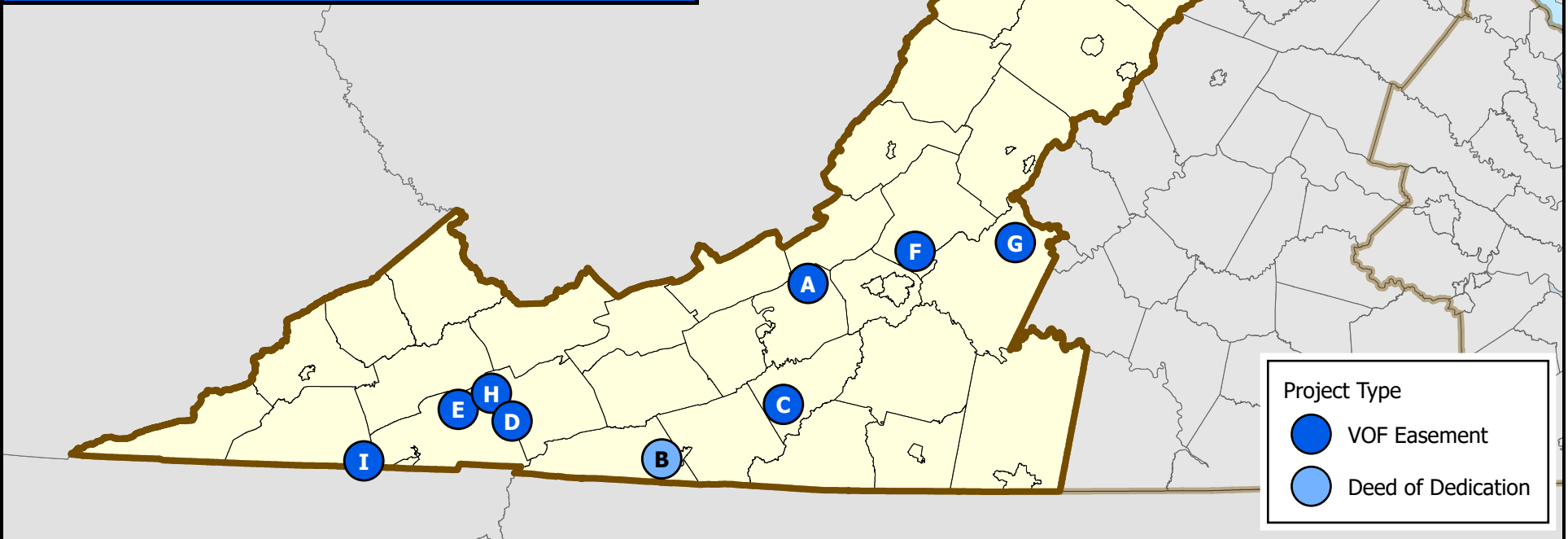


Proposed Conservation Projects: Western Region



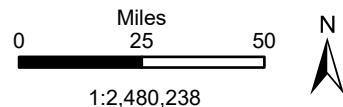
Map VOF ID Grantor

A	12	New River Land Trust
B	13	New River Soil & Water Conservation District
C	4965	Homestate Properties LLC
D	5007	Waddle
E	5009	Rolen
F	5061	Dillard
G	5064	McFaden
H	5066	Carneal
I	5070	Terry



Board of Trustees Meeting

June 12, 2025



Map created: 5/27/25 by VOF-LV
Projection: NAD 1983 Virginia Lambert

Source data: Source data provided by County Boundaries - US Census Bureau/VOF; all else - VOF.

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.



PROJECT SUMMARY

New River Land Trust

Mill Creek Headwaters Protection

Locality: Montgomery County

Acres: 64

Board Meeting: 6/12/2025

Staff Lead: Emily White

Region: Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Grant Application # 25-02-12

Project Description/Property Features

This purchase of an open space easement will add 64 acres and revise an existing VOF easement resulting in 202 acres of fresh conservation through an easement amendment. The New River Land Trust (NRLT) and the landowner are coordinating with the Virginia Outdoors Foundation (VOF) on revising the 2011 deed language to bring it up to current VOF standards, and with a proposal for 20 acres of the parcel to be dedicated as a Natural Area Preserve with the Department of Conservation and Recreation.

Project Type

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

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(s): <u>PTF</u>
Amount Requested: \$ <u>175,500</u> | <input type="checkbox"/> External Grant Program(s): _____
Amount: \$ _____ |
| <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: \$175,500
- ☐ Approve recommended funding: \$ _____
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: The 64 acres under consideration are proposed to be added to an existing VOF easement through an amendment which will not only increase acreage but also strengthen the existing deed restrictions.

Conservation Purposes

Forestal Use:

- The property is predominantly forested, with 90% of the forest being ranked as the Highest and High Forest Conservation Value. The Forest Conservation Value (FCV) model is a tool designed by the Virginia Department of Forestry (VDOF) to strategically identify the highest priority forestland for conservation in Virginia. The intent is to maximize the efficiency of limited resources by focusing conservation efforts on the highest quality, most productive, and most vulnerable forestland statewide.

Natural Habitat and Biological Diversity:

- Ranked as having an ecological core rating of C3 (High) by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA), it is likely the property may support numerous habitat and ecosystem values.
- The property contains a DCR-Division of Natural Heritage dedicated Natural Heritage Conservation Site, indicating the property contains habitat for one or more natural heritage resources (rare plants, animals, communities, or geologic features).
- The Nature Conservancy has identified the property as part of an area of importance for climate & biodiversity resilience.
- The Virginia Department of Wildlife Resources' ("DWR") Wildlife Corridor Action Plan indicates the Property is within a "Wildlife Biodiversity Resilience Corridor Buffer". Wildlife Biodiversity Resilience Corridors represent relatively intact, representative, and biologically diverse habitat connections designed to provide refuge and facilitate species distribution shifts as the climate changes and the landscape becomes more developed.
- The property is identified as a significant site for protection in the ConserveVA Natural Habitat and Ecosystem Diversity and Protected Landscapes Resilience categories.

Scenic/Open Space:

- The property is contiguous with two existing VOF easements, and it is in close proximity to the George Washington and Jefferson National Forest as well as The Nature Conservancy's North Fork Roanoke River Preserve, which is also a Natural Area Preserve (Mill Creek Springs).

Water Resource Protection:

- The predominantly wooded property contains 4,640 feet of Mill Creek, a trout stream, and another unnamed perennial stream, both tributaries of the North Fork of the Roanoke River.
- Lies in an area of limestone geology with karst features. Prevention of intensive development on the Property will help minimize soil erosion and contribute to the protection of water quality.
- The National Wetlands Inventory ("NWI") maintained by the USFWS shows the property contains 1.02 acres of riverine wetlands.
- The property is located in an area identified as important for the protection of floodplains and flooding resilience by the ConserveVA model.

Outdoor Recreation, Education, or Research:

- By landowner invitation, the property is currently open to and used by Virginia Tech and the Department of Forestry for research, educational events, and programming.

Project Details	
<p>The Governing Document: <i>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.</i></p>	
<p>For the proposed additional 64 acres*:</p>	
1.	Divisions permitted: 0 Maximum Properties: 1
2.	Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 0% of the total property. All development must occur on the existing easement area.
3.	Buildings and Structures: N/A, No buildings and structures
4.	Management of Forest: A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
5.	Water Quality Protection Areas: 100-ft riparian buffers.
6.	Unique Deed Provisions: N/A
7.	Public Access: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
8.	Sign Required: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
9.	Consolidation of Tax Parcels: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> N/A
<p>*Terms for the proposed VOF amendment to be determined, but update will result in more restrictive deed terms than are currently in place.</p>	

Further Discussion

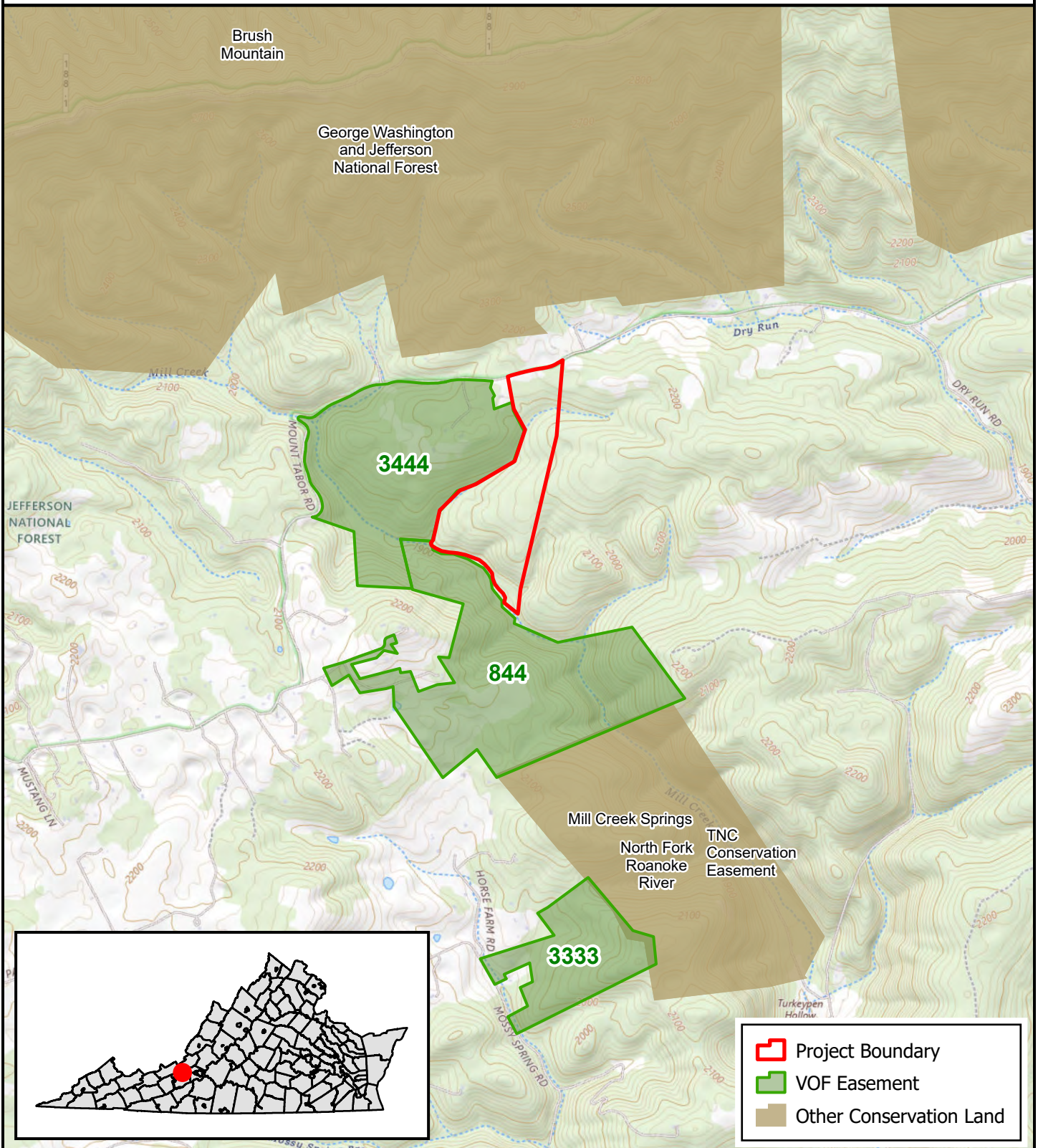
Comprehensive Plan
<p>Has the locality confirmed the project is in compliance with the comprehensive plan?</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DETAILS: Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.</p>

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

Revision Date 03/04/2025

Location

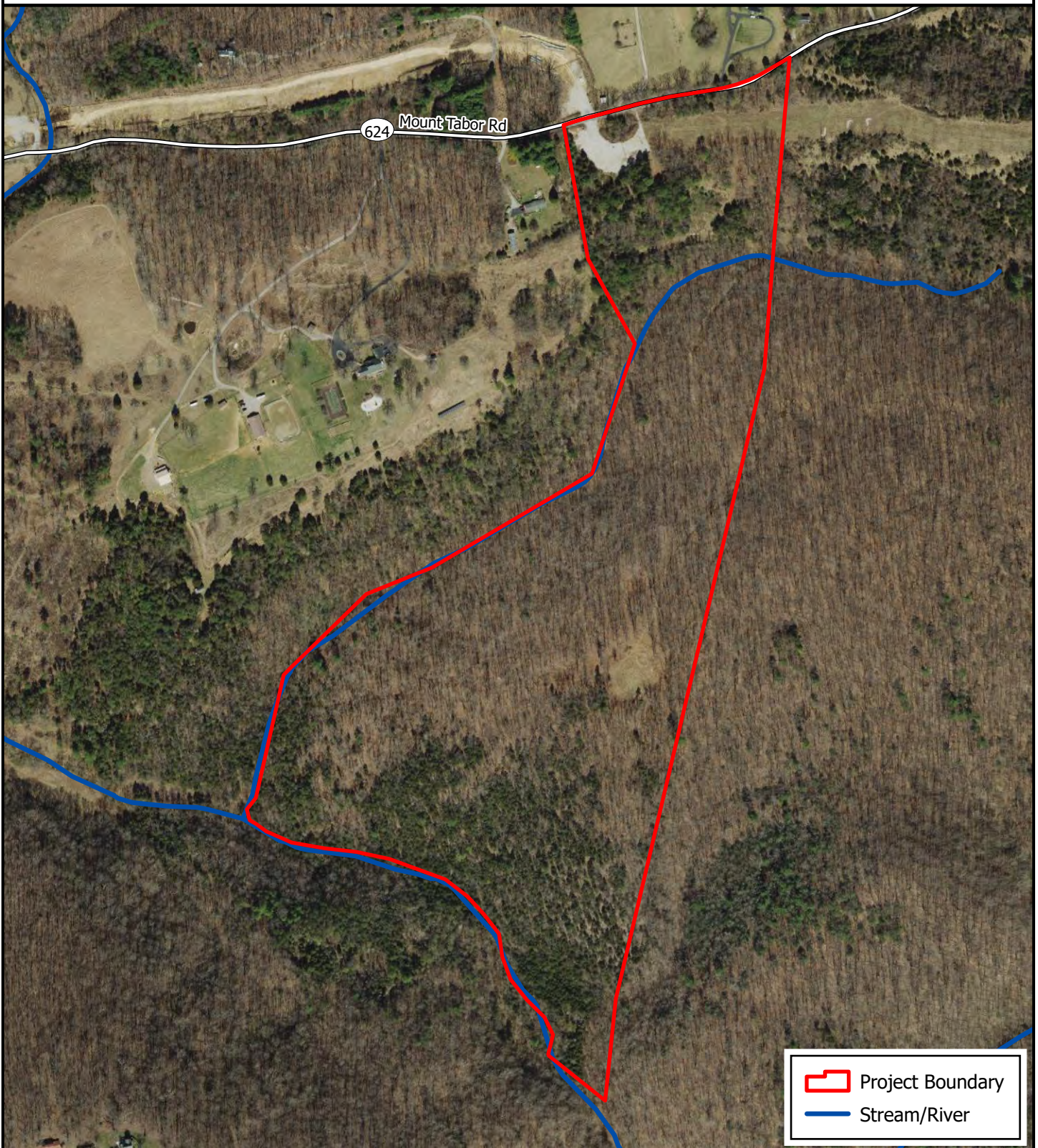
New River Land Trust



<p>Montgomery County</p> <p>64 ± Acres</p>	<p>Feet 0 1000 2000</p> <p>1:24,000</p> <p>N</p>	<p>Map created: 5/23/2025 by Emily White Projection: NAD 1983 Virginia Lambert</p> <p>Source data: USGS Topo Quad Name: McDonalds Mill; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.</p>
--	--	---

