Buncombe County Agricultural Advisory Board

Meeting Agenda for October 21, 2025, at 11:00 am

49 Mount Carmel Rd, Asheville, NC 28806

Call to order	Chase Hubbard, Chair
Approval of October 21, 2025, meeting agenda	Board
Approval of September 16, 2025, meeting minutes	Board
Public Comment	Public
Applications for VAD/EVAD	Martha Ross
Farmland Preservation Program Report	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 28787
September 16, 2025, at 11:00 am

Ag Advisory Board Members Present: Chair Chase Hubbard, Vice-Chair Wayne Welch, Kyle Guie, Suzy Rankin, Mark Diaz & Terri Wells

Others Present: Ariel Zijp, Martha Ross, Dale Morgan, Joyce Morgan, Wayna Brown, Tammy Grogan, Neal Grogan, Geoff Barndt, Marcia Morgan Morehead, Martin Morgan, Neil Morgan, Ava Morgan, Ray Wilson

The meeting was called to order at 11:03 AM.

Approval of the August 19, 2025, Meeting Agenda

- *Kyle Guie made a motion to approve the August 19, 2025, meeting agenda with an amendment to move public comment to the end of the meeting, seconded by Suzy Rankin, and the motion passed on the vote.*

Approval of the September 16, 2025, Meeting Minutes

- *Wayne Welch made a motion to approve the September 16, 2025, meeting minutes, seconded by Suzy Rankin, and the motion passed on the vote.*

VAD and EVAD Applications: Provided by Ariel Zijp: 1 new EVAD applications and 1 new VAD applications.

Applicant	Township	Acres	Program	Determination	Phone Number	Tax Lot PIN	Mailing Address	Address of Property	Email
Pauline Reeves	Sandy Mush	44.3	VAD		828-713-2748	8783747549	408 Turkey Creek Court, Leceister, NC 28748	2474 Sandy Mush Road, Leicester, NC 28748	
Gary D Cole	Newfound	29.049	EVAD		828-785-3456	8689700589	1358 Newfound Road, Leicester, NC 28748	1358 Newfound Road, Leicester, NC 28748	

	VAD Totals		EVAD Totals		VAD/EVAD Combined Totals
Totals as of August 2025	Number of Farms	359	Number of Farms	27	386
	Total Acreage	19055	Total Acreage	2586	21641
New totals for September 2025 if proposed applications are approved	Number of Farms	358	Number of Farms	28	386
	Total Acreage	19026	Total Acreage	2615.049	21641

Terri Wells made a motion to approve the VAD renewal application, seconded by Wayne Welch and the motion passed on the vote.

New Project Landowner Introductions: Presented by Ariel Zijp. The proposed easement acquisitions are to be funded by the Agricultural Growth Zone Grant and bond matching. Brief statements by the landowner and the board members who visited each farm, were given for each of the following:

- Cedar Hill Farm
    - +/- 65 acres, cattle and hay production, 53% prime soil, and significant proximity to protected lands
    - Blue area to be excluded from the Cedar Hill Property
- Wilson Farm
    - +/-22 acres, produce production, 100% prime soil, property bisects Cane Creek
    - Owner found an NRCS stream restoration project was such a success with the board members noting the quality of the water
- Wayna Brown Farm
    - +/- 24 acres, 73% prime soil, hay field production, newfound creek running through one of the parcels and bordering the other, situated in the sandy mush conservation, scenic viewshed protection
- Neal and Tammy Grogan Farm
    - +/- 23 acres, 64% prime soils, cattle and hay (and some corn allotment), newfound creek runs through property
- Morgan Branch A – Dairy Barn
    - +/- 112 acres, 65% prime soils, morgan branch road bisects the property, scenic viewshed protection
    - The Morgan farm already has stream conservations easements on their stream
- Morgan Branch B – Other Place
    - +/- 85 acres, 43% prime soils, cattle and hay production, newfound creek dissects the property
- Morgan Branch C – Dave's Place
    - +/- 148 acres, 20% prime soils, cattle and hay production, stream mitigation easement already in development (through the state)

Discussion ensued on when official approximate permanent structure locations are going to be finalized and at what stage.
Discussion ensued on specific questions for homeowners on their proposed conservation easement. Discussion ensued about future development and the landowners' desire to keep as much farmland preserved, possible.

Discussion & Decision on Bond/AGZ projects: The Board voted to enter a closed session in accordance to: G.S. 143-318.11(a)(2)(5).

A motion was made by Mark Diaz to enter a closed session and seconded by Suzy Rankin, and the motion passed on the vote.

A motion was made to exit the closed session by Kyle Guie and seconded by Wayne Welch, and the motion passed on the vote.

