Buncombe County Agricultural Advisory Board

Meeting Agenda for November 18, 2025, at 11:00 am

49 Mount Carmel Rd, Asheville, NC 28806

Call to order	Chase Hubbard, Chair
Approval of November 18, 2025, meeting agenda	Board
Approval of October 21, 2025, meeting minutes	Board
Public Comment	Public
Applications for VAD/EVAD	Martha Ross
Farmland Preservation Program Report	Ariel Zijp
Fisher Farm Project Discussion – closed session	Board
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
October 21, 2025, at 11:00 am

Ag Advisory Board Members Present: Chase Hubbard (Chair), Wayne Welch (Vice-Chair), Suzy Rankin, Terri Wells, Joel Mowrey & Mark Diaz

Others Present: Ariel Zijp, Martha Ross, Marika Lapham & Angelica Tyler (BC Staff)

The meeting was called to order at 11:02.

Approval of the October 21, 2025, Meeting Agenda

- **Terri Wells made a motion to approve the October 21, 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

- **Terri Wells made a motion to approve the September 16, 2025, meeting minutes with the addition of Marika Lapham to Others Present, seconded by Wayne Welch, and the motion passed on the vote.**
- Introductions for new Board Member, Joel Mowrey.

Public Comment: None.

VAD and EVAD Applications: Provided by Ms. Ross: 5 new EVAD applications

- **Suzy Rankin made a motion to approve the VAD renewal application, seconded by Wayne Welch, and the motion passed on the vote.**

Applicant	Township	Acres	Program	Determination	Phone Number	Tax Lot PIN	Mailing Address	Address of Property	Email
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	amiworthen@gmail.com
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	amiworthen@gmail.com
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	amiworthen@gmail.com
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	davsned@aol.com
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	davsned@aol.com

	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

Farmland Preservation Report: Presented by Ms. Zijp.

- Fantastic meeting with all the landowners this past month
- Took the 8 projects to the commissioners and they were all approved for transaction costs
- This afternoon, landowners are coming to sign their letter of intent for their conservation agreement and documents needed for the agricultural growth zone funding. This funding will get matched with Open Space Bond funding when presented for the commissioners.
- On Nov 4th, Areil Zijp and Martha Ross will be back at commissioner meeting with a couple of LCAB requests for funding. In addition, 2 projects asking for slight supplemental due to 2 new appraisals (appraisals are only good for 1 year before expiration) – appraisals are about $2500 each (planning on asking form general funds rather than bond funds)
- Preserving about 600 acres in total (a lot of working farms included in this)
- Need to make a decision next Board Meeting on the Scott Fisher Farm (will take it to a vote)

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

Announcements & Discussions

- Glad to have Joel Mowrey in Candler to be the ambassador for land conservation for that area.

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

With no further announcements or discussion, the meeting ended at 11:40 am.

November VAD/EVAD 2025 Report

Applicant	Township	Acres	Program	Determination	Phone Number	Tax Lot PIN	Mailing Address	Address of Property	Email
Morgan Family	Newfound	151.4	VAD		(828) 691-1728	8689-66-3036	148 Morgan Branch Rd, Leicester, NC 28748	148 Morgan Branch Rd, Leicester, NC 28748	moomorg@gmail.com
Morgan Family	Newfound	85.5	VAD		(828) 691-1728	8689-63-4978	1273 Newfound Rd, Leicester, NC 28748	1273 Newfound Rd, Leicester, NC 28748	moomorg@gmail.com
Morgan Family	Newfound	112.3	VAD		(828) 691-1728	8689-87-7949	117 Morgan Branch Rd, Leicester, NC 28748	117 Morgan Branch Rd, Leicester, NC 28748	moomorg@gmail.com
Tamara and Neal Grogan	Newfound	22.9	VAD		(828) 775-5504	8699-28-7109	17 Saddlebrook Ln, Leicester, NC 28748	1009 Newfound Rd, Leicester, NC 28748	nealgrogan5@gmail.com
Wayna Brown	Newfound	6.85	VAD		(828) 545-5916	8699-59-0337	200 Browntown Rd, Leicester, NC 28748	25 Browntown Rd, Leicester, NC 27848	freebird61060@gmail.com
Wayna Brown	Newfound	18	VAD		(828) 545-5916	8790-61-2375	200 Browntown Rd, Leicester, NC 28748	200 Browntown Rd, Leicester, NC 28748	freebird61060@gmail.com
Ray and Wanda Wilson	Fairview	14.8	VAD		(828) 216-6151	9674-59-9033	25 Willie Mae Way, Fairview, NC 28732	48 Willie May Way, Fairview, NC 28732	wilsonfarms1@charter.net
Ray and Wanda Wilson	Fairview	6.1	VAD		(828) 216-6152	9674-65-4395	26 Willie Mae Way, Fairview, NC 28732	Lower Brush Creek Rd, Fairview, NC 28732	wilsonfarms1@charter.net
Ray and Wanda Wilson	Fairview	3.2	VAD		(828) 216-6153	9674-65-6653	27 Willie Mae Way, Fairview, NC 28732	Lower Brush Creek Rd, Fairview, NC 28733	wilsonfarms1@charter.net

	VAD Totals		EVAD Totals		VAD/EVAD Combined Totals
Totals as of October 2025	Number of Farms	363	Number of Farms	28	391
	Total Acreage	19134	Total Acreage	2586	21720
New totals for November 2025 if proposed applications are approved	Number of Farms	372	Number of Farms	28	400
	Total Acreage	19555	Total Acreage	2586	22141.05

Buncombe County Ag Advisory Board Meeting
Farmland Preservation Program Report
November 18, 2025

Easement Project Name	Easement Project Status Update
Saddlebrook Farm – Neal Grogan	Submitted NCDA AGZ Grant Application
Brown Legacy Farm – Wayna Brown	Submitted NCDA AGZ Grant Application
Cedar Hill Farm – Geoff Barndt	Submitted NCDA AGZ Grant Application
Wilson Farm – Ray Wilson	Submitted NCDA AGZ Grant Application
Morgan Branch Farm A -	Submitted NCDA AGZ Grant Application
Morgan Branch Farm B -	Submitted NCDA AGZ Grant Application
Morgan Branch Farm C -	Submitted NCDA AGZ Grant Application
Kestrel Herb Farm	Finalizing baseline, deed work and title, Closing scheduled for January 2026
Battle Forest	Finalizing baseline, deed work and title, Closing scheduled for January 2026
Sandy Hollar Farm	Finalizing baseline, deed work and title, Closing scheduled for January 2026
Okoboji Farm	Final closing procedures, subordination agreement signed, neighbor filed lawsuit against HOA – determining next steps
SAHC Farm Expansion	SAHC & Landowner are proceeding with legal action in court to determine next steps
Splendor Valley LLC Farm	Government shut down affecting USDA grant – so closing delayed. Updating appraisal and awaiting government to reopen.
Rogers Farm: Roger's Farm Trust	Due to complexity of the Trust beneficiaries have to sign an agreement – awaiting the returned signed agreements. Proceeding with NCDA edits and review to hopefully close in a few months.
Roger's Farm: David Rogers	Final NCDA document edits and review, December 8th Closing scheduled
Scott Fisher Farm	Next steps determined during closed session
Sluder Farm	Closed easement on October 22nd!!!!



Sluder Easement Closing!