



## **Henderson County Farmland Preservation Taskforce**

---

Monday, December 9, 2024 - 6:00 PM  
King Street Meeting Room  
100 N. King Street, Hendersonville, NC 28792

### **Agenda**

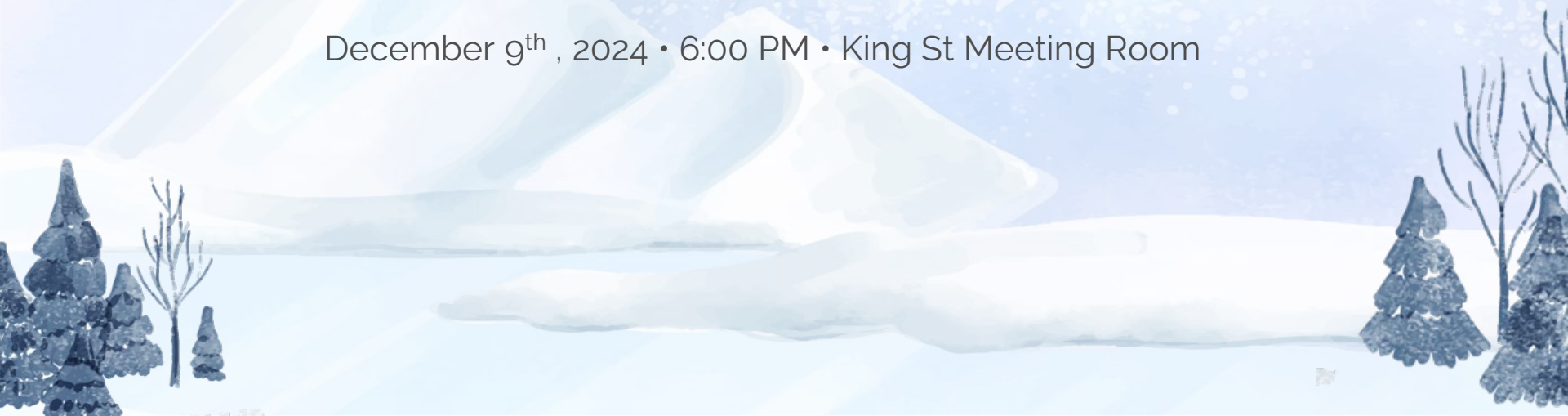
1. Call Meeting to Order
2. Invocation and Pledge of Allegiance
3. Adjustment and Approval of Agenda
4. Public Comment
5. Approval of November 18, 2024, Meeting Minutes
6. Staff Updates
7. AGZ Grant Application Continued
  - a. Scoring Criteria
  - b. Priority Areas
8. Next Meeting
9. Adjourn

# Farmland Preservation Taskforce

Henderson County

---

December 9<sup>th</sup> , 2024 • 6:00 PM • King St Meeting Room



# MEETING AGENDA



**01** Call to Order

**02** Approval of Meeting Minutes

**03** Invocation & Pledge

**04** Staff Updates

**05** Approval of Agenda

**06** AGZ Application Cont.

**07** Public Comment

**08** Next Meeting & Adjourn



# STAFF UPDATES

The background is a soft, light blue and white winter scene. It features stylized, snow-covered mountains in the distance. In the foreground, there are several evergreen trees of varying sizes, some with snow on their branches. The sky is filled with falling snowflakes, creating a gentle, wintry atmosphere. The overall color palette is cool and serene, dominated by blues, whites, and greys.



# Hurricane Helene County Impact Survey



*Henderson County Cooperative Extension*

*William Terry Kelley, Ph.D. - Director*

2024 Sep 27 AM ▶

# Helene vs Katrina



## **KATRINA**

CAT 3  
125 MAX WINDS  
DIAMETER: 400 MILES  
WIND FIELD: 230 MILES



## **HELENE**

CAT 4  
140 MAX WINDS  
DIAMETER: 822 MILES  
WIND FIELD: 370 MILES



# Impact Survey of Agricultural Losses

## Tropical Storm Helene Ag Disaster Loss Survey

Henderson County Cooperative Extension hopes that you and your family are safe. While the initial phase of recovery after the storm was on saving lives, restoring utilities, etc., we know the time has come to start assessing damages on your farms. Please help us collect information on Henderson County Ag Losses. Your participation by taking time to fill out this survey will help us to put together loss figures we can share with those who may be able to provide relief funding. No individual information will be shared with anyone. Only the county-wide summary will be used in any reported figures. We appreciate your cooperation. Please let your extension office know if we can help in any way.