A motion was made by Wayne Welch to approve the 7 proposed easement acquisitions and Suzy Rankin seconded, and the motion passed on the vote.

Discussion ensued on the open appointed board position.

Motion by Mark Diaz to appoint Joel Mowery as the new Agriculture Advisory Board Member and seconded by Suzy Rankin, and the motion passed on the vote.

Public Comment: none.

Announcements & Discussions

Motion made by Wayne Welch to adjourn, seconded by Suzy Rankin, and the motion passed on the vote.

With no further announcements or discussion, the meeting ended at 12:38 PM.

October VAD/EVAD 2025 Report

Applicant	Township	Acres	Program	Determination	Phone Number	Tax Lot PIN	Mailing Address	Address of Property
Amy Worthen and Jason M. Krekel	Ivy	23.93	VAD	Eligible	828-231-6290	9773-39-5603	58 Woodlawn Ave, Asheville, NC 28801	114 Gavin Gln, Weaverville, NC 28787
Amy Worthen and Jason M. Krekel	Ivy	14.09	VAD	Eligible	828-231-6290	9773-49-3594	58 Woodlawn Ave, Asheville, NC 28801	114 Gavin Gln, Weaverville, NC 28787
Amy Worthen and Jason M. Krekel	Ivy	10.64	VAD	Eligible	828-231-6290	9773-59-5131	58 Woodlawn Ave, Asheville, NC 28801	114 Gavin Gln, Weaverville, NC 28787
Dorothy Sneddon	Fairview	31.5	VAD	Eligible	843-415-2416	9684-49-7455	439 Brush Creek Rd, Fairview, NC 28730	435 Upprt Brush Creek Rd, Fairview, NC 28730
Dorothy Sneddon	Fairview	54.9	VAD	Eligible	843-415-2416	9684-58-9972	439 Brush Creek Rd, Fairview, NC 28730	439 Brush Creek Rd, Fairview, NC 28730

	VAD Totals		EVAD Totals		VAD/EVAD Combined Totals
Totals as of September 2025	Number of Farms	359	Number of Farms	28	387
	Total Acreage	19055	Total Acreage	2586	21641
New totals for October 2025 if proposed applications are approved	Number of Farms	363	Number of Farms	28	391
	Total Acreage	19134	Total Acreage	2600.09	21733.92

Buncombe County Ag Advisory Board Meeting
Farmland Preservation Program Report
October 21, 2025
Ariel Zijp

Easement Project Updates:

Project Name	**Project Status Update**
Saddlebrook Farm – Neal Grogan	BOC approved transaction costs 10/7, starting funding appraisal and then back to BOC for easement purchase
Brown Legacy Farm – Wayna Brown	BOC approved transaction costs 10/7, starting funding appraisal and then back to BOC for easement purchase
Cedar Hill Farm – Geoff Barndt	BOC approved transaction costs 10/7, starting funding appraisal and then back to BOC for easement purchase
Wilson Farm – Ray Wilson	BOC approved transaction costs 10/7, starting funding appraisal and then back to BOC for easement purchase
Morgan Branch Farm A -	BOC approved transaction costs 10/7, starting funding appraisal and then back to BOC for easement purchase
Morgan Branch Farm B -	BOC approved transaction costs 10/7, starting funding appraisal and then back to BOC for easement purchase
Morgan Branch Farm C -	BOC approved transaction costs 10/7, starting funding appraisal and then back to BOC for easement purchase
Kestrel Herb Farm	Finalizing baseline, deed work and title, planning to close in January 2026
Battle Forest	Finalizing baseline, deed work and title, planning to close in January 2026
Sandy Hollar Farm	Finalizing baseline, deed work and title, planning to close in January 2026
Okoboji Farm	Final closing procedures, planning closing scheduled for November 2025
SAHC Farm Expansion	SAHC & Landowner are proceeding with legal action in court to determine next steps

Splendor Valley LLC Farm	Closing scheduled for November 17th, government shut down will most likely affect this happening. May have to do a appraisal update because of this.
Tone Hollar Farm	Closed in September!
Rogers Farm: Roger's Farm Trust	Updating appraisal due to timeline and dealing with trust issues. Trusts beneficiaries have to sign an agreement. Hope to close in December
Roger's Farm: David Rogers	Majority of documents completed and submitted for review, termination of contract with David Roger's ex-wife and then easement can proceed to close. Updating appraisal due to timeline. Hope to close in December
Scott Fisher Farm	Awaiting meeting with Jimmy Cowan to determine next steps
Sluder Farm	All documents approved! Closing scheduled for Oct 22nd