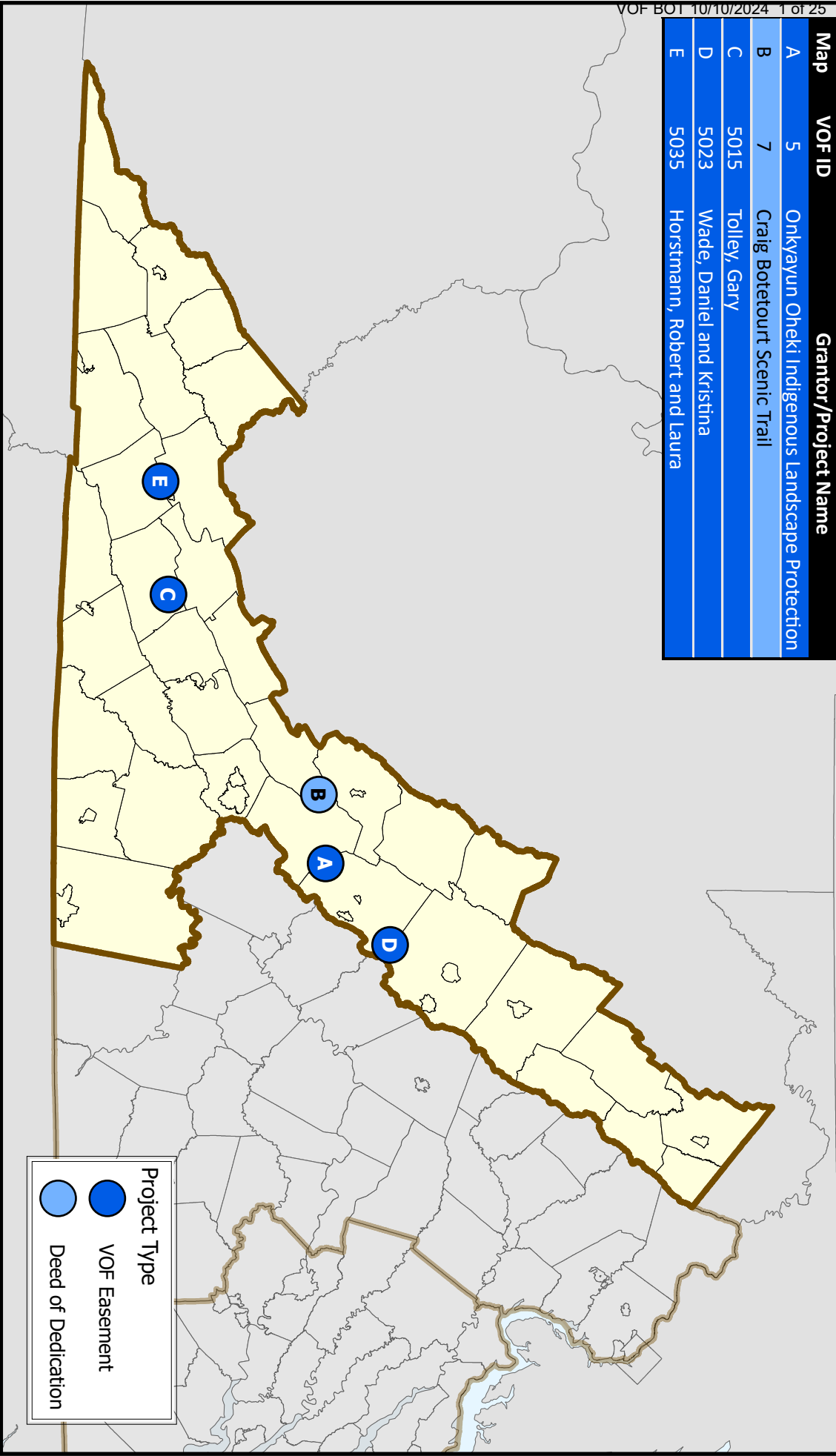


Map	VOF ID	Grantor/Project Name
A	5	Onkayun Oheki Indigenous Landscape Protection
B	7	Craig Botetourt Scenic Trail
C	5015	Tolley, Gary
D	5023	Wade, Daniel and Kristina
E	5035	Horstmann, Robert and Laura



Project Type

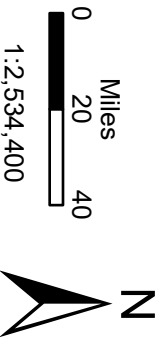
VOF Easement

Deed of Dedication

Projection: Lambert Conformal Conic  
GCS North America 1983  
Datum: North America 1983

Map created 9/17/24 by VOF-LV  
Source data provided by County Boundaries -  
US Census Bureau/VOF; all else - VOF.  
  
This map is for general reference and display purposes only.

Proposed Conservation Projects  
Western Region  
October 10, 2024  
Board of Trustees Meeting





## PROJECT SUMMARY

### Pathfinders for Greenways, Inc. Trailhead Acquisition, Craig Botetourt Scenic Trail

**Locality:** Botetourt County**Acres:** 15.65**Meeting Date:** October 10, 2024**Staff Lead:** Emily White**Region:** Western

#### Project Description

This project is acquisition of 15.65 acres to provide a trailhead near the middle of the 26-mile Craig Botetourt Scenic Trail (CBST). VDOT owns the 100-ft wide railbed, and development of the trail was funded by the General Assembly in 2022. This property, adjacent to the trail, will be donated to VDOT to be part of the CBST project. The acquisition will protect scenic views along 2200-ft of trail frontage and provide parking for equestrians, bicyclists, and hikers using CBST and adjoining trails.

#### Project Type

- |  |  |
|--|--|
| <input type="checkbox"/> Charitable Contribution           | <input type="checkbox"/> Protection of Owned Land                |
| <input type="checkbox"/> Purchase of Open-Space Easement   | <input type="checkbox"/> Site Enhancement for Passive Public Use |
| <input checked="" type="checkbox"/> Fee Simple Acquisition | <input type="checkbox"/> Other: _____                            |

#### Instrument Type

- |  |   |
|--|---|
| <input type="checkbox"/> Deed of Open-Space Easement                 | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input checked="" type="checkbox"/> Deed of Dedication to Open Space | <input type="checkbox"/> Other                          |

#### Land Protection Agent

- |   |  |
|---|--|
| <input type="checkbox"/> VOF  | <input type="checkbox"/> Locality: _____ |
| <input checked="" type="checkbox"/> Other State Agency: <u>VDOT</u> | <input type="checkbox"/> Other: _____    |

#### Funding Source & Amount

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): _____ PTF | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: <u>\$225,000</u>                                  | Amount Requested/Secured: \$ _____                        |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant)         | <input type="checkbox"/> Not Applicable                   |

#### Staff Recommendation

##### Conservation Project:

- ☒ Approve project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

##### Conservation Funding:

- ☐ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☒ Approve recommended funding: \$200,000
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

##### Notes:

### Conservation Purposes/Property Features

#### Forestal Use:

- The 15-acre wooded area of the property are ranked High and Very High by the Virginia Department of Forestry (VDOF) in the Forest Conservation Value (FCV) model.

