



## **Henderson County Farmland Preservation Taskforce**

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Monday, August 26, 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 12, 2024, Meeting Minutes
6. Guest Speaker
  - a. Don Smart – Smart Farm, Haywood County
7. Discussion
  - a. 2010 Agricultural Preservation Plan
8. Staff Updates
  - a. Chapter 45 Amendments
9. Next Meeting: September 9, 2024
10. Adjourn



# **FARMLAND PRESERVATION TASKFORCE HENDERSON COUNTY**

August 26, 2024  
6:00 PM

# AGENDA

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4. Public Comment
5. Guest Speaker

Don Smart - Smart Farms, Haywood Co

6. Discussion

2010 Agricultural Preservation Plan

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Chapter 45 Amendments

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NE

Public Comment

IN



MINUTES

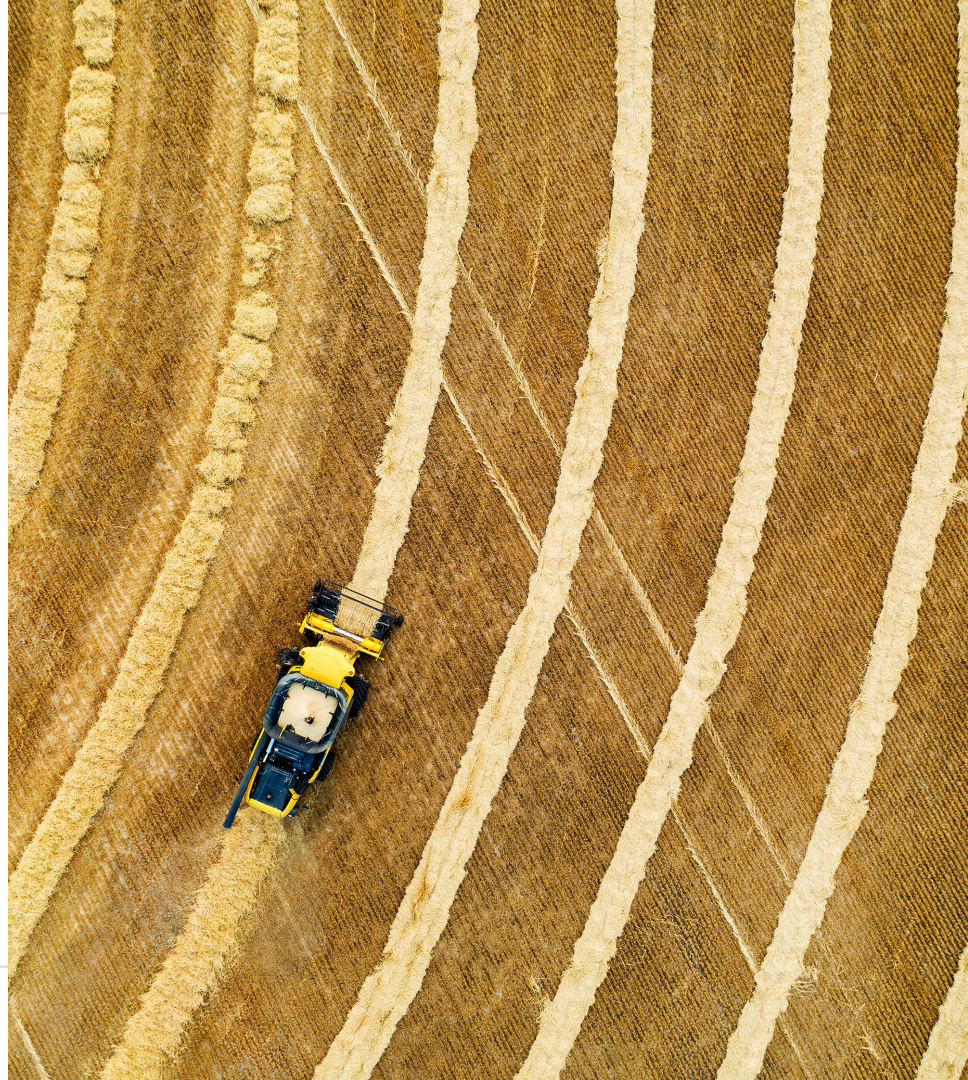
SECONDS



# GUEST SPEAKER

Donald Smart, Smart Farms

Haywood & Madison County





A photograph of a pumpkin patch at sunset. In the foreground, a large orange pumpkin sits on the ground, surrounded by dry, brown leaves and stems. The background is filled with more pumpkins and foliage, all bathed in the warm, golden light of the setting sun. A semi-transparent white rectangular box is centered over the image, containing the title text.

