Buncombe County Agricultural Advisory Board

Meeting Agenda for January 20, 2026, at 11:00 am

49 Mount Carmel Rd, Asheville, NC 28806

Call to order	Chase Hubbard, Chair
Approval of January 20, 2026, meeting agenda	Board
Approval of November 18, 2025, meeting minutes	Board
Public Comment	Public
Applications for VAD/EVAD	Martha Ross
Farmland Preservation Program Report	Ariel Zijp
New Easements: Dador Farm Phase 2 & 3	Martha Ross
Board Updates & Discussion - HB126 – Farmland Preservation Ordinance Update - NC Tax Credit - AGZ Application	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
November 18, 2025, at 11:00 am

Ag Advisory Board Members Present: Wayne Welch (Vice-Chair), Terri Wells, Joel Mowrey, Anne Grier, & Kyle Guie

Others Present: Ariel Zijp, Martha Ross, Angelica Tyler, Amy Broughton & Marika Lapham

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

Approval of the October 21, 2025, Meeting Agenda

- **Joel Mowrey makes a motion to approve the November 18, 2025, meeting agenda with an amendment to move public comment to the end of the meeting, seconded by Anne Grier, and the motion passed on the vote.**

Approval of the September 16, 2025, Meeting Minutes

- **Joel Mowrey made a motion to approve the October 21, 2025, meeting minutes, seconded by Anne Grier, and the motion passed on the vote.**

Public Comment: None.

VAD and EVAD Applications: Provided by Martha Ross. 9 new VAD applications.

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

Farmland Preservation Report: Presented by Ariel Zijp.

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!!!!

The projects with submitted AGZ grant applications have funds that have already been allocated, these funds were requested in February of 2025.

Approval of 2026 Board Meeting Schedule Presented by Ariel Zijp.
December has typically been left off the calendar schedule as the meeting date falls too close to the holiday season, and so a quorum is often not met. Therefore, the next board meeting for Ag Advisory will be on January 20th, 2026.

Fisher Farm Project Discussion – closed session: Guided by Amy Broughton and presented by Ariel Zijp.
Terri Wells makes a motion pursuant to the closed session, G.S.143-318.11(a)(2)(5), the motion is seconded by Kyle Guie, and the motion passes on the vote.

Entered closed session at 11:22 am.

Terri Wells makes a motion to go back into open session in accordance with G.S.143-318.11(a)(2)(5), Anne Grier seconded and the motion passed on the vote.

Entered open session at 12:01 pm.

Kyle Guie makes a motion to not proceed with the Fisher Farm Project due to unresolved title issues. The motion is seconded by Anne Grier and the motion passes on the vote.

Announcements & Discussions

Sandy Mush Holiday gathering, December 6th from 2pm – 4pm for family and friends.

Joel Mowrey made a motion to adjourn, seconded by Kyle Guie, and the motion passed on the vote.

With no further announcements or discussion, the meeting ended at 12:06 pm.

January VAD/EVAD 2026 Report

	VAD Totals		EVAD Totals		VAD/EVAD Combined Totals
Totals as of November 2025	Number of Farms	372	Number of Farms	28	400
	Total Acreage	19555	Total Acreage	2586	22141
New totals for January 2026 if proposed applications are approved	Number of Farms	372	Number of Farms	29	401
	Total Acreage	19778	Total Acreage	2808.63	22586.26

Applicant	Township	Acres	Program	Determination	Phone Number	Tax Lot PIN	Mailing Address	Address of Property	Email
Charles Shook	Sandy Mush	222.63	EVAD	Eligible	828-768-3550	8751821852	164 Willow Creek Rd., Leicester, NC 28748	164 Willow Creek Rd., Leicester, NC 28748	cshookgrading@aol.com

Buncombe County Ag Advisory Board Meeting
Farmland Preservation Program Report
January 20, 2026

Easement Project	Status Update
Morgan Branch Farm A -	Starting Survey and EA
Morgan Branch Farm B -	Starting Survey and EA
Morgan Branch Farm C -	Starting Survey and EA
Slocumb Farm	Starting Survey and EA
Saddlebrook Farm – Neal Grogan	Starting Survey
Brown Legacy Farm – Wayna Brown	Starting Survey
Cedar Hill Farm – Geoff Barndt	Starting Survey
Wilson Farm – Ray Wilson	Starting Survey
Kestrel Herb Farm	Finalizing baseline, deed work and title, Closing scheduled for February 2026
Battle Forest	Finalizing baseline, deed work and title, Closing scheduled for February 2026
Sandy Hollar Farm	Finalizing baseline, deed work and title, Closing scheduled for February 2026
Okoboji Farm	Final closing procedures, subordination agreement signed, lawsuit between neighbor and HOA – attorneys are determining next steps
SAHC Farm Expansion	SAHC & Landowner are resolving dispute – plan to start back up project shortly.
SAHC Jenkin's Valley	Project is ready to move forward soon
Splendor Valley LLC Farm	Updating appraisal required by state and feds and requesting extension for USDA
Rogers Farm: Roger's Farm Trust	Due to complexity of the Trust beneficiaries have to sign an agreement – awaiting the returned signed agreements. Meeting with beneficiaries and attorney Jan 23rd
Roger's Farm: David Rogers	Easement closed December 8th!
Scott Fisher Farm	Resolution to adopt today to cancel project