- William Terry Kelley, Director  
Henderson County Cooperative Extension

Please return to Henderson County Cooperative  
Extension, 100 Jackson Park Road,  
Hendersonville, NC 28792

Please Return By: **October 25, 2024**

- Survey developed for collecting data on ag losses in Henderson County
- Distributed by email or directly to over 1,000 people
- Distribution ~ 2 weeks after storm
- Data submitted on-line or hard copy

2024 Sep 27 AM ▶

# Impact Survey of Agricultural Losses

## Tropical Storm Helene Ag Disaster Loss Survey

Henderson County Cooperative Extension hopes that you and your family are safe. While the initial phase of recovery after the storm was on saving lives, restoring utilities, etc., we know the time has come to start assessing damages on your farms. Please help us collect information on Henderson County Ag Losses. Your participation by taking time to fill out this survey will help us to put together loss figures we can share with those who may be able to provide relief funding. No individual information will be shared with anyone. Only the county-wide summary will be used in any reported figures. We appreciate your cooperation. Please let your extension office know if we can help in any way.

- William Terry Kelley, Director  
Henderson County Cooperative Extension

Please return to Henderson County Cooperative  
Extension, 100 Jackson Park Road,  
Hendersonville, NC 28792

Please Return By: **October 25, 2024**

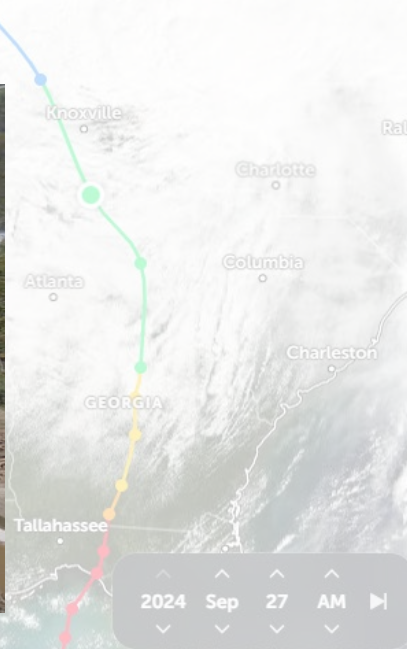
- 99 surveys returned in person or online
- Data collected included:
  - Crop loss
  - Equipment loss
  - Infrastructure loss
    - Fencing
    - Roads/Culverts/Bridges
    - Buildings
  - Revenue loss for agritourism
  - Tree/Plant loss, etc.

2024 Sep 27 AM



# Impact Survey of Agricultural Losses

- Ag Census identifies 520 farms in Henderson County
- Over half of those have sales < \$5,000
- The surveys returned accounted for an estimated 80% of HC farm acreage.