#### Natural Habitat and Biological Diversity:

- The Nature Conservancy has identified the property as part of an area of importance for climate & biodiversity resilience.

#### Water Resource Protection:

- The property is located within the Chesapeake Bay watershed.

#### Outdoor Recreation, Education, or Research:

- The site will be open to the public.
- Land-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked as High in this area.

### Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- Divisions permitted: 0 Maximum Properties: 1**
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 8% of the total property.
- Buildings and Structures:** Only buildings and structures allowed are those that support public use of the Property as a park.
- Water Quality Protection Areas:** N/A
- Unique Deed Provisions:** N/A
- Public Access:** ☐ NO ☒ YES
- Sign Required:** ☐ NO ☒ YES
- Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ N/A

### Further Discussion

### Comprehensive Plan

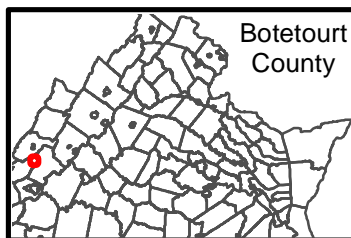
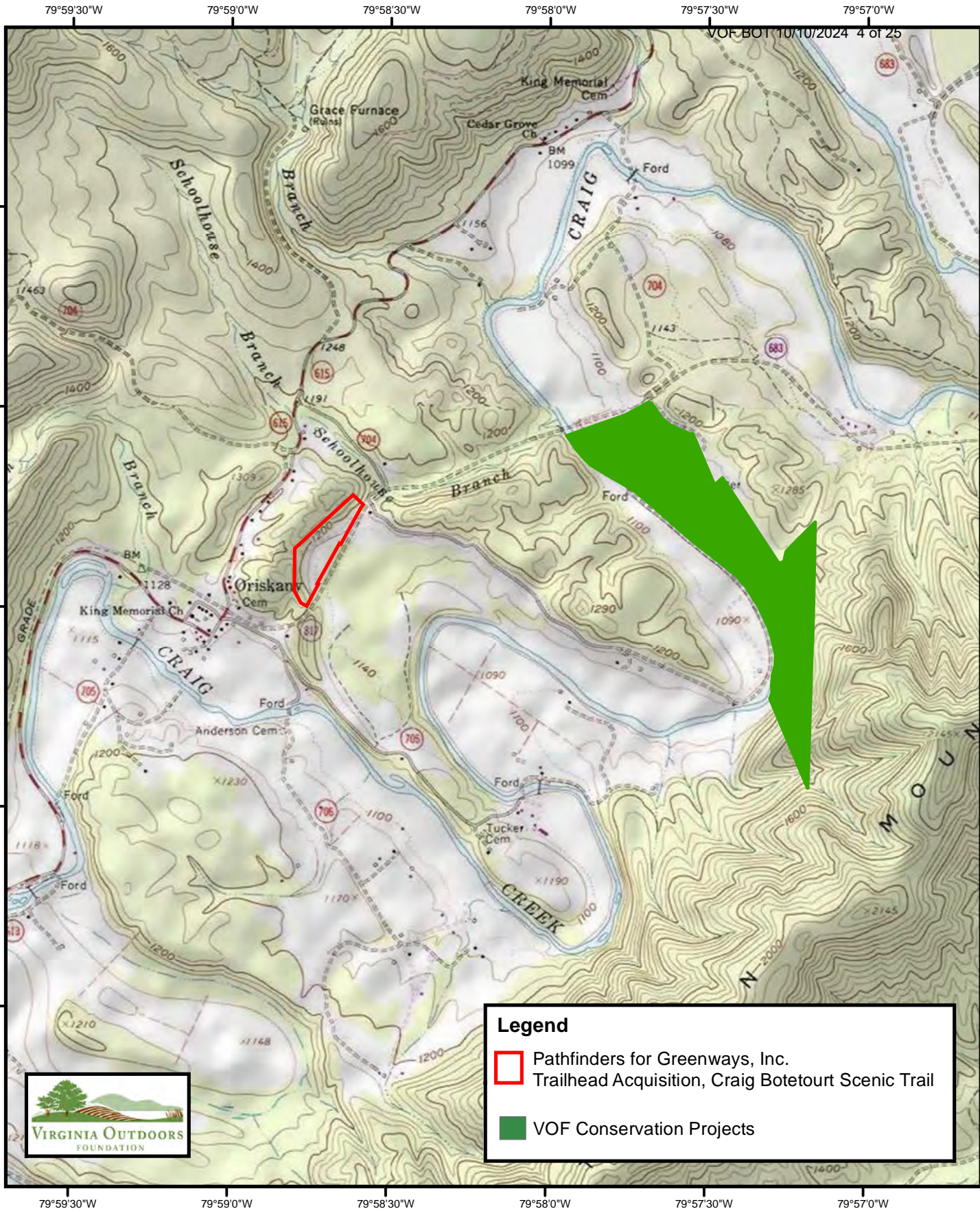
Is the project in compliance with the locality's comprehensive plan?

☒ YES ☐ NO

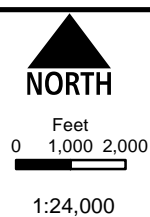
DETAILS: Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.

