

Proposed Conservation Projects: Central Region

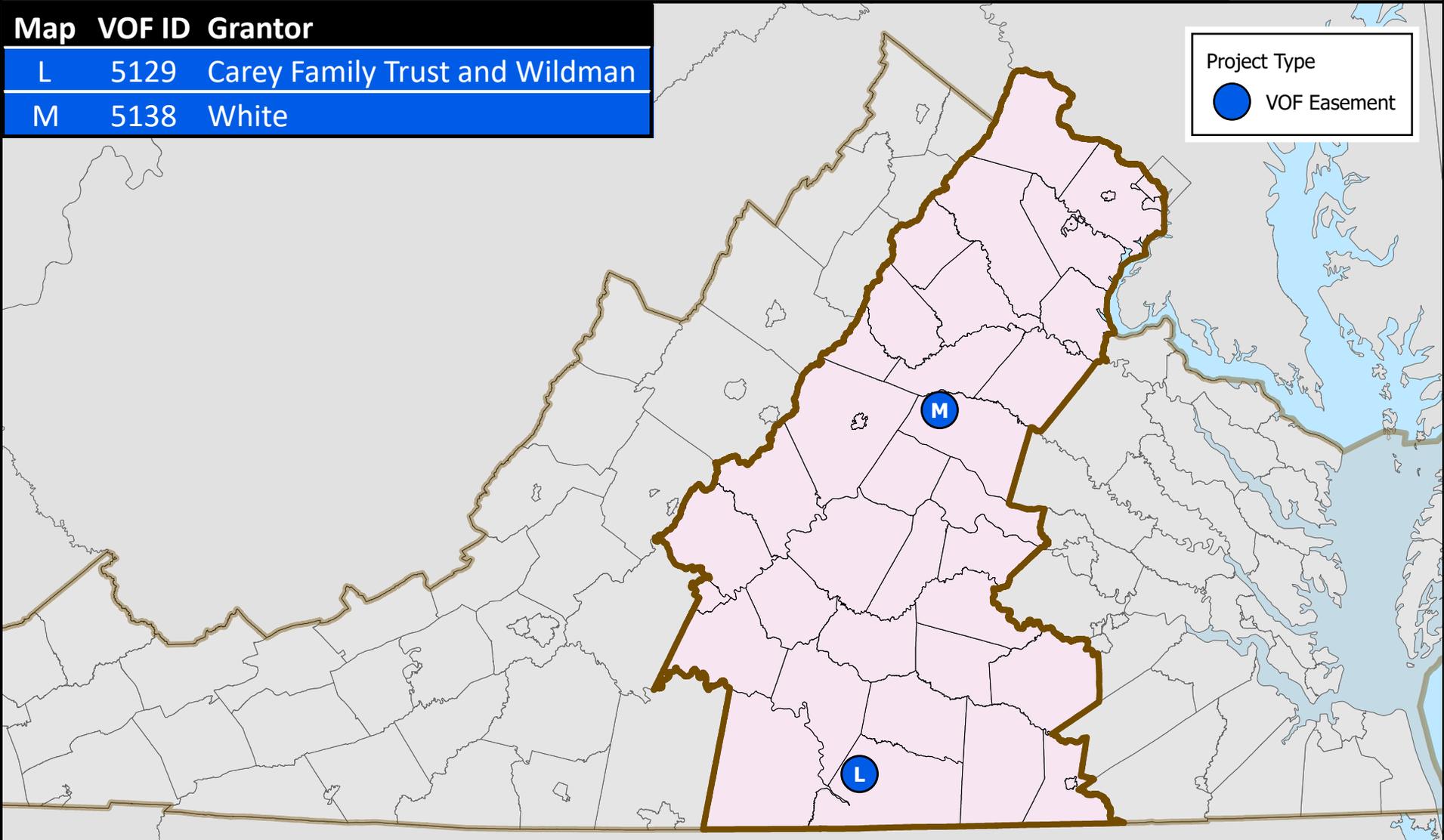


Map VOF ID Grantor

L	5129	Carey Family Trust and Wildman
M	5138	White

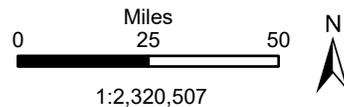
Project Type

 VOF Easement



Board of Trustees Meeting

March 12, 2026



Map created: 2/20/26 by VOF-LV
Projection: NAD 1983 Virginia Lambert

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

William J. Carey and Anne W. Carey, Trustees of the Jay and Anne Carey Family Trust and Terry M. Wildman