# Impact Survey of Agricultural Losses

Crop	Acres		Value/A	Loss - \$
	Acres Total	Lost/Dam aged		
Hay	5300	327	\$ 800.00	\$ 261,600.00
Strawberries	20	1.55	\$ 30,000.00	\$ 46,500.00
Apples-FM-Wholesale	1775	600	\$ 9,750.00	\$ 5,850,000.00
Apples-FM-Slicing	425	130	\$ 5,850.00	\$ 760,500.00
Apples-FM-Retail	300	100	\$ 15,750.00	\$ 1,575,000.00
Apples-Proc	2200	340	\$ 6,300.00	\$ 2,142,000.00
Blackberries	140	7	\$ 36,000.00	\$ 252,000.00
Raspberries	20	14	\$ 38,000.00	\$ 532,000.00
Tomatoes	550	443	\$ 30,000.00	\$ 13,290,000.00
Peppers	300	170	\$ 30,000.00	\$ 5,100,000.00
Corn-Sweet	300	4.4	\$ 6,000.00	\$ 26,400.00
Green Beans	200	5	\$ 3,000.00	\$ 15,000.00
Cabbage	30	5	\$ 1,800.00	\$ 9,000.00
Mixed Vegetables	10	4	\$ 2,400.00	\$ 9,600.00
Grapes	110	25	\$ 6,000.00	\$ 150,000.00
Asian Pears	25	5	\$ 9,487.50	\$ 47,437.50
Blueberries	10	1.5	\$ 18,040.00	\$ 27,060.00
Peaches	200	0	\$ 3,450.00	\$ -
Soybeans	600	110	\$ 125.00	\$ 13,750.00
Corn for Grain	2000	126	\$ 500.00	\$ 63,000.00
Sod	1600	714	\$ 10,400.00	\$ 7,425,600.00
Squash	50	41	\$ 2,400.00	\$ 98,400.00
Cucumbers	40	23	\$ 2,400.00	\$ 55,200.00
Pumpkins	100	50.75	\$ 15,000.00	\$ 761,250.00
				\$ 38,511,297.50

**Crop Losses**

**Total \$38,511,297**



# Impact Survey of Agricultural Losses

Other Losses	Unit	No. Lost	Value/Unit
			\$
Apple Trees	each	54699	18984,582.00
			\$
Cut Flowers	Acre	10.4	25000 260,000.00
			\$
Woody Plants- 1 gal	each	42296	15 634,440.00
			\$
Woody Plants -3 gal	each	29340	40 1,173,600.00
			\$
Woody Plants - 5 gal	each	22000	45 990,000.00
			\$
Woody Plants > 5 gal	each	3356	55 184,580.00
Outside Annuals	each	6480	7.5 \$ 48,600.00
Outside Container			\$
Perennials	each	250240	9.5 2,377,280.00
Inside Potted	each	7025	7.5 \$ 52,687.50
			\$
Balled & Burlapped	each	34195	150 5,129,250.00
			\$
			11,835,019.50
Stored Product Lost			

**Other Losses**

**Total \$11,835,019**

**Stored Product Losses**

**\$5,980,185**



# Impact Survey of Agricultural Losses

Livestock	Unit	No. Lost	Value/Unit	
Chickens	each	108	10 \$	1,080.00
Goats	each	4	100 \$	400.00
Cattle	each	17	800 \$	13,600.00
			\$	15,080.00
Honeybees				
No. Colonies	each	70	150 \$	10,500.00
No. Hive Bodies	each	83	104 \$	8,632.00
No. Med Supers	each	19	27 \$	513.00
No. Shallow Supers	each	27	26 \$	702.00
Pounds Honey	each	1461	15 \$	21,915.00
			\$	42,262.00

**Livestock Losses**

**Total \$15,080**

**Honeybee Losses**

**\$42,262**

2024 Sep 27 AM

# Impact Survey of Agricultural Losses

Infrastructure Losses	Unit	No	Value/Unit	
Field Repairs	fields	50	200000	\$ 10,000,000.00
Paved Roads	miles	3	750000	\$ 2,250,000.00
Gravel Roads	miles	141.75	50000	\$ 7,087,500.00
Culverts/Bridges	each	92	5000	\$ 460,000.00
Barns	square foot	21140	40	\$ 845,600.00
Farm Buildings	square foot	26760	30	\$ 802,800.00
Greenhouses	square foot	36852	30	\$ 1,105,560.00
Equipment	sum of all losses			\$ 2,160,441.00
Streambank Repair	linear foot	146241	250	\$ 36,560,250.00
Feet of Fence	linear foot	122680	4.68	\$ 574,142.40
				\$ 61,846,293.40
Agritourism lost revenue	Farms	30	350000	\$ 10,500,000.00
Future Years Losses				
Apples	Trees	54699	120	\$ 6,563,880.00

## Infrastructure Losses

**Total \$61,846,293**

## Agritourism Losses

**\$10,500,000**

## Future Years Losses

**\$6,563,880**

2024 Sep 27 AM ▶



# Impact Survey of Agricultural Losses

Total Losses Reported			\$ 135,294,017.40
Estimated Total Loss	Assuming 80% reported		\$169,117,521.75
Insurance/Federal Coverage	Approximately 25%		\$42,279,380.44
Grand Total			\$126,838,141.31





