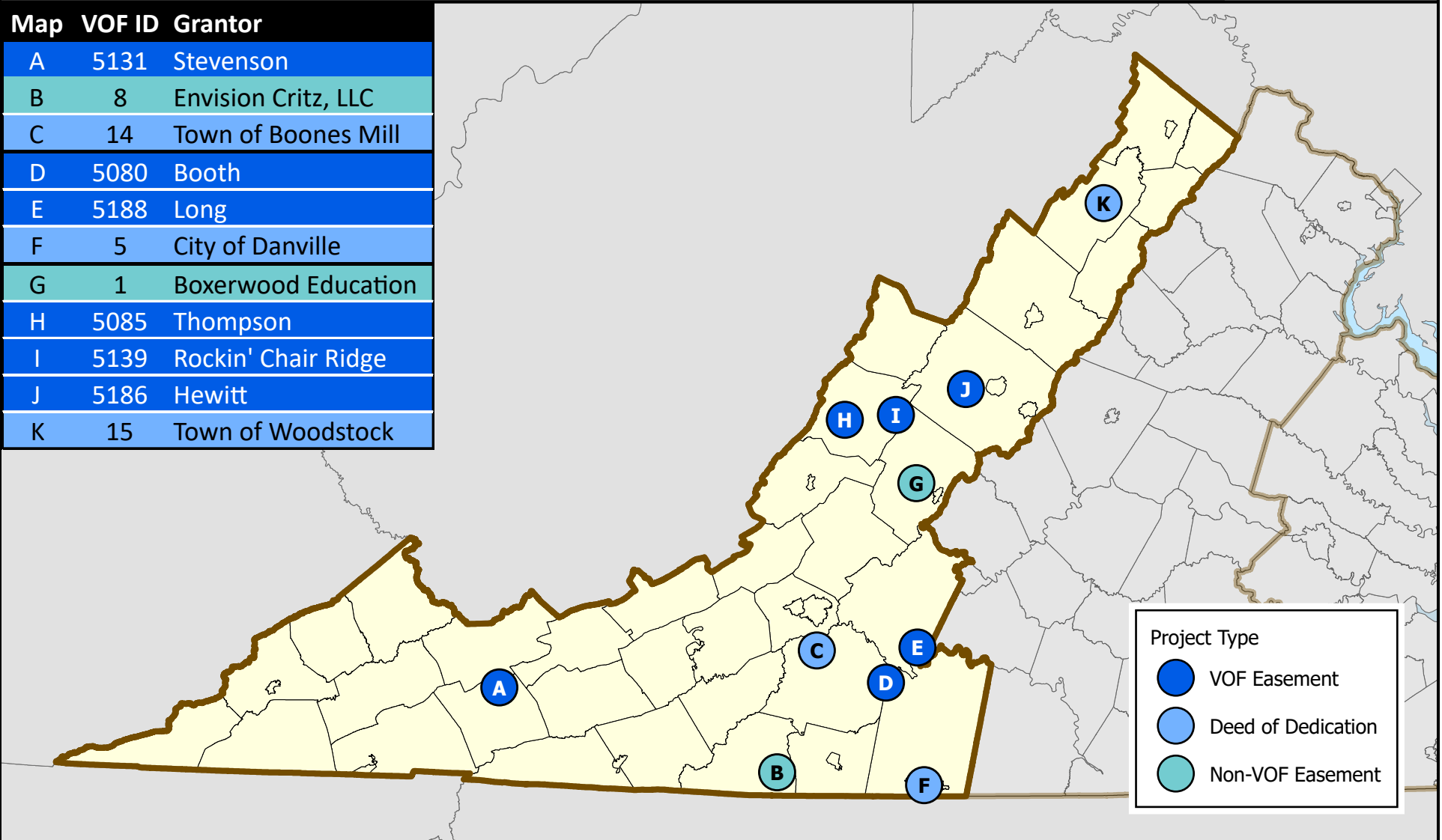


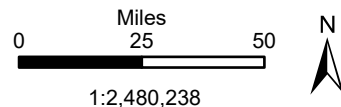
Proposed Conservation Projects: Western Region



Map	VOF ID	Grantor
A	5131	Stevenson
B	8	Envision Critz, LLC
C	14	Town of Boones Mill
D	5080	Booth
E	5188	Long
F	5	City of Danville
G	1	Boxerwood Education
H	5085	Thompson
I	5139	Rockin' Chair Ridge
J	5186	Hewitt
K	15	Town of Woodstock



Board of Trustees Meeting
September 24, 2026



Map created: 9/04/2026 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

Boxerwood Education Association, Inc

Boxerwood Nature Center Expansion & Preservation

Locality: Rockbridge County

Acres: 10.38+/-

Board Meeting: 9/24/2026

Staff Lead: Emily White

Region: Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Grant Application # 27-01-01

Project Description/Property Features

The Boxerwood Education Association, Inc seeks PTF funding to expand their 20-acre Woodland Garden through the fee-simple purchase and addition of 10.38 acres to an existing Virginia Department of Historic Resources easement on the Boxerwood property. Boxerwood advances its mission to educate and inspire people of all ages to be Earth stewards through environmental education programs and public access to Woodland Garden. This project will increase public access to natural space and Boxerwood's programmatic capacity.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|---|--|
| ☐ VOF | ☐ Locality: _____ |
| ☒ Other State Agency: <u>Virginia Department of</u> | ☐ Other: _____ |
| <u>Historic Resources (VDHR)</u> | |

Funding Source & Amount

- | | |
|--|---|
| ☒ VOF Grant Program(s): <u>PTF</u> | ☐ External Grant Program(s): |
| Amount Requested: <u>\$360,800.00</u> | 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: \$ _____
- ☒ Approve recommended funding: \$270,600.00
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: This project will result in an amendment to an existing VDHR easement on the adjacent Boxerwood property.

Conservation Purposes

Scenic/Open Space:

The property, known as the Munger Tract, lies between and will connect two Virginia Department of Historic Resources (VDHR) easements, Boxerwood, consisting of approximately 15.5 acres, and the Stone House, consisting of 9.5 acres, expanding the protected area to just over 35 acres of open space. The proposed restrictions will contribute to the open-space values of all protected properties.

Historic Preservation:

The Property is adjacent to the Stone House, which is listed on the Virginia Landmarks Register (DHR 081-0168) and on the National Register of Historic Places (NRHP 79003080). While the architecture of the stone house is the reason for its listing, the easement also protects the open space surrounding the structure.

The Property is adjacent to Boxerwood, which is listed on the Virginia Landmarks Register (DHR 081-7144) and on the National Register of Historic Places (NRHP 15000254). Both the architecture of the house and the extensive garden and arboretum, which now boasts more than 2,500 specimen trees and shrubs, are noted as significant by VDHR.

DHR has recently evaluated the Munger Tract and found it eligible for listing on the Virginia Landmarks Register as part of Boxerwood. The 10.38-acre property was formerly part of the larger Boxerwood estate, and the trees and shrubs on the property were part of the original woodland garden established by Dr. Munger. The protection of this property through an amendment of the existing Boxerwood easement will protect the entire historic landscape and viewshed associated with Boxerwood.

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 will be open to the public with educational information and programming available. The adjacent 20-acre Woodland Garden on the Boxerwood property is used regularly and is beloved by the greater Lexington community.

The property is already in use as an expansion of the work of the adjacent landowner and grant applicant, Boxerwood Education Association, Inc. The addition of the property to Boxerwood's ownership would secure the free outdoor access already on offer to the public on the current 20-acre Woodland Garden for the Munger Tract. Mown trails across the property already exist, connecting to Boxerwood's existing trail system. Protection of this property will ensure public access and open space in perpetuity.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Divisions Permitted:** None (0) **Maximum Properties:** One (1)
2. **Impervious Coverage Limitations:**
Total impervious coverage, including that of both existing and future improvements, may not exceed 5,500 square feet (1.2% 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:**
Terms to be determined by VDHR, which will hold the easement.
5. **Water Quality Protection Areas:** N/A
There are no water features on the property.
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 grant award be made.

Further Discussion

The 10.38 acres is composed of five platted, subdivided 2-acre lots.

Comprehensive Plan

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

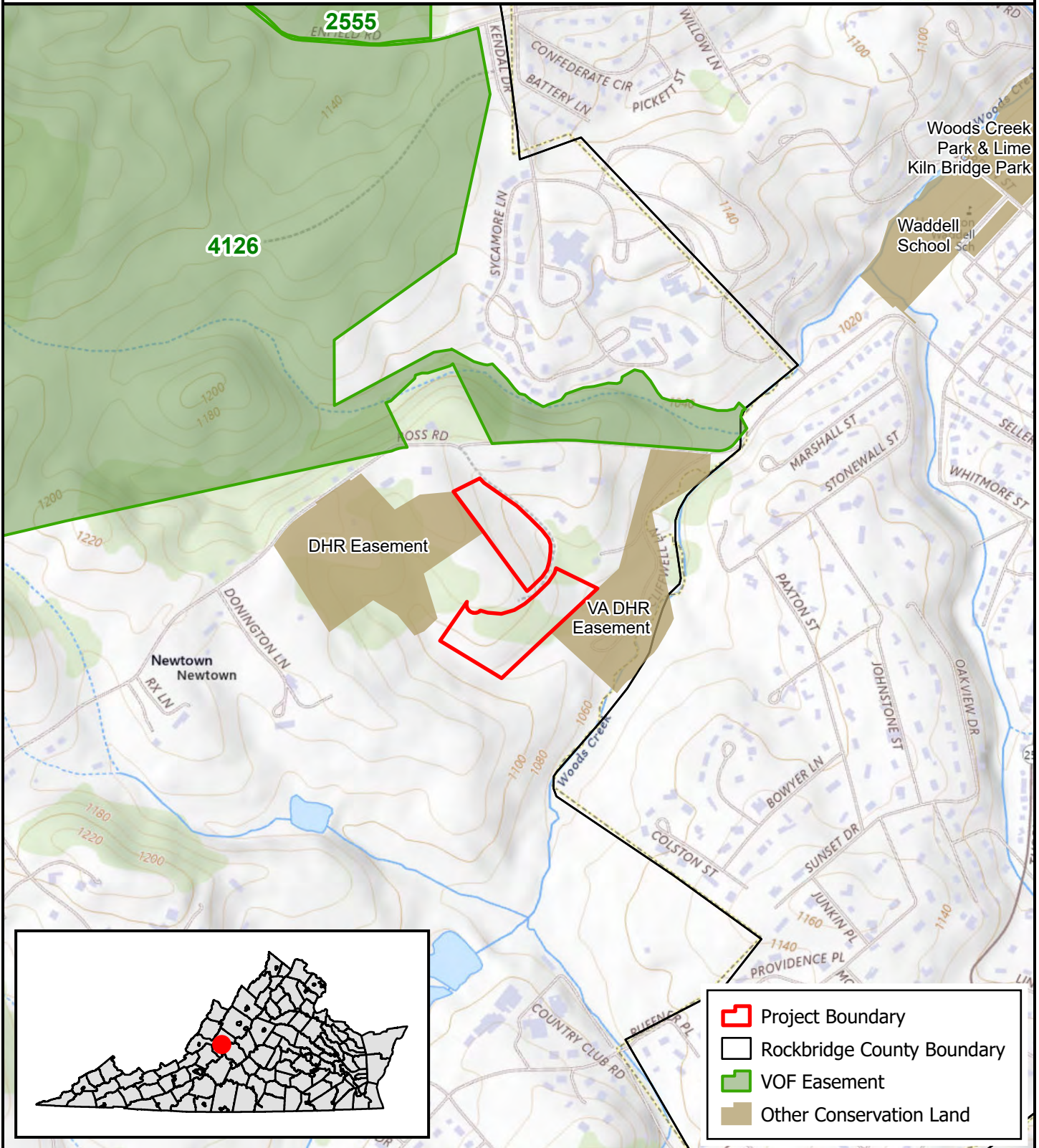
☒ YES ☐ NO

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

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		☐	☐
Rail:		☐	☐
Utilities:		☐	☐
Notes: To be determined should grant award be made.			

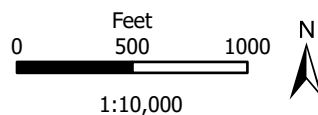
Location

Boxerwood Education Association, Inc



Rockbridge County

10.38 ± Acres



Map created: 8/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

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

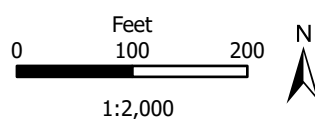
Aerial Imagery

Boxerwood Education Association, Inc



Rockbridge County

10.38 ± Acres



Map created: 8/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/28/2022; all else - VOF.



