



Henderson County Farmland Preservation Taskforce

Monday, July 8, 2024 - 6:00 PM
King Street Meeting Room
100 N. King Street, Hendersonville, NC 28792

Agenda

1. Call Meeting to Order
2. Invocation and Pledge of Allegiance
3. Adjustment and Approval of Agenda
4. Public Comment
5. Approval of June 24, 2024, Meeting Minutes
6. Staff Updates
7. Guest Speakers
 - a. Rachel Meriweather, BRCC Horticulture Program
 - b. Shanda Bedoian, BRCC Workforce Efforts
8. Discussion
 - a. Program Overview
9. Next Meeting: July 22, 2024
10. Adjourn

**Henderson County
Farmland Preservation Taskforce: June 24, 2024**

The Farmland Preservation Taskforce held a meeting on June 24, 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	R	
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, Business & Community Development Director
 Autumn Radcliff, Planning Director
 Liz Hanson, Planner I
 April Hoyt, Soil & Water Conservation District
 Jonathan Wallin, Soil & Water Conservation District
 Dr. Terry Kelley, NC Cooperative Extension
 Kieran Roe, Conserving Carolina
 Tom Fanslow, Conserving Carolina
 Jeffrey Darnell, NC Department of Agriculture & Consumer Services

R = attended remotely

Commissioner David Hill, Chair, called the meeting to order at 6:00 PM.

Invocation & Pledge of Allegiance:

Commissioner and Taskforce Chair Mr. Hill lead the invocation and pledge after the meeting was called to order.

Adjustment and Approval of Agenda:

Taskforce member Joffrey Merrill motioned to approve the meeting agenda as presented. Taskforce member Gary Steiner seconded the motion. Motion carried.

Public Comment:

There was no public comment for this meeting.

Adjustment and Approval of June 24, 2024, Meeting Minutes:

Commissioner and Taskforce Chair David Hill motioned to approve the June 24, 2024; meeting minutes as presented. Motion carried.

Guest Speakers:

Loren Hendrickson, Farmland Preservation Coordinator – Wake County Soil & Water:

The Taskforce heard from Wake County's Farmland Preservation Coordinator, Loren Hendrickson, virtually. Mr. Hendrickson detailed the Wake County Farmland Preservation Program and his role in preserving farmland. Mr. Hendrickson also spoke about conservation easements and other tools Wake County utilizes to preserve agricultural lands. The Taskforce had an opportunity to ask questions after Mr. Hendrickson's presentation.

Christian Hirni, Land Conservation Manager – Orange County Natural & Cultural Resources:

The Taskforce also heard from Orange County's Land Conservation Manager, Christian Hirni, virtually, to learn about their efforts to preserve agricultural land and other types of open space. Mr. Hirni described projects that Orange County has completed to preserve farmland, such as the Lands Legacy Program. The Taskforce had an opportunity to ask questions after Mr. Hirni's presentation.

Discussion:

Staff member, Liz Hanson, presented to the Taskforce a new grant that will be offered by the NC Department of Agriculture and Consumer Services Farmland Preservation Division. The focus of this grant is on Agricultural Growth Zones. Ms. Hanson briefly described what these AGZ's are and some of the grant specifics in regard to eligibility and applying.

The Taskforce discussed the next steps in the creation of a Farmland Preservation Program in Henderson County. Several taskforce members requested Staff to present the County Present-Use Value rollback amounts at the next meeting. Staff were also requested to schedule representatives from Blue Ridge Community College's Horticulture Program to speak to the Taskforce at a future meeting. The Taskforce also discussed Conserving Carolina, the Soil and Water Conservation District staff, and the NC Cooperative extension, meeting to create a framework for the potential Farmland Preservation Program.

After discussion, Taskforce member Gary Steiner made the following motion: *"I move that once a program structure is presented to the BOC, the Taskforce recommends there is a need for an employee of the County to be created that would be housed in the Soil and Water Conservation District to oversee and administer the program and request that the BOC approve the program and funds to hire this new employee"*.

Taskforce member Alan Ward seconded the motion. The motion was carried with two opposing votes.

Next Meeting:

The next scheduled meeting for the Taskforce is July 8, 2024, at 6:00 PM in the King St Meeting Room. Commissioner and Chair Mr. Hill motioned to adjourn the meeting at 8:29PM. Motion carried.