Public Infrastructure Information	Conflicts with published plans		Yes	No
<b>Roads:</b>			<input type="checkbox"/>	<input type="checkbox"/>
<b>Rail:</b>			<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilities:</b>			<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes: To be determined if grant award is made.</i>				





**Location Map**  
**Pathfinders for Greenways, Inc.**  
**Trailhead Acquisition,**  
**Craig Botetourt Scenic Trail**  
15.65 Acres  
Board Meeting: 10.10.2024



This map is for general reference and display purposes only.  
Projection: Lambert Conformal Conic  
GCS North America 1983  
Datum: D North America 1983  
Map created 05.21.24 by E.White  
Source data: Boundary-Tax Map; County-Census 2014; All Else-VOF  
USGS Quadrangle: ORISKANY





Projection: Lambert Conformal Conic  
GCS North America 1983  
Datum: D North America 1983

Map created 05.20.24 by E.White.  
Source data: Boundary-tax maps;  
Roads-VDOT; Water-VGIN 2002  
Aerial imagery-VGIN VBMP  
© Commonwealth of Virginia  
acquired 3/30/2023  
All Else-VOF  
This map is for general reference  
and display purposes only.

## Aerial Map

### Pathfinders for Greenways, Inc. Trailhead Acquisition, Craig Botetourt Scenic Trail

Acreage: 15.65 Locality: Botetourt County



0 100 200  
Feet  
1:2,400

## PROJECT SUMMARY

### NDPonics

### Onkyayun Oheki Indigenous Landscape Protection

**Locality:** Rockbridge County

**Acres:** 786.78

**Meeting Date:** October 10, 2024

**Staff Lead:** Laura Thurman

**Region:** Western

#### Project Description

This project will protect 786 acres of great significance to Yessàh people of VA in perpetuity through an easement held by the Virginia Outdoors Foundation. This property includes rare, nearly undisturbed forest ecosystems, extensive connectivity with Short Hills Wildlife Management Area, many natural heritage resources including Virginia's largest and best example of Glade Spurge, additional globally rare natural community types, as well as 2.5 miles of designated Brook Trout stream and habitat for the golden winged warbler, a Tier 1 species indicating critical need for conservation.

#### Project Type

- |   |  |
|---|--|
| <input type="checkbox"/> Charitable Contribution                    | <input type="checkbox"/> Protection of Owned Land                |
| <input checked="" type="checkbox"/> Purchase of Open-Space Easement | <input type="checkbox"/> Site Enhancement for Passive Public Use |
| <input type="checkbox"/> Fee Simple Acquisition                     | <input type="checkbox"/> Other: _____                            |

#### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

#### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

#### Funding Source & Amount

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> VOF Grant Program: <u>PTF</u><br>Amount Requested: <u>\$250,000</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>NFWF, VEE</u><br>Amount Secured: <u>\$519,000</u> ,<br>Additional Grant Applications Submitted |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant)   | <input type="checkbox"/> Not Applicable  |

#### Staff Recommendation

##### Conservation Project:

- ☒ Approve project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

##### Conservation Funding:

- ☐ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☒ Approve recommended funding: \$200,000
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

##### Notes:



## Conservation Purposes/Property Features

### Forestal Use:

- Nearly the entire property is forested, and the Virginia Department of Forestry (VDOF) designates all the forest as having Outstanding Forest Conservation Value.

### Natural Habitat and Biological Diversity:

- Ranked as having an ecological core rating of C1 (Outstanding) by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) indicating the property supports numerous habitat and ecosystem values.
- The Property contains the Cedar Creek Headwaters Conservation Site, which protects a population of Glade Spurge (*Euphorbia purpurea*), a perennial plant considered imperiled in Virginia. Threats to this species include logging activities, invasive weeds, recreational activities, and road development. The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) identifies the property as containing habitat essential for the success of the Golden-winged warbler (*Vermivora chrysoptera*).
- The 2015 Virginia Department of Wildlife Resources (DWR) Virginia Wildlife Action Plan, states that the watershed containing the Property has 19 "Priority Species." In addition to the Golden-winged warbler, the list includes Marsh wren (*Cistothorus palustris*), Alleghany woodrat (*Neotomo magister*) and the Northern saw-whet owl (*Aegolius acadicus*).
- The Nature Conservancy has identified the property as part of an area of importance for climate & biodiversity resilience.
- The property was identified as a significant site for protection in the ConserveVA Natural Habitat and Ecosystem Diversity, Agriculture & Forestry, Floodplains and Flooding Resilience and Protected Landscapes Resilience categories.

### Scenic/Open Space:

- The Property is almost entirely surrounded by the Short Hills Wildlife Management Area, 4,232 acres of public land containing a high percentage of karst topography that contributes to cave habitat. This WMA has 3,482 acres of forest and approximately 750 acres of open land that had been previously farmed. The site is located in a Scenic Preservation area identified for protection through ConserveVA.

### Water Resource Protection:

- Located within the Chesapeake Bay watershed the Property contains 16 acres of Freshwater emergent wetlands, 38 acres of Freshwater Forested Shrub wetland and the headwaters of Cedar Creek, which flows through the Property for 2.6 miles. Cedar Creek is designated as habitat for native brook trout (*Salvelinus fontinalis*) by Virginia's Department of Wildlife Resources.
- According to the Virginia Conservation Vision Watershed Model, the Property contains land that is listed as important to protect for watershed integrity. This model incorporates topographic and edaphic characteristics, position in the landscape relative to hydrological features and drinking water sources and sub watershed integrity.
- Cedar Creek is a TMDL creek – the Virginia Department of Environmental Quality and Virginia Department of Conservation and Recreation identified this stream as having failed to meet Water Quality Standards by virtue of exceeding the Total Maximum Daily Load of pollutants. From the headwaters downstream 6.4 miles is listed as impaired on the 2014 Impaired Waters list.



**Project Details**

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Divisions permitted:** 0 **Maximum Properties:** No Division of the Property will be allowed.
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 0.07% of the total property, approximately 25,000 square feet.
3. **Buildings and Structures:** One dwelling. Any new building exceeding 10,000 square feet in ground area must have VOF's prior approval. No building may exceed 35 feet in height. All buildings larger than 500 square feet in ground area must be located in a building envelope.
4. **Water Quality Protection Areas:** 100-foot riparian buffers on Cedar Creek. The wetlands will be included in a riparian protection zone.
5. **Unique Deed Provisions:** No timbering except within the areas already cleared or within the building envelopes.
6. **Public Access:** ☒ NO ☐ YES
7. **Sign Required:** ☐ NO ☒ YES
8. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A