Locality: Mecklenburg

Acres: 335.2 +/-

Board Meeting: March 12, 2026 **Staff Lead:** Sherry Buttrick **Region:** Central

VOF Project # 5129 VOF Instrument # 8789 VOF Property #s 6030, 6045

Project Description/Property Features

This property is a Virginia Century Farm containing an 1885 house and has been in the family of the current owners for four generations and is planned to go to the fifth. It contains extensive road frontage and stream frontage. The soils are productive and the property is in active crop production. An existing VOF easement of 687 acres lies within 1/2 mile of this property.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Requested/Approved: \$ _____
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- 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: *Enter Notes*

Conservation Purposes

Agricultural Use:

- VA Century Farm designated by VA Department of Agriculture and Consumer Services.
- 94 ac in Prime soils and 181 ac in Farmland of Statewide Importance: USDA.
- AFT Study Productivity, Resilience, Versatility: 77 ac in Exceptional category, 90 ac acres in Significant, and 159 acres in Acceptable category.
- Property in active crop farm production.
- Portions of property in ConserveVA in the agriculture category.

Forestal Use:

- 83 acres in categories 3 and 4 (High and Very High)

Natural Habitat and Biological Diversity:

- Approx 47 acres have identified as General in DCR's VA Natural Lands Assessment Ecological Cores.
- TNC's Resilient and Connected category: 20 acres.
- Approx 3 acres of wetlands.

Scenic/Open Space:

- Property fronts for approx. 2,745 feet on both sides of New Hope Road with period house visible from the road. Approx. 1,275 ft more frontage on the road on the south side.
- Property is within a ½ mile of a VOF easement of 687 acres. Property is within 3 miles of 8 VOF easements, the John H. Kerr Reservoir, and a Ward Burton Wildlife Foundation easement.

Water Resource Protection:

- Frontage of ~6,170 ft on perennial tributary to Little Bluestone Creek, emptying into Little Bluestone Creek just below the property line. Several ponds on property.
- Approx 3 acres of wetlands.
- DCR Watershed Model: 104 ac in Med (41-60); 37 ac in Med-Low; 28 ac in Med-High category.
- Riparian areas of property in ConserveVA in the water quality protection category.

Historic Preservation:

- VA Century Farm with 1885 house (DHR Architecture Label 058-5414)

Open Space as Designated by a Government or Conservation Organization:

- VA Century Farm by Virginia Department of Agriculture and Consumer Services.
- ConserveVA: water quality improvement and agriculture 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:** One division into two properties **Maximum Properties: 2**
Note: Project is currently in 2 properties as it is in two ownerships.

2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 70,000 square feet, 50,000 allocated to Carey Family Trust property (Property #6030) and 20,000 allocated to Carey Family Trust and Wildman property (Property #6045).
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 freestanding dwellings (3 allocated to Carey Family Trust Property #6030 and 1 allocated to Carey/Wildman Property #6045) may be maintained or constructed on the Property. 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. One dwelling (1885) currently exists on the property.
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:** Within 35' feet from the bank of the perennial tributary of Little Bluestone Creek and two Riparian Protection Zones on wetlands as shown on Exhibit A.
6. **Unique Deed Provisions:** PIE language permitting expansion of New Hope Rd RoW to a total width of 50'. The property is on both sides of the road.
7. **Public Access:** NO YES
8. **Sign Required:** NO YES
9. **Consolidation of Tax Parcels:** NO YES N/A

Further Discussion

Leaving out approx. 0.8 ac strip of land on north side of Rt. 696.
PIE language to allow road widening to 50' total width.

