



PROJECT SUMMARY

Town of South Boston

Crossing of the Dan Expansion Project

Locality: Halifax County **Acres:** 4.39+/-

Board Meeting: 6/11/2026

Staff Lead: Emily White

Region: Central

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Application # 26-02-17

Project Description/Property Features

The Town of South Boston is requesting a Preservation Trust Fund grant to acquire two (2) adjoining parcels, totaling 4.39 acres, to expand the adjacent Crossing of the Dan park. This project would enable the relocation of Revolutionary War artifacts, monuments, and interpretative displays to a higher elevation, thus preserving them for future generations. Currently, the exhibits are not accessible during flooding. The Town is committed to preserving open green space with deed restrictions.

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
- Locality: Town of South Boston
- Other State Agency: _____
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF
Amount Requested: \$80,339.00
- External Grant Program(s):
Amount Secured: \$ _____
- Tax Benefits (Sought by Applicant)
- Not Applicable

Staff Recommendation

Conservation Project:

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

Conservation Funding:

- Not applicable
- Approve requested funding: \$80,339.00
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Scenic/Open Space:

The property lies along the Tobacco Heritage Trail, which is a multi-use rail-trail network spanning over fifty miles across Southern Virginia through Brunswick, Halifax, Lunenburg, and Mecklenburg Counties. Through South Boston, the trail provides picturesque views of the Dan River as well as local plantations. Trail users may see the historic remnants of the Town's use of the river during the cotton industry as well as natural flora and fauna.

The Tobacco Heritage Trail is part of the Dan River Loop, a designated Virginia Department of Wildlife Resources' (DWR) Virginia Bird and Wildlife Trail. DWR describes the Virginia Bird and Wildlife Trail as "a network of over 600 greenspaces and blueways throughout the Commonwealth selected for their wildlife viewing potential".

The 2024 Virginia Outdoors Plan prepared by the Virginia Department of Conservation and Recreation designates the Dan River, from which the property is visible, as a state scenic river. The Virginia Scenic Rivers Program's intent is to identify, designate, and help protect rivers and streams that possess outstanding scenic, recreational, historic, and natural characteristics of statewide significance for future generations.

The protection of this property will enlarge the adjacent Crossing of the Dan Park, an existing well-used greenspace for the Town of South Boston. The restrictions below will contribute to the historic, scenic, and open-space values of this land.

The site is located in a Scenic Preservation area identified for protection through ConserveVA.

Water Resource Protection:

The property contains 2.7 acres of wetlands and approximately 80 feet of frontage on Poplar Creek about one half mile upstream from its confluence with the Dan River. Protection of the property from development will preserve the water quality of the watershed by reducing non-point source pollution.

The Center for Watershed Protection, a non-profit, non-stock Maryland corporation, has determined that imperviousness levels exceeding 10% in a watershed cause irreparable damage to the streams in the watershed, particularly aquatic habitat and riparian buffers, due to excessive flooding and resultant sedimentation. Preservation of the property helps diminish the potential future impacts of flooding in the Dan River watershed.

The property is located in an area identified as important for the protection of Floodplains and Flooding Resilience by the ConserveVA model.

Historic Preservation:

The property lies in the South Boston Historic District, which the Virginia Department of Historic Resources describes as preserving "the tangible reminders of the community's industrial, commercial, and residential development from after the Civil War to the 1930s" which highlight the town's origins as a railroad depot (1854) which grew to the country's second largest bright leaf tobacco market by the early 1900s. The Historic District is comprised of many remaining tobacco warehouses as well as textile mills. Removal of the dilapidated structures and the protection of the property by the restrictions below will contribute to the historic and cultural values of the area.

The property is adjacent to the Crossing of the Dan Park, which is a recognized Revolutionary War historic site described as "both a preserved landmark and an important civic space". A celebration takes place annually at this location to commemorate the site as a turning point in the American Revolution.

The property is identified as important for Cultural and Historic Preservation by the ConserveVA model.

Outdoor Recreation, Education, or Research:

The property will be open to the public with educational information and programming available.

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 19,000 square feet (9.94% of the total property).
3. **Buildings and Structures:**
Only buildings and structures that support public use of the property as a park.
4. **Management of Forest:**
To be determined should funding be awarded.
5. **Water Quality Protection Areas:**
To be determined should funding be awarded.
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 determined should funding be awarded.

