



Budget Amendment: Parham-Fortner & Lake Eden Conservation Easements

Presented by

Jill Carter, Open Space Bond Manager

Ariel Zijp, Farmland Preservation Manager

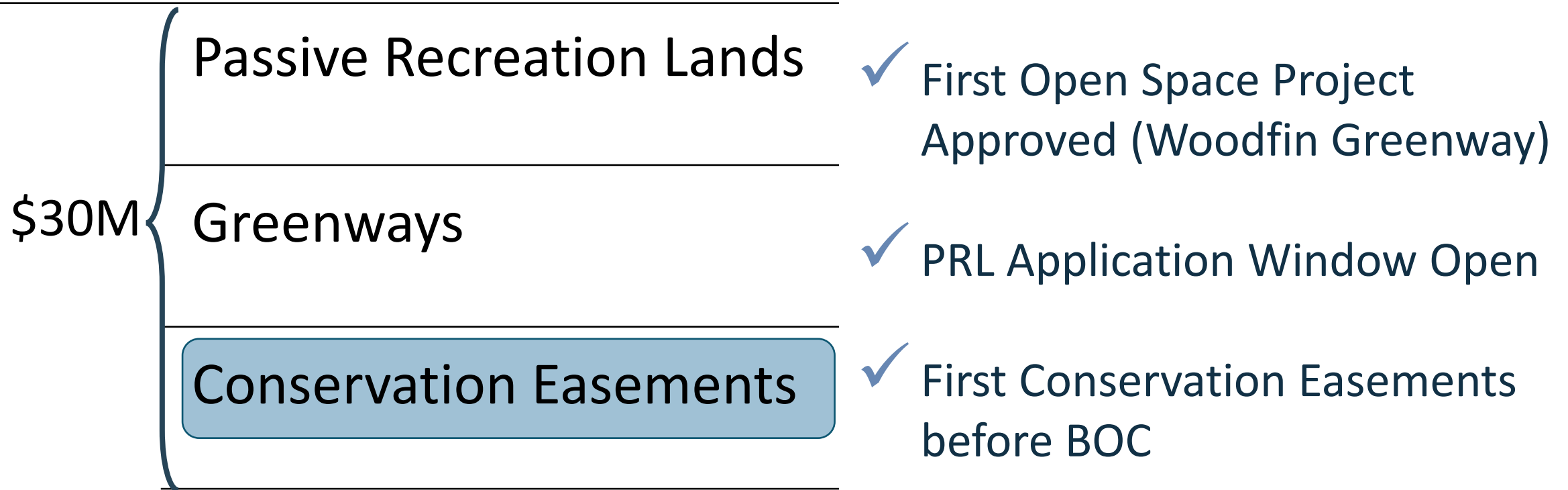
Michelle Pugliese, Southern Appalachian Highlands Conservancy

