

# PURCHASE OF DEVELOPMENT RIGHTS & RURAL LAND MANAGEMENT BOARD

*Annual Report to Council*

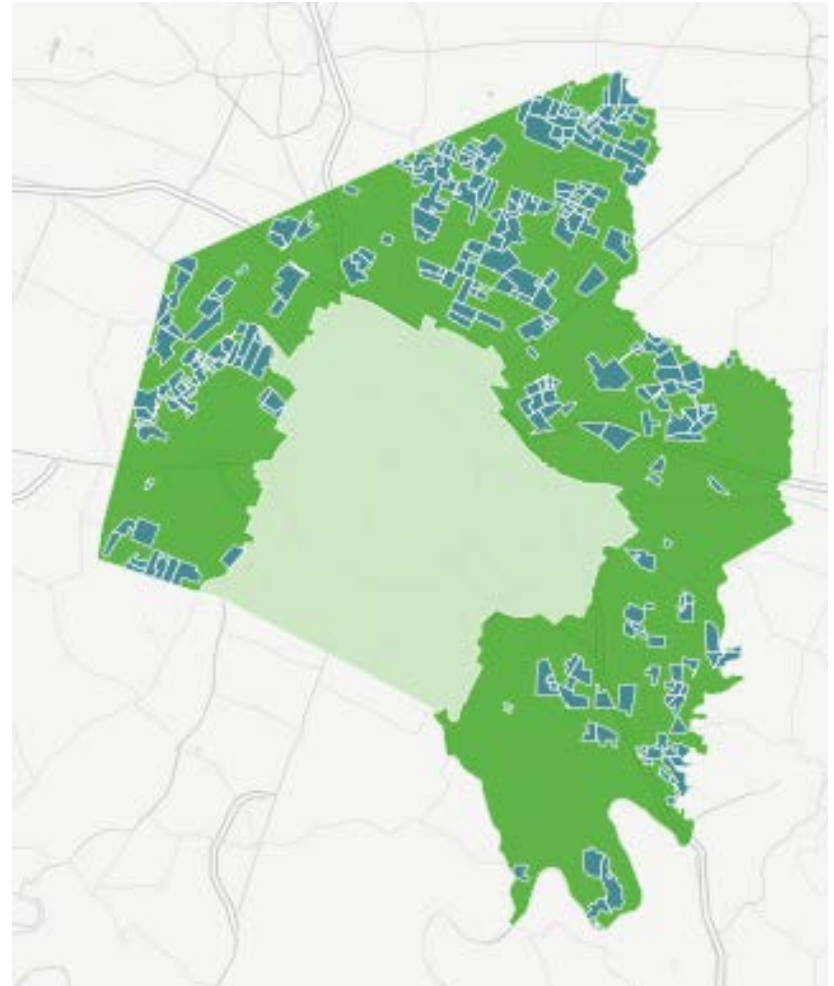
*November 12, 2019*



**LEXINGTON**

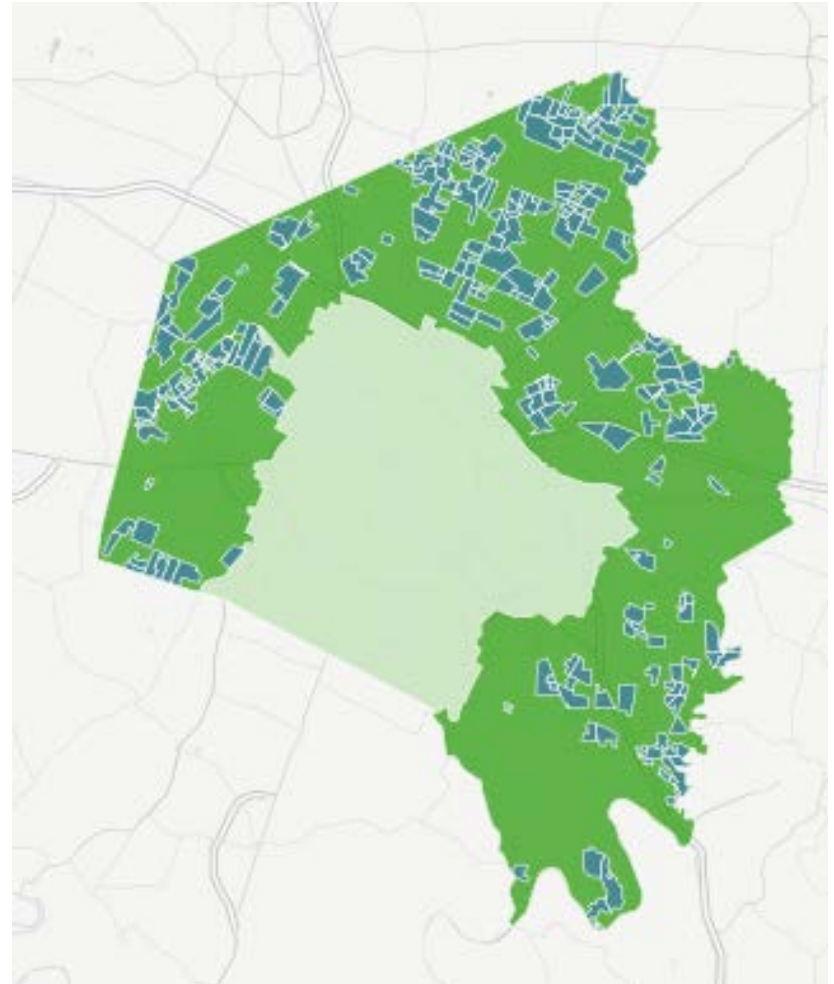
## Program Background

- The PDR program was created in the year 2000 to preserve land in the Rural Service Area in order to protect the cultural landscape, the general agriculture, equine, and tourism industries, and the numerous businesses that support the farms.
- The program was created in conjunction with the 1999 change of the minimum lot size in the Rural Service Area from 10 acres to 40 acres.
- This change was supported by the farming and development community since the 10-acre tracts were benefiting neither; the tracts were mostly too small to farm and were not profitable to developers.



## Program Background

- A group of 26 community members representing multiple facets of business and government came together to develop the program and were known as the “Implementation Committee”.
- The established goal is to conserve 50,000 acres of land in the Rural Service Area, which encompasses approximately 127,000 acres.
- The 16-member Rural Land Management Board was created to govern the program and is comprised of representatives from the organizations who served on the Implementation Committee as well as three newly added Council seats in 2019.





## Rural Land Management Board, Inc.

- **Gloria Martin, Chair**
  - Zach Davis, Vice-Chair
  - Philip Meyer, Treasurer
  - Robert James
  - Thomas Owen
  - Greg Harbut
  - Elisabeth Jensen
  - Christine Stanley
  - Dennis Anderson
  - Headley Bell
  - Will Mayer
  - Margaret Graves
  - Mary Quinn Ramer
  - Jennifer Mossotti
  - Nick Carter
  - Ian Young
- Fayette County Neighborhood Council**  
Lexington-Bluegrass Association of Realtors  
Fayette County Farm Bureau  
Fayette County Farm Bureau  
Commerce Lexington  
Council-Appointed Seat  