# Impact Survey of Agricultural Losses

- Still collecting & assimilating data
- Data has been provided to:
  - State Legislative Delegation
  - Federal Legislative Delegation
  - County Officials
- These are just estimates and individual values may vary

# **AGZ GRANT CONT.**

## **LOCAL PRIORITY SCORING**



# UPDATED LOCAL PRIORITY SCORING

#	Item	Points
1	Proximity to existing residential development of 20 units or more	20
2	Proximity to existing commercial development	5
3	<b>Adjacent</b> to existing industrial development along major corridors	15
4	Proximity to ETJs/municipal limits	10
5	Proximity to VADs/PUV	5
6	Combined size of <b>easement area</b>	
	10-50 acres	5
	51-75 acres	10
	76 acres or greater	15



# UPDATED LOCAL PRIORITY SCORING

#	Item	Points
7	Years <b>easement area</b> in agricultural production	
	5-10 years	2
	11-15 years	4
	16-20 years	6
	21-25 years	8
	More than 25 years	10
8	Located within designated Agricultural Growth Zone	25

# UPDATED LOCAL PRIORITY SCORING

#	Item	Points
9	Percentage of easement area within designated American Viticultural Area	
	90% or greater	18
	80% or greater	16
	89% or greater	14
	60% or greater	12
	50% or greater	10
	40% or greater	8
	<b>TOTAL MAX POINTS</b>	<b>123</b>

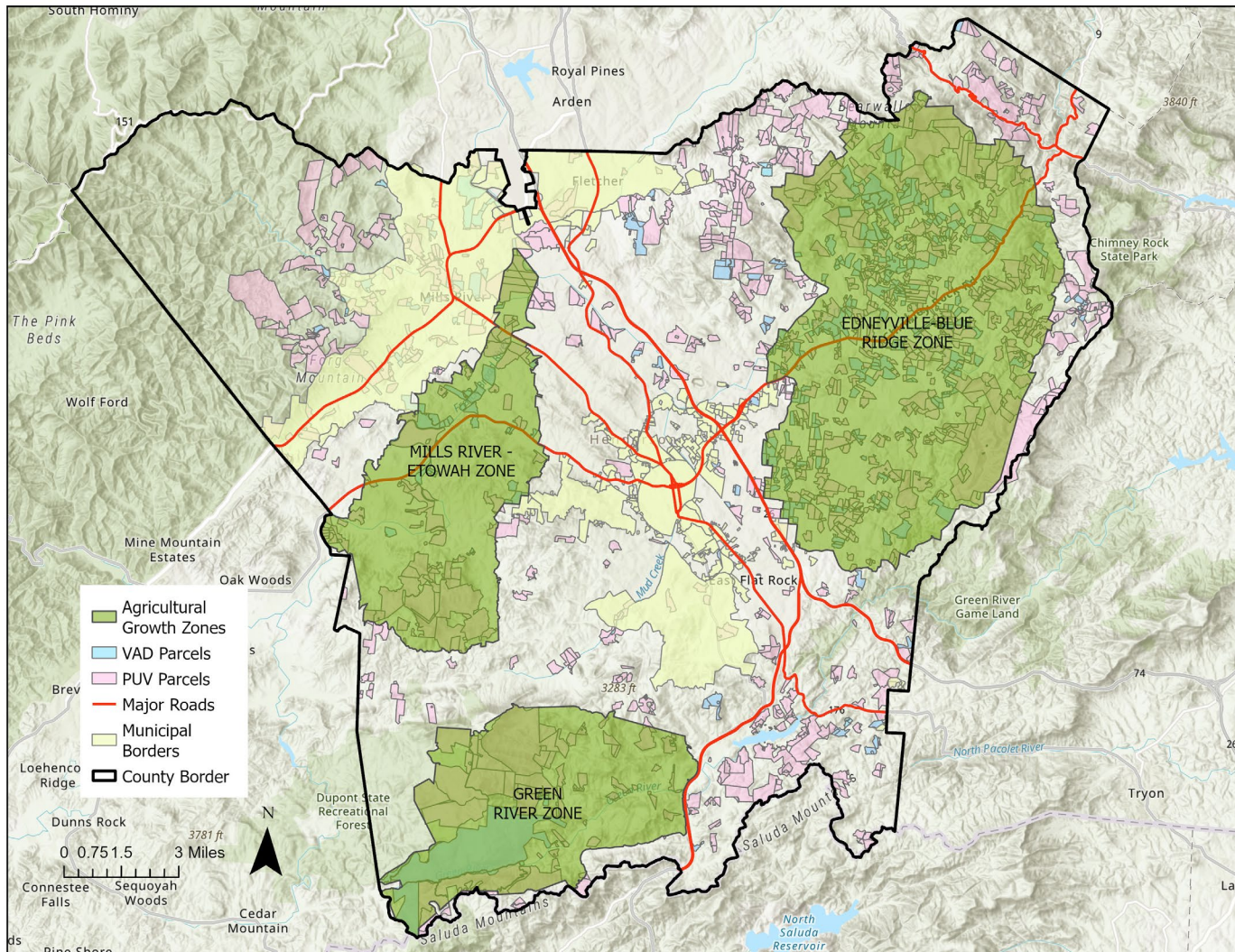
1. Proximity is defined as any adjacent parcel or within **2000'**.
2. Major corridors are **expressways and freeways as defined by the Land Development Code.**
3. Parcels owned by the same owner can be combined for scoring.
4. **AVA boundaries are established by the Alcohol and Tobacco Tax and Trade Bureau (TTB) under the Department of the Treasury. AVAs are recognized for their distinctive topographical, climatic, and/or historic and cultural features.**