Aerial Imagery

New River Land Trust



Montgomery County

64 ± Acres

Feet
0 250 500
1:5,828



Map created: 5/23/2025 by Emily White
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/5/2023; Rivers/Streams - USGS-NHD; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.



PROJECT SUMMARY

New River Soil & Water Conservation District

New River Hill Park Expansion II

Locality: Grayson County

Acres: 145

Board Meeting: 6/12/2025

Staff Lead: Emily White

Region: Western

VOF Project # 4857 VOF Instrument # TBD VOF Property # TBD VOF Grant Application # 25-02-13

Project Description/Property Features

The New River Hill Park Expansion II project will acquire and protect 145 acres in Grayson County. The land will be operated and maintained by the New River SWCD as a public park, protecting the natural and cultural resources on the land in perpetuity.

Project Type

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

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 type="checkbox"/> Other State Agency: _____ | <input checked="" type="checkbox"/> Other: <u>New River SWCD</u> |

Funding Source & Amount

- | | |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u>
Amount Requested: <u>\$314,300</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>Local Trust</u>
Amount Secured: <u>\$300,000</u> |
| <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: \$314,300
- ☐ Approve recommended funding: \$ _____
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes

Forestal Use:

- The entire property is forested, with 60 acres of the forest being ranked as High Forest Conservation Value or better. The Forest Conservation Value (FCV) model is a tool designed by the Virginia Department of Forestry (VDOF) to strategically identify the highest priority forestland for conservation in Virginia. The intent is to maximize the efficiency of limited resources by focusing conservation efforts on the highest quality, most productive, and most vulnerable forestland statewide.

Natural Habitat and Biological Diversity:

- The property is ranked as having an ecological core rating of C3 (High) and C4 (Moderate) by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) which indicates the property may support numerous habitat and ecosystem values.
- The Nature Conservancy has identified the property as part of an area of importance for climate & biodiversity resilience.

Scenic/Open Space:

- The property is part of a network of growing conserved land (approximately 410 acres) owned and operated by the New River Soil & Water Conservation District along the New River.
- The property has over 1,000 feet of frontage along Englewood Road, making it frequently viewed by the public.

Water Resource Protection:

- The entirely wooded property contains 4,000 feet of two unnamed perennial streams and has 1,050 feet of frontage along Redman Branch, which flows directly into the New River.
- The National Wetlands Inventory ("NWI") maintained by the USFWS shows the property contains 1.9 acres of riverine wetlands.
- The property is located in an area targeted for Water Quality Improvement as identified by ConserveVA.

Outdoor Recreation, Education, or Research:

- Land-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked as Moderate in this area.
- The property will be an extension to the existing New River Hill Farm and Forest, which is owned and operated by the NRSWCD. The land will be open to and used by the public with educational information and programming.

Project Details	
<p>The Governing Document: <i>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.</i></p>	
1.	Divisions permitted: 0 Maximum Properties: 1
2.	Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 2% of the total property.
3.	Buildings and Structures: Only buildings and structures allowed are those that support public use of the Property as a park.
4.	Unique Deed Provisions: VOF in the 1704 clause.
5.	Public Access: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
6.	Sign Required: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
7.	Consolidation of Tax Parcels: <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> TBD Summarize: To be discussed should funding be awarded

Further Discussion

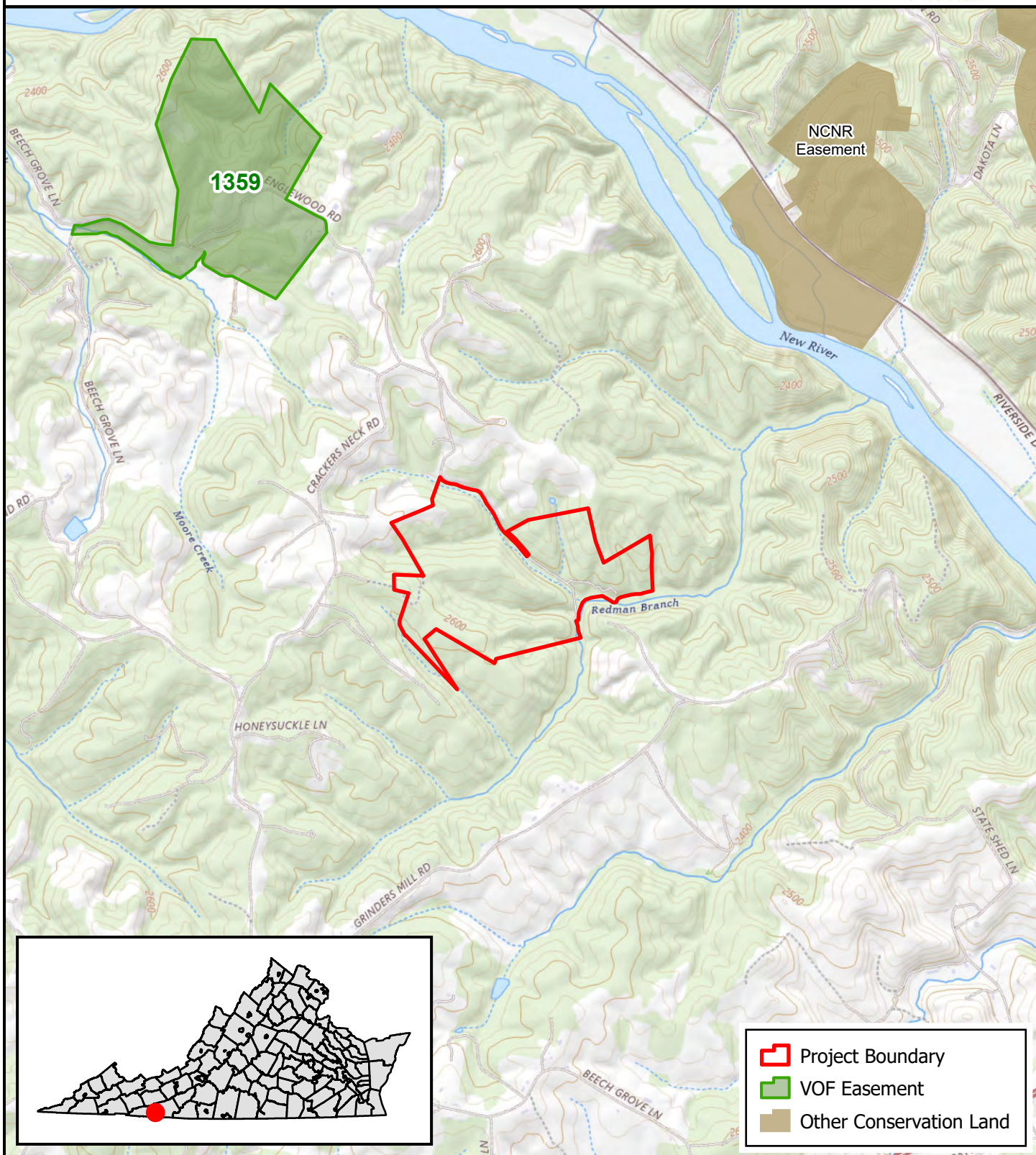
Comprehensive Plan
<p>Has the locality confirmed the project is in compliance with the comprehensive plan?</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DETAILS: Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.</p>

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

Revision Date 03/04/2025

Location

New River Soil & Water Conservation District



Grayson County

145 ± Acres

Feet
0 1000 2000
1:24,000

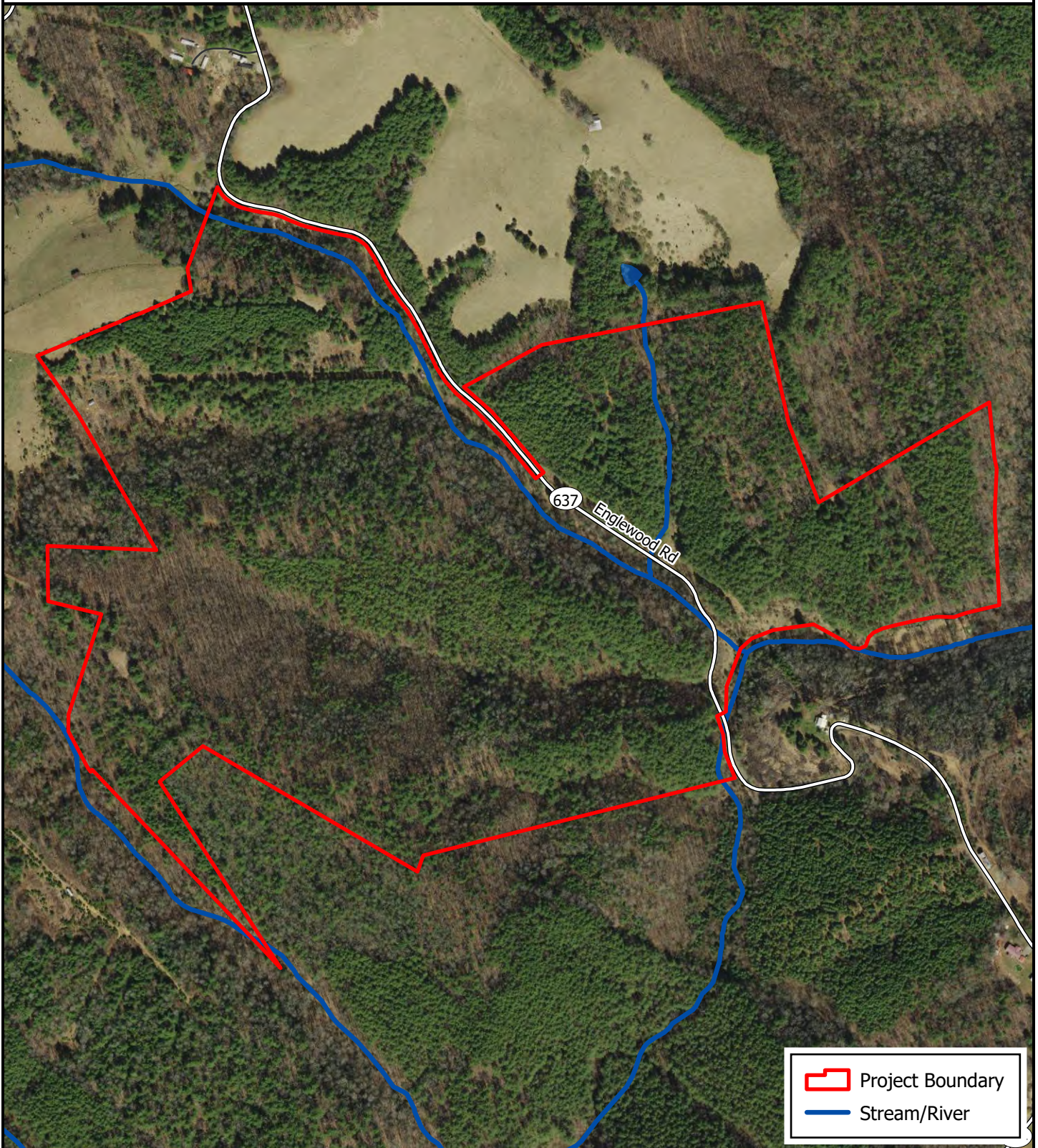


Map created: 5/23/2025 by Emily White
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Briertpatch Mountain; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

Aerial Imagery

New River Soil & Water Conservation District



Grayson County

145 ± Acres

Feet
0 250 500
1:6,500



Map created: 5/23/2025 by Emily White
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/6/2023; Rivers/Streams - USGS-NHD; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.



PROJECT SUMMARY

Homestate Properties, LLC

Locality: Floyd

Acres: 240.62

Board Meeting: 6/12/2025

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 4965

VOF Instrument # 7586

VOF Property # 5770

VOF Grant # 8046, 8132

Project Description/Property Features

This project is being resubmitted for Board review of the easement terms only; the grant funds were approved by the Board in June of 2024. The property is a cow-calf operation in Floyd County. The wetlands on the farm have been identified as habitats for unique natural heritage species. The property holds scenic value as it is visible from the Buffalo Mountain Natural Area Preserve as well as located along State Route 768. The majority of the property consists of soils that are classified as Soils of Statewide Importance. This will be the first successful Agricultural Land Easement (ALE) project for VOF.

