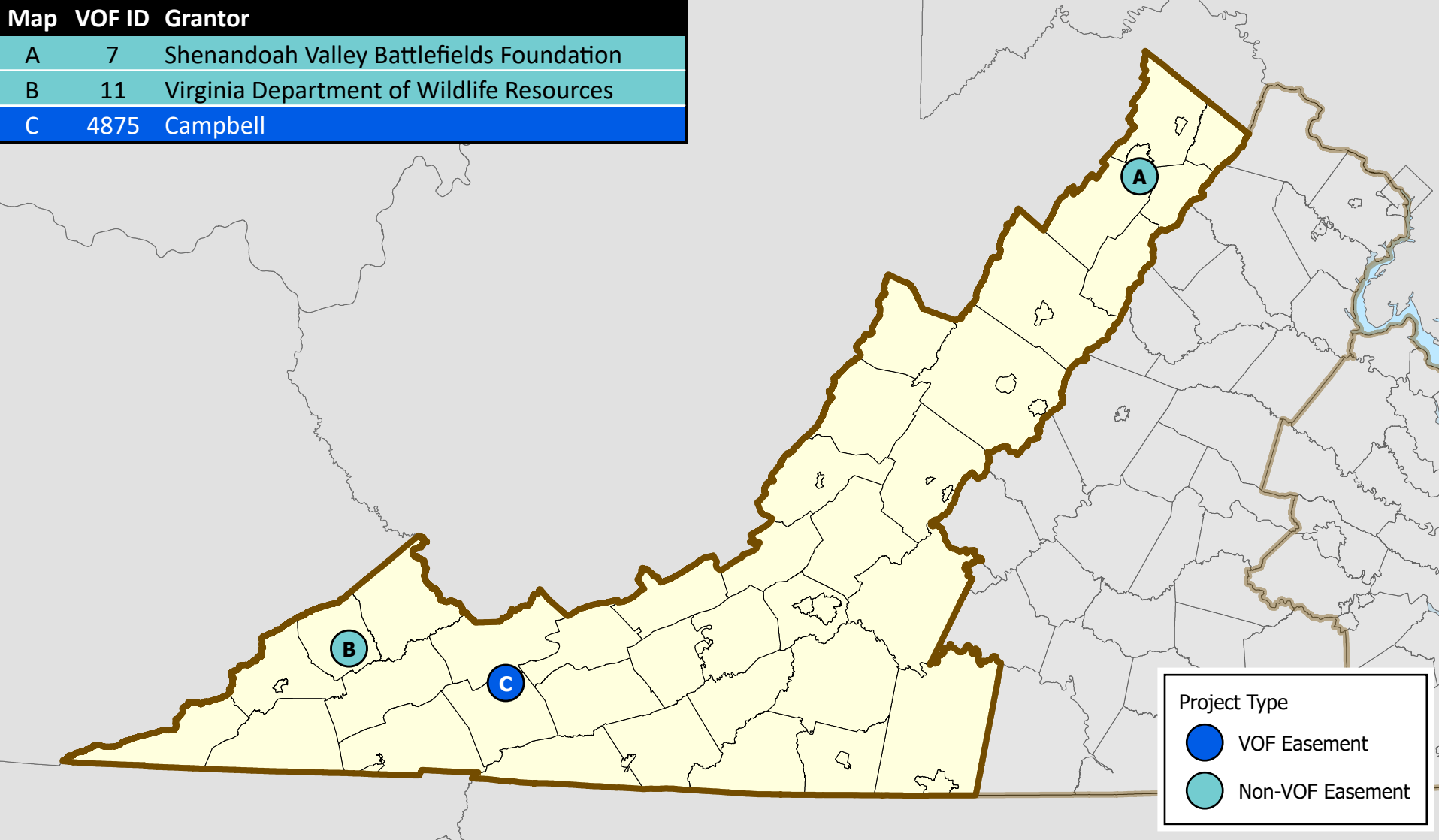


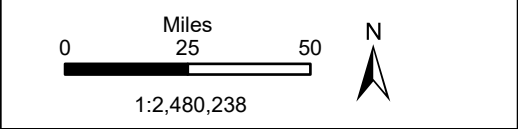
# Proposed Conservation Projects: Western Region



Map	VOF ID	Grantor
A	7	Shenandoah Valley Battlefields Foundation
B	11	Virginia Department of Wildlife Resources
C	4875	Campbell



Board of Trustees Meeting  
September 25, 2025



Map created: 9/25/25 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.  
VOF BOT 9/25/25 Land Conservation Western Region



# PROJECT SUMMARY

## Shenandoah Valley Battlefields Foundation

### Pappas Tract - Fisher's Hill Battlefield

**Locality:** Shenandoah County

**Acres:** 110.39

**Board Meeting:** 9/25/2025

**Staff Lead:** Emily White

**Region:** Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-01-07

#### Project Description/Property Features

This proposal is for the purchase of an open space easement to be held by the Virginia Board of Historic Resources. The Pappas Tract, south of the town of Strasburg, is actively being preserved by the Shenandoah Valley Battlefields Foundation because of its significance to the Fisher's Hill (September 22, 1864) and Cedar Creek Battlefield (October 19, 1864).