Comprehensive Plan

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

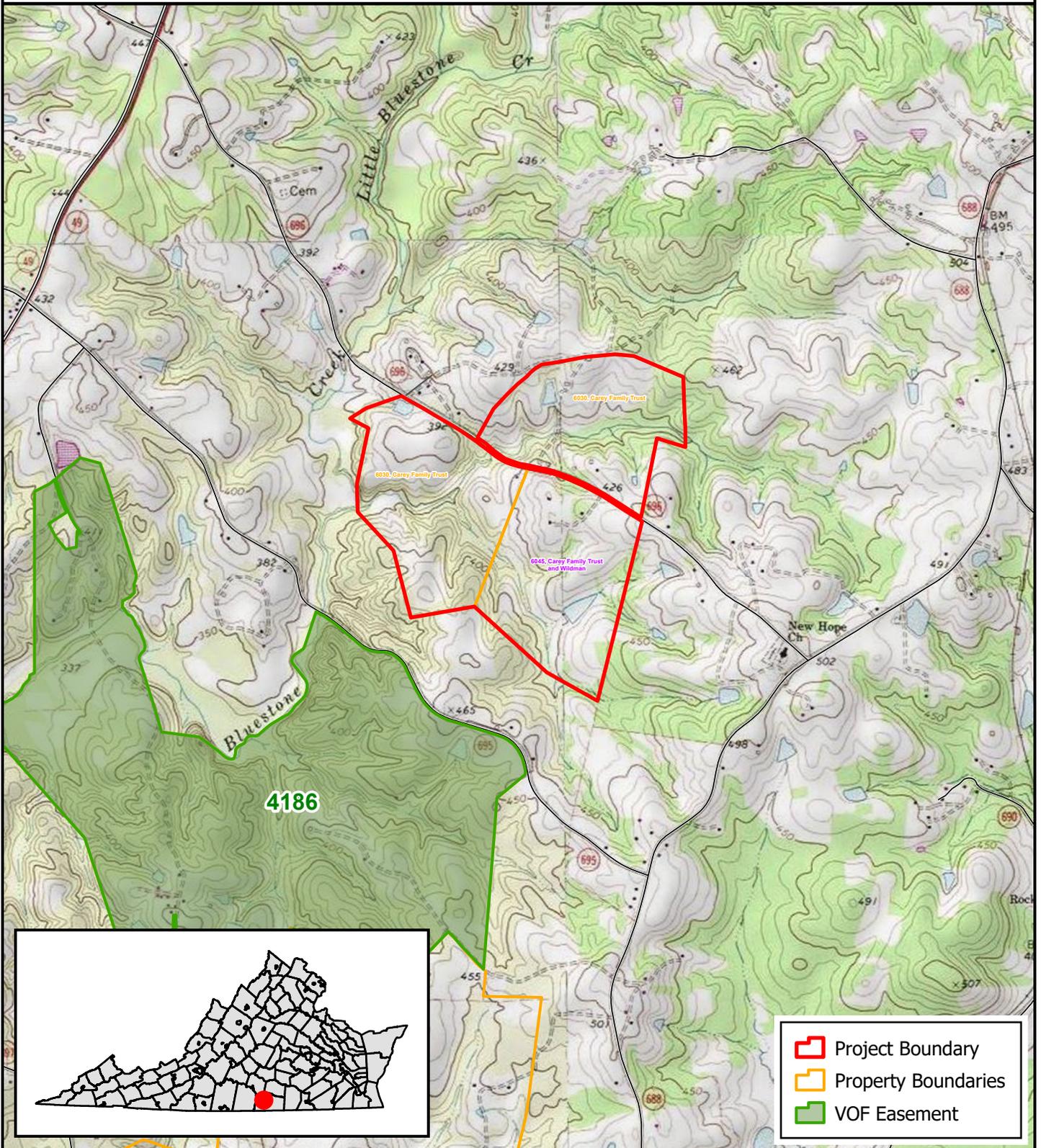
YES NO

DETAILS: Josh Tanner, County Administrator, forwarded VOF request to Lucky Carson, County Planning Administrator. She confirmed compliance with comp plan on 2/2/2026

Public Infrastructure Information	Conflicts with published plans	
	Yes	No
Roads: New Hope Road (Rt. 696) has a 40' R/W	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: n/a	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: VDOT notes that it is a prescriptive R/W.		

