



June 17, 2024

Brent Campbell Architect, PLLC  
PO Box 2867  
Asheville NC 28802

Project Name: Swannanoa Greenway

To whom it may concern,

I'm part of a development team that is under contract to purchase the Woodmen of the World property, at 460 Old US-70 in Swannanoa. This parcel backs up to the Swannanoa River, just east of the Whitson Avenue Bridge. I understand that this property, or a portion of this property, falls along a potential future route of the Fonta Flora State Trail.

I have spoken to Friends and Neighbors of Swannanoa (FANS) and understand that this parcel is also featured in a project proposed in their Passive Recreation funding application to Buncombe County: the Woodmen Trailhead and Educational Park.

The visioning and masterplanning of this parcel has yet to begin, therefore, at this time the future plan and use for this property are undetermined. We're supportive of greenways and community connectivity and we support the idea of a riverside greenway along this stretch of the Swannanoa River if it aligns with the direction of the development. Assuming we close on this property, we would be interested and willing to participate in future conversations about the feasibility and details of the proposed greenway.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brent Campbell', is written over a white background.

Brent Campbell, Architect  
BCA, PLLC  
[www.bcavl.com](http://www.bcavl.com)



**From:** [Megan McCreary](#)  
**To:** [Rachael Sawyer](#)  
**Subject:** Re: Passive Rec/Bond, Woodmen Trailhead Easements, Funding Restrictions  
**Date:** Tuesday, August 6, 2024 1:02:50 PM  
**Attachments:** [image001.png](#)  
[Mike Stewart Letter 8.02.24.pdf](#)

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Hi Rachael,

Please see attached for a letter from Mike Stewart, the owner of the property on the south side of the Swannanoa River. We sat down with him to discuss acquisition of his land in more detail, and he gave us a lot of great feedback. He is willing and eager to participate in this process, and provided this letter to help clarify his intentions and support of the Woodmen Trailhead project.

We will follow up with additional information, as soon as we are able. Our intention is to include both an update from the Woodmen buyer, and a description of additional grants we will seek that will support this project. We will also include any updates to the expected project costs that result from our recent conversation with Mike Stewart, and our upcoming conversation with the Woodmen buyer.

Please let me know if you have any questions.

Thanks so much,

**Megan McCreary**



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On Mon, Aug 5, 2024 at 9:02 AM Rachael Sawyer <[Rachael.Sawyer@buncombecounty.org](mailto:Rachael.Sawyer@buncombecounty.org)> wrote:

No problem - We post the meeting packets a week in advance, but if you miss that, we can distribute info via email, and staff can bring the information in to the project-level discussion.

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**From:** Megan McCreary <[mmccreary@siteworkstudios.com](mailto:mmccreary@siteworkstudios.com)>  
**Sent:** Monday, August 5, 2024 8:27 AM  
**To:** Rachael Sawyer <[Rachael.Sawyer@buncombecounty.org](mailto:Rachael.Sawyer@buncombecounty.org)>  
**Subject:** Re: Passive Rec/Bond, Woodmen Trailhead Easements, Funding Restrictions

Mike Stewart  
2500 US Highway 70  
Swannanoa, NC 28778

August 2, 2024

To whom it may concern,

I am the owner of three parcels of land along the north side of US-70 in Swannanoa. These parcels are contiguous and back up to the Swannanoa River, just east of the Whitson Avenue Bridge. I understand that these properties, or a portion of these properties, fall along a potential future route of the Fonta Flora State Trail. I have spoken to Friends and Neighbors of Swannanoa (FANS) and understand that these parcels are also the subject of a project proposed in their Passive Recreation funding application to Buncombe County: the Woodmen Trailhead and Educational Park.

I am writing to provide additional clarification of my intent and willingness to sell a portion of these parcels or an easement across these parcels to Buncombe County, as part of the Woodmen Trailhead project.

I am willing to negotiate the sale of the westernmost 4 acres of land, which sit immediately east of the Whitson Avenue bridge, and across the river from the Woodmen of the World property. Ideally, I would seek compensation of approximately \$100k/acre for a fee simple transfer of this property to Buncombe County. I would be willing to sell a smaller portion of this property, but subdividing the parcel would depend on the County Planning and Zoning department's willingness to do so. The above pricing is based on my understanding of the fair market value of this land. I would also consider negotiating easements at a discounted rate for access to the above, but have a strong preference for a fee simple sale.

I am also willing to negotiate the sale of easements to grant access to all portions of my parcels that sit on the North side of the Swannanoa River. These narrow corridors of land sit between the Swannanoa River and the 3 acres of county-owned land, the storage facility, and Woodmen of the World, and include approximately .5 acres of land. I would be interested in donating this easement to the County, if we could name an aspect of the future project in memory of our granddaughter Mercedes Joy.

I would also consider the sale of an easement on the south side of the river, which would stretch east from the 4 acre western parcel. This easement would end approximately due south of the storage facility, and would potentially allow the proposed greenway alignment to bypass the Woodmen of the World property, should that become necessary for the success of this project.

I understand that the Passive Recreation Review Sub-Committee is seeking a demonstrated commitment from the landowners that are the subject of this project. I hope that the above information provides sufficient evidence of my strong support of this project, and my willingness

to enter into negotiations with the county to further the goals of this project and the future Fonta Flora Trail alignment in Swannanoa.

Please contact me if you'd like to discuss further.

Sincerely,

Mike Stewart  
pvb.swan@gmail.com  
704.214.0416