#### 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 checked="" type="checkbox"/> Other State Agency: <u>Virginia Department of Historic Resources</u> | <input type="checkbox"/> Other: _____    |

#### Funding Source & Amount

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u><br>Amount Requested: <u>\$300,000</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>VLCF</u><br>Amount Requested: <u>\$310,316</u> |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant)  | <input type="checkbox"/> Not Applicable  |

#### Staff Recommendation

##### Conservation Project:

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

##### Conservation Funding:

- ☐ Not applicable
- ☒ Approve requested funding: \$300,000
- ☐ Approve recommended funding: \$
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:** N/A

## Conservation Purposes

### **Forestal Use:**

- The entirely wooded property contains 60 acres of forest ranked as Very High or Outstanding Forest Conservation Value (FCV4 or FCV5) through the Virginia Department of Forestry's Forest Conservation Value model, which is a tool used to strategically identify the highest priority forestland for conservation in Virginia. The intent is to maximize the efficiency of limited resources by focusing conservation efforts on the highest quality, most productive, and most vulnerable forestland statewide.

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

- The property is located within an area categorized in The Nature Conservancy's (TNC) Resilient and Connected Landscapes Project as Resilient, indicating that the area contains both complex landscapes (with a "wide array of micro-climates") and connected landscapes ("allowing species to move and disperse"). According to TNC, resilient sites are those in which conservation actions have the best chance of succeeding in the long term.
- The Virginia Department of Wildlife Resources' (DWR) Wildlife Corridor Action Plan indicates the Property is within a Wildlife Biodiversity Resilience Corridor. 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.

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

- The property is a long ridgeline, visible from both Route 11 and the North Fork of the Shenandoah River. The viewshed has remained the same since the time of the Civil War, and it is recognizable today as presented in Civil War sketches and photographs from the late 1800s.
- Adjacent to other conserved properties, protecting this parcel will create a vast area of land that will never be disturbed by development, enlarging Fisher's Hill Battlefield area to 1,164 acres.

### **Water Resource Protection:**

- Located within the Chesapeake Bay watershed, the entirely wooded property contains 4,350 feet of perennial streams.
- The property contains shale and limestone geology with karst features; riparian buffers and the prevention of intensive development on the Property will help minimize soil erosion and contribute to the protection of water quality.
- The property is located in an area targeted for Water Quality Improvement as identified by ConserveVA.

### **Historic Preservation:**

- The Pappas Tract is located entirely within the Core Area of the Fisher's Hill Battlefield as well as within the Cedar Creek and Fisher's Hill Battlefield Study Areas.
- The property is located in an area identified as important for Cultural and Historic Resource Preservation by the ConserveVA model.

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

- The property will be open to the public 365 days per year.
- Land-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked as 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 0% of the total property. <i>The Virginia Department of Historic Resources (VDHR) defines gravel surfaces as pervious.</i>
3.	<b>Buildings and Structures:</b> N/A, No buildings and structures.
4.	<b>Management of Forest:</b> Terms to be determined by VDHR, which will hold the easement.
5.	<b>Water Quality Protection Areas:</b> Terms to be determined by VDHR, which will hold the easement.
6.	<b>Unique Deed Provisions:</b> VOF in the 1704 clause.
7.	<b>Public Access:</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
8.	<b>Sign Required:</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
9.	<b>Consolidation of Tax Parcels:</b> <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A Summarize: Property is one parcel.