Project Type

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

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 checked="" type="checkbox"/> Other: <u>USDA-NRCS</u> |

Funding Source & Amount

- | | |
|--|--|
| <input checked="" type="checkbox"/> VOF Grant Program(s): PTF-EA, PTF
Amount Approved: <u>\$19,600, \$149,250</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>USDA ALE</u>
Amount Secured: <u>\$250,000</u> |
| <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 previously, PTF: \$149,250 (VOF BOT 06/13/2024)
- ☒ Approved administratively, PTF-Easement Assistance: \$19,600

Conservation Purposes

Agricultural Use:

- 60% of the property is composed of soils of statewide significance, creating quality pasture for the cow/calf operation.

Natural Habitat and Biological Diversity:

- The property has viable habitat for two rare Department of Conservation and Recreation (DCR)- Division of Natural Heritage species and lies within the region of Floyd which historically has supported several Natural Heritage species.
- The property is located in close proximity to Chestnut Creek State Natural Area Preserve which contributes to the support of Natural Heritage species.

Scenic/Open Space:

- The property has approximately 1,500 linear feet of road frontage along Kyle Weeks Road (State Route 768), a county-sponsored thematic driving tour route.
- The property is within the viewshed of the Buffalo Mountain State Natural Area Preserve.

Water Resource Protection:

- The property is the headwaters of Greasy Creek, and it contains 3.5 acres of open-herbaceous wetlands.
- The streams and associated open-herbaceous wetland found on the property are ranked as outstanding in DCR's Virginia Wetland Catalog.

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: 1

2. Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements as well as all roads, may not exceed 2% of the total property as dictated by the ALE program.

3. Buildings and Structures.

Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than 3 detached (freestanding) dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.

4. Management of Forest:

A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.

5. **Water Quality Protection Areas:** As described in the conservation plan created by NRCS, the easement requires both Riparian Buffers (of varying widths) and a Riparian Protection Zone that will allow limited cattle access to help support the Natural Heritage species present on the property.
6. **Unique Deed Provisions:** The easement requires a current Agricultural Land Easement plan drafted by VOF in consultation with the Grantor and NRCS.
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☐ NO ☒ YES
9. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A
Summarize: Two existing tax parcels. No consolidation will occur due to the landowner's desire to permit three (3) dwellings.

Further Discussion

NRCS review of deed pending. While the basic terms will remain the same, some language may be modified or added to meet ALE requirements.

Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?

☒ YES ☐ NO

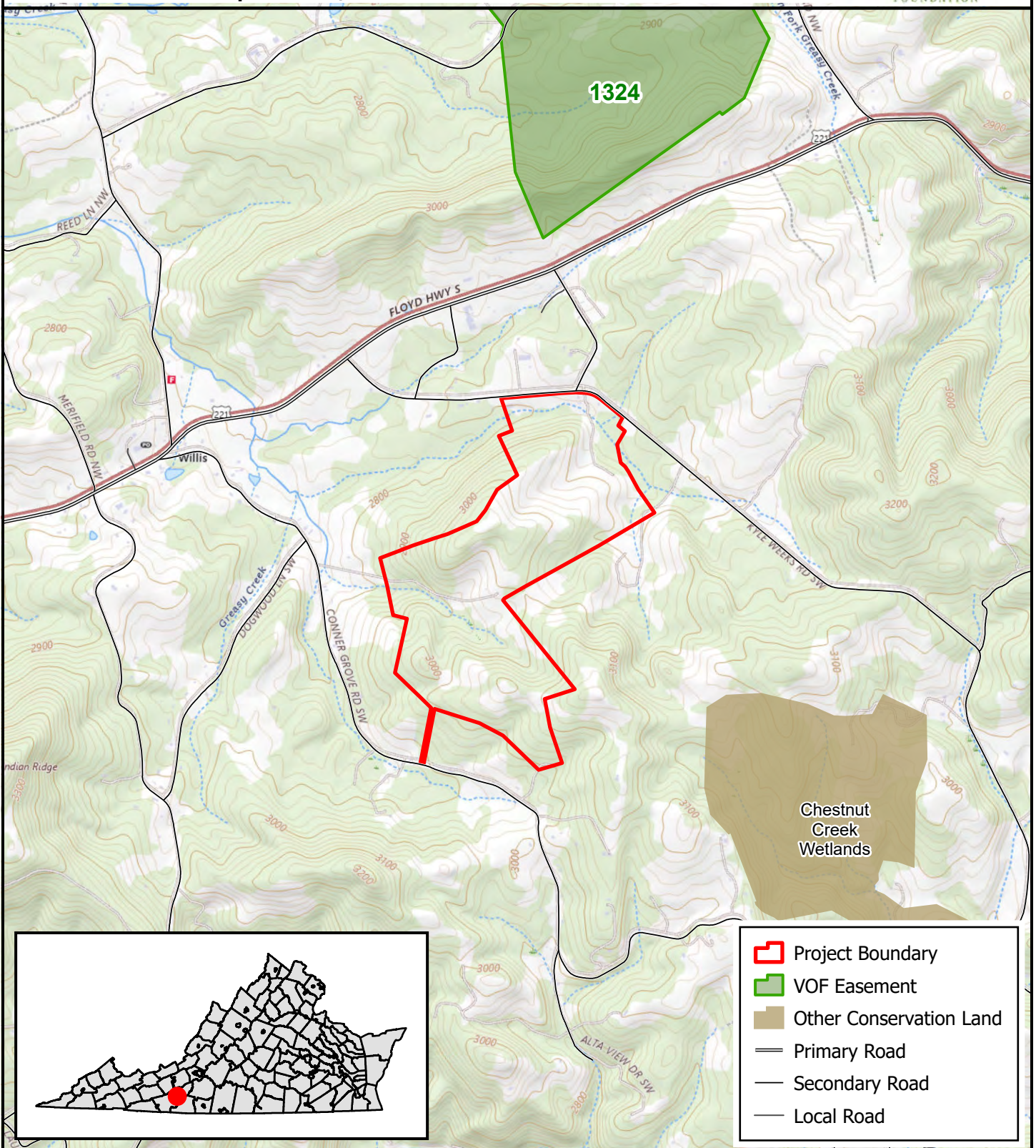
DETAILS: The Floyd County Planning Commission unanimously approved the proposed conservation easement at the 02/20/2024 Planning Commission Meeting.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Road frontage along Kyle Weeks Road (State Rte 768) and Connor Grove Rd (State Rte 799)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: N/A			

Revision Date 04/10/2025

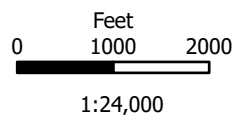
Location

Homestate Properties, LLC



Floyd County

240.62 ± Acres



Map created: 4/22/2025 by Emma Weaver
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Willis; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

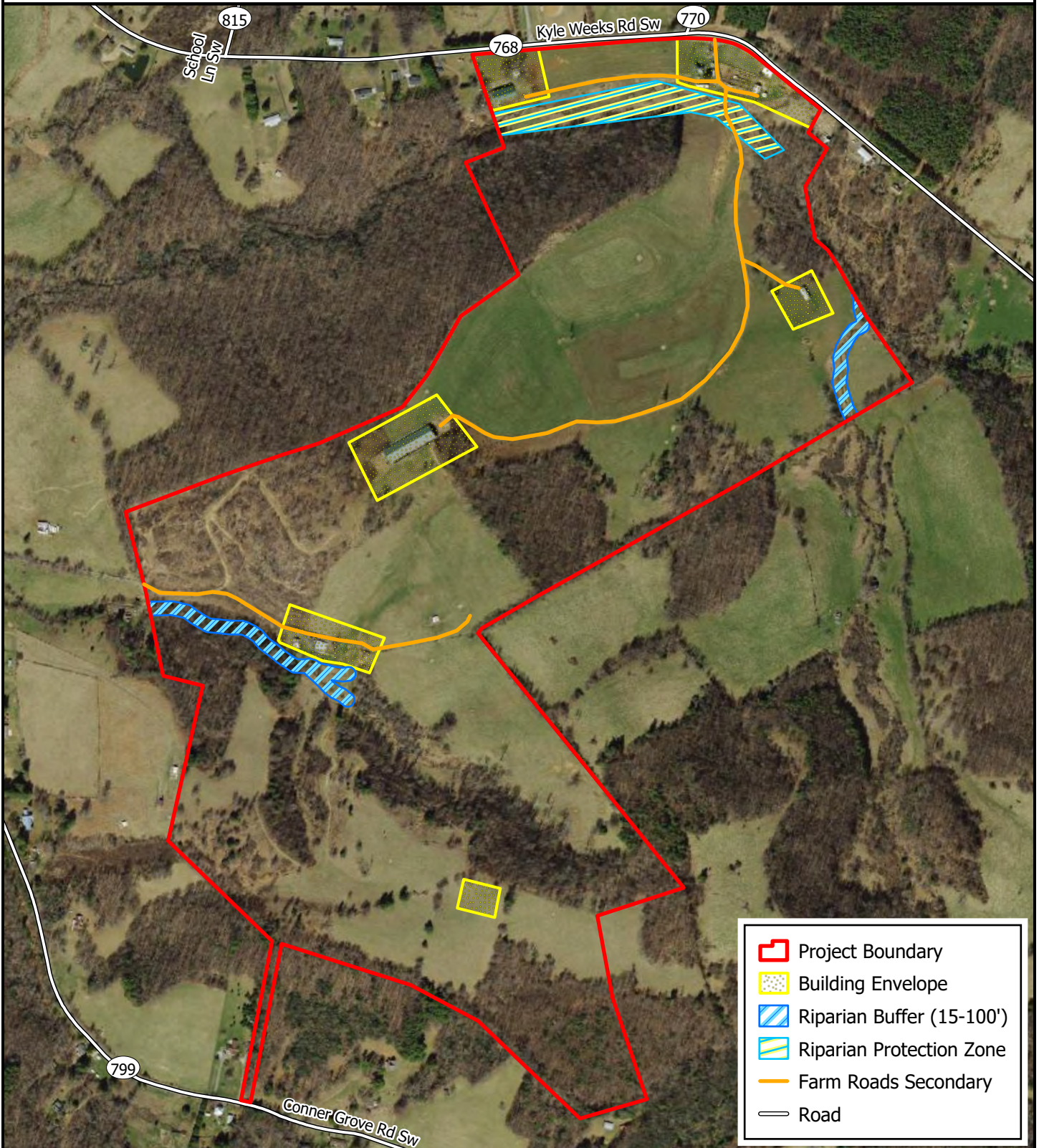
This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.

VOF BOT 6/12/25 Western Region Land Conservation

14 of 46

Special Conditions

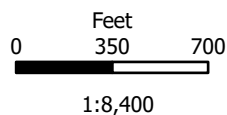
Homestate Properties, LLC



- Project Boundary
- Building Envelope
- Riparian Buffer (15-100')
- Riparian Protection Zone
- Farm Roads Secondary
- Road

Floyd County

240.62 ± Acres



Map created: 4/23/2025 by Emma Weaver
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/5/2023; Rivers/Streams - USGS-VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Kyli and Greg Waddle

Locality: Smyth/Washington counties **Acres:** 823.1

Board Meeting: 6/12/2025

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5007 VOF Instrument # 7894 VOF Property # 5854

VOF Grant # N/A

Project Description/Property Features

This 823-acre family farm is a portion of the total 1,800 acres owned and managed by the Waddle family, all within close proximity to I-81. This particular farm consists of more than 650 acres of pasture, 50 acres of hay and 75 acres of corn. It provides scenic views to the public from several roads. There are no natural sources of water on this property.

Project Type

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

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:
Amount: \$ _____ | <input checked="" type="checkbox"/> External Grant Program(s): <u>VLCF</u>
Amount Secured: <u>\$914,017</u> |
| <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: n/a

Conservation Purposes

Agricultural Use:

- Located in a predominantly agricultural and forested area, is used for agricultural purposes, and is relatively undeveloped. Protection of the property will help preserve it in a relatively undeveloped state and will provide general open-space and scenic benefits to members of the general public.
- Contains within its boundaries productive agricultural lands with over 500 acres of the soils thereon having been classified as Soils of Statewide Importance and nearly 40 acres of the soils having been classified as Prime Soils by the Natural Resource Conservation Service of the United States Department of Agriculture.

Scenic/Open Space:

- Fronts on State Route 608 (River Road) and lies on both sides of State Route 607 (Flatwood Acres Road) and the restrictions set forth herein will protect the Property from intensive development and will help preserve the scenic view of the Property from the public roads.
- Lies adjacent to four properties protected by open-space easements deeded to Grantee containing over 1,000 acres and protection of the property contributes to the open-space values of such other lands under easement and the continuity of natural habitat on all these properties under easement.

Water Resource Protection:

- Lies in an area of limestone geology with karst features, and in this type of terrain, as compared with other areas, surface contamination is more likely to travel through solution channels and cause groundwater contamination. The restrictions in the easement, including prevention of intensive development on the property will help minimize soil erosion and contribute to the protection of water quality and karst ecosystems by reducing the introduction of pollutants in the sinkholes on the property and in the Middle Fork Holston River.

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: One Maximum Properties: Two**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 1/4 % of the total property.
- 3. Buildings and Structures.**
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than three detached (freestanding) dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
- 4. Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices

for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.

5. **Water Quality Protection Areas:** N/A - no streams on the property
6. **Unique Deed Provisions:** An Agricultural Conservation Plan is required by the terms of the VLCF Grant Agreement. The plan will be developed by the Evergreen SWCD.
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☐ NO ☒ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☒ YES ☐ N/A
Summarize: The easement and new survey will be recorded first (with all 12 current tax parcels). The attorney will work with both counties after the easement closes to consolidate the tax parcels from 12 to 3.

Further Discussion

None

Comprehensive Plan

Have the two localities confirmed the project is in compliance with their comprehensive plans?

