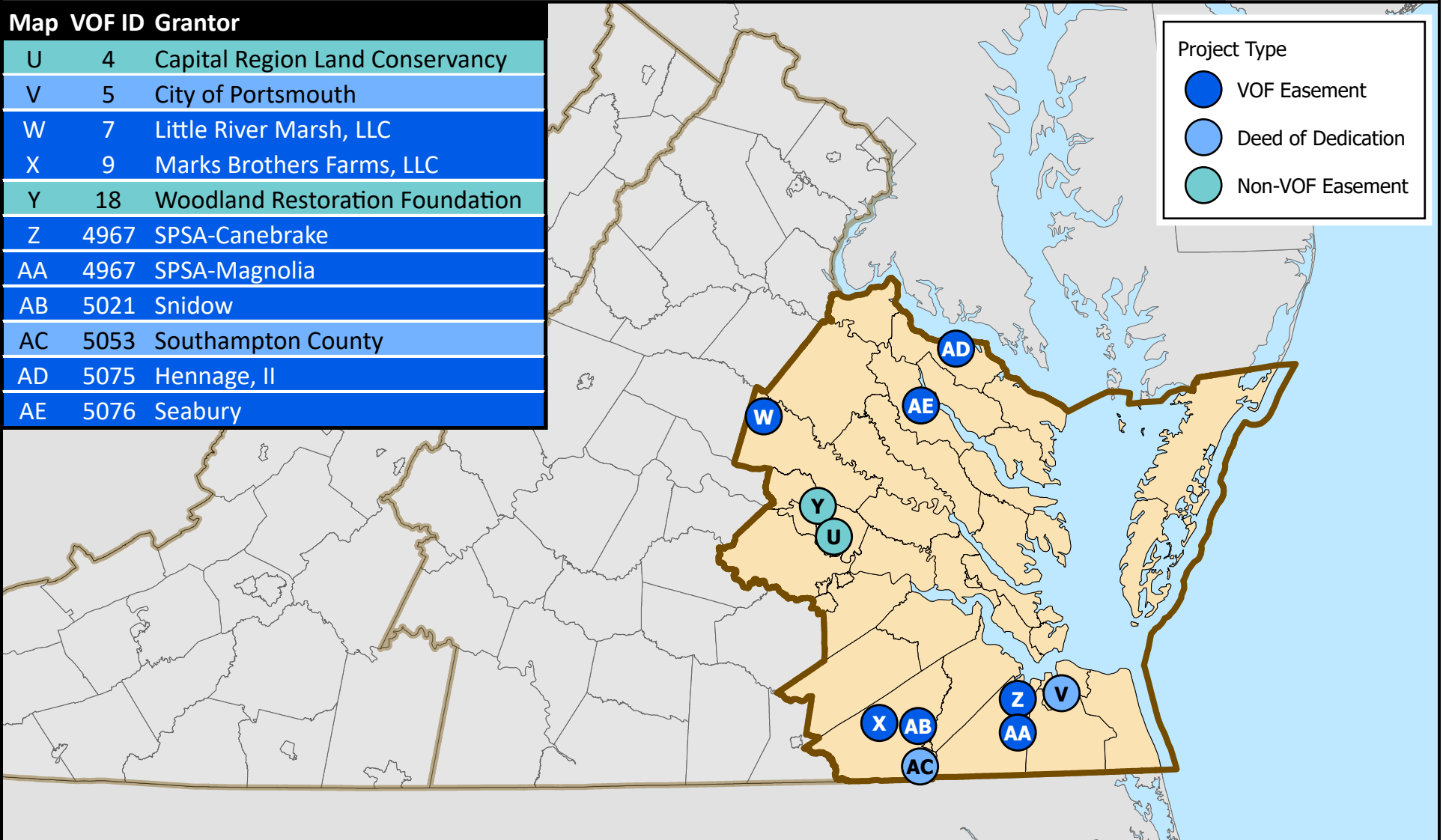


# Proposed Conservation Projects: Eastern Region

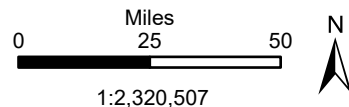


Map	VOF ID	Grantor
U	4	Capital Region Land Conservancy
V	5	City of Portsmouth
W	7	Little River Marsh, LLC
X	9	Marks Brothers Farms, LLC
Y	18	Woodland Restoration Foundation
Z	4967	SPSA-Canebrake
AA	4967	SPSA-Magnolia
AB	5021	Snidow
AC	5053	Southampton County
AD	5075	Hennage, II
AE	5076	Seabury



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

## Capital Region Land Conservancy

### Urban Agriculture at Doran Road

**Locality:** Henrico County

**Acres:** 61.76

**Board Meeting:** 6/12/2025

**Staff Lead:** Emily White

**Region:** Eastern

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Grant Application # 25-02-04

#### Project Description/Property Features

Capital Region Land Conservancy seeks funding for an easement on donated land. Once protected, the property would be transferred to Central Virginia Agrarian Commons to support urban agriculture and small farms. 25 acres of the 61-acre parcel are farmed; the remainder of the property is composed of forest and wetland along an unnamed stream. The Virginia Capital Trail crosses through the property. Henricopolis SWCD would co-hold the easement and offer educational programming on the 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 type="checkbox"/> VOF                       | <input type="checkbox"/> Locality: _____                            |
| <input type="checkbox"/> Other State Agency: _____ | <input checked="" type="checkbox"/> Other: <u>Henricopolis SWCD</u> |

#### Funding Source & Amount

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u><br>Amount Requested: <u>\$400,000</u> | <input type="checkbox"/> External Grant Program(s): _____<br>Amount: \$ _____ |
| <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: \$ 400,000
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:**

## Conservation Purposes

### **Agricultural Use:**

- The property is ranked Exceptional by the American Farmland Trust's Productivity Versatility Index, indicating high suitability for long-term production agriculture.
- The property contains 57 acres of prime farmland soil as identified by the United States Department of Agriculture.
- The property is identified as important for protection in the ConserveVA Agriculture and Forestry Category.

### **Scenic/Open Space:**

- The property is located along Virginia 5E, a designated Scenic Byway, and it is frequently viewed by the public.
- Almost one mile of the Virginia Capital Trail bisects the property, and the property's pastoral views and wooded slopes provide scenic enjoyment for the trail users.
- 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 around 750 feet of an unnamed perennial stream.
- The National Wetlands Inventory ("NWI") maintained by the USFWS shows the property contains 4.3 acres of freshwater forested/shrub wetlands and 0.33 acres of riverine wetlands.

### **Historic Preservation:**

- The property is located within the Darbytown and New Market Civil War Battlefield Core Areas as well as the Deep Bottom, Glendale, Chaffin's Farm, Fair Oaks and Darbytown Road Civil War Battlefield Study Areas.
- The property is located in an area identified as important for the protection of cultural and historic resources by the ConserveVA model.

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

- The property is currently open to and used by the public through the Virginia Capital Trail.
- Educational information and programming will be made available for the public.

## 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 5% 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:** ☐ NO ☒ YES
6. **Sign Required:** ☐ NO ☒ YES
7. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ TBD  
Summarize: To be discussed should funding be awarded

## Further Discussion

## Comprehensive Plan

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

☒ YES ☐ NO

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

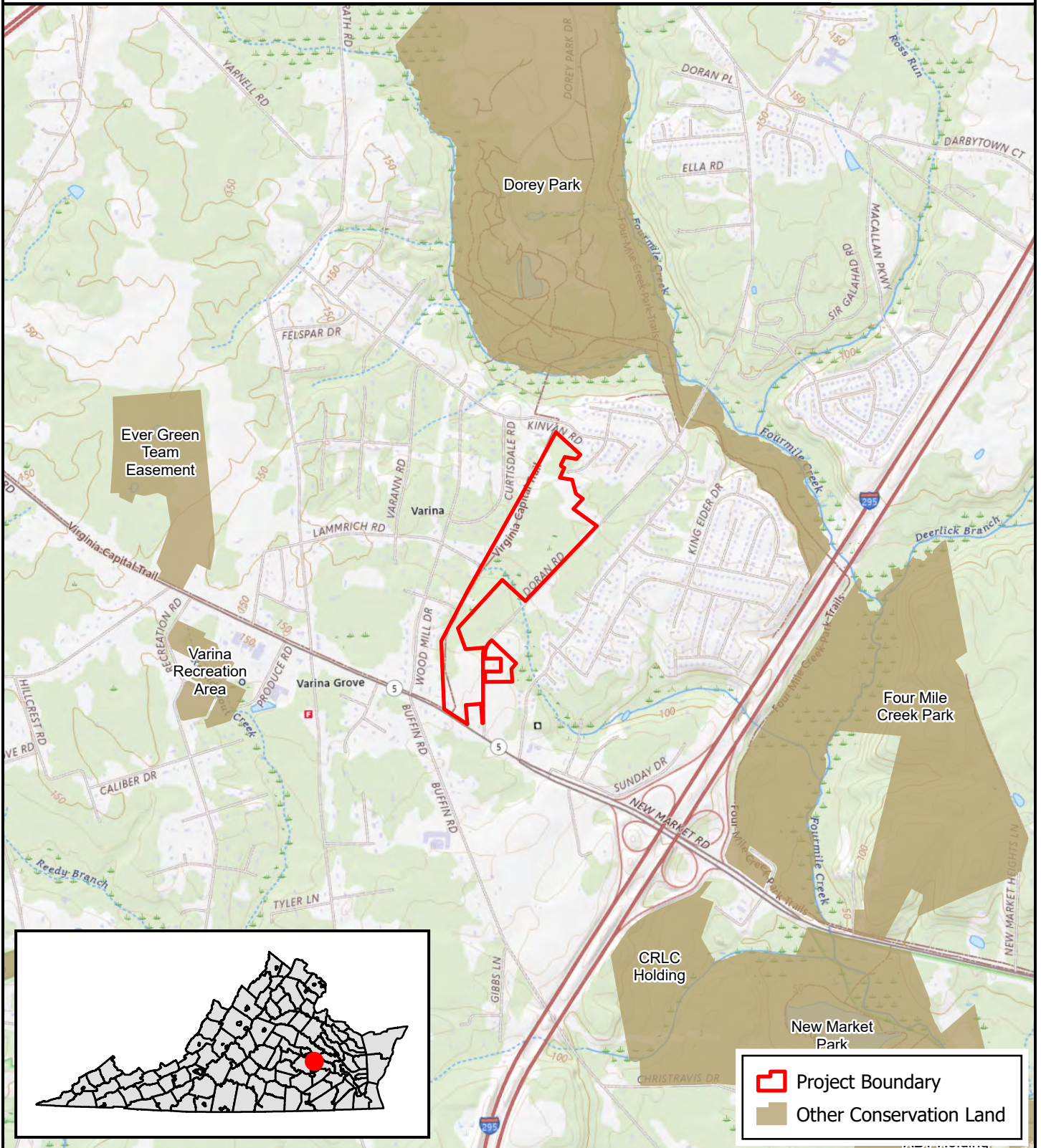
Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		<input type="checkbox"/>	<input type="checkbox"/>
Rail:		<input type="checkbox"/>	<input type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input type="checkbox"/>
Notes: To be determined if a grant award is made.			

Revision Date 03/04/2025



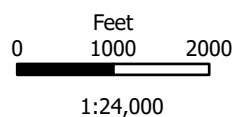
# Location

## Capital Region Land Conservancy



Henrico County

61.76 ± Acres



Map created: 5/20/2025 by Emily White  
Projection: NAD 1983 Virginia Lambert



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



# Aerial Imagery

## Capital Region Land Conservancy



 Project Boundary  
 Streams

Henrico County

61.76 ± Acres

Feet  
0 125 250  
1:6,500



Map created: 5/20/2025 by Emily White  
Projection: NAD 1983 Virginia Lambert



Source data: Aerial Imagery - VGIN/VBMP acquired 2/25/2021; Rivers/Streams -VGIN-VBMP; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.



# Aerial Imagery

## Capital Region Land Conservancy



 Project Boundary  
 Streams

Henrico County

61.76 ± Acres

Feet  
0 125 250  
1:6,500



Map created: 5/20/2025 by Emily White  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/25/2021; Rivers/Streams -VGIN-VBMP; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.





# PROJECT SUMMARY

## City of Portsmouth

### Parkview Living Shoreline and Stormwater Park

**Locality:** Portsmouth, City of

**Acres:** 0.35

**Board Meeting:** 6/12/2025

**Staff Lead:** Emily White

**Region:** Eastern

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Grant Application # 25-02-05

#### Project Description/Property Features

The City of Portsmouth is proposing a living shoreline and stormwater park in the Parkview neighborhood to reduce localized flooding and provide open space and natural amenities for its residents. The park will capture and reduce stormwater flow, incorporating native plants, educational signage, and a walking path to connect with the living shoreline proposed one block north on a city-owned parcel adjacent to Scotts Creek. Both properties will be dedicated to open space 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 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 type="checkbox"/> VOF                       | <input checked="" type="checkbox"/> Locality: <u>City of Portsmouth</u> |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____                                   |

#### Funding Source & Amount

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u><br>Amount Requested: <u>\$128,000</u> | <input type="checkbox"/> External Grant Program(s): _____<br>Amount: \$ _____ |
| <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: \$128,000
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:** Grant proposal requesting funds to acquire one parcel, and one additional parcel will also be dedicated as open space.

## Conservation Purposes

### Scenic/Open Space:

- The property is in the Park View Historic District, a historic residential neighborhood. The planned park site is bordered on three sides by sidewalks and streets. The property is frequently seen by the public.

### Water Resource Protection:

- Located within the Chesapeake Bay watershed, the property will be used as green infrastructure to manage stormwater using native plants and to reduce localized flooding.
- The city-owned partner property, adjacent to Scotts Creek, will be planted as a living shoreline, reducing shoreline erosion while improving shoreline habitat.
- The enhancement of both sites will improve water quality.

### Historic Preservation:

- The Park View Historic District, in which the two parcels are located, is listed in the Virginia Landmarks Register and the National Register of Historic Places.
- The property is located in an area identified as important for the protection of cultural and historic resources by the ConserveVA model.

### Outdoor Recreation, Education, or Research:

- Land-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked as Very High in this area.
- The property will be open to and used by the public as a park. Educational signage about native plants and green infrastructure will be installed in the park.