# **2010 AGRICULTURAL PRESERVATION PLAN**

# PLAN BACKGROUND

*“The purpose of this plan is to present a set of recommendations to assist government leaders in preserving agriculture in Henderson County by promoting agricultural economic development and farmland protection.”*

To accomplish this purpose, an assessment of the agricultural industry in Henderson County was made and its **challenges** and **opportunities** identified. The assessment was made by compiling information from **statistical reports**, by holding a series of **public input meetings** and through individual **interviews**.

The recommendations of this plan are intended to encourage **long-term policy formation** in support of agriculture, while providing a specific guide to programs that promote agricultural economic development and farmland protection.

This Agricultural Preservation Plan has been approved by the Henderson County **Agricultural Advisory Board**, which will **provide leadership in its implementation**. By adopting this plan, the Henderson County Board of Commissioners commits itself to consider the actions requested by the Agricultural Advisory Board and to implement those determined to be feasible.

# PLAN CONTENTS

1. Importance of Agriculture to HC
2. Review of Existing County Plans
3. The State of Agriculture in Henderson County
4. Farmland Protection Programs
5. Recommended Actions
6. Action Steps
7. Supporting Agencies & Organizations

AGRICULTURAL PRESERVATION PLAN  
FOR  
HENDERSON COUNTY, NC



*Prepared for the Henderson County  
Agricultural Advisory Board  
January 4, 2010*



This project received support from the  
NC Agricultural Development and Farmland Protection Trust Fund.

This plan was approved by the Henderson County Agricultural Advisory Board on October 28, 2009. Approval by the NC ADPF Trust Fund and adoption by the Henderson County Board of Commissioners are pending.



