



## **Farmland Preservation Taskforce Meeting Notice & Agenda of Special Called Meeting**

**Monday, June 24, 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 10, 2024, Meeting Minutes
6. Guest Speakers
  - a. Loren Hendrickson, Farmland Preservation Coordinator – Wake County Soil & Water Conservation District
  - b. Christian Hirni, Farmland Preservation Coordinator – Orange County Natural & Cultural Resources Division
7. Continued Discussion – Taskforce Goals & Outcomes
8. Next Meeting: July 8, 2024
9. Adjourn

#### **STAFF**

Liz Hanson

Email: [ehanson@hendersoncountync.gov](mailto:ehanson@hendersoncountync.gov)

Phone: 828.697.4819

Henderson County believes it is the right of all citizens to participate. All persons with disabilities that need auxiliary aid should contact county staff at (828) 697-4819, at least 48 hours prior to the meeting.



## **Henderson County Farmland Preservation Taskforce**

---

Monday, June 24, 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 10, 2024, Meeting Minutes
6. Guest Speakers
  - a. Loren Hendrickson, Farmland Preservation Coordinator – Wake County Soil & Water Conservation District
  - b. Christian Hirni, Farmland Preservation Coordinator – Orange County Natural & Cultural Resources Division
7. Continued Discussion – Taskforce Goals & Outcomes
8. Next Meeting: July 8, 2024
9. Adjourn

**Henderson County  
Farmland Preservation Taskforce: June 10, 2024**

The Farmland Preservation Taskforce held a meeting on June 10, 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, Business & Community Development Director  
 Autumn Radcliff, Planning Director  
 Liz Hanson, Planner I  
 April Hoyt, Soil & Water Conservation District  
 Dr. Terry Kelley, NC Cooperative Extension  
 Kieran Roe, Conserving Carolina  
 Tom Fanslow, Conserving Carolina

Commissioner Rebecca McCall, Chair, called the meeting to order at 6:01 PM.

**Adjustment and Approval of Agenda:**

Taskforce Chair, Rebecca McCall, requested to add an invocation and the pledge of allegiance following the start of the meeting to the agenda(s). Mrs. McCall motioned to approve the agenda with the adjustment moving forward. Motion carried

**Public Comment:**

There was no public comment for this meeting.

**Adjustment and Approval of May 30, 2024, Meeting Minutes:**

Taskforce member Randy Newman moved to approve the May 30, 2024, Meeting Minutes as presented. Motion carried.

**Guest Speakers:**

The Taskforce first heard from Ariel Zijp and Avni Naik from the Buncombe County Soil and Water Conservation District's Farmland Preservation division. Ms. Zijp and Ms. Naik gave an over of their County Farmland Preservation Program and how the program functions. The Taskforce had an opportunity to ask questions and learn more information following the presentation.

The Taskforce also heard from Ryan Manning from the NC Foundation for Soil and Water Conservation, and Mikey Fulk from the Working Lands Trust. Mr. Manning also previously ran the Haywood County Farmland Preservation Program through their Soil and Water Conservation District. Mr. Manning gave an overview of what the NC Foundation for Soil and Water Conservation does as well as how the Haywood County Farmland Preservation Program functioned during his time there. Ms. Fulk provided an overview of what the Working Lands Trust does across the state of North Carolina and their role in farmland preservation. The Taskforce has an opportunity to ask questions and learn more information following the presentation.

**Discussion:**

Following the guest speaker presentations, the Taskforce discussed the next steps in the creation of the proposed Farmland Preservation Program. Taskforce member Alan Ward made the following motion: *"I move, for the purposes of moving forward, to select the Soil and Water Conservation District to be the primary contact for the Farmland Preservation Program for the time being."* Taskforce member Randy Newman seconded the motion. Motion carried. Staff will prepare the motion to be discussed at the June 19, 2024, Board of Commissioners meeting, along with an update on the Taskforce.

Taskforce Chair Rebecca McCall requested Staff to prepare information on Agricultural Growth Zones, as mentioned in the guest speaker presentations.

**Next Meeting:**

The taskforce agreed to have a Special Called Meeting on June 24, 2024, at 6:00 PM in the King St Meeting Room at 100 N. King Street. The Taskforce requested Staff to arrange guest speakers from Orange County Natural and Cultural Resources Division and the Wake County Soil and Water Conservation District.

Commissioner Hill motioned to adjourn the meeting at 8:06 PM. Motion carried.