☒ YES ☐ NO

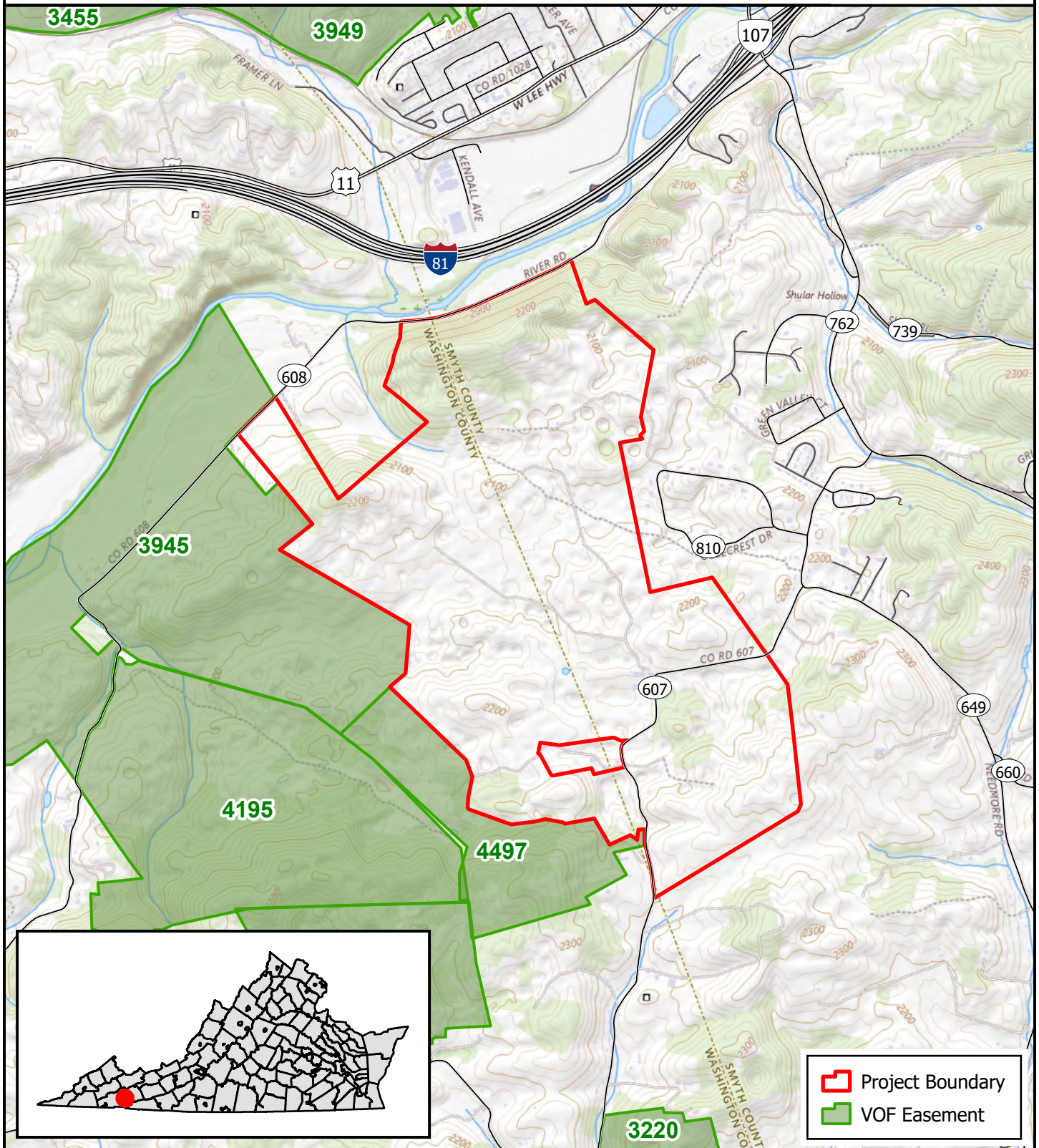
DETAILS: Washington County email dated 3/18/25; Smyth County BOS approval: January 2025

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: 608 (River Road); 607 (Flatwood Acres Road)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: 30-foot prescriptive easements on both roads			

Revision Date 04/10/2025

Location

Kyli G. and Gregory W. Waddle



Smyth & Washington
Counties
823.1 ± Acres

Feet
0 1000 2000
1:24,000

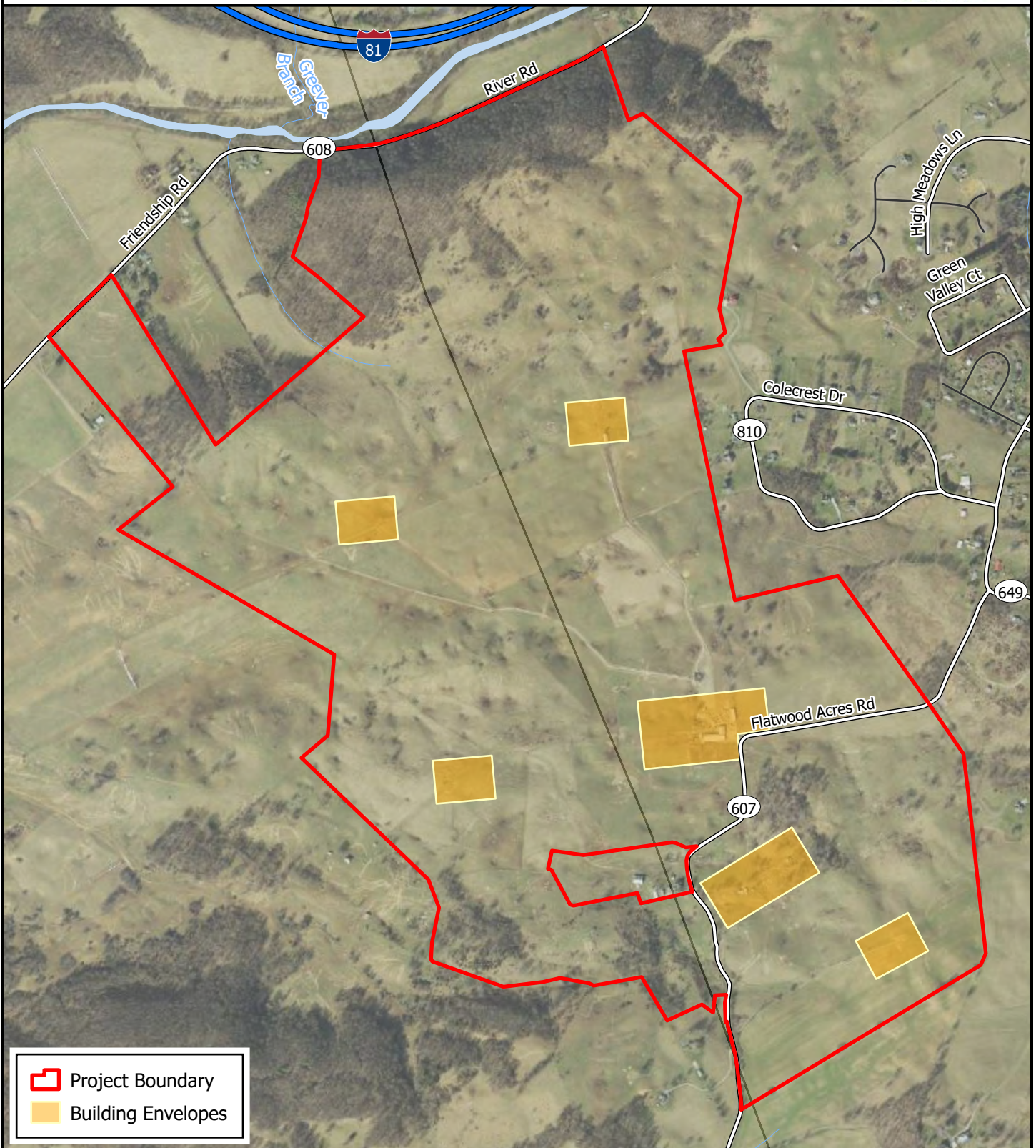


Map created: 5/13/2025 by Ruth Babylon
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: CHILHOWIE; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

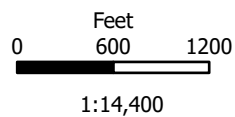
Special Conditions

Kyli G. and Gregory W. Waddle



- Project Boundary
- Building Envelopes

Smyth & Washington
Counties
823.1 ± Acres



Map created: 5/13/2025 by Ruth Babylon
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/19/2023; Roads - VDOT; all else
- VOF. GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Richard Rolen

Locality: Washington

Acres: 697 (survey pending)

Board Meeting: 6/12/2025

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5009 VOF Instrument # 7904 VOF Property # 5856 VOF Grant Application # 25-02-15

Project Description/Property Features

This nearly 700 acre-property contains 600 acres of high quality forestland. With numerous ponds and streams, the water resources support many species of fish and insects, including the Virginia Springfly. The property's ecological core rating is "C2" (Very High) which indicates significant natural habitat. In addition, the property fronts over one mile on the North Fork Holston River and contains an additional six miles of perennial and intermittent tributaries to the Holston.

Project Type

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

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(s): PTF
Amount Requested: <u>\$33,500</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>VLCF</u>
Amount Secured: <u>\$354,875</u> |
| <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: \$33,500
- ☐ Approve recommended funding: \$ _____
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Forestal Use:

- The majority of the forested area of the property is rated as “Outstanding” or “Very High” forest conservation value, according to the Virginia Department of Forestry.

Natural Habitat and Biological Diversity:

- The majority of the Property lies within an area designated by the Virginia Department of Conservation and Recreation’s Natural Landscape Assessment (VaNLA) as ecological core C2- (“Very High”), meaning the Property likely supports numerous habitat and ecosystem values.
- The Property lies within an area designated by the Virginia Department of Wildlife Resources as a “Wildlife Biodiversity Resilience Corridor.”

Scenic/Open Space:

- The property lies on the Clinch Mountain Loop (Mountain Phase) of the Virginia Department of Wildlife Resources’ Virginia Birding and Wildlife Trail.

Water Resource Protection:

- Protection of the North Fork Holston River, an additional six miles of streams including Brandy Branch and Turkey Hollow, and the Tennessee Watershed, which is considered the second-most biologically diverse river system in the lower 48 states. It lies within the North Fork Holston River - Laurel Fork - Wolf Creek Stream Conservation Site (SCS), designated as such by the Virginia Department of Conservation and Recreation’s Division of Natural Heritage.
- Protection of water quality and karst ecosystems by reducing the introduction of pollutants in the streams and sinkholes on the property and in the North Fork Holston River.

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:** One **Maximum Properties:** Two
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 1/4 % of the total property.
- 3. Buildings and Structures.**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. No more than two detached (freestanding) dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
- 4. Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
- 5. Water Quality Protection Areas:** 35-foot buffers, excluding livestock, must be maintained along the edges of the North Fork Holston River and all perennial streams on the property.

6. **Unique Deed Provisions:** A written conservation plan must be developed in consultation with representatives of the Holston River Soil and Water Conservation District or the Natural Resources Conservation Service (NRCS), or their successor organizations if five acres or more of the property are in agricultural production.
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☐ NO ☒ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☒ YES ☐ N/A
 Summarize: VLCF requires a survey of two tax parcels and the final updated property description will need to be in the deed of easement to satisfy DCR's requirements. Phillip Hearl wants to record the survey first and combine the parcels after the easement records.

Further Discussion

Final acreage subject to survey (in progress).

Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?

☒ YES ☐ NO

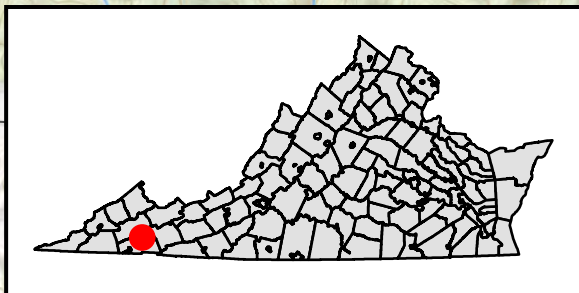
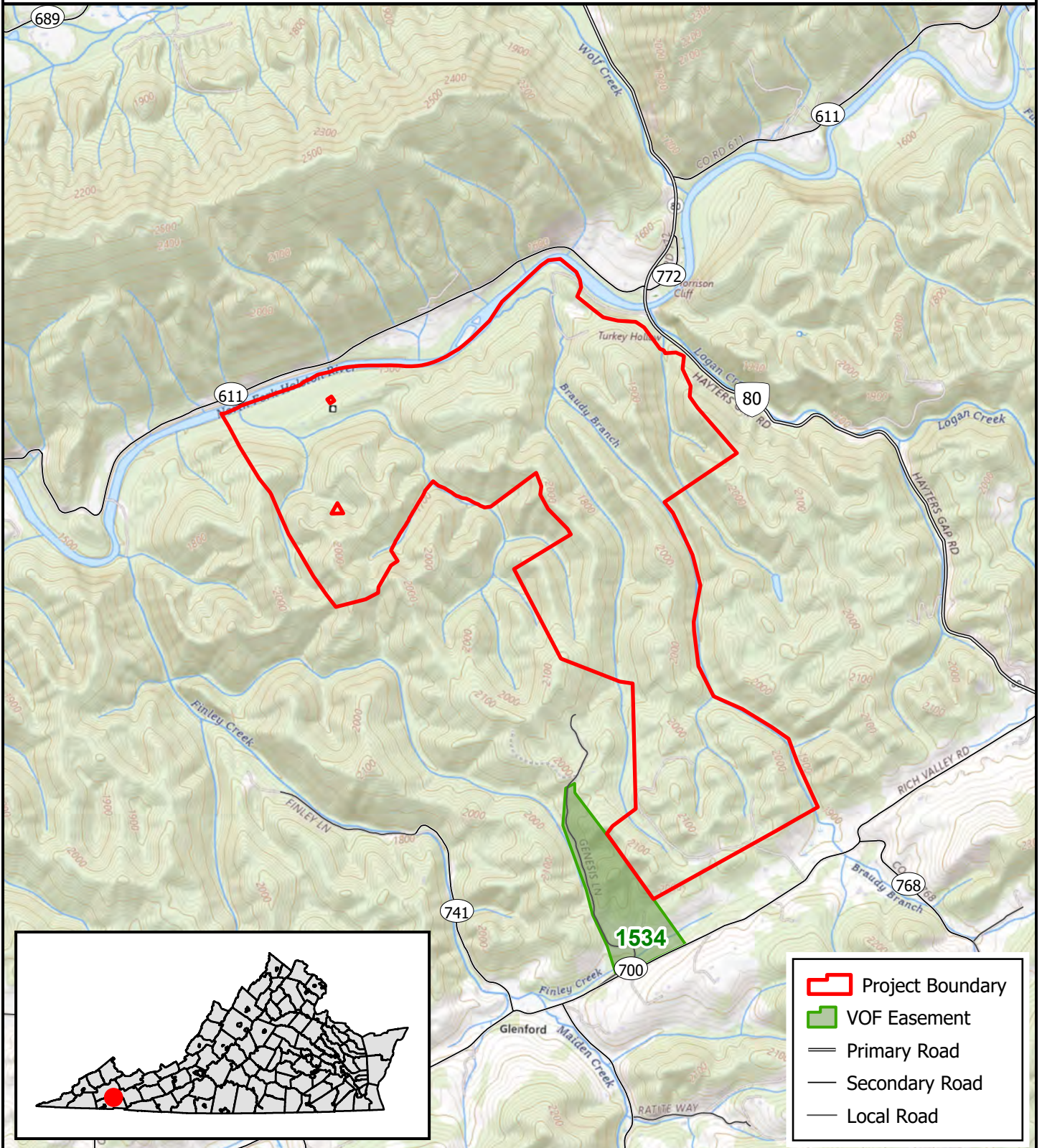
DETAILS: Stephen Richardson, Zoning Official, received by email dated 7/25/24