PROJECT SUMMARY

Chad and Jessica Stevenson

Locality: Smyth County

Acres: 296.13+/-

Board Meeting: 9/24/2026

Staff Lead: Patrick Sweat

Region: Western

VOF Project # 5131

VOF Instrument # 8797

VOF Property # 6034

VOF Grant Application # 27-01-04

Project Description/Property Features

This easement was approved by the VOF Board of Trustees in March 2026. The landowners are now seeking grant funding for the easement with reduced division rights. The Stevensons are refinancing the loan on the farm, and the grant funds will provide an injection of financial capital into their cattle operation. Located in rural Rich Valley, the North Fork Holston River borders the property for over one mile, and the property itself provides habitat for numerous rare and endangered species. Protection of this property will form a block of nearly 2,500 contiguous acres under easement, preserving productive farmland and high elevation forests in Smyth County.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- | | |
|--|---|
| ☒ VOF Grant Program(s): PTF
Amount Requested: <u>\$318,000.00</u> | ☐ External Grant Program(s): _____
Amount Requested/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.
- ☒ Previously approved, March 2026.

Conservation Funding:

- ☐ Not applicable
- ☐ Approve requested funding: \$ _____
- ☒ Approve recommended funding: \$240,000.00
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: The easement, with one division right, was approved by the VOF Board of Trustees at the March 2026 meeting. Grant funding is requested at this time. The easement will allow no division.

Conservation Purposes

Agricultural Use:

The property comprises a working feeder-calf operation, approximately 50 acres of white pine and mixed hardwood forest in a pristine, rural area of Smyth County. Protected as open space, the property protects wildlife habitat, contributes to air and water quality protection, and helps preserve the scenic character of the area.

The property lies in a traditional agricultural area and contains within its boundaries productive agricultural lands with over 100 acres of soils classified as Soils of Statewide Importance by the USDA's Natural Resource Conservation Service. Protecting those soils by limiting development of the property helps keep the land available for agricultural production in perpetuity.

Natural Habitat and Biological Diversity:

The property lies on the North Fork Holston River for over one mile and perennial tributaries to the river flow through the Property. The river and its tributaries are components of the North Fork Holston River - Laurel Creek – Lick Creek - Wolf Creek Stream Conservation Site (SCS), as designated by the Department of Conservation and Recreation's Division of Natural Heritage (DCR-NH). The SCS is ranked "B1" (Outstanding Significance) by DCR-NH due to its diverse aquatic ecosystem.

The segment of the North Fork Holston River on which the property lies provides habitat for several rare mussels and other aquatic species designated by the Department of Wildlife Resources (DWR) as "Species of Greatest Concern", including the Little-winged Pearlymussel (*Pegias fabula*) and the Slabside Pearlymussel (*Pleuonaia dolabelloides*).

The property's lightly grazed lands and high elevation forests are consistent with the USDA's Natural Resources Conservation Service (NRCS) descriptions of habitat essential to the restoration of the Golden-winged warbler (GWW), and populations of the GWW have been observed in the northeast corner of Smyth County. The GWW is designated a Tier II species on the Department of Wildlife Resources' list of "Species of Greatest Conservation Need".

The property contains habitat suitable for the Loggerhead Shrike (*Lanius ludovicianus*), a state a threatened bird, and DWR reports that the Shrike has been documented along State Route 610 in the vicinity of the property. The Loggerhead Shrike is designated on DWR's "Species of Greatest Conservation Need" as a Tier I species, indicating that populations of this species are at "critically low levels".

According DCR-NH biologists, the property contains habitat for several endangered bat species including two state endangered bats, the Tri-colored Bat (*Perimyotis subflavus*) and the Little Brown Bat (*Myotis lucifugus*), as well as the federally endangered Northern long-eared bat (*Myotis septentrionalis*).

The property is located with an area categorized in The Nature Conservancy's "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").

Conservation Purposes, Continued

Water Resource Protection:

The North Fork Holston River is one of three main waterways within the Southwest Virginia portion of the ecologically diverse Holston River Watershed. According to the U.S. Fish and Wildlife Service, this region of the Holston River Watershed contains more than 30 federally listed threatened and endangered species and “is a globally significant area of biodiversity”.

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

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Divisions Permitted:** None (0) **Maximum Properties:** One (1)
2. **Impervious Coverage Limitations:**
Total impervious coverage, including that of both existing and future improvements, may not exceed 33,000 square feet (0.25 % of the total property).
3. **Buildings and Structures:**
Any new building or structure exceeding 5,000 square feet in ground area, must have Grantee’s prior review and written approval. No building may exceed 35 feet in height. No more than two freestanding dwellings may be maintained or constructed on the Property. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. 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:**
50-foot buffers on North Fork Holston River; 35-foot buffers on perennial streams; Livestock excluded from all waterways.
6. **Unique Deed Provisions:** None
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☐ NO ☒ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☒ YES ☐ N/A
Summarize: Five existing parcels will be reduced to two by survey to be recorded after the deed of easement.

Further Discussion
The property is subject to two liens. As the easement process evolved, discussion focused on the financial realities of the farming operation. The landowner determined grant funding was necessary to enable the conveyance of an easement.

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Email: Becca Creasy, January 9, 2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: SR 687 (Old Chatham Hill Road)		☐	☒
Rail:		☐	☒
Utilities:		☐	☒
Notes:			

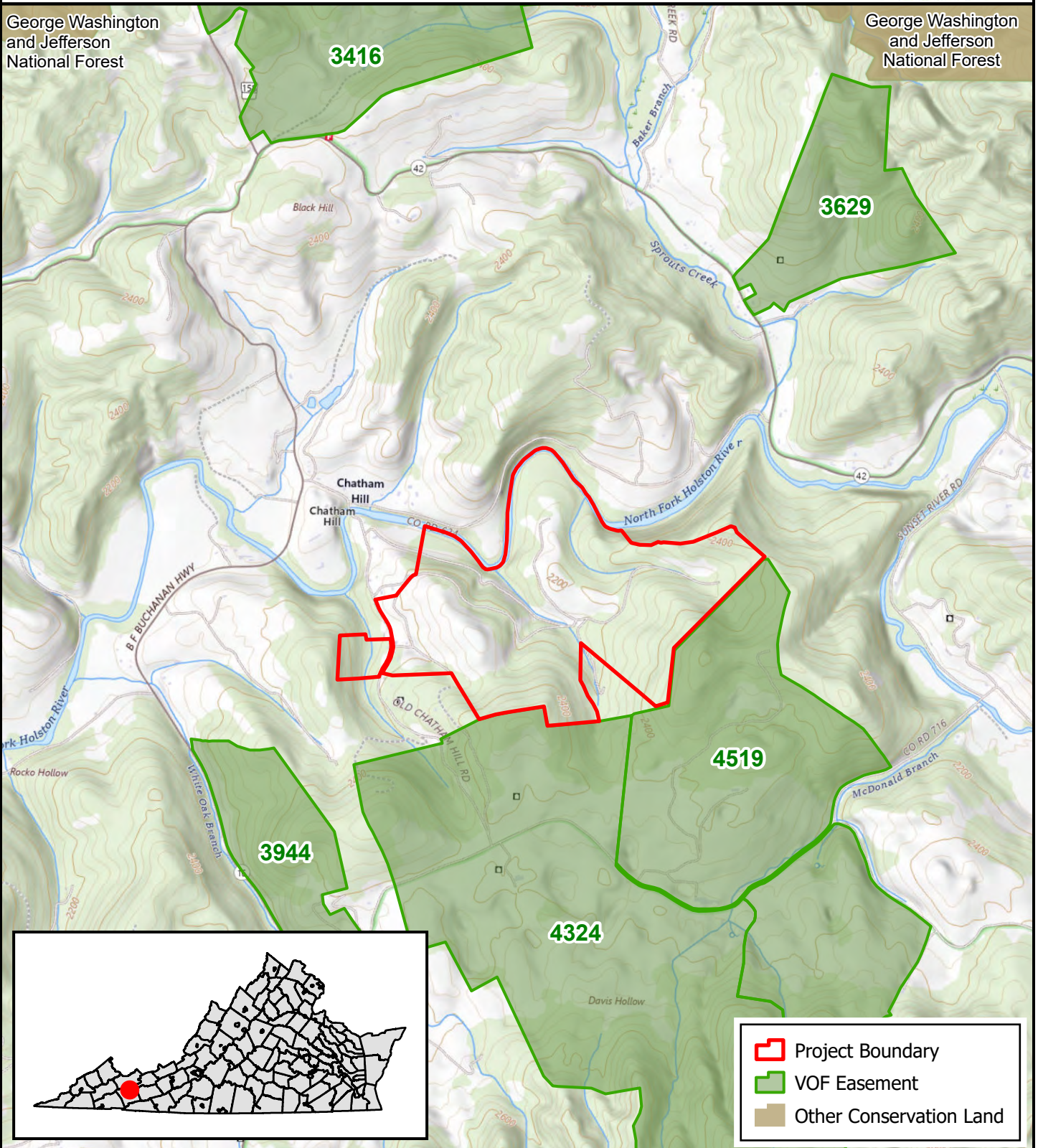
Location

Chad Stevenson



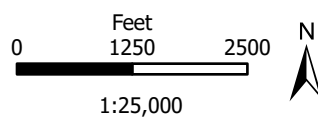
George Washington
and Jefferson
National Forest

George Washington
and Jefferson
National Forest



Smyth County

296.13 ± Acres

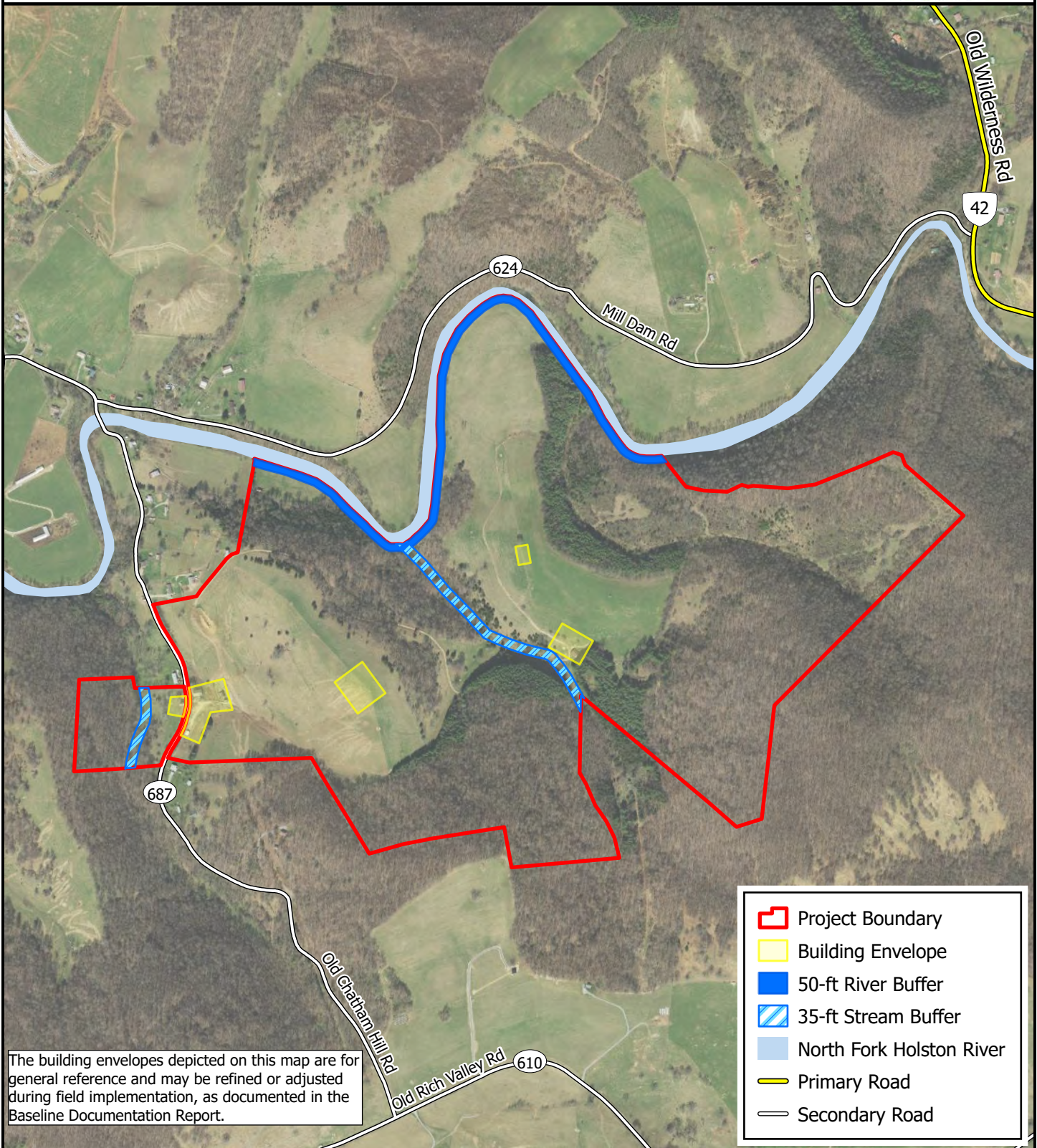


Map created: 8/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: Chatham Hill, Nebo; Other Conservation Land - VA DCR; all else - VOF.

Special Conditions

Chad Stevenson

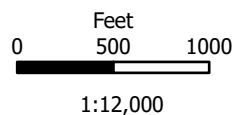


The building envelopes depicted on this map are for general reference and may be refined or adjusted during field implementation, as documented in the Baseline Documentation Report.