**Further Discussion****Comprehensive Plan**

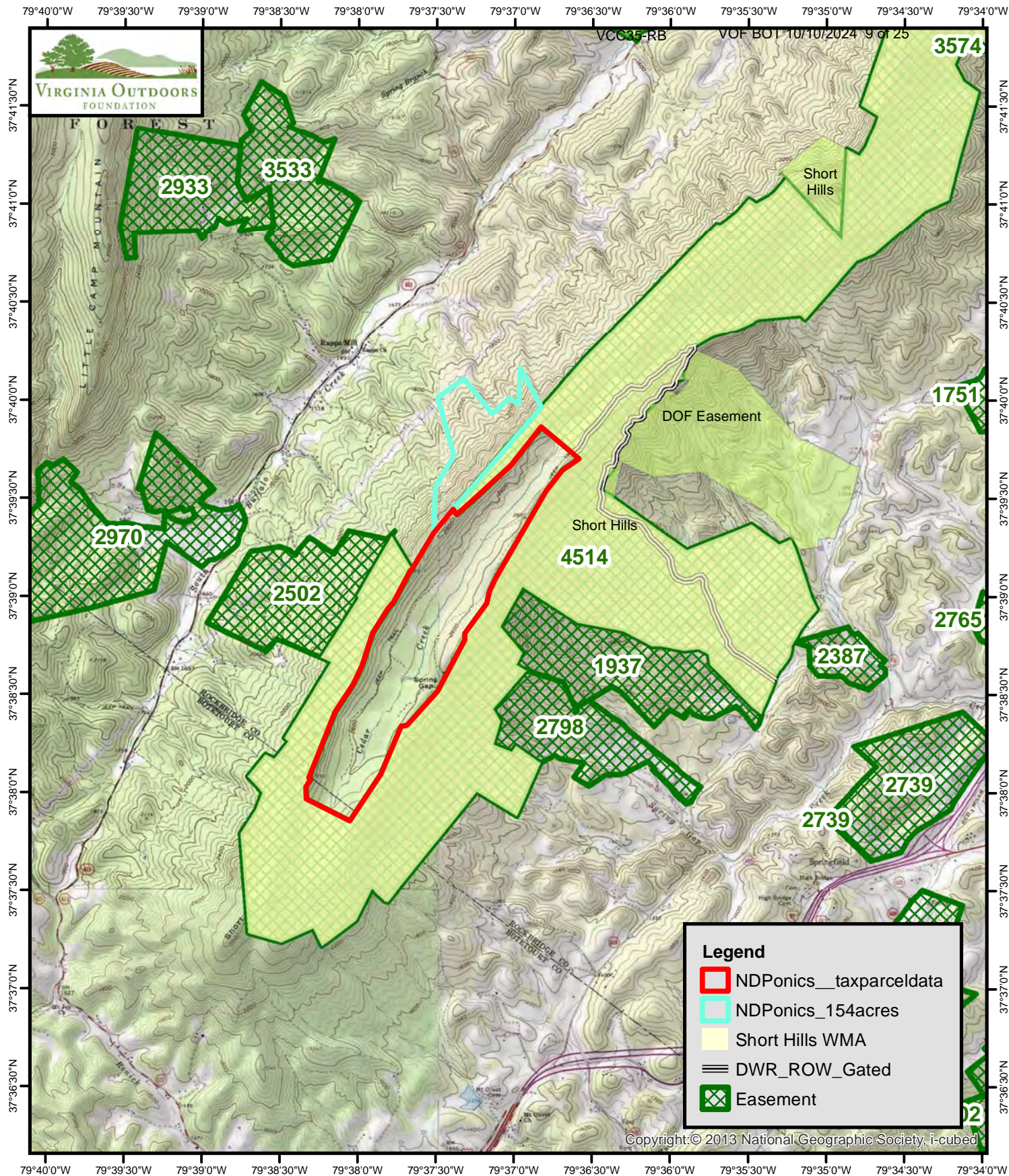
Is the project in compliance with the locality's comprehensive plan?

☒ YES ☐ NO

Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i>			





Projection: Lambert Conformal Conic  
GCS North America 1983  
Datum: D North America 1983

Map created 06/20/2023 by LT.  
Source data provided by roads-VDOT,  
water-NHD, WMA-DWR, all else- VOF  
Aerial imagery acquired 3-4-22  
Aerial imagery © 2022 Commonwealth of Virginia.  
This map is for general reference and display purposes only.

**Aerial Map**  
**ND Ponics LLC**  
**786.78 acres**  
**Rockbridge & Botetourt**

0 2000 4000  
Feet  
1:48,000







Projection: Lambert Conformal Conic  
GCS North America 1983  
Datum: D North America 1983

Map created 06/20/2023 by LT.  
Source data provided by roads-VDOT,  
water-NHD, WMA-DWR, all else- VOF  
Aerial imagery acquired 3-4-22  
Aerial imagery © 2022 Commonwealth of Virginia.  
This map is for general reference and display purposes only.

**Aerial Map**  
**ND Ponics LLC**  
**786.78 acres**  
**Rockbridge & Botetourt**

Feet  
0 1000 2000  
1:24,000





## PROJECT SUMMARY

**Gary Tolley**

**Locality: Wythe**

**Acres: 202.359**

**Meeting Date: 10/10/24**

**Staff lead: Tommy Oravetz**

**Region: Western**

### Project Description

The property is 202.359 acres of mountainside mixed hardwood forest and shares a boundary with the Jefferson National Forest on two boundaries. The property is visible from Peppers Ferry Roads and has high Forest Conservation Values ranked by the VDOF. It is used as hunting and hiking land by the landowners family and friends.

### Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land                |
| <input type="checkbox"/> Purchase of Open-Space Easement    | <input type="checkbox"/> Site Enhancement for Passive Public Use |
| <input type="checkbox"/> Fee Simple Acquisition             | <input type="checkbox"/> Other: _____                            |

### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

### Funding Source & Amount

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Program: <u>PTF-Easement Assistance</u><br>Amount Approved: \$12,000 | <input type="checkbox"/> External Grant Program(s): _____<br>Amount Requested/Secured: \$ _____ |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant)   | <input type="checkbox"/> Not Applicable   |

### Staff Recommendation

#### Conservation Project:

- ☒ Approve the project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

#### Conservation Funding:

- ☐ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☒ Approved administratively, PTF-Easement Assistance: \$12,000

**Notes:****Conservation Purposes/Property Features****Forestral Use:**

- The property is entirely forested and ranked as “High” and “Highest” in the VDOF Forest Conservation Values dataset

**Natural Habitat and Biological Diversity:**

- The property is located within the Conserve VA Natural Habitat & Ecosystem Diversity Category

