Buncombe County Land Conservation Advisory Board

Meeting Agenda for July 15, 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 July 15, 2026, Meeting – Nancy Edgerton, Chair
4. Approval of Minutes for June 17, 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. Project Discussion - Camp Sequoyah
8. Announcements & Adjournment

BUNCOMBE COUNTY
LAND CONSERVATION ADVISORY BOARD
MEETING MINUTES
8:00 AM, June 17, 2026. Virtual.

Members present:	Non-members present:
Nancy Edgerton, Chair Lang Hornthal, Vice-Chair Bruce Schlesinger Stagg Newman David Tuch Cameron Farlow Patrick Hunter (quorum = 7/9)	Ariel Zijp - BCSWCD Martha Ross– BCSWCD Jess Laggis – SAHC Michelle Pugliese – SAHC Tom Fanslow – Conserving Carolina 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 **8:01 am**.

- Nancy Edgerton 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 interests 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

- Cameron Farlow made a motion to approve June 17, 2026, agenda, seconded by Bruce Schlesinger and the motion passed unanimously.

Approval of Minutes

- Stagg Newman made a motion to approve May 20, 2026, minutes, Bruce Schlesinger seconded, and the motion passed unanimously.

Public Comment: None.

Updates from Land Conservation Agencies and BC Agriculture & Land Resources

- Tom Fanslow – Conserving Carolina
  - No new updates since last board meeting.
- Jess Laggis – SAHC
  - Reporting ability on the currently funded LCAB projects.
  - No new closings in Buncombe County since last meeting.

- Ariel Zijp & Martha Ross - BCSWCD
    - Budget was passed a few weeks ago, commissioners funded the full $750,000 for LCAB and AA board to use for conversation easements. Due to Helene budget cuts, only had $270,000 last year so it is exciting to get back to a regular budget.
        - This summer cycle only 1 application coming through – but then the plan is to have a January cycle as well. BCSWCD staff will also work with land trusts to know what projects are coming down the pipeline, so there will be enough funds. Some bond funds are marked still for easements over the next year, so if the $750,000 is easily allocated, there is some remainder from bond funds.
        - The $750,000 can be used for transaction costs and easement purchase.
        - Ag Advisory Board projects start their approval process in July – 5 new conservation easements being brought to that board
            - 4 in the Newfound - Leicester community, and 1 in Sluder Branch-Leicester community
    - New Bond Proposal on the November ballot – no new updates. The commissioners are still moving forward with the Open Space and Affordable Housing Bonds. County staff are not allowed to discuss Bonds until it has passed or not.

<u>New Project Presentation - Camp Sequoyah Project:</u> Presented by Michele Pugliese, SAHC

- 80 acres (+/-), adding to existing 37-acre conservation easement
    - Within the SAHC's Black Mountain Focus
    - Adjacent to SAHC's Woodfin Watershed conservation easement
    - Close proximity to multiple protected lands
    - Scenic views with regular visitation by Camp Sequoyah alumni
- Property ranks as Model Priority in SAHC's 2018 Land Protection Program Strategic Planning prioritization model
- Four tributaries to Reem's Creek, including main branch of Laurel Fork – Class B and Trout waters
- Estimated land value, $960,000 with SAHC paying 50% of CE value ($288,000)
    - Requesting funds from Buncombe County LCAB ($288,000 + $63,500) with a private donor giving $34,000.
- Considerations: significant hurricane Helene damage, restore historic structures, building areas, future bequest to SAHC, with CE assigned to Buncombe County. Conversation ensued.
- Closing expected spring/summer 2027
- Site visiting schedule
    - June 24th at 1pm confirmed with Michelle and landowners, but there is also the opportunity to go on the 23rd with the landowners, but Michelle will not be present. Conversation ensued.

<u>Announcements and Discussions</u>

- Pisgah View State Park (aka upper hominy valley), working with local landowners to identify what are the high priority lands worth conserving that meet one or both of these

criteria: 1) Is the land adjacent to Pisgah State Park and 2) land is part of SAHC long-term vision to create an eco-corridor from Mt. Pisgah to Max Patch.
    - Identified 10 parcels in this area between Haywood and Buncombe County
- Working to protect in 3 ways:
    - Conservation easements
    - Acquisitions by SAHC and transfer to the State
    - Model/mechanism with which land is held as a self-directed IRA (as long as not used for personal use).

Adjournment

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

With no other announcements or discussions, the meeting adjourned at 8:50 am.