Buncombe County Agricultural Advisory Board

Meeting Agenda for July 21, 2026, at 11:00 am

Buncombe County Ag and Land Resources Office

49 Mount Carmel Rd, Asheville, NC 28806 Conference room B

Call to order	Chase Hubbard, Chair
Approval of July 21, 2026, meeting agenda	Board
Approval of June 16, 2026, meeting minutes	Board
Public Comment	Public
Applications for VAD/EVAD	Martha Ross
Farmland Preservation Report	Ariel Zijp
New Easement Project Presentation	Ariel Zijp & Martha Ross
Announcements and Discussion	Board

To enter closed session: G.S.143-318.11(a)(2)(5)

Meeting Minutes
Buncombe County Agricultural Advisory Board - Buncombe Soil & Water Conservation District
49 Mount Carmel Rd, Asheville, NC 28806
June 16, 2026, at 11:00 am

Ag Advisory Board Members Present: Wayne Welch (Vice-Chair), Suzy Rankin, Anne Greir, Terri Wells, Mark Diaz, and Joel Mowry.

Others Present: Ariel Zijp, Martha Ross, & Samantha Kirk (BC Staff)

The meeting was called to order at **11:08 am**.

Approval of the June 16, 2026, Meeting Agenda

- **Mark Diaz made a motion to approve the June 16, 2026, meeting agenda, seconded by Suzy Rankin and the motion passed on the vote.**

Approval of the May 19, 2026, Meeting Minutes

- **Suzy Rankin made a motion to approve the May 19, 2026, meeting minutes, seconded by Mark Diaz and the motion passed on the vote.**

Public Comment: None.

VAD and EVAD Applications: Provided by Martha Ross. 3 new VAD applications.

	Primary	Application Type	Acres	Township	Parcel Number (PIN)	Street Address	Phone Number (Cell)
1	Cathy Rymer Davis	VAD NEW	60.75	Newfound	869959590700000	852 Newfound Road, Leicester,	828-515-1052
2	Cathy Rymer Davis	VAD NEW	51.4	Newfound	869937922700000	960 Newfound Road, Leicester,	828-515-1053
3	Cathy Rymer Davis	VAD NEW	17.37	Newfound	869908975400000	99999 Brooks Branch Road,	828-515-1054

	VAD Totals		EVAD Totals		VAD/EVAD Combined Totals
Totals as of May 2026	Number of Farms	311	Number of Farms	24	335
	Total Acreage	16966	Total Acreage	2395	19361
New totals for June 2026 if proposed applications are approved	Number of Farms	314	Number of Farms	24	338
	Total Acreage	16966	Total Acreage	2395	19361

- **Terri Wells made a motion to approve the VAD applications, seconded by Anne Grier and the motion passed on the vote.**

Farmland Preservation Report: Presented by Ariel Zijp.

Project Name	Acres	Community	Funding Source	Status and Tasks
Roger's Family Farm: Roger's Farm Trust Tract	156.36	Turkey Creek	State	Trustees working to revoke the trust in order to move forward with easement. Once that happens then update title work, edit BDR and move to closing. Requesting State extension
SAHC Community Farm Expansion	35.04	Alexander	Donation	final review of easement deed and then ready to schedule closing
Okoboji Farm	44.77	Fairview	Bond	Project somewhat on pause - HOA in the process of suing neighbor over alleged title issues
Cedar Hill Farm	63	Alexander	Bond State	BDR and Title work in the works, final appraisal complete
Slocumb Farm	122	Turkey Creek	Bond State	Survey, EA and Title work and get final apraisal values
Morgan Branch A - Dairy Farm	109	Newfound	Bond State	Survey, getting final appraisal values, title work, EA and BDR set for early july
Morgan Branch Farm B - Other Place	77	Newfound	Bond State	Survey, getting final appraisal values, title work, EA and BDR set for early july
Morgan Branch C - Dave's Place	144	Newfound	Bond State	Survey, getting final appraisal values, title work, EA and BDR set for early july
Wilson Farm	20	Fairview	Bond State	Contracts paused because title issues are being resolved. Attorney is working through title cure
Saddlebrook Farm	23	Newfound	Bond State	Survey, EA and Title work and get final apraisal values
Brown Legacy Farm	25.09	Newfound	Bond State	BDR and Title work in the works, final appraisal complete
SAHC Jenkins Branch	99	Alexander	Donation	Starting survey - initial survey visit with landowner on 3/18
Dador Farms Phase 2	31.5	Fairview	Donation	starting survey
Dador Farms Phase 3	70	Fairview	Donation	starting survey
Cole sisters Farm	18	Newfound	Donation	On Hold due to family dispute
Davis Farm A	51.4	Newfound		preparing for project approval process start in July
Davis Farm B	60.7	Newfound		preparing for project approval process start in July
Davis Farm C	17.37	Newfound		preparing for project approval process start in July
Sluder Branch	59.3	Leicester		preparing for project approval process start in July
Ruby Brown Farm	41.67	Newfound		preparing for project approval process start in July

Farmland Preservation Program Policy & Appraisal Discussion: Presented by Ariel Zijp and Martha Ross.