Further Discussion

N/A

Comprehensive Plan

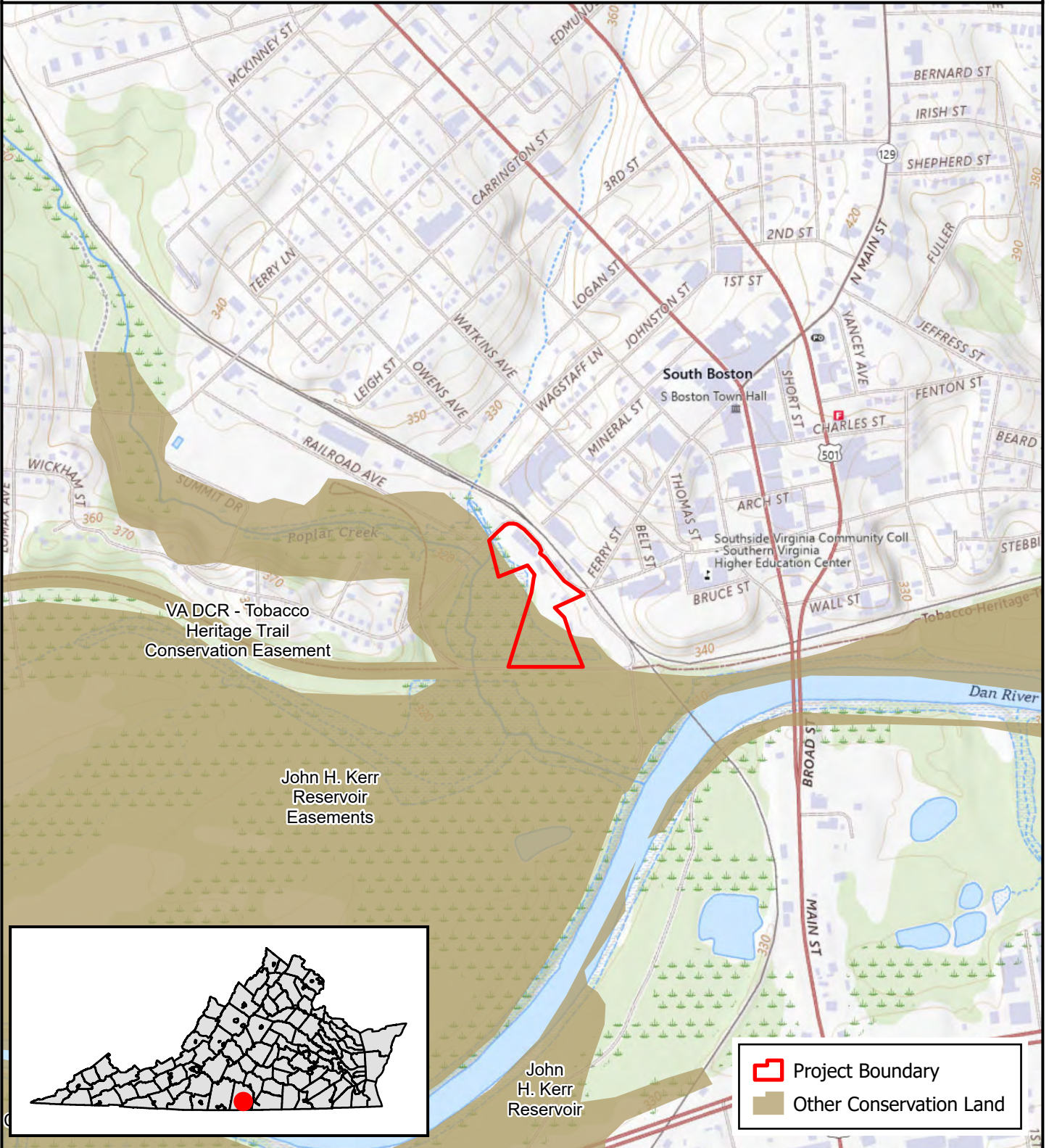
Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Documented in PTF grant application submitted by locality.



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: To be determined should grant award be made.			

Revision Date 05/21/2026

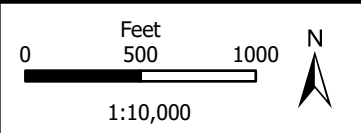
Location

Town of South Boston



 Project Boundary
 Other Conservation Land

Halifax County
4.39 ± Acres






Map created: 5/12/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: South Boston; Other Conservation Land - VA DCR; all else - VOF.

Aerial Imagery

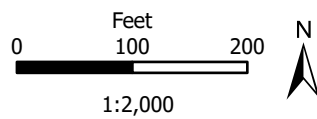
Town of South Boston



	Project Boundary
	Stream
	Local Road

Halifax County

4.39 ± Acres



Map created: 5/12/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/2/2022; Rivers/Streams - VGIN-VBMP; Roads - VDOT; all else - VOF.



