



# Land Conservation in Buncombe County

*Presented by*

Ariel Zijp and Avni Naik

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)

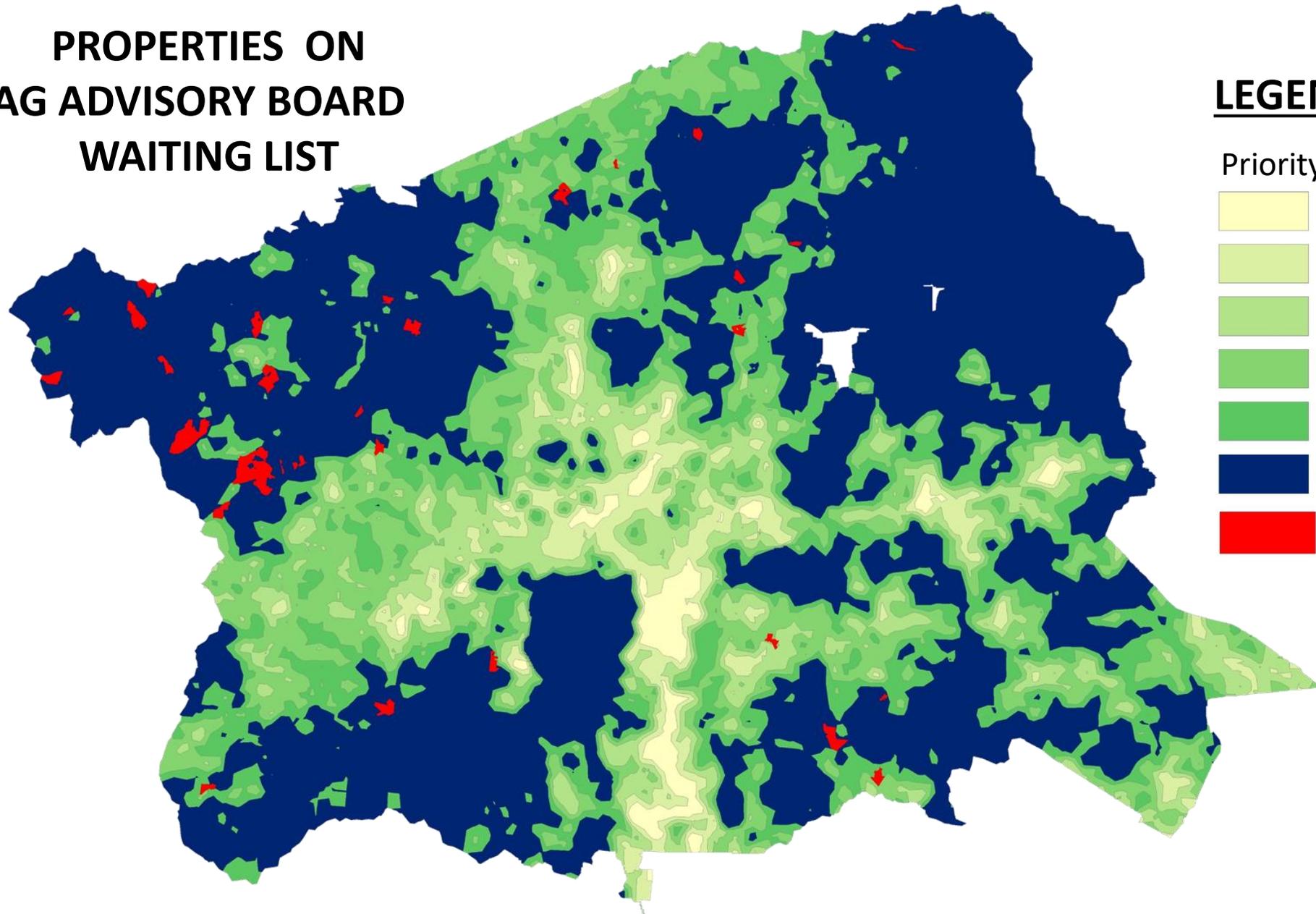
- Projects are ranked using research-based ranking system
- **Board Ranking Criteria:**
  - Soil Classification
  - Farmland Potential
  - Clustering Potential
    - Regional Prioritization Mapping
  - Development Potential

## 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



# PROPERTIES ON AG ADVISORY BOARD WAITING LIST



## LEGEND

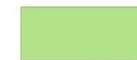
Priority Scores



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

| AAB Waitlist  | Priority            | Full List           |
|---|---------------------|---------------------|
| <b># of Projects</b>  | <b>29</b>           | <b>34</b>           |
| <b>Acres</b>  | <b>2,928</b>        | <b>3,207</b>        |
| <b>Transaction Costs</b><br><small>(approximately \$45,000/project)</small> | <b>\$1,305,000</b>  | <b>\$1,620,000</b>  |
| <b>Easement Purchase</b><br><small>(approximately \$5,000/acre)</small>     | <b>\$13,430,000</b> | <b>\$13,860,750</b> |
| <b>Total</b>  | <b>\$14,765,000</b> | <b>\$15,480,750</b> |

## Land Conservation Advisory Board

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

| LCAB Projects   | Average             |
|---|---------------------|
| <b># of Projects</b>  | <b>35</b>           |
| <b>Acres</b>  | <b>3,301</b>        |
| <b>Transaction Costs</b><br><small>(approximately \$45,000/project)</small> | <b>\$1,575,000</b>  |
| <b>Easement Purchase</b><br><small>(approximately \$5,000/acre)</small>     | <b>\$12,378,750</b> |
| <b>Total</b>  | <b>\$13,953,750</b> |

- 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?

Ariel Zijp, Farmland Preservation Manager

[Ariel.Zijp@buncombecounty.org](mailto:Ariel.Zijp@buncombecounty.org)

828-250-4794

Avni Naik, Farmland Preservation Coordinator

[Avni.Naik@buncombecounty.org](mailto:Avni.Naik@buncombecounty.org)

828-250-4792