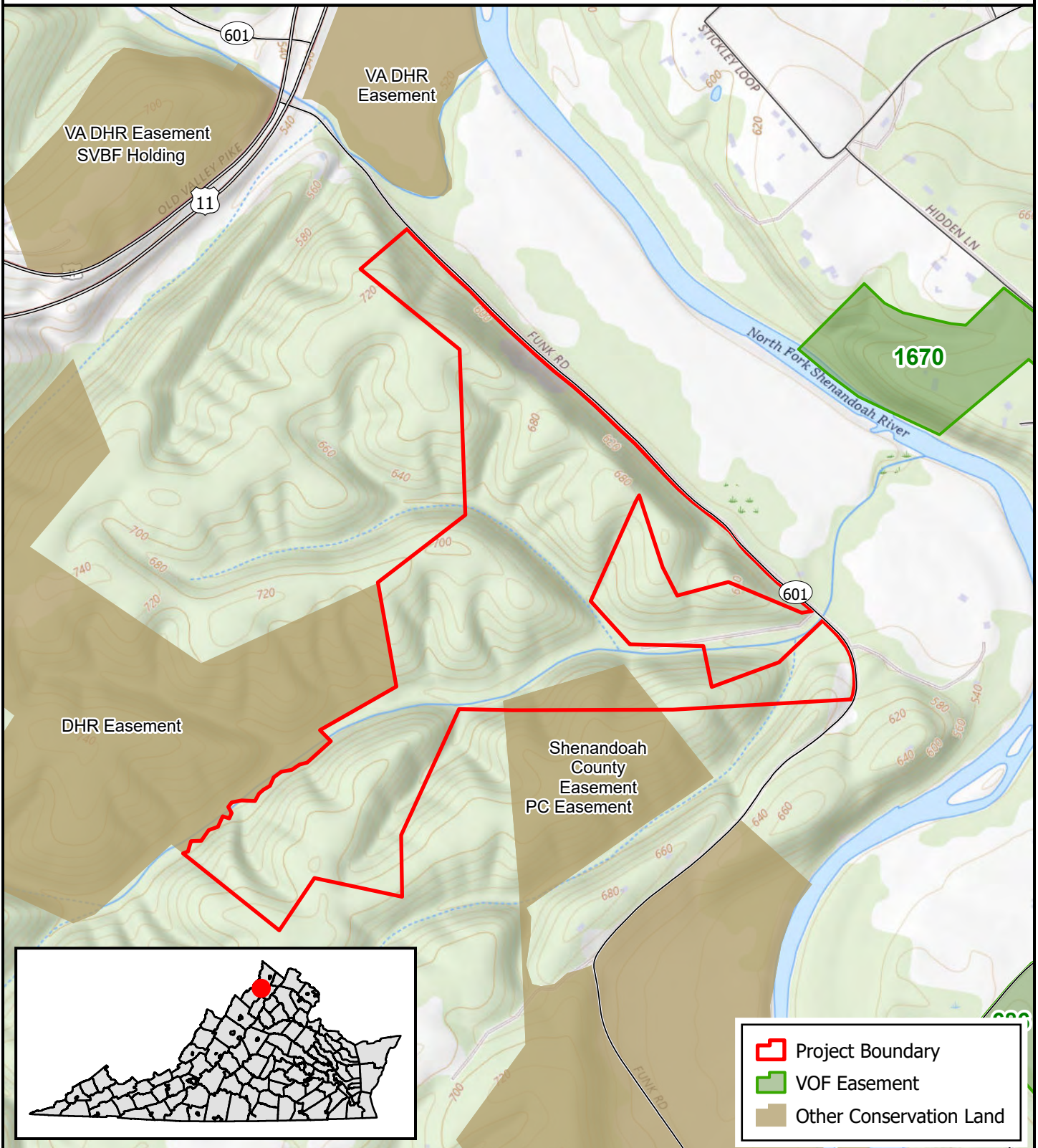
Further Discussion
N/A

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: Confirmation from locality is documented in PTF grant application.

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

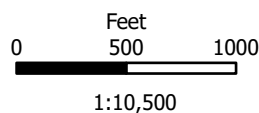
# Location

## Shenandoah Valley Battlefields Foundation - Pappas Tract



Shenandoah County

110.39 ± Acres



Map created: 9/4/2025 by Emma Weaver  
Projection: NAD 1983 Virginia Lambert

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

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

VOF BOT 9/25/25 Land Conservation Western Region

5 of 17

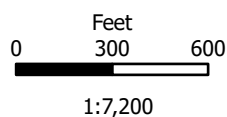
# Aerial Imagery

Shenandoah Valley Battlefields Foundation - Pappas Tract



Shenandoah County

110.39 ± Acres



Map created: 9/3/2025 by Emma Weaver  
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/29/2022; Rivers/Streams - USGS- NHD; County Boundaries - US Census Bureau/VOF; Roads - VDOT; all else - VOF.



## Virginia Department of Wildlife Resources

### Cumberland Outdoor Access Legacy

**Locality:** Buchanan, Dickenson, Russell, & Wise Counties

**Acres:** 62,270

**Board Meeting:** 9/25/2025

**Staff Lead:** Emily White

**Region:** Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-01-11

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

This easement acquisition, in the heart of Appalachia, presents an extraordinary opportunity to provide new public access for recreational boating, fishing, wildlife viewing, hiking, nature-based photography, and hunting, as well as to improve restored mined lands to support elk and a myriad of other wildlife species that use a matrix of forested and open grassland habitats in this historically economically depressed and socially vulnerable region of Virginia.

#### **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 checked="" type="checkbox"/> Other State Agency: <u>Department of Wildlife Resources (Applicant)</u> | <input type="checkbox"/> Other: _____    |

#### **Funding Source & Amount**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> VOF Grant Program(s): <u>PTF</u><br>Amount Requested: <u>\$300,000</u> | <input checked="" type="checkbox"/> External Grant Program(s): <u>Numerous</u><br>Amount Requested: <u>\$2,250,000</u><br>Amount Secured: <u>\$9,275,000</u> |
| <input type="checkbox"/> Tax Benefits (Sought by Applicant)  | <input type="checkbox"/> Not Applicable  |

#### **Staff Recommendation**

##### **Conservation Project:**

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

##### **Conservation Funding:**

- ☐ Not applicable
- ☒ Approve requested funding: \$300,000
- ☐ Approve recommended funding: \$
- ☐ Approved administratively, PTF-Easement Assistance: \$ \_\_\_\_\_

**Notes:** N/A

## Conservation Purposes

### Natural Habitat and Biological Diversity:

- Containing twenty thousand acres ranked as having an ecological core rating of C3 (High) or C2 (Very High) by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) indicates the area supports numerous habitat and ecosystem values.
- The area contains many DCR-Division of Natural Heritage dedicated Natural Heritage Conservation Sites, indicating the area contains habitat for one or more natural heritage resources (rare plants, animals, communities, or geologic features).
- Many federal endangered, state endangered, federal threatened, and state threatened species have been found in the area, and models indicate the area contains habitat appropriate for many species of concern.
- The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) identifies the area as containing habitat essential for the success of the Golden-winged Warbler (*Vermivora chrysoptera*).
- The area is located within an area categorized in The Nature Conservancy's (TNC) Resilient and Connected Landscapes Project as Resilient, indicating that the area contains both complex landscapes (with a "wide array of micro-climates") and connected landscapes ("allowing species to move and disperse"). According to TNC, resilient sites are those in which conservation actions have the best chance of succeeding in the long term.
- The Virginia Department of Wildlife Resources' (DWR) Wildlife Corridor Action Plan indicates the area is within a Wildlife Biodiversity Resilience Corridor. 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 area is identified as a significant site for protection in the ConserveVA Protected Landscapes Resilience and Natural Habitat and Ecosystem Diversity categories.