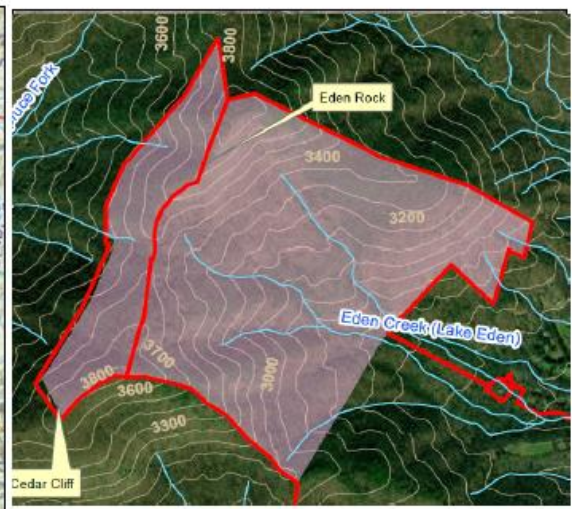
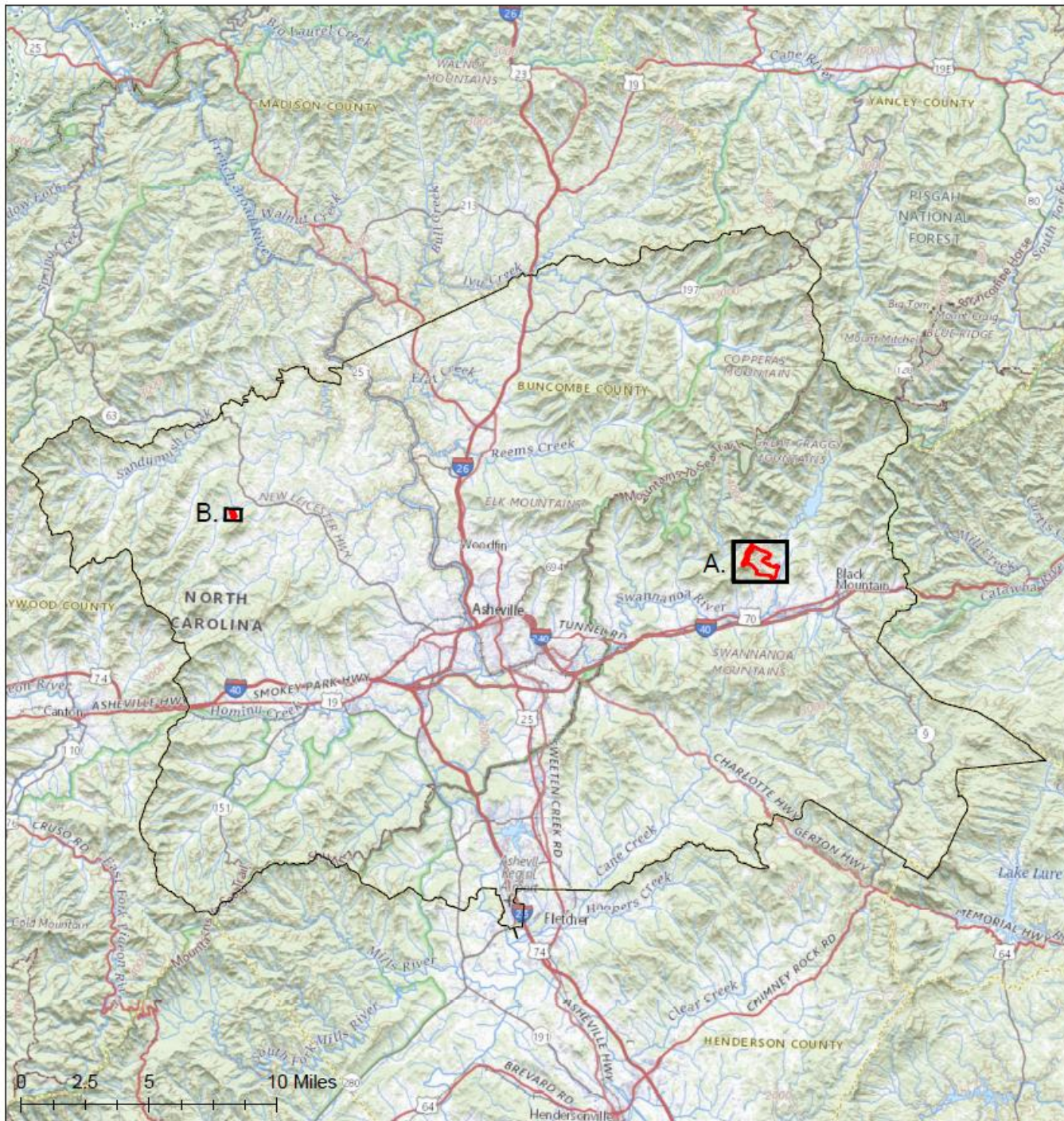
Board of County Commissioners Meeting

February 06, 2024



Open Space Bond





A. Lake Eden Preserve - +/- 336 acres



B. Parham-Fortner, +/- 30 acres

**Open Space Bond
Conservation Easement Purchase
Request**

N
Map by Buncombe County
Soil & Water Conservation
District Staff
September, 2023



2/5/2024



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)



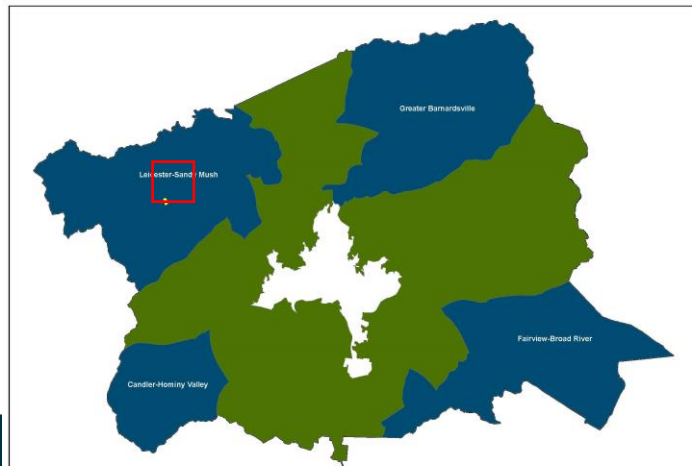
Parham/Fortner Farm

+/- 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 Farm CE Overview Map



Parham Farm, 30 acres
Buncombe County
Candler-Hominy Valley
Fairview-Broad River
Greater Barnardville
Leicester-Sandy Mush