PROJECT SUMMARY

Wintergreen Country Store Land Trust Spruce Creek Park and Archeological Site

Locality: Nelson County **Acres:** 9.18 +/-

Board Meeting: 6/11/2026 **Staff Lead:** Emily White **Region:** Central
VOF Project # TBD VOF Instrument # TBD VOF Property # TBD VOF Application # 26-02-18

Project Description/Property Features

This project will support the purchase of an easement held by Thomas Jefferson Soil & Water Conservation District to protect water quality and an archeological site while also securing perpetual public access to Spruce Creek Park. For the past 20 years, Rockfish Valley Foundation has stewarded this site under a long-term lease with the landowner, Wintergreen Country Store Land Trust, and has developed an amenity that is vital to the community as park and environmental education classroom.

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: Soil & Water Conservation District

Funding Source & Amount

- VOF Grant Program(s): PTF
Amount Requested: \$369,100.00
- Tax Benefits (Sought by Applicant)
- External Grant Program(s):
Amount 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: \$175,000.00
 - Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Scenic/Open Space:

The property is bordered by the Thomas Jefferson Loop (Mountain Phase), a Department of Wildlife Resources' (DWR) Virginia Bird and Wildlife Trail. DWR describes the Virginia Bird and Wildlife Trail as “a network of over 600 greenspaces and blueways throughout the Commonwealth selected for their wildlife viewing potential”.

Water Resource Protection:

The Center for Watershed Protection, a non-profit, non-stock Maryland corporation, has determined that imperviousness levels exceeding 10% in a watershed cause irreparable damage to the streams in the watershed, particularly aquatic habitat and riparian buffers, due to excessive flooding and resultant sedimentation. Preservation of the property helps diminish the potential future impacts of flooding in the Rockfish River watershed.

The property contains approximately 1,610 feet of Spruce Creek, a tributary to the Rockfish then James River, and ultimately the Chesapeake Bay. Protection of the property from unrestrained development hereunder will help preserve the water quality of the Chesapeake Bay by reducing non-point source pollution.

The property lies in the Chesapeake Bay watershed and preservation of the property in a relatively undeveloped state by the restrictions below will contribute to the Goals and Outcomes of the 2025 Chesapeake Bay Watershed Agreement, entered into by the Commonwealth of Virginia, six other states, the District of Columbia, the Chesapeake Bay Commission, and seven federal agencies. The Agreement's Land Conservation Goal states in part: “by 2040, permanently protect at least an additional 2 million acres of land above the 2025 baseline of 9.3 million acres. The 2 million acres will include specific targets for riparian forests, wetlands, (including mitigation corridors), natural areas supporting healthy streams; agricultural lands; tribal homelands; and urban and community greenspace”.

Historic Preservation:

The property lies in the South Rockfish Valley Rural Historic District, a 1,620-acre agricultural landscape in northwest Nelson County. Described by the Virginia Department of Historic Resources as “a well-preserved rural landscape with a continuous tradition of farming since the first half of the 1700s”. The region is noted for agriculture, with a history spanning from tobacco cultivation to a thriving apple orchard industry to “the present mix of cattle farming and experimentation with viticulture and cider orchards”.

The property contains the 1908 Wintergreen Country Store which was listed by the Virginia Department of Historic Resources (DHR) in the Virginia Landmarks Register (VLR) and National Register of Historic Places (NRHP). The structure is now operated by the long-term tenant as a Natural History Center as part of Spruce Creek Park.

The property also contains the remains, in the form of a mill trace, mill races, and associated rock and stone buildings, of the Coleman Mill, a 19th century industrial site.

The property is located in an area identified as important for Cultural and Historic Preservation by the ConserveVA model.

Outdoor Recreation, Education, or Research:

The property is open to the public with educational information and programming available.

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 19,500 square feet (4.88% of the total property).
- 3. Buildings and Structures:**
Only buildings and structures that support public use of the property as a park.
- 4. Management of Forest:**
To be determined should grant award be made.
- 5. Water Quality Protection Areas:**
35-foot vegetated buffer along Spruce Creek.
- 6. Unique Deed Provisions:**
A right, interest, or privilege held by VOF in the event of a conversion or diversion of the property.
- 7. Public Access:** NO YES
- 8. Sign Required:** NO YES
- 9. Consolidation of Tax Parcels:** NO YES TBD
Summarize: To be determined should funding be awarded.