## 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 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. **Management of Forest:** N/A
5. **Water Quality Protection Areas:** N/A
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

<b>Further Discussion</b>

<b>Comprehensive Plan</b>
<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 submitted by locality.</p>

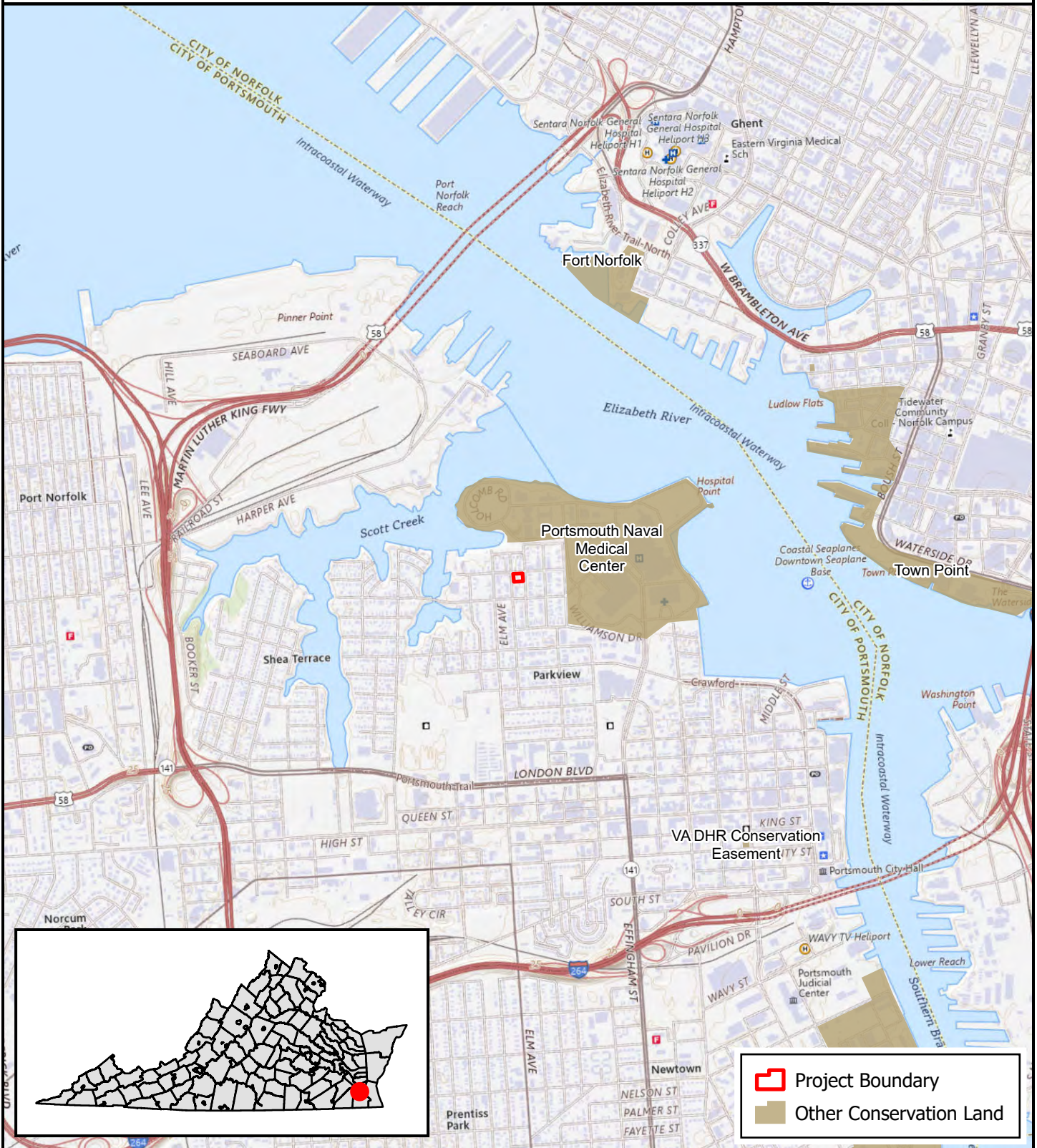
<b>Public Infrastructure Information</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Notes: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

Revision Date 03/04/2025



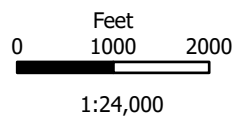
# Location

## City of Portsmouth



Portsmouth, City of

0.35 ± Acres



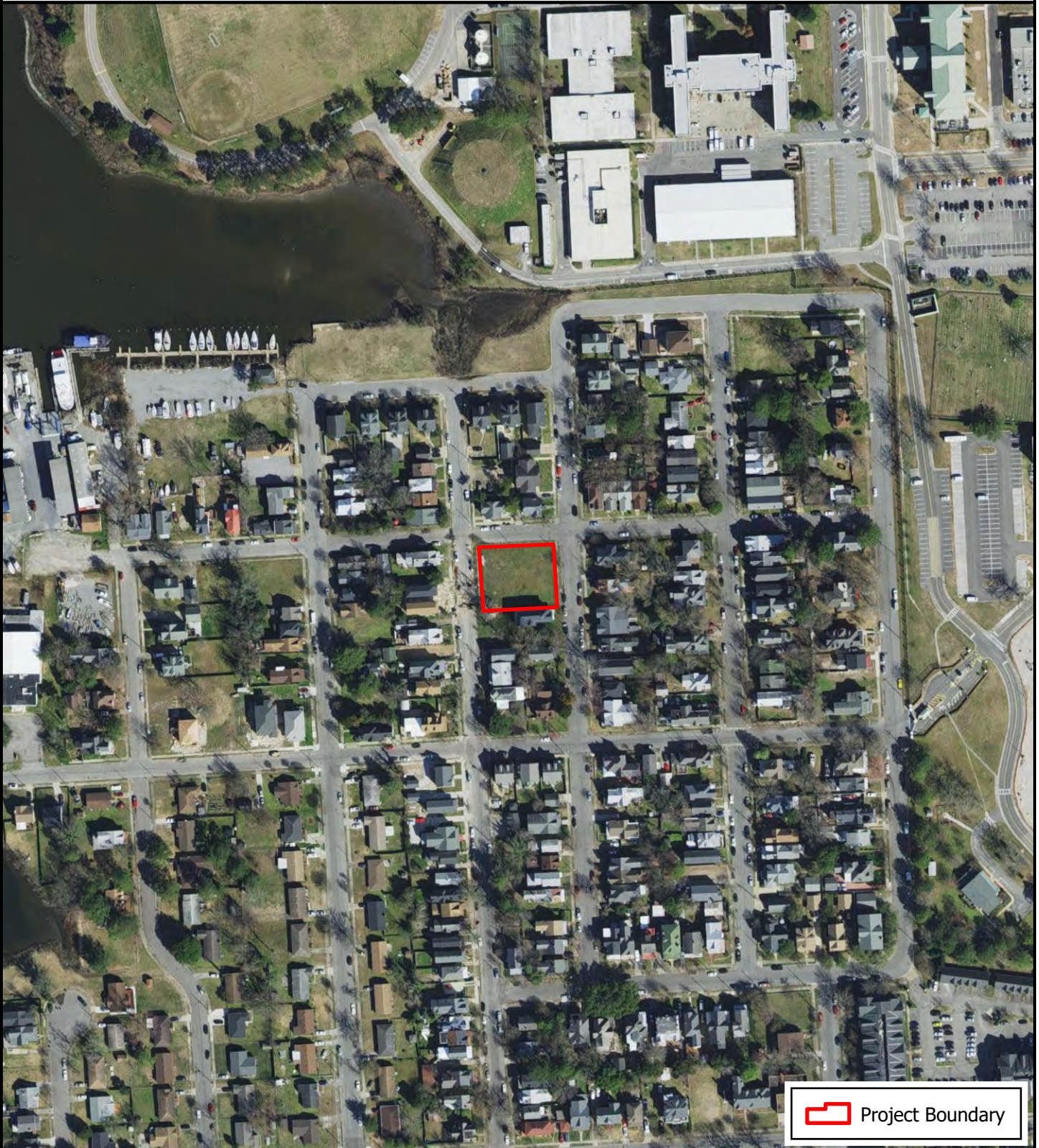
Map created: 5/20/2025 by Emily White  
Projection: NAD 1983 Virginia Lambert

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



# Aerial Imagery

## City of Portsmouth



 Project Boundary

Portsmouth, City of

0.35 ± Acres

Feet  
0 50 100  
1:3,000



Map created: 5/20/2025 by Emily White  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/7/2021; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.





# PROJECT SUMMARY

## Little River Marsh, LLC

### Little River Marsh

**Locality:** Hanover County

**Acres:** 140

**Board Meeting:** 6/12/2025

**Staff Lead:** Estie Thomas

**Region:** Eastern

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Grant Application # 25-02-07

#### Project Description/Property Features

This purchase of an open space easement on Little River Marsh will protect forestland and wetlands on the Little River, a tributary of the North Anna River and the Chesapeake Bay. The easement will establish a permanent riparian buffer zone on the Little River and associated wetlands providing protection for a variety of species and the improvement of water quality.

#### 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>   | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Requested: <u>\$240,000</u>                                     | 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: \$240,000
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:**

## Conservation Purposes

### Agricultural Use:

- The property contains 30 acres of prime farmland soil as identified by the USDA

### Forestal Use:

- The property contains forestland ranked as High Forest Conservation Value (C4 and C5). 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 contains an ecological core rating of C3 (High) by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) indicates the property may support numerous habitat and ecosystem values.
- The property is a designated Audubon Important Bird Area as part of the Virginia Piedmont Forest Block Complex.

### Water Resource Protection:

- The property contains perennial streams, marshlands, and frontage along the Little River, a tributary to the North Anna River and the Chesapeake Bay.
- The property is listed in the Water Quality Improvement category in ConserveVA.

## 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 .16% 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. 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:** Riparian Protection Zone on the Little River and associated wetlands.
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

<b>Further Discussion</b>

<b>Comprehensive Plan</b>
<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>

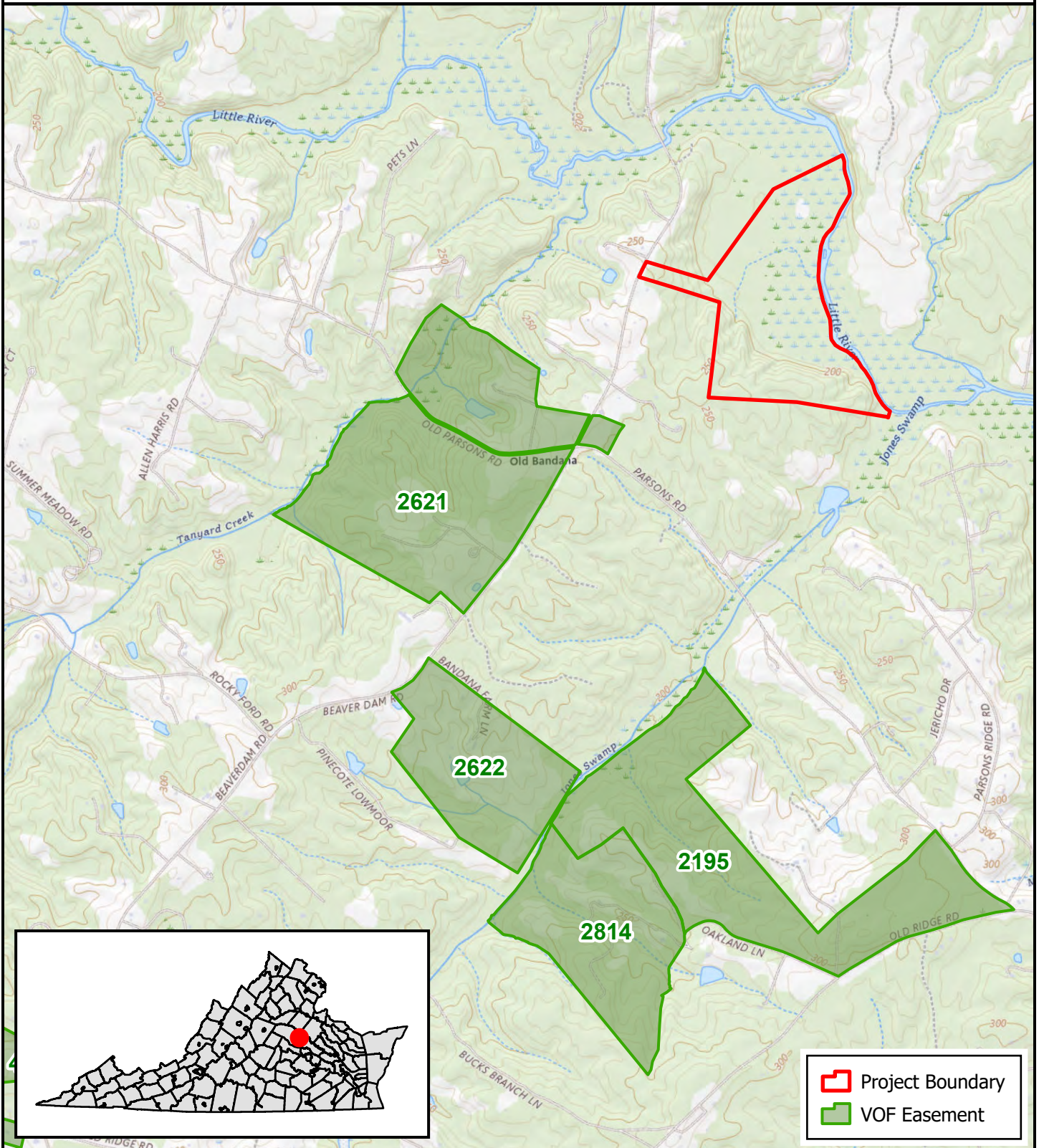
<b>Public Infrastructure Information</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Notes: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

Revision Date 03/04/2025



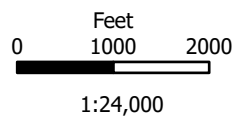
# Location

Little River Marsh, LLC





Hanover County

140 ± Acres



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

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

-  Project Boundary
-  VOF Easement



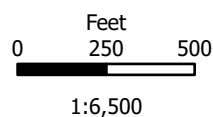
# Aerial Imagery

## Little River Marsh, LLC





Hanover County

140 ± Acres



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

Source data: Aerial Imagery - VGIN/VBMP acquired 3/8/2021; Rivers/Streams - USGS-NHD; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.

-  Project Boundary
-  Stream/River



## Marks Brothers Farms, LLC

### Marks Brothers Farm

**Locality:** Southampton County

**Acres:** 340

**Board Meeting:** 6/12/2025

**Staff Lead:** Estie Thomas

**Region:** Eastern

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Grant Application # 25-02-09

#### **Project Description/Property Features**

The property contains agricultural land and forest areas with frontage along the state scenic Nottoway River and supports a wide range of important terrestrial and aquatic habitats. The property is adjacent to three conserved land parcels on the Nottoway and is downriver from several other VOF projects.

#### **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><br>Amount Requested: \$ <u>100,000</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>NAWCA</u><br>Amount Secured: \$ <u>170,000</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: \$100,000
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:**

## Conservation Purposes

### **Agricultural Use:**

- The property contains 92 acres of prime farmland soil and 51 acres of farmland of statewide importance. 50 acres are ranked as exceptional by the American Farmland Trust Productivity Versatility Index, indicating high suitability for long-term agricultural production.

### **Forestal Use:**

- The property contains 205 acres of forest ranked as High Forest Conservation Value (C4-C5). 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 contains 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.
- State listed endangered and threatened aquatic species have been found on the property, and models indicate the property contains habitat appropriate for many species of concern.
- The property is within a "Wildlife Biodiversity Resilience Corridor" as identified by the Virginia Department of Wildlife Resources Corridor Action Plan. 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 in the ConserveVA Natural Habitat and Ecosystem Diversity category as identified by the Department of Conservation and Recreation.

