Buncombe County Land Conservation Advisory Board

Meeting Agenda for November 19, 2025, at 8 am

Virtual on Zoom: https://us06web.zoom.us/j/87060544774

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1. Call Meeting to Order – Nancy Nehls Nelson, Chair

2. Conflict of Interest – Nancy Nehls Nelson, 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 November 19, 2025, Meeting – Nancy Nehls Nelson, Chair

4. Approval of Minutes for October 15, 2025, Meeting – Nancy Nehls Nelson, Chair

5. Public Comment

6. Board Member Application Discussion

7. Update from Land Conservation Agencies

8. Discussion, Evaluations & Decisions on New Projects presented in October 2025
   a. Brian and Barbara Cole
      - Evaluation score
      - Farm Visit comments from Board
      - Questions for Conserving Carolina

   b. United Research (The Light Center) Nature Preserve
      - Evaluation score
      - Farm Visit comments from Board
      - Questions for Conserving Carolina

   c. United Research (The Light Center) Farm
      - Evaluation score
      - Farm Visit comments from Board
      - Questions for Conserving Carolina

   d. Vote on the proposed projects

9. Adjournment

BUNCOMBE COUNTY
LAND CONSERVATION ADVISORY BOARD
MEETING MINUTES
8:00 AM, OCTOBER 15, 2025. VIA ZOOM

Members present:	Non-members present:
Nancy Nehls-Nelson – Chair Bob Turner – Vice Chair Stagg Newman Lang Hornthal David Tuch Bruce Schlesinger Matt Fusco (quorum = 7/9)	Martha Ross– BCSWCD Marika Lapham- BCSWCD Jess Laggis – SAHC Michelle Pugliese – SAHC Tom Fanslow – CC Lillian Govus – 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 8:06 AM.

- Bob Turner 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 October 15, 2025, agenda moving the Evaluation of New Projects to take place after public comment. The motion was seconded by Nancy Nehls Nelson and the motion passed on the vote.*

Approval of Minutes

- *David Tuch made a motion to approve September 17, 2025, minutes and Matt Fusco seconded, the motion passed on the vote.*

Public Comment: None.

Updates from Land Conservation Agencies and BC Agriculture & Land Resources

- Jess Laggis, Southern Appalachian Highland Conservancy
  - Two closings: Berea Dam Pasture Project & Snowball Mountain Phase II
- Tom Fanslow, Conserving Carolina
  - Old Camp Woodson Property, 226 acres thanks to the support of LCAB
    - Expanding and completing the second purchase in the 4th quarter
- Martha Ross, Buncombe County Soil & Water
  - 7 projects approved by the Board of Commissioners and moving forward with those projects
  - Hopefully a few new projects starting at the end of the month

Discussions, Evaluation & Discussions on New Projects presented in September 2025

- Haw Creek – Discussion ensued on the benefits of the project
  - SAHC is requesting a total of $254,000 ($200,000 easement purchase request and $54,000 transaction cost request)
    - The $54,000 transaction costs will be coming from the FY 2026

Bruce makes a motion to approve the Haw Creek project. Matt Fusco seconded. The Motion passed on the vote.

- Conversation ensued to better understand the project approval process at the land trusts, and the experts who approve projects
  - For Haw Creek, the scoring was slightly lower than normal, but the project meets all requirements and was approved by the LCAB board given its water quality protection, scenic values, as well as public recreation values.
- Warren Wilson – SAHC heard back from the NC ADFP program and the state will fund two of the four conservation easements at Warren Wilson. Now, SAHC staff has a better understanding of the easement purchase funds needed for the remaining two easements.
  - Discussion ensued on the benefits of the project
  - SAHC is requesting a total of $858,084.00 for easement purchases costs for the two remaining Warren Wilson conservation easements.

Stagg Newman makes a motion, Nancy Nehls Nelson seconded. Motion passes on the vote.

New Projects Requesting Funding

- Cole Projects/The Duck Branch Projects– Tom Fanslow, CC
  - Conserving Carolina is requesting a total of $176,000 - $21,000 for transaction costs and $155,000 for easement purchase. These funds are being leveraged with a landowner donation of $128,500. This Property ajoins the Light Center projects and is approximately 75 acres of forest and pastureland.
- Light Center Nature Preserve – Tom Fanslow, CC
  - Conserving Carolina is requesting $282,000 for easement purchase. CThe project has already secured $416,800 in funding from NC Land and Water Fund to cover transaction costs as well as some easement purchase costs.
- Light Center Fram – Tom Fanslow, CC

- Conserving Carolina is requesting $46,000 for easement purchase. Landowner is United Research. Over 98% of the land is on prime soil.
- All three projects presented today by Tom Fanslow at Conserving Carolina are butted against each other and will preserve beautiful scenic value off Hwy 9 and offer public access.

Announcements and Discussions

- Roughly $504,000 being requested by Conserving Carolina from the Board's Open-Source Bond fund. Funding and budget questions for Ariel Zijp ensued.
- Requesting a summary of the budget including what's projected for Ariel Zijp.
- Another site visit will be scheduled before next board's meeting, Martha Ross to follow-up.

Adjournment

- *Nancy Nehls Nelson made a motion to adjourn, seconded by Stagg Newman, and the motion passed on the vote.*

With no other announcements or discussions, the meeting adjourned at 9:33 AM.