# PRESENT USE VALUE

**2009**

1,610 parcels enrolled

8,356 acres of Ag enrolled

51,697 total acres enrolled

**vs**

**2023**

1,594 parcels enrolled

13,000 acres of Ag enrolled

71,662 total acres enrolled

# VOLUNTARY AG DISTRICTS

**2009**

**600+** parcels enrolled

**16,000+** acres enrolled

**vs**

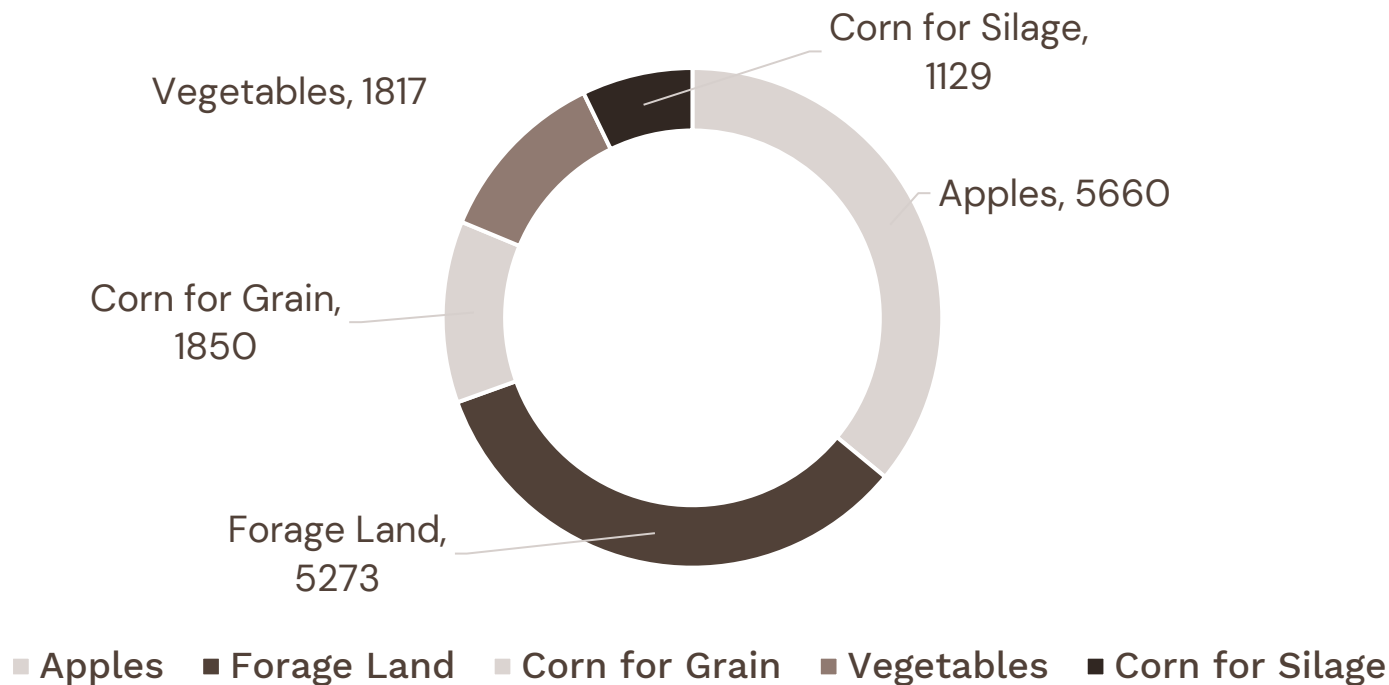
**2024**

**392** parcels enrolled

**11,279** acres enrolled

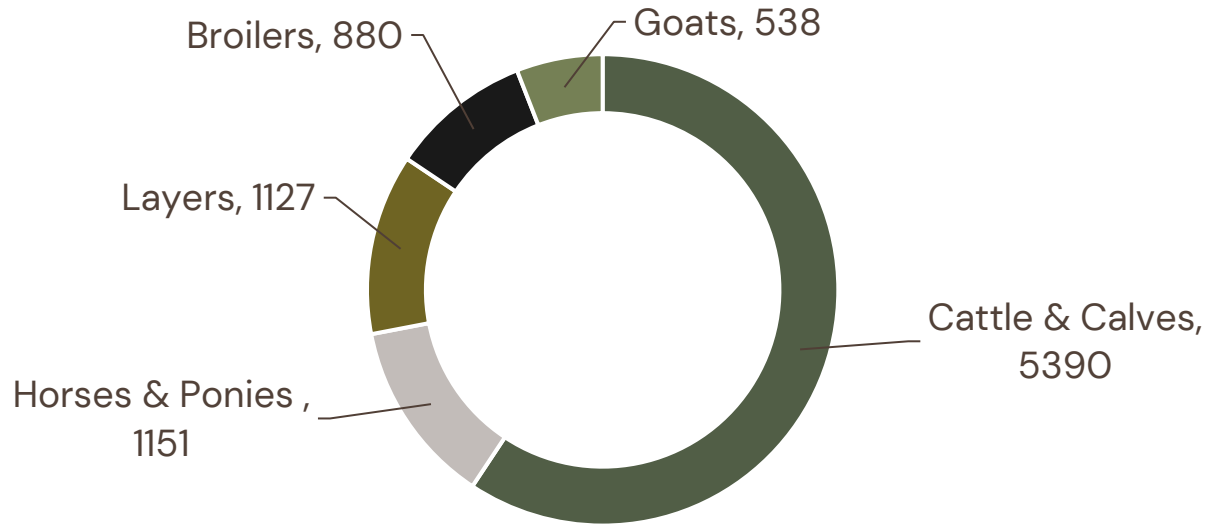


# 2007 TOP CROP ITEMS (acres)





# 2007 TOP LIVESTOCK ITEMS (#)



■ Cattle & Calves ■ Horses & Ponies ■ Layers ■ Broilers ■ Goats



# TOP PRODUCTS

- Nurseries, Greenhouses, & Sod
- Apples & other fruit (peaches, berries, grapes)
- Tomatoes & other produce (peppers, beans)
- Dairy
- Beef Cattle & other livestock (hogs, sheep, goats, poultry)
- Corn, Hay, & other crops (corn silage, wheat for grain)