- Project Boundary
- Building Envelope
- 50-ft River Buffer
- 35-ft Stream Buffer
- North Fork Holston River
- Primary Road
- Secondary Road

Smyth County

296.13 ± Acres



Map created: 8/25/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

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



PROJECT SUMMARY

City of Danville

Riverwalk Trailhead Access Project

Locality: City of Danville

Acres: 1.19+/-

Board Meeting: 9/24/2026

Staff Lead: Emily White

Region: Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Grant Application # 27-01-05

Project Description/Property Features

The City of Danville seeks a PTF grant to acquire two strategically located, adjacent parcels to establish a new Riverwalk Trail trailhead and preserve a critical future connection between existing trail segments. Currently, trail users must travel along a busy roadway without sidewalks to move between sections of the trail. This project will expand public access, improve safety, and support the City's long-term vision for a fully connected Riverwalk Trail system.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|---|
| ☐ VOF | ☒ Locality: <u>City of Danville</u> |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|---|---|
| ☒ VOF Grant Program(s): <u>PTF</u>
Amount Requested: <u>\$260,000.00</u> | ☐ 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: \$260,000.00
- ☐ Approve recommended funding: \$ _____
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Scenic/Open Space:

The 2024 Virginia Outdoors Plan prepared by the Virginia Department of Conservation and Recreation lists the segment of the Dan River along which the Property lies as a designated Virginia Blueway as well as a river eligible for state scenic river designation. The intent of the Virginia Scenic Rivers Program 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 Property will connect two segments of the Danville River Trail, creating a walkable connection between multiple conserved resources with great open-space value, such as Ballou Park, Dan Daniel Memorial Park, Riverfront Park, and Anglers Park, the last of which is under VOF easement.

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

Historic Preservation:

The Danville Riverwalk Trail, established on a vacated railroad bed, takes users on a walking tour through the history of Danville and the larger region, passing former tobacco warehouses and textile factories along with structures from modern times. The trail passes through the Danville Tobacco Warehouse and Residential District listed on both the National Register of Historic Places (82004552) and Virginia Landmarks Register (108-0058). The Department of Historic Resources describes the district as “occupying some forty blocks of the heart of the city”. The description continues with “the Danville Tobacco Warehouse and Residential District formed the economic wellspring of 19th-century Danville. The various warehouses, factories, shops, and dwellings display the city’s mill-town personality and the rise of its working class”. Protection of the property will increase access to and awareness of these historic industrial and residential resources.

Outdoor Recreation, Education, or Research:

The property will be open to the public every day of the year.

The property will serve to connect two disjointed sections and offer a new access point for the Danville Riverwalk Trail, which is an eleven-mile accessible trail following the path of the Dan River through historic sites, businesses, and parks. The paved trail connects with an additional 30 miles of mountain biking and primitive hiking trails.

Both water and land-based recreational needs as modeled by the Department of Conservation and Recreation are ranked as High in this area.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Divisions Permitted:** None (0) **Maximum Properties:** One (1)
2. **Impervious Coverage Limitations:**
Total impervious coverage, including that of both existing and future improvements, may not exceed 20,000 square feet (39% of the total property). While 10% is the standard maximum allowed impervious coverage for public access projects, this allowance reflects the existence of a 20,000-square foot parking lot which will serve the trail system.
3. **Buildings and Structures:**
Only buildings and structures that support public use of the property as a park.
4. **Unique Deed Provisions:** None
5. **Public Access:** ☐ NO ☒ YES
6. **Sign Required:** ☐ NO ☒ YES
7. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ TBD
Summarize: To be determined should grant award be made.

Further Discussion

This property contains an existing 20,000-square foot asphalt parking lot, which will serve as a central parking area and trail head for the Danville Riverwalk Walk Trail, connecting two disconnected sections of the eleven-mile walking and biking path which runs along the Dan River through the City.

Comprehensive Plan

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

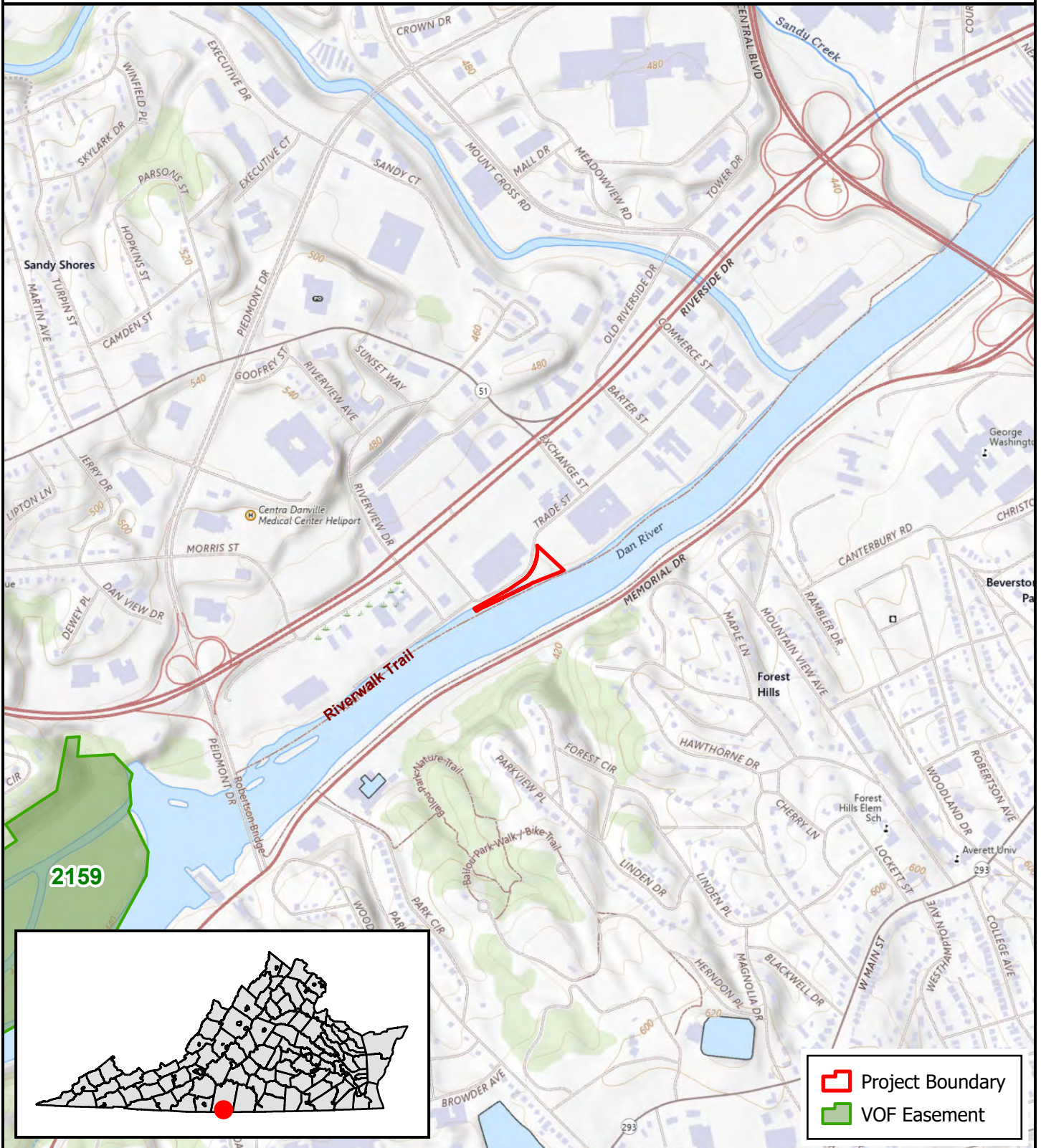
☒ YES ☐ NO

DETAILS: Confirmed in PTF grant application submitted by locality with a letter from Samuel J. Howarth, Parks & Recreation Facilities and Services Planner, dated July 16, 2026.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		☐	☐
Rail:		☐	☐
Utilities:		☐	☐
Notes: To be determined should grant award be made.			

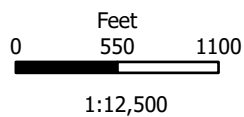
Location

City of Danville



City of Danville

1.19 ± Acres

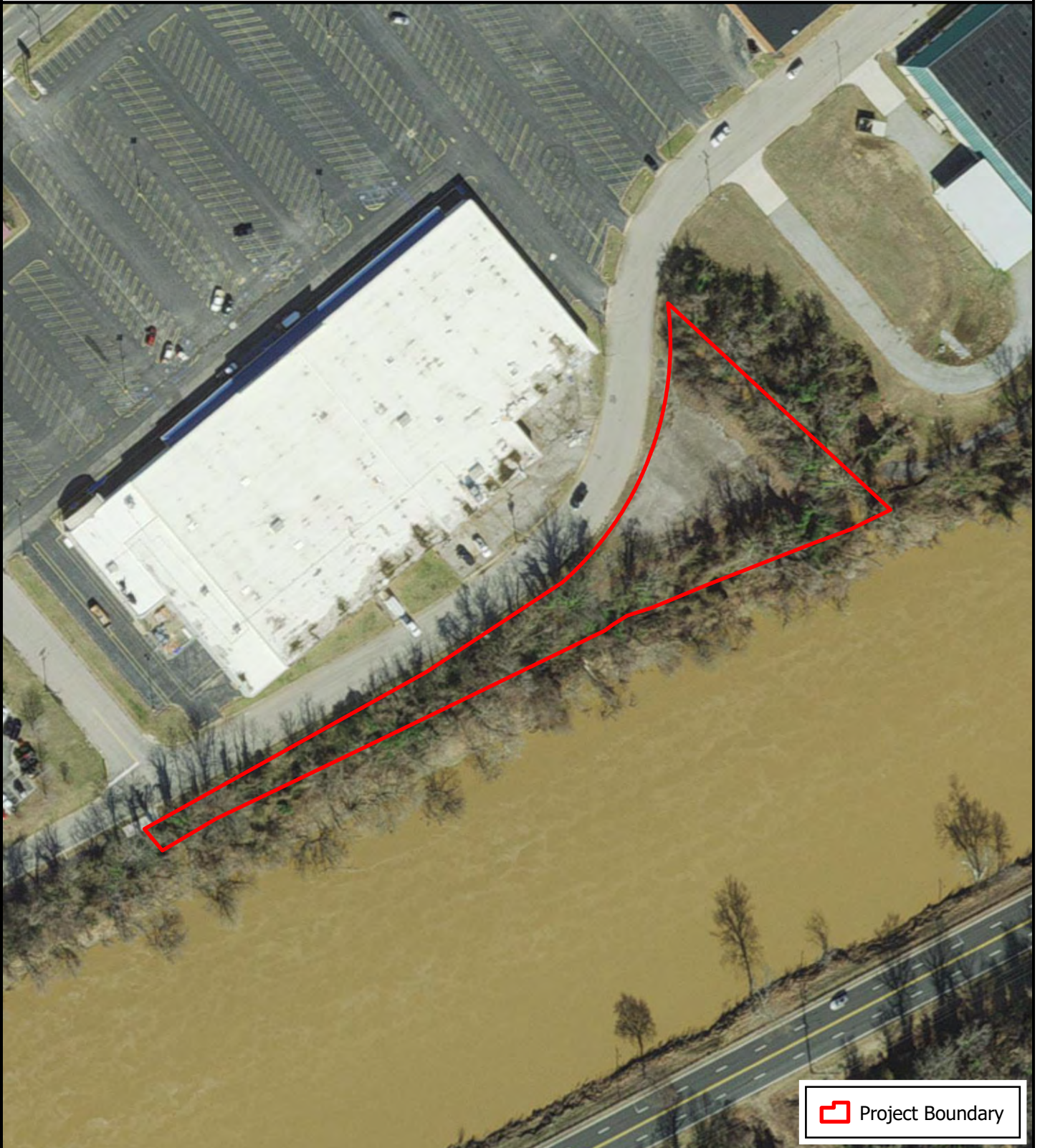


Map created: 8/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: Danville; all else - VOF.

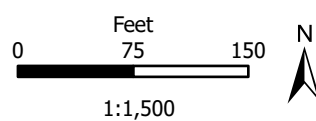
Aerial Imagery

City of Danville



City of Danville

1.19 ± Acres



Map created: 8/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/14/2023; all else - VOF.



PROJECT SUMMARY

Envision Critz, LLC

Develop a Park/Community Center in Critz, VA

Locality: Patrick County

Acres: 12.88+/-

Board Meeting: 9/24/2026

Staff Lead: Emily White

Region: Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Grant Application # 27-01-08

Project Description/Property Features

Through the purchase of an open space easement on the property, Envision Critz, LLC will bring the vision for the Critz Community Center to life while embracing the rich history of the Critz community, offering a site where residents have a gathering place to build community and enjoy the outdoors. The proposed plan includes walking trails with educational signage about the history of Critz, exercise trails including an ADA compliant trail, playgrounds, a picnic shelter, protected green spaces, and an outdoor classroom/pavilion.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|---|
| ☐ VOF | ☒ Locality: <u>Patrick County</u> |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|--|---|
| ☒ VOF Grant Program(s): <u>PTF</u>
Amount Requested: <u>\$91,272.00</u> | ☐ 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: \$91,272.00
- ☐ Approve recommended funding: \$ _____
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Natural Habitat and Biological Diversity:

The property is located within the Virginia Piedmont Forest Block Complex, a designated Audubon Important Bird Area. Protection of the property will preserve the forest habitat that makes up a portion of this Forest Block.