0 1.75 3.5 7 Miles

Map by BCSWCD Staff June, 2023

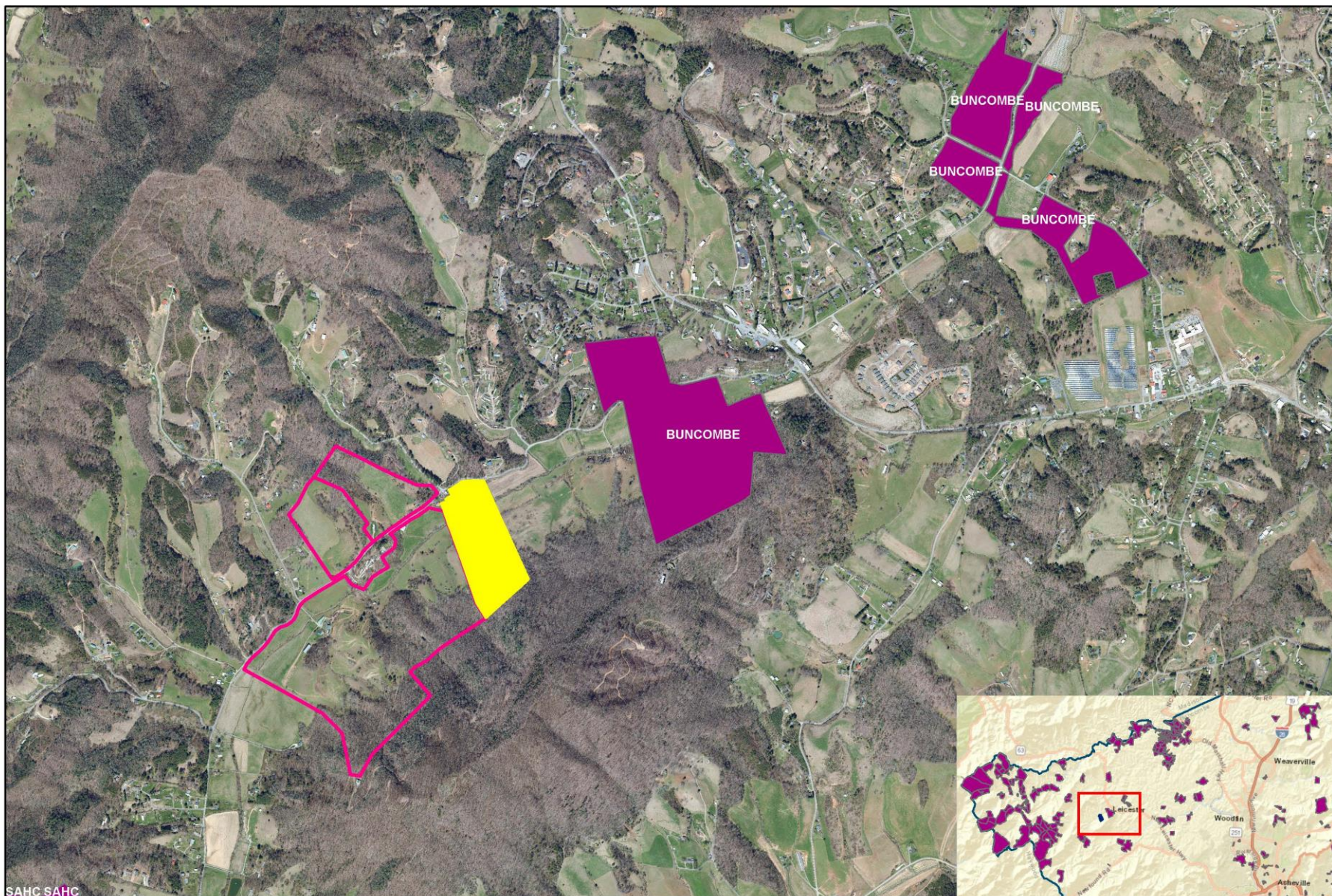
Parham Farm, 30 acres

0 165 330 660 US Feet




2/5/2024

Parham Fortner Farm – Proximity to Protected Lands



