Buncombe County Agricultural Advisory Board

Meeting Agenda for March 17, 2026, at 11:00 am

49 Mount Carmel Rd, Asheville, NC 28806

Call to order	Chase Hubbard, Chair
Approval of March 17, 2026, meeting agenda	Board
Approval of February 17, 2026, meeting minutes	Board
Public Comment	Public
Applications for VAD/EVAD	Martha Ross
Farmland Preservation Program Report	Ariel Zijp
Stewardship Presentation	Ariel Zip & 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
February 17, 2026, at 11:00 am

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

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

The meeting was called to order at 11:05 am.

Approval of the February 17, 2026, Meeting Agenda

- **Terri Wells made a motion to approve the February 17, 2026, 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 January 20, 2026, Meeting Minutes

- **Suzy Rankin made a motion to approve the January 20, 2026, meeting minutes, seconded by Mark Diaz, and the motion passed on the vote.**

Public Comment: None.

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

- As a reminder to the Board, Ariel Zijp explained that, to be considered for the VAD/EVAD program, the landowner must be a member of the Present-Use Value (PUV) program or be participating in agriculture as defined by the state, be at least 50 acres or within a mile of 50 acres of other properties in the program, and have records with FSA (HEL determination).

Owner(s)	Application Type	Acres	Township	Parcel Number (PIN)	Mailing Address	Street Address
Luther and Brenda Ball	VAD RENEWAL	18.87	LEICESTER	9609259289	1030 MEADOWSTOWN RD,	152 MINK FARM RD,
Charles and Patricia Ray	VAD RENEWAL	19.62	BARNARDSVILLE	9784265446	172 HAW BRANCH RD,	172 HAW BRANCH RD,
Charles and Patricia Ray	VAD RENEWAL	15.36	BARNARDSVILLE	9781371690	172 HAW BRANCH RD,	10 GRASSY LANE,
Charles and Patricia Ray	VAD RENEWAL	5.48	BARNARDSVILLE	9784174352	172 HAW BRANCH RD,	172 HAW BRANCH RD,
Charles and Jane Powell (Trust)	VAD RENEWAL	65.96	FAIRVIEW	9667116295	42 JANE MOUNTAIN TRAIL,	42 JANE MOUNTAIN TRAIL,
Charles and Jane Powell (Trust)	VAD RENEWAL	9.98	FAIRVIEW	9667300774	42 JANE MOUNTAIN TRAIL,	99999 BEE RIDGE RD,
Harlan Gordon Rice	VAD RENEWAL	12.07		9722924593	769 AIKEN RD, ASHEVILLE,	189 GOLDVIEW RD,
Harlan Gordon Rice	VAD RENEWAL	10.52		9732133313	769 AIKEN RD, ASHEVILLE,	59 RUFUS RIDGE LN,
Harlan Gordon Rice	VAD RENEWAL	12.12		9732210018	769 AIKEN RD, ASHEVILLE,	769 AIKEN RD, ASHEVILLE,

Total	Sum **19551.729**
▶ VAD/EVAD **EVAD**	Sum **1922.8**
▶ VAD/EVAD **VAD**	Sum **17628.929**

- **Terri Wells made a motion to approve the VAD renewal applications, seconded by Anne Grier, and the motion passed on the vote.**

Farmland Preservation Report: Presented by Ariel Zijp.

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	Closing scheduled for February 10th 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	Meeting with beneficiaries and attorney on Jan 23rd Determining next steps
Roger's Farm: David Rogers	Easement closed December 8th!

- All applications have been approved by the state. Next steps: for the final easement purchase appraisal a survey draft is required.
- Sandy Hollar closed Feb 10 in Sandy Mush.
- Kestrel Herb and Battle closings are delayed. Battle is on the way, just delayed a week or two. Kestrel Herb needs to take a few more steps. They acquired more acreage that they want to include in the easement, so we are waiting on a new recombination survey and title changes. These (Sandy Hollar, Kestrel & Battle) are the only

bond-funded projects and they have had an approximate 1-year turnaround. Discussion ensued on AGZ funding speed and turnarounds.