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: No public road frontage; Right-of-Ways from Hayters Gap Road (State Route 80) and Rich Valley Road (State Route 700).		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: N/A			

Revision Date 04/10/2025

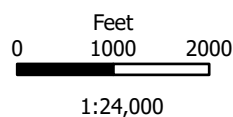
Location

Richard Rolen



Washington County

697.0 ± Acres

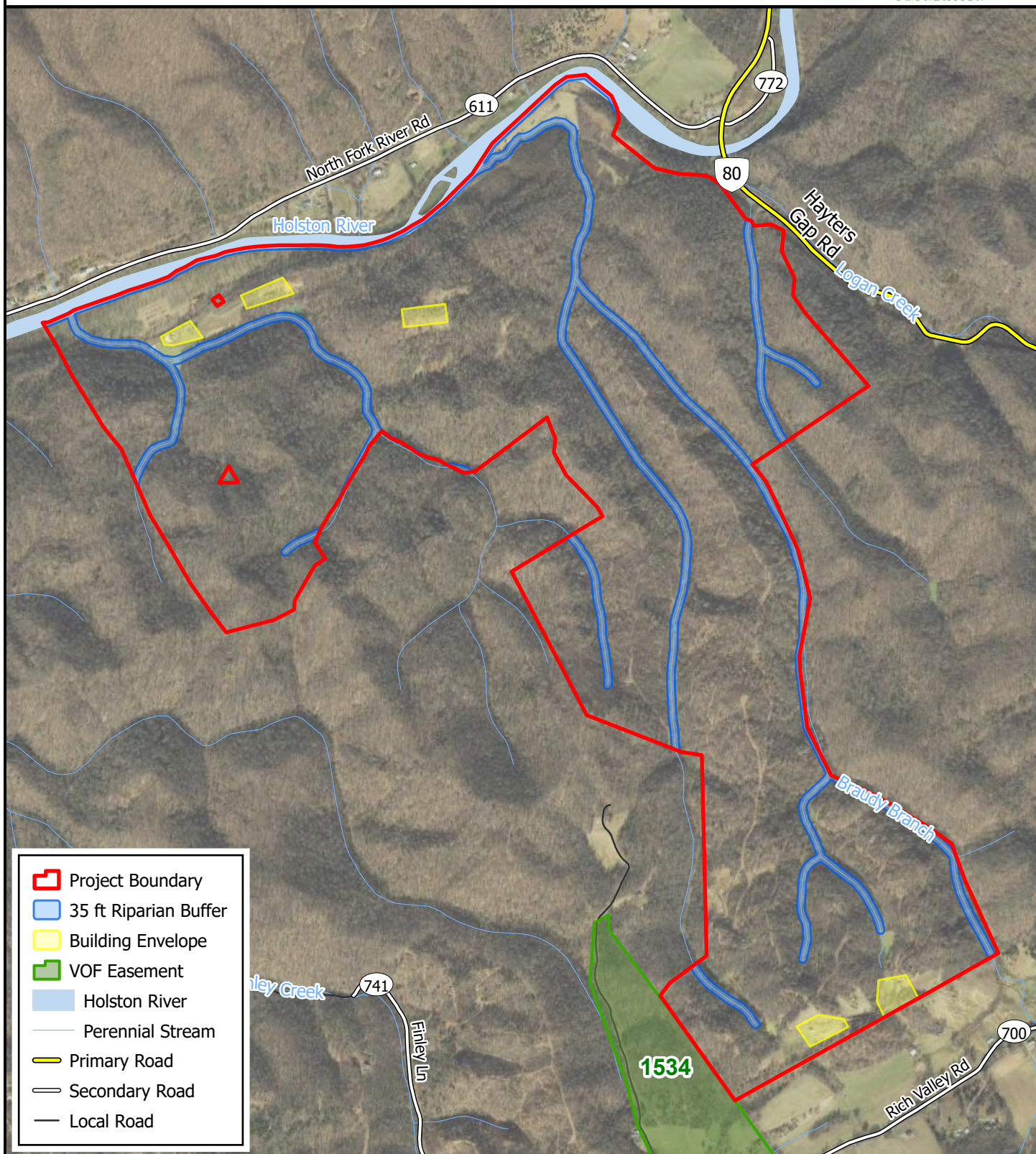


Map created: 4/29/2025 by Emily Yates
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Hayters Gap; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

Special Conditions

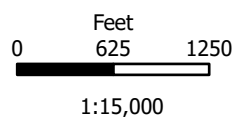
Richard Rolen



- Project Boundary
- 35 ft Riparian Buffer
- Building Envelope
- VOF Easement
- Holston River
- Perennial Stream
- Primary Road
- Secondary Road
- Local Road

Washington County

697.0 ± Acres



Map created: 4/29/2025 by Emily Yates
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 02/19/2023; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Ralph and Sharon Dillard

Locality: Botetourt

Acres: 99 (survey pending)

Board Meeting: 6/12/2025

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5061

VOF Instrument # 8262

VOF Property # 5926

Project Description/Property Features

This property contains both forested land and open meadows just outside the Town of Troutville, and its pristine springs once supplied the town with drinking water. The property's southern border adjoins land soon to be included in the George Washington and Jefferson National Forests, and in winter months the property is visible from the Appalachian Trail.

Project Type

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

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): _____
Amount: \$ _____ | <input type="checkbox"/> External Grant Program(s): _____
Amount: \$ _____ |
| <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: n/a

Conservation Purposes

Natural Habitat and Biological Diversity:

- The Property lies within close proximity to the Roanoke Valley Loop (Mountain Phase) of the Virginia Department of Wildlife Resources' Virginia Birding and Wildlife Trail.
- The southern-most portion of the property lies within the Upper Blue Ridge Mountains Important Bird Area (IBA), designated as one of only 14 such areas in the Commonwealth by BirdLife International.
- The southern-most portion of the property lies within an area designated by the Virginia Department of Wildlife Resources as a "Wildlife Biodiversity Resilience Corridor."

Scenic/Open Space:

- The property shares its southern boundary with a 120-acre property owned by the National Parks Trust, which property is slated to become part of the George Washington and Jefferson National Forests.
- The property lies within a mile of Fullhardt Knob on the Appalachian National Scenic Trail

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:** 1
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 22,000 square feet
3. **Buildings and Structures.**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than two detached (freestanding) dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
4. **Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
5. **Water Quality Protection Areas:** A 35-foot riparian buffer along the edges of the unnamed tributary to Buffalo Creek must be maintained.
6. **Public Access:** ☒ NO ☐ YES
7. **Sign Required:** ☒ NO ☐ YES
8. **Consolidation of Tax Parcels:** ☐ NO ☒ YES ☐ N/A
Summarize: The grantors of the easement will have consolidated the 11 tax parcels into 2 with the recordation of this easement.

Further Discussion

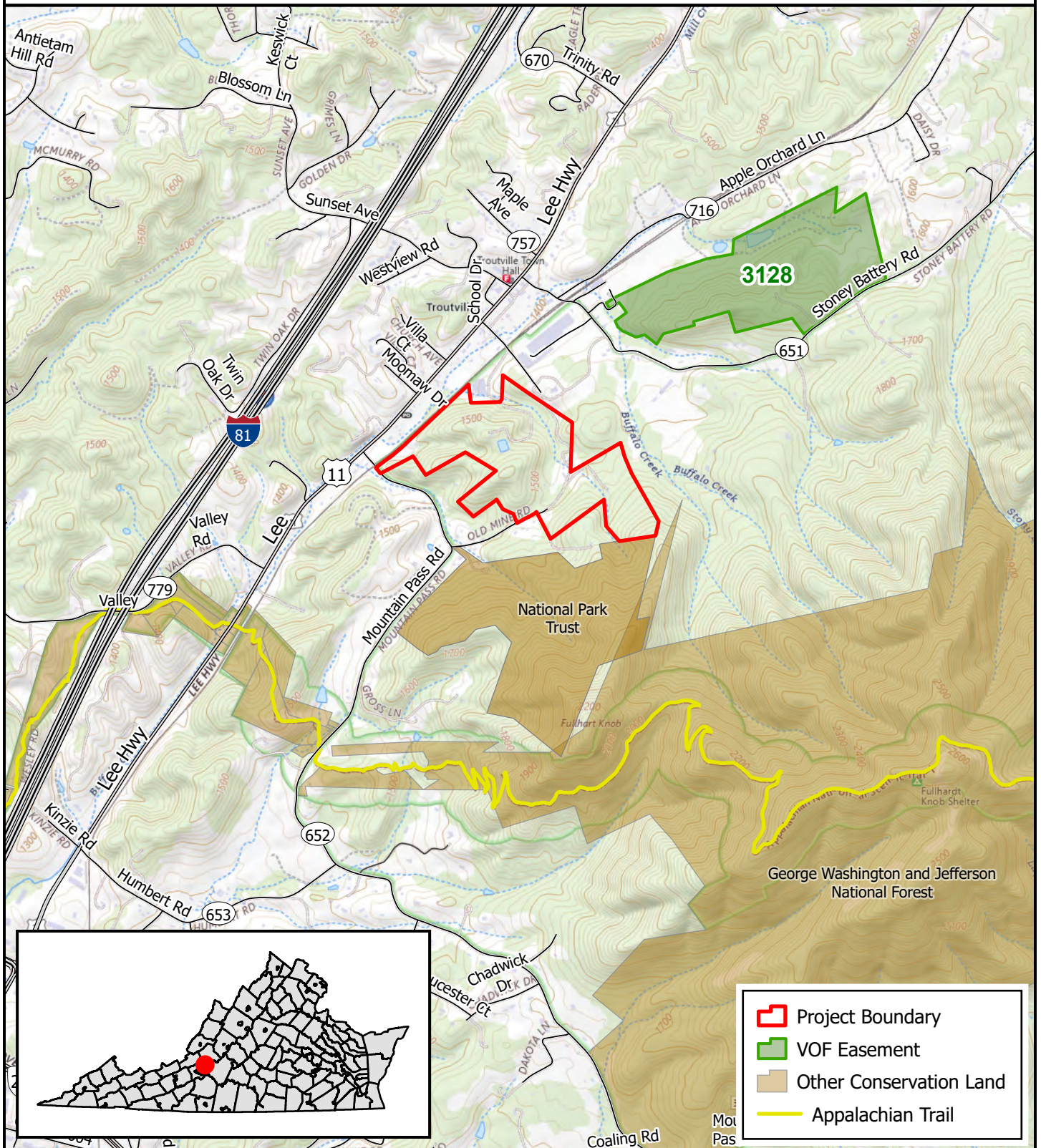
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Approval from Jon McCoy, Planning Supervisor on 12/20/2024

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Mountain Pass Road, Old Mine Road		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: Correspondence with VDRPT on 2/7/2025		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: n/a			