Parham Farm CE
Proximity to Protected Lands

-  Parham Farm, 30 acres
-  Protected Lands

0 0.25 0.5 1 Miles



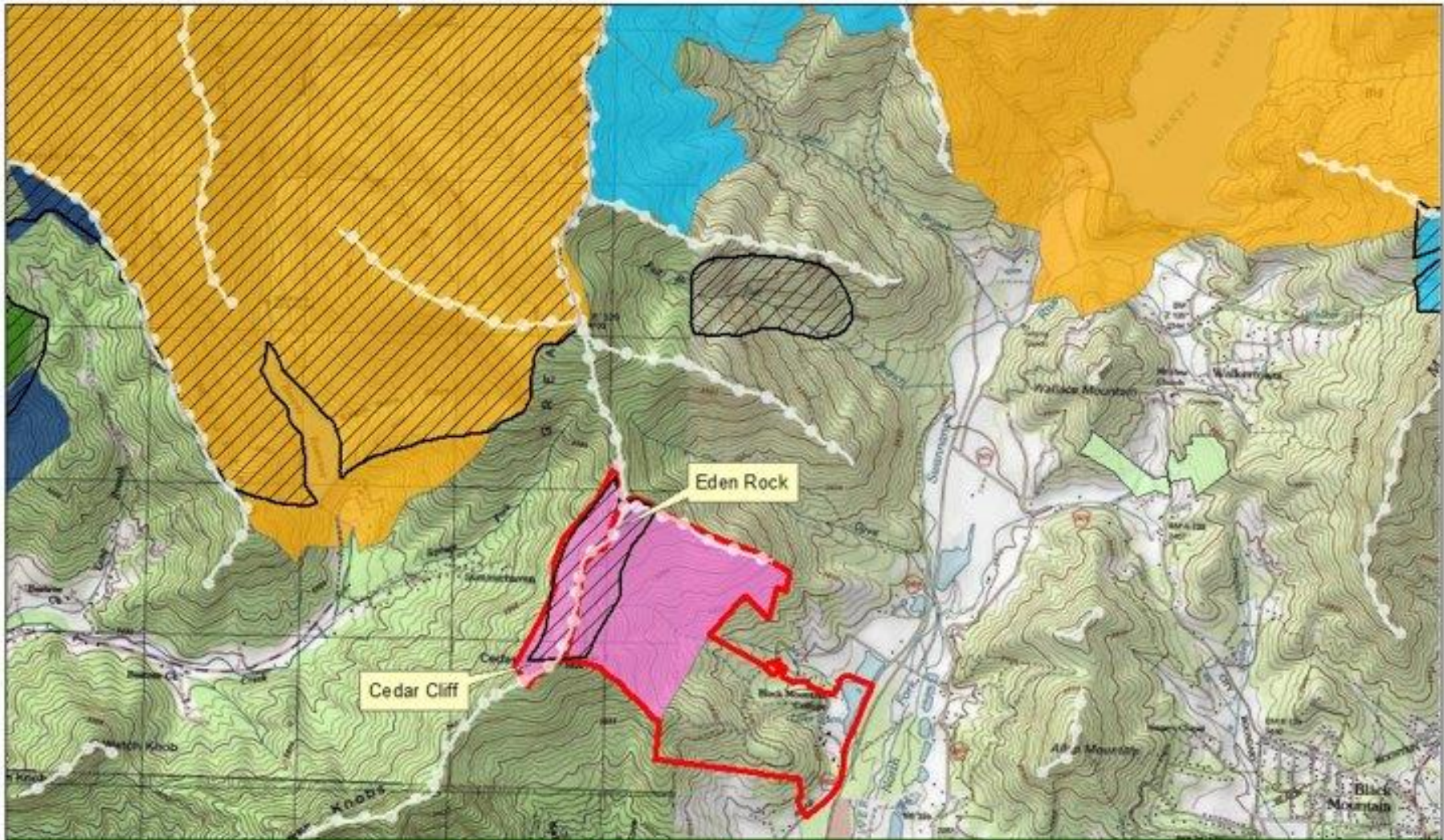
Lake Eden Preserve- OPEN SPACE BOND ELIGIBILITY

