Land Conservation in Buncombe County

Presented by
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Farmland Preservation Program
Agriculture & Land Resources Department
Goal Setting

Buncombe County: 420,480 acres
Currently Protected: 76,637 acres (18%)

20% = 84,096 acres
Need 2% = 7,459 acres

25% = 105,120 acres
Need 7% = 28,483 acres
Land Conservation Waiting List

Ag Advisory Board (AAB)

- Projects are ranked using research-based ranking system
- Board Ranking Criteria:
  - Soil Classification
  - Farmland Potential
  - Clustering Potential
    - Regional Prioritization Mapping
  - Development Potential

Land Conservation Advisory Board (LCAB)

- Land Trusts have wait lists independent of LCAB
- Board Ranking Criteria:
  - Scenic quality/viewshed
  - Natural Areas/Water Quality restoration
  - Farmland and forest Preservation
  - Public Benefit/Recreation
  - Historic Preservation
  - Leveraged Funding/track record
Priority Scores

LEGEND

Priority Scores

1

2

3

4

5

6-11 (Priority Areas)

Properties on AAB Waiting List
(34 properties = 3,207 acres)
Current Waitlist Estimates

Agricultural Advisory Board

➢ Currently in Progress: 16 Projects = 1,055.6 acres
➢ 25% donation projects, 75% funded projects

<table>
<thead>
<tr>
<th>AAB Waitlist</th>
<th>Priority</th>
<th>Full List</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Projects</td>
<td>29</td>
<td>34</td>
</tr>
<tr>
<td>Acres</td>
<td>2,928</td>
<td>3,207</td>
</tr>
<tr>
<td>Transaction Costs</td>
<td>$1,305,000</td>
<td>$1,620,000</td>
</tr>
<tr>
<td>Easement Purchase</td>
<td>$13,430,000</td>
<td>$13,860,750</td>
</tr>
<tr>
<td>Total</td>
<td>$14,765,000</td>
<td>$15,480,750</td>
</tr>
</tbody>
</table>

Land Conservation Advisory Board

➢ Currently in Progress: 6 Projects = 367.6 acres
➢ 25% donation projects, 75% funded projects

<table>
<thead>
<tr>
<th>LCAB Projects</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Projects</td>
<td>35</td>
</tr>
<tr>
<td>Acres</td>
<td>3,301</td>
</tr>
<tr>
<td>Transaction Costs</td>
<td>$1,575,000</td>
</tr>
<tr>
<td>Easement Purchase</td>
<td>$12,378,750</td>
</tr>
<tr>
<td>Total</td>
<td>$13,953,750</td>
</tr>
</tbody>
</table>

• Easement purchase is necessary to finish these projects – both grant funds/county funds are required
• Easement Purchase cost is an estimate, but actual cost is based on market value
Conservation Waitlist Estimates

- Total estimated cost: $29,434,500
  - Budget: Annual $750,000 allocation reduces it by $7,500,000
  - Grants: $1,000,000/year reduces it by $10,000,000
  - Remaining costs: $11,934,500
- Total Acres Conserved: 6,508
- How long would it take? 10 years
- Total Percent protected lands: 19.7% by 2032

Potential Conservation Goal: 20% of land conserved by 2035
Questions?

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