

**Henderson County  
Farmland Preservation Taskforce: May 12, 2025**

The Farmland Preservation Taskforce held a meeting on May 12, 2025, 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 Sheila Franklin, Chair	✓	
Jason Davis – Henderson County Planning Board	✓	
Brent Coston – 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:**

*R = attended remotely*

Chris Todd, Assistant County Manager  
Autumn Radcliff, Planning Director  
Janna Bianculli, Senior Planner  
Liz Hanson, Planner I  
April Hoyt, Henderson County Soil & Water  
Jonathan Wallin, Henderson County Soil & Water  
Dr. Terry Kelley, NC Cooperative Extension

Commissioner and Taskforce Chair Rebecca McCall called the meeting to order at 6:02 PM. The Taskforce welcomed new member, Brent Coston representing the Soil and Water Conservation District.

**Invocation & Pledge of Allegiance:**

Commissioner McCall led the invocation and pledge after the meeting was called to order.

**Adjustment and Approval of Agenda:**

There were no adjustments to the agenda.

**Public Comment:**

There was no public comment for this meeting.

**Adjustment and Approval of April 14, 2025, Meeting Minutes:**

Taskforce member Jason Davis motioned to approve the April 14, 2025, meeting minutes. Taskforce member Danielle McCall seconded the motion. Motion carried.

**County Land Development Code (LDC) Re-write**

The Taskforce received information from Autumn Radcliff and Janna Bianculli on the current Land Development Code (LDC) standards that help protect farmland and the process of the code re-write. Currently, agriculture uses are allowed in all zoning districts and developments over 11 lots that are adjacent to farmland enrolled in VAD are required to setback residential structures 100 feet from the property line due to impacts such as spraying. Staff asked the Taskforce to identify any regulations that the County should consider as part of the LDC re-write to help protect farm operations from adjacent developments. After some discussion, the Taskforce identified the following items of consideration: playground and other amenities should be located in the center of the development, the property lines should be better defined between the development's open space and the farm operations, the setbacks should be reviewed for compliance with spraying standards from cooperative extension, setback should apply for property that is in PUV and not just VAD, and minor subdivisions less than 11 lots should be considered for setback requirements. There was one comment from the public concerning this discussion which asked if an impact study could be required from a proposed development to determine the impact to an adjacent farm.

### **Farmland Preservation Information Distribution**

Liz Hanson updated the Taskforce on the information flyer about farmland preservation. The Taskforce reviewed and discussed the draft flyer. The Taskforce requested that pictures used in place of the graphic image to better represent farming in Henderson County. Staff will update the flyer. It was noted that staff had reached out to the tax department about the cost and requirements to include the flyer in the tax bill mailing. The final design date for the flyer is due by July 1<sup>st</sup> and the mailings occur on August 1<sup>st</sup>. There is an option to do a buck slip or full-page flyer, both would be in color. Staff is waiting to hear from the vendor on the pricing.

Staff also stated that they are working with IT and have established a link on the county website for Farmland Preservation. This site will continue to be updated as more information is developed specifically concerning the easements for agricultural.

### **Staff Updates**

#### **AGZ Grant Interview**

Staff informed the Taskforce that it was their understanding that three applications had been made for the AGZ grant. The Agricultural Development and Farmland Preservation Trust Fund Committee would be a meeting in June. Staff planned to listen to the meeting to get more information on the application status and process.

#### **NC Roundtable for Agricultural Land Protection**

Staff stated that they had been invited to attend the first NC Agricultural Land Protection Roundtable on June 10<sup>th</sup>. These are designed for land trust staff and board members, public agencies, planning entities, farm and conservation organizations, coalitions, trade associations, and service providers in the field of farmland and ranchland protection. Anyone interested in this event should reach out to planning staff.

### **Next Meeting:**

The next Taskforce meeting is scheduled for Monday, June 9, 2025, at 6:00 PM in the King Street Meeting Room.

There being no further business, the meeting was adjourned at 7:15 PM.

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Commissioner Rebecca McCall, Chair  
Commissioner Sheila Franklin, Chair  
Henderson County Farmland Preservation Taskforce