### Scenic/Open Space:

- The area proposed for protection contains many scenic rivers and roads, making these areas highly visible, providing scenic enjoyment to the traveling public.
- Adjacent to other conserved properties, protecting these parcels will create 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:

- The 62,000 acres proposed for protection contain miles of rivers, perennial and intermittent streams, and acres of wetlands.
- The property contains shale and limestone geology with karst features; riparian buffers and prevention of intensive development will help minimize soil erosion and contribute to the protection of water quality.
- The area is targeted for Water Quality Improvement and identified as important for the protection of Floodplains and Flooding Resilience by the ConserveVA model.

### Outdoor Recreation, Education, or Research:

- The area will be open to the public 365 days per year with educational information and programming available.
- Land-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked as Very High in parts of the project 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 0.15% 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>Management of Forest:</b> Terms to be determined by the Virginia Department of Wildlife Resources (VDWR), which will hold the easement.
5.	<b>Water Quality Protection Areas:</b> Terms to be determined by VDWR, which will hold the easement.
6.	<b>Unique Deed Provisions:</b> VOF in the 1704 clause.
7.	<b>Public Access:</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
8.	<b>Sign Required:</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
9.	<b>Consolidation of Tax Parcels:</b> <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> TBD Summarize: To be determined if grant award is made.

Further Discussion
N/A

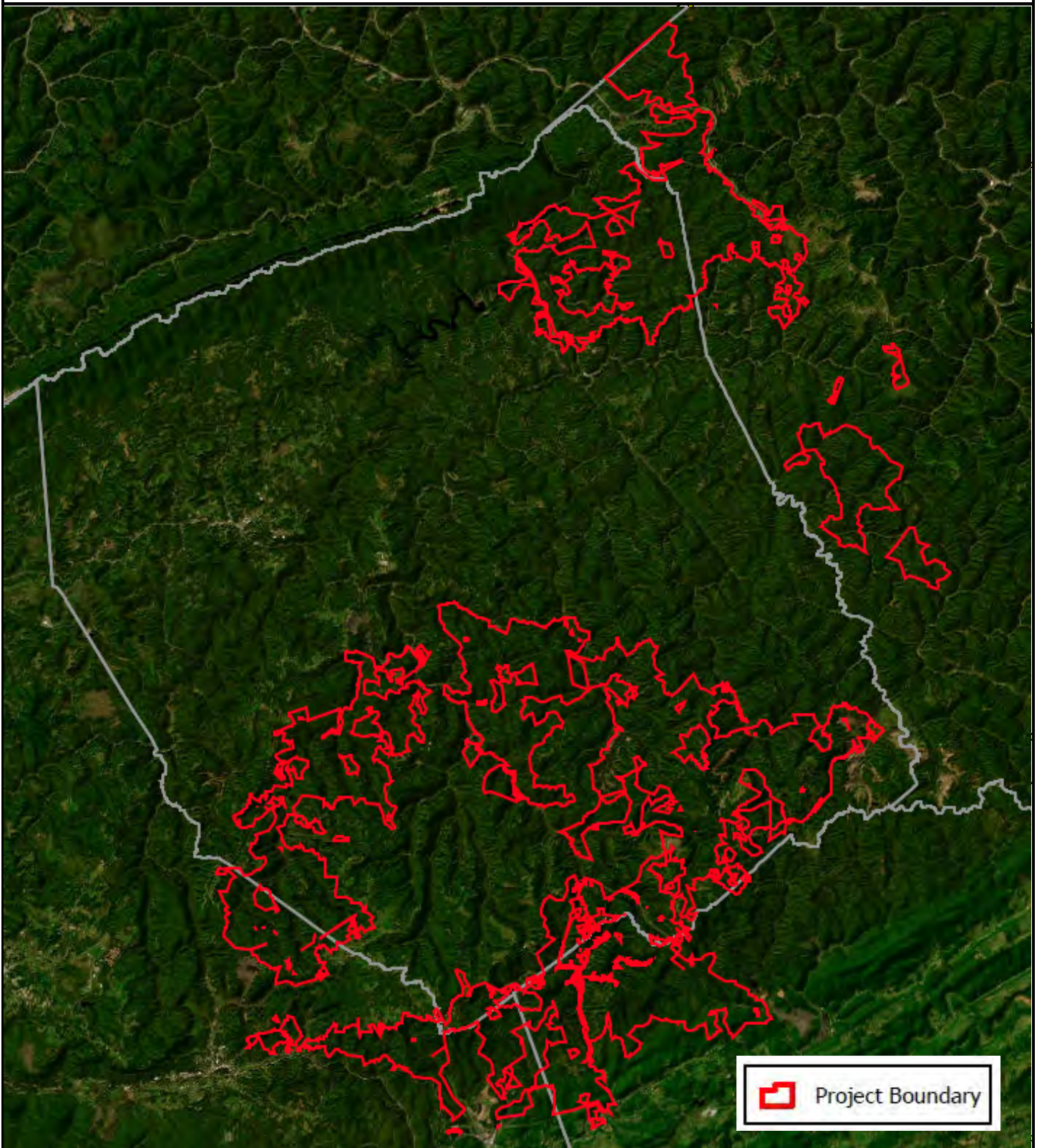
Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.