### **Scenic/Open Space:**

- The property contains frontage on the Nottoway River, a state designated Scenic River.
- The property is adjacent to other conserved properties, which will increase the protected forest and shoreline areas along the Nottoway River.
- The property is in the Scenic Preservation ConserveVA category.

### **Water Resource Protection:**

- The property is located within the Albemarle-Pamlico National Estuary Partnership Boundary, and it contains several perennial streams, Buckthorn Swamp, and frontage along Nottoway River, a tributary of the Chowan River.
- The property is in the floodplains and flooding resilience and water quality protection ConserveVA categories.

## 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:** 1 **Maximum Properties:** 2
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 0.25% 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. 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:** RPZ on Nottoway and wetlands
6. **Unique Deed Provisions:** N/A
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☐ NO ☒ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ TBD  
Summarize: To be discussed should funding be awarded

## Further Discussion

## Comprehensive Plan

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

☒ YES ☐ NO

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

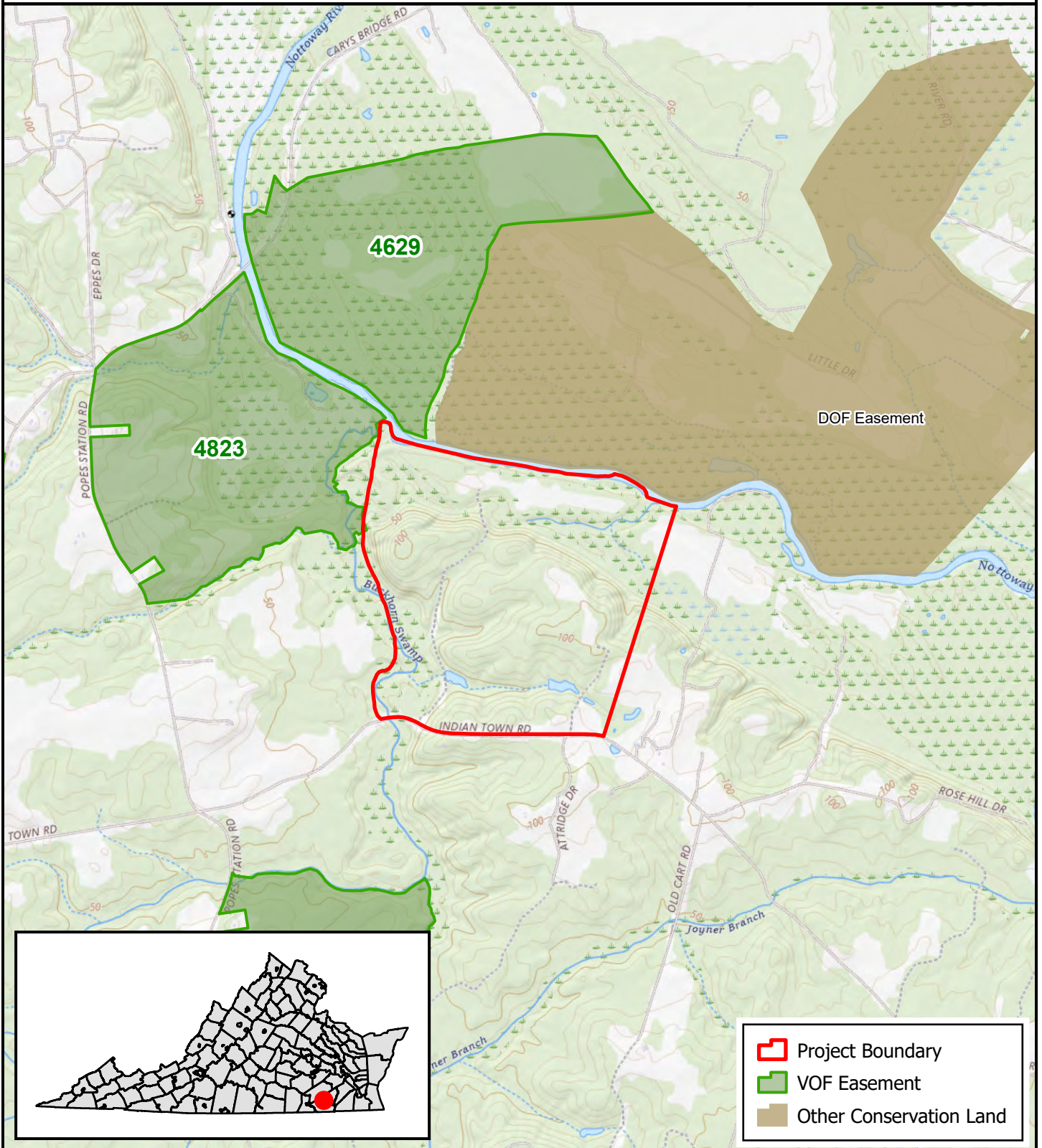
Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: To be determined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

Revision Date 03/04/2025



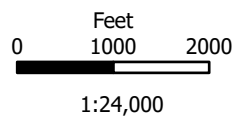
# Location

Marks Brothers Farms, LLC



Southampton County

340 ± Acres



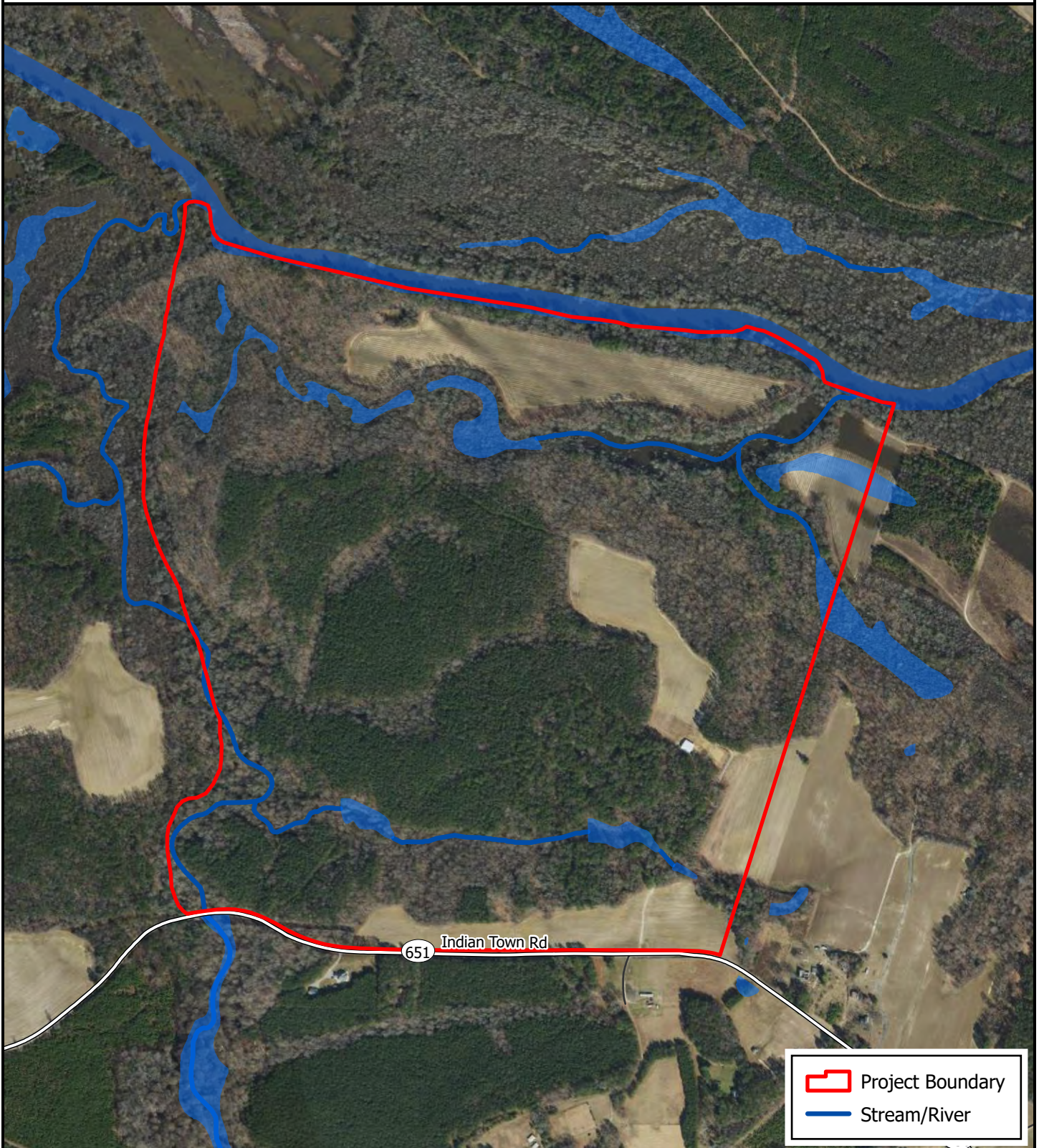
Map created: 5/20/2025 by Emily White  
Projection: NAD 1983 Virginia Lambert

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



# Aerial Imagery

## Marks Brothers Farms, LLC



Southampton County

340 ± Acres

Feet  
0 250 500  
1:10,000



Map created: 5/20/2025 by Emily White  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/21/2021; Rivers/Streams - USGS-NHD & VGIN-VBMP; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.



# PROJECT SUMMARY

## Woodland Restoration Foundation Woodland Cemetery Restoration Work

**Locality:** Henrico County

**Acres:** 30

**Board Meeting:** 6/12/2025

**Staff Lead:** Emily White

**Region:** Eastern

VOF Project # 4685

VOF Instrument # TBD

VOF Property # 5378

VOF Grant Application # 25-02-18

### Project Description/Property Features

This project will remove an impediment to access in this historic African American cemetery and continue the work being done by the Woodland Restoration Foundation. The improved roads will allow greater access to the abundant open space, historic, and cultural resources on the property. If a grant is awarded, the Foundation will partner with Henrico County, placing an open space easement on the 30-acre 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 type="checkbox"/> VOF                       | <input checked="" type="checkbox"/> Locality: <u>Henrico County</u> |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____                               |

### Funding Source & Amount

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u><br>Amount Requested: <u>\$25,000</u> | <input type="checkbox"/> External Grant Program(s): _____<br>Amount: \$ _____ |
| <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: \$25,000
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

#### Notes:



## Conservation Purposes

### Scenic/Open Space:

- The historic cemetery is frequently viewed by the public as it is bordered by Mechanicsville Turnpike.

### Historic Preservation:

- The cemetery itself is a state historic site containing the graves of many prominent African Americans, and the site was awarded a historic marker by the Virginia Department of Historic Resources in 2024.
- The property is ranked as having a moderate cultural resource significance in DCR's Cultural Resource Preservation Index.

### Recreation, Education, or Research:

- The property is currently open to and used by the public.
- Land-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked as High in this area.
- Educational information and programming will be made available for the public.

## 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 9% 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. **Public Access:** ☐ NO ☒ YES
5. **Sign Required:** ☐ NO ☒ YES
6. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ TBD  
Summarize: To be discussed should funding be awarded

## Further Discussion

N/A

## Comprehensive Plan

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

☒ YES ☐ NO

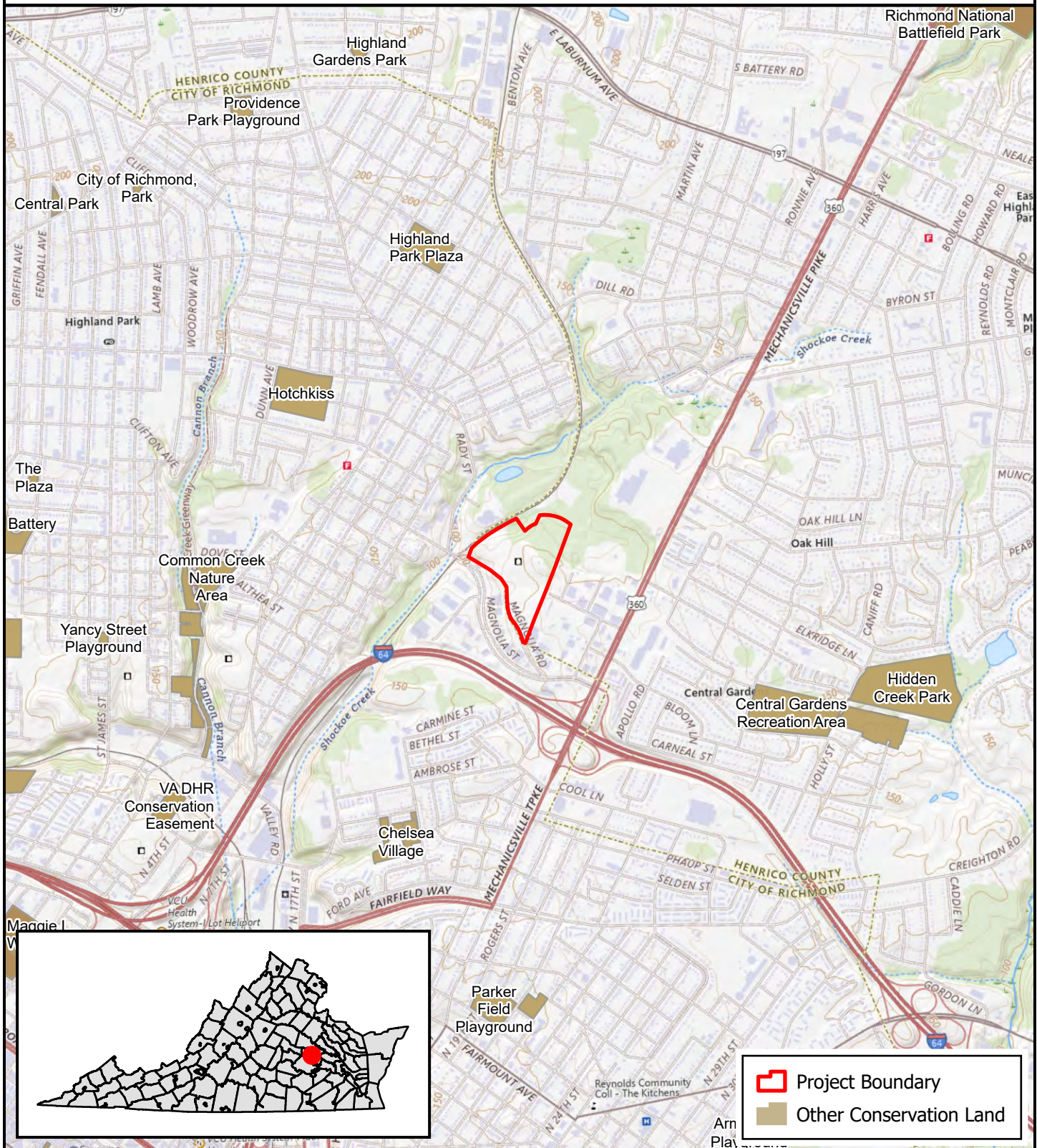
DETAILS: Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.