Council-Appointed Seat  
Historic Preservation Group  
Home Builders Association of Lexington  
Kentucky Thoroughbred Association  
Kentucky Thoroughbred Association  
Land Conservation Group  
Lexington Visitors and Convention Bureau  
Non-Voting, Urban County Council Member  
Non-Voting, Fayette Cooperative Extension  
Non-Voting, USDA-NRCS



## Which parcels qualify and how are they ranked?

- Any parcel in the A-R Zone that is 20 acres and above qualifies for easement purchase
- Parcels are ranked using a Land Evaluation & Site Assessment (LESA) provided in Section 26-10 of the Code of Ordinances that includes:
  - Size of parcel
  - Quality of Soils
  - Length of Public Road Frontage
  - Proximity to other PDR farms or applicants
  - Farm Activity
  - Agricultural Improvements
  - Environmentally Sensitive Areas
  - Designated Rural Greenways
  - Designated Focus Areas
- Natural Protection Areas
- Links to Parks nature preserves, nature sanctuaries, etc.
- Historic and Cultural Resources
- Scenic Resources
- Elimination of Undeveloped Non-conforming Tracts
- In addition, negative points are awarded for parcels in Sewerability Categories 1-4 and close proximity to the Urban Services Area
- Also, any farm 1-19 acres in the A-R Zone may apply for donation to the PDR Program



## How is the Program Funded?

- **\$15,550,000** matched by the State during the first 10 years of the Program. This was a one-time gift from the Tobacco Settlement Funds that was spread out over a number of years.
- **\$26,039,740** matched by the federal government
- **\$38,443,744** provided by the LFUCG
- The total provided by our conservation partners is **\$41,589,740**, thereby surpassing the LFUCG investment by **\$3 million**
- With a local investment of **\$38 million** to acquire **30,362** acres of easements, the citizens of Fayette County have conserved this farmland at a rate of only **\$1,266 per acre**