Further Discussion

One division of the property is warranted as the site is bisected by a state road.

Comprehensive Plan

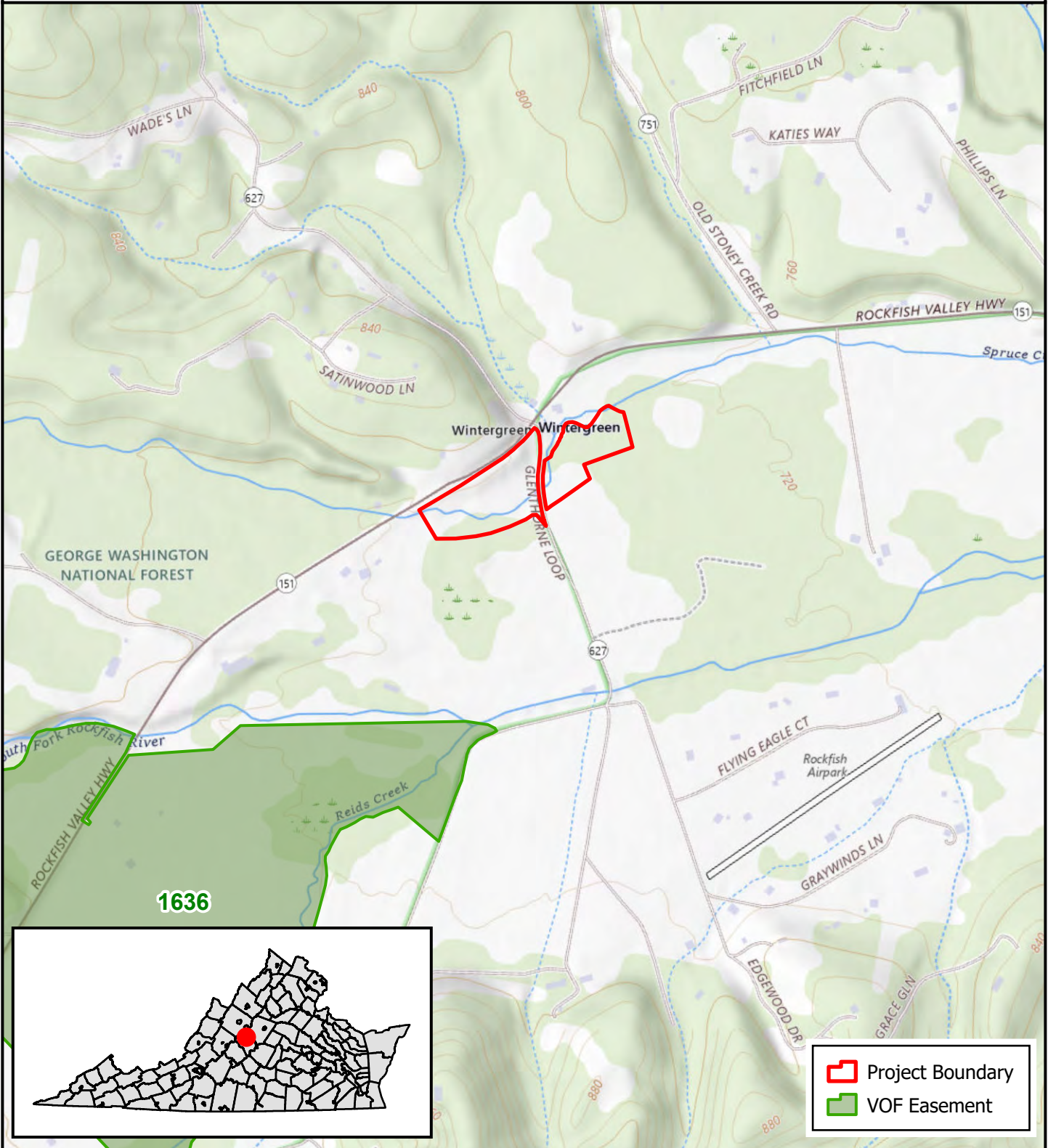
Has the locality confirmed the project is in compliance with the comprehensive plan?
 YES NO
 DETAILS: Confirmed by letter submitted by Dylan M. Bishop, Director of Planning and Zoning, Nelson County, dated April 27, 2026.

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 should grant award be made.			

