

**BUNCOMBE COUNTY  
LAND CONSERVATION ADVISORY BOARD  
MEETING MINUTES  
8:00 AM, APRIL 17, 2024. ZOOM**

Members present:  Nancy Nehls Nelson – Vice-Chair Jacob Wiseman Robert Turner Joel Mazelis Matt Fusco  (quorum = 5/9)	Non-members present:  Ariel Zipp, BCSWCD Avni Naik – BCSWCD Tom Fanslow – Conserving Carolina Angelica Tyler – BC Staff
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There was a quorum, as there were at least 5 members present. The following discussion occurred between members present:

The meeting was called to order at 8:14 am

- Vice-Chair Nancy Nehls Nelson called the meeting to order.

Approval of Agenda

- Joel Mazelis made a motion to approve the April 17, 2024, agenda, seconded by Bob Turner, and the motion passed unanimously.

Approval of Minutes

- Joel Mazelis made a motion to approve the March 20, 2024, meeting minutes, seconded by Matt Fusco, and the motion passed unanimously.

Public Comment

- No public comment.

Board Positions Discussion

- Mr. Hutchins recently resigned from the Board due to health-related issues. Mr. Mazelis nominated Mr. Nehls Nelson as Chair; Mr. Turner seconded the nomination. Ms. Nehls Nelson's term ends June 2025. There are two positions open for the Board at the moment and three applications have been received that need evaluation to fill those positions. Ms. Nehls Nelson nominated Mr. Turner as Vice-Chair and Mr. Fusco seconded. The Board discussed the applications and agreed that all 3 applicants would make good board members.
- Mr. Fusco made a motion to nominate Ms. Nehls Nelson as Chair and Mr. Turner as Vice-Chair, seconded by Joel Mazelis, and the motion passed on the vote.
- Mr. Fusco made a motion to appoint Lang Hornthal and Stagg Newman as Board Members and Ms. Edgerton in June when the next position opens up, seconded by Mr. Turner, and the motion passed on the vote.

#### Sand Branch EP Proposal, Conserving Carolina – Tom Fanslow

- This project was brought to the Board for transaction costs (TC) in 2023 and Mr. Fanslow is returning to the Board to request \$40,000 for easement acquisition.
- 64.9 acres of forest manage for passive recreation, forestry, and water quality protection. Designated as a Natural Heritage Area for the forest condition.
- Mr. Wiseman made a motion to approve the easement acquisition request of \$40,000 for the Sand Branch Conservation Easement.

#### The Light Center (United Research, Inc.), TC and EP, Conserving Carolina, Tom Fanslow

- 36.5 acres total
- Contains scenic viewsheds and working forest 23.5 acres and hayfield 13 acres, and water quality. Young farmer on the property currently producing hay on the field. Easement will allow public access along the part of the hayfield and other portions of the property.
- Applying to the Land and Water Fund for another portion of the property and ADFP for the agricultural pieces of property
- Requesting \$46,000 for transaction costs
- Mr. Turner made a motion to approve The Light Center transaction costs request, seconded by Matt Fusco, and the motion passed

#### Updates from Land Conservation Agencies:

- Southern Appalachian Highlands Conservancy  
Jess Laggis  
No representative present for this meeting.
- Conserving Carolina  
Tom Fanslow
- RiverLink  
Hannah Coates  
No representative present for this meeting.

#### Ag Advisory Board (AAB) Update - Ms. Zipp

- Working with land trust partners and Ag Advisory Board to allocate the remainder of the program easement fund and Ag

#### Passive Recreation Lands – Bob Turner

The Subcommittee received ~11 applications for passive recreation funds. The application window is now closed, and County Staff will be reviewing the applications.

#### Announcements and Discussions

No other announcements or discussions at this time.

With no other announcements or discussion, the meeting adjourned at 9:18 am.