

VAD Meeting

August 18, 2025

1. Call to order

2. Review and approval of minutes.

3. Introductions.

4. VAD application:

Patrick and Dawn Short

614 Ritters Lake Rd.

Greensboro, NC 27406

Parcel # 135392, 17.94 acres.

Parcel # 135415, 42.73 acres.

TOTAL 60.67 ACRES

5. New business

Meeting Minutes
Voluntary Ag District
May 19, 2025

Present:

Andy Clapp, Heather Davis, Edwin Apple, Jimmy Morgan, Don York, Kelly Bowman , Peter Clark and Gary Cox .

The Guilford County Agricultural Advisory Board was called to order by Andy Clapp at 7:01 pm.

New Business

Gary shared a letter from Scott Krusell, PE Project Manager for Venn Terra Land Development. Mr. Krusell is requesting that Parcel # 119887, 4163 Dicks Mill Road be removed from the VAD program.

The Guilford County Planning Board rezoned this property from AG to RS-30 at the May 14th Planning board meeting.

Jimmy Morgan made a motion to approve; Ed Apple seconded the motion. All members approved the withdrawal. It was also mentioned that it no longer met the requirements, after it was rezoned.

There was some discussion about Farmland Preservation in the County. A question was asked by a member, who on the board would sign up their farm in a permanent easement. After much discussion, it was mentioned that most would not want to put their farm in an easement and handicap their children, grandchildren and great grandchildren based on the development pressure and the escalating price of land in Guilford County.

Andy asked if there was any more matter to be discussed. *Andy motioned to adjourn the meeting at 8:18pm. The motion was approved.*

**Application for Participation in the Guilford County
Voluntary Agricultural District or
Enhanced Voluntary Agricultural District**

(Chapter 15, Article III - Guilford County Code and N.C.G.S. 106-735 et seq.)

(Read and Initial)

☒ I am applying for The *Enhanced* Voluntary Agricultural District which has a 10-year binding agreement.
☒ I am applying for the Voluntary Agricultural District which is a non-binding agreement

APPLICANT INFORMATION

Name (s): JAY Patrick Short DAWN M. Short

Full Address: 614 RITTIES LAKE ROAD, GREENSBORO
GREENSBORO State NC Zip Code 27406

Phone: (day) 336-706-9796 (evening) 336-706-9796

PROPERTY INFORMATION

	PARCEL #1	PARCEL #2	PARCEL #3
Parcel Number *(ex. 123456)	135392	135415	
USDA Tract Number**	5641	6388	
Property Address	4350 PLEASANT GARDEN ROAD, GREENSBORO 27406	3455 SWANSON RD, GREENSBORO NC 27406	
Township	FENTRESS	FENTRESS	
Number of Acres	17.94	42.73	
Current Land Use (Enter number of acres in production and what is being produced for each parcel)	12 ACRES CORN TOBACCO	13 ACRES CORN TOBACCO	
Is this tract enrolled in Present-Use Value Program?	<u>YES</u> (Y/N)	<u>YES</u> (Y/N)	____ (Y/N)
On annually planted cropland are you following a sound management plan (soil conservation plan) on highly erodible (HEL) land?	<u>YES</u> (Y/N)	<u>YES</u> (Y/N)	____ (Y/N)
If not, are you willing to develop and follow a plan with Soil & Water or NRCS on these HEL fields?	____ (Y/N)	____ (Y/N)	____ (Y/N)

On forestland are you following a sound management plan (forest management plan) on these fields?	<u>NO</u> (Y/N)	<u>YES</u> (Y/N)	_____ (Y/N)
If not, are you willing to develop and follow a plan with NC Forest Service on these fields?	<u>YES</u> (Y/N)	_____ (Y/N)	_____ (Y/N)

* Found on tax bill or Guilford county GIS site (http://gcgis.co.guilford.nc.us/guilford_new/)