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

Revision Date 03/04/2025

# Aerial Imagery

Virginia Department of Wildlife Resources



Buchanan, Dickenson,  
Russell, & Wise Counties  
62,270 ± Acres

Feet  
0 10000 20000  
1:240,000

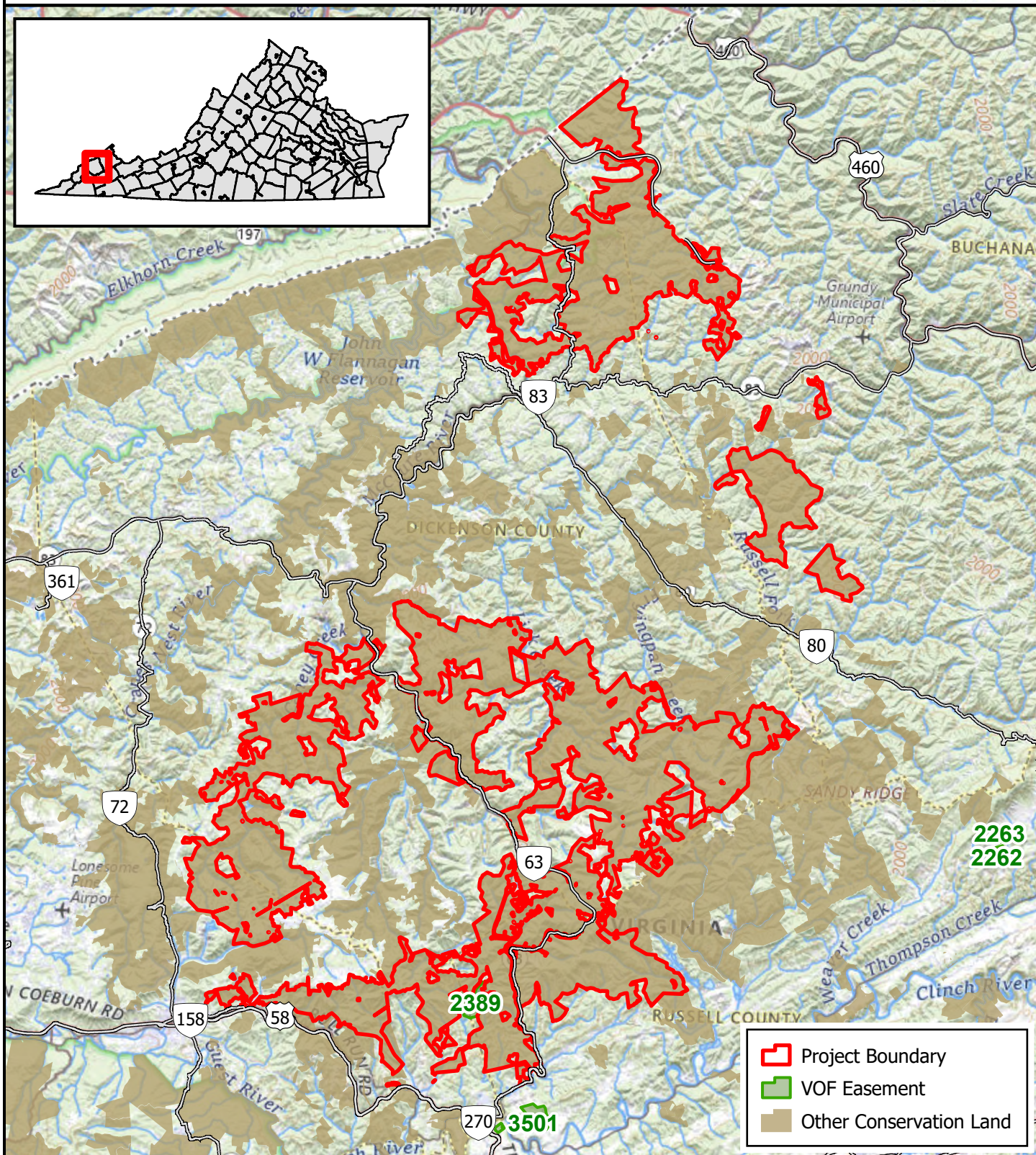
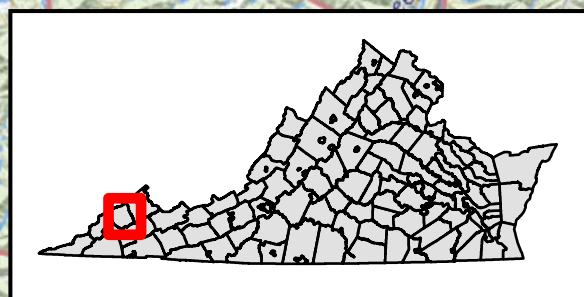


Map created: 9/3/2025 by Emily White  
Projection: NAD 1983 Virginia Lambert

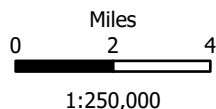
Source data: Aerial Imagery - ESRI; County Boundaries - US Census Bureau/VOF;  
all else - VOF.

# Location

Virginia Department of Wildlife Resources



Buchanan, Dickenson,  
Russell, & Wise Counties  
62,270 ± Acres



Map created: 9/3/2025 by Emma Weaver  
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: Elkhorn City, Harman, Haysi, Prater, Vansant, Caney Ridge, Nora, Duty, Coeburn, St. Paul, Carbo; County Boundaries - US Census Bureau/VOF; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.