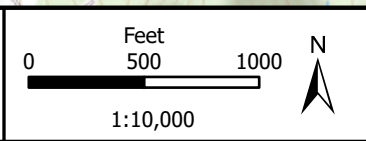
Revision Date 05/21/2026

Location

Wintergreen Country Store Land Trust



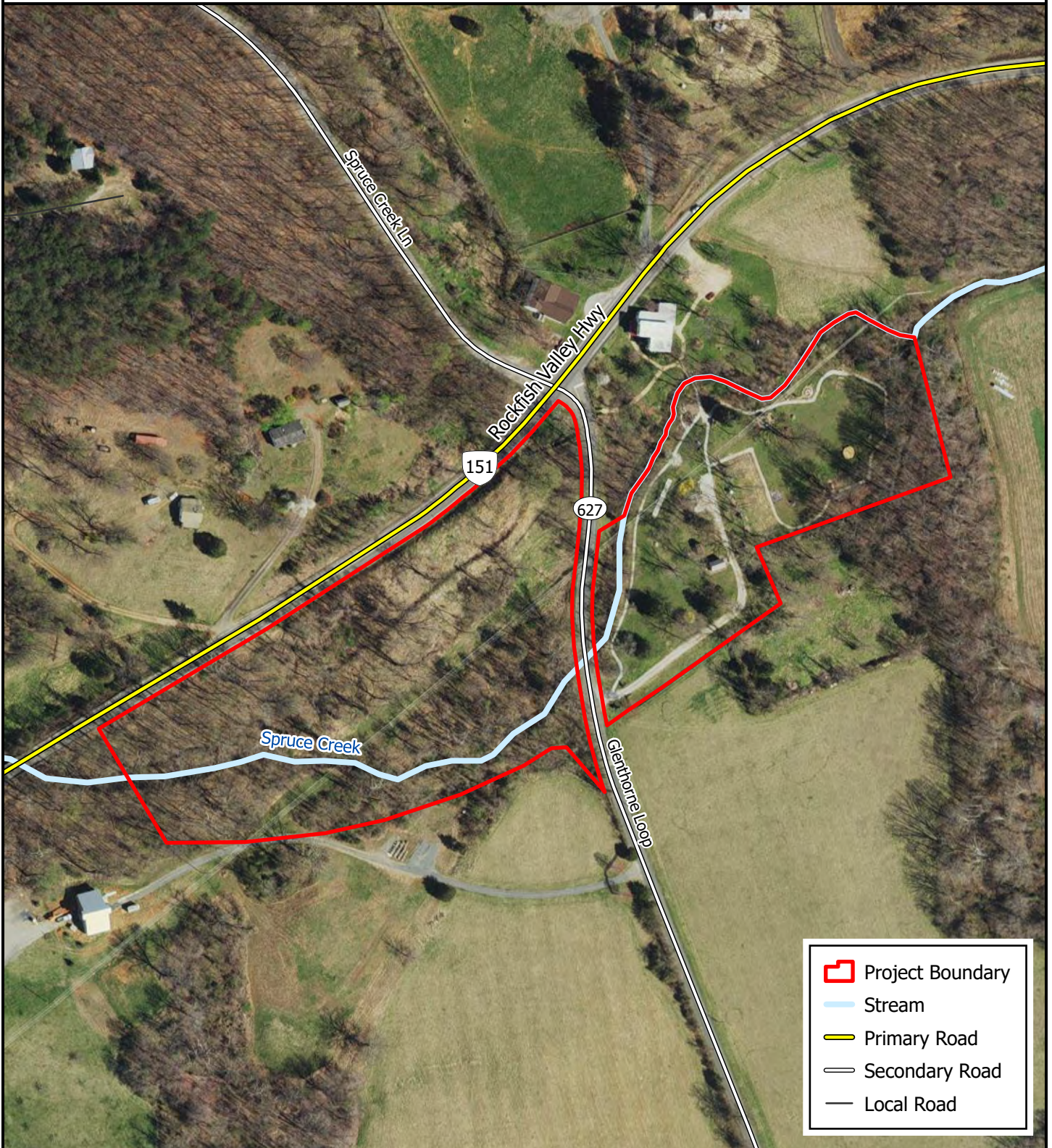
Nelson County
9.181 ± Acres



Map created: 5/21/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert
Source data: USGS Topo Quad Name: Sherando, Horseshoe Mountain; all else - VOF.

Aerial Imagery

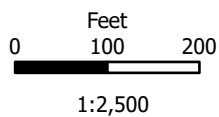
Wintergreen Country Store Land Trust



	Project Boundary
	Stream
	Primary Road
	Secondary Road
	Local Road

Nelson County

9.181 ± Acres



Map created: 5/21/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/28/2022; Roads - VDOT; all else - VOF.