Buncombe County Agricultural Advisory Board

Meeting Agenda for August 19, 2025, at 11:00 am

49 Mount Carmel Rd, Asheville, NC 28806

Call to order	Wayne Welch, Vice Chair
Approval of August 19, 2025, meeting agenda	Board
Approval of July 14, 2025, meeting minutes	Board
Public Comment	Public
Easement Project Discussion	Ariel Zijp
New Bond/AGZ Projects	Ariel Zijp & Martha Ross
Farm Visits for projects – 9/4 and 9/5	Ariel Zijp
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 28804
July 14, 2025, at 1:00 pm

Ag Advisory Board Members Present: Wayne Welch, Terri Wells, Steve Duckett, Suzy Rankin, Mark Diaz, Kyle Guie

Others Present: Ariel Zijp, Martha Ross, Jennifer Harrison, Amy Broughton, Angelica Tyler

The meeting was called to order at 1:04 PM by Vice-Chair Wayne Welch.

Public Comment: No public comment at this time.

Approval of the July 14, 2025, Meeting Agenda

- **Steve Duckett made a motion to approve the July 14th, 2025, meeting agenda, seconded by Suzy Rankin, and the motion passed on the vote.**

Approval of the September 17, 2024 Meeting Minutes

- **Steve Duckett made a motion to approve the September 17th, 2025, meeting minutes, seconded by Mark Diaz and the motion passed on the vote.**

Board Member Reports:

VAD and EVAD Applications: Provided by Mrs. Zijp. Kyle Guie recused himself from the vote since two of his properties were considered in the VAD properties being presented to the Board.

- **Steve Duckett made a motion to approve the VAD/EVAD applications, seconded by Mark Diaz and the motion passed on the vote.**

Applicant	Township	Acres	Program	Determination	Phone Number	Tax Lot PIN	Mailing Address	Address of Property	Email
Kyle Guie	Leicester	6.12	VAD	Eligible	8282002379	979321568600000-6.12 acres	11 Mount Airy Road Marshall, NC 28753	11 Mount Airy Road Marshall, NC 28753	kyle@mountainmeadowllc.com
Kyle Guie	Leicester	11.85	VAD	Eligible	8282002379	979322005000000-11.85 acres	11 Mount Airy Road Marshall, NC 28753	11 Mount Airy Road Marshall, NC 28753	kyle@mountainmeadowllc.com
Frances Montgomery	Leicester	15	VAD	Eligible	8286781205	Pin #979271486000000	336 turkey creek rd, Leicester NC 28748	99999 turkey creek rd, Leicester, NC 28748	Montgomeryskyfarm@yahoo.com
Frances Montgomery	Leicester	17.77	VAD	Eligible	8286781205	Pin #970205385200000	886 turkey creek rd, Leicester, NC 28748	99999 bob wright hill rd, Leicester, NC 28748	Montgomeryskyfarm@yahoo.com
Frances Montgomery	Leicester	11.7	VAD	Eligible	828-678-1205	Pin #970205830300000	336 turkey creek rd, Leicester, NC 28748	99999 bob wright hill rd. Leicester, NC 28748	Montgomeryskyfarm@yahoo.com
Alan Lee Hill	Candler	63.58	VAD	Eligible	828-712-1447	PIN 961604415400000	102 Pinedale Rd, Asheville, NC 28805	99999 Case Cove Rd, Candler, NC 28715	lee@buffleheadgroup.com
John R. Hill III	Weaverville	21.1	VAD	Eligible	828-712-6946	PIN 9762607095	6 Jump Cove Rd., Weaverville, NC 28787	6 Jump Cove Rd., Weaverville, NC 28787	johnhill545@gmail.com
Gary James Robets & Leisa Roberts	Alexander	70.15	EVAD	Eligible	828-779-7887	PIN - 9723551248	8 Edna Roberts Dr alexander, NC 28701	8 Edna Roberts Dr alexander, NC 28701	

	VAD Totals		EVAD Totals		VAD/EVAD Combined Totals
Totals as of July 2025	Number of Farms	321	Number of Farms	21	342
	Total Acreage	23216	Total Acreage	2258.58	25474.26
New totals for July 2025 if proposed applications are approved	Number of Farms	327	Number of Farms	23	350
	Total Acreage	23351	Total Acreage	2484.74	25835.69

Easement Project Discussion: Presented by Mrs. Zijp.

The board voted to enter closed session in accordance to: G.S. 143-318.11(a)(2)(5).

- **Terri Wells made a motion to enter closed session seconded by Kyle Guie, and the motion passed on the vote.**
- **Terri Wells made a motion to leave closed session, seconded by Wayne Welch and the motion passed on the vote.**
- **Steve Duckett made a motion accept the technical modification to the Battle Forest conservation easement proposal three, seconded by Kyle Guie. The motion passed on the vote.**

<u>Announcements & Discussions</u>

- **Steve Duckett made a motion to adjourn, seconded by Mark Diaz. The motion passed on the vote.**

With no further announcements or discussion, the meeting ended at 2:05 pm.

Buncombe County Ag Advisory Board Meeting
Farmland Preservation Program Report
August 19, 2025
Ariel Zijp

New potential projects:

- Prepping new projects for project review process
  - Geoff Barndt - 65 acres in Alexander
  - Ray Wilson – 22 acres in Fairview
  - Morgan Branch Farm – 349 acres in Newfound
  - Neal Grogan - 23 acres in Newfound
  - Wayna Brown – 26 acres in Newfound
- Easement Project Updates:

Project Name	**Project Status Update**
Kestrel Herb Farm	Finishing survey, starting EA & BDR, deed and title work
Battle Forest	Landowner decided to proceed with proposed areas. Finishing survey, EA complete, BDR in the works.
Sandy Hollar Farm	Survey completed, starting EA & BDR, deed and title work
Okoboji Farm	Survey complete, BDR complete, deed and title work
SAHC Farm Expansion	SAHC & Landowner working to exclude disputed area
Splendor Valley LLC Farm	Subordination agreement signed, updating documents and grant review process, moving towards closing
Tone Hollar Farm	Title issued caused us to split into 3 projects – finalizing deeds & BDRs and hope to close in approximately 2 months!
Parham/Fortner Farm	All documents final! Closing scheduled for Aug 15th
Rogers Farm: Roger's Farm Trust	All documents submitted to NCDA for review

Roger's Farm: David Rogers	Majority of documents completed and submitted for review, one title issue that is being sorted
Scott Fisher Farm	Survey complete, BDR complete, deed and title work, title issue on one parcel - awaiting siblings to sign over to Scott
Sluder Farm	All documents approved! Closing scheduled for Aug 29th