Budget Amendment: Parham-Fortner & Lake Eden Conservation Easements

Presented by
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Michelle Pugliese, Southern Appalachian Highlands Conservancy

Board of County Commissioners Meeting
February 06, 2024
Open Space Bond

$30M

- Passive Recreation Lands
- Greenways
- Conservation Easements

✓ First Open Space Project Approved (Woodfin Greenway)
✓ PRL Application Window Open
✓ First Conservation Easements before BOC
PARHAM FARM - OPEN SPACE BOND ELIGIBILITY
County Easement Purchase Requirements

Meets 2 of the following criteria:

☑ Is this in one of our designated farmland priority regions?
☑ Is this property in proximity to other protected lands?
☑ Does this property have prime, unique, local, or statewide important agricultural soils?
☑ Is this a project with a significant environmental, or scenic importance?
☑ Is this an active working farm or century farm?
☑ Is the size of the property significant?
☑ Is this a time sensitive project? (Elderly landowner, financial hardship, forced sale)
Parham/Fortner Farm

+/- 30 acres on South Turkey Creek Rd

- Time Sensitive Project - Aline Fortner and Joanne Parham
- 54% Prime Agricultural Soils
- Contiguous & Proximal to other properties under easement
- Active Working Farm
- Water Quality - South Turkey Creek runs through property
- Scenic Importance – Farm Heritage Trail

Project Cost:
- Requesting $150,000 EP – Bond
- Leveraging $150,000 in Landowner Donation
Parham Fortner Farm – Proximity to Protected Lands
Lake Eden Preserve - OPEN SPACE BOND ELIGIBILITY
County Easement Purchase Requirements

Must meet at least 2 of the following conditions:

- Is this in an LCAB priority region?
- Is this a project with significant environmental and/or scenic importance
- Are there significant recreational opportunities, water quality or open space benefits of the project?
- Is this a time sensitive project? (Elderly landowner, Financial hardship, Forced sale).
LAKE EDEN PRESERVE/CAMP ROCKMONT

- SAHC ranked Top Priority
- 336 acres, portion of 539 acres (2 tracts)
- Wildlands Network Connectivity Corridor (T1)
- Above average climate resilience
- TNC’s Asheville Watershed/Curtis Creek Forest Matrix (T1)
- Visible from Blue Ridge Parkway
- Natural Area – 4 rare species
- Bounded by three ridgelines & 7 Headwater streams
- Historic Black Mountain College campus
- Backdrop to Lake Eden Arts Festival (LEAF)
PROJECT FUNDING

Total Project Budget = $3,121,500

Est. CE Full Market Value = $3,000,000 (+/-)
- Bargain CE Purchase Price = $1,500,000
- Landowner donated value = $1,500,000 (+/-)

Matching Acquisition Funds:
$ 550,000 - NC Land and Water Fund
$ 700,000 - Private philanthropic donor
$1,250,000 = Total acquisition funds committed

Matching Transaction Cost Funds:
$45,200 - Buncombe LCAB
$81,700 – NC Land & Water Fund

Buncombe Bond request $250,000 = 8% of budget
20% of Buncombe County Protected by 2030

Only 1,049 acres to go!
Request for Board Action:

Approve the Budget Amendments Establishing Easements as Open Space Bond Projects
Appendix