---

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

# Farmland Preservation Taskforce

## Henderson County

June 24, 2024  
6:00 PM  
100 N. King Street

## Agenda

**01**

Call to Order

**02**

Approval &  
Adjustment of Agenda

**03**

Public Comment

**04**

Approval of June  
10<sup>th</sup> Minutes

**05**

Guest Speakers

**06**

Continued  
Discussion

**07**

Adjourn



# Guest Speakers

## Loren Hendrickson

- Farmland Preservation Coordinator
- Wake County Soil & Water Conservation District





# Agricultural Growth Zones

## Local Agricultural Growth Zones (AGZ)

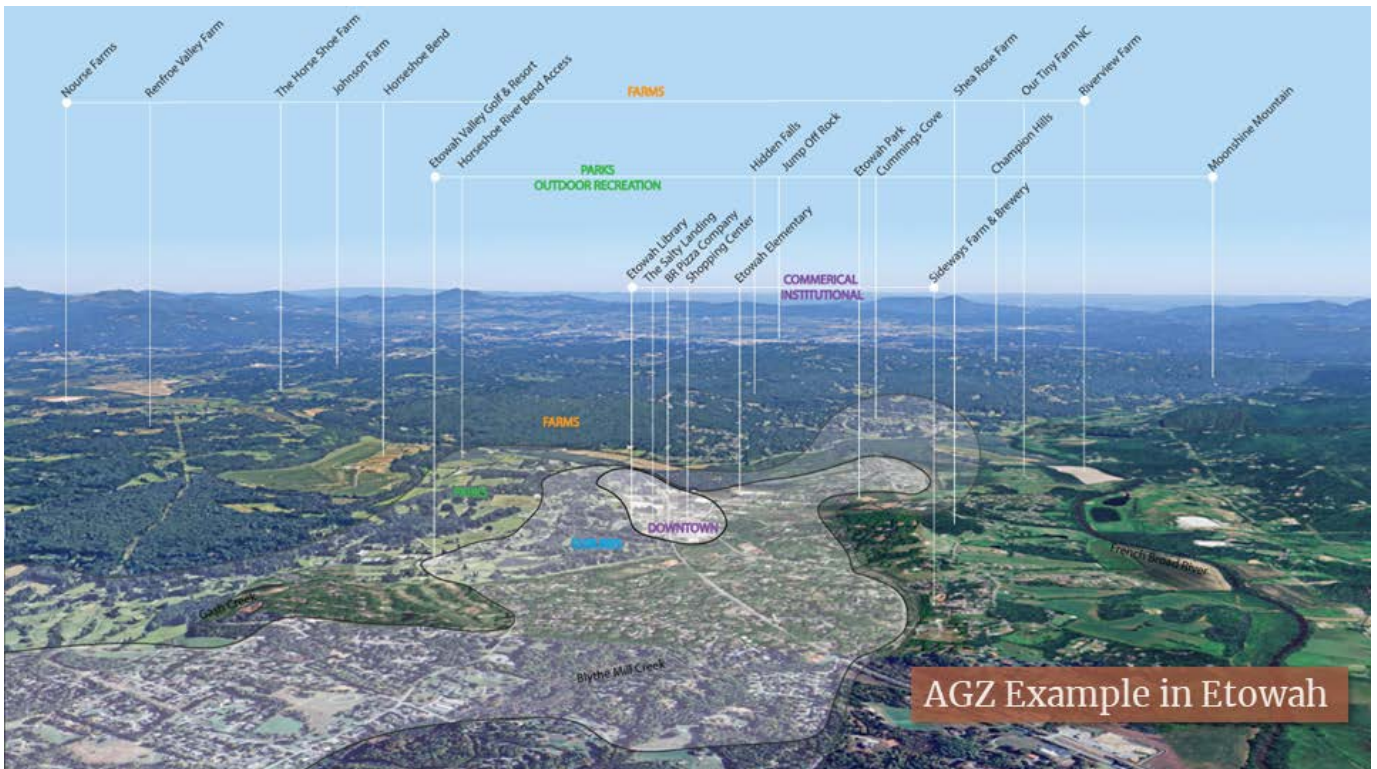
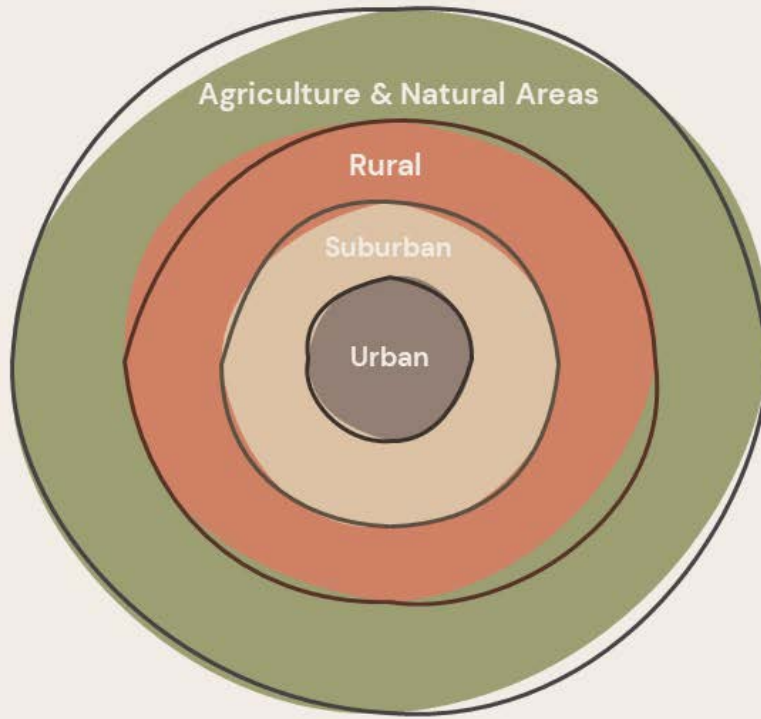