Scenic/Open Space:

This property will be the first public park in the Town of Critz, serving to provide just under thirteen acres of open space for the community to enjoy the natural, forested landscape through outdoor activities such as walking and birdwatching.

Historic Preservation:

The property contains the B.F. Martin House, a brick structure built circa 1912, the architecture of the which has been recognized as significant by Virginia Department of Historic Resources, cataloged as DHR 070-5203. The historic structure will serve as a community center and historical museum for the Town of Critz.

Outdoor Recreation, Education, or Research:

Located across the street from the Hardin-Reynolds Memorial School, the property will be open to the public with educational information and programming available.

Plans for the property, which were developed in collaboration with the Virginia Tech Community Design Assistance Center, include walking trails with educational signage about the history of Critz, exercise trails including an ADA compliant trail, playgrounds, a picnic shelter, protected green spaces, and an outdoor classroom/pavilion.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Divisions Permitted:** None (0) **Maximum Properties:** One (1)
2. **Impervious Coverage Limitations:**
Total impervious coverage, including that of both existing and future improvements, may not exceed 12,000 square feet (2% of the total property).
3. **Buildings and Structures:**
Only buildings and structures that support public use of the property as a community center and park.
4. **Management of Forest:**
To be determined should grant award be made.
5. **Water Quality Protection Areas:** N/A
There are no water features on the property.
6. **Unique Deed Provisions:** None
7. **Public Access:** ☐ NO ☒ YES
8. **Sign Required:** ☐ NO ☒ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ TBD
Summarize: To be determined should grant award be made.

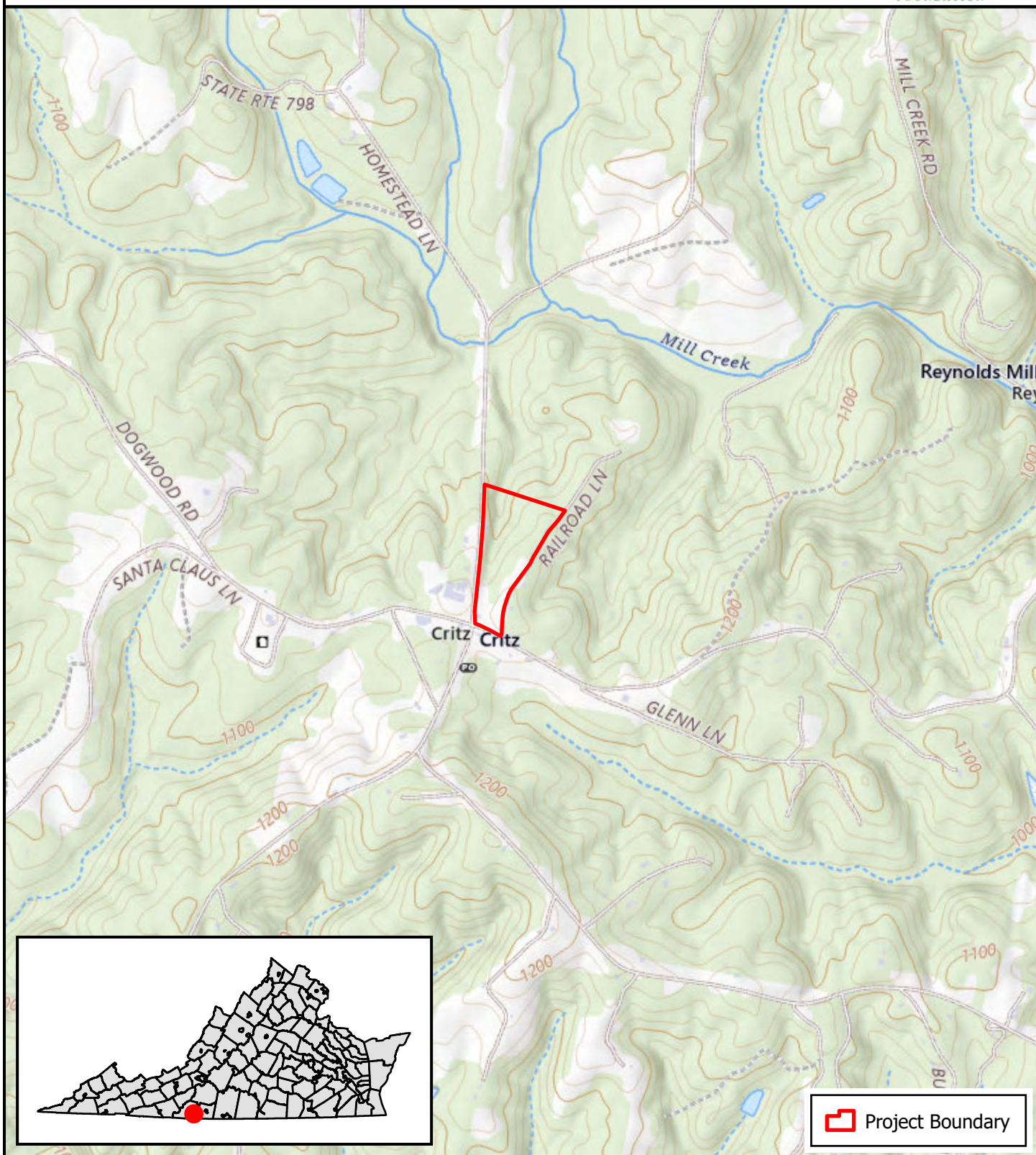
Further Discussion
N/A

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO ☐ TBD DETAILS: Documented in PTF application through letter of support from locality. Confirmation to be obtained should grant award be made.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		☐	☐
Rail:		☐	☐
Utilities:		☐	☐
Notes: To be determined should grant award be made.			

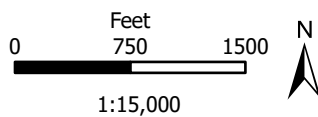
Location

Envision Critz, LLC



Patrick County

12.88 ± Acres



Map created: 8/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: Patrick Springs, Sanville, Nettlebridge, Spencer;
all else - VOF.

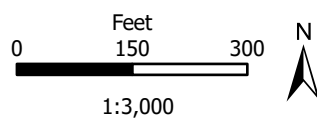
Aerial Imagery

Envision Critz, LLC



 Project Boundary

Patrick County
12.88 ± Acres



Map created: 8/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert
Source data: Aerial Imagery - VGIN/VBMP acquired 2/28/2023; all else - VOF.



PROJECT SUMMARY

Town of Boones Mill

Carter Park

Locality: Franklin County

Acres: 2.02+/-

Board Meeting: 9/24/2026

Staff Lead: Emily White

Region: Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Grant Application # 27-01-14

Project Description/Property Features

With the use of PTF funds for a purchased easement, the Town of Boones Mill will enhance two acres of land donated to the Town by Carter Bank & Trust to create Carter Park. The park will be a large green space for residents and visitors to meet, recreate, and take in the great outdoors. The Town will protect large trees in the southeast corner of the park, create a small parking lot along the northeast edge, add a playground, and create a small pavilion/gazebo for music and other community events.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☐ VOF | ☒ Locality: <u>Town of Boones Mill</u> |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|---|--|
| ☒ VOF Grant Program(s): <u>PTF</u>
Amount Requested: <u>\$157,300.00</u> | ☐ 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: \$157,300.00
- ☐ Approve recommended funding: _____
- ☐ Approved administratively, PTF-Easement Assistance: \$_____

Notes: N/A

Conservation Purposes

Scenic/Open Space:

The property is adjacent to a Department of Wildlife Resources' (DWR) Virginia Bird and Wildlife Trail Loops, the Southwest Piedmont Loop-Mountain Phase. 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 open field, creek, and mature trees on the property are visible from U.S. Highway 220 affording scenic enjoyment to the public traveling this road.

Water Resource Protection:

The property contains approximately 355 feet of Maggodee Creek, a stream listed as impaired by the Department of Environmental Quality for high levels of *Escherichia coli* bacteria. Protection of the property from development will help improve the water quality of the creek and the Upper Roanoke River watershed by reducing non-point source pollution.

Historic Preservation:

The property is adjacent to the Boones Mill Historic District, which, according to the Virginia Department of Historic Resources, "contains a collection of distinct and varied commercial and residential buildings, spanning the eras from its early settlement (1782) through the mid-20th century". Protection of the property as open space will contribute to the historic and cultural values of the area.

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, accessible by foot, vehicle, and public transportation, is the first park in the Town of Boones Mill. It serves as a community gathering space in nature, already being used for educational events along the creek. Protecting the property as open space will ensure the property is available for continued outdoor recreation, educational programming, and community events.

The property will be open to the public 365 days per year.

Project Details	
The Governing Document: <i>The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.</i>	
1.	Divisions Permitted: None (0) Maximum Properties: One (1)
2.	Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 2,500 square feet (3% 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: To be determined should grant award be made.
6.	Unique Deed Provisions: None
7.	Public Access: ☐ NO ☒ YES
8.	Sign Required: ☐ NO ☒ YES
9.	Consolidation of Tax Parcels: ☐ NO ☐ YES ☒ N/A Summarize: The project is one tax map parcel.

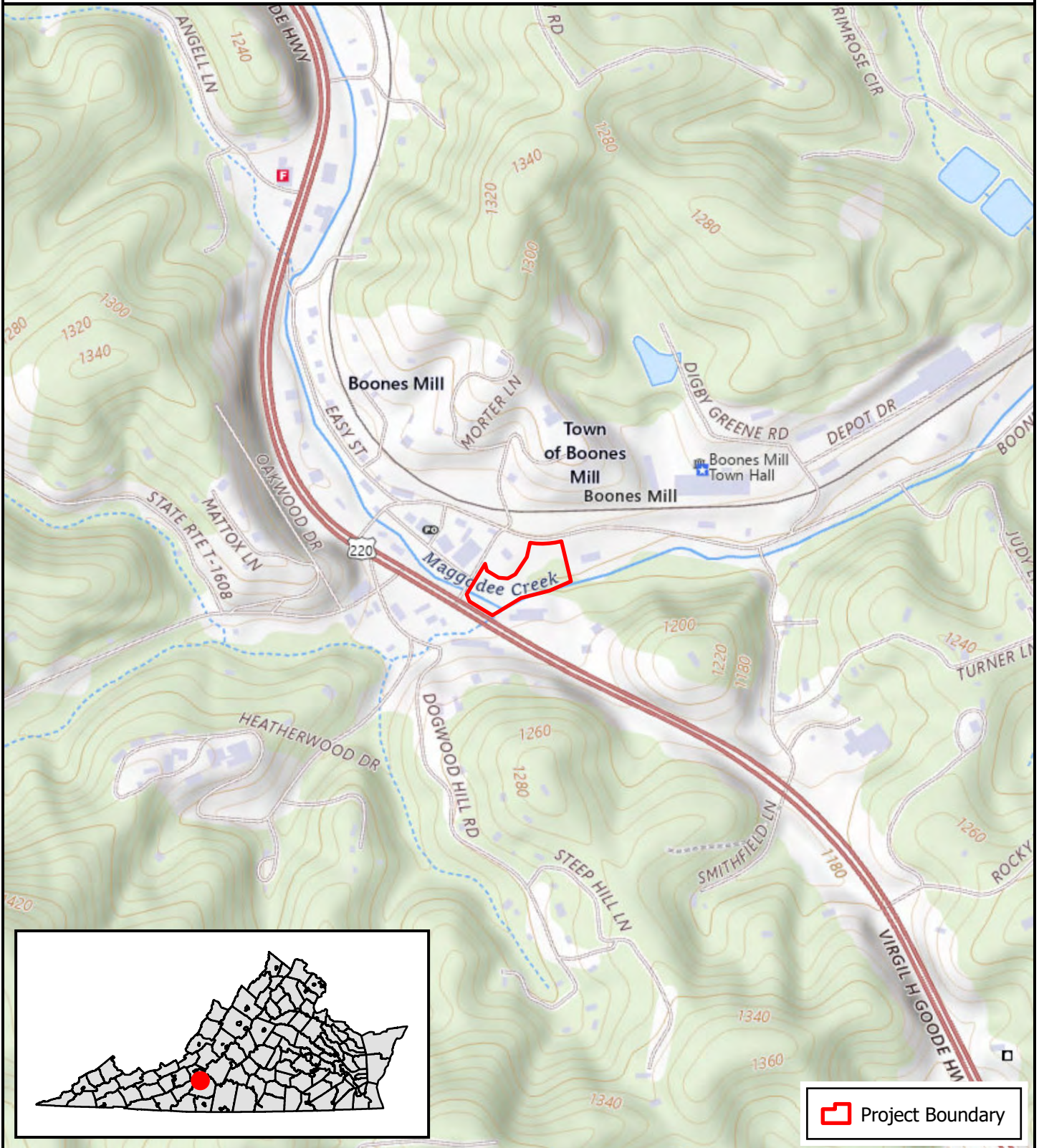
Further Discussion
N/A

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Confirmed in PTF grant application submitted by locality through the submission of a letter from B.T. Fitzpatrick III, Town Manager, dated July 27, 2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		☐	☐
Rail:		☐	☐
Utilities:		☐	☐
Notes: To be determined should grant award be made.			