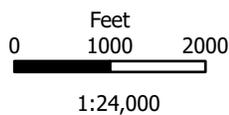
Location

Carey Family Trust and Wildman



Mecklenburg County

335.2 ± Acres

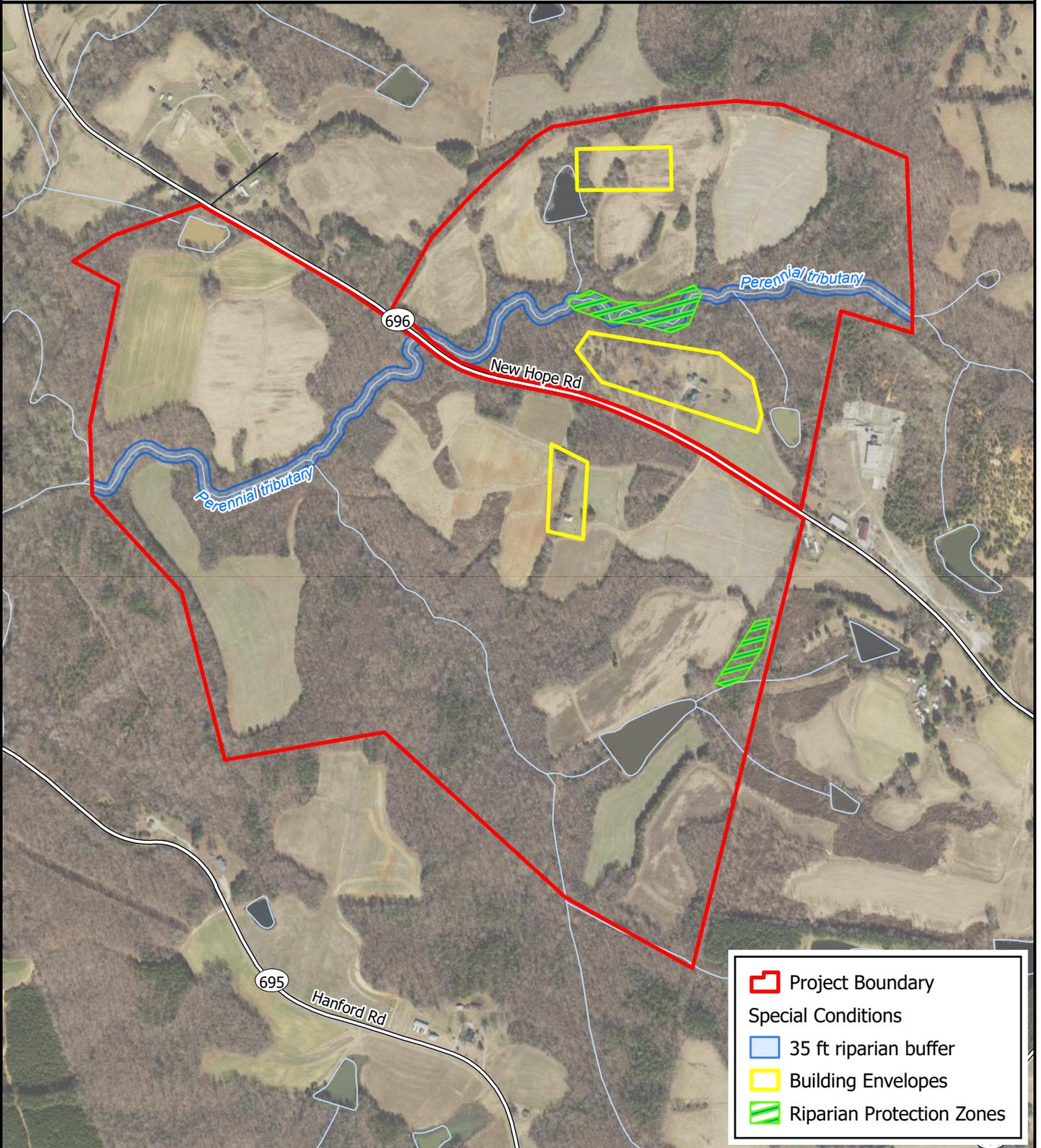


Map created: 1/29/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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