# **AGZ GRANT CONT.**

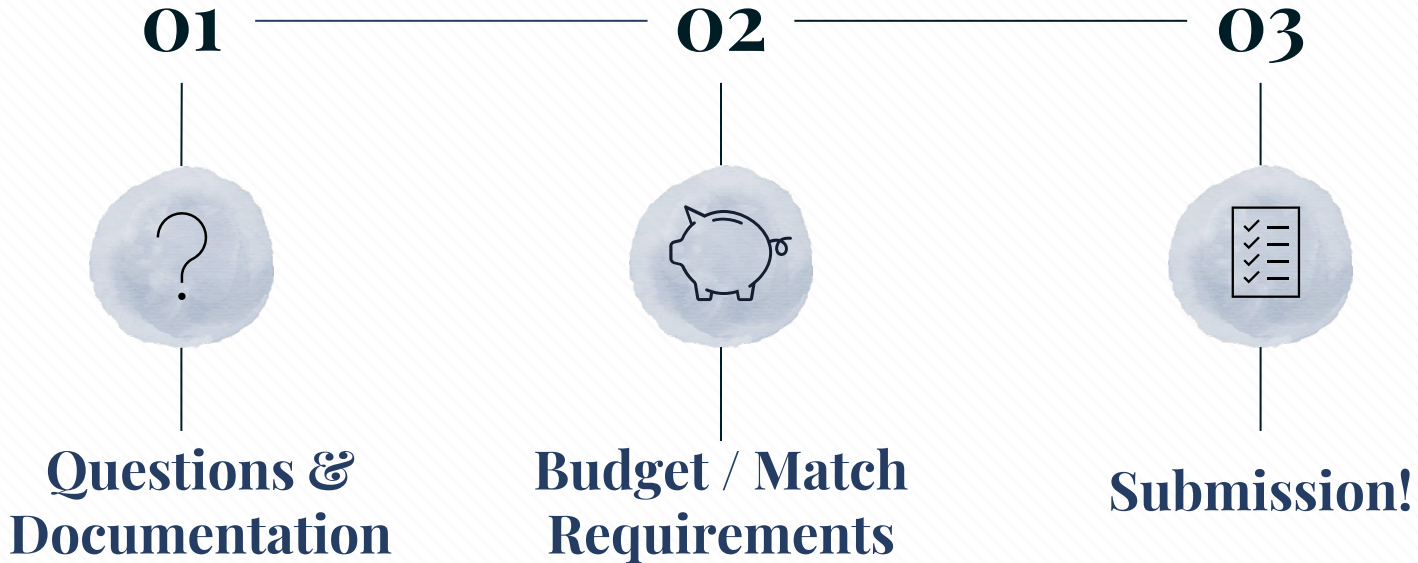
## **PRIORITY ZONES**







# AGZ APPLICATION NEXT STEPS





**APPLICATION DEADLINE  
IS JANUARY 17, 2025**





# THANK YOU!

**Next Meeting:**

January 13, 2024

6:00 PM

King Street Meeting Room



## Henderson County Farmland Preservation Taskforce

### PART 1 - Agricultural Conservation Easement Scoring Questions

**Information for Applicants:**

Applications are scored on the *Agricultural Conservation Easement Questions* first, with a maximum of 80 points. After receiving the first score, applicants will also be scored using the *Local Priority Bonus Points* scoring system, with a maximum of 120 points. After receiving the second score, both scores are combined for a maximum total of 200 points.

#	Item	Points
1	Is the proposed conservation easement perpetual? <sup>1</sup>	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? <sup>2</sup>	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
<b>6</b>	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
<b>7</b>	Are the proposed agricultural conservation easement acres currently enrolled in the Century Farm program?	3