Public Infrastructure Information	Conflicts with published plans	Yes	No
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

## Woodland Restoration Foundation

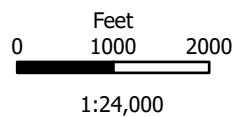


Project Boundary

Other Conservation Land

Henrico County

30 ± Acres



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



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



# Aerial Imagery

## Woodland Restoration Foundation



 Project Boundary  
 Rivers/Streams

Henrico County

30 ± Acres

Feet  
0 100 200  
1:3,000



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

Source data: Aerial Imagery - VGIN/VBMP acquired 2/25/2021; Rivers/Streams - USGS-VBMP; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.





# PROJECT SUMMARY

## Funding Increase Request

### Southampton County

### Monroe Bridge Boat Ramp and Park

**Locality:** Southampton County

**Acres:** 146.6

**Board Meeting:** 6/12/2025

**Staff Lead:** Emily White

**Region:** Eastern

VOF Project # 5054   VOF Instrument # 8181   VOF Property # 5915   VOF Grant # PTF2025-007

#### Project Description/Property Features

The Monroe Bridge property lies 5 miles downstream from the Department of Wildlife Resources Hercules boat ramp on Rt 258 south of Franklin, VA. The acquisition of this tract fee-simple provides an opportunity to install a canoe/kayak soft launch boat ramp for a new trail and access on the river for recreational use. There are no public ramps downstream from Hercules, and the majority of the bottomlands in this area are protected by conservation easements and managed for old growth Cypress and Tupelo systems.

#### 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 checked="" type="checkbox"/> Locality: <u>Southampton County</u> |
| <input type="checkbox"/> Other State Agency: _____ | <input type="checkbox"/> Other: _____                                   |

#### Funding Source & Amount

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u><br>Amount Requested: <u>\$40,000</u><br>Amount Previously Approved: <u>\$200,000</u> | <input type="checkbox"/> External Grant Program(s): _____<br>Amount : \$ _____ |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant)   | <input type="checkbox"/> Not Applicable  |

#### Staff Recommendation

##### Conservation Project:

- ☒ N/A, previously approved (VOF Board of Trustees Approved Project on 10/10/2024)
- ☐ 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: \$40,000.00
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:** In October 2024, the VOF Board of Trustees awarded the Monroe Bridge project a PTF grant for \$200,000 of the \$240,000 request by Southampton County. While the County has another grant to cover the cost of a small parking lot and boat ramp/dock, there is no funding for the due diligence and closing costs in the County budget. Without additional funding, the project will not move forward.

## Conservation Purposes

### **Forestal Use:**

- Greater than 80% of the forested property is ranked Very High or Outstanding by the Virginia Department of Forestry (VDOF) Forest Conservation Value (FCV) model.

### **Natural Habitat and Biological Diversity:**

- 80% of the property is ranked as having an ecological core rating of C1 (Outstanding) with the remaining 20% ranked as C2 (Very High) by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA). These rankings denote the property supports 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 Virginia Department of Wildlife Resources has located several federally and state threatened species on the property or in adjacent waters.
- 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 category.

### **Scenic/Open Space:**

- The property is bordered by the Nottoway River, a designated Blueway in the Virginia Outdoors Plan.
- Adjacent to other conserved properties, protecting this property will contribute acreage to a vast area of land that will never be disturbed by development.
- The site is located in a Scenic Preservation area identified for protection through ConserveVA.

### **Water Resource Protection:**

- Located within the Albemarle-Pamlico National Estuary, the entirely wooded property contains several perennial streams and has significant frontage along the Nottoway River (~4,000-ft).
- The National Wetlands Inventory ("NWI") maintained by the USFWS shows the property contains 126.1 acres of freshwater forested/shrub wetlands and 0.97 acres of riverine wetlands.
- The property is located in an area identified as important for the protection of floodplains and flooding resilience as well as water quality by the ConserveVA model.

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

- The property will be open to the public, providing public access to the Nottoway River.
- The Land-Based Recreational Need as modeled by the Department of Conservation and Recreation is ranked as Very High in this area.



Project Details	
<b>The Governing Document:</b> <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>	
1.	<b>Divisions permitted:</b> 0 <b>Maximum Properties:</b> 1
2.	<b>Impervious Coverage Limitations:</b> Total impervious coverage, including that of both existing and future improvements, may not exceed 5% of the total property.
3.	<b>Buildings and Structures:</b> Only buildings and structures allowed are those that support public use of the Property as a park.
4.	<b>Water Quality Protection Areas:</b> 100-ft buffers on Nottoway River
5.	<b>Unique Deed Provisions:</b> N/A
6.	<b>Public Access:</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
7.	<b>Sign Required:</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
8.	<b>Consolidation of Tax Parcels:</b> <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A

Further Discussion

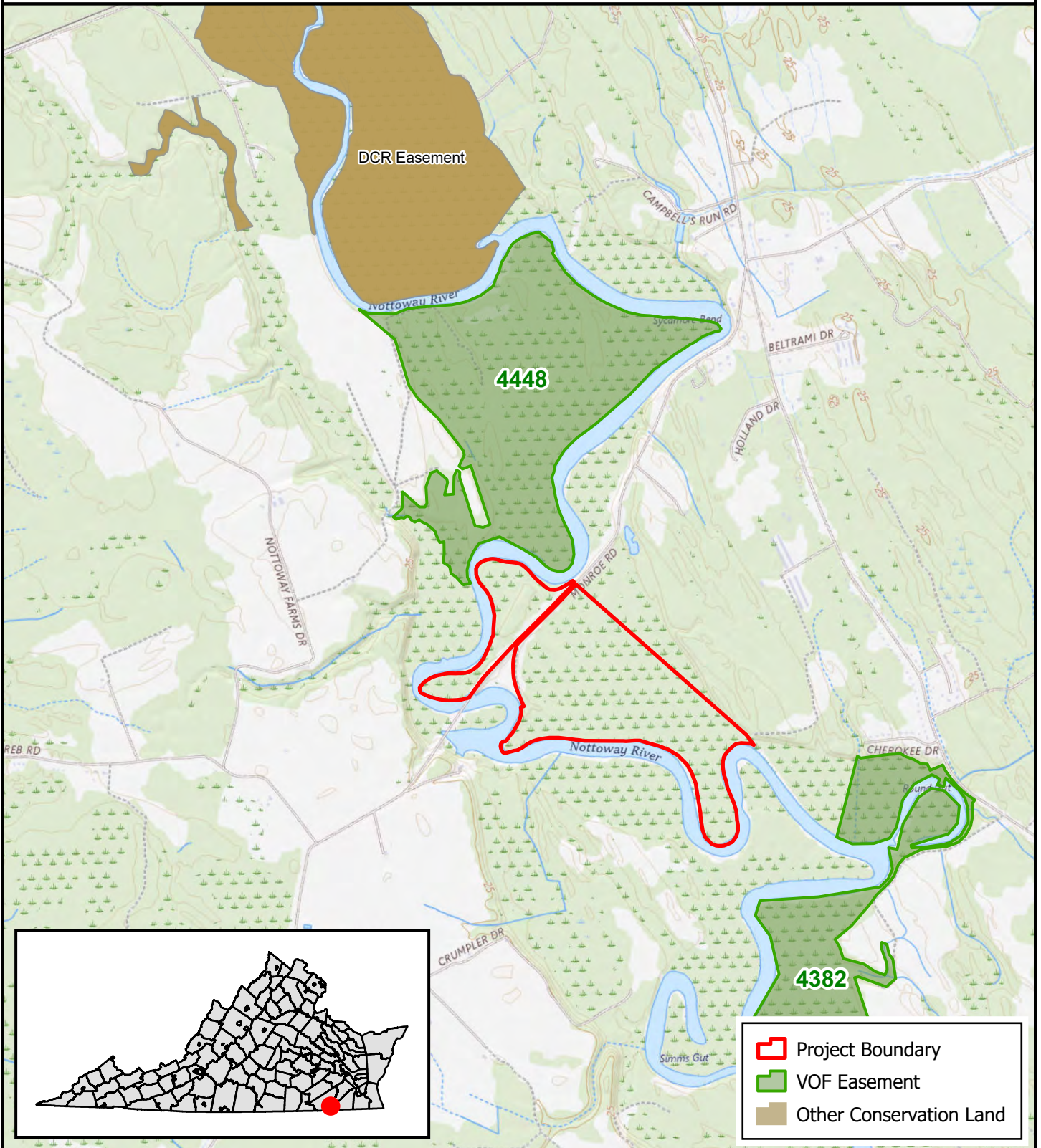
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Documented in PTF grant application submitted by locality.

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: Review being completed by locality.			

Revision Date 03/04/2025

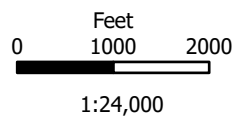
# Location

## Southampton County



Southampton County

146.6 ± Acres



Map created: 5/24/2025 by Emily White  
Projection: NAD 1983 Virginia Lambert

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



# Aerial Imagery

## Southampton County



Southampton County

146.6 ± Acres

Feet  
0 250 500  
1:8,500



Map created: 5/24/2025 by Emily White  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/24/2021; Rivers/Streams - USGS-NHD; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.



# PROJECT SUMMARY

## Southeastern Public Service Authority-Canebrake

**Locality:** City of Suffolk

**Acres:** 459.64

**Board Meeting:** 6/12/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

*VOF Project # 4967    VOF Instrument # 7666    VOF Property # 5782*

### Project Description/Property Features

SPSA (Southeastern Public Service Authority) needs to expand the regional landfill (municipal waste site) in Suffolk, VA to meet the needs of its member communities. This project, adjacent to the landfill expansion area, is being developed to serve as direct mitigation for the loss of wildlife habitats and wetlands associated with the landfill project.

### Project Type

- |  |  |
|--|--|
| <input type="checkbox"/> Charitable Contribution                 | <input type="checkbox"/> Protection of Owned Land            |
| <input type="checkbox"/> Partial Purchase of Open-Space Easement | <input checked="" type="checkbox"/> Other: <u>Mitigation</u> |
| <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): _____<br>Amount: \$ _____ | <input type="checkbox"/> External Grant Program(s): _____<br>Amount: \$ _____ |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant)              | <input checked="" 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

### Natural Habitat and Biological Diversity:

- Property contains and supports habitat for the Canebrake Rattlesnake (*Crotalus horridus*), a state endangered species listed pursuant to Article 6, Chapter 5, Title 29.1 of the Code of Virginia. The Property is identified as being within a Canebrake Rattlesnake Conservation Zone (1c: Dismal Swamp NWR and Swamplands North of Routes 460 and 58) in the DWR Conservation Plan for the species. Protection of the Property hereunder will maintain habitat for Canebrake Rattlesnake and support their population in the area.

Though not formally documented on the Property, DWR suspects multiple other listed species known to inhabit bottomland forests may be present on the Property potentially including state threatened Mabee's Salamanders, state endangered Rafinesque's Eastern Big-Eared Bats, state endangered Little Brown Bats, and federally endangered and state endangered Indiana Bats. A portion of the Property lies within the area designated by the Audubon Natural Society as the Great Dismal Swamp Important Bird Area, one of several regions in Virginia supporting habitat and species diversity. The restrictions set forth herein help to preserve bird habitat, consistent with the Audubon Naturalist Society's conservation program in this important bird area. The Virginia Department of Conservation and Recreation has developed the Virginia Natural Landscape Assessment project (the "VNLA") as part of the Virginia Conservation Lands Needs Assessment to identify, prioritize and link natural lands as targets for protective activities, such as the adoption of conservation easements and the restoration of habitat. The VNLA has identified the Property as having an ecological core of high integrity

### Water Resource Protection:

- The Property contains forest lands, stream systems, and significant wetlands. The protection of the Property from development hereunder will preserve the ecosystem services of these of these wetlands, streams, and forest lands, as well as allowing them to serve as a habitat necessary for the survival of many species of wildlife.

## 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 1000 square feet.
- Buildings and Structures.** New buildings and structures on the Property with the right to construct, use, enlarge, maintain, and replace such buildings and structures, all subject to the impervious coverage limitations.
- Management of Forest:** No harvest of commercial timber is permitted on the Property. On the Property there shall be no harvesting, clearing, burning, cutting, pruning or destroying of trees or vegetation, except as may be necessary to protect public health or safety, in the event of disease or insect damage, removal of noxious or invasive, nuisance or undesirable plants. In addition, there shall be no planting or introduction of non-native or exotic species of trees or vegetation. Exceptions to this paragraph require written approval by Grantee and include the following:

- (i) The cutting of trees for maintenance of existing cleared areas used for roads, trails, or utilities;
- (ii) The cutting of trees for the creation and maintenance of trails;
- (iii) The cutting of trees for wildlife habitat management, and for the protection or enhancement of natural heritage resources;
- (iv) The removal of trees posing an imminent hazard to the health or safety of persons or to property.

**5. Water Quality Protection Areas:** In addition to the general restrictions above, within the Property there shall be no draining, dredging, damming or impounding, no changing the grade or elevation, and no impairing the flow or circulation of waters, or reducing the reach of waters, provided, however, that maintenance, repair, and replacement of the existing dam on the Property is permitted. In addition, there shall be no other discharges or activity requiring a permit under applicable water pollution control laws and regulations.

**6. Unique Deed Provisions:**

**USES.**

No agricultural, animal husbandry, industrial, mining, logging, or commercial activity shall be undertaken or allowed on the Property. Livestock shall not be permitted to graze, inhabit or otherwise enter the Property.

**WELLS AND SEPTIC.**

No wells, septic tanks, septic systems, or septic fields may be installed on the property.

**PEST CONTROL.**

There shall be no application of pesticides or biological controls, including controls of problem vegetation, on the Property without the prior written approval (including approval of the manner of application) of Grantee, USACE, DEQ, and DWR.

**VEHICULAR USE.**

There shall be no use of any motorized vehicle or equipment anywhere on the Property, except (i) on existing roads as of the Effective date, (ii) in the case of emergency, for the purpose of enforcement of applicable laws and regulations, or (iii) for the purpose of monitoring compliance with this Easement.

**ACCUMULATION OF TRASH, HAZARDOUS MATERIALS, OR POLLUTION.**

Accumulation or dumping of compost, fertilizer, chemicals, trash, refuse, junk or toxic materials is not permitted on the Property. This restriction shall not prevent generally accepted wildlife management practices. There shall be no pollution of the Property, including of upland areas, surface water, natural water courses, lakes, ponds, marshes, subsurface water, or any other waters bodies on the Property.

**OTHER PROHIBITIONS.**

Any other use of, or activity on, the Property, which is or may become inconsistent with the purposes of this Easement; the preservation of the Property substantially in its Natural Condition as defined above; the protection and enhancement of ecosystem services to include the functions and values of streams, wetlands, and upland buffers; or the protection of its environmental systems is prohibited.