County Easement Purchase Requirements

Must meet at least 2 of the following conditions:

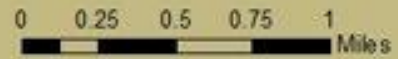
- Is this in an LCAB priority region?
- Is this a project with significant environmental and/or scenic importance
- Are there significant recreational opportunities, water quality or open space benefits of the project?
- Is this a time sensitive project? (Elderly landowner, Financial hardship, Forced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





Lake Eden Preserve Biological Features Map

- Lake Eden Preserve LLC - 539 acres (+/-)
- Proposed Conservation Easement - 336 acres (+/-)
- SAHC Owned Property
- SAHC Conservation Easement
- Conservation Trust for North Carolina CE
- Buncombe County Conservation Easements
- NC Designated Natural Areas
- NC Mtn Ridge Protection Act Ridgelines



Map by SAHC, March 2023



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

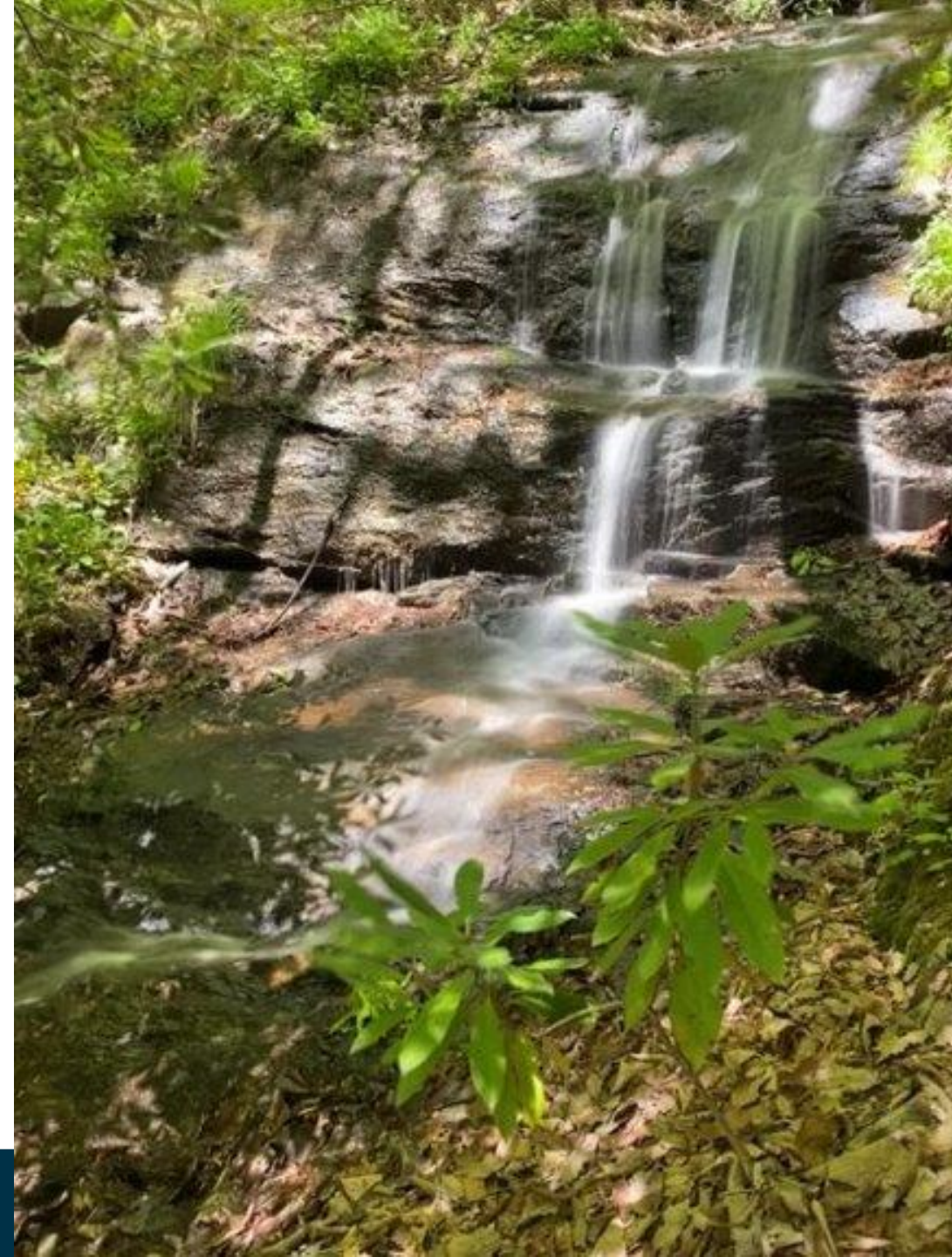
\$1,250,000 = Total acquisition funds committed