**Scenic/Open Space:**

- The property is adjacent to the Jefferson National Forest on two boundaries.
- The property is visible from Peppers Ferry Road, which is located within the Conserve VA scenic category

**Project Details**

**The Governing Document:** *The primary terms in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- Divisions permitted:** 0
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 3,000 square feet.
- Buildings and Structures.**  
Private land: Any new building or structure exceeding 1,000 square feet in ground area, must have Grantee’s prior review and written approval. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes.
- Management of the Forest:** standard model deed
- Public Access:** ☒ NO ☐ YES
- Sign Required:** ☒ NO ☐ YES
- Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A

**Comprehensive Plan**

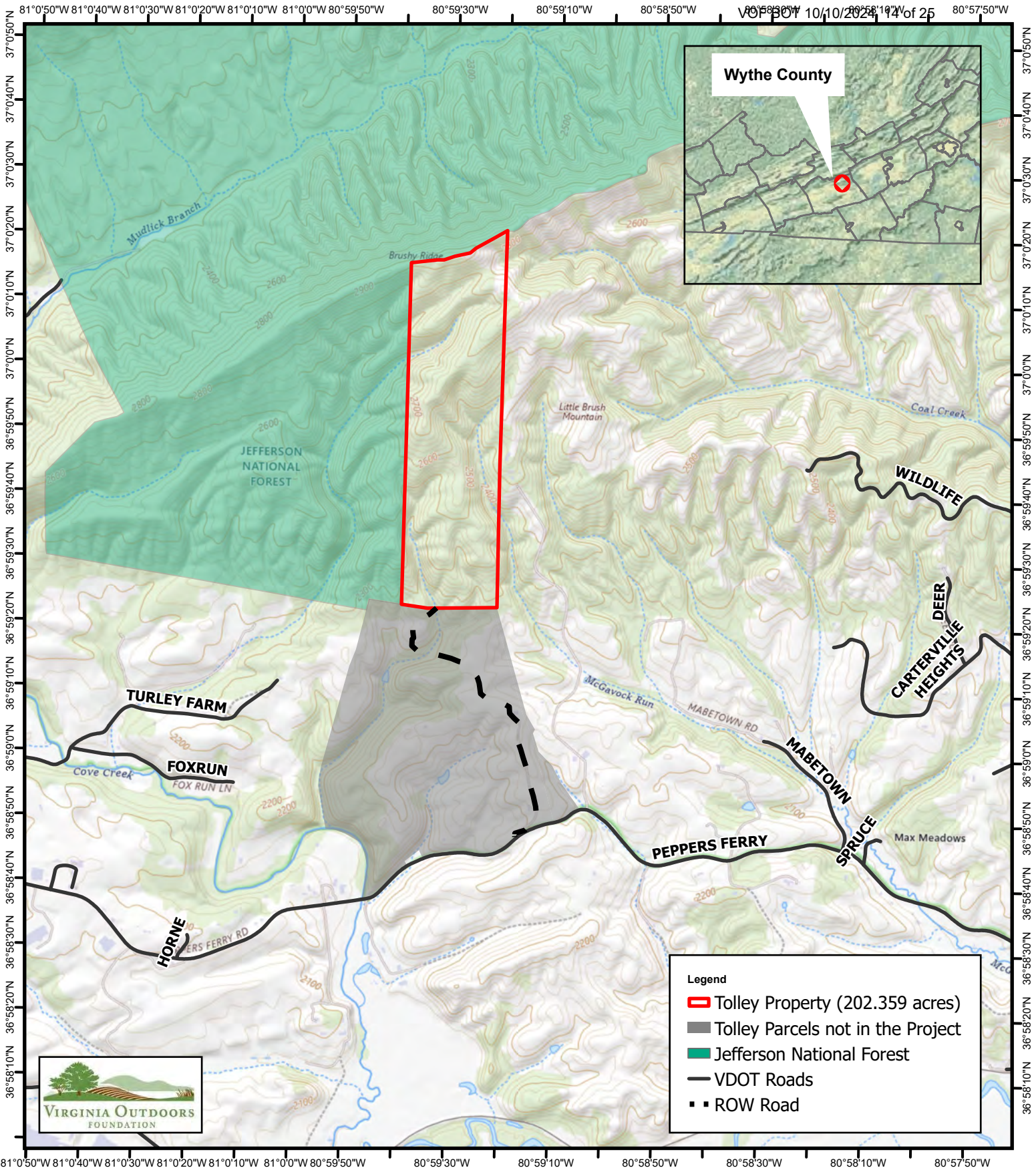
Is the project in compliance with the locality’s comprehensive plan?