**DWR RESTRICTIONS.**

The Property shall be preserved in perpetuity in its natural state, by prohibiting the following activities unless approved in writing by DWR:

- (i) Destruction or alteration of the preservation area other than those alterations recommended by DWR for the purpose of habitat improvement;
- (ii) Construction, maintenance or placement of any structures or fills including but not limited to buildings, mobile homes, fences, and signs other than those which currently exist;
- (iii) Ditching, draining, diking, damming, filling, excavating, grading, plowing, flooding/ponding, mining, drilling, placing of trash and yard debris or removing/adding topsoil, sand, or other material;
- (iv) Permitting livestock to graze, inhabit or otherwise enter the preservation area;
- (v) Cultivating, harvesting, cutting, logging, planting, and pruning of trees and plants, or using fertilizers and spraying with biocides;
- (vi) Utilizing a non-reporting Nationwide Permit or State Program General Permit under Section 404 of the Clean Water Act or state general permits under VWPP regulations to impact any Water of the U.S., or any State Waters on the Property. Notification shall be required for the use of any Nationwide Permit, State Program General Permit, Regional Permit, or state general permit under VWPP regulations.

**Exceptions to the above covenants and restrictions.**

- (i) Routine maintenance, but not widening or improvement (except to restore neglected roads and trails to their original width), of existing roads and trails is permitted provided the work is done in accordance with applicable laws. Any road or trail maintenance that is performed must not alter wetland hydrology on the property outside the roads and trails. Such maintenance shall only be conducted between November 1 and April 31 of any year.
- (ii) Hunting, wildlife watching (including flora), and hiking. DWR personnel may access the property, after notification to the owner, to perform monitoring or research on the preservation area.
- (iii) Up to 1 deer hunting stand per 10 acres may be erected on the property for use in recreational hunting. Pruning of vegetation with hand-held equipment is permitted. Any pruning must be the minimum necessary to provide reasonable site and shooting lanes.

**DEQ RESTRICTIONS.**

No ditching; land clearing; alteration of the physical, chemical, or biological properties of state waters; or discharge of dredge or fill material, and no activity on the area of the Property designated as compensatory shall be permitted with the exception of maintenance, corrective action measures, or activities approved by DEQ described in Grantor's final compensatory mitigation plan or as otherwise provided in this Easement.

**7. Public Access:** ☒ NO ☐ YES

8. **Sign Required:** ☒ NO ☐ YES

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

Summarize: Grantor reserving the right to consolidate parcels in the future.

#### Further Discussion

This project has two separate easement deeds- the northern property contains the Canebrake rattlesnake habitat, and the southern parcel contains extensive wetlands. USACE, VADWR, and DEQ are all third-party beneficiaries to this deed with the right to access the property and enforce certain deed provisions.

#### Comprehensive Plan

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

☒ YES ☐ NO

DETAILS: Correspondence dated 3/27/25 from Kevin Wyne, Planning Director

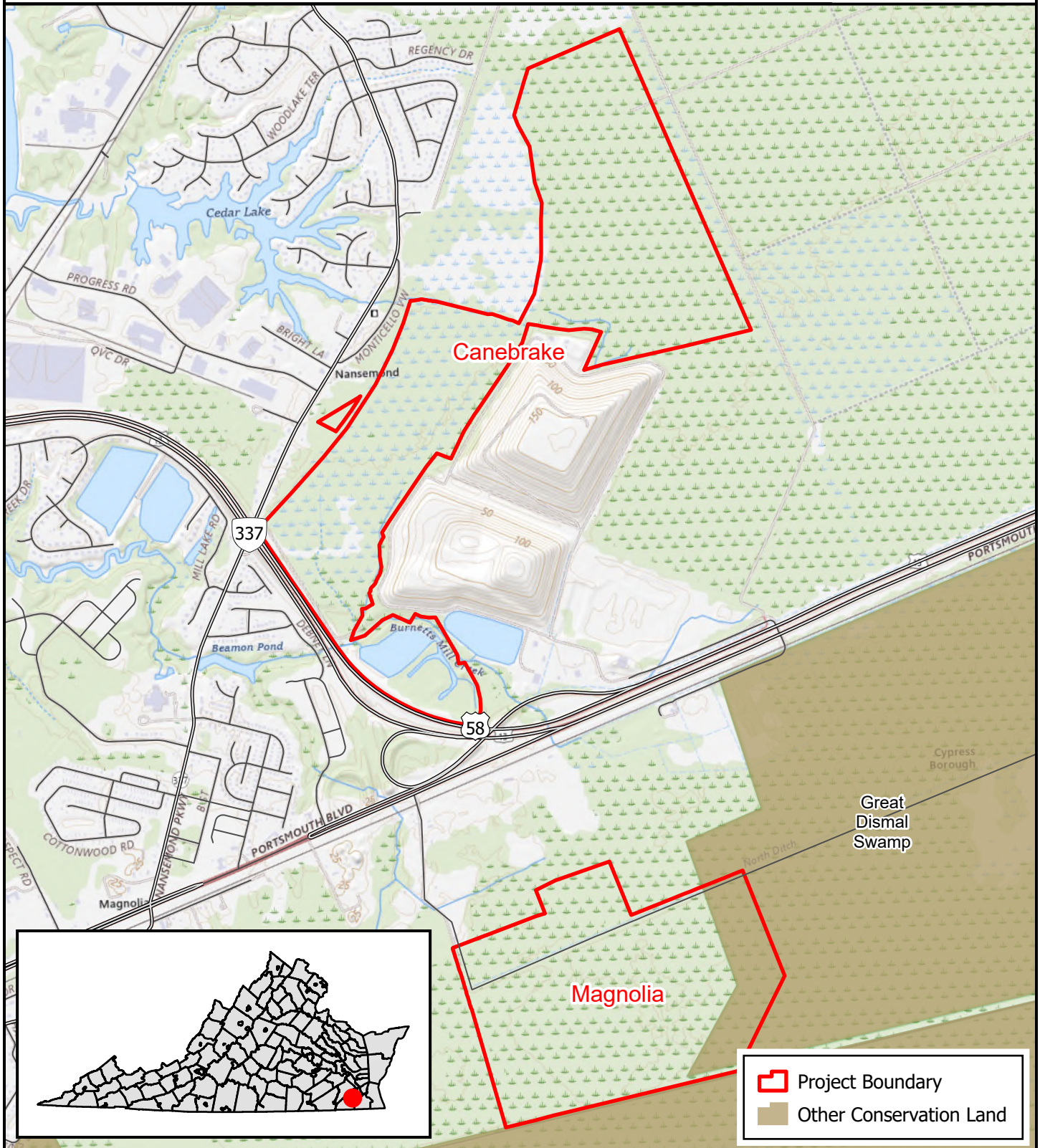
Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Rt. 58—and RT. 13, PIE for Rt. 58 access ramp.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b> PIE for utility expansion		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Notes:</b>			

Revision Date 04/10/2025

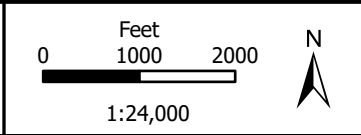


# Location

## SPSA Regional Landfill Wetlands Mitigation



**City of Suffolk**  
**Canebrake: 447.9± Acres\***  
**Magnolia: 282.9± Acres\***

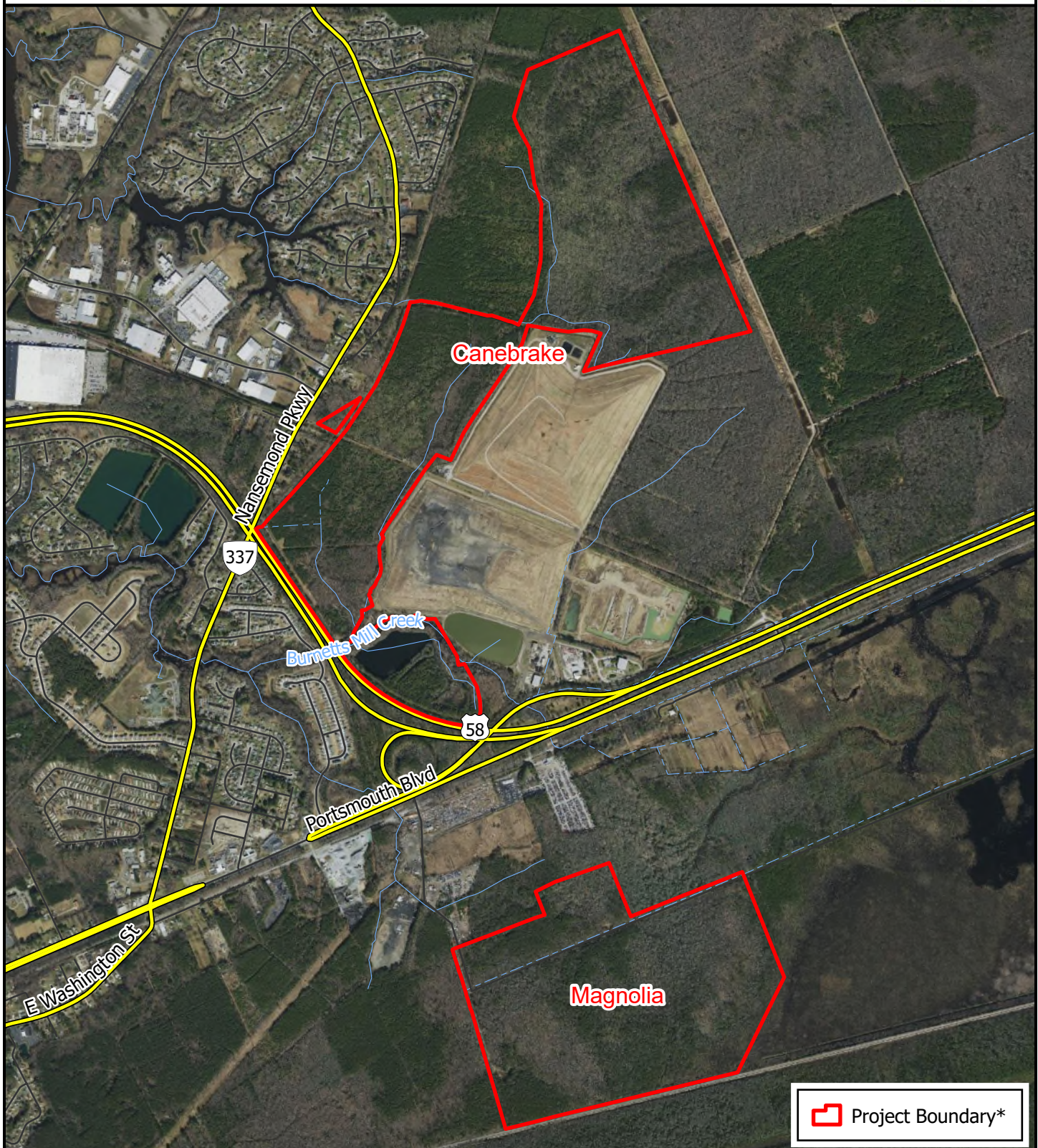


Map created: 04/24/2025 by Baron Lin  
 Projection: NAD 1983 Virginia Lambert  
 Source data: USGS Topo Quad Name: Chuckatuck & Suffolk; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.  
 \*Displayed Project & Property Boundaries and acreage from Tax Map Parcels.



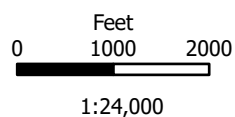
# Aerial Imagery

## SPSA Regional Landfill Wetlands Mitigation



 Project Boundary\*

City of Suffolk  
Canebrake: 447.9± Acres\*  
Magnolia: 282.9± Acres\*



Map created: 04/24/2025 by Baron Lin  
Projection: NAD 1983 Virginia Lambert  
Source data: Aerial Imagery - VGIN/VBMP acquired 3/21/2021; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF.  
\*Displayed Project & Property Boundaries and acreage from Tax Map Parcels.





## PROJECT SUMMARY

### Southeastern Public Service Authority- Magnolia

**Locality:** City of Suffolk

**Acres:** 282.92

**Board Meeting:** 6/12/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

*VOF Project # 4967    VOF Instrument # 8426    VOF Property # 5961*

#### Project Description/Property Features

SPSA (Southeastern Public Service Authority) needs to expand the regional landfill (municipal waste site) in Suffolk, VA to meet the needs of its member communities. This project, adjacent to the landfill expansion area, is being developed to serve as direct mitigation for the loss of wildlife habitats and wetlands associated with the landfill project.

#### Project Type

- |  |   |
|--|---|
| <input type="checkbox"/> Charitable Contribution                 | <input type="checkbox"/> Protection of Owned Land     |
| <input type="checkbox"/> Partial Purchase of Open-Space Easement | <input checked="" type="checkbox"/> Other: Mitigation |
| <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): _____<br>Amount: \$ _____ | <input type="checkbox"/> External Grant Program(s): _____<br>Amount: \$ _____ |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant)              | <input checked="" 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

### Natural Habitat and Biological Diversity:

- Though not formally documented on the Property, DWR suspects multiple other listed species known to inhabit bottomland forests may be present on the Property potentially including state threatened Mabee's Salamanders, state endangered Rafinesque Eastern Big-Eared Bats, state endangered Little Brown Bats, and federally endangered and state endangered Indiana Bats.

A portion of the Property lies within the area designated by the Audubon Natural Society as the Great Dismal Swamp Important Bird Area, one of several regions in Virginia supporting habitat and species diversity. The restrictions set forth herein help to preserve bird habitat, consistent with the Audubon Naturalist Society's conservation program in this important bird area.

The Virginia Department of Conservation and Recreation has developed the Virginia Natural Landscape Assessment project (the "VNLA") as part of the Virginia Conservation Lands Needs Assessment to identify, prioritize and link natural lands as targets for protective activities, such as the adoption of conservation easements and the restoration of habitat. The VNLA has identified the Property as having an ecological core of high integrity. Limiting development of the Property herein helps to protect these natural lands and habitat values.

### Water Resource Protection:

- The Property contains forest lands, stream systems, and significant wetlands. The protection of the Property from development hereunder will preserve the ecosystem services of these of these wetlands, streams, and forest lands, as well as allowing them to serve as a habitat necessary for the survival of many species of wildlife.

Property contains fish, wildlife, plants, and ecological communities that provide ecosystem functions, values, and services. These functions, values and services serve as compensatory mitigation for impacts to state waters and Waters of the U.S. that were permitted by the USACE and/or DEQ. Such functions, values and services, as well as the values more specifically set forth below, are protected by preserving the Property in its "Natural Condition."

## 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 1000 square feet.
3. **Buildings and Structures.** New buildings and structures on the Property with the right to construct, use, enlarge, maintain, and replace such buildings and structures, all subject to the impervious coverage limitations.
4. **Management of Forest:** No harvest of commercial timber is permitted on the Property. On the Property there shall be no harvesting, clearing, burning, cutting, pruning or destroying of trees or vegetation, except as may be necessary to protect public health or safety, in the event of disease or insect damage, removal of noxious or invasive, nuisance or undesirable plants. In addition, there shall be no planting or introduction of non-native or exotic species of trees or vegetation. Exceptions to this paragraph require written approval by Grantee and include the following:



- (i) The cutting of trees for maintenance of existing cleared areas used for roads, trails, or utilities;
- (ii) The cutting of trees for the creation and maintenance of trails;
- (iii) The cutting of trees for wildlife habitat management, and for the protection or enhancement of natural heritage resources;
- (iv) The removal of trees posing an imminent hazard to the health or safety of persons or to property.