** Found at USDA-Farm Service Agency or Soil & Water Conservation District Office

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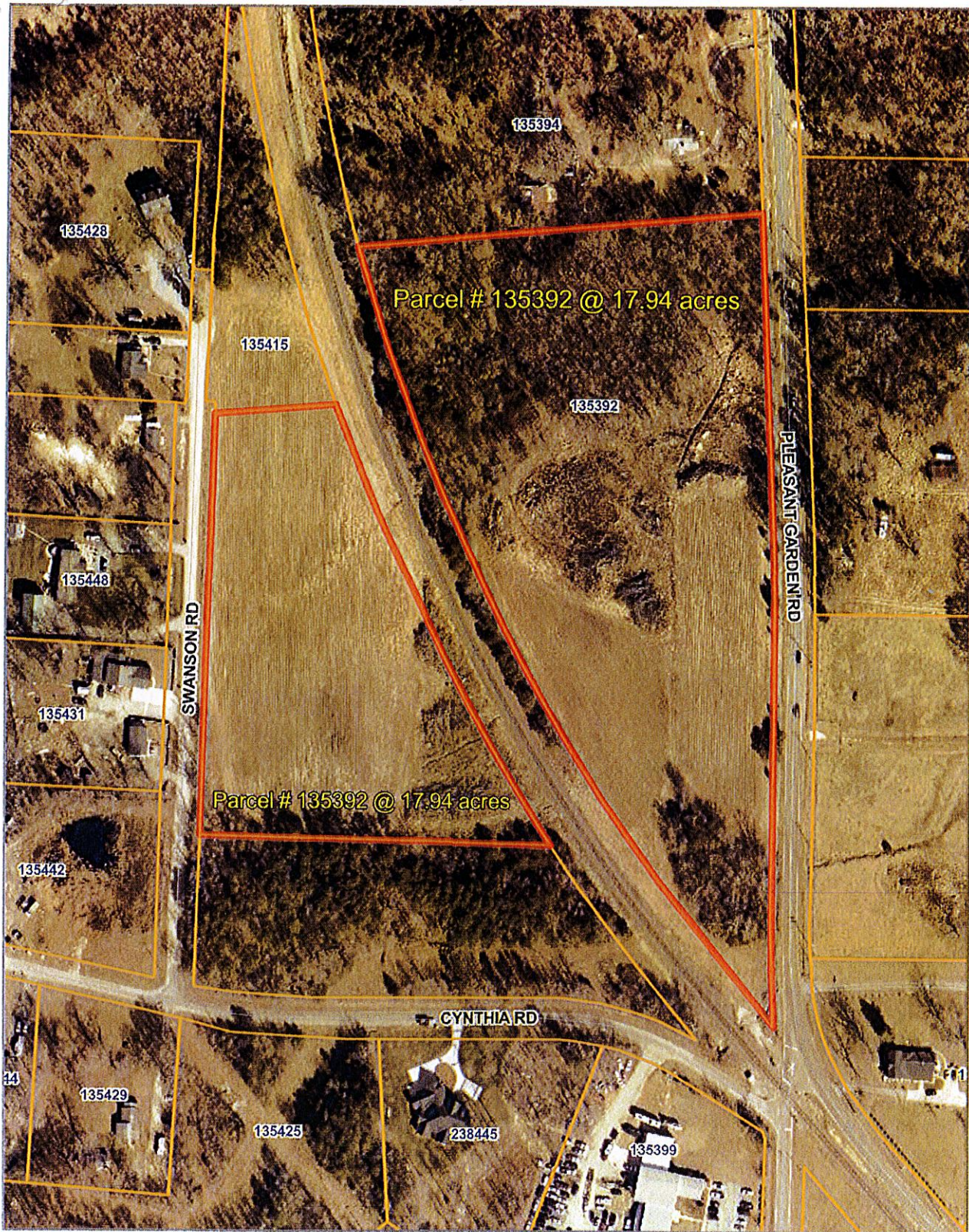
ADDITIONAL TRACTS:

	PARCEL #4	PARCEL #5	PARCEL #6
Parcel Number *(ex. 123456)			
USDA Tract Number**			
Property Address			
Township			
Number of Acres			
Current Land Use (Enter number of acres in production and what is being produced for each parcel)			
Is this tract enrolled in Present-Use Value Program?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
On annually planted cropland are you following a sound management plan (soil conservation plan) on highly erodible (HEL) land?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
If not, are you willing to develop and follow a plan with Soil & Water or NRCS on these HEL fields?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
On forestland are you following a sound management plan (forest management plan) on these fields?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
If not, are you willing to develop and follow a plan with NC Forest Service on these fields?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)

* Found on tax bill or Guilford county GIS site (http://gcgis.co.guilford.nc.us/guilford_new/)

** Found at USDA-Farm Service Agency or Soil & Water Conservation District Office

The Conservation Agreement for the Agricultural Districts is for 10 years. The Agreement shall be deemed automatically renewed for an additional term of 3 years, unless either the Advisory Board or the landowner gives written notice to the contrary prior to the termination date of the Conservation Agreement. At the end of each 3 year term the Conservation Agreement shall automatically renew for an additional 3 year term unless notice of termination is given.



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Map Scale
1 inch = 194 feet
8/13/2025

