

*Forsyth County  
Farmland Preservation Program  
Guidelines  
July 1997*

**Forsyth County, North Carolina  
Farmland Preservation Program Guidelines**

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## 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 Forsyth Soil and Water Conservation District Board of Supervisors (hereinafter referred to as the 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 select properties for purchase, lease, and/or donation, develop purchase and lease priorities, execute any and all documents necessary to purchase, lease, and/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 Forsyth County Board of Commissioners.

### C. Definition of Development Rights

For purposes of this program, development rights are defined as:

“All right, title, and interest in the use of land for any and all purposes which are not directly and customarily incidental to agricultural or open space uses.”

D. Definition of Agricultural Uses

For purposes of this program, agricultural uses are defined as:

“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 activities on-site which are in keeping with the purpose of the program.”

E. Definition of Open Space

For purposes of this program, open space is defined as:

“Open space is land used for recreation, natural resource protection, amenities, and/or bufferyards. Open space may include, but is not limited to, lawns, walkways, active recreation areas, playgrounds, wooded areas, greenways, and water courses.

## 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 Forsyth County Comprehensive Plan as the Urban Services Area.

### C. Procedure for Designation and/or Termination

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

### D. 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 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.

### **III. Purchase of Development Rights**

#### **A. General**

Forsyth County, through the Board of Supervisors, will purchase development rights in agricultural lands. High priority will be given to applicants located within an APA. Applications will be ranked based upon various site factors, such as 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 fair market value and agricultural or open space 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. The development rights will be held in public trust by Forsyth County in perpetuity.

#### **C. Minimum Eligibility Criteria**

The agricultural land must be at least ten (10) acres in size or contiguous to a ten (10) acre tract for which the county holds the development rights, and be in agricultural or open space use.

#### **D. Application Procedure**

An application must be submitted to the Forsyth Soil and Water Conservation District Office.

#### **E. Review and Ranking of Applications**

The Board of Supervisors will review and rank each of the applications using the Farmland Ranking System, which is based on the Land Evaluation and Site Assessment System developed by the USDA, Natural Resources Conservation Service.

#### **F. Acquisition**

1. The Board of Supervisors will obtain two appraisals on tracts considered for entry into the program. 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.

2. Upon receiving the written appraisals, the Board of Supervisors 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 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, a representative of the Board of Supervisors will meet with the landowner and accept, reject, or negotiate a compromise price with the landowner. If an agreement is reached, a contract to convey will be signed promptly by the landowner and the Board of Supervisors on behalf of the county.
3. At county expense, the Board of Supervisors will cause any necessary title examinations to be performed and all documentation to be prepared. 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 Board of Supervisors will assist in securing this agreement with the mortgage or lien holder, at the request of the landowner.
4. Upon preparation of appropriate legal documents covering titles, deeds, surveys, and subordination agreements, the closing will be scheduled by the Board of Supervisors. Prior to closing, all legal documents will be reviewed for verification and accuracy. 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 Board of Supervisors will securely store all pertinent records, including deeds.
5. The Board of Supervisors 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, will lease development rights in agricultural lands. High priority will be given to applicants located within an APA. Applications will be ranked based upon various site factors, such as 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 will be based on the board's determination of cash rent values for comparable land. The lease price will be subject to negotiation. The leasing of development rights will be a low priority, used only when insufficient interest in the purchase of development rights exists.

##### **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. The development rights will be held in public trust by Forsyth County.

##### **C. Minimum Eligibility Criteria**

The agricultural land must be at least ten (10) acres in size or contiguous to a ten (10) acre tract for which the county holds the development rights, and be in agricultural or open space use.

##### **D. Application Procedure**

An application must be submitted to the Forsyth Soil and Water Conservation District Office.

##### **E. Review and Ranking of Applications**

The Board of Supervisors will review and rank each of the applications using the Farmland Ranking System, which is based on the Land Evaluation and Site Assessment System developed by the USDA, Natural Resources Conservation Service.

##### **F. Acquisition**

1. The Board of Supervisors will calculate a maximum cash rent value for each application. A cash rent value factor will be set

by a committee consisting of the NRCS District Conservationist, the County Extension Director, the County Forester, the Rural Development Manager, and five residents of the county selected by the Board of Supervisors, who derive a majority of their income from agricultural production. The Board of Supervisors 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.

2. Upon calculating the lease value, the Board of Supervisors will present the value to the landowner by certified mail. The landowner will have thirty (30) days from receipt of the value 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, a representative of the Board of Supervisors will meet with the landowner and accept, reject, or negotiate a compromise price with the landowner. If an agreement is reached, a contract to convey will be signed promptly by the landowner and the Board of supervisors on behalf of the county.
3. At county expense, the Board of Supervisors will cause any necessary title examinations to be performed and all documentation to be prepared. 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 Board of Supervisors will assist in securing this agreement with the mortgage or lien holder, at the request of the landowner.
4. Upon preparation of appropriate legal documents covering titles, deeds, surveys, and subordination agreements, the closing will be scheduled by the Board of Supervisors. Prior to closing, all legal documents will be reviewed for verification and accuracy. 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 Board of Supervisors will securely store all pertinent records, including deeds.