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



Farmland Preservation Taskforce

Henderson County, NC

July 8, 2024 • 6:00 PM • 100 N. King Street

Agenda

Call to Order

Invocation & Pledge

Adjustment & Approval of Agenda

Public Comment

Approval of June 24, 2024, Meeting Minutes

Staff Updates

Guest Speakers

Discussion

Next Meeting

Adjourn



Staff Updates



Agricultural Growth Zone Grant



- More information on the AGZ Grant will become available in **mid-September** 2024
- The application period is from **October** 2024 - **December** 2024



PUV Rollback Amounts

Value Added Back to Tax Base

Year	Acres	Added Value
2020	1,167.29	\$10,186,403.00
2021	1,015	\$11,334,775.00
2022	654.27	\$9,321,278.00

PUV Rollback Amounts

2023 Recapture Values (3 years plus current)

Year	Primary Program	Acres Removed	Total Value Recaptured	\$ Amount of Rollbacks
2023	Agriculture	160.07	\$4,175,416.00	\$25,571.96
2023	Forestry/Wildlife	285.77	\$7,834,254.00	\$50,877.69
2023	Horticulture	245.46	\$7,711,119.00	\$51,338.77
Totals		691.3	\$19,710,789.00	\$127,798.42

PUV Rollback Amounts

2024 Recapture Values

(3 years plus current)

Year	Primary Program	Acres Removed	\$ Amount Rollbacks (as of 6/24/24)
2024	Agriculture	65.22	\$11,409.61
2024	Forestry/Wildlife	247.87	\$31,908.83
2024	Horticulture	18.32	\$4,631.07
Totals		331.41	\$47,949.51

Guest Speakers



Rachel Meriwether

Horticulture Program Lead Instructor



Shanda Bedoian

Director of Corporate & Customized Training



Program Overview

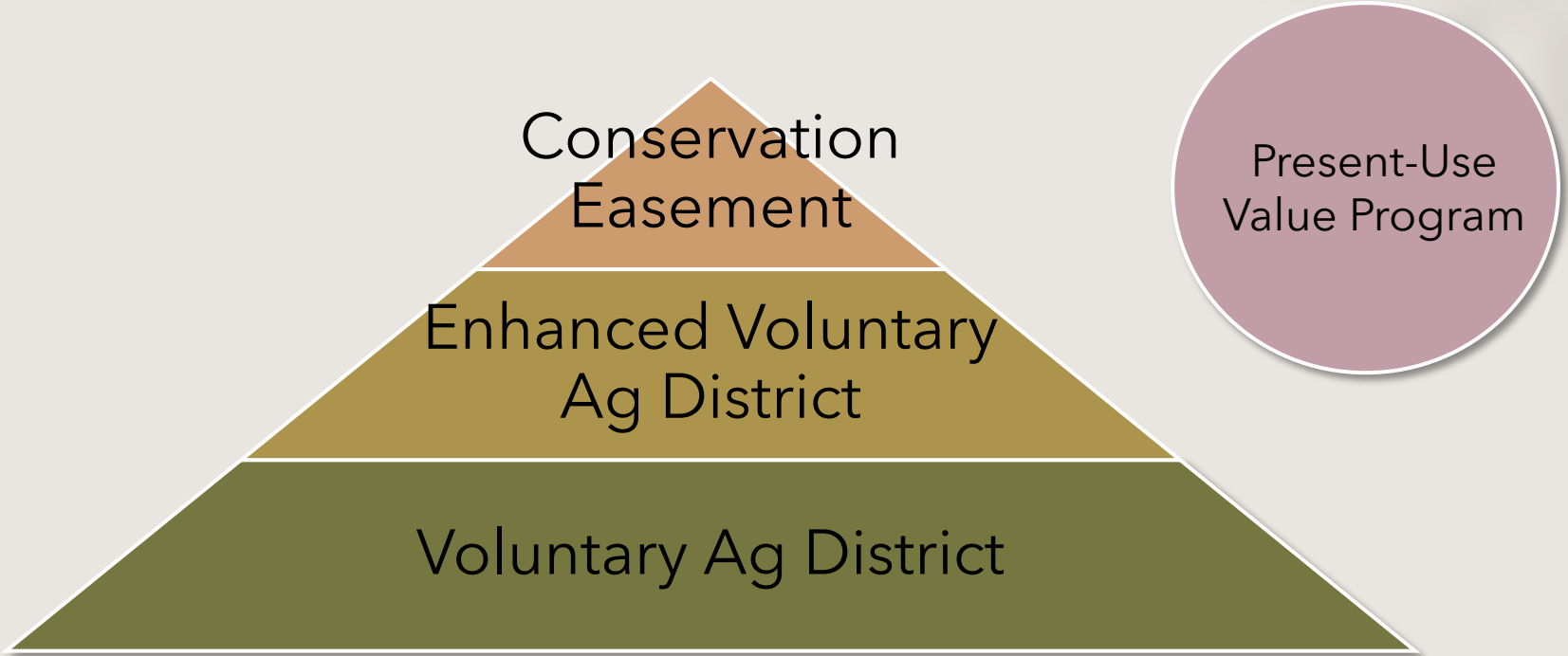


Meeting on Draft Program

Planning Staff met with the Soil & Water Conservation District Staff, Conserving Carolina, and the NC Cooperative Extension to begin drafting a Farmland Preservation Program.