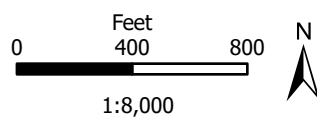
Location

Town of Boones Mill



Franklin County

2.02 ± Acres



Map created: 8/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: Boones Mill, Garden City; all else - VOF.

Aerial Imagery

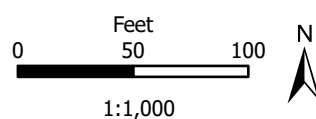
Town of Boones Mill



 Project Boundary

Franklin County

2.02 ± Acres



Map created: 8/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/28/2023; all else - VOF.



PROJECT SUMMARY

Town of Woodstock W.O. Riley Park Expansion

Locality: Shenandoah County

Acres: 16.13+/-

Board Meeting: 9/24/2026

Staff Lead: Emily White

Region: Western

VOF Project # TBD

VOF Instrument # TBD

VOF Property # TBD

VOF Grant Application # 27-01-15

Project Description/Property Features

The Town of Woodstock seeks a PTF grant to acquire 16.13 acres to enlarge the adjacent W.O. Riley Park, proactively preserving open space to expand public recreation. The project will protect 5 acres of the Spring Hollow Run floodplain corridor for urban stormwater management. The project enables integration of a multi-use trail to link neighborhoods and the park as outlined in the Town's Master Plan as well as in a 2028 VDOT SmartScale mobility project. As a Tree/Bee City USA, Woodstock will restore native habitat, remove invasive species, and secure permanent open space.

Project Type

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

Instrument Type

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

Land Protection Agent

- | | |
|--|--|
| ☐ VOF | ☒ Locality: <u>Town of Woodstock</u> |
| ☐ Other State Agency: _____ | ☐ Other: _____ |

Funding Source & Amount

- | | |
|--|--|
| ☒ VOF Grant Program(s): <u>PTF</u> | ☒ External Grant Program(s): <u>NFWF</u>
<u>Chesapeake WILD</u> |
| Amount Requested: <u>\$375,000.00</u> | Amount Requested: <u>\$300,000.00</u> |
| ☐ Tax Benefits (Sought by Applicant) | ☐ Not Applicable |

Staff Recommendation

Conservation Project:

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

Conservation Funding:

- ☐ Not applicable
- ☐ Approve requested funding: \$ _____
- ☒ Approve recommended funding: \$335,000.00
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Natural Habitat and Biological Diversity:

The property has been identified as containing or being a potential site appropriate for a rare vascular plant by the Virginia Department of Conservation and Recreation's Natural Heritage Division. Protection of this property as open space will protect this habitat.

Scenic/Open Space:

The open, rolling, contiguous grasslands serve as a vital green viewshed in the urbanized center of the Town of Woodstock. The area for preservation is highly visible from several roads through the Town.

The property is positioned immediately adjacent to the 20.5-acre W.O. Riley Park and planned arboretum. Protection of the property will create a 36-acre area of conserved land and will enhance the open-space values on both the existing park and the new addition.

Water Resource Protection:

The property contains shale and limestone geology with karst features; the prevention of intensive development on the property will help minimize soil erosion and contribute to the protection of water quality.

The property contains approximately 975 feet of Spring Hollow Run, a stream listed as impaired by the Department of Environmental Quality for high levels of *Escherichia coli* bacteria. Protection of the property from development will help improve the water quality of the creek, the North Fork of the Shenandoah River, and ultimately the Chesapeake Bay by reducing non-point source pollution.

The property is located in an area targeted for Water Quality Improvement by the ConserveVA model.

Historic Preservation:

The property is located across the street from an area designated as the Woodstock Historic District. The Virginia Department of Historic Resources states "Woodstock's rich and varied collection of residential, commercial, and church buildings reflects the evolution of this Shenandoah Valley linear community over more than two centuries". Dedicating the property as Open Space will contribute to the protection and buffering of the historic and cultural values of the area.

Outdoor Recreation, Education, or Research:

The property will be open to the public 365 days per year.

In addition to enlarging the existing W.O. Riley Park, which serves as a recreational hub with basketball courts, sports field, a playground and swimming pool, this property will create more passive recreational opportunities such as hiking and bird watching through the addition of a primitive trail system. Permanent protection of the property will also enhance connectivity in the Town, allowing residents of the surrounding dense neighborhoods access to downtown Woodstock through off-street, multi-use trails.

Project Details	
The Governing Document: <i>The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.</i>	
1.	Divisions Permitted: None (0) Maximum Properties: One (1)
2.	Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 56,500 square feet (8% 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: To be determined should grant award be made.
6.	Unique Deed Provisions: None
7.	Public Access: ☐ NO ☒ YES
8.	Sign Required: ☐ NO ☒ YES
9.	Consolidation of Tax Parcels: ☐ NO ☐ YES ☒ TBD Summarize: To be determined should grant award be made.

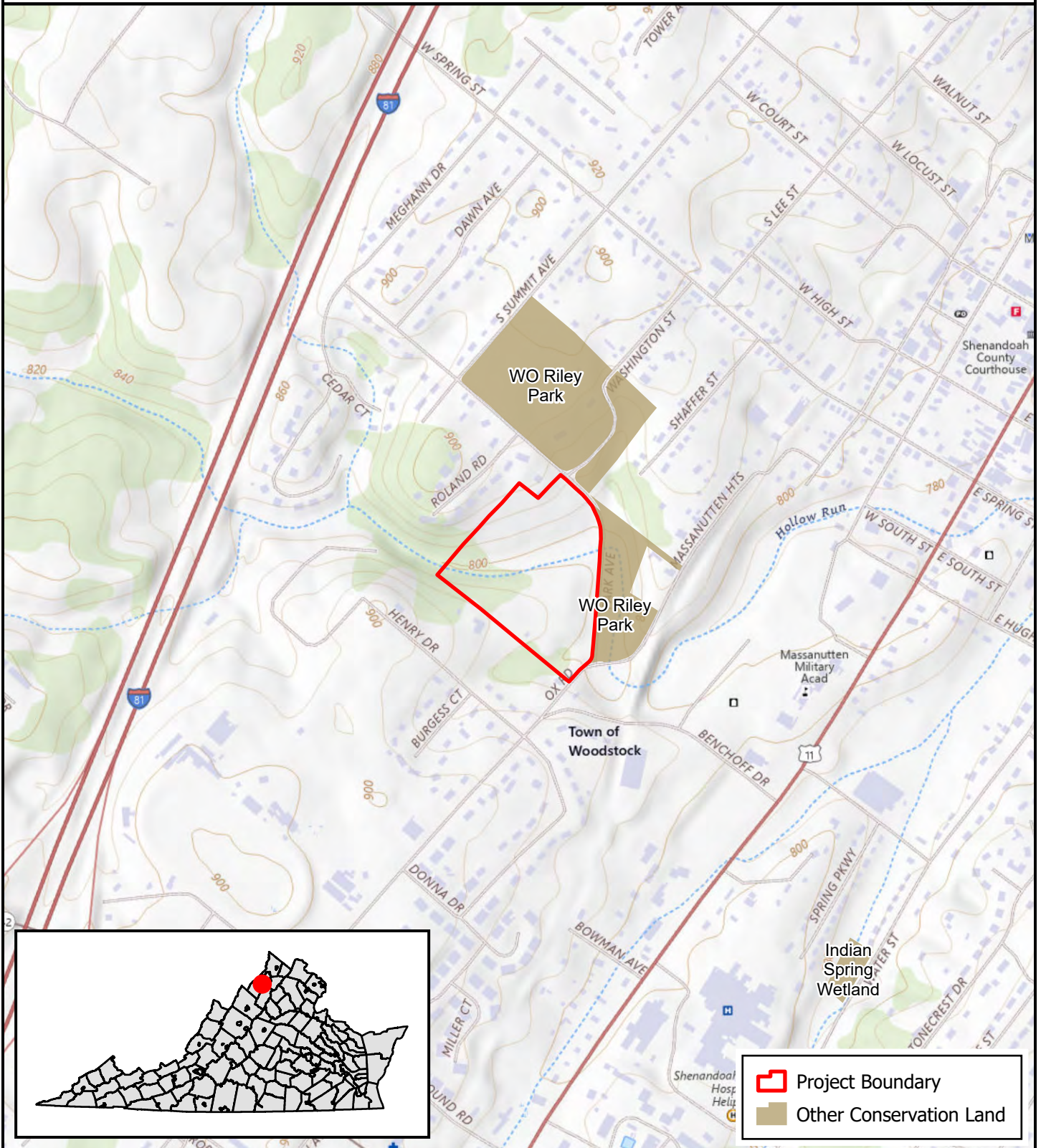
Further Discussion
N/A

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Confirmed in PTF grant application submitted by locality through the submission of letter from Wilmer Abbott, Director of Community Development, dated July 28, 2026.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		☐	☐
Rail:		☐	☐
Utilities:		☐	☐
Notes: To be determined should grant award be made.			

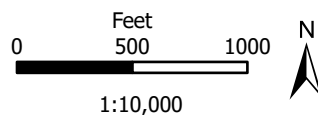
Location

Town of Woodstock



Shenandoah County

16.13 ± Acres



Map created: 8/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: USGS Topo Quad Name: Woodstock, Edinburg; Other Conservation Land - VA DCR; all else - VOF.

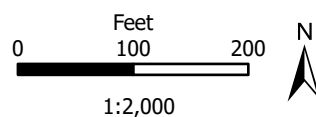
Aerial Imagery

Town of Woodstock



Shenandoah County

16.13 ± Acres



Map created: 8/20/2026 by Emma Weaver
Projection: NAD 1983 2011 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 4/2/2022; Rivers/Streams - VGIN-VBMP; all else - VOF.



PROJECT SUMMARY

Mary E. and Richard G. Long, Jr.

Locality: Bedford County

Acres: 905.0 +/-

Board Meeting: 9/24/2026

Staff Lead: Sherry Buttrick

Region: Western

VOF Project # 5188

VOF Instrument # 9091

VOF Property # 6121

VOF Grant Application # 27-01-11

Project Description/Property Features

This 905-acre farm with pasture, woodland, and extensive frontage on three streams is a PTF Grant applicant for this round. It has nearly a mile of frontage on Carters Mill Road, providing scenic enjoyment. 665 acres are identified in DCR's Virginia Natural Lands Assessment for Ecological Cores with the presence of Roanoke Logperch in Goose Creek, and the property is in a National Audubon Society's Important Bird Area as well as DWR's Wildlife Diversity Corridor.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- | | |
|--|--|
| ☒ VOF Grant Program(s):
Amount Requested: <u>\$346,500.00</u> | ☐ External Grant Program(s):
Amount Requested/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: \$ _____
- ☒ Approve recommended funding: \$127,000.00
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Conservation Purposes

Agricultural Use

- Soils: USDA ranks ~261 acres of the farm as Statewide Important and 33 acres as Prime Farmland;
- American Farmland Trust identifies 323 acres as important in their Productivity, Versatility and Resilience Study

Forestral Use

- Over half the farm is classified by DOF as 3-5 (High to Outstanding) in Forest Conservation Value

Natural Habitat and Biological Diversity

- DCR: Roanoke Logperch observed in Goose Creek;
- The property is within the National Audubon's Virginia Piedmont Forest Block Complex Important Bird Area and DWR's Wildlife Biodiversity Resilience Corridors
- Approx 890 acres are listed by TNC as being Resilient;
- 665 acres are identified in DCR's Virginia Natural Lands Assessment for Ecological Cores

Scenic/Open Space

- The property contains approximately 4,800 feet of frontage on Carters Mill Rd.

Water Resource Protection

- Waterways: The property has approximately 8,475 feet of frontage on Carter Mill Creek, 6,000 feet on Goose Creek, 2,890 ft on Island Branch, and 3,431 feet on a tributary to Goose Creek. Goose Creek flows to the Roanoke River ~5 miles downstream and ~12 miles upstream from Alta Vista public water intake

Open Space as Designated by a Governmental or Conservation Organization

- A VOF easement of 700 acres lies within one mile of the property and a second VOF easement of 170 acres is within 2 miles.