5. The Board of Supervisors 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, restricting the owner and future owners to agricultural and/or open space use of the land. The development rights will be held in public trust by Forsyth County in perpetuity.

### C. Minimum Eligibility Criteria

The agricultural land must be at least ten (10) acres in size or contiguous to a ten (10) acre tract for which the county holds the development rights, and be in agricultural or open space use.

### D. Application Procedure

An application must be submitted to the Forsyth Soil and Water Conservation District Office.

### E. Review of Applications

The Board of Supervisors will review the applications to determine whether the minimum eligibility criteria are met or whether to waive any of the criteria.

### F. Acquisition

1. The Board of Supervisors will obtain two appraisals on tracts considered for entry into the program. 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.

2. Upon receiving the written appraisals, the Board of Supervisors 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.

3. At county expense, the Board of Supervisors will cause any

necessary title examinations to be performed and all documentation to be prepared. If the property in question is subject to mortgages(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 Board of Supervisors will assist in securing this agreement with the mortgage or lien holder, at the request of the landowner.

4. Upon preparation of appropriate legal documents covering titles, deeds, surveys, and subordination agreements, the closing will be scheduled by the Board of Supervisors. Prior to closing, all legal documents will be reviewed for verification and accuracy. 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 Chairman of the Board of Supervisors will sign and present the Donation Verification Statement to the landowner. The county will bear all closing and related costs. The Board of Supervisors will securely store all pertinent records, including deeds.

G. Public Disclosure

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

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

## **VI. Repurchase of Development Rights**

### **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 area, the goal may not be achieved. These landowners could become land locked by development and agricultural activity may become impractical.

In such a situation it may be in the best interest of the 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 take place with the concurrence of the Board of Supervisors and the Forsyth County Board of Commissioners.

### **B. Eligibility Criteria**

In order for a repurchase request to be considered the following criteria must be met: The original purchase of development rights must have occurred at least thirty (30) years prior to the request for repurchase and the development rights must have been purchased by and not donated to the county.

### **C. Repurchase Procedure**

A landowner requesting a review of his property for possible repurchase of development rights should do so by certified letter to the Forsyth Soil and Water Conservation District Office. The letter should state the reason for the request and the date that the property was entered into the program.

The Board of Supervisors will respond by approving the repurchase request in principle (pending successful negotiation of sale price), or by denying the request.

Upon approval in principle of the repurchase, the landowner must submit two appraisals of value for the property in question. One

appraisal will establish the 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. Other appraisals will be secured as necessary.

The Board of Supervisors will review the appraised values and decide to either recommend a repurchase price to the Forsyth County Board of Commissioners or decline to recommend repurchase. If a repurchase price is approved by the Board of Commissioners, the landowner will be notified by the Board of Supervisors. If the price is acceptable to the landowner, he/she will submit a written offer to purchase the development rights. This offer will be granted by the Board of Supervisors and closing proceedings will begin.

The landowner is responsible for promptly securing all legal documents necessary for closing and will bear all associated closing costs.

When legal documents are prepared and adequate financing is available a date, time, and location for closing will be agreed upon. Payment for repurchase shall be made directly to the county at closing by a certified check or equivalent.



## **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 existing dwellings and the replacement of existing dwellings. Requests for additional dwellings shall be considered on a case by case basis. At no time shall the maximum number of dwellings on the entire property as initially entered into the program exceed three (3).
- 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 right of ways.
- 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, billboard, and outdoor advertising structures may not be displayed on the property except to state 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 may 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 these rights except to another organization bound to hold such rights for the same purposes.
- J. All tracts of land from which development rights were purchased with Federal or State funds will be subject to Federal and State regulations concerning farmland preservation.

## VIII. Farmland Ranking System

The Farmland Ranking System will 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. 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.
2. 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 values.

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 below.

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 maximum of 100 points.

3. Proximity to Public Water and Sewer (weight - 100 points)
 

Existing service area adjacent	100 points
Existing service area within ¼ mile	80 points
Planned service area within ¼ mile	70 points
Existing service area within ½ mile	60 points
Planned service area within ½ 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 ¼ mile	40 points
Non-Agricultural development planned within ½ 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 ¼ mile	40 points
¼ to ½ mile	30 points
More than ½ 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 year	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.

9. Historic, Scenic, Environmental Qualities  
(weight - 50 points)
- Exceptional features favorable to preservation (National Register of Historic Places, exception scenic contribution on major highway corridor, exceptional or special environmental circumstances) 50 points
- Significant features favorable to preservation (Historic Site Survey, significant scenic contribution of 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. Specialty 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>Agriculture 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

<u>Map Symbol</u>	<u>Soil Series</u>	<u>Slope</u>	<u>Land</u>		<u>Agricultural Group</u>	<u>Ranking</u>	
			<u>Cap Subclass</u>	<u>Farmland Class</u>		<u>Relative Value</u>	<u>System Points</u>
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
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

<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>
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
PcF	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