

**BUNCOMBE COUNTY
LAND CONSERVATION ADVISORY BOARD
MEETING MINUTES
MARCH 16, 2022**

Members present: Greg Hutchins Joel Mazelis Jacob Wiesman Nancy Nehls Nelson Bob Gale Slater Solomon (quorum = 6/11)	Non-members present: Ariel Zijp - BCSWCD Avni Naik - BCSWCD Jess Laggis - SAHC Jack Henderson - RiverLink Shawn Slome - public
---	---

There was a quorum, as there were 6 members present. The following discussion occurred between members present:

The meeting was called to order at 8:06 am

- Chairperson Hutchins

Approval of Agenda

- Ms. Nehls Nelson made a motion to approve the March 16, 2022, meeting agenda, seconded by Mr. Mazelis, and the motion passed unanimously.

Approval of Minutes

- Mr. Mazelis made a motion to approve the February 16, 2022, meeting minutes, seconded by Mr. Nehls Nelson, and the motion passed unanimously.

LCAB Resolution and Member Terms

- Ms. Zijp informed Board Members that the final piece of the LCAB Resolution before taking it to the Commissioners is to fill term lengths. Members can volunteer to fill a term length or draw names at random; they can also reapply for a new term after one year of being off the Board. Mr. Hutchins, Mr. Wiesman, and Mr. Mazelis volunteered for the two-year terms; Ms. Nehls Nelson volunteered for a three-year term. The remainder terms will be sent out to Board Members to sign up for via email.

Updates from Land Conservation Agencies:

- Southern Appalachian Highlands Conservancy
Jess Laggis
 - Ms. Pugliese recently closed two easements that were partially funded by LCAB (Ballard Cove and Robinson Creek)

- The site visits to Full Sun Farm Ph II and Patricia Young Homeplace with Mr. Gale and Mr. Mazelis were a success. Ms. Zijp and Ms. Naik also joined on the visit.
- Conserving Carolina
 - Land trust representative unable to attend, no report for this meeting.
- RiverLink
 - **Jack Henderson**
 - Mr. Henderson stated they are exploring potential projects, but no new updates for this Board as of now.

Ag Advisory Board (AAB) Update- Ariel Zijp

- Ms. Zijp stated there are a few new AAB Members, so she recently presented a board/program overview during a meeting so that board members could become familiar with their roles and the programs offered through the Farmland Preservation Program.
- Two donation easements in Barnardsville were recently approved by the Board. Funding for the two CEs will allocate the entire portion of the AAB easement funding for this fiscal year.
- Staff has been meeting with the Energy and Environmental Stewardship Subcommittee to explore land conservation goals in the County. Their next meeting with them will be at the SAHC Community Farm.

SAHC Project Evaluations and Vote - Full Sun Farm Ph II and Patricia Young Homeplace

Both projects scored very similarly. Mr. Mazelis and Mr. Gale voiced support for both projects due to the rural/ag nature of the community and water quality protection offered on one of the properties. Mr. Mazelis stated it seemed like there are other landowners close to the Young Homeplace property that may also be interested in CEs into the future, which is something that stood out to him. Mr. Hutchins also voiced support for the project.

- Mr. Gale made a motion to approve funding for the Full Sun Farm Ph II Project transaction costs, seconded by Mr. Mazelis, and the motion passed unanimously.
- Mr. Mazelis made a motion to approve funding for the Patricia Young Homeplace Project transaction costs, seconded by Mr. Gale, and the motion passed unanimously.

Board Discussion/Questions

- Mr. Solomon voiced to the Board that it would be helpful to be able to see past projects' average scores when filling out evaluation rubrics to put current projects into context. Board Members discussed the criteria for scoring and how conservation values are measured across different types of projects. They considered different ways of editing the evaluation rubric so that score ranges are available to account for nuances within projects, whereas currently, the evaluation rubric is set up so that points are either awarded for a conservation value or they are not – with no real range for anything in-between.

- Mr. Mazelis brought up an article surrounding land conservation that featured a GIS map and was curious about a mapping project that LCAB had completed a few years ago. He was wondering if copies of the maps are still available at the County. Ms. Zipp stated she was unsure but would ask Ms. Phillips in the Planning Department. Ms. Nehls Nelson voiced caution of the kind of information and maps that are made available to the public to ensure landowner privacy. Mr. Mazelis commented that it would be helpful to have an update about land conservation and land use initiatives in the County through the Comprehensive Plan, as well as how LCAB fits into those initiatives. Ms. Zipp stated County staff had their first meeting with consultants on the working lands section of the Comp plan, but it is still in the early stages. Public input meetings are also now in-person at a few of the community centers. Ms. Zipp stated they would touch base with Ms. Phillips and keep the Board updated.

With no further announcements and discussion, the meeting was adjourned at 8:50 am.