☒ YES ☐ NO

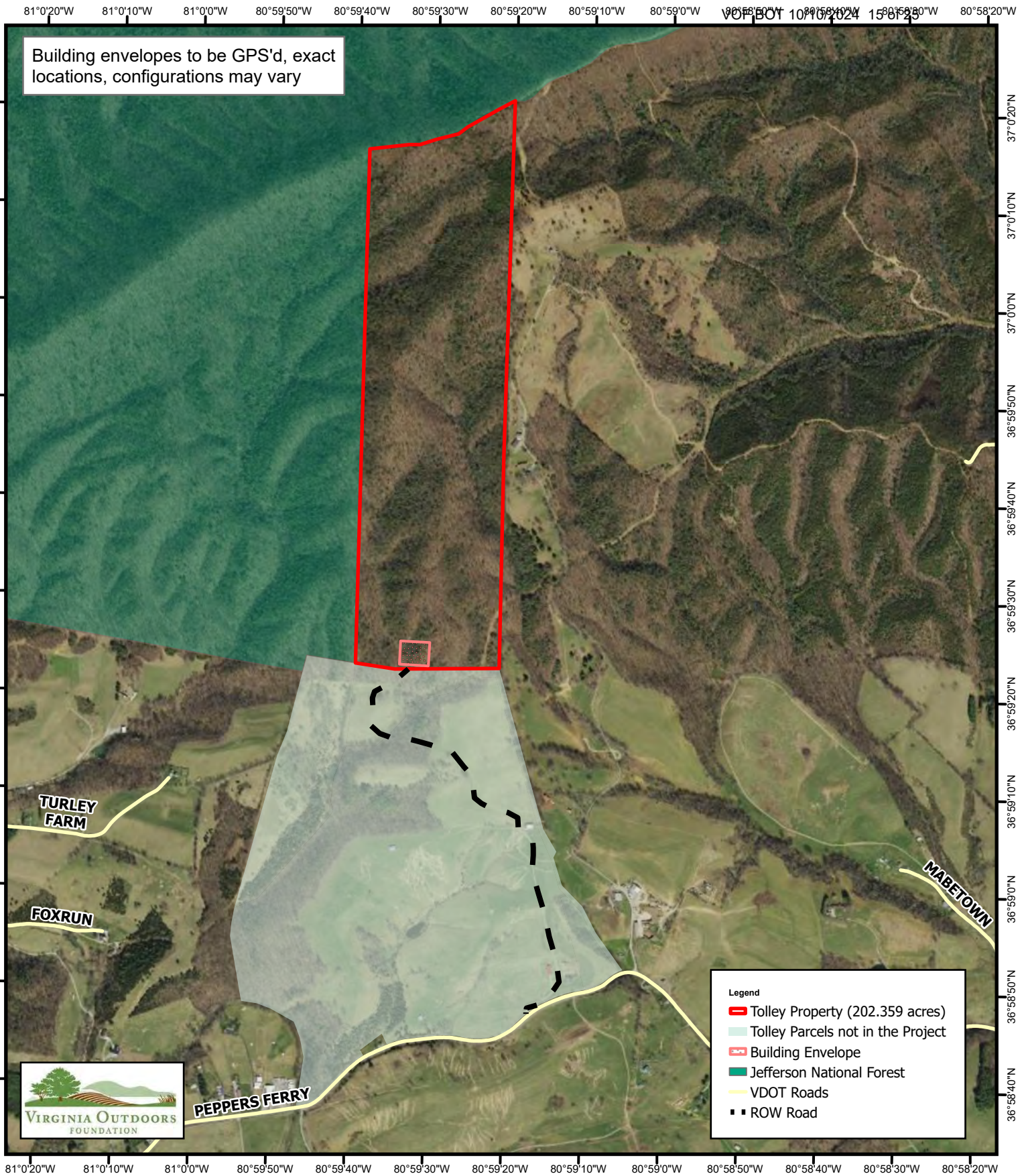
DETAILS: Approved by the Wythe County Planning Commission on August 5, 2024

<b>Public Infrastructure Information</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b> no road frontage		<input type="checkbox"/>	<input type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilities:</b> Natural Gas line and AEP ROW		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i> n/a			









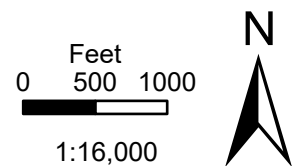
Projection: Lambert Conformal Conic  
 GCS North America 1983  
 Datum: D North America 1983

Map created 9/17/24 by Tommy Oravetz.  
 Source data provided by VOF, VBMP, USGS  
 Aerial Imagery Date: 3/06/2023  
 This map is for general reference and display purposes only.

## Special Conditions Map

Gary T. Tolley

Acreage: 202.359 County: Wythe



## PROJECT SUMMARY

**DANIEL T. and KRISTINA WADE**

**Locality: Rockbridge**

**Acres: 143.006**

**Meeting Date: Oct. 10, 2024**

**Staff lead: Laura Thurman**

**Region: Western**

### Project Description

*Property overlaps the crest of a ridge, the eastern half of which is visible from State Route 56, a designated Virginia Byway and an access to the Blue Ridge Parkway. It is part of Bike Route 76, a cross-country bicycle trail. The eastern portion is sloped relatively steeply but the western portion is a flat farm field. Property is bordered by two VOF easements and contains 52 acres of SWI soils. It has a seasonal stream that flows to the South River, a popular recreational waterway.*

### Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land        |
| <input type="checkbox"/> Purchase of Open-Space Easement    | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition             | <input type="checkbox"/> Other: _____                    |

### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

### Funding Source & Amount

- |  |   |
|--|---|
| <input type="checkbox"/> VOF Grant Program(s): _____                   | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: \$ _____   | Amount Requested/Secured: \$ _____                        |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable                   |

### Staff Recommendation

#### Conservation Project:

- ☒ Approve project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

#### Conservation Funding:

- ☐ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

#### Notes:



## Conservation Purposes/Property Features

### Agricultural Use:

- Contains 52 acres of Soils of Statewide Importance according to the Natural Resources Conservation Service of the United States Department of Agriculture.

### Scenic/Open Space:

- Visible from a State Scenic Byway (Route 56), which is part of the Department of Wildlife Resources Birding and Wildlife Trail System, an access to the Blue Ridge Parkway and part of Bike Route 76, a cross-country bicycle route.

### Water Resource Protection:

- Contains a season stream that flows to the South River, a popular recreational waterway that is a tributary of the Maury River, a designated State Scenic River, used recreationally and a “public waterway” from Lexington to the James River, according to the DWR.

## Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- Divisions permitted:** None **Maximum Properties:** One
- Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 30,000 square feet.
- Buildings and Structures.**  
Private land: Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee’s prior review and written approval. No more than three detached (freestanding) dwellings may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling must be located in a Building Envelope.
- Water Quality Protection Areas:**  
35-foot buffer on the seasonal stream on the property, livestock excluded.
- Unique Deed Provisions:** In PURPOSES: Grantor covenants that no acts or uses are currently being conducted or will be conducted on the Property which are: (i) inconsistent with the conservation purposes of the donation or (ii) consistent with the conservation purposes of the donation, but destructive of other significant conservation interests unless such acts or uses are necessary for the protection of the Conservation Values of the Property. This paragraph shall not be construed to permit any matter permitted under the restrictions set for in Section II below as Grantee has determined that such restrictions will limit the use of the Property to their uses consistent with and supporting the conservation value of the Property supported by this Easement
- Public Access:** ☒ NO ☐ YES
- Sign Required:** ☒ NO ☐ YES
- Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A  
Summarize: The county requires a tax parcel for each dwelling and if consolidation is requested, it requires a new survey.