# PROJECT SUMMARY

## Campbell Family Farms LLC

**Locality:** Smyth

**Acres:** 1004.92

**Board Meeting:** 9/25/2025

**Staff Lead:** Sherry Buttrick

**Region:** Western

VOF Project # 4875 VOF Instrument # 6793 VOF Property # 5632

VOF Grant # PTFEA2023-006

### Project Description/Property Features

The exceptionally large property is in farm and forest use and has been approved for funding under the USDA's Agricultural Land Easement program. It contains productive soils for both agriculture and forest conservation and contains likely habitat for a number of rare, threatened or endangered species. The property provides scenic enjoyment from five roads, one of which being a VA Byway, and three of the roads designated as Thematic Driving Tours and two Birding and Wildlife Trails.

### Project Type

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

### Instrument Type

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

### Land Protection Agent

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

### Funding Source & Amount

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Program(s): PTF-EA<br>Amount Requested: \$34,000 total | <input checked="" type="checkbox"/> External Grant Program(s): <u>ALE</u><br>Amount Secured: \$1,004,000.00 |
| <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: \$ 34,000 total including previous award. Current request additional: \$20,000. Anything over \$20,000 of PTF – EA requires Board approval
- ☐ Approve recommended funding: \$ \_\_\_\_\_
- ☐ Approved administratively, PTF-Easement Assistance: \$14,000 previously awarded

**Notes:** Cost estimates or bids to date: Legal fee: ~\$7,000. Appraisal: \$6,125. Survey: \$9,600. Title and Insurance: \$6,715 Recording fee: \$60. Per clerk. Mining letter (estimate): ~\$1,000. VOF BDR Fee: \$3,500.

## **Conservation Purposes**

### **Agricultural Use:**

- American Farmland Trust's study, "Productivity, Versatility and Resilience": Approx 488 acres ranked as Acceptable, 90 acres ranked as significant, and 74 acres ranked as Exceptional.
- Soils: 100 acres Prime Farmland Soils and 314 acres Farmland of Statewide Importance.
- In current agricultural use.

### **Forestral Use:**

- Approximately 284 acres ranked in DOF's Forest Needs Assessment as having High, Very High or Outstanding Forest Conservation Value.

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

- Ecological Cores in DCR's Va Natural Lands Assessment: 204 acres Ranked as Moderate, 130 ac ranked as General, and 27 ac ranked as Outstanding.
- Rt. 42 and Rt. 16 are part of DWR's Birding and Wildlife Trail Loops: Clinch Mountain Loop.
- Property is within large area Designated as Bat Hibernacula for the State Endangered Little Brown Bat and the State Endangered Tri Colored Bat.
- Sprouts Creek is a Trout Stream.
- The Nature Conservancy has designated approximately 290 acres of the Property as demonstrating climate resiliency and approximately 26 acres of the Property as a climate resilient area with confirmed biodiversity.
- DNH: NORTH FORK HOLSTON RIVER - LAUREL CREEK - LICK CREEK - WOLF CREEK SCU flows through the property. Presence of the Eastern Hellbender salamander. The N. Fork Holston River is listed as having threatened and endangered species - DNH element Occurrences of the federally and state endangered mollusks the little-wing Pearlymussel, the slabside Pearlymussel, and the shiny Pigtoe, and state endangered Eastern Hellbender.
- 12 other mollusks and 3 fish species are listed as tiered species in the Wildlife Action Plan.
- Wetlands: Some small areas of Freshwater Emergent Wetlands

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

- Property adjoins 3 VOF easements near national forest lands. 6 VOF easements within 1 mile.
- Fronts on Rt. 16 for approx 11,100 ft and on Rt. 42 for approx 4,700 ft. Also fronts on Rt. 623 for 1,310 ft and on Rt. 624 for 3,200 ft, and on Rt. 687 for 340 ft. Property has long frontage on two heavily travelled roads (Rt. 42 and Rt. 16).
- Rt. 16 is a designated Virginia Scenic Byway.
- 3 Thematic Driving Tours go through the Property: Rt. 42 is part of a scenic Thematic Driving Tour called the Blue Grass Trail. Rt. 16 part of a scenic Thematic Driving Tour called Surviving Smyth County Challenge Route and also Back of the Dragon.
- Rt. 16 and Rt. 42 are part of DWR's Birding and Wildlife Trail Loops: Clinch Mountain Loop.

- Property adjoins 3 VOF easements, total of 1,007 acres, that then adjoin another VOF easement, making a large block of VOF eased land of 2,429 ac (including Campbell).
- Property is in between two sections of the George Washington and Jefferson National Forest. Along with a number of VOF easements and other eased conserved lands the property adjoins approximately 11,612 acres of protected open space.

#### **Water Resource Protection:**

- Property contains approximately 10,150 linear feet along the North Fork Holston River, approximately 1,840 linear feet along White Oak Branch, approximately 920 linear feet along Sprouts Creek, and approximately 6,015 linear feet along perennial tributaries to the North Fork Holston River.
- Portions of the Property also contain karst topography such as dolostone and shale, which are important resources for groundwater quality.
- Approximately 452 acres of the Property is ranked Medium-High and approximately 96 acres of the Property is ranked Medium for conservation priority in the Virginia Conservation Vision Watershed Model created by the Virginia Department of Conservation and Recreation (DCR)

#### **Open Space as Designated by a Government or Conservation Organization:**

- In 4 ConserveVA categories: Agriculture, Natural Habitat & Ecosystem Diversity, Floodplains & Flooding Resilience, and Scenic Preservation.
- N. Fork Holston River listed as Impaired (no-TMDL) by DEQ

### **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:** three **Maximum Properties:** four
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 875,000 square feet or 2 % of the total property.  
NB.: ALE program dictates standard cap is 2% including paved roads and parking areas.
- 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. Not more than eight freestanding dwellings may be maintained or constructed on the Property. Other than renewable energy facilities, all new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes. Any freestanding dwelling must be located in a Building Envelope.
- 4. Management of Forest:**  
A pre-harvest plan must be submitted to VOF for approval no later than fourteen days before the proposed date of a material timber harvest or land clearing activity. Best Management Practices for Water Quality as promulgated by the Virginia Department of Forestry must be used when a material timber harvest or land clearing activity is undertaken.