**5. Water Quality Protection Areas:** In addition to the general restrictions above, within the Property there shall be no draining, dredging, damming or impounding, no changing the grade or elevation, and no impairing the flow or circulation of waters, or reducing the reach of waters, provided, however, that maintenance, repair, and replacement of the existing dam on the Property is permitted. In addition, there shall be no other discharges or activity requiring a permit under applicable water pollution control laws and regulations.

**6. Unique Deed Provisions:  
USES.**

No agricultural, animal husbandry, industrial, mining, logging, or commercial activity shall be undertaken or allowed on the Property. Livestock shall not be permitted to graze, inhabit or otherwise enter the Property.

**WELLS AND SEPTIC.**

No wells, septic tanks, septic systems, or septic fields may be installed on the property.

**PEST CONTROL.**

There shall be no application of pesticides or biological controls, including controls of problem vegetation, on the Property without the prior written approval (including approval of the manner of application) of Grantee, USACE, DEQ, and DWR.

**VEHICULAR USE.**

There shall be no use of any motorized vehicle or equipment anywhere on the Property, except (i) on existing roads as of the Effective date, (ii) in the case of emergency, for the purpose of enforcement of applicable laws and regulations, or (iii) for the purpose of monitoring compliance with this Easement.

**ACCUMULATION OF TRASH, HAZARDOUS MATERIALS, OR POLLUTION.**

Accumulation or dumping of compost, fertilizer, chemicals, trash, refuse, junk or toxic materials is not permitted on the Property. This restriction shall not prevent generally accepted wildlife management practices. There shall be no pollution of the Property, including of upland areas, surface water, natural water courses, lakes, ponds, marshes, subsurface water, or any other waters bodies on the Property.

**OTHER PROHIBITIONS.**

Any other use of, or activity on, the Property, which is or may become inconsistent with the purposes of this Easement; the preservation of the Property substantially in its Natural Condition as defined above; the protection and enhancement of ecosystem services to include the functions and values of streams, wetlands, and upland buffers; or the protection of its environmental systems is prohibited.

**DWR RESTRICTIONS.**

The Property shall be preserved in perpetuity in its natural state, by prohibiting the following activities unless approved in writing by DWR:

Destruction or alteration of the preservation area other than those alterations recommended by DWR for the purpose of habitat improvement;

- (i) Construction, maintenance or placement of any structures or fills including but not limited to buildings, mobile homes, fences, and signs other than those which currently exist;
- (ii) Ditching, draining, diking, damming, filling, excavating, grading, plowing, flooding/ponding, mining, drilling, placing of trash and yard debris or removing/adding topsoil, sand, or other material;
- (iii) Permitting livestock to graze, inhabit or otherwise enter the preservation area;
- (iv) Cultivating, harvesting, cutting, logging, planting, and pruning of trees and plants, or using fertilizers and spraying with biocides;
- (v) Utilizing a non-reporting Nationwide Permit or State Program General Permit under Section 404 of the Clean Water Act or state general permits under VWPP regulations to impact any Water of the U.S., or any State Waters on the Property. Notification shall be required for the use of any Nationwide Permit, State Program General Permit, Regional Permit, or state general permit under VWPP regulations.

**Exceptions to the above covenants and restrictions.**

- (i) Routine maintenance, but not widening or improvement (except to restore neglected roads and trails to their original width), of existing roads and trails is permitted provided the work is done in accordance with applicable laws. Any road or trail maintenance that is performed must not alter wetland hydrology on the property outside the roads and trails. Such maintenance shall only be conducted between November 1 and April 31 of any year.
- (ii) Hunting, wildlife watching (including flora), and hiking. DWR personnel may access the property, after notification to the owner, to perform monitoring or research on the preservation area.
- (iii) Up to 1 deer hunting stand per 10 acres may be erected on the property for use in recreational hunting. Pruning of vegetation with hand-held equipment is permitted. Any pruning must be the minimum necessary to provide reasonable site and shooting lanes.

**DEQ RESTRICTIONS.**

No ditching; land clearing; alteration of the physical, chemical, or biological properties of state waters; or discharge of dredge or fill material, and no activity on the area of the Property designated as compensatory shall be permitted with the exception of maintenance, corrective action measures, or activities approved by DEQ described in Grantor's final compensatory mitigation plan or as otherwise provided in this Easement.

7. **Public Access:** ☒ NO ☐ YES

8. **Sign Required:** ☒ NO ☐ YES

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

Summarize: Grantor reserving the right to consolidate parcels in the future.

#### Further Discussion

This project has two separate easement deeds- the northern property contains the Canebrake rattlesnake habitat and the southern parcel contains extensive wetlands. USACE, VADWR, and DEQ are all third-party beneficiaries to this deed with the right to access the property and enforce certain deed provisions.

#### Comprehensive Plan

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

☒ YES ☐ NO

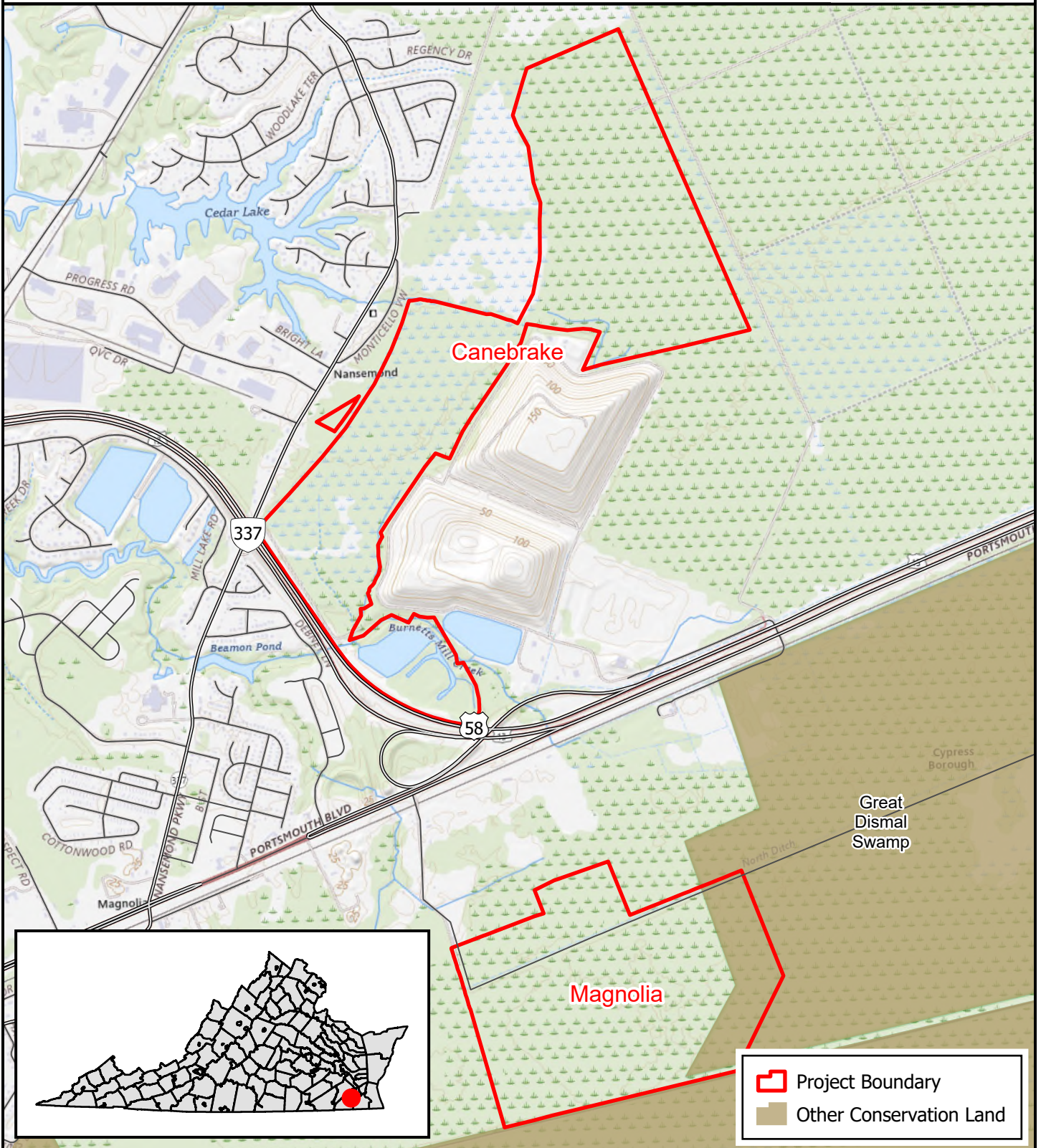
DETAILS: Correspondence dated 3/27/25 from Kevin Wyne, Planning Director.

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Rt. 58 and Rt. 13, PIE for Rt. 58 access ramp		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b> PIE for utility expansion		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Notes:</b>			

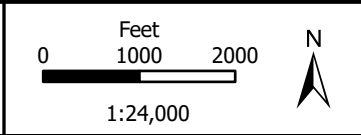
Revision Date 03/04/2025

# Location

## SPSA Regional Landfill Wetlands Mitigation



City of Suffolk  
 Canebrake: 447.9± Acres\*  
 Magnolia: 282.9± Acres\*

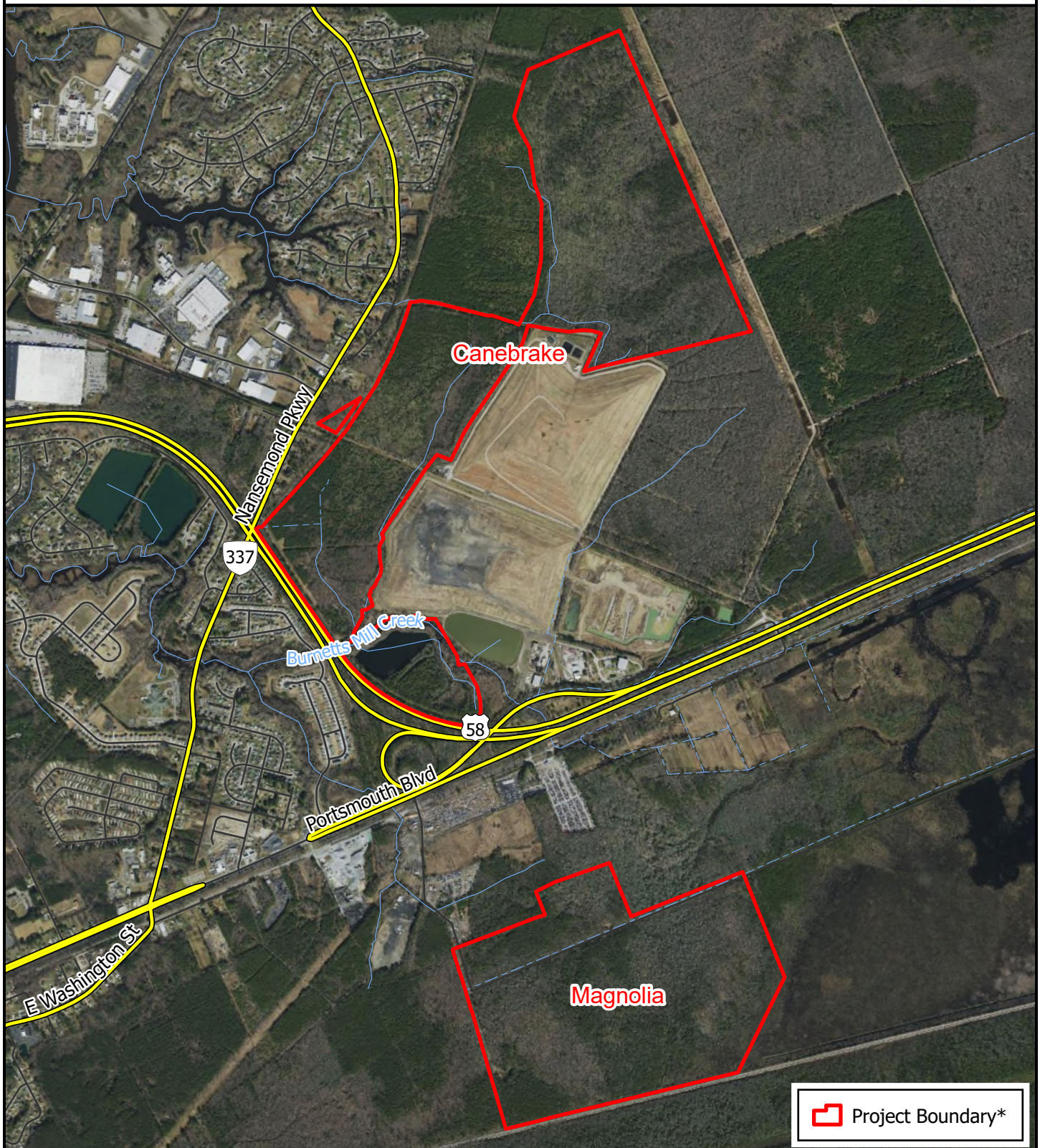


Map created: 04/24/2025 by Baron Lin  
 Projection: NAD 1983 Virginia Lambert  
 Source data: USGS Topo Quad Name: Chuckatuck & Suffolk; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.  
 \*Displayed Project & Property Boundaries and acreage from Tax Map Parcels.



# Aerial Imagery

## SPSA Regional Landfill Wetlands Mitigation



City of Suffolk

Canebrake: 447.9± Acres\*

Magnolia: 282.9± Acres\*

Feet  
0 1000 2000  
1:24,000



Map created: 04/24/2025 by Baron Lin  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/21/2021; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF.

\*Displayed Project & Property Boundaries and acreage from Tax Map Parcels.





# PROJECT SUMMARY

## Snidow

**Locality:** Southampton

**Acres:** 211.447

**Board Meeting:** 6/12/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

*VOF Project # 5021    VOF Instrument # 8014    VOF Property # 5876*

### Project Description/Property Features

Located near the town of Sedley, the property is a family farm that contains highly productive agricultural soil and forested area that is farmed in a rotation of cotton, peanuts, corn and soybeans. A tributary of the state scenic Blackwater River runs along the property boundary that supports a wide range of habitat resources. Owner is gifting property to Virginia Tech.

### 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 checked="" type="checkbox"/> Other: <u>Easement, With Donation of Fee After</u> |
| <input checked="" 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): _____<br>Amount: \$ _____   | <input type="checkbox"/> External Grant Program(s): _____<br>Amount: \$ _____ |
| <input checked="" type="checkbox"/> Tax Benefits (Landowner will apply for tax benefits associated with gift to VA Tech) | <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:** Reconsideration from 10/2024 Board approval, request to add a division. On completion of the conservation easement the landowner will be donating the farm fee simple to Virginia Tech. One division is requested as Virginia Tech plans to have two separate Tech entities own and manage the farm. The larger acreage will be owned and managed as an agricultural demonstration farm. A separate

Virginia Tech entity will own and manage a smaller portion with buildings that will house Cooperative Extension and 4-H educational activities.