**Further Discussion****Comprehensive Plan**

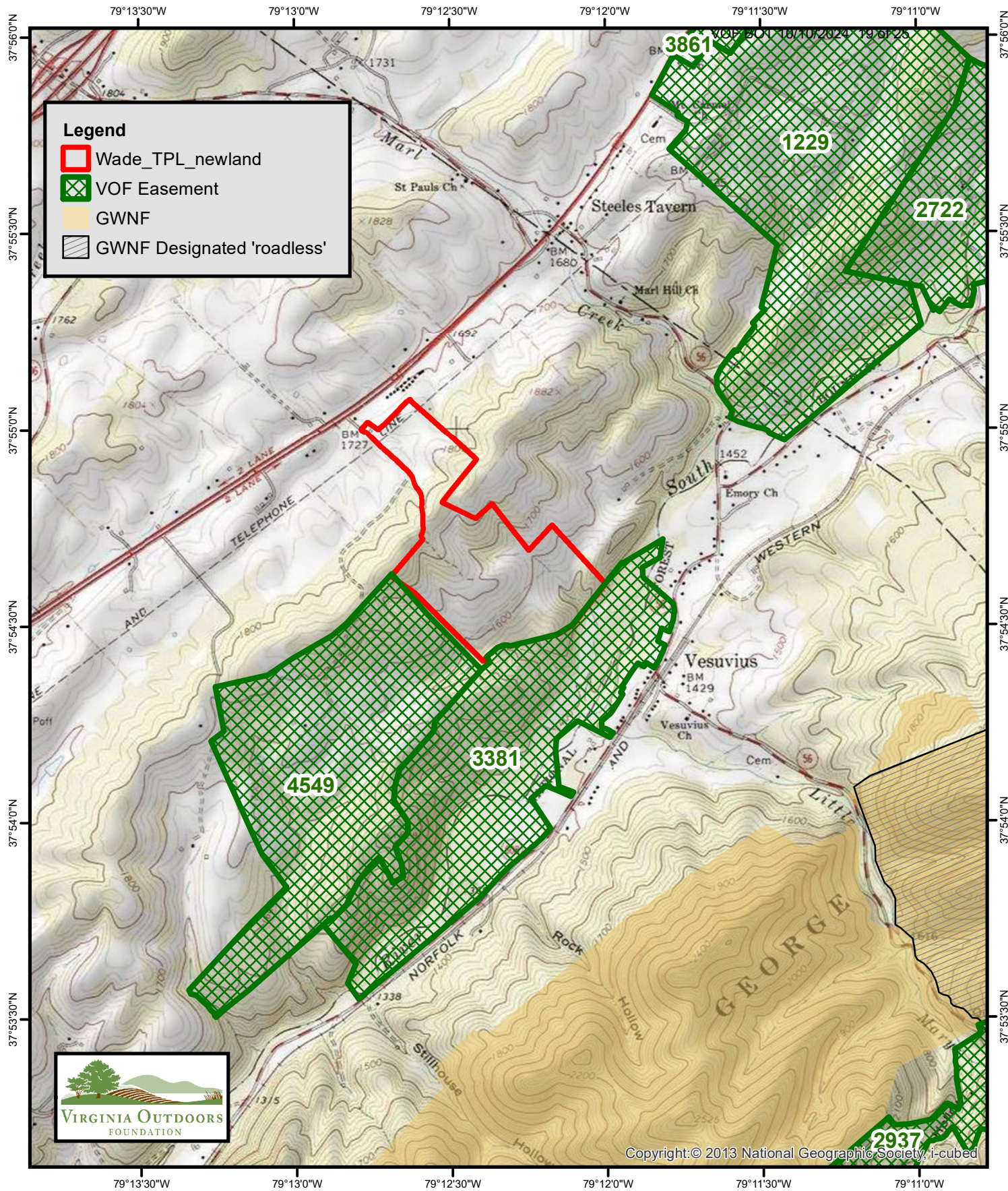
Is the project in compliance with the locality's comprehensive plan?

☒ YES   ☐ NO

DETAILS: *Chris Slaydon, Director of Community Development, in an email dated August 6, 2024, states: A perpetual open-space easement in this area is consistent with the goals of the Rural Planning Areas (and this property lies within that designation).*

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes: Property is accessed via a deeded ROW from Hwy 11 – no VDOT road frontage.</i>			





Projection: Lambert Conformal Conic  
GCS North America 1983  
Datum: D North America 1983

Map created 09/27/2023 by Laura Thurman.  
Source data provided by roads-VDOT, GWNF-USDA,  
Rails-DRPT, all else- VOF  
USGS Quadrangle:  
This map is for general reference and display  
purposes only.

**Location Map**  
**Wade ~ 143.006 Acres**  
**Rockbridge County**  
**Site Visit Date:**

0 1000 2000  
Feet  
1:24,000



Copyright © 2013 National Geographic Society, i-cubed



79°12'30"W

79°12'0"W

VOF BOT 10/10/2024 12:01:25



Building envelopes to be GPS'd, exact  
locations, configurations may vary

### Legend

- Wade\_TPL\_newland
- Potential Building Envelopes
- VOF Easement
- Water
- Secondary Road

3381

Virginia Geographic Information Network (VGIN)

Projection: Lambert Conformal Conic  
GCS North America 1983  
Datum: D North America 1983

Map created 09/27/2023 by Laura Thurman.  
Source data provided by Wade boundary-TPL, roads-VDOT  
water-NHD, rail-DRPT, all else-VOF.  
Aerial imagery acquired 03/04/2022  
Aerial imagery © 2022 Commonwealth of Virginia.  
This map is for general reference and display purposes only.

## Building Envelopes Map

Wade ~ 143.006 Acres

Rockbridge County  
Site Visit Date:

0 250 500  
Feet  
1:6,500





## PROJECT SUMMARY

**Robert R. and Laura A. Horstmann**

**Locality: Smyth**

**Acres: 200 +/-**

**Meeting Date: 10/10/24**

**Staff lead: Tommy Oravetz**

**Region: Western**

### Project Description

The property is a 200 +/- acre working beef cattle farm in Rich Valley of Smyth County. This region of Smyth County has many VOF easements, and the property shares a boundary with a sizeable 1,145-acre easement held by VDOF. The forest on property ranks in the higher values VDOF Forest Conservation Value dataset, and the perennial stream through the center of the property flows in the DCR.