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 (3) **Maximum Properties:** four (4) properties.
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 99,000 square feet or 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. No more than six (6) freestanding dwellings may be maintained or constructed on the Property, of which two exist. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. 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 Carter Mill Creek, Island Branch, Goose Creek, and a perennial tributary to Goose Creek. Livestock exclusion at 15 feet from top of bank.
6. **Unique Deed Provisions:** none.
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☐ NO ☒ YES
9. **Consolidation of Tax Parcels:** ☒ NO ☐ YES ☐ N/A

Further Discussion

Comprehensive Plan

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

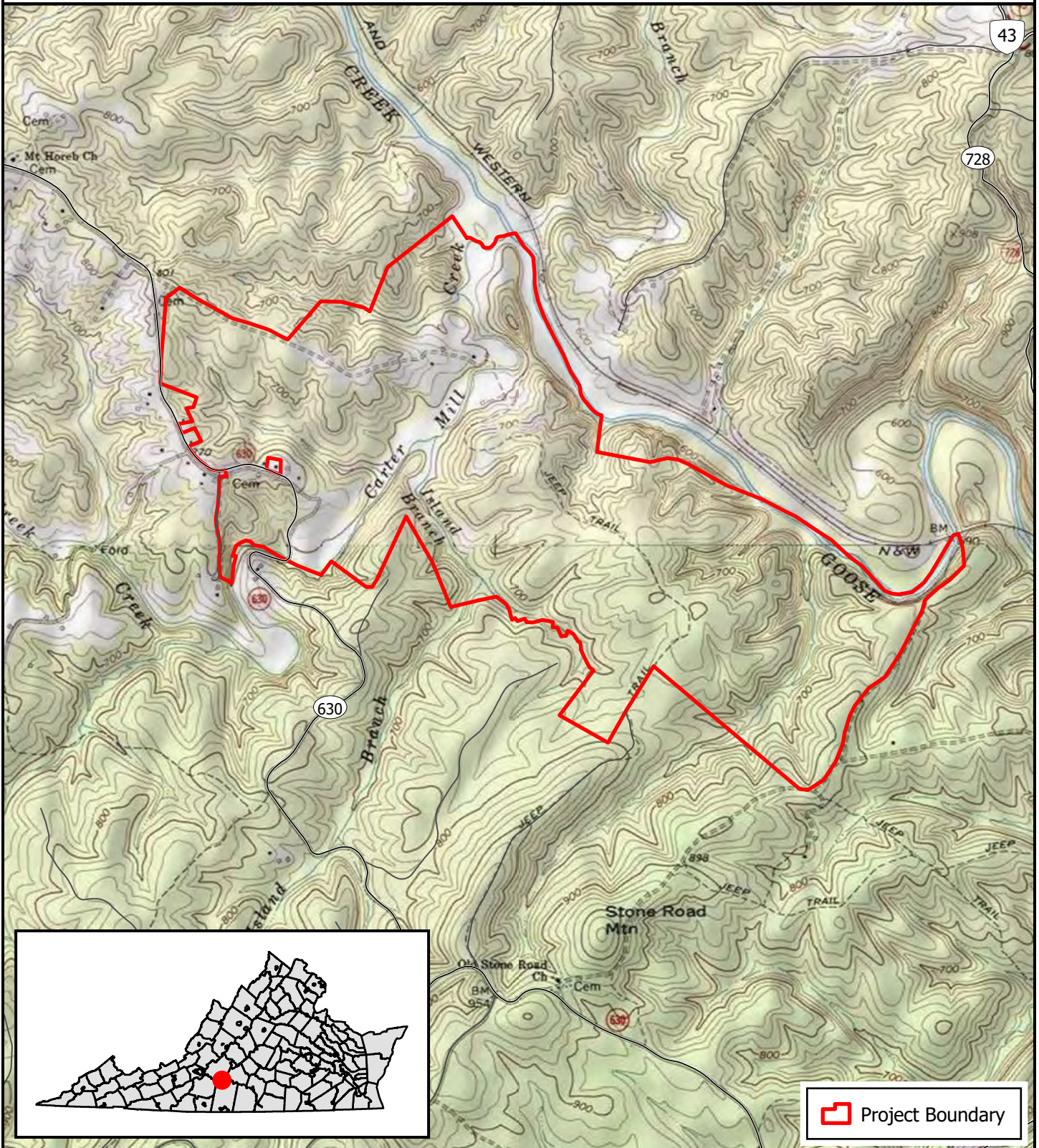
☒ YES ☐ NO

DETAILS: Jordan Mitchell, Planner, 7/29/2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Carters Mill Rd. has a 50ft R/W. Not in any plans.		☐	☒
Rail: n/a		☐	☒
Utilities:		☐	☒
Notes:			

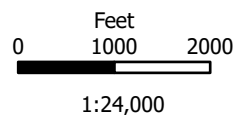
Location

Long, Richard G. Jr. and Mary E.



Bedford County

905.0 ± Acres

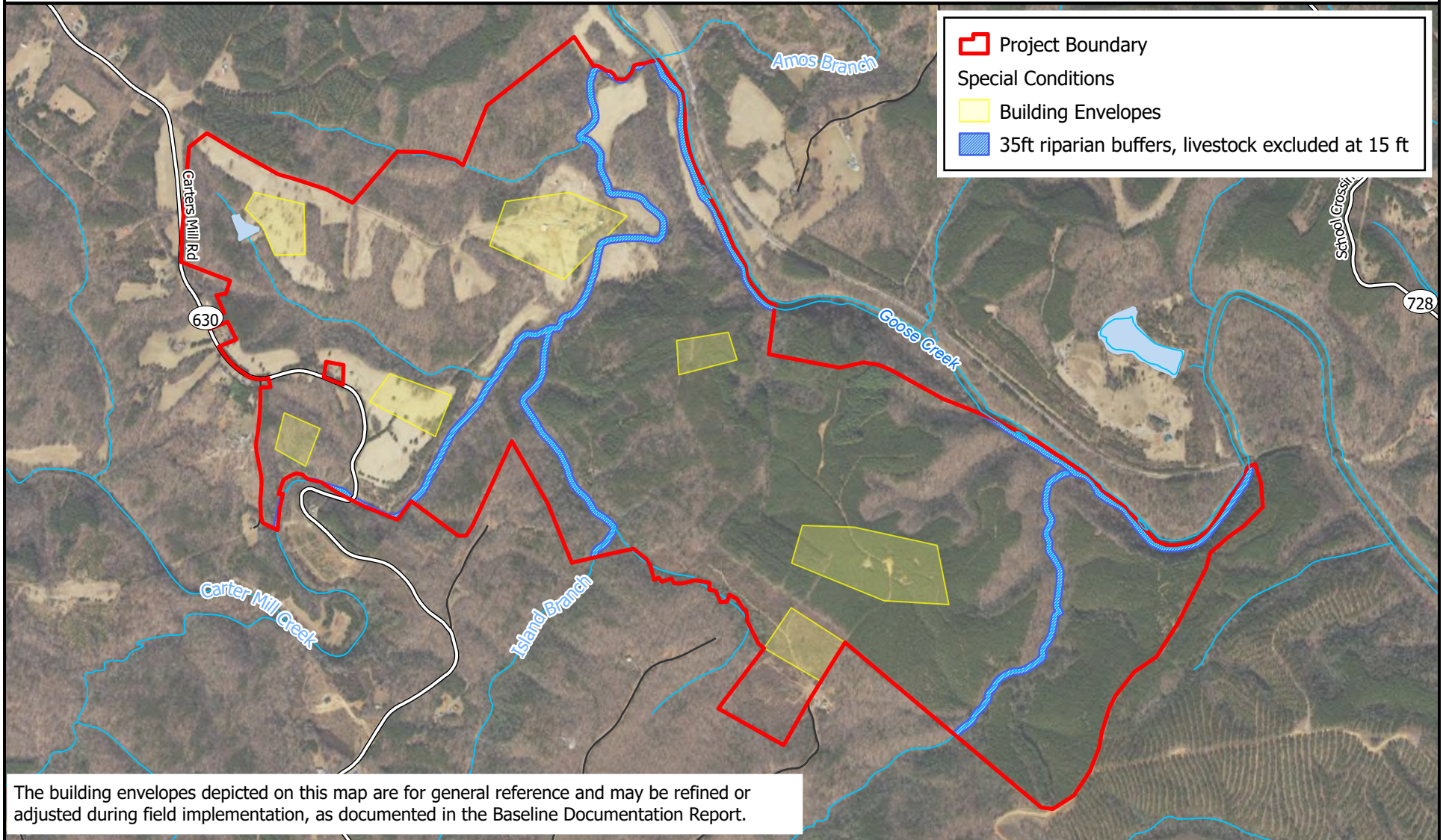


Map created: 9/4/2026 by Anna Clayton Bullock
Projection: NAD 1983 2011 Virginia Lambert

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

Special Conditions

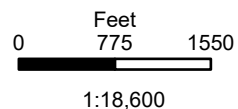
Long, Richard G. Jr. and Mary E.



The building envelopes depicted on this map are for general reference and may be refined or adjusted during field implementation, as documented in the Baseline Documentation Report.

Bedford County

905.0 ± Acres



Map created: 9/4/2026 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.

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 9/24/2026

Western Region

36 of 56

PROJECT SUMMARY

Booth, Donna Grey

Locality: Franklin, Pittsylvania Counties

Acres: 268.51±

Board Meeting: 9/24/2026

Staff Lead: Patrick Sweatt

Region: Western

VOF Project # 5080 VOF Instrument # 8387 VOF Property # 5953

Project Description/Property Features

This Virginia Century Farm contains rolling topography and open pastures within close proximity to Smith Mountain Lake, an area experiencing rapid residential growth. The property contains a large pond and is traversed by Little Bull Run, a tributary to the lake. Nearly 70% of the soils are designated as Soils of Statewide Importance. The property lies predominantly in Franklin County, but a significant portion is in Pittsylvania County, nearly adjacent to a 5,000-acre VOF easement donated by Appalachian Power Company.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- | | |
|--|--|
| ☐ VOF Grant Program(s): N/A
Amount: N/A | ☐ External Grant Program(s):
Amount: N/A |
| ☒ Tax Benefits (Sought by Applicant) | ☐ Not Applicable |

Staff Recommendation

Conservation Project:

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

Conservation Funding:

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

Notes: N/A

Conservation Purposes

Agricultural Use

- The Property is a working farm in a rural area of Franklin and Pittsylvania Counties, and approximately 70% of the Property contains Soils of Statewide Importance as designated by the U.S. Department of Agriculture, Natural Resource Conservation Service.

Water Resource Protection

- The Property has approximately 7,000 feet of frontage on Little Bull Run.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Divisions Permitted:** None (0) **Maximum Properties:** One (1)
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 55,700 square feet or 0.50% of the total property.
3. **Buildings and Structures:** Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than three (3) freestanding dwellings may be maintained or constructed on the Property. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. 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:** 75-foot buffers on both banks of Little Bull Run as shown on the Special Conditions Map.
6. **Unique Deed Provisions:** None
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☒ YES ☐ N/A
Summarize: All six parcels are to be consolidated by deed.

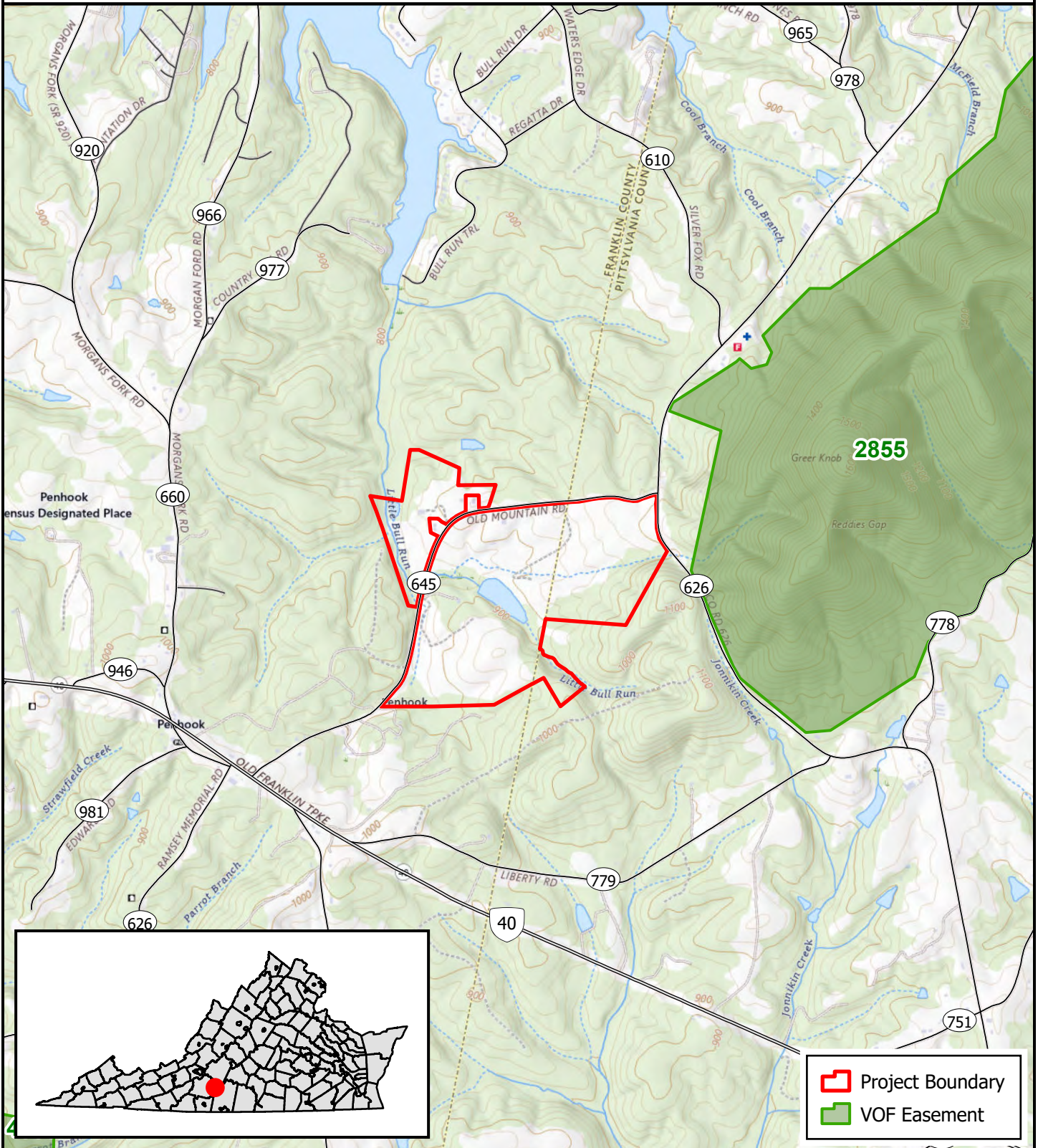
Further Discussion
None

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Both Franklin and Pittsylvania Counties have confirmed that the easement is in conformance with their respective Comprehensive Plans. Franklin confirmed on 2/21/25 and Pittsylvania confirmed on 11/14/25.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Route 645, 626		☐	☒
Rail:		☐	☒
Utilities:		☐	☒
Notes: No projects in VDOT 6 year plan			