Revision Date 03/17/2025

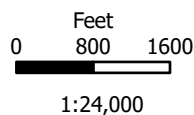
Location

Ralph and Sharon Dillard



Botetourt County

99.0 ± Acres

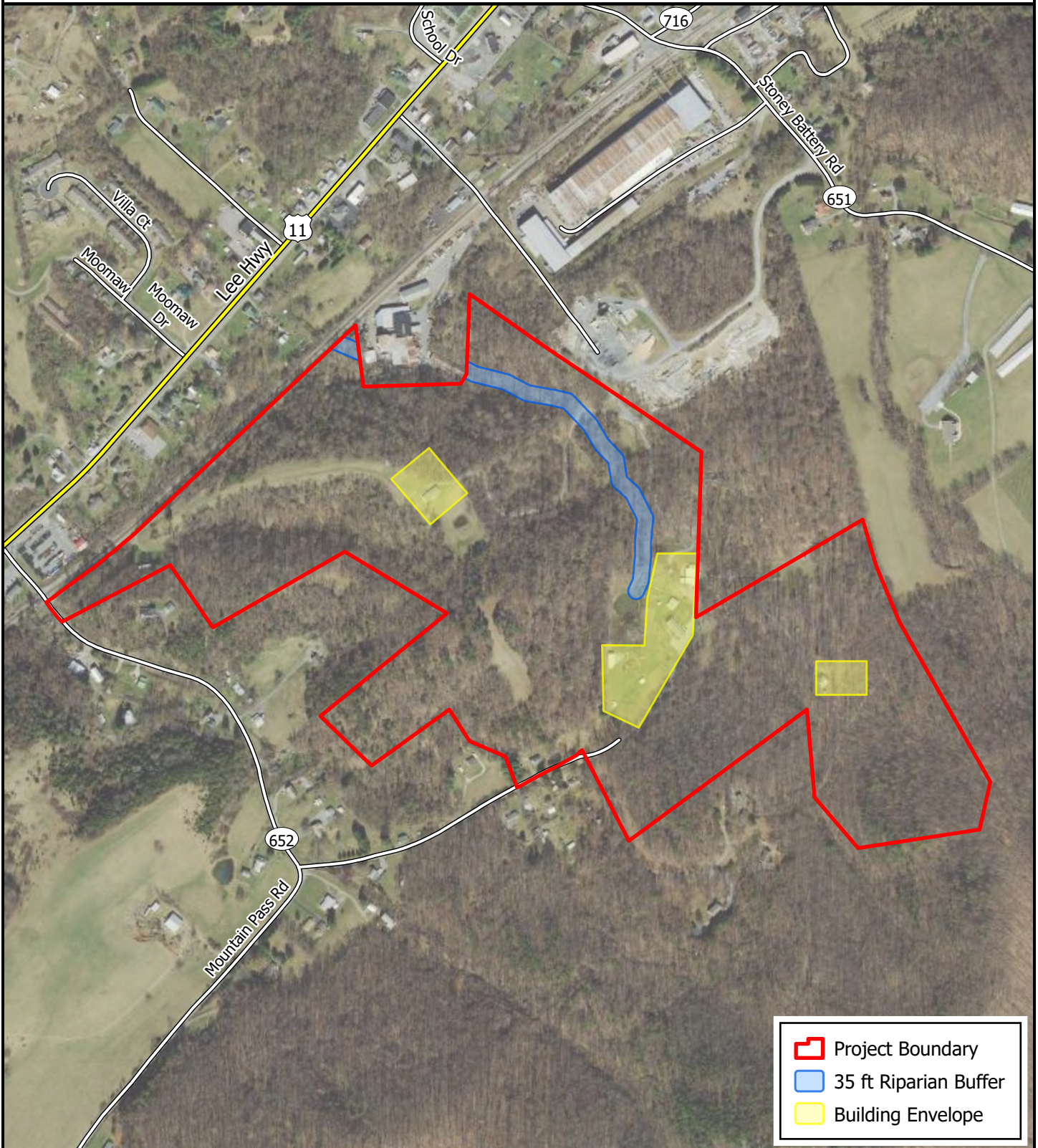


Map created: 4/22/2025 by Patrick Sweatt
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: QUAD NAME; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

Special Conditions

Ralph and Sharon Dillard



Botetourt County

99.0 ± Acres

Feet
0 300 600
1:7,200



Map created: 4/22/2025 by Patrick Sweatt
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 0/0/0000; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Diane C. McFaden

Locality: Bedford

Acres: 465.42 (survey pending)

Board Meeting: 6/12/2025

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5064

VOF Instrument # 8292

VOF Property # 5931

VOF Grant # 8322

Project Description/Property Features

This 465-acre family farm is a working cow/calf operation with large areas of hay within close proximity to several fast-growing towns in Bedford County. The farm contains a significant amount of forested land as well as productive agricultural soils and is traversed by over one mile of Oslin Creek.

Project Type

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

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(s): PTF-EA
Amount Approved: \$ <u>16,000</u> | <input type="checkbox"/> External Grant Program(s): _____
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: \$16,000

Notes: N/A

Conservation Purposes

Agricultural Use:

- The property is a mix of upland forests and open fields actively farmed by Grantor, and protection of the property by the restrictions set forth herein helps assure its continued availability for agricultural and forestal production.
- The property, in active agricultural production of crop land, contains approximately 200 acres of soils classified as “Soils of Statewide Importance” by the National Resources Conservation Service (NRCS). Protecting those soils by limiting development of the property helps keep the land available for agricultural production in perpetuity.
- The property is a working farm in a traditional farming area that is facing intense residential development pressure due to its proximity to both Bedford and Forest, Virginia. Even though the property may not always be used as a traditional farm, the preservation of the property in a relatively undeveloped state will help to protect it for future agricultural and forestal production.

Forestal Use:

- The property contains a significant amount of forested land, which may provide raw materials for the Commonwealth’s forest products industry, a significant contributor to the state economy, and the preservation of the property in a relatively undeveloped state assures its continued availability for timber production and other forest uses.

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:** Two (2) **Maximum Properties:** Three (3)
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed ¼% of the total area of property.
3. **Buildings and Structures.**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. No more than three detached (freestanding) dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
4. **Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
5. **Water Quality Protection Areas:** A 35-foot riparian buffer must be maintained along the edges of the two unnamed perennial tributaries to Oslin Creek on the property, as measured from the tops of the banks of the creeks. In addition, livestock must be excluded from Oslin Creek.

6. **Unique Deed Provisions:** N/A
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A
Summarize: Only three tax parcels exist and the easement permits two divisions (three parcels).

Further Discussion

N/A

Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?

☒ YES ☐ NO

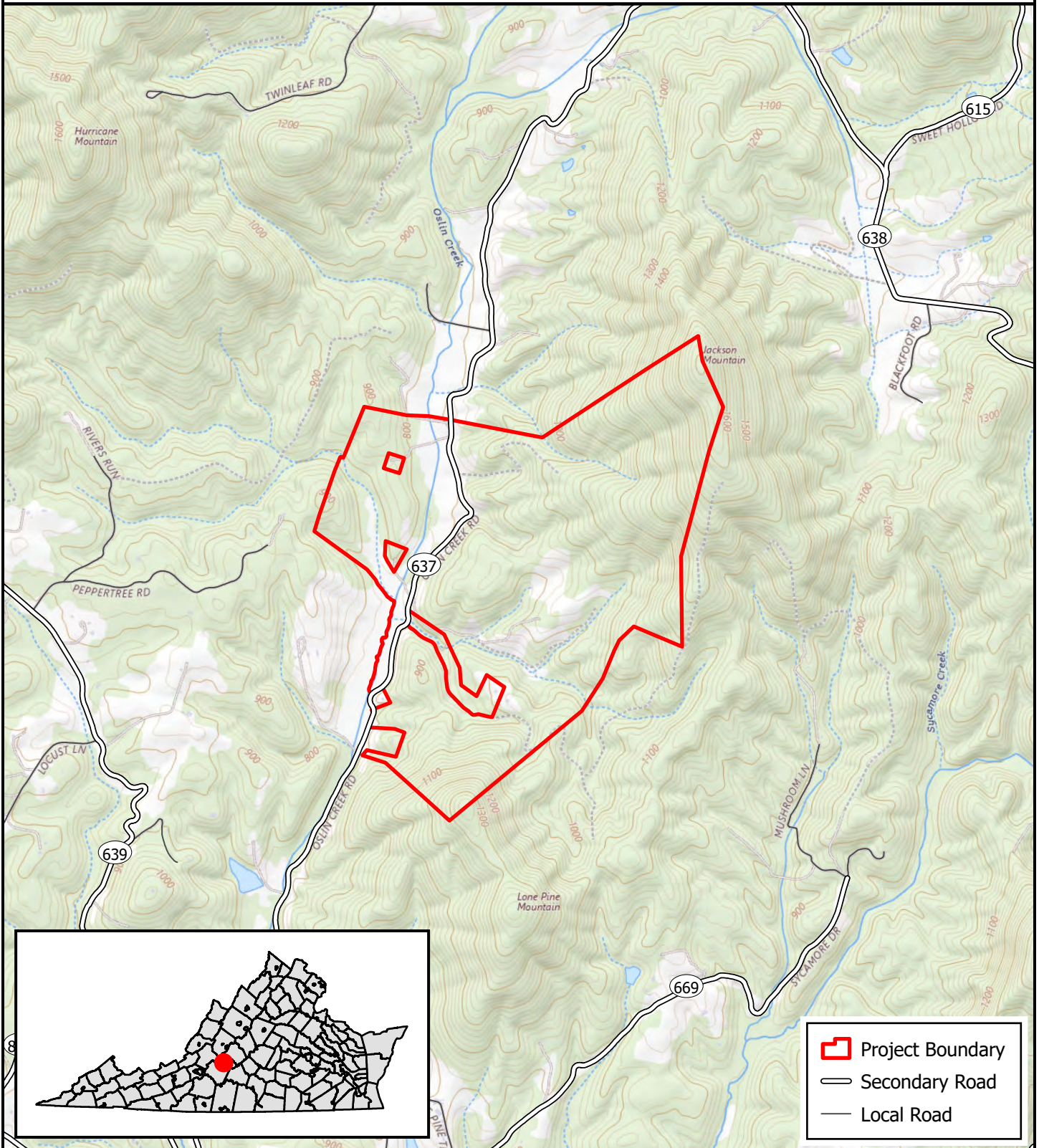
DETAILS: Email from Jordan Mitchell, Director of Community Development, dated 2/19/2025.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: SR 637, Oslin Creek Road		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: VDOT Letter from J.P Morris, Assistant Resident Engineer, dated 3/12/2025.			

Revision Date 04/10/2025

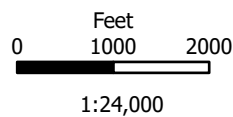
Location

Diane C. McFaden



Bedford

465.0 ± Acres

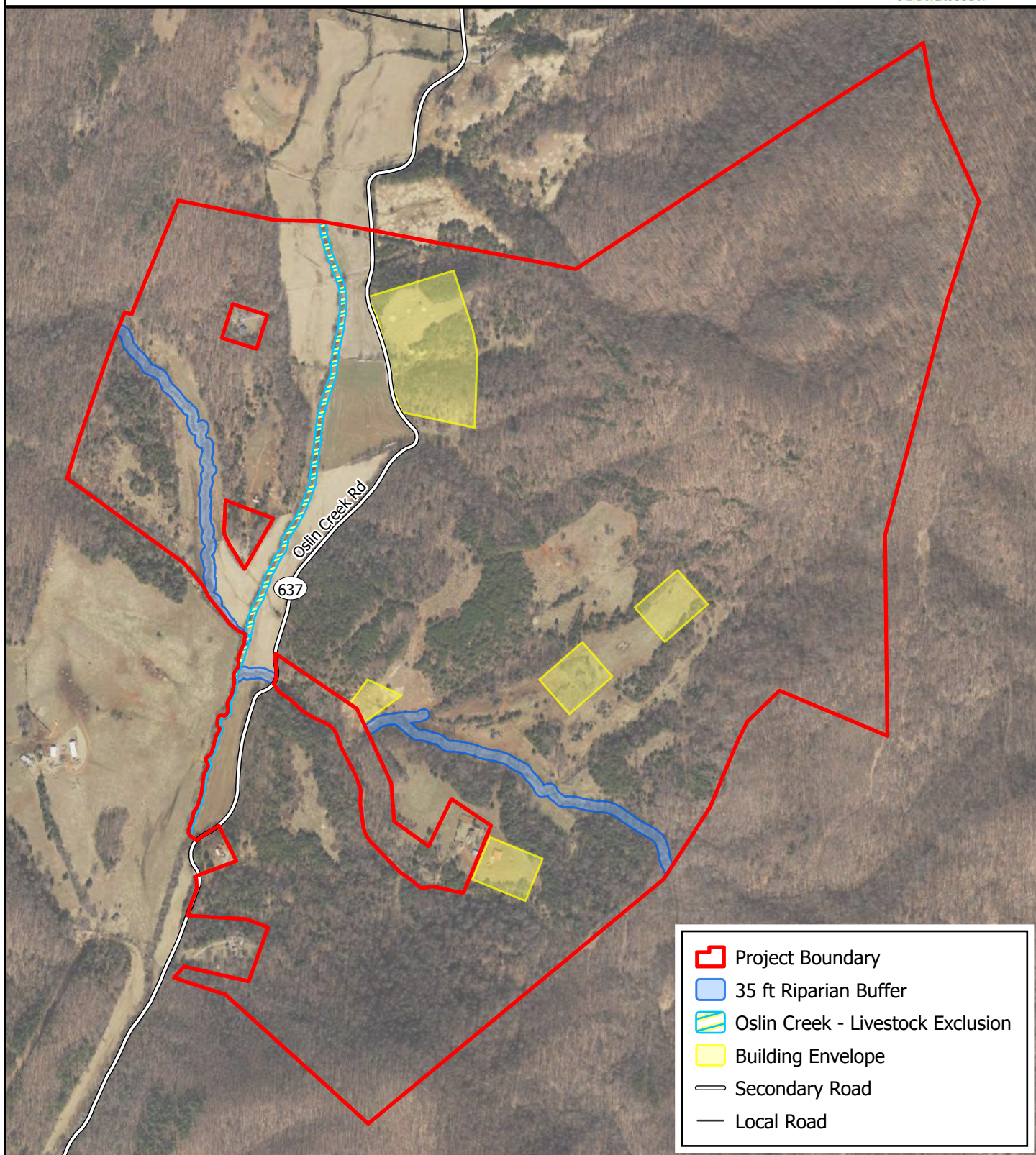


Map created: 4/25/2025 by Emily Yates
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Sedalia; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

Special Conditions

Diane C. McFaden



- Project Boundary
- 35 ft Riparian Buffer
- Oslin Creek - Livestock Exclusion
- Building Envelope
- Secondary Road
- Local Road

Bedford

465.0 ± Acres

Feet
0 450 900
1:10,800



Map created: 4/25/2025 by Emily Yates
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/21/2022 & 3/4/2022; Rivers/
Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal
GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Henry W. Carneal

Locality: Town of Saltville

Acres: 563.75

Board Meeting: 6/12/2025

Staff Lead: Ruth Babylon

Region: Western

VOF Project # 5066

VOF Instrument # 8294

VOF Property # 5933

VOF Grant Instrument # 8412

Project Description/Property Features

This predominantly wooded property contains high quality forest, provides habitat for multiple natural heritage species and borders the Clinch Mountain Wildlife Management Area. Its waters include frontage on the North Fork Holston River and more than one mile of perennial streams to the Holston. In addition, a portion of the property lies within the Saltville Battlefield Historic District due to its contributing features - a series of Civil War-era earthworks known as the Fort Hutton and Walnut Street fortifications. When completed, this will be the third VOF easement entirely within the Town of Saltville, protecting nearly 1,000 acres of farm and forest lands, natural habitat and historic resources.