# How does farmland preservation benefit Fayette County?

- A 2017 UK College of Ag study showed the ag cluster in Fayette County has an annual impact of **\$2.3 billion** and provides **1 in 12 jobs**, thereby contributing **\$8.5 million** to the local tax base and an additional **\$1.3 billion** in income, profits and dividends.
- In addition, the University of Kentucky also stated that the Kentucky Equine Industry has an annual **\$3 billion** impact to our state. Lexington is the **“Horse Capital of the World”** and home to the Kentucky Horse Park, Keeneland and Fasig-Tipton, in addition to numerous working farms.
- We are also home to the **Bluegrass Stockyards** which is the largest stockyard east of the Mississippi River, and the state of Kentucky is the largest beef producer east of the Mississippi and home to over **1.1 million beef cows**. In addition, the Bluegrass Stockyards is a tourist destination with its beautiful new facility that houses a restaurant, shops and historical data about animal husbandry.
- Our restaurant industry in Lexington is booming and is fueled in part by our Local Food economy. We all gravitate towards the restaurants who are serving locally sourced food and Lexington is unique in being surrounded by farmland and being able to take advantage of this bounty of not only fruits and vegetables, but fresh chicken, beef, sheep and even shrimp.



## How many easement have been purchased thus far in 2019?

- 5 new farm easements totaling approximately **711 acres** and located in various parts of the county
- Of those farms, 2 are used for cattle; 2 are general ag; and 1 is equine
- Every farm is adjacent to another conserved farm, thereby increasing our areas of contiguous conserved land thereby building critical mass
- The total cost of these easements was **\$1,500,980.50**
- The USDA Natural Resources Conservation Service share was **\$750,489.99**
- The Rural Land Management Board's share was **\$750,490.51**
- Thereby making the RLMB's cost for **711 acres** approximately **\$1,056** per acre



# Farm 3-2016

## 2311 Evans Mill Road

- ▶ 266-acre farm in the Southern end of the county owned by Billy & Dorothy Thompson, and Mary Barnhill and Lindsey Barnhill Rodericks
- ▶ It is a general ag farm with approximately 63 acres of cropland, 46 acres of hay land, 95 acres of wildlife and 53 acres of forestland
- ▶ Important Soils = 53.90%
- ▶ Environmentally Sensitive Areas
- ▶ Archaeological Areas verified by UK
- ▶ Designated Scenic Viewshed
- ▶ Over 4000' Frontage on Scenic Roadway
- ▶ Raven Run Creek runs through the farm and there is also a large pond on the farm
- ▶ PDR Adjacent – adjacent to a 91-acre farm we conserved this year and together they total over 355 acres of contiguous conserved land





# Farm 4-2016

## 6329 & 6591-6599 Sulphur Well Road

- ▶ 240-acre cattle farm comprised of 168-acre and 72-acre tracts that is owned by Raymond Hayes
- ▶ Raymond and his now-deceased wife, Anne, bought the 168-acre tract in 1962
- ▶ He currently has a 40 head cow/calf operation as well as actively baling hay
- ▶ Important Soils = 80.70%
- ▶ Over 1000' frontage on Historic Turnpike
- ▶ Boone Creek Focus Area and the Boone Creek National Register Historic District
- ▶ Environmentally Sensitive Areas and Rural Greenways
- ▶ Natural Protection Area A
- ▶ Designated Scenic Viewshed
- ▶ Stone Fences
- ▶ PDR adjacent – three other PDR farms which together with the Hayes farm total nearly 700 acres of contiguous conserved land

