



Henderson County Farmland Preservation Taskforce

Monday, September 16, 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 August 26, 2024, Meeting Minutes
6. Discussion
 - a. Chapter 45 Amendments Continued
 - b. PUV Rollback
 - c. Draft Taskforce Recommendations
7. Staff Updates
8. Next Meeting: October 14, 2024
9. Adjourn

Draft Farmland Preservation Taskforce Recommendations

09.16.24

1. Adopt Amendments to the Henderson County Code of Ordinances Chapter 45 – Farmland Preservation.

- a. Agricultural Conservation Easements
- b. Agricultural Advisory Board Expansion
- c. Support the creation of a County Farmland Preservation Coordinator Staff Position to be housed in the Henderson County Soil and Water Conservation District office.

Involved Groups: Board of Commissioners, Agricultural Advisory Board, Planning Department, Soil & Water Conservation District, Farmland Preservation Taskforce

Time Frame: Fall 2024 – Winter 2024

2. Update the County’s 2010 Agricultural Preservation Plan.

- a. Apply for Plan Update Grant through Soil & Water Conservation District

Involved Groups: Board of Commissioners, Soil & Water Conservation District, Agricultural Advisory Board, Planning Department, other County departments as necessary

Time Frame: Winter 2024 – Fall 2025

3. Apply for State Grant Funding for Agricultural Conservation Easements and other County agriculture projects.

- a. NC ADFPTF, NRCS, AGZ

Involved Groups: Board of Commissioners, Soil & Water Conservation District, Planning Department, Agricultural Advisory Board

Time Frame: Fall 2024 – ongoing

4. Increase enrollment in Voluntary Agricultural Districts (VAD) and Enhanced Voluntary Agricultural Districts (EVAD).

Involved Groups: Soil & Water Conservation District, Agricultural Advisory Board

Time Frame: Ongoing

5. Support the creation of a County Farmland Preservation fund.

- a. Allocate Present Use Value Program Rollback Funds towards the Farmland Preservation Program.
- b. Alternative funding sources.

Involved Groups: Board of Commissioners, Soil & Water Conservation District, Tax Office

Time Frame: Ongoing

6. Explore other alternative Farmland Preservation tools and options such as:

- a. Estate/Succession Planning
- b. Zoning
- c. Conservation Subdivisions
- d. Legislation to allow for Transfer of Development Rights

FARMLAND PRESERVATION TASKFORCE

HENDERSON COUNTY

September 16, 2024 • 6:00 PM • 100 N. King Street






Agenda



1. Call to Order
2. Pledge & Invocation
3. Approval of Agenda
4. Public Comment
5. Approval of August 26 Meeting Minutes

6. Discussion
 - a. Chapter 45 Amendments Cont.
 - b. PUV Rollback
 - c. Draft Taskforce Recommendations
 7. Staff Updates
 8. Next Meeting
 9. Adjourn
- 





CH. 45 AMENDMENTS

CONTINUED DISCUSSION



NEXT STEPS

1. Formal recommendation by Taskforce to Board of Commissioners
 2. Public Hearing is set and advertised
 3. Staff present Ordinance Amendments and Taskforce Recommendations to BOC at Public Hearing
- 
- 

PRESENT USE VALUE

ROLLBACK FUNDS






PRESENT USE VALUE PROGRAM

PUV is the value of the land in its current use as agricultural land, horticultural land, or forestland. The land meeting the eligibility requirements is taxed on the present-use value instead of market value of the land. Land must meet requirements of NC § 105-277.

As of September 2024:
1,614 parcels enrolled in PUV

Rollbacks billed for 2024 (including interest):
\$64,393.39





LOSS OF PUV STATUS

If at any time, a tract or part of a tract of land becomes ineligible for present use value assessment under the requirements of General Statutes 105-277, the **deferred taxes including interest** on that tract become due for the **current year** and the **past three (3) years**. When **changes in eligibility** are not reported by the owner, a **ten percent (10%) penalty** for each year the ineligibility is unreported is required by General Statutes 105-277.5.






WHEN IS PUV LAND AUDITED?

The assessor must **annually review** at least **one eighth of the parcels in the county** classified for taxation at present-use value to verify that these parcels qualify for the classification. By this method, the assessor must review the eligibility of **all parcels** classified for taxation at present-use value in an **eight-year period**.

The assessor may require the owner of exempt or excluded property to make available for inspection **any information** reasonably needed by the assessor to verify that the property continues to qualify for the exemption or exclusion. The owner has **60 days** from the date a written request for the information is made to submit the information to the assessor.





FOR MORE INFORMATION.....

Nicole Brown

Tax Relief Administrator, County Tax Office

nbrown@hendersoncountync.gov





DRAFT RECOMMENDATIONS



Staff has worked to put together a list of draft recommendations based on the Taskforce's discussions.

STAFF UPDATES



THANKS!

Next Meeting:

September 30th **AND/OR** October 14th

6:00 PM

100 N. King Street

Liz Hanson

ehanson@hendersoncountync.gov

Planning Department