Project Type

- ☐ Charitable Contribution ☐ Protection of Owned Land
- ☒ Potential Partial Purchase of Open-Space Easement ☐ Other: _____
- ☐ Fee Simple Acquisition

Instrument Type

- ☒ Deed of Open-Space Easement ☐ Deed of Conveyance/Acquisition
- ☐ Deed of Dedication to Open Space ☐ Other: _____

Land Protection Agent

- ☒ VOF ☐ Locality: _____
- ☐ Other State Agency: _____ ☐ Other: _____

Funding Source & Amount

- ☒ VOF Grant Program(s): PTF-EA ☒ External Grant Program: Planned 2025
Amount Approved: \$11,000 VLCF applicant
- ☒ Tax Benefits (Sought by Applicant) ☐ 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: \$11,000

Notes: Applying for grant funding for partial purchase of easement through Virginia Land Conservation Fund in the 2025 round (opens in July 2025).

Conservation Purposes

Forestral Use:

- The Virginia Department of Forestry's "Forest Conservation Value" (FCV) model – designed to strategically identify the highest priority forestland for conservation in Virginia - ranks approximately 400 acres of the property as "Outstanding."

Natural Habitat and Biological Diversity:

- Borders the 25,477-acre Clinch Valley Wildlife Management Area (WMA), which is owned and managed by the Virginia Department of Wildlife Resources (DWR) for resource conservation. The Clinch Valley WMA is the second largest in the Department's management area system and according to DWR is "the most biologically diverse" in the system.
- The majority of the property lies within an area designated by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) as the highest possible ecological core (C1- "Outstanding"), meaning the property likely supports numerous habitat and ecosystem values. The VaNLA project was developed to identify, prioritize and link natural lands as targets for protective activities, such as the adoption of conservation easements and the restoration of habitat.
- Fronts for 1500 feet on the North Fork Holston River, contains McHenry Creek and Muddy Hollow Branch and lies within the North Fork Holston River - Laurel Fork - Wolf Creek Stream Conservation Site (SCS), designated as such by the Virginia Department of Conservation and Recreation's Division of Natural Heritage. The Holston River is a tributary of the Tennessee Watershed, which is considered the second-most biologically diverse river system in the lower 48 states.
- Approximately 400 acres of the property lie within an area designated by the Virginia Department of Wildlife Resources as a "Wildlife Biodiversity Resilience Corridor." Due to increased fragmentation of habitat from development, these wildlife corridors contribute to the success of native species by providing safe routes to more suitable habitats as well as food, water, shelter and other populations of their species.
- The property's waters provide habitat for several rare mussels and other aquatic species designated by DWR as "Species of Greatest Concern," including the Shiny Pigtoe (*Fusconaia cor*), the Slabside Pearlymussel (*Pleuroaia dolabelloides*) and the Sickie Darter (*Percina williams*).

Scenic/Open Space:

- The property is in close proximity to the Saltville Historic District, listed on the National Register of Historic Places on April 12, 2002 and on the Virginia Landmarks Register on September 13, 2000, and protection of the Property herein contributes to the historic setting of the district.
- The property lies just across Henrytown Road from an existing VOF open-space easement and one mile west of the "Saltville Battlefield" easement donated to VOF by the Town of Saltville. All three open-space easements lie entirely within the town limits of Saltville and collectively protect nearly 1,000 acres of lands notable for their multiple public conservation values, including agriculture and forestry, wildlife habitat and historic preservation.

- The property is adjacent to land owned by the Town of Saltville containing the Salt Trail, an 8-mile pedestrian trail from Saltville to the town of Glade Spring. The trail preserves the history of a branch of the Virginia & Tennessee Railroad that was once integral to the expansion of the town's salt industry during the Civil War and the protection of the property contributes to both the historic and recreational experience of users along that trail.

Water Resource Protection:

- The Center for Watershed Protection, a non-profit, non-stock Maryland corporation, has determined through research that imperviousness levels exceeding 10% in a watershed cause irreparable damage to the streams (particularly aquatic habitat and riparian buffers) due to excessive flooding and resultant sedimentation. Protection of the property, in association with protection of other easement properties held by VOF and The Nature Conservancy in the area, helps diminish the potential future impacts of flooding in the North Fork of the Holston River.
- The property lies in an area of limestone geology with karst features, and in this type of terrain, as compared with other areas, surface contamination is more likely to travel through solution channels and cause groundwater contamination. The restrictions in the easement, including riparian buffers and prevention of intensive development on the property will help minimize soil erosion and contribute to the protection of water quality and karst ecosystems by reducing the introduction of pollutants in the streams and sinkholes on the property and in the North Fork Holston River.

Historic Preservation:

- During the Civil War, Saltville's marshy wellfields, briny ponds and salt furnaces supplied the Confederacy with a vital supply of salt, and the destruction of the saltworks operations became a major objective for the Union army. The Property's high ridges contain both "Fort Hutton" and the "Walnut Street Forts," well-preserved and historically significant field fortifications built by the Confederate troops to defend the saltworks.
- A portion of the property lies within the boundary of the 2,737-acre Saltville Battlefields Historic District, listed in the National Register of Historic Places on March 25, 2010 and in the Virginia Landmarks Register on December 17, 2009. The District includes numerous historic buildings and sites as well as the core areas of two Civil War battles.
- Approximately 120 acres of the Property lie within a "Civil War Study Area" as designated by the National Park Service's American Battlefield Protection Program (NPS-ABPP) and the restrictions contained in with this Easement will protect the Property for future historic and educational purposes.

Outdoor Recreation, Education, or Research:

- The property's Fort Hutton and the Walnut Street Forts are designated stops along the "Civil War Trails" network, a "multi-state program that connects visitors with the great campaigns and the lesser-known sites of the Civil War," and the property includes parking and trail access for the public.

Project Details	
<p>The Governing Document: <i>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.</i></p>	
1.	Divisions permitted: One Maximum Properties: Two
2.	Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed ¼% of the total area of property.
3.	<p>Buildings and Structures.</p> <p>Any new building or structure exceeding 5,000 square feet in ground area must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than two detached (freestanding) dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.</p>
4.	<p>Management of Forest:</p> <p>A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.</p>
5.	Water Quality Protection Areas: 50-foot riparian buffers required on the Holston River, McHenry Creek and Muddy Branch Hollow.
6.	Unique Deed Provisions: "Historic Resource Protection Area" (specific terms TBD from consultations with DHR) to protect the historic Civil War fortifications on the property.
7.	Public Access: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
8.	Sign Required: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
9.	Consolidation of Tax Parcels: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> N/A

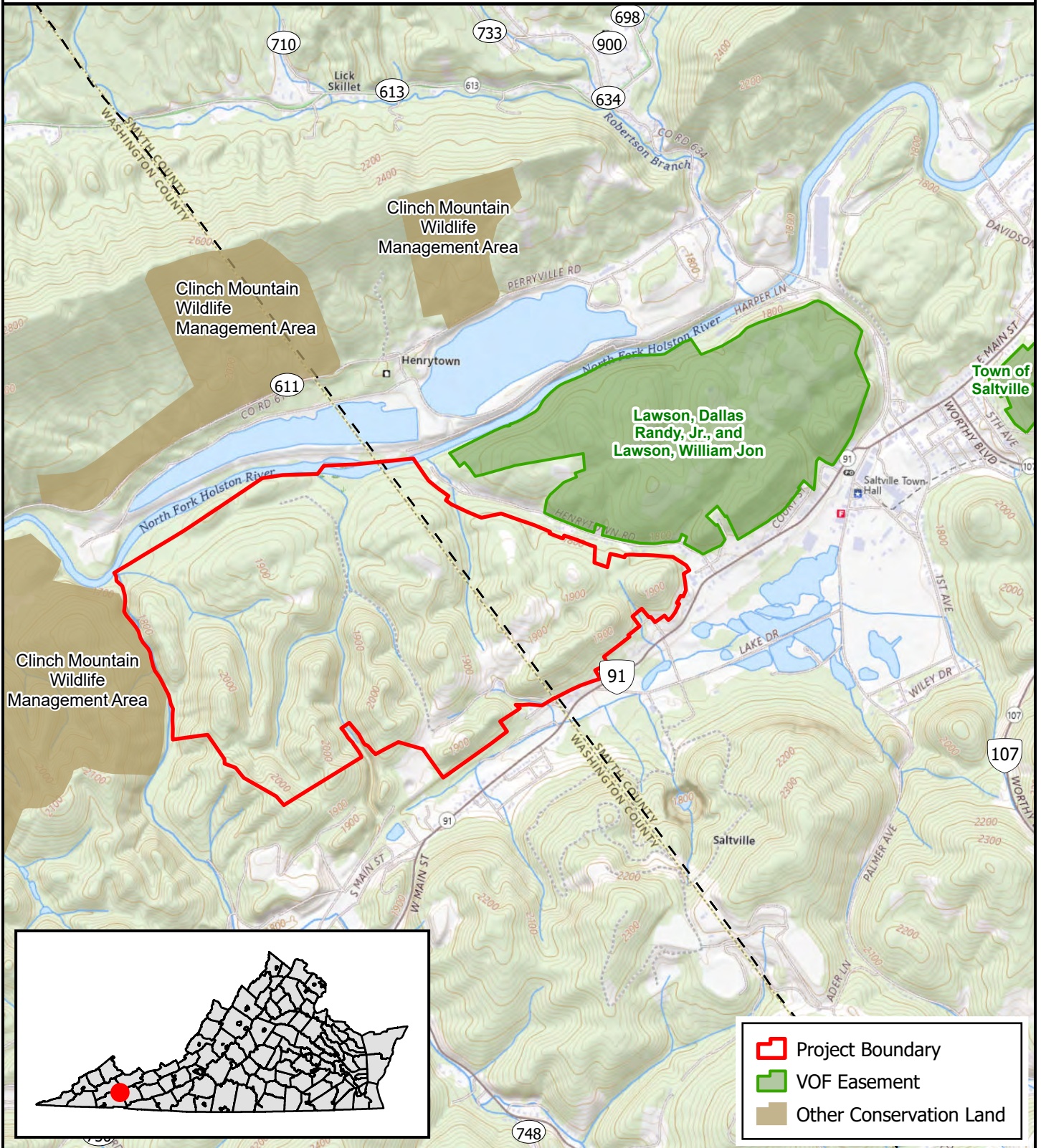
Further Discussion
<p>The mineral rights have been separated. Geologist William Balfour provided a "Mineral Assessment" to the landowner dated May 24, 2025, concluding that "there are no marketable resources underlying the subject property."</p>

Comprehensive Plan
<p>Has the locality confirmed the project is in compliance with the comprehensive plan?</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DETAILS: The Town of Saltville voted unanimously to support the easement at a meeting on April 22, 2025. (Both Smyth and Washington counties deferred to the Town of Saltville).</p>

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Frontage on King Avenue		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: n/a			

Location

Henry Carneal



Town of Saltville

563.75 ± Acres

Feet
0 720 1440

1:24,000

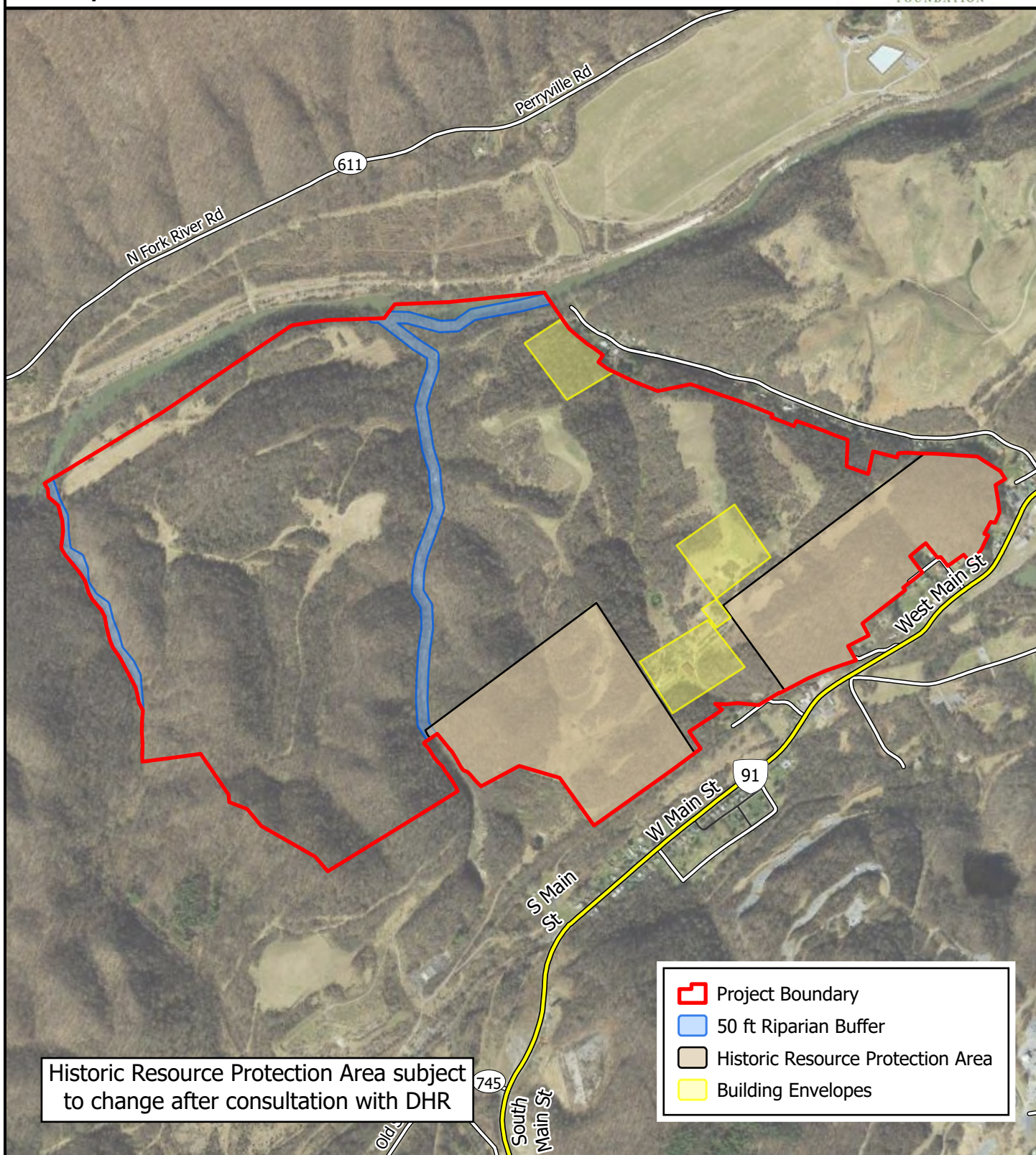


Map created: 5/1/2025 by Patrick Sweatt
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: QUAD NAME; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