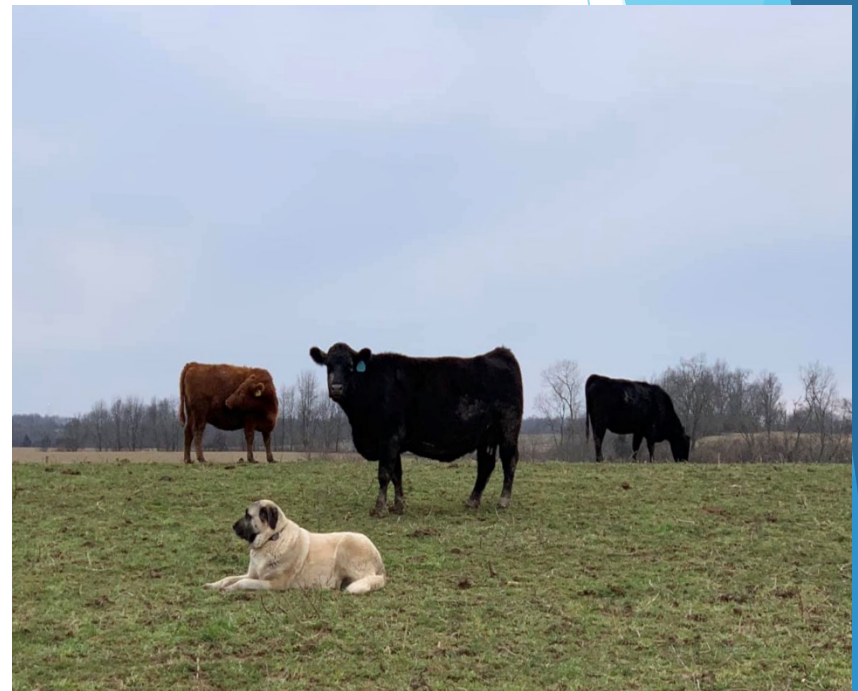




# Farm 7-2016

## 1861 Evans Mill Road

- ▶ 91-acre cattle farm owned by Marc Guilfoil and Elisabeth Jensen.
- ▶ They bought the farm 4 years ago and immediately applied to PDR , and currently have approximately 20 head of cattle on the farm as well as 1 bull, and Kangal Dogs which are livestock guardian dogs .
- ▶ Important Soils = 59.2%
- ▶ Environmentally Sensitive Areas
- ▶ Designated Scenic Viewshed
- ▶ Over 2000' of Frontage on Scenic Roadway
- ▶ PDR Adjacent – adjacent to the 266-acre farm we profiled above and together they total over 355 acres of contiguous conserved land





# Farm 11-2009

## 4175 Kearney Road

- ▶ 79-acre horse farm owned by Bill and Beth Wofford.
- ▶ They have been in the horse business for over 30 years, and currently have approximately 25 thoroughbred horses on their farm.
- ▶ Important Soils = 99.73%
- ▶ Environmentally Sensitive Areas
- ▶ Designated Scenic Viewshed and I-64 Viewshed
- ▶ PDR Adjacent – this farm is adjacent to a block of 4 other PDR farms, that together now constitute 557 acres of contiguous conserved land







# Farm 21-2008

## 6315 Jacks Creek Pike

- ▶ 38-acre farm owned by George Gilpin in the Southern end of the county.
- ▶ Approximately 32 acres of the farm is classified as forest land, and nearly 6 acres is for wildlife
- ▶ Important Soils = 57.27%
- ▶ Kentucky River Focus Area
- ▶ Designated Historic Turnpike
- ▶ Environmentally Sensitive Areas
- ▶ PDR Adjacent – there are three other PDR farms in this contiguous block that now total over 820 acres





## How many farms are conserved and what is their acreage?

- There are **277 Farms** permanently conserved by the Rural Land Management Board totaling **30,362 acres**.
- Of those farms, **37** have been donated and their acreage totals **1,166**





# How many easements are pending?

## *Federally Matched Farms*

Application Number	Acreage	Status
4-2017	20	Assigned to Attorney for Closing
3-2017	146	Assigned to Attorney for Closing
7-2012	39	Assigned to Attorney for Closing
8-2013	29	Assigned to Attorney for Closing
<b>Total Acres =</b>	<b>234</b>	
2-2018	207	Pending Offer
5-2018	107	Pending Offer
4-2018	60	Pending Offer
6-2018	86	Pending Offer
3-2018	63	Pending Offer
<b>Total Acres =</b>	<b>523</b>	
<b>Overall Total =</b>	<b>757</b>	



## How many applications remain in the que?

*Farms Currently Not Funded or Matched due to life estates, foreign ownership, landowner income, soils in Kentucky River Focus Area, etc.*

Application No	Acreage
7-2008	21
14-2009	110
4-2015	346
5-2015	309
6-2015	362
7-2015	51
2-2017	40
1-2018	40
<b>Total Acreage of the 8 farms:</b>	<b>1,279</b>



## How many acquisitions were discontinued or postponed in 2019?

Application Number	Acreage	Status
11-2013	31	Ended contract because they hope to have a winery and non-ag related commercial events space
1-2018	40	Ended contract because they purchased the adjacent 41-acre farm via an auction and may reapply as an 81-acre farm or submit the farms separately; left their application for the 40-acre farm active
<b>Total Acreage of the 2 Farms:</b>	<b>71</b>	



## Looking Forward...

- Under the leadership of Board Chair Gloria Martin, the RLMB has committees working in the following 4 areas: Education & Outreach, Ordinance Review & Long-Range Planning, Budget & Finance, and Applications & Donations.
- These committees are comprised of board and community members, and are charting the path to acquire the next 20,000 acres.
- We will hold our annual application period in the coming months and look forward to welcoming new farm owners into the fold.





**Questions?**





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## Contact Information

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