Special Conditions

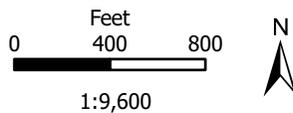
Carey Family Trust and Wildman



	Project Boundary
Special Conditions	
	35 ft riparian buffer
	Building Envelopes
	Riparian Protection Zones

Mecklenburg County

335.2 ± Acres



Map created: 1/29/2026 by Anna Clayton Bullock
 Projection: NAD 1983 2011 Virginia Lambert

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



PROJECT SUMMARY

Irvin Dulany White and Emily Hood Nelson White, husband and wife

Locality: Louisa

Acres: 156.23

Board Meeting: March, 2026

Staff Lead: Sherry Buttrick **Region:** Central

VOF Project # 5138 VOF Instrument # 8819 VOF Property # 6041

Project Description/Property Features

This farm has long frontage on Millington Creek in the Chesapeake Bay watershed and is part of a larger farm operation. The property lies in an historic area of the Trevilian Station Battlefield, National Park Service's American Battlefield Protection Area, and adjoins an easement held by Historic Green Springs. In addition, this active farm contains good quality soils.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): _____
Amount Requested/Approved: \$ _____
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): _____
Amount Requested/Secured: \$ _____
- 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: *Enter Notes*

Conservation Purposes

Agricultural Use:

- Approx 99 acres ranked as Acceptable and approximately 53 acres ranked as Significant in American Farmland Trust's Productivity Versatility Resilience Index.
- Approximately 120 acres of soils ranked as Farmland of Statewide Importance by USDA

Forestal Use:

- Approx 54 acres are ranked as having high forest conservation Value by the Dept of Forestry

Natural Habitat and Biological Diversity:

- Approximately 20 acres are ranked Moderate and 4 acres ranked General in DCR's Virginia Natural Landscape Assessment Ecological Cores.
- Approximately 20 acres are ranked as being Resilient in The Nature Conservancy's Resilient and Connected Data

Scenic/Open Space:

- Approximately 758 feet of frontage on Valentine Mill Rd.
- Property adjoins an easement of 426 acres and is within one mile of 4 easements, to Historic Green Springs, Dept of Forestry, VOF, and Trevilian Station Battlefield, and 2 protected lands owned in fee. Total protected land within one mile: 873.8 acres.

Water Resource Protection:

- 4,445 feet on Millington Creek (both sides) in the Bay watershed

Historic Preservation:

- ConserveVirginia designates the entire property as being in the Cultural & Historic Preservation category.
- All of property is ranked Medium in DCR's Cultural Resource Conservation Vision Preservation Index.
- Property is within the National Park Service's American Battlefield Protection Area (NPS ABPP) known as the Trevilian Station Battlefield study area.
- Property is located in the Trevilian Station Battlefields area (Pending DHR designation)

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:** No division **Maximum Properties:** One property
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 30,000 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 (two) freestanding dwellings may be maintained or constructed on the Property. All new buildings and structures exceeding 500 square feet in ground area must be located in designated Building Envelopes shown on Exhibit A. 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 buffer on each side of Millington Creek.