<b>8</b>	Are the proposed agricultural conservation easement acres currently enrolled in Present-Use Value (PUV) taxation?	3
<b>9</b>	Are the proposed agricultural conservation easement acres currently enrolled in VAD or EVAD?	
	Enrolled in EVAD?	5
	Enrolled in VAD?	3
<b>10</b>	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
<b>11</b>	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.	
<b>12</b>	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? <sup>3</sup>	
	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



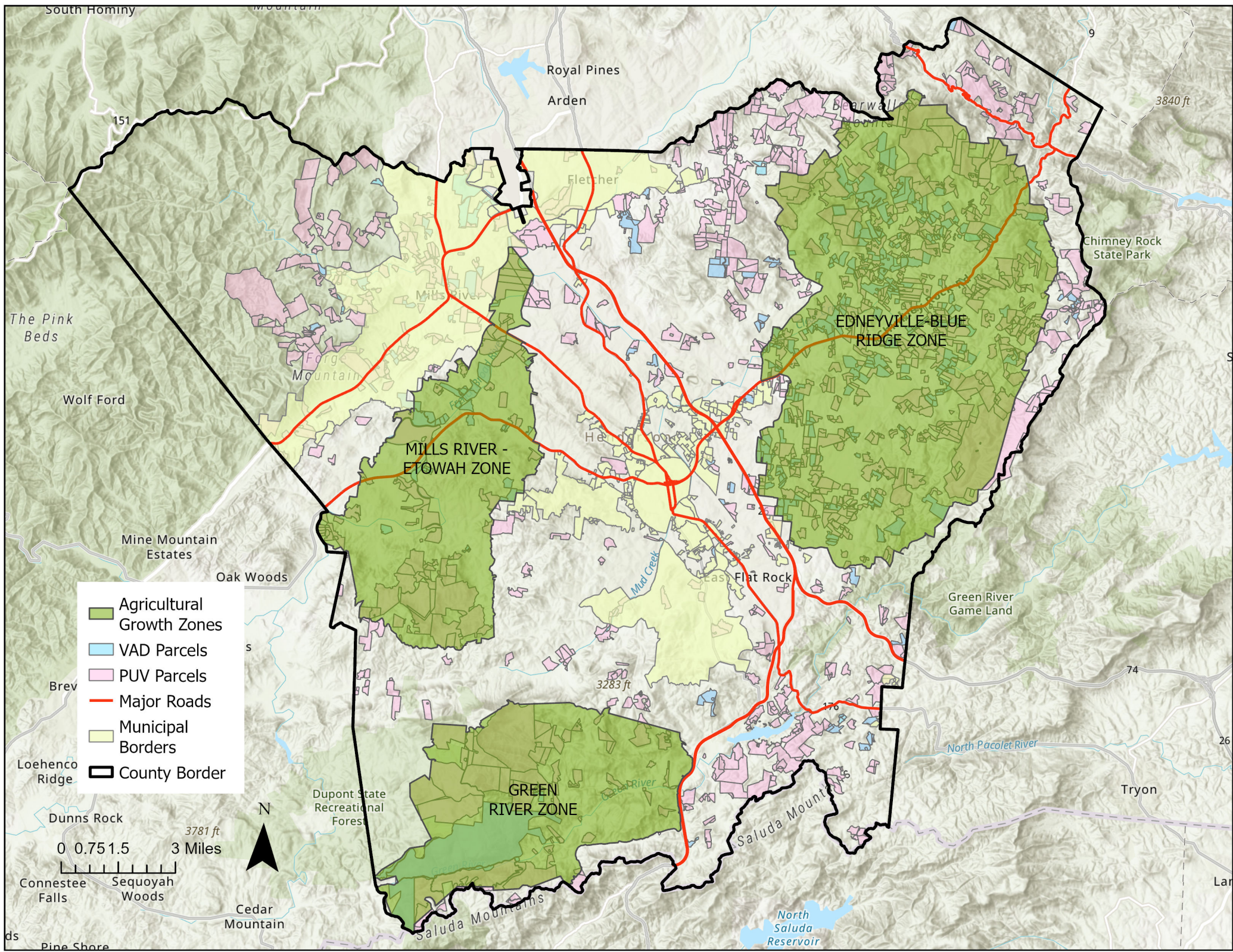
	No evidence of crop production for harvest within the last 4 years	0
<b>13</b>	Are the proposed conservation easement acres beneficial to other land parcels with compatible or proposed use designation? If so, designate all appropriate responses.	
	Are there any local, state, or federally owned lands that are managed for the protection and use of agriculture, plants, forestry, wildlife, historic, or cultural sites within two (2) miles?	2
<b>14</b>	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
	<b>TOTAL MAX POINTS</b>	<b>80</b>