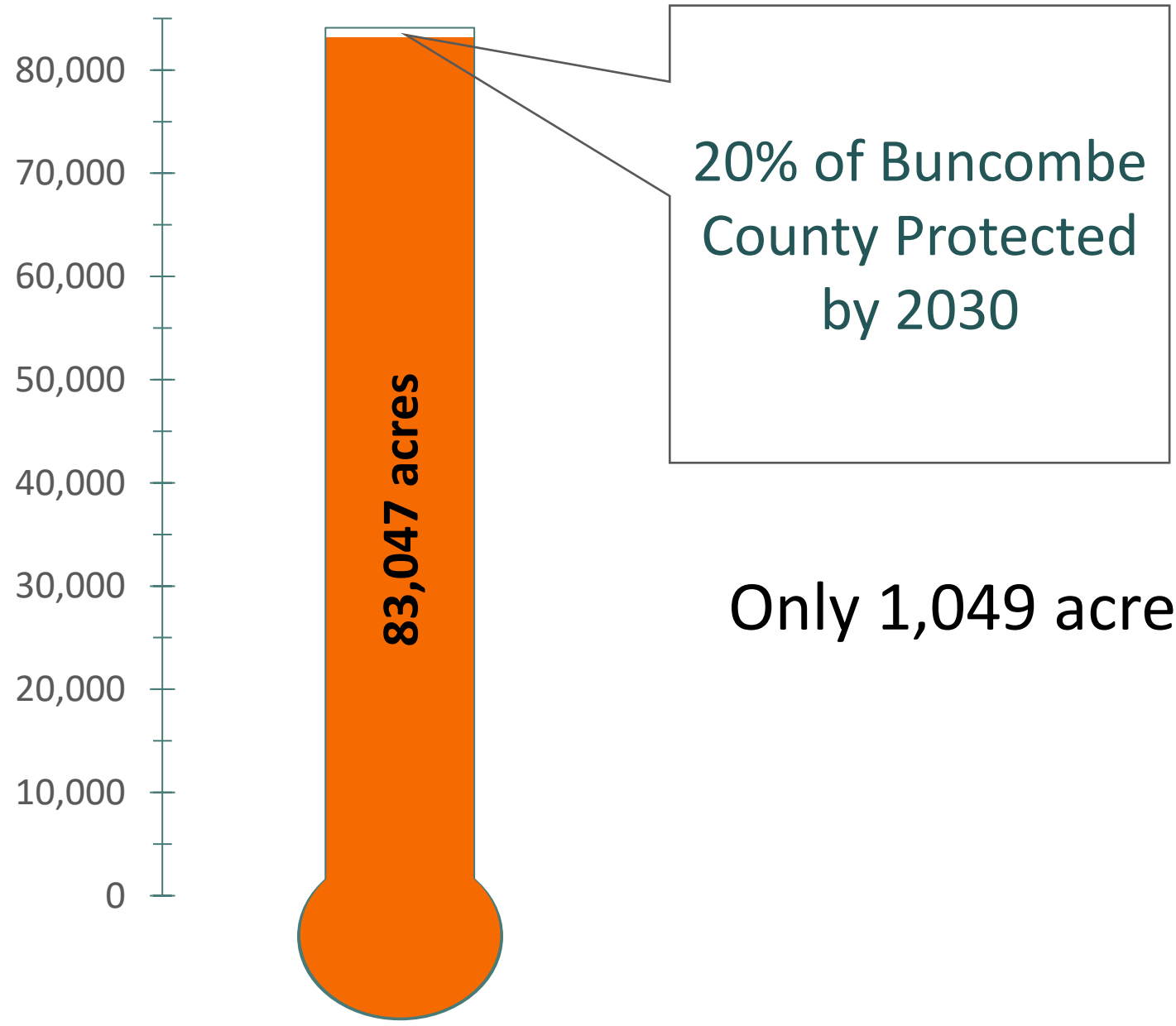
Matching Transaction Cost Funds:

\$45,200 - Buncombe LCAB

\$81,700 – NC Land & Water Fund

Buncombe Bond request \$250,000 = 8% of budget





Only 1,049 acres to go!





