Buncombe County Land Conservation Advisory Board

Meeting Agenda for May 20, 2026, at 8 am

Virtual Meeting

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1. Call Meeting to Order – Nancy Edgerton, Chair
2. Conflict of Interest – Nancy Edgerton, Chair

   In the interest of preserving public confidence in the actions of this Board, the chair reminds members of their duty to avoid any conflicts of interest and inquires as to whether any member knows of any conflict of interest or potential conflict of interest with respect to matters to come before the Board.
3. Approval of Agenda for May 20, 2026, Meeting – Nancy Edgerton, Chair
4. Approval of Minutes for March 18, 2026, Meeting – Nancy Edgerton, Chair
5. Public Comment
6. Update from Land Conservation Agencies
   a. Land Trust Updates
   b. BC Agriculture & Land Resources update
7. Overview of New LCAB Grant Process with Ariel Zijp and Martha Ross
8. Land Conservation Presentation Community Event Planning – Board & Staff
9. Announcements & Adjournment

BUNCOMBE COUNTY
LAND CONSERVATION ADVISORY BOARD
MEETING MINUTES
8:00 AM, March 18, 2026. Via Zoom.

Members present:	Non-members present:
Lang Hornthal David Siripoonsup Liesl Erb Cameron Farlow Patrick Hunter Stagg Newman David Tuch (quorum = 7/9)	Ariel Zijp - BCSWCD Martha Ross– BCSWCD Jess Laggis – SAHC Hannah Coats – RiverLink Samantha Kirk– BC Staff Marika Lapham – BC Staff

There was a quorum, as there were at least 5 members present. The following discussion occurred between members present:

The meeting was called to order at 8:03 a.m.

- Lang Hornthal called the meeting to order.

Conflict of Interest Statement: *In the interest of preserving public confidence in the actions of this Board, the chair reminds members of their duty to avoid any conflicts of interest and inquires as to whether any member knows of any conflict of interest or potential conflict of interest with respect to matters to come before the Board.*

No conflict of interest raised by the Board.

Approval of Agenda

- Stagg Newman made a motion to approve March 18, 2026, agenda, seconded by Cameron Farlow, and the motion passed unanimously.

Approval of Minutes

- Liesl Erb made a motion to approve February 18, 2026, minutes, David Tuch seconded, and the motion passed unanimously.

Public Comment: None.

Easements 101: Presented by Jess Laggis, SAHC.

- Southern Appalachian Highlands Conservancy (SAHC) is a non-profit land trust whose mission is driven with voluntary landowners.
- SAHC qualified conservation contributions: scenic views, habitat, water quality and working farms that supply local food & public recreation. Conversation ensued by the board on models used to employ SAHC strategy for conservation.

- Conservation Easements are one of the ways in which land can be protected (along with Land Acquisition, Reserved Life Estate, and Donation by Will).
- A Conservation Easement is a voluntary legal agreement between a landowner and a qualified conservation organization that permanently restricts subdivision and/or development rights. There are ecological, cultural, and financial benefits for the landowner. The monetary value of a conservation easement is the difference between the land value before the easement and the land value after the easement. Conversation ensued on new tax valuations and how local tax valuations and state-wide rates.
- The steps to complete a Conservation Easement are: Project Analysis, Land Trust Approvals, Seeks Project Funding, Due Diligence, CE Drafting, Negations & Problem Solving, and finally Closing. This generally takes at least One and a Half Years to complete the multi-step process to get the funds and draft and close on the deed.
- Due Diligence: Survey, Phase I Environmental Site Assessment, Title Investigation, Appraisal, Agricultural Conservation Plan, Forest Management Plan, Draft Conservation Easement, Baseline Documentation Report, Stewardship Contribution, Prepare Closing Documents, *Funder Review of Due Diligence

<u>Updates from Land Conservation Agencies and BC Agriculture & Land Resources</u>

- Land Trust Updates
    - Hannah Coates, River Link:
        - Gateway park project has received the final documents from NCDOT so they can now start designing.
        - Swannanoa area with a beach area (due to heavy impact from Helene) will be converted to a recreation area.
    - Jess Laggis, Southern Appalachians Highland Conservancy:
        - Deaverview closing tomorrow, 3/19/2026.
    - Ariel Zijp and Martha Ross, Buncombe County Soil & Water:
        - Attended the commissioners meeting and were able to get transaction costs approved for two Ag Advisory Donation easements for farmland in Fairview. Tom Fanslow with Conserving Carolina also presented the two projects at the Light Center and the Duck Branch Property and all three were approved by BOC.
        - Closing today with Splendor Valley Farm in Sandy Mush. A 22-acre parcel that is directly in the center of Sandy Mush with 100% prime soils and is a fantastic parcel to add.

<u>Announcements and Discussions</u>

- David Tuch: Working towards a Jupiter Farmland Meeting either the 10th or the 12th of November when the growing season ends.

<u>Adjournment</u>

- David Tuch made a motion to adjourn, seconded by Stagg Newman, and the motion passed unanimously.

With no other announcements or discussions, the meeting adjourned at 9:26 am.