## PART 2 - Local Priority Bonus Points Scoring Sheet

#	Item	Points
1	Proximity <sup>1</sup> to existing residential development of 20 units or more	20
2	Proximity to existing commercial development	5
3	Adjacent to existing industrial development along major corridors <sup>2</sup>	15
4	Proximity to existing ETJs/municipal limits	10
5	Proximity to existing VADs/PUV	5
6	Combined size of easement area <sup>3</sup>	
	10-50 acres	5
	51-75 acres	10
	76 acres or greater	15
7	Years easement area in agricultural production	
	5-10 years	2
	11-15 years	4
	16-20 years	6
	21-25 years	8
	More than 25 years	10
8	Located within designated Agricultural Growth Zone	25
9	Percentage of easement area within designated American Viticultural Area <sup>4</sup>	
	90% or greater	18
	80% or greater	16
	70% or greater	14
	60% or greater	12
	50% or greater	10
	40% or greater	5
	<b>TOTAL MAX POINTS</b>	<b>120</b>

1. Proximity is defined as any adjacent parcel or within 2,000’.
2. Major corridors are expressways and freeways as defined by the Land Development Code.
3. Parcels owned by the same owner can be combined for scoring.
4. AVA boundaries are established by the Alcohol and Tobacco Tax and Trade Bureau (TTB) under the Department of the Treasury. AVAs are recognized for their distinctive topographical, climatic, and/or historic and cultural features.





- Agricultural Growth Zones
- VAD Parcels
- PUV Parcels
- Major Roads
- Municipal Borders
- County Border

0 0.75 1.5 3 Miles



South Hominy  
Royal Pines  
Arden  
Fletcher  
Bearwall  
Chimney Rock State Park  
The Pink Beds  
Wolf Ford  
Mills River  
Edneyville-Blue Ridge Zone  
Mills River - Etowah Zone  
Green River Zone  
Green River  
Green River Game Land  
Tryon  
North Saluda Reservoir  
North Pacolet River  
Saluda Mountains  
Dunns Rock  
Sequoyah Woods  
Cedar Mountain  
Saluda Mountains  
3840 ft  
3283 ft  
3781 ft  
151  
9  
74  
26  
176  
178