Request for Board Action:

Approve the Budget
Amendments
Establishing Easements
as Open Space Bond
Projects

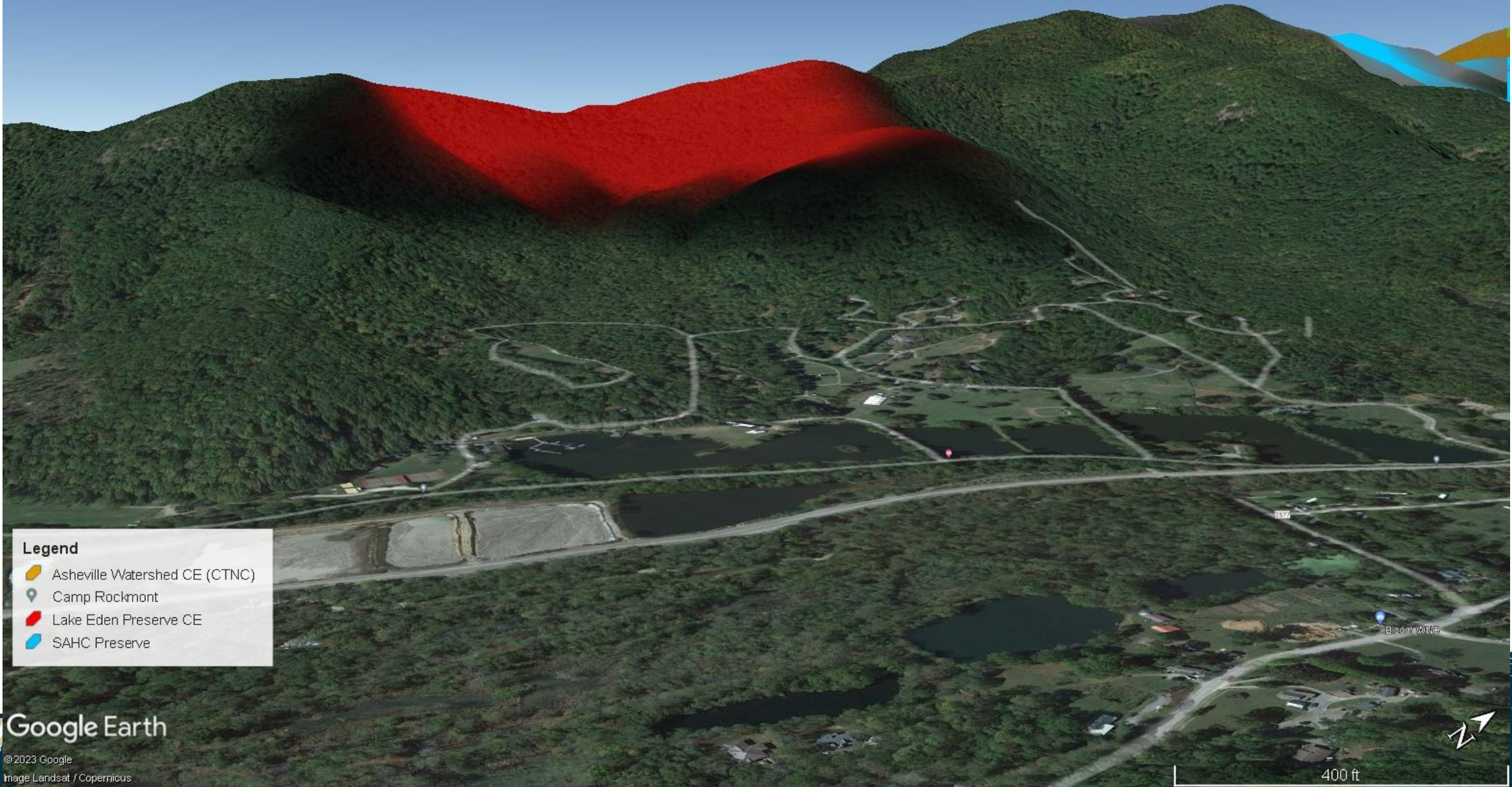


Appendix







Lake Eden Preserve

Write a description for your map.



Legend

-  Asheville Watershed CE (CTNC)
-  Camp Rockmont
-  Lake Eden Preserve CE
-  SAHC Preserve





