board of Supervisors. All documents shall be approved by the County Attorney for legality and form.

FORSYTH COUNTY FARMLAND PRESERVATION PROGRAM

Farmland Ranking System

INTRODUCTION

The Farmland Ranking System is to be used to rank, or prioritize, applications received from landowners seeking sale or donation of their development rights. The System can also be used for evaluating conversion impact.

The System consists of two parts:

1. Soil Assessment Criteria. All soils in Forsyth County have been rated and placed into groups ranging from the most productive farmland to the least productive. A relative value has been determined for each group -- the best group is assigned the highest value and all other groups are assigned lower relative values.
2. Site Assessment Criteria. This part of the System consists of 10 factors, most of which are related to development pressures and development capability/suitability of a particular farm parcel and its surrounding area. Each factor is assigned a point value based on its relative importance to other factors.

To determine the total value of a given parcel, the values for the Soil Assessment and Site Assessment criteria are added together.

SITE ASSESSMENT CRITERIA

The following information describes the criteria to be used in site evaluation in administering the Farmland Preservation Program. Point values and the criteria for allocation of ranking points are listed.

1. Farm Size (Weight - 100 points)

A score of one point per acre is given up to a maximum of 100 points.

2. Percentage of Farm in Agricultural Use (Weight - 100 points)

A score of one ranking point per percentage point of land in production compared to total farm size is given up to a maximum of 100 points.

3.	Proximity to public water and sewer (Weight - 100 points)	
	Existing service area adjacent	100 points
	Existing service area within 1/4 mile	80 points
	Planned service area within 1/4 mile	70 points
	Existing service area within 1/2 mile	60 points
	Planned service area within 1/2 mile	50 points
	Existing or planned service area within 1 mile radius	30 points
	No existing or planned service area within 1 mile radius	10 points
4.	Probability of Conversion (Weight - 100 points)	
	Property subject to potential forced sale	100 points
	Property subject to estate settlement sale	75 points
	Property actively marketed for voluntary sale	50 points
5.	Proximity to Planned Development (Weight - 50 points)	
	Non-Agricultural development planned adjacent	50 points
	Non-Agricultural development planned within 1/4 mile	40 points
	Non-Agricultural development planned within 1/2 mile	30 points
	Non-Agricultural development planned within 1 mile	20 points
	Planned agriculture within 1 mile	10 points
6.	Proximity to Agricultural Priority Areas (APA) (Weight - 50 points)	
	Included in or adjacent to APA	50 points
	Within 1/4 mile	40 points
	1/4 to 1/2 mile	30 points
	More than 1/2 mile	20 points
7.	Capital Investment in Farm Operation (Weight - 200 points) (Dwellings are not included in this determination other than employee housing.)	
	Substantial capital investment within past 5 years	200 points
	Substantial capital investment within past 10 years	100 points
	Substantial capital investment within past 15 years	50 points

8. Conservation Program (Weight - 200 points)
- A score of two ranking points per percentage point of land meeting the "T" formula of conservation is given up to a maximum of 200 points. 200 points
9. Historic, Scenic, Environmental Qualities (Weight - 50 points)
- Exceptional features favorable to preservation (National Register of Historic Places, exceptional scenic contribution on major highway corridor, exceptional or special environmental circumstances) 50 points
- Significant features favorable to preservation (Historic Site Survey, significant scenic contribution on rural roads, significant environmental circumstances.) 40 points
- Features favorable to preservation. (Significant but undocumented historic features, moderate localized scenic contribution and/or limited but recognized environmental features favorable to preservation.) 30 points
10. Speciality Products (Weight - 50 points)
- A score of one-half a ranking point per percentage point of land used for production of a locally unique crop or product up to a maximum of 50 points. 50 points

SOIL ASSESSMENT CRITERIA

The following tables list the soil types found in Forsyth County with the pertinent characteristics, groupings, relative values and ranking system points. This information is used to determine the relative soil quality of a given parcel of land by the administration of the Farmland Preservation Program.