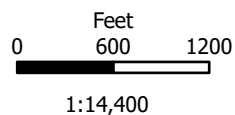
Special Conditions

Henry Carneal



Town of Saltville

563.75 ± Acres



Map created: 5/1/2025 by Patrick Sweatt
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 0/0/0000; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Nicole Terry

Locality: Scott

Acres: 98.29 (survey pending)

Board Meeting: 6/12/2025

Staff Lead: Emily Yates

Region: Western

VOF Project # 5070

VOF Instrument # 8345

VOF Property # 5939

VOF Grant # TBD

Project Description/Property Features

A 98-acre forested property which has seen very little development, with only old logging roads and an empty house site as signs of human inhabitation. It is home to large maple trees which line its steep slopes and shade a deep, central hollow where an abundant ecosystem can be found along the spring-fed drainage. An unnamed perennial stream follows the property's western boundary, boasting over 2,000 feet of wooded frontage.

Project Type

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

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(s): PTF-EA
Amount Approved: <u>\$11,000</u> | <input type="checkbox"/> External Grant Program(s): _____
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: \$ _____
- ☒ Approved administratively, PTF-Easement Assistance: \$11,000

Notes: N/A

Conservation Purposes

Forestral Use:

- Approximately 80 acres of the Property has been identified by the Virginia Department of Forestry as having an outstanding ranking in “Forest Conservation Value”, and protection of the Property in perpetuity hereunder helps ensure that the forested areas remain available for wood products, watershed protection, and wildlife habitat.

Natural Habitat and Biological Diversity:

- The Property or a portion thereof is located on the Commonwealth’s ConserveVirginia Map under the Agriculture & Forestry, Natural Habitat & Ecosystem Diversity, Protected Landscapes Resilience and Water Quality Improvement categories.
- The majority of the Property is within an area designated by the Virginia Department of Conservation and Recreation’s Natural Landscape Assessment (VaNLA) as an ecological core ranked C2 (“Very High”), meaning the Property likely supports numerous habitat and ecosystem values.
- The Property lies within an area designated by The Nature Conservancy as “Resilient and Connected Network” - a proposed conservation network of representative climate-resilient sites designed to sustain biodiversity and ecological functions into the future under a changing climate.

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:** None **Maximum Properties:** One
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 5,000 square feet.
- 3. Buildings and Structures.**
Any new building or structure exceeding 2,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. No more than one detached (freestanding) dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
- 4. Management of Forest:**
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.
- 5. Water Quality Protection Areas:** 100 ft. buffers will be maintained along the unnamed perennial stream. In addition, a Riparian Protection Zone will protect a spring-fed drainage which feeds into Boozy Creek.
- 6. Unique Deed Provisions:** N/A

7. **Public Access:** ☒ NO ☐ YES

8. **Sign Required:** ☒ NO ☐ YES

9. **Consolidation of Tax Parcels:** ☐ NO ☒ YES ☐ N/A

Summarize: Scott County will consolidate the parcels after recordation.

Further Discussion

- Final acreage subject to survey (in process).
- Affidavit to be completed by the applicant for expired oil & gas leases.

Comprehensive Plan

Has the locality confirmed the project is in compliance with the comprehensive plan?

☒ YES ☐ NO

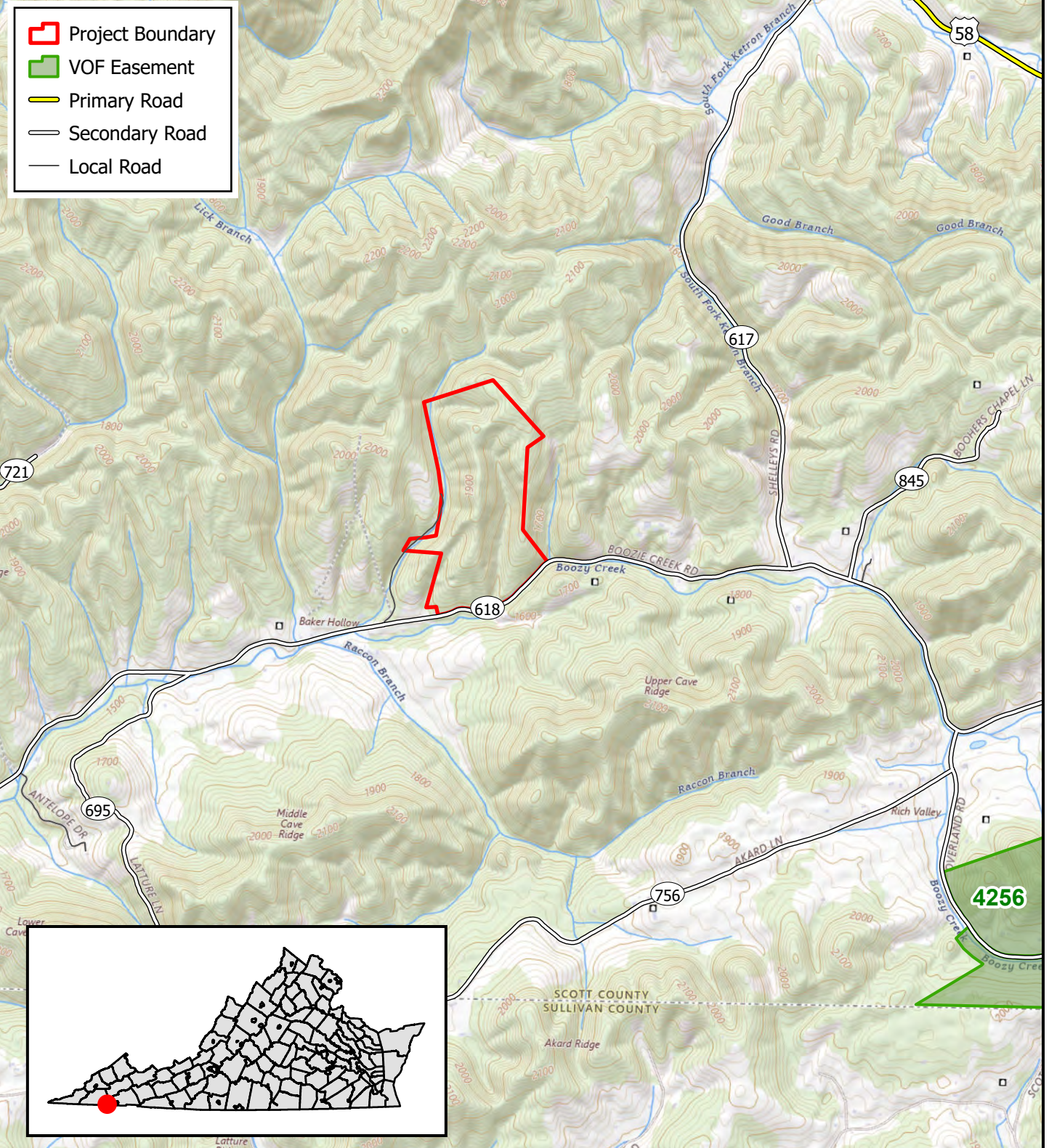
DETAILS: Bill Dingus, Acting County Administrator, provided confirmation which was received by email on 4/23/25.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Property bordered by Boozie Creek Road, State Route 618, which has a 30' prescriptive right-of-way; Unused Right-of-Way from Impala Drive		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: N/A			

Revision Date 04/10/2025

Location

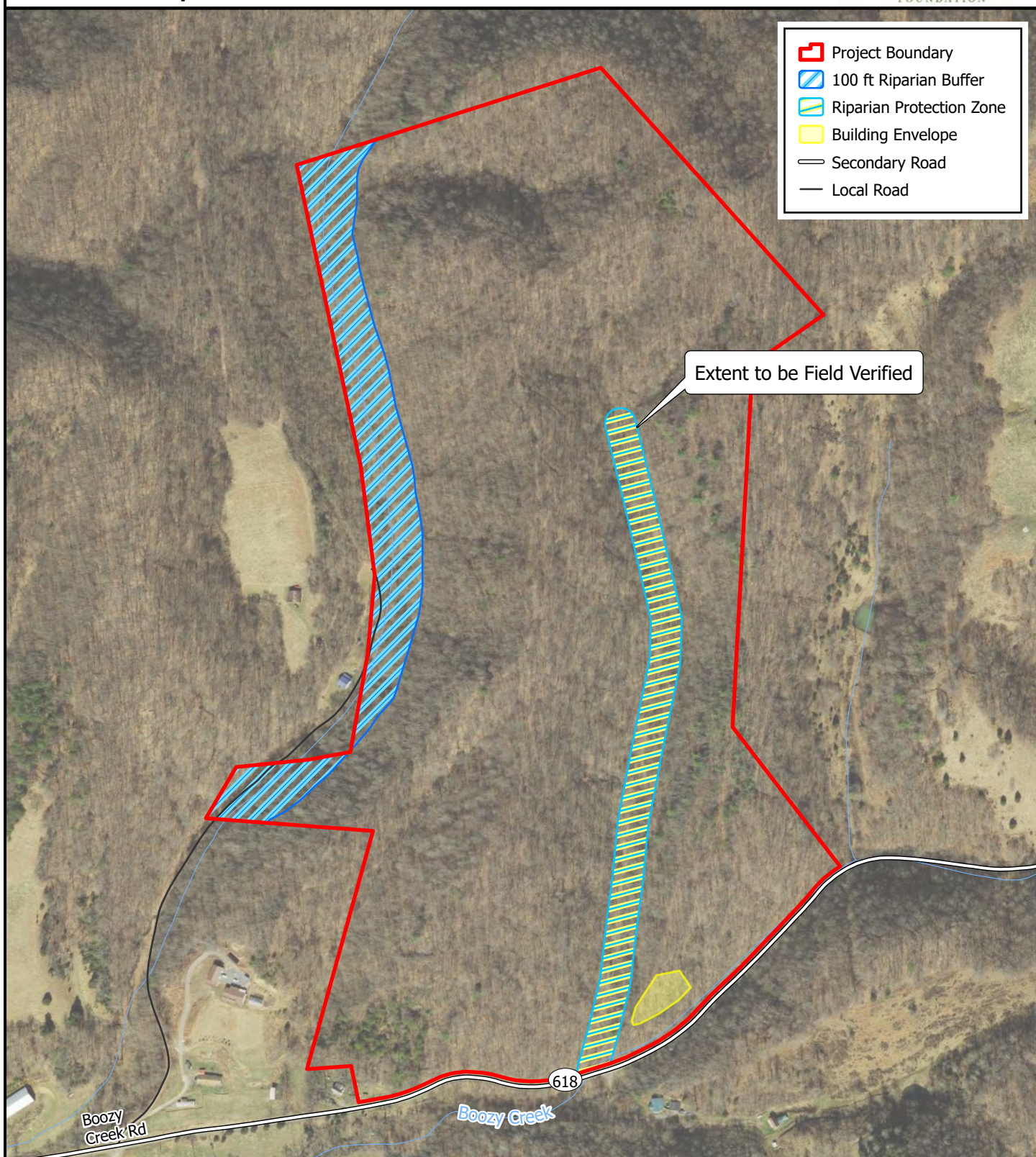
Nicole Terry



<p>Scott</p> <p>98.29 ± Acres</p>	<p>Feet</p> <p>0 1000 2000</p> <p>1:24,000</p> <p>N</p>	<p>Map created: 4/30/2025 by Emily Yates</p> <p>Projection: NAD 1983 Virginia Lambert</p> <p>Source data: USGS Topo Quad Name: Blountville; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.</p>
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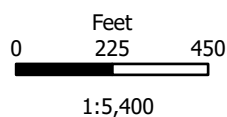
Special Conditions

Nicole Terry



Scott

98.29 ± Acres



Map created: 4/30/2025 by Emily Yates
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/19/2023 & 3/6/2023; Rivers/
Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal
GPS/VBMP aerial imagery used to determine points.

This map is for general reference and display purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries, are solely for general information and should not be used or relied upon in the design, modification, or construction of improvements to real property or for resource protection area or flood plain determination.

VOF BOT 6/12/25 Western Region Land Conservation

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