### Project Type

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land                |
| <input type="checkbox"/> Purchase of Open-Space Easement    | <input type="checkbox"/> Site Enhancement for Passive Public Use |
| <input type="checkbox"/> Fee Simple Acquisition             | <input type="checkbox"/> Other: _____                            |

### Instrument Type

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Deed of Open-Space Easement | <input type="checkbox"/> Deed of Conveyance/Acquisition |
| <input type="checkbox"/> Deed of Dedication to Open Space       | <input type="checkbox"/> Other                          |

### Land Protection Agent

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF            | <input type="checkbox"/> Locality: _____ |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____    |

### Funding Source & Amount

- |  |   |
|--|---|
| <input type="checkbox"/> VOF Grant Program(s): _____                   | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: \$ _____   | Amount Requested/Secured: \$ _____                        |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable                   |

### Staff Recommendation

#### Conservation Project:

- ☒ Approve project as presented.
- ☐ Approve project, contingent upon satisfaction of the following: \_\_\_\_\_
- ☐ Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

#### Conservation Funding:

- ☒ Not applicable
- ☐ Approve requested funding: \$ \_\_\_\_\_
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

### Conservation Purposes/Property Features

#### Agricultural Use:

- Beef cattle operation on the property by new landowners who have worked with NRCS and SWCD to bring BMPs into their land management

#### Forestal Use:

- The forest on the property ranks as 3-5 in Forest Conservation Value

#### Scenic/Open Space:

- Adjacent to a large 1,145-acre VDOF easement and within the Rich Valley region, which has a large number of VOF easements.

#### Water Resource Protection:

- The Locust Cove Creek flows into the North Fork Holston River Conservation Site

### Project Details

**The Governing Document:** *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- **Divisions permitted:** 0 **Maximum Properties:** 0
- **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 43,560 square feet +/- or 0.5 % of the total property.
- **Buildings and Structures.**  
Private land: Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No more than one detached (freestanding) dwelling may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling must be located in a Building Envelope.
- **Public Access:** ☒ NO ☐ YES
- **Sign Required:** ☒ NO ☐ YES
- **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A

### Comprehensive Plan

Is the project in compliance with the locality's comprehensive plan?

☒ YES ☐ NO

DETAILS: Becca Creasy, Smyth County Zoning Administrator, correspondence on 7/23/2024

<b>Public Infrastructure Information</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b> Highway 42 Blue Grass Trail		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilities:</b> AEP (3 AEP ROWs current on the property)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i>			





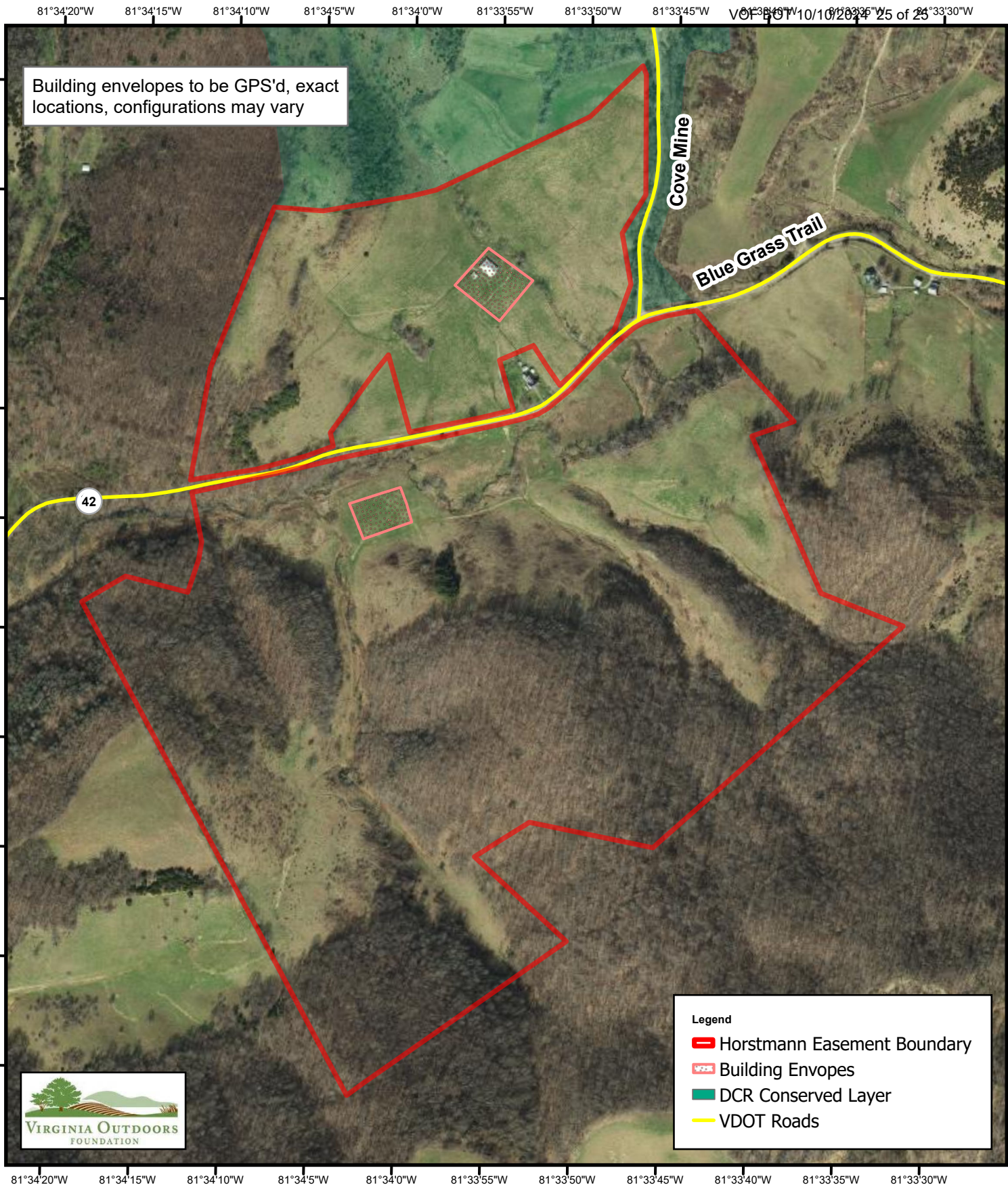
Map created 9/19/2024 by Tommy Oravetz.  
Source data provided by VOF, VDOT, USGS  
USGS Quad Map: CHATHAM HILL  
This map is for general reference and display purposes.  
only.

Robert and Laura Horstmann  
Acreage: 200 +/- County: Smyth

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1000  
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Projection: Lambert Conformal Conic  
 GCS North America 1983  
 Datum: D North America 1983

Map created 9/19/24 by Tommy Oravetz.  
 Source data provided by VOF, VBMP, USGS  
 Aerial Imagery Date: 2/19/2023  
 This map is for general reference and display purposes only.

**Special Conditions Map**

Robert and Laura Horstmann

Acreage: 200 +/- County: Smyth

Feet  
 0 250 500

1:7,200