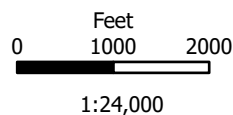
Location

Booth, Donna Grey



Franklin/Pittsylvania

268.51 ± Acres

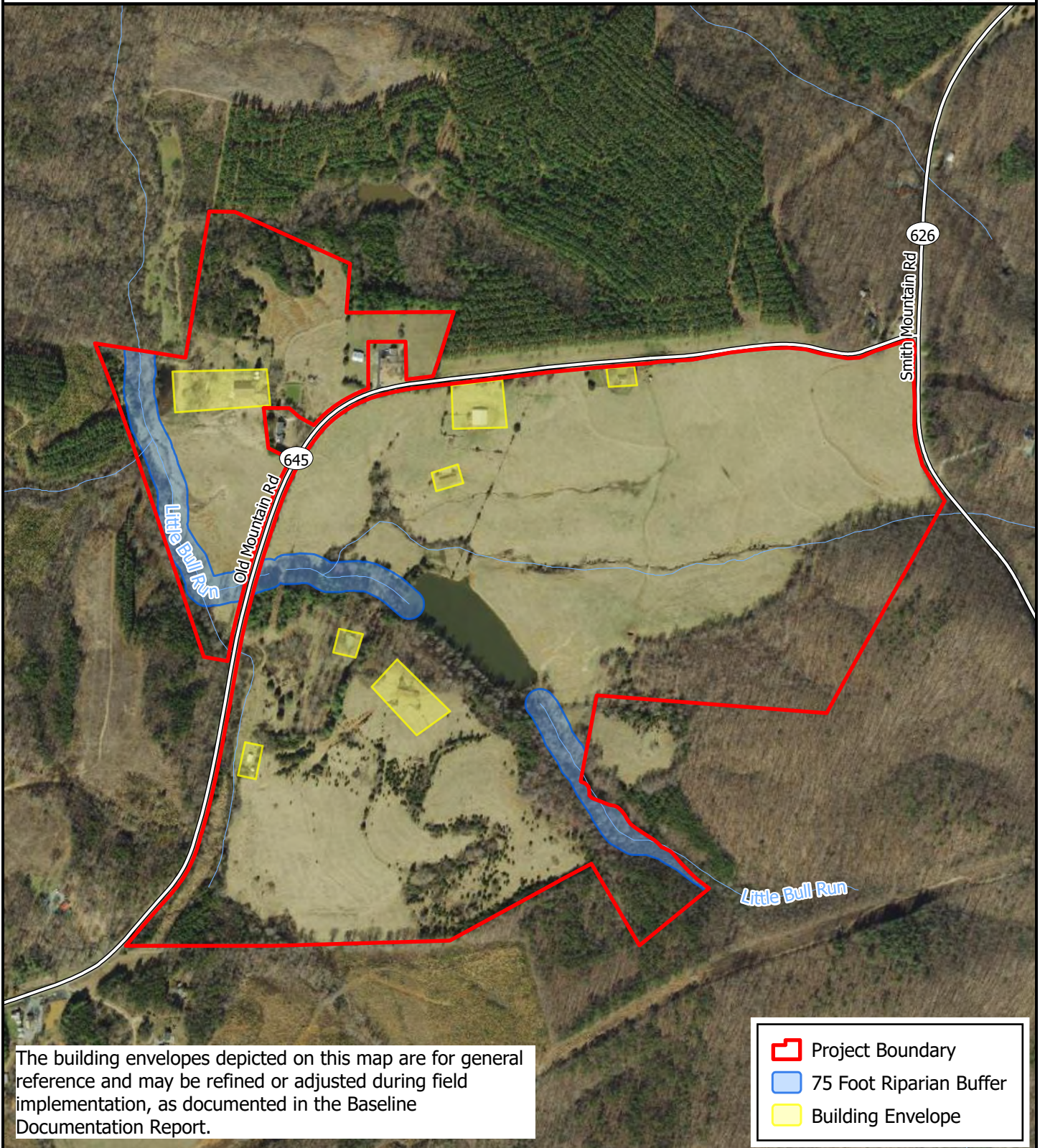


Map created: 2/10/2026 by Patrick Sweatt
 Projection: NAD 1983 Virginia Lambert

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

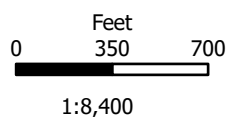
Special Conditions

Booth, Donna Grey



Franklin/Pittsylvania

268.51 ± Acres



Map created: 2/10/2026 by Patrick Sweatt
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 2/18/2023; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Elsie Wilson Thompson Revocable Trust

Locality: Bath County

Acres: 272.90+/-

Board Meeting: 9/24/2026 **Staff Lead:** Sherry Buttrick **Region:** Western

VOF Project # 5085 VOF Instrument # 8456 VOF Property # 5963

VOF Grant # N/A

Project Description/Property Features

This property adjoins George Washington and Jefferson National Forest and a VOF easement. 1,435 acres of VOF easements and one DHR easement lie within one mile. One Nature Conservancy Preserve lies within one mile. Almost entirely wooded and mountainous in its upper elevations, the property provides the backdrop for the historic Gramercy manor house, and containing 4,275 feet of frontage on Dunns Gap Road, provides scenic enjoyment from this picturesque road and has visibility from Route 220. Cowardin Run, a trout stream, runs through the property.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- | | |
|--|--|
| ☐ VOF Grant Program(s):
Amount Requested/Approved: | ☐ External Grant Program(s):
Amount Requested/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: \$ _____
- ☐ Approve recommended funding: \$ _____
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Conservation Purposes

Agricultural Use

- 5 acres ranked as Acceptable by American Farmland Trust's Productivity, Versatility, and Resiliency Index.
- 9 acres Prime Farmland Soils and 6 acres Farmland of Statewide Importance.
- Mostly forested land with some pasture/crop land.

Forestal Use

- Approx 252 acres are ranked by DOF as having having High, Very High, or Outstanding Forest Conservation Value.

Natural Habitat and Biological Diversity

- Approx 147 acres ranked as High and approx 110 ac ranked as Very High in DCR's VA Natural Landscape Assessment of Ecological Cores.
- Cowardin Run is a Trout Stream with native trout.
- Property is located within the Allegheny Highlands Important Bird Area.
- TNC Climate Resiliency: Half of property is in a Climate Flow Zone with Confirmed Diversity and half of prop is in a Resilient Area with Confirmed Diversity.
- 700 ft of Cowardin Run has been designated as a Conservation Site by DCR for native trout.
- Almost entire property is forested (approx 262 ac) Adjoins George Washington and Jefferson National Forest and a VOF easement of 59 acres.

Scenic/Open Space

- Adjoins George Washington and Jefferson National Forest and a VOF easement of 59 acres.
- Approx 1,435 acres of 2 VOF easements, 1 DHR easement, 1 TNC Preserve, and 2 Federal Lands within 1 mile.
- Approx 13,750 acres of conserved land within 3 miles.
- Adjoins George Washington and Jefferson National Forest and a VOF easement of 59 acres.
- Approx 4,275 ft of frontage on Rt. 618 (Dunn's Gap Rd.)

Water Resource Protection

- Most of property (Approx 253 acres) is ranked as Medium in DCR's Virginia ConservationVision Watershed Model.
- Approx 3,750 ft on Cowardin Run. Approx 900 ft on intermittent tributary.

Open Space as Designated by a Governmental or Conservation Organization

- ConserveVA: Natural Habitat & Ecosystem Diversity and Cultural & Historic Preservation categories.
- Property is in the Chesapeake Bay watershed.

Project Details

The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions Permitted:** None (0) **Maximum Properties:** One (1)

2.	Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 1,000 square feet or 0.01 % of the total property.
3.	Buildings and Structures: Any new building or structure exceeding 500 square feet in ground area must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No freestanding dwellings may be maintained or constructed on the Property. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in a designated 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' buffer on Cowardin Run.
6.	Unique Deed Provisions: None. (No dwellings permitted.)
7.	Public Access: ☒ NO ☐ YES
8.	Sign Required: ☒ NO ☐ YES
9.	Consolidation of Tax Parcels: ☐ NO ☒ YES ☐ N/A Summarize: Consolidation of two parcels by survey

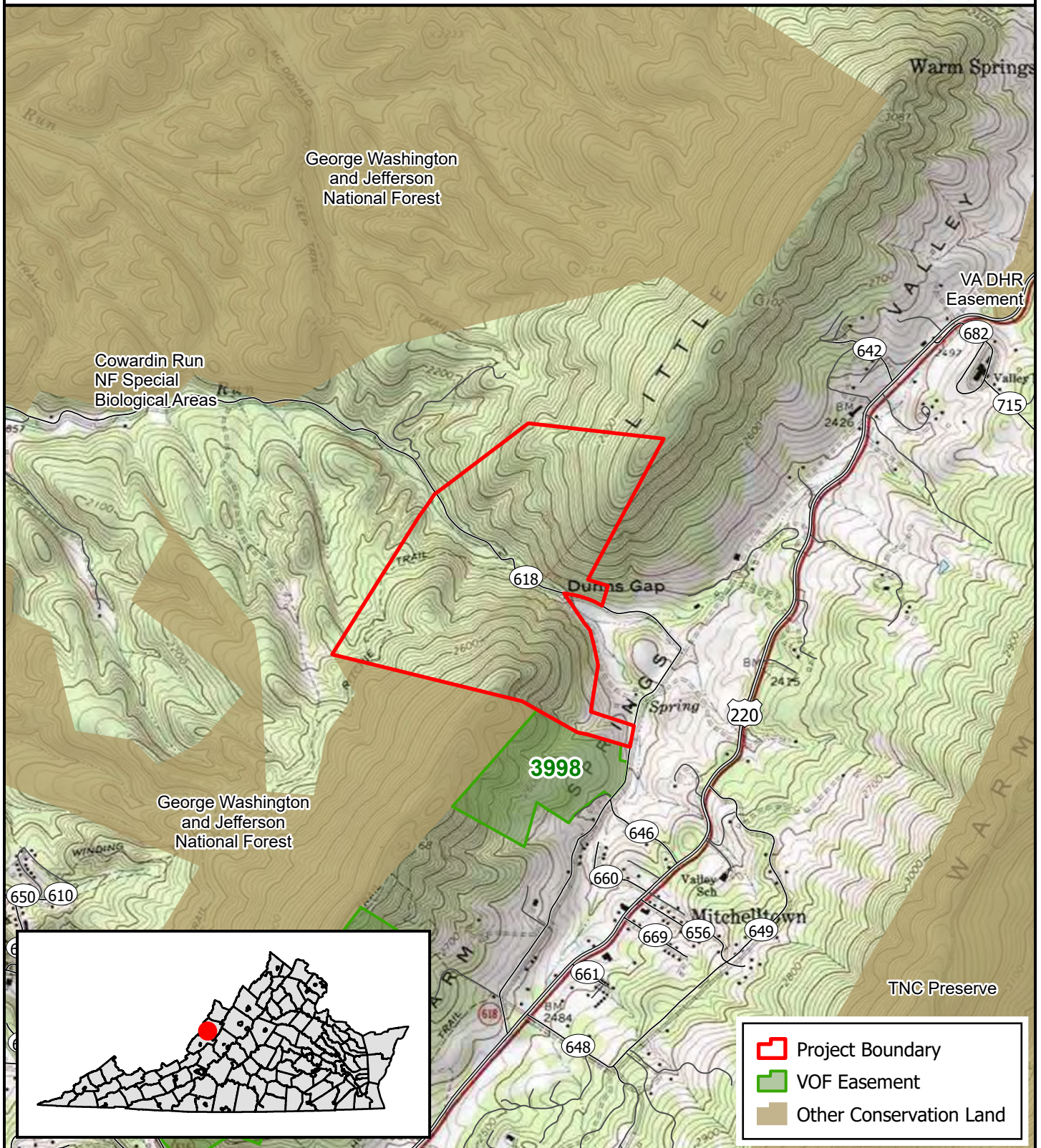
Further Discussion
N/A

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Sherry Ryder, Planning and Zoning Administrator indicates consistent with Comp Plan 5/19/2026.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Dunns Gap Rd. 30 ft R/W		☐	☒
Rail:		☐	☒
Utilities:		☐	☒
Notes:			