5. **Water Quality Protection Areas:** 35-foot buffers on: North Fork Holston River, on White Oak Branch, on Sprouts Creek, and on the 3 perennial tributaries to the N. Fork Holston River.
6. **Unique Deed Provisions:** ALE required template deed language and provisions. These include a current Agricultural Land Easement Plan (a conservation plan on Highly Erodible land) drafted with NRCS, NRCS approval of a proposed division in future, 2% impervious cap counting roads, and U.S. right of enforcement.
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☒ YES ☐ N/A  
Summarize: Becca Creasy, Zoning Admin, indicates that we can use existing surveys to consolidate; county attorney may prefer separate deed of consolidation. From 11 parcels of record to 4 or 5 is the goal.

### Further Discussion

ALE is a federally funded agricultural land protection program through USDA/NRCS with specific requirements for deed of easement provisions, as well as annual monitoring and reporting requirements. This project will be the first (or second) project that VOF will complete using this program.

### Comprehensive Plan

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

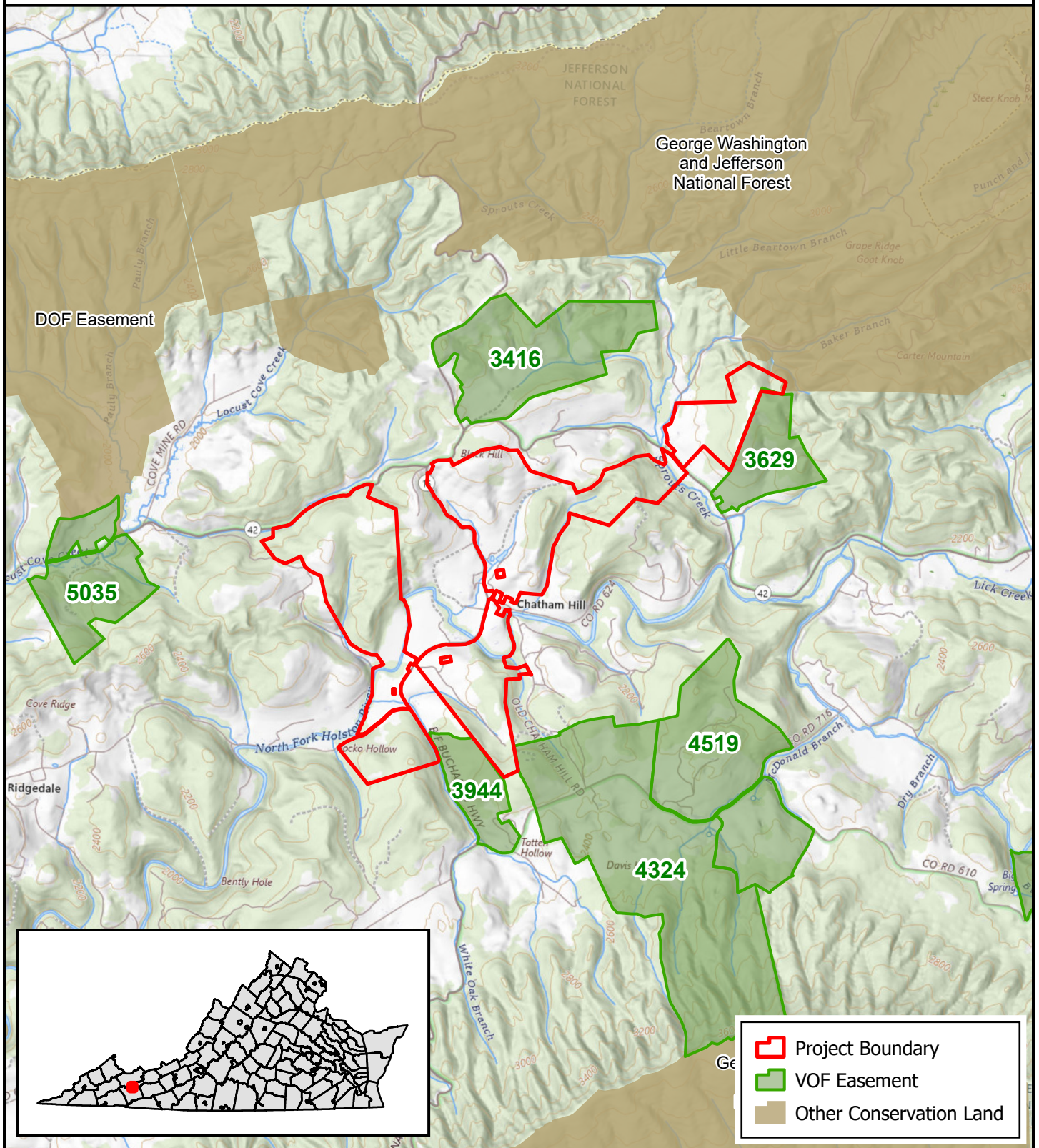
☒ YES ☐ NO

DETAILS: Becca Creasy, Admin Asst, Building n Zoning Dept Aug 24,2022; and Becca Creasy, Zoning Administrator on Aug. 14, 2025