6. Public Access: NO YES

7. Sign Required: NO YES

8. Consolidation of Tax Parcels: NO YES N/A

Further Discussion

Further Discussion

Comprehensive Plan

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

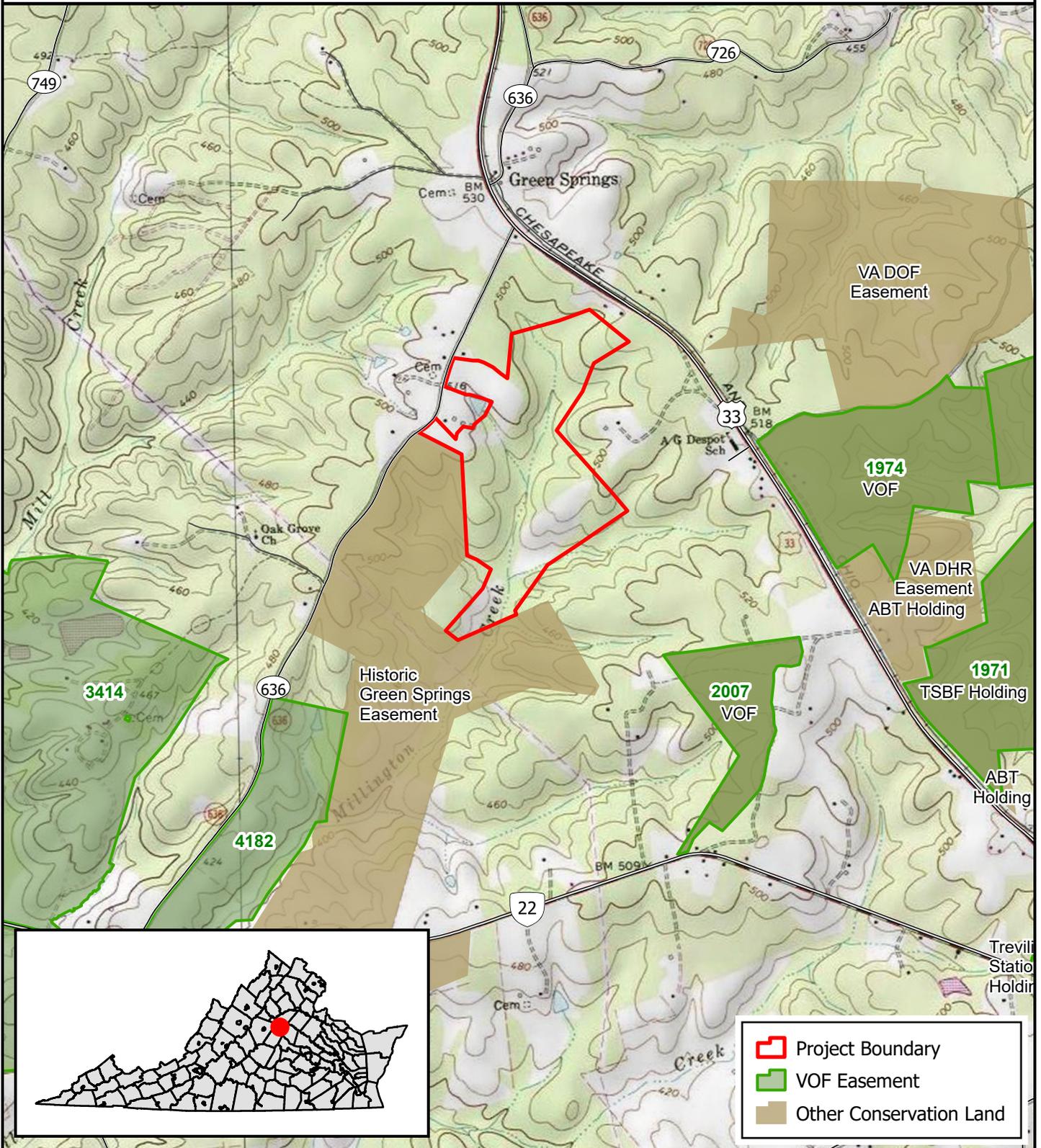
YES NO

DETAILS: Email from Linda Buckler, Planning Dir. 1/29/2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Valentine Mill Rd has 40 ft R/W		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail: N/A		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: <i>Enter additional details here</i>			