Program Inclusions



NC Agricultural Development & Farmland Preservation Trust Fund (ADFPTF) Application Scoring



Microsoft Excel
Worksheet



Microsoft Word
Document

Mills River Land Preservation Program Scoring System

The scoring system is designed to serve as the **first level review** of an application. Although it is not the exclusive method by which applications are selected. Both the **Land Preservation Committee** and ultimately **Town Council** may exercise discretion when selecting a project for funding.

Category	Points
Existing Land Use	
Currently in agriculture production	100
Previously in agriculture production (within two years)	75
Wetlands	25
Floodplain	50
Undeveloped (no existing structures or foundations)	25
Subtotal:	
Development Pressure	
Road Access	
Direct access to any of the following roads. Points may be combined if property is located at the intersection of more than one road.	
NC-191	75
NC-280	100
Banner Farm Rd.	25
Butler Bridge Rd.	25
Subtotal:	
Utility Access	
Adjacent to public water	250
Within ¼ mile of public water	150
Within ½ miles of public water	75
Adjacent to public wastewater	400
Within ¼ miles of public wastewater	300
Within ½ miles of public wastewater	150
Subtotal:	
Size	
Amy be combined with contiguous tracts.	
5-9 Acres	10
10-14 Acres	25
15-19 Acres	35
20-24 Acres	50
25+ Acres	100
Subtotal:	
TOTAL	

Taskforce Discussion



Thank you!

Next Meeting:

August 12, 2024

6:00 PM

King Street Meeting Room

Liz Hanson

Planning Department

ehanson@hendersoncountync.gov



Cycle 17 ADFPTF Conservation Easement Application Scoring

#	Application Questions	Points for “Yes”
1	Is the proposed conservation easement perpetual? ^{*1}	2
2	What percentage of the proposed easement acreage of land is Prime, Unique or soils of statewide importance? Designate only one percentage range.	
	Does the proposed conservation easement area contain 90% or greater Prime, Unique or soils of statewide importance?	18
	Does the proposed conservation easement area contain 80% or greater Prime, Unique or soils of statewide importance?	16
	Does the proposed conservation easement area contain 70% or greater Prime, Unique or soils of statewide importance?	14
	Does the proposed conservation easement area contain 60% or greater Prime, Unique or soils of statewide importance?	12
	Does the proposed conservation easement area contain 50% or greater Prime, Unique or soils of statewide importance?	10
	Does the proposed conservation easement area contain 40% or greater Prime, Unique or soils of statewide importance?	8
	Does the proposed conservation easement area contain less than 40% Prime, Unique or soils of statewide importance?	0
3	Does the landowner(s) have an economic interest as a producer in the agricultural production as defined in NC Statute 106-581.1 on the proposed conservation easement acreage? ^{*2}	4
4	Is the landowner(s) pledging to keep the proposed conservation easement acres in availability for future production of agricultural commodities as defined in NC Statute 106-581.1?	5
5	Are other private entities with an economic interest as producers in the agricultural production as defined in NC Statute 106-581.1 on the proposed conservation easement acreage? Designate only one response.	
	One producer?	4
	Two producers?	7
	Three or more producers?	10
6	Are any of the producers using the proposed agricultural conservation easement area identified as the following? Mark all that apply.	
	A beginning farmer, limited resource, socially disadvantaged, or veteran farmer or rancher, as defined by the U.S. Department of Agriculture?	4
	A member of Got to Be NC/Goodness Grows in NC?	4
	A member of American Tree Farmers, Forest Stewardship Program, or Sustainable Forestry Initiative Certification?	4
7	Are the proposed agricultural conservation easement acres currently enrolled in the Century Farm program?	2
8	Are the proposed agricultural conservation easement acres currently enrolled in Present-Use Value (PUV) taxation?	2
9	Are the proposed agricultural conservation easement acres currently enrolled in VAD or EVAD?	