- Conservation Easement Appraisal Policy
    - As of current, the County pays for all IRS appraisals for all conservation easements – both donation and grant-funded. However, other counties and land trusts do not pay for these services for their landowners.
    - IRS appraisals are the only appraisals received for donation easements, whereas grant-funded easements receive three appraisals: an estimate appraisal, a funding appraisal, and an IRS appraisal.
    - Discussion ensued.
- Ranking Systems:
    - Staff reviewed the current ranking systems and recommended that Program continue with two separate ranking systems (AAB Project Evaluation Ranking system and AAB Bond Ranking System).

Terri Wells made a motion to accept the Farmland Preservation Program Policies as discussed and as revised, with continuing to pay for the IRS appraisal, seconded by Anne Grier and the motion passed on the vote.

Announcements & Discussions: None.

Mark Diaz made a motion to adjourn, seconded by Suzy Rankin, and the motion passed on the vote.

With no further announcements or discussion, the meeting ended at 11:53 am.

July VAD/EVAD Report

	VAD Totals		EVAD Totals		VAD/EVAD Combined Totals
Totals as of June 2026	Number of Farms	312	Number of Farms	24	336
	Total Acreage	16226	Total Acreage	2395	18621
New totals for July 2026 if proposed applications are approved	Number of Farms	317	Number of Farms	24	341
	Total Acreage	16425	Total Acreage	2395	18820.36

Primary	Application Type	Acres	Township	Street Address	Phone Number (Cell)
Joseph Young	VAD RENEWAL	58.55	Ivy	99999 WHITTEMORE BRANCH RD	828-767-5345
Jason J. Williams	VAD RENEWAL	18.23	Newfound	1397 Newfound Rd, Leicester, NC 28748	828-273-8421
Kristi Brown	VAD RENEWAL	51.08	Leicester	19 Rabbit Ham Road; Leicester, NC. 28748	828-712-0217
Rick Icenhower	VAD RENEWAL	30.4	Leicester	179 Icenhower Road, Leicester, NC 28748	828-231-4205
Rick Icenhower	VAD RENEWAL	41.4	Leicester	99999 Icenhower Road, Leicester, NC 28748	828-231-4206

Farmland Preservation Report

BUNCOMBE COUNTY

Project Name	Acres	Community	Funding Source	Status and Tasks
Roger's Family Farm: Roger's Farm Trust Tract	156.36	Turkey Creek	State	Issues with Trust attorney search - determining next steps
SAHC Community Farm Expansion	35.04	Alexander	Donation	Closing scheduled 7/14
Okoboji Farm	44.77	Fairview	Bond	Project somewhat on pause - HOA in the process of suing neighbor over alleged title issues
Cedar Hill Farm	63	Alexander	Bond State	BDR and Title work in process, final appraisal complete
Slocumb Farm	122	Turkey Creek	Bond State	Survey, EA and Title work in process
Morgan Branch Farm A - Dairy Barn	109	Newfound	Bond State	Survey draft, getting final appraisal values, title work, EA and BDR in the works
Morgan Branch Farm B - Other Place	77	Newfound	Bond State	Survey draft, getting final appraisal values, title work, EA and BDR in the works
Morgan Branch C - Dave's Place	144	Newfound	Bond State	Survey draft, getting final appraisal values, title work, EA and BDR in the works
Wilson Farm	20	Fairview	Bond State	Contracts paused because title issues are being resolved. Attorney is working through title cure - determining next steps
Saddlebrook Farm	23	Newfound	Bond State	Survey, EA and Title work and get final apraisal values
Brown Legacy Farm	25.09	Newfound	Bond State	BDR and Title work in the works, final appraisal complete
SAHC Jenkins Branch	99	Alexander	Donation	survey in the works
Dador Farms Phase 2	31.5	Fairview	Donation	survey in the works
Dador Farms Phase 3	70	Fairview	Donation	survey in the works
Cole sisters Farm	18	Newfound	Donation	On Hold due to family dispute
Rymer - Davis Dairy	51.4	Newfound		Preparing for project approval process start in July
Rymer - Davis Forest	60.7	Newfound		Preparing for project approval process start in July
Rymer - Davis Home Tract	17.37	Newfound		Preparing for project approval process start in July
Sluder Branch	59.3	Leicester		Preparing for project approval process start in July
Ruby Brown Farm	41.67	Newfound		Preparing for project approval process start in July
23	1655.3			