### Conservation Purposes

#### Agricultural Use:

- Contains 136.25 acres of United States Department of Agriculture-designated prime farmland soils

#### Forestal Use:

- Contains high ranking FCV 4 and 5 “Forest Conservation Value” as identified by the Virginia Department of Forestry.

#### Natural Habitat and Biological Diversity:

- Contains C5 Ecological core habitat identified by the Virginia Department of Conservation and Recreation Division of Natural Heritage Resources.

#### Water Resource Protection:

- Contains 3,000 feet of frontage on an unnamed stream, a tributary of the state scenic Blackwater River, a tributary of the Chowan River which drains to the Albemarle-Pamlico Sound Estuary.

### 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 45,000 square feet.
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.
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 foot buffer along unnamed stream with livestock exclusion.
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:



<b>Further Discussion</b>
After completion of the conservation easement, landowner will be donating the farm to Virginia Tech. VA TECH plans to use the farm for agricultural education and demonstration.

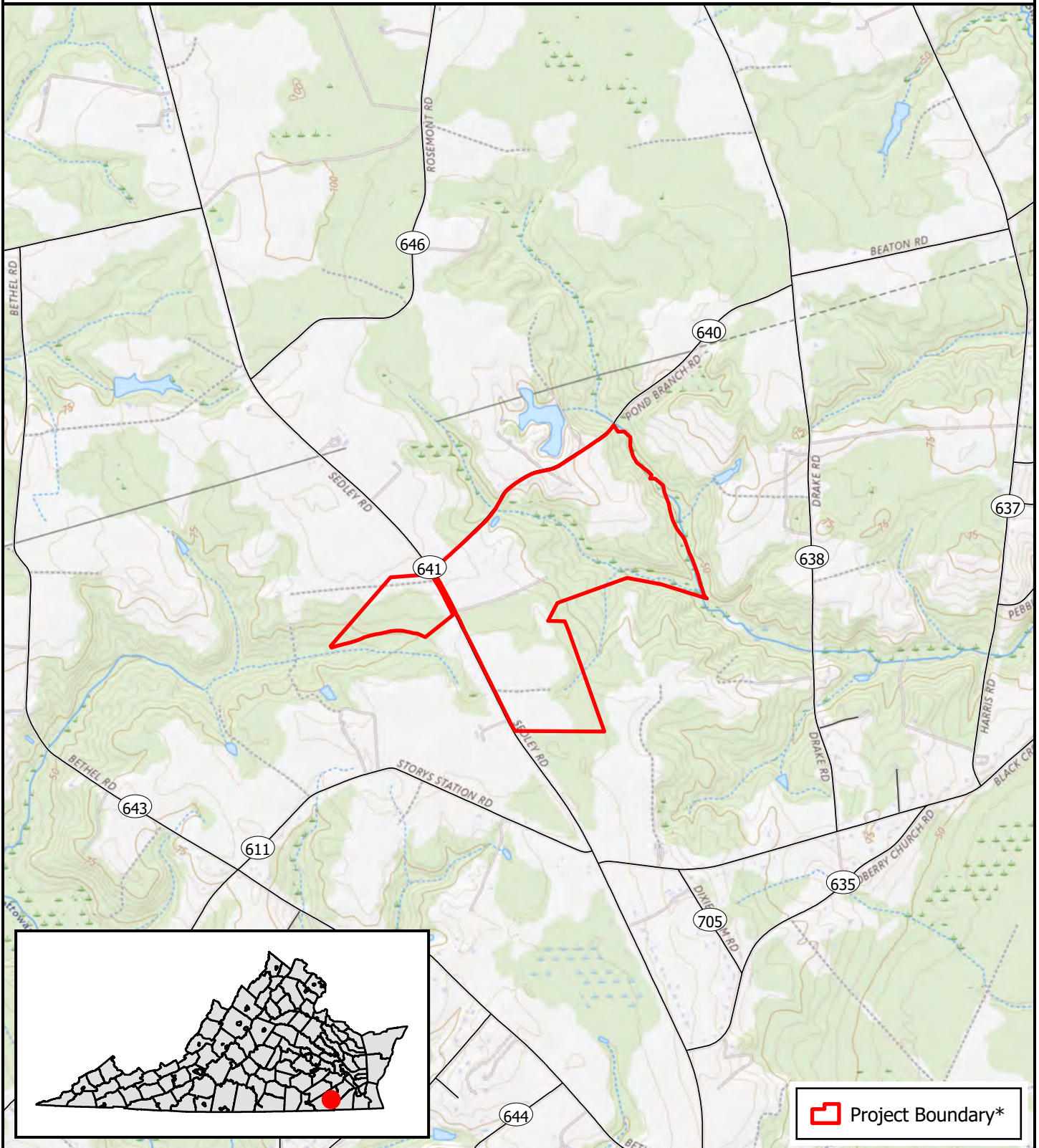
<b>Comprehensive Plan</b>
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Letter dated 11/1/2024 from James Randolph, Director of Community Development

<b>Public Infrastructure Information</b>	<b>Conflicts with published plans</b>	<b>Yes</b>	<b>No</b>
<b>Roads:</b> Rt. 640 (Pond Branch Road) is a 30 foot RoW, Rt. 641 (Sedley Road) is a 50 foot variable width RoW		<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"/>
<b>Notes:</b>			

Revision Date 04/10/2025

# Location

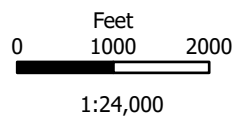
Nancy J. Snidow



 Project Boundary\*

Southampton

211.447± Acres



Map created: 10/7/2024 by Baron Lin  
Projection: NAD 1983 Virginia Lambert  
Source data: USGS Topo Quad Name: Franklin; all else - VOF.  
\*Displayed Project Boundary from tax map parcels.



# Special Conditions

Nancy J. Snidow



- Project Boundary\*
- 100' riparian buffer from the edges of the unnamed stream
- Stream/River
- Secondary Road

Southampton

211.447± Acres

Feet  
0 400 800  
1:9,600



Map created: 10/7/2024 by Baron Lin  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 02/24/2021; Rivers/Streams - USGS-NHD; Roads - VDOT; all else - VOF.

\*Displayed Project Boundary from tax map parcels.

**From:** [Holt, William L.](#)  
**To:** [Estie Thomas](#)  
**Subject:** Conservation Easement - Nancy Snidow  
**Date:** Thursday, October 10, 2024 2:20:40 PM

---

Alert: This email originated from outside VOF

Estie- Thanks so much for your help with this property. As we've discussed, this property will be gifted to Virginia Tech following the conservation easement closing. I can confirm that VT is fine receiving the property with the easement in place and as I mentioned, this was actually their suggestion to Mrs. Snidow to accomplish her objectives to preserve the property. I look forward to working with you more through this process and let me know if you have further questions.

Thanks,

-Will

William L. Holt  
Kaufman & Canoles, PC





## PROJECT SUMMARY

### Hennage, Chuck

**Locality:** Westmoreland

**Acres:** 104.22

**Board Meeting:** 6/12/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

*VOF Project # 5075    VOF Instrument # 8366    VOF Property # 5947*

#### Project Description/Property Features

Located near the town of Montross, the property consists of farm and forest land with extensive frontage on Poor Jack Creek, a tidal tributary of the Potomac River and lies adjacent to two properties under VOF easement.

#### 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(s): _____<br>Amount: \$ _____ | <input checked="" type="checkbox"/> External Grant Program: <u>NAVY REPI</u><br>Amount Secured: <u>\$TBA based on appraisal</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:**

## Conservation Purposes

### Agricultural Use:

- The property contains United States Department of Agriculture-designated prime farmland soils, and prime farmland is of major importance in meeting the nation's short- and long-range needs for food and fiber.

### Forestal Use:

- The Property has been identified by the Virginia Department of Forestry as having a high ranking in Forest Conservation Value (FCV), and protection of the property in perpetuity helps ensure that productive areas remain available for wood products, watershed protection, and wildlife habitat

### Natural Habitat and Biological Diversity:

- The property contains C4 Ecological core habitat identified by the Virginia Department of Conservation and Recreation Division of Natural Heritage Resources and the protection of the property helps preserve these resources and habitat.

### Scenic/Open Space:

- The Property lies adjacent to 633 acres protected by VOF easements, and protection of the property contributes to the open-space values of such other lands under easement and the continuity of natural habitat and rural character on all such properties under easement and helps to protect the overall landscape in the area.

### Water Resource Protection:

- The Property contains frontage on Poor Jack Creek, which flows into the Potomac River, a tributary of the Chesapeake Bay.

## 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 15,000 square feet.
- 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 2 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-foot buffer on Poor Jack Creek as measured from the high-water mark.



**6. Unique Deed Provisions: NAVY REPI Template (see below)**

**ACCUMULATION OF TRASH AND HAZARDOUS MATERIALS.**

Accumulation or dumping of trash, refuse, dredge spoil, junk, or toxic materials is not permitted on the Property. This restriction shall not prevent generally accepted agricultural or wildlife management practices, such as creation of brush piles, composting, or the storage of farm machinery, organic matter, agricultural products, or agricultural byproducts on the property. This Easement does not permit or require Grantees to become operators or to control any use of the Property that may result in the treatment, storage, disposal, or release of hazardous materials within the meaning of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended.

**HEIGHT RESTRICTIONS.**

The erection, construction, installation, or alteration, whether public or private, of any structure, building, antenna, tower, wire, or other obstruction, whatever its nature, extending more than 120 feet above ground level is prohibited without the express written consent of the Navy.

**VISUAL HAZARDS.**

No operations of any type are permitted that produce smoke, glare, or other visual hazards that may pose a danger to aircraft operations from the Installation. Notwithstanding the above, (i) controlled burns for agricultural purposes, habitat improvement, and/or mitigation of fire hazards are permitted with Grantor's notification of the Navy no less than forty-eight (48) hours prior to commencement of such activities, and (ii) the burning of reasonable amounts of yard debris is permitted without prior notification.

**LIGHTING EQUIPMENT.**

Lighting equipment, including floodlights and searchlights, and all protective lighting, such as streetlights, must have positive optical control so that no direct light is emitted above the horizontal plane of the light fixture and located so that lighting does not interfere with military testing and training activities.

**7. Public Access:** ☒ NO ☐ YES

**8. Sign Required:** ☒ NO ☐ YES

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

**Further Discussion**

Project is funded through the US NAVY REPI Program, requires a co hold with US NAVY and annual monitoring.

**Comprehensive Plan**

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

☒ YES ☐ NO

DETAILS: Letter dated May 23, 2025, Beth McDowell, Director of Planning

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Poor Jack Road is a dead-end road.		<input type="checkbox"/>	<input checked="" type="checkbox"/>

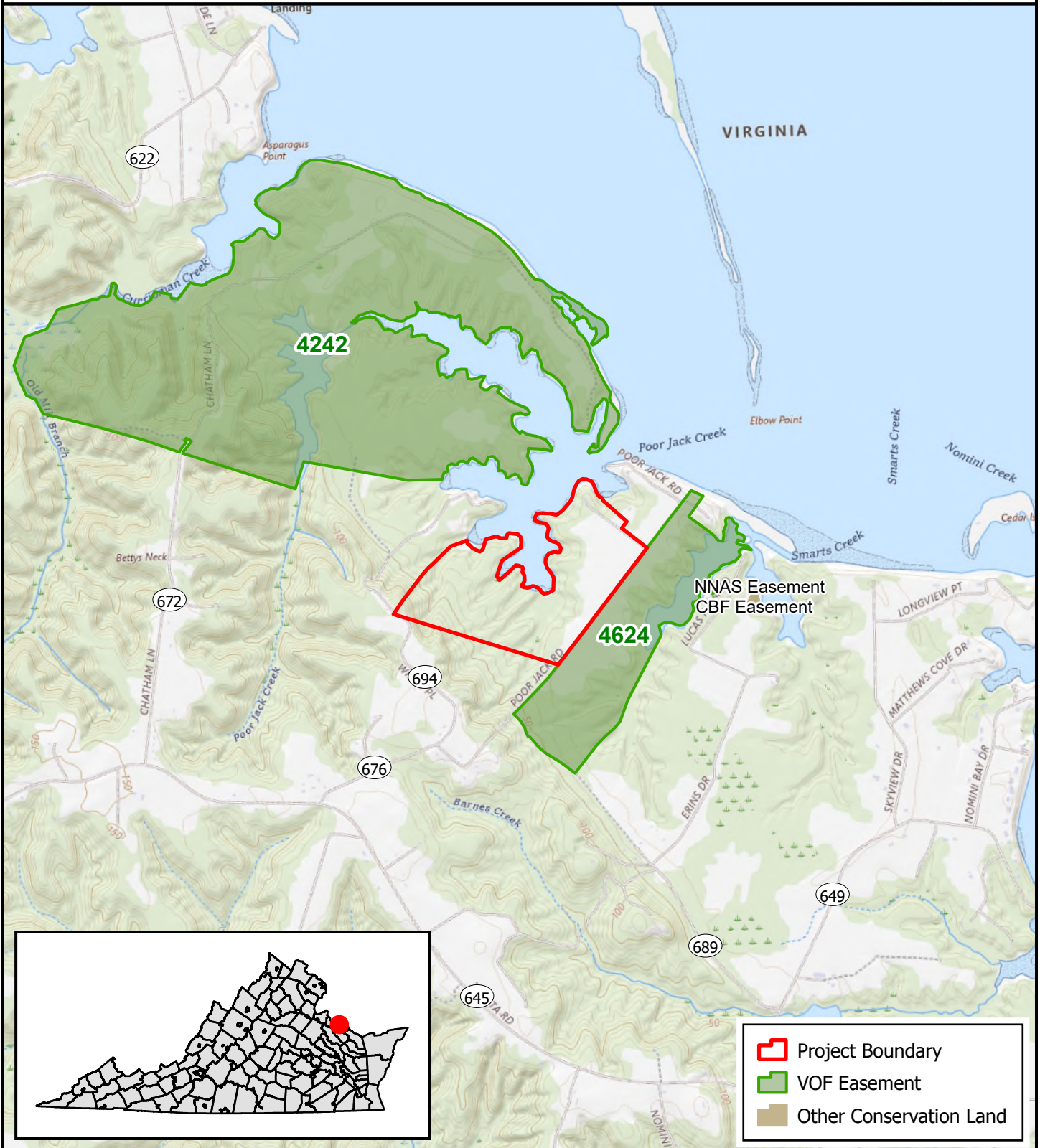
<b>Rail:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Notes:</b>		