<u>MAP SYMBOL</u>	<u>SOIL SERIES</u>	<u>SLOPE</u>	<u>LAND CAP SUBCLASS</u>	<u>FARMLAND CLASS</u>	<u>AGRICULTURAL GROUP</u>	<u>RELATIVE VALUE</u>	<u>RANKING SYSTEM POINTS</u>
A1B	Altavista	1-6	2E	Prime	1	1.0	700
ApB	Appling	2-6	2E	Prime	1	1.0	700
CcB	Cecil	2-6	2E	Prime	1	1.0	700
HiB	Hiwassee	2-6	2E	Prime	1	1.0	700
MaB	Madison	2-6	2E	Prime	2	.86	602
MeB	Mecklenburg	2-6	2E	Prime	2	.86	602
PaB	Pacolet	2-6	2E	Prime	2	.86	602
WdB	Wedowee	2-6	2E	Prime	2	.86	602
WkB	Wickham	2-6	2E	Prime	2	.86	602
VaB	Vance	2-6	2E	Prime	2	.86	602
ApC	Appling	6-10	3E	Prime	2	.86	602
WkC	Wickham	6-10	3E	Prime	2	.86	602
HmB2	Hiwassee	2-6	3E	Prime	2	.86	602
EnB	Enon	2-6	2E	State & Local	3	.76	532
CeB2	Cecil	2-6	3E	State & Local	3	.76	532
CcC	Cecil	6-10	3E	State & Local	3	.76	532
HiC	Hiwassee	6-10	3E	State & Local	3	.76	532
MaC	Madison	6-10	3E	State & Local	3	.76	532
MeC	Mecklenburg	6-10	3E	State & Local	3	.76	532
Co	Congaree	0-2	2W	State & Local	4	.72	504
Ch	Chewacla	0-2	3W	State & Local	4	.72	504
Wh	Wehadkee	0-2	4W	State & Local	4	.72	504
PcB2	Pacolet	2-6	3E	State & Local	5	.64	448
McB2	Madison	2-6	3E	State & Local	5	.64	448
PaC	Pacolet	6-10	3E	State & Local	5	.64	448
CeC2	Cecil	6-10	4E	State & Local	5	.64	448
HmC2	Hiwassee	6-10	4E	State & Local	5	.64	448
McC2	Madison	6-10	4E	State & Local	5	.64	448
IrB	Iredell	2-6	2E	Other	6	.61	427
WeB	Wedowee- Louisburg	2-6	3E	Other	6	.61	427
EnC	Enon	6-10	3E	Other	6	.61	427
WeC	Wedowee- Louisburg	6-10	3E	Other	6	.61	427
WdC	Wedowee	6-10	3E	Other	6	.61	427
VaC	Vance	6-10	3E	Other	6	.61	427

<u>MAP SYMBOL</u>	<u>SOIL SERIES</u>	<u>SLOPE</u>	<u>LAND CAP SUBCLASS</u>	<u>FARMLAND CLASS</u>	<u>AGRICULTURAL GROUP</u>	<u>RELATIVE VALUE</u>	<u>RANKING SYSTEM POINTS</u>
CcD	Cecil	10-15	4E	Other	7	.53	371
HiD	Hiwassee	10-15	4E	Other	7	.53	371
MaD	Madison	10-15	4E	Other	7	.53	371
MeD	Mecklenburg	10-15	4E	Other	7	.53	371
PaD	Pacolet	10-15	4E	Other	7	.53	371
WdD	Wedowee	10-15	4E	Other	7	.53	371
WkD	Wickham	10-15	4E	Other	7	.53	371
HmD2	Hiwassee	10-15	4E	Other	7	.53	371
WiC	Wilkes	6-10	4E	Other	8	.43	301
PcC2	Pacolet	6-10	4E	Other	8	.43	301
EnD	Enon	10-15	4E	Other	8	.43	301
VaD	Vance	10-15	4E	Other	8	.43	301
WeD	Wedowee- Louisburg	10-15	4E	Other	8	.43	301
PcC3	Pacolet	6-10	6E	Other	9	.23	161
LoD	Louisburg	6-15	6E	Other	9	.23	161
TaD	Tallapoosa	6-15	6E	Other	9	.23	161
WiD	Wilkes	10-15	6E	Other	9	.23	161
Mcd2	Madison	10-15	6E	Other	9	.23	161
Pcd2	Pacolet	10-15	6E	Other	9	.23	161
HiE	Hiwassee	15-25	6E	Other	9	.23	161
LwE	Louisburg- Wedowee	15-25	6E	Other	9	.23	161
MaF	Madison	15-45	6E	Other	9	.23	161
PaF	Pacolet	15-45	6E	Other	9	.23	161
PeE3	Pacolet	10-25	7E	Other	10	.09	63
LoF	Louisburg	15-45	7E	Other	10	.09	63
TaF	Tallapoosa	15-45	7E	Other	10	.09	63
WiF	Wilkes	15-45	7E	Other	10	.09	63
PcF2	Pacolet	15-45	7E	Other	10	.09	63
Cu	Cut & Fill Land	--	--	Other	11	0	0
Gu	Gullied Land	--	--	Other	11	0	0
PuC	Pacolet- Urban Land	2-10	--	Other	11	0	0
PuE	Pacolet- Urban Land	10-25	--	Other	11	0	0