Buncombe County Agricultural Advisory Board

Meeting Agenda for August 18, 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 August 18, 2026, meeting agenda	Board
Approval of July 21, 2026, meeting minutes	Board
Public Comment	Public
Applications for VAD/EVAD	Martha Ross
New Easement Project Presentation with Landowners	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 28787

June 21, 2026, at 11:00 am

Ag Advisory Board Members Present: Chase Hubbard, Kyle Guie, Terri Wells, Mark Diaz and Anne Grier.

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

The meeting was called to order at 11:03 a.m.

Approval of the July 21, 2026, Meeting Agenda

- **Kyle Guie made a motion to approve the July 21, 2026 meeting agenda, seconded by Mark Diaz and the motion passed on the vote.**

Approval of the June 16, 2026, Meeting Minutes

- **Terri Wells made a motion to approve the June 16, 2026, meeting minutes, seconded by Kyle Guie and the motion passed on the vote.**

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

- **Anne Grier made a motion to approve the VAD renewal application, seconded by Mark Diaz, and the motion passed on the vote.**

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: Presented by Ms. Zijp.

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			

New Easement Project Presentation Presented by Ariel Zijp and Martha Ross.

- Martha and Ariel are going to the ADFP conference held in Cherokee in July, 2026.
- Applying for 3 grants
    1. Renewal for AGZ grant (2 mil, to match existing bonds. 4 mil in total)
    2. Farmland Protection Plan Update
    3. Cost of Community Services Study (to be included within the Farmland Protection Plan)
        - *Looking at the county budget, it compares the lot price (county services) of different types of land uses (residential, commercial, farmland, forestland). Conversation ensued.
- 5 new projects (these projects all help to connect and fill the Newfound/Sandy Mush area).
    1. Rymer-Davis Family – 3 Tracts in Newfound considered all separate projects since they are not continuous.
        - A: Dairy Farm (60.7 acres, Century Farm, 52% prime soils, working farm (cattle)
            - 2 farmstead areas, 1 residential building area)
        - B: Forested (51.4 acres, completely undeveloped forested area)
        - C: Home Tract (17.8 acres, NC Century Farm)
    2. Sluder Branch – Sandy Mush
        - 55 acres, owner leases the land to someone who works the land, 52% prime soils, 3 existing house sites will be excluded from the easement and one reserved in the easement where a trailer currently sits.

3. Ruby Brown Farm in Newfound
    - Century Farm, 90% prime soils, adjacent to two other easement parcels. Quite a few residential areas that will be excluded from the easement.

- The State now requires that any barn or farm structure be designated as a farmstead in the easement if the owner would like to rebuild or add any other farmstead structures at ***any*** time for ***any*** reason, in the future. Discussion ensued.
- Next steps:
    1. Farm Visits with the AA board
    2. Landowners join August Board Meeting and the board votes on projects
    3. Present the requests at the Board of Commissioners meeting
    4. Submit grant applications fall of 2026
    5. State due diligence end of 2026, early 2027

Announcements & Discussion

- The State is allocating approximately 5 million additional dollars to farmland preservation. Of this amount, 3 million is designated as non-recurring funds and 2 million as recurring funds. When combined with the planned annual 5 million in recurring funding, the total comes to 7 million in recurring funds and 3 million in non-recurring funds. In addition, the state conservation tax credit has been extended through 2030.
- Discussion on ADFP Cost of Community Services Study. Please see * under the New Easement Projects Presentation.
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- **Terri Wells 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 11:47a.m.

August 2026

VAD/EVAD Applications for Board Approval

BUNCOMBE COUNTY

	Primary	Application Type	Acres	Township	Street Address	Phone Number (Cell)
1	Angelo Cammarata	VAD NEW	37.97	Leicester	99999 Lynn Cove Road	828-231-2139
2	Angelo Cammarata	VAD NEW	51.27	Leicester	70 Lynn Cove Road	828-231-2149
3	Joseph Allawos	VAD RENEWAL	80.18	Leicester	518 Sugar Creek Rd, Leicester, NC 28748	828-273-9141
4	Ronald Wheeler	VAD RENEWAL	100	Black Mountain	1679 NC Hwy 9, Black Mountain, NC 28711	828-273-2618
5	Ronald Wheeler	VAD RENEWAL	40	Black Mountain	99999 NC Hwy 9, Black Mountain, NC 28711	828-273-2618
6	Ronald Wheeler	VAD RENEWAL	11.1	Black Mountain	99999 Crooked Creek Rd, Black Mountain, NC 28711	828-273-2618
7	Ronald Wheeler	VAD RENEWAL	16.6	Black Mountain	99999 NC Hwy 9, Black Mountain, NC 28711	828-273-2618

	VAD Totals		EVAD Totals		VAD/EVAD Combined Totals
Totals as of June 2026	Number of Farms	312	Number of Farms	24	336
	Total Acreage	16189	Total Acreage	2395	18583.85
New totals for July 2026 if proposed applications are approved	Number of Farms	314	Number of Farms	24	338
	Total Acreage	16278	Total Acreage	2395	18673

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	Landowners back to talking with beneficiaries
Okoboji Farm	44.77	Fairview	Bond	HOA and neighbor resolving court mediation
Cedar Hill Farm	63	Alexander	Bond ADFP AGZ Grant	awaiting NCDA review of survey, title work, EA, and appraisal
Slocumb Farm	122	Turkey Creek	Bond ADFP AGZ Grant	awaiting NCDA review of survey, title work, EA,
Morgan Branch Farm A - Dairy Barn	109	Newfound	Bond ADFP AGZ Grant	EA phase 1 discovered oil tank which will require a phase 2. Awaiting grant review and final appraisal
Morgan Branch Farm B - Other Place	77	Newfound	Bond ADFP AGZ Grant	awaiting final appraisal
Morgan Branch C - Dave's Place	144	Newfound	Bond ADFP AGZ Grant	awaiting final appraisal
Wilson Farm	20	Fairview	Bond ADFP AGZ Grant	Contracts paused because title issues are being resolved. In progress to sign corrective deed
Saddlebrook Farm	23	Newfound	Bond ADFP AGZ Grant	awaiting NCDA review of survey, title work, EA, and appraisal
Brown Legacy Farm	25.09	Newfound	Bond ADFP AGZ Grant	awaiting NCDA review of survey, title work, EA, and appraisal
SAHC Jenkins Branch	99	Alexander	Donation	survey in the works
Dador Farms Phase 2	31.5	Fairview	Donation	survey in the works, title work complete
Dador Farms Phase 3	70	Fairview	Donation	survey in the works, title work complete
Cole sisters Farm	18	Newfound	Donation	On Hold due to family dispute
Rymer - Davis Dairy	51.4	Newfound	Bond ADFP AGZ Grant	Farm visit with board complete and landowners attending August AAB Meeting
Rymer - Davis Forest	60.7	Newfound	Bond ADFP AGZ Grant	Farm visit with board complete and landowners attending August AAB Meeting
Rymer - Davis Home Tract	17.37	Newfound	Bond ADFP AGZ Grant	Farm visit with board complete and landowners attending August AAB Meeting
Sluder Branch	59.3	Leicester	Bond	Farm visit with board complete and landowners attending August AAB Meeting
Ruby Brown Farm	41.67	Newfound	Bond ADFP AGZ Grant	Farm visit with board complete and landowners attending August AAB Meeting
23	1655.3			