Cycle 17 ADFPTF Conservation Easement Application Scoring

	Enrolled in EVAD?	5
	Enrolled in VAD?	3
10	Are the proposed agricultural conservation easement acres in the immediate vicinity of another agricultural conservation easement allowing the production of agricultural commodities as defined in NC Statute 106-581.1? If so, please mark the appropriate response. Indicate only one response.	
	The conservation easement is adjoining.	7
	The conservation easement is 1/2 mile or less.	6
	The conservation easement is 1/2 mile but less than a mile.	4
	The conservation easement is 1 mile but less than 2 miles.	2
	The conservation easement is 2 miles but less than 4 miles.	1
	The conservation easement is 4 miles or greater.	0
11	Are conservation land management plans being used on the proposed agricultural conservation easement acreage? Adjust using the following if applicable	5
	No land management plan points if HEL cropland exist and no conservation plan on file at the NRCS/Soil & Water District office.	
	No land management plan points if the property has 20 or more acres of woodland with no applicable forest management plan.	
12	Is the proposed conservation easement property currently being used for agricultural production as defined in NC Statute 106-581.1? If so, when was the last production? *3	
	A crop is currently or was grown for harvest within the last 6 months	4
	A crop was grown for harvest within the last year.	3
	A crop was grown for harvest within the last 2 years.	2
	A crop was grown for harvest within the last 4 years	1
	No evidence of crop production for harvest within the last 4 years	0
13	Are the proposed conservation easement acres beneficial to other land parcels with compatible or proposed use designation? If so, designate all appropriate responses.	
	Are there any local, state, or federally owned lands that are managed for the protection and use of agriculture, plants, forestry, wildlife, historic, or cultural sites within two (2) miles?	2
	Does the proposed conservation easement acreage fall under a designated military training route (MTR) or adjoin a military base or designated training parcel?	2
14	Are there recognizable threats to non-compatible use for agricultural production within the area? Check only one response.	
	The proposed agricultural conservation easement acreage adjoins a city's limits and within the city's ETJ.	5
	The proposed agricultural conservation easement acreage does not adjoin the city limits but is within 1 mile of the city limits and within the city's ETJ.	4
	The proposed agricultural conservation easement acreage does not adjoin the city limits but is within 1 mile of the city limits and outside the city's ETJ.	3
	The proposed agricultural conservation easement acreage is greater than 1 mile from the city limits and within the city's ETJ.	2

Cycle 17 ADFPTF Conservation Easement Application Scoring

	The proposed agricultural conservation easement acreage adjoins a residential development or planned development with 3 or more homes located greater than 1 mile from city limits.	3
	The proposed agricultural conservation easement acreage does not adjoin but is within 1 mile of a residential development or planned development with 3 or more homes located greater than 1 mile from city limits.	2
	There are no non-compatible land uses on the proposed agricultural conservation easement acreage such as trash piles, waste dumps, soil erosion, or alternative management that has diminished soil production which will inhibit or demise future agricultural production as defined in NC Statute 106-581.1?	5
15	County of the proposed agricultural conservation easement based on the agricultural land acres projected to be converted to urban and highly developed (UHD) and low-density residential (LDR) uses in the runaway sprawl model by 2040 according to the American Farmland Trust.	
	Projected acres converted rank 1-17 in the state	5
	Projected acres converted rank 18-34 in the state	1
	Projected acres converted rank 35-51 in the state	3
	Projected acres converted rank 52-68 in the state	2
	Projected acres converted rank 69-85 in the state	1
	Projected acres converted ranks 86-100 in the state	0
16	County of the proposed agricultural conservation easement based on the agricultural land percentage projected to be converted to urban and highly developed (UHD) and low-density residential (LDR) uses in the runaway sprawl model by 2040 according to the American Farmland Trust.	
	Projected percentage of acres converted rank 1-17 in the state	5
	Projected percentage of acres converted rank 18-34 in the state	4
	Projected percentage of acres converted rank 35-51 in the state	3
	Projected percentage of acres converted rank 52-68 in the state	2
	Projected percentage of acres converted rank 69-85 in the state	1
	Projected percentage of acres converted ranks 86-100 in the state	0
	TOTAL MAX POINTS	100

Notes

1. No points are given for term easements.
2. Producer defined as an individual or entity that produces an Agricultural Commodity through participation in the day-to-day labor, management, and field operations; or that has the legal right to harvest an Agricultural Commodity
3. Please mark appropriate response based upon majority (50% or more) usage of the proposed conservation easement area. Indicate only one response.

Town of Mills River

Farmland Preservation Program

Scoring System

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