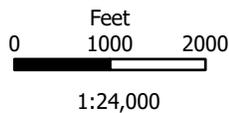
Location

Irvin Dulaney White and Emily Hood Nelson White



Louisa County

156.23 ± Acres

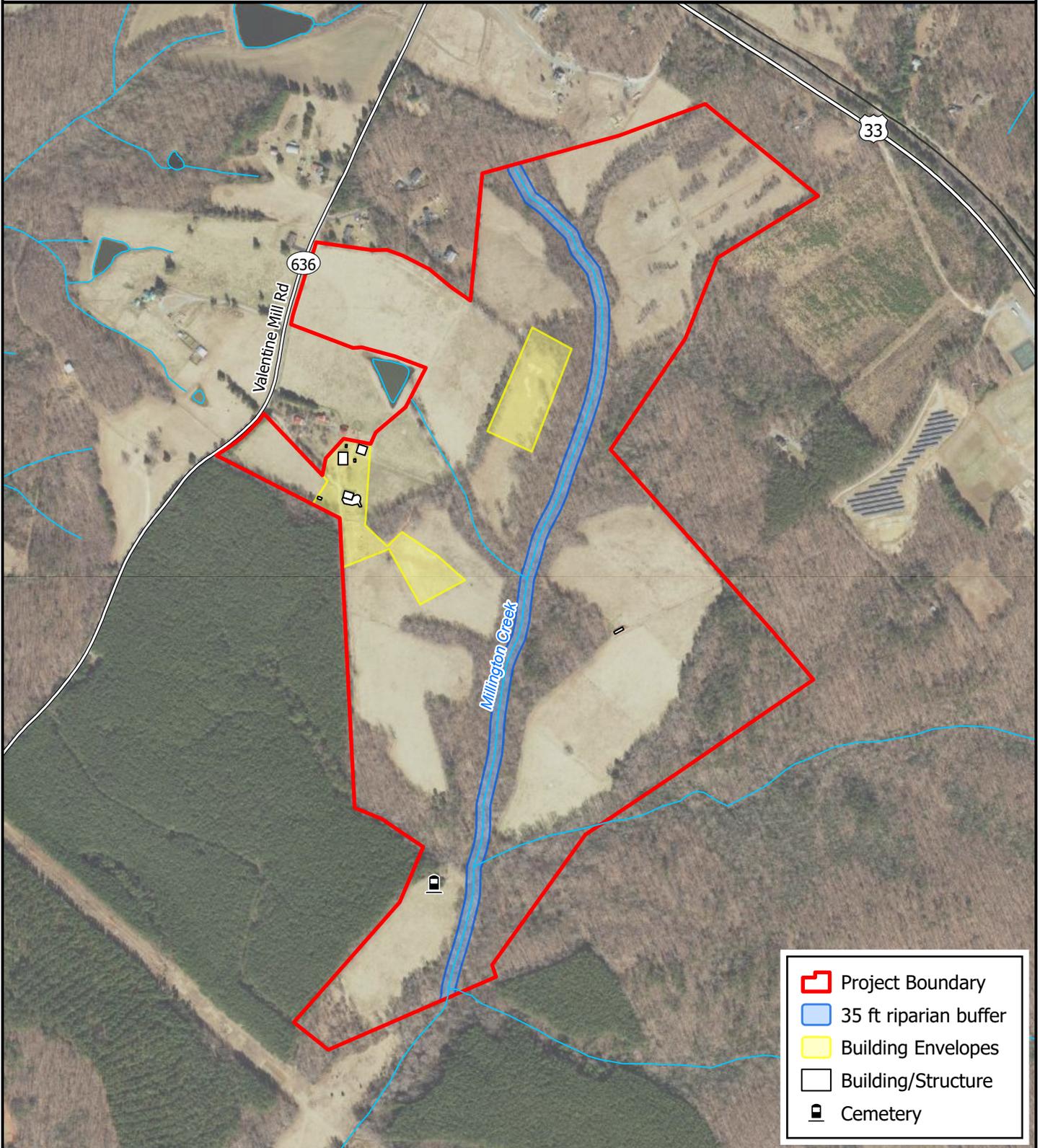


Map created: 1/29/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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

Special Conditions

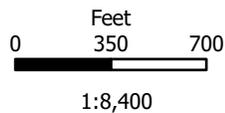
Irvin Dulaney White and Emily Hood Nelson White



- Project Boundary
- 35 ft riparian buffer
- Building Envelopes
- Building/Structure
- Cemetery

Louisa County

156.23 ± Acres



Map created: 2/11/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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