Revision Date 04/10/2025



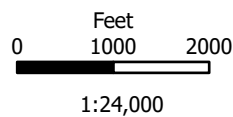
# Location

Charles Wayne Hennage II & Tiffany Brownley



Westmoreland County

104.22± Acres



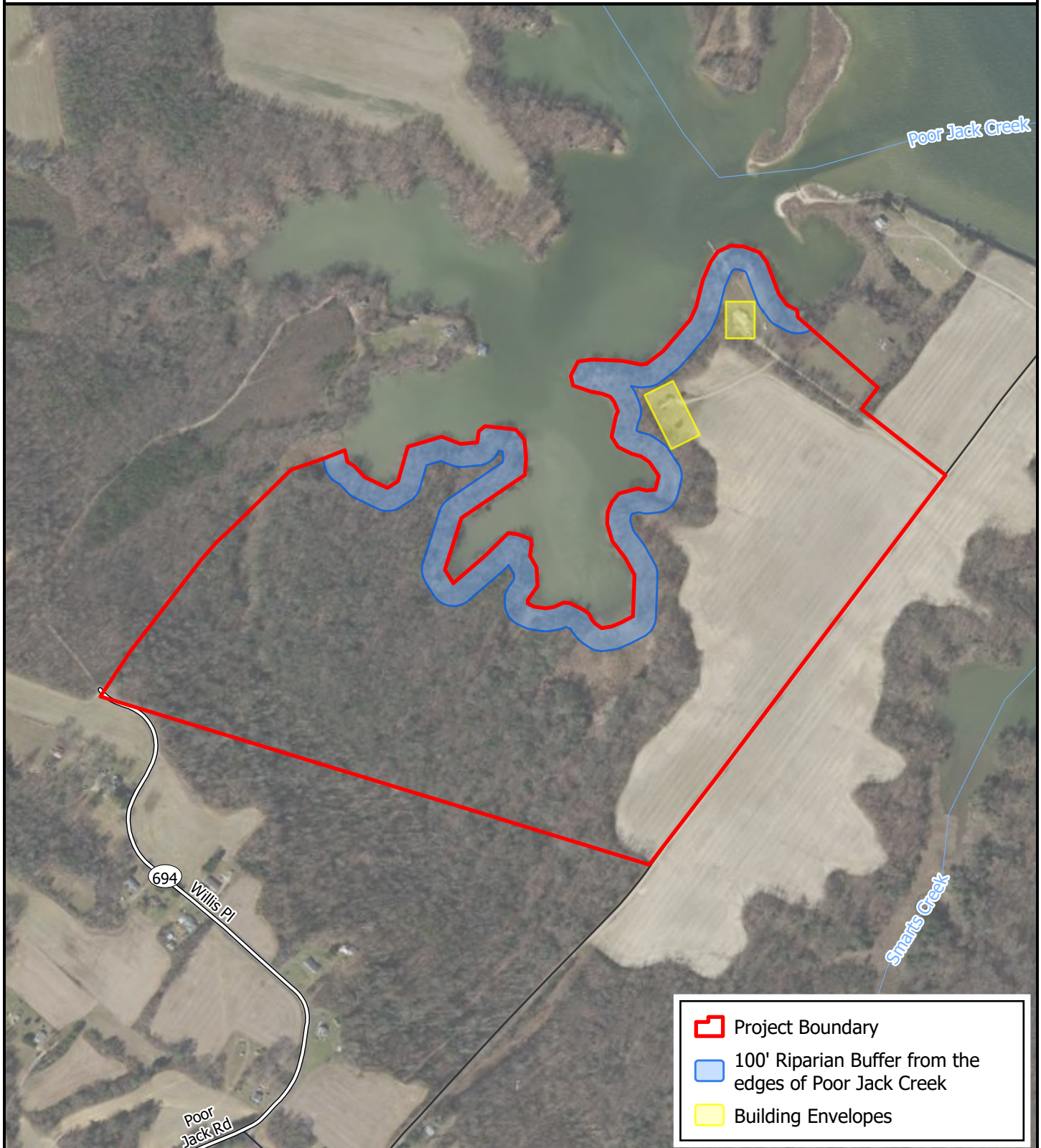
Map created: 05/23/2025 by Baron Lin  
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Stratford Hall & St. Clements Island; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.



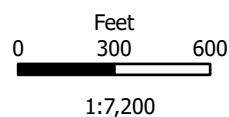
# Special Conditions

Charles Wayne Hennage II & Tiffany Brownley



Westmoreland County

104.22± Acres



Map created: 05/23/2025 by Baron Lin  
Projection: NAD 1983 Virginia Lambert  
Source data: Aerial Imagery - VGIN/VBMP acquired 03/10 & 03/14/2021; Rivers/  
Streams - USGS-NHD; Roads - VDOT; all else - VOF.





# PROJECT SUMMARY

## Beau Seabury

**Locality:** Essex

**Acres:** 269.241-subject to change, survey pending

**Board Meeting:** 6/12/2025

**Staff Lead:** E. Thomas

**Region:** Eastern

*VOF Project # 5076*

*VOF Instrument # 8367*

*VOF Property # 5948*

### Project Description/Property Features

Located outside of the Town of Tappahannock, the property contains forested areas which provide a variety of wildlife habitats. In addition, the property contains frontage on Hoskins Creek, a tidal tributary of the Rappahannock River.

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

## Conservation Purposes

### Agricultural Use:

- Property contains 25.59 acres of United States Department of Agriculture-designated prime farmland soils and 28.73 acres of soils of Statewide Importance and prime farmland is of major importance in meeting the nation's short- and long-range needs for food and fiber.

### Forestal Use:

- Property has been identified by the Virginia Department of Forestry as having a high-ranking (FCV4-5) in "Forest Conservation Value," and protection of the property in perpetuity helps ensure that the forested areas remain available for wood products, watershed protection, and wildlife habitat.

### Natural Habitat and Biological Diversity:

- Property is classified as a "Wildlife Biodiversity Resilience Corridor" in Virginia's Wildlife Corridor Action Plan. This plan is intended to identify those areas where high levels of biodiverse habitat and wildlife-vehicle conflicts are frequent in order to encourage land conservation and limitations on development and increased vehicular traffic. Protection of the property will help to limit development and continue to provide habitat for wildlife. Property has been identified in the VA Natural Landscape Assessment Ecological Cores as being C-3, with very high ecological integrity due to the various species found on the property.

### Water Resource Protection:

- The property contains       feet of frontage on Hoskins Creek, a tributary of the Rappahannock River and the Chesapeake Bay. Protection of the property from unrestrained development will help preserve the water quality of the Chesapeake Bay by reducing non-point source pollution.

## 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 40,000 square feet.
- 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 four 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-foot buffer on Hoskins creek with livestock exclusion.
- 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:

### Further Discussion

### Comprehensive Plan

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

☒ YES ☐ NO

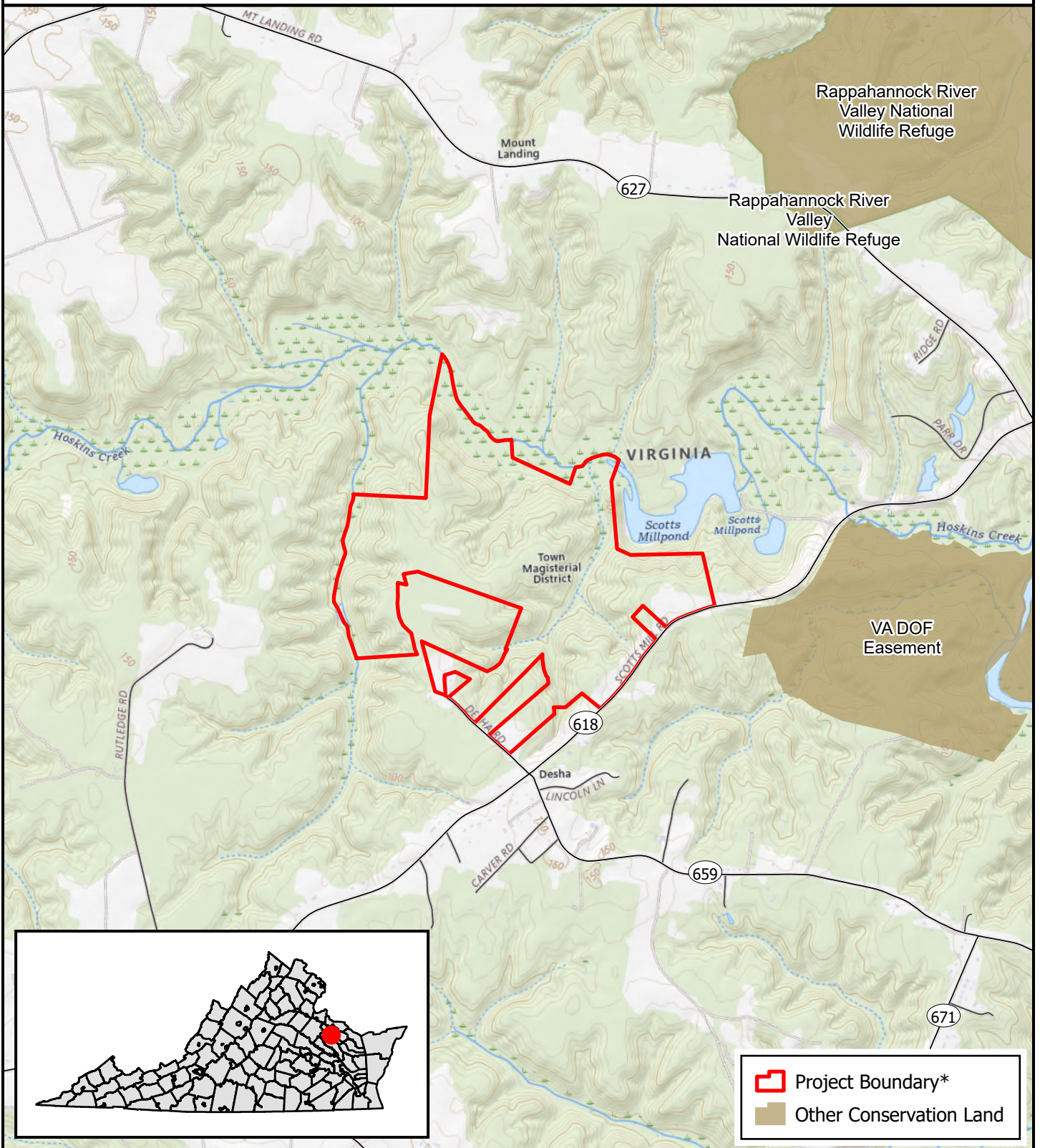
Letter from Essex County Land Administrator dated May 1, 2025 from L Colley, Deputy Zoning Administrator

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Desha Road-Rt. 659 and Scotts Mill Road-Rt.618 ---30-foot ROW		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Notes:</b>			

Revision Date 04/10/2025

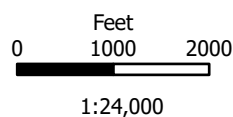
# Location

## Beau Seabury



Essex County

303.3± Acres\*



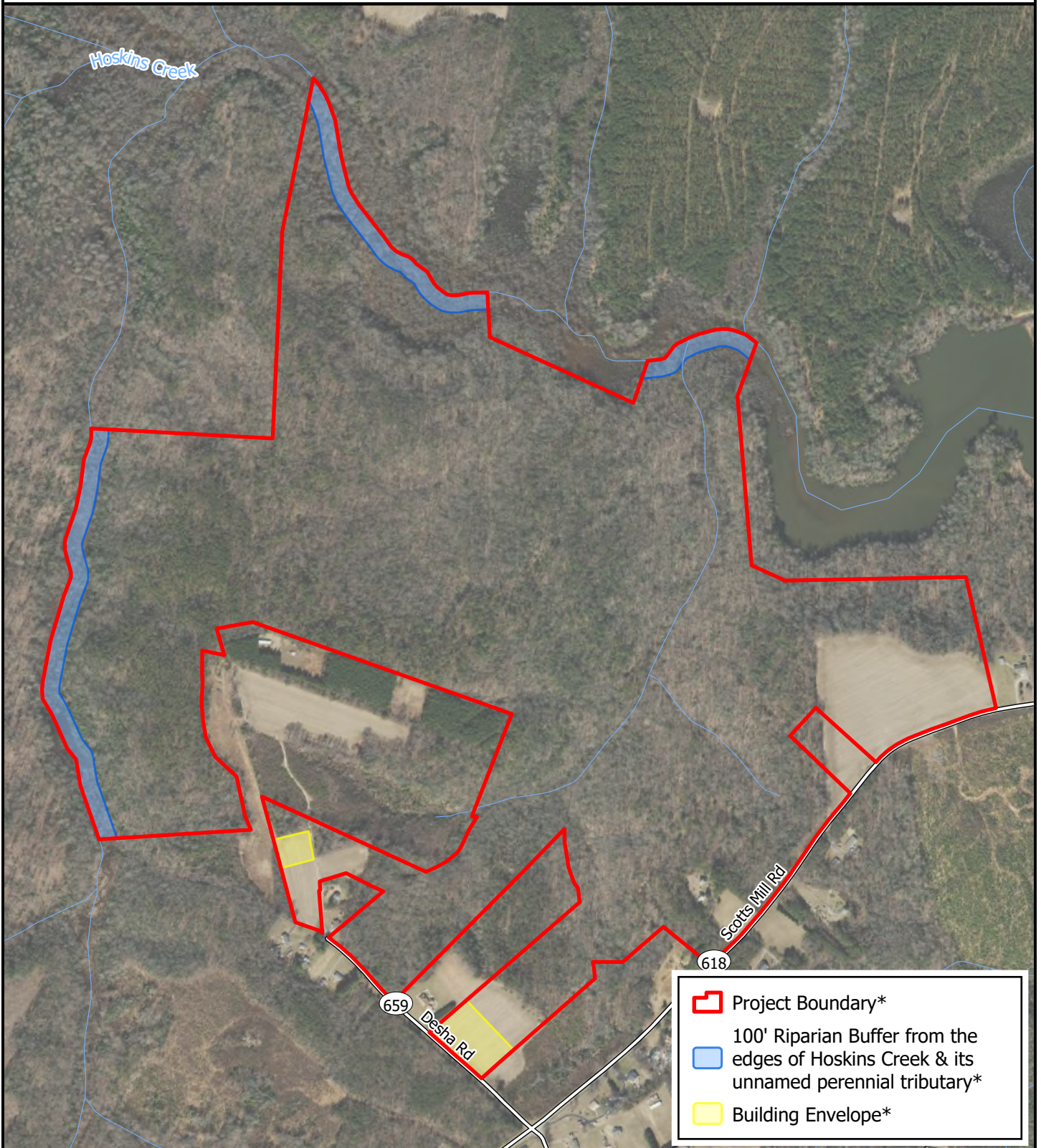
Map created: 04/24/2025 by VOF-YOUR NAME  
Projection: NAD 1983 Virginia Lambert  
Source data: USGS Topo Quad Name: Mount Landing; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

\*Displayed Project Boundary & acreage based on Tax Map Parcels.



# Special Conditions

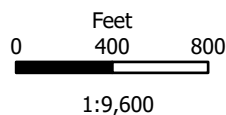
## Beau Seabury



- ▮ Project Boundary\*
- ▮ 100' Riparian Buffer from the edges of Hoskins Creek & its unnamed perennial tributary\*
- ▮ Building Envelope\*

Essex County

303.3± Acres\*



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Projection: NAD 1983 Virginia Lambert

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\*Displayed Project Boundary, acreage, & its special conditions based on Tax Map Parcels.