**NC Department of Agriculture & Consumer Services**  
NC ADFP Trust Fund

*The purpose of the Local Agricultural Growth Zones (AGZ) Application is to allow counties and conservation nonprofit organizations to enhance local investments in the acquisition of **agricultural conservation easements** by applying for **matching funds** from the state.*

*Local AGZs allow for **strategic approaches** to farmland preservation at the **community level**.*

# AGZ Model





# Local AGZ's Continued

## AGZ's Help:

- Permanently preserve farmland
- Protect prime agricultural soils
- Create a buffer between urban areas and agricultural land
- Slow down urban/suburban sprawl
- Reduce farmland fragmentation
- Increase production and distribution efficiency



# Local AGZ Application

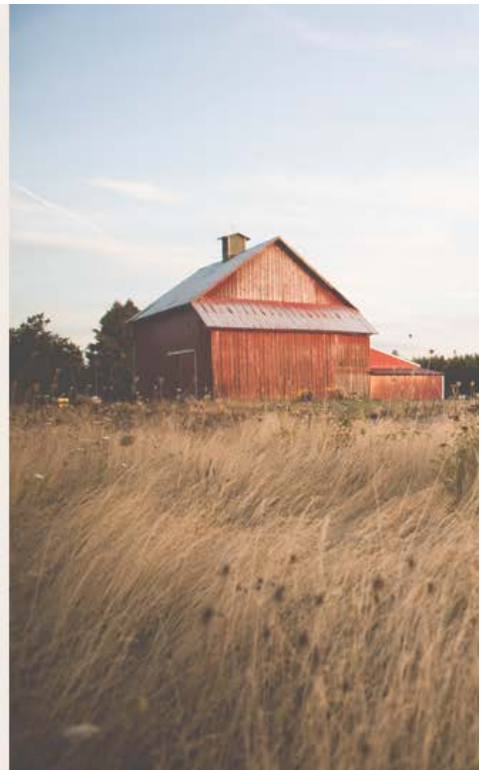
- County Governments or private conservation nonprofit organizations can apply
- May request up to \$2 million per application (must include a cash contribution for easement purchase value)
- May also request funding for transactional costs (10% of total AGZ request)

Example Budget

Line Item	ADFPTF Grant Request	Secured Cash Match	Secured In-Kind Match
Easement Purchase	\$900,000.00	\$900,000.00	-
Stewardship Endowment	\$27,000.00	\$27,000.00	-
Appraisal	n/a	\$40,000.00	-
Transactional & Due Diligence Costs	\$73,000.00	-	\$20,000.00
<b>TOTAL</b>	<b>\$1,000,000.00</b>	<b>\$967,000.00</b>	<b>\$20,000.00</b>

## Local AGZ Eligibility

- Privately owned
- In working lands use (agriculture, horticulture, forestry)
- Minimum acreage for forestry = 20 acres
- Minimum acreage for horticulture = 5 acres
- Minimum acreage for agriculture = 10 acres (row crops or pasture)
- Must work with either private conservancy or County government as the easement-holding entity
- All ADFP Trust Fund program requirements must be completed



## Local AGZ Grant Funds

- Grant contracts must identify source of cash contributions (match)
- Can be combination of private **and** County funding
- Grants funds are only expended when cash contributions are **secured**
- Grantees are limited to the start of the **next fiscal year** after grant execution to secure contributions



# Thanks!

**Next Meeting:**

July 8, 2024

6:00 PM

King St. Meeting Room



Liz Hanson  
Planning Department

[ehanson@hendersoncountync.gov](mailto:ehanson@hendersoncountync.gov)