Public Infrastructure Information	Conflicts with published plans	Yes	No
<b>Roads:</b> Rt. 16 (B F Buchanan Highway) 50 ft RW, Rt. 42 (Old Wilderness Rd) 50 ft RW, Rt. 624 (Ridgedale Rd and Mill Dam Rd) Variable R/W, Rt. 687 (Old Chatham Hill Rd), and Rt. 623 (Sprouts Creek Rd)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Rail:</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Utilities:</b>		<input type="checkbox"/>	<input type="checkbox"/>
<b>Notes:</b> <i>Enter additional details here</i>			

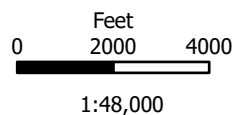
# Location

Campbell Family Farms LLC



Smyth County

1,004.92 ± Acres

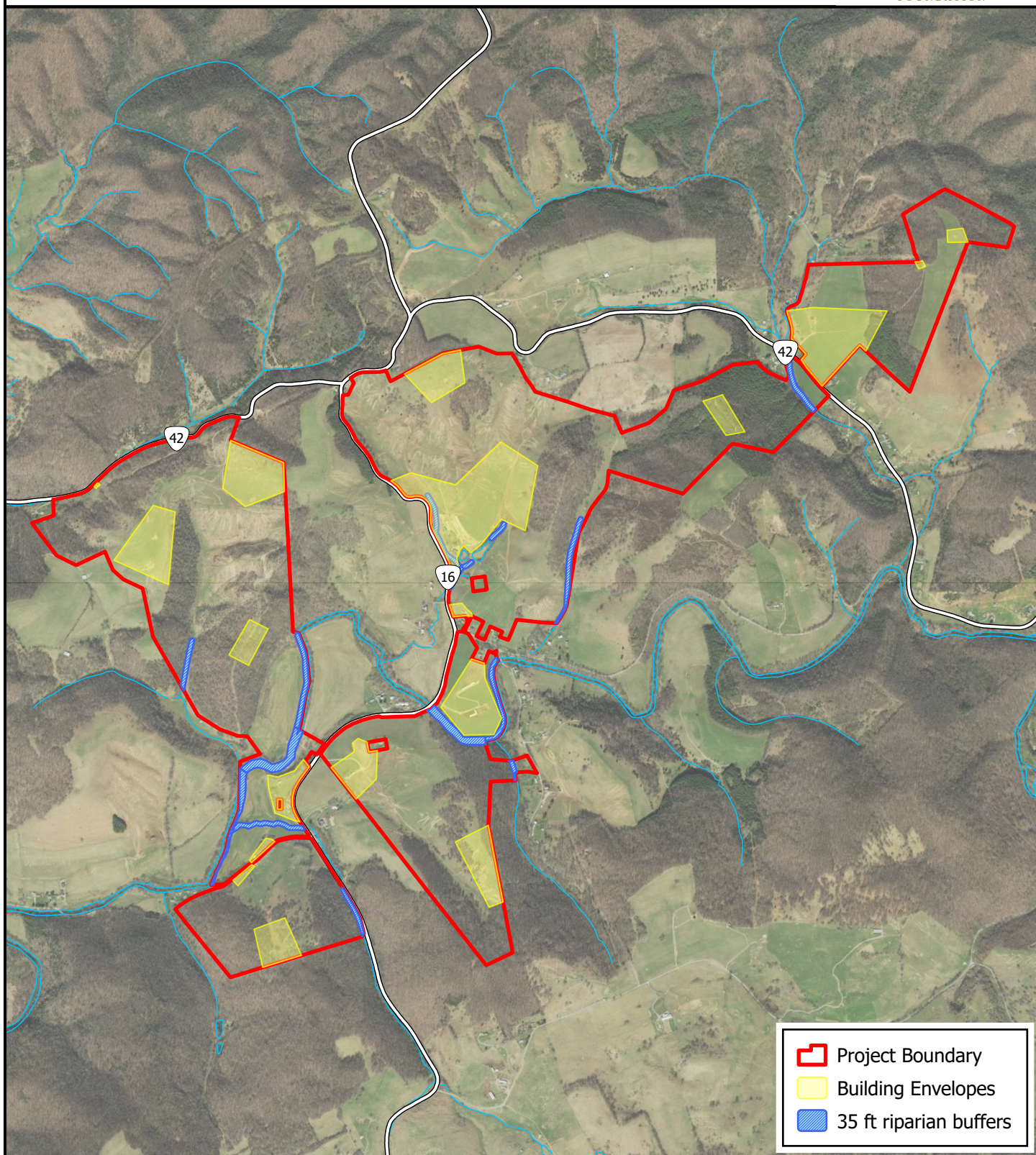


Map created: 8/27/2025 by Anna Clayton Bullock  
Projection: NAD 1983 Virginia Lambert

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

# Special Conditions

## Campbell Family Farms LLC



- Project Boundary
- Building Envelopes
- 35 ft riparian buffers

Smyth County

1,004.92 ± Acres

Feet  
0 1075 2150  
1:25,800



Map created: 9/8/2025 by Anna Clayton Bullock  
Projection: NAD 1983 Virginia Lambert

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