# CHALLENGES TO AGRICULTURE

(as told by farmers)

- Profitability
- Infrastructure
- Residential Growth
- Labor Supply
- Aging Farmer Population
- Farmland Availability
- Food Safety Rules
- Road Safety
- Individual Marketing
- Competition with Foreign Imports



# FARMLAND PROTECTION PROGRAMS

Present Use  
Value Program

Voluntary Ag  
Districts

Enhanced  
Voluntary Ag  
Districts

Conservation  
Easements

Farm Transition  
Planning

NC ADFPTF

# RECOMMENDED ACTIONS

1. Set **enrollment goals** for the VAD and EVAD
2. Develop a **land lease recruitment** program
3. Continue to allocate funds in the **County budget** for agriculture
4. **Expand** the role and members of the **Agricultural Advisory Board**
5. Educate the public about agricultural issues
6. Establish a County **Agricultural Development Director**
7. Improve driving conditions for farm equipment
8. Agricultural Impact Evaluation
9. Advocate for the industry
10. Develop and agricultural information **website**
11. Follow the recommendations of the 2020 Comprehensive Plan

Action	2010	2011	2012	Beyond 2012
1.	✓	✓	✓	
2.		✓	✓	✓
3.	✓	✓	✓	✓
4.	✓			
5.		✓	✓	✓
6.	✓			
7.			✓	
8.	✓	✓	✓	✓
9.	✓	✓	✓	✓
10.		✓		
11.	✓	✓	✓	✓





# STAFF UPDATES



# THANKS!

NEXT MEETING:

September 9, 2024

6:00 PM

King Street Meeting Room

Liz Hanson

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

Planning Department

**Henderson County**  
**Farmland Preservation Taskforce: August 12, 2024**

The Farmland Preservation Taskforce held a meeting on August 12, 2024, at 6:00 PM in the King Street Meeting Room located at 100 N. King Street.

<b>Taskforce Member</b>	<b>Present</b>	<b>Absent</b>
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:**

*R = attended remotely*

Autumn Radcliff, Planning Director  
Liz Hanson, Planner  
April Hoyt, Soil & Water Conservation District  
Jonathan Wallin, Soil & Water Conservation District  
Tom Fanslow, Conserving Carolina

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

**Invocation & Pledge of Allegiance:**

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

**Adjustment and Approval of Agenda:**

Taskforce member Jimmy Cowan motioned to approve the meeting agenda as presented. Taskforce member Alan Ward seconded the motion. Motion carried.

**Public Comment:**

Lynn Williams gave a public comment on Farmland Preservation and matters regarding the city of Hendersonville, specifically sewer service and annexation.

### **Adjustment and Approval of July 19, 2024, Meeting Minutes:**

Commissioner and Taskforce Chair David Hill motioned to approve the July 29, 2024; meeting minutes as presented. Motion carried.

### **Staff Updates:**

Planning Staff had previously been asked by the Taskforce to meet internally along with the Henderson County Soil & Water Conservation District, Conserving Carolina, and the NC Cooperative Extension to draft amendments to Chapter 45. Staff worked to incorporate the requested amendments into the existing Chapter 45 document, and it was shared with the Taskforce prior to the meeting. Mrs. Radcliff provided an overview of the most recent changes to Chapter 45 to the Taskforce.

### **Discussion:**

The Taskforce continued their discussion of the Chapter 45 amendments with the incorporation of existing language. Planning staff, Soil & Water staff, and Conserving Carolina were available to answer questions from the Taskforce.

Staff will continue to work on amending Chapter 45 with the Henderson County Soil & Water Conservation District staff, Conserving Carolina, and the NC Cooperative Extension. Staff will share revised drafts of Chapter 45 to the Taskforce prior to their next meeting, if time permits.

The Taskforce requested a guest speaker that has gone through the process of placing an agricultural conservation easement on their property, to share their experience. Staff will work to schedule a speaker for a future Taskforce meeting.

### **Next Meeting:**

The Taskforce agreed to hold a Special Called Meeting on August 26, 2024, at 6:00 PM in the King Street Meeting Room. There being no further business, the meeting was adjourned at 7:37 PM.



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