- Discussion on Okoboji project, held up in lawsuit against the title, currently.
- Discussion on Roger's Trust Farm.

Proposed Donation Easements Presented by Ariel Zijp.

- **Motion to amend the February 17, 2026, agenda to include the Proposed Donation Easements made by Terri Wells, and seconded by Anne Grier. The motion passed on the vote.**

- Mark, Joel and Kyle visited Dador Farms out in Fairview (Dador Phase 2, Dador Phase 3) along with Martha, Ariel and the landowner. Dador Phase 2: Mostly forested, with a crop field along the road. Existing house on the property with a small farmstand reserved beside the existing homesite. Dador Phase 3: Mostly Forested, with a reserved homesite and farmstand area. Funding comes from the County's Annual Conservation Easement Fund. Dador Phases 2 & 3 projects, along with an LCAB request would reserve the full funding from the Annual Conservation Easement Fund for this Fiscal Year. Discussion by board members on the properties.

- **Terri Wells makes a motion to approve the transaction costs to the Dador Farms Phases 2 & 3 donation easements. Mark Diaz seconded, and the motion passed on the vote.**

Farmland Preservation Ordinance Update: Presented by Ariel Zijp and Amy Broughton.

- Amy edited the current Farmland Preservation Ordinance and then combined it with the new State bill requirements and farmland preservation statutes, to update the existing ordinance. Discussion ensued. Further discussion ensued on public hearing requests. Amy Broughton confirmed she will attend another meeting to review how these ordinance changes impact the Ag Advisory Board.

- **Terri Wells makes a motion to recommend the Farmland Preservation Ordinance Updates to the Buncombe County Board of Commissioners. The motion was second by Joel Mowrey and the motion passed on the vote.**

Announcements & Discussions: None.

Terri Wells made a motion to adjourn, seconded by Anne Grier, and the motion passed on the vote.

With no further announcements or discussion, the meeting ended at 11:49 am.

Total	Sum **19560.669**	Count **340**
▶ VAD/EVAD **EVAD**	Sum **1922.8**	Count **18**
▶ VAD/EVAD **VAD**	Sum **17637.869**	Count **322**

VAD/EVAD Applications for Board Approval

	Primary	Application Type	Acres	Township	Parcel Number (PIN)	Street Address	Phone Number (Cell)
1	MCCURRY, ROBERT RAY	VAD RENEWAL	40	UPPER HOMINY	8685387721	15 JAMES AREL DRIVE,	828-778-8377

Buncombe County Ag Advisory Board Meeting
Farmland Preservation Program Report
March 17, 2026

Easement Project	Status Update
Morgan Branch Farm A -	Working on Survey and EA, title review
Morgan Branch Farm B -	Working on Survey and EA, title review
Morgan Branch Farm C -	Working on Survey and EA, title review
Slocumb Farm	Working on Survey and EA, title review
Saddlebrook Farm – Neal Grogan	Working on Survey and EA, title review
Brown Legacy Farm – Wayna Brown	Working on Survey and EA, title review
Cedar Hill Farm – Geoff Barndt	Working on Survey and EA, title review
Wilson Farm – Ray Wilson	Working on Survey and EA, title review
Kestrel Herb Farm	Finalizing baseline, deed work and title, Planning to close in March 2026
Battle Forest	Attorneys working together on deed review Planning to close in March 2026
Okoboji Farm	Awaiting update from court date
SAHC Farm Expansion	Updating baseline, deed and title work with attorney
SAHC Jenkin's Valley	Getting survey contracted and on the schedule
Splendor Valley LLC Farm	Approved by state and feds to close – Scheduled March 18, 2026
Rogers Farm: Roger's Farm Trust	Reached out to landowners with an attorney approved letter and awaiting landowner's next steps