

Henderson County
Farmland Preservation Taskforce: September 16, 2024

The Farmland Preservation Taskforce held a meeting on September 16, 2024, at 6:00 PM in the King Street Meeting Room located at 100 N. King Street.

Taskforce Member	Present	Absent
Commissioner Rebecca McCall, Chair	✓	
Commissioner David Hill, Chair	✓	
Hunter Marks – Planning Board		✓
Danny McConnell – Soil & Water Conservation District		✓
Gary Steiner – NC Cooperative Extension	✓	
Jimmy Cowan – NC Farm Bureau		✓
Joffrey Merrill – AgHC		✓
Randy Newman – Hendersonville Board of Realtors		✓
Jason Edney – At large	✓	
Justin Patwin – At large		✓
Linda Pryor – At large	✓	
Alan Ward – At large	✓	
Danielle McCall – At large	✓	

Also present:

Chris Todd, Assistant County Manager
 Autumn Radcliff, Planning Director
 Liz Hanson, Planner
 Dr. Terry Kelley, NC Cooperative Extension
 Kieran Roe, Conserving Carolina
 Jeffrey Darnell, NC Department of Agriculture & Consumer Services

R = attended remotely

Commissioner and Taskforce Chair Rebecca McCall called the meeting to order at 6:03 PM.

Invocation & Pledge of Allegiance:

Taskforce Chair Rebecca McCall lead the invocation and pledge after the meeting was called to order.

Adjustment and Approval of Agenda:

Taskforce Chair Rebecca McCall motioned to approve the meeting agenda as presented. Motion carried.

Public Comment:

There was no public comment for this meeting.

Adjustment and Approval of August 12, 2024, Meeting Minutes:

Taskforce member Gary Steiner motioned to approve the August 12, 2024; meeting minutes as presented. Motion carried.

Discussion:

Chapter 45 Amendments Continued:

The Taskforce continued their discussion of the proposed amendments to the Land Development Code Chapter 45 – Farmland Preservation. Taskforce members had an opportunity to ask Staff questions regarding the proposed changes and provide clarifications. Autumn Radcliff, Planning Director, stated that the County’s Agricultural Advisory Board would be holding a special called meeting to discuss the proposed changes to Chapter 45. Once the Agricultural Advisory Board has had an opportunity to review and comment on the proposed changes, Staff will bring those changes back to the taskforce. Staff also described the next steps if the taskforce was to recommend the proposed Chapter 45 amendments to the Board of Commissioners.

PUV Rollback:

The taskforce previously requested Staff to provide more information on the County’s Present-Use Value Rollback funds, as a potential tool for farmland preservation funding. Staff provided the most recent figures for PUV rollback amounts. Staff also provided an overview of how a property could “lose” Present-Use Value status, and when PUV land is audited by a County tax assessor.

Draft Taskforce Recommendations:

Staff created a list of Draft Taskforce Recommendations based on previous taskforce discussions and meetings. The Taskforce had an opportunity to review the recommendations and provide their feedback. If agreed upon by the Taskforce, these recommendations will also be presented to the County Board of Commissioners for approval.

Next Meeting:

The next taskforce meeting was scheduled for October 14, 2024, but was cancelled due to Hurricane Helene. The next taskforce meeting is scheduled for November 18, 2024, at 6:00 PM in the King Street Meeting Room. There being no further business, the taskforce adjourned at 7:25 PM.

Commissioner Rebecca McCall, Chair and Commissioner David Hill, Chair
Henderson County Farmland Preservation Taskforce