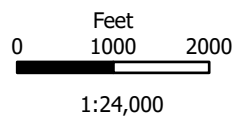
Location

Elsie Wilson Thompson Rev Trust



Bath County

272.9 ± Acres

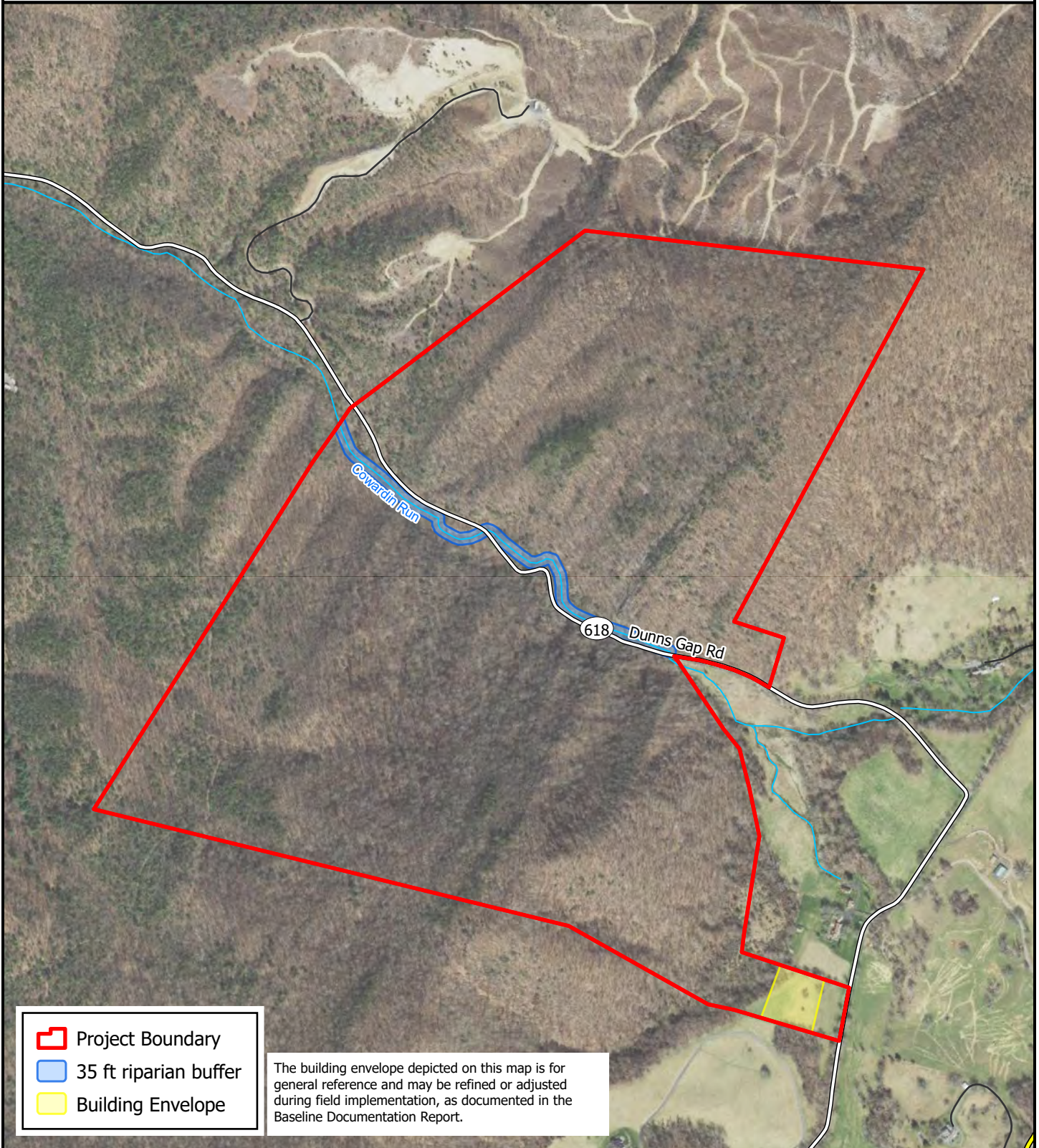


Map created: 9/9/2026 by Anna Clayton Bullock
Projection: NAD 1983 Virginia Lambert

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

Special Conditions

Elsie Wilson Thompson Rev Trust

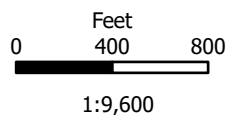


- Project Boundary
- 35 ft riparian buffer
- Building Envelope

The building envelope depicted on this map is for general reference and may be refined or adjusted during field implementation, as documented in the Baseline Documentation Report.

Bath County

272.9 ± Acres



Map created: 9/9/2026 by Anna Clayton Bullock
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/28/2022; Rivers/Streams - USGS-NHD/VGIN-VBMP; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Rockin' Chair Ridge, LLC

Locality: Bath County

Acres: 305.05 ±

Board Meeting: 9/24/2026

Staff Lead: Emily Yates

Region: Western

VOF Project # 5139

VOF Instrument # 8822

VOF Property # 6043

VOF Grant # 8990

Project Description/Property Features

Rockin' Chair Ridge is an over 300-acre property in Bath County which has been pieced together by the Altizer family over the course of decades. It is a forested habitat, hosting rare species, that spans from the top of Chestnut Ridge to the hilly, stream-cut topography skirting the edge of the valley below. The landowners manage the woods to support wildlife, combat invasive species, encourage oak regeneration, and stimulate the native seed bank.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- | | |
|---|---|
| ☒ VOF Grant Program(s): PTF-EA
Amount Approved: \$ <u>20,000</u> | ☐ External Grant Program(s): _____
Amount Requested/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: \$ _____
- ☐ Approve recommended funding: \$ _____
- ☒ Approved administratively, PTF-Easement Assistance: \$20,000

Notes: N/A

Conservation Purposes

Forestal Use:

- The Property contains working forestland which provides raw materials for the Commonwealth's forest products industry, a significant contributor to the state economy, and preservation of the Property in a relatively undeveloped state assures its continued availability for timber production and other forest uses.
- The Property contains approximately 120 acres of forest identified by the Virginia Department of Forestry as having an outstanding ranking in "Forest Conservation Value", and protection of the Property in perpetuity hereunder helps ensure that the forested areas remain available for wood products, watershed protection, and wildlife habitat.

Natural Habitat and Biological Diversity:

- The Property lies within an area designated by The Nature Conservancy as "Resilient and Connected Network." A proposed conservation network of representative climate-resilient sites designed to sustain biodiversity and ecological functions into the future under a changing climate. This network is a starting point for conversations with local communities, indigenous tribes, land trusts, agencies, corporations, and funders on how to coordinate conservation efforts to increase our collective impact and sustain nature. The restrictions set forth herein help to protect this area.
- The Virginia Department of Conservation and Recreation has developed the Virginia Natural Landscape Assessment project (the "VNLA") as part of the Virginia Conservations 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 over 200 acres of the Property as having an ecological core of outstanding integrity. Limiting development of the Property herein helps to protect these natural lands.
- The Virginia Department of Conservation and Recreation, Natural Heritage Program has indicated that the area in which the Property is located contains habitat predicted to suitably support four state listed threatened and endangered species, including the Rusty-Patch Bumblebee, the Little Brown Myotis, the Northern Long-Eared Myotis, and the Tri-Colored Bat. Protection of the Property by limiting intensive development and restricting impervious surfaces thereon will help maintain the natural habitat and support wildlife populations on the Property and the watercourses thereon.

Water Resource Protection:

- The Property lies within an area which is notable for its high percentage of karst topography, and protection of the Property from intensive development will help protect the cave ecosystem and water quality, both on the Property and in downstream watercourses.

Project Details	
The Governing Document: <i>The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.</i>	
1.	Divisions Permitted: one (1) Maximum Properties: two (2)
2.	Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 35,000 square feet or 0.26 % of the total property.
3.	Buildings and Structures: Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than two (2) freestanding dwellings may be maintained or constructed on the Property. Any new building, structure or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. 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 riparian buffers must be maintained along the edges of Pig Run and its tributary
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: Project will not be consolidated due to complications posed by the lien.

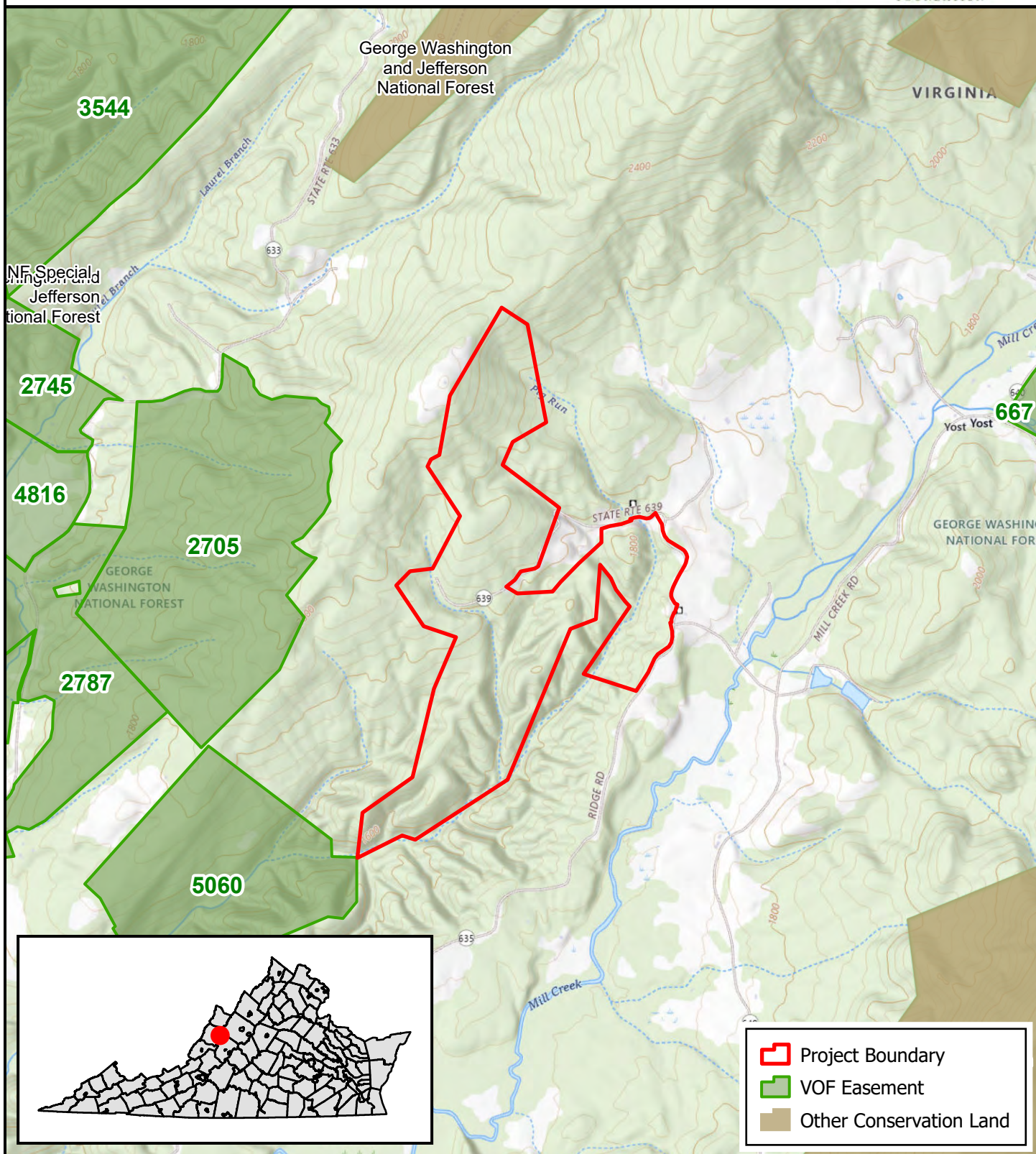
Further Discussion
N/A

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Email from Sherry Ryder, Planning/Zoning Administrator, received 1/30/2026

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: Property fronts State Routes 635 (Ridge Road) and 639 (Kiser Road).		☐	☒
Rail:		☐	☒
Utilities:		☐	☒
Notes: There are no planned improvements for the listed road segments.			

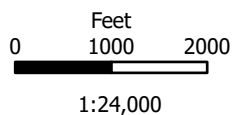
Location

Rockin' Chair Ridge, LLC, Project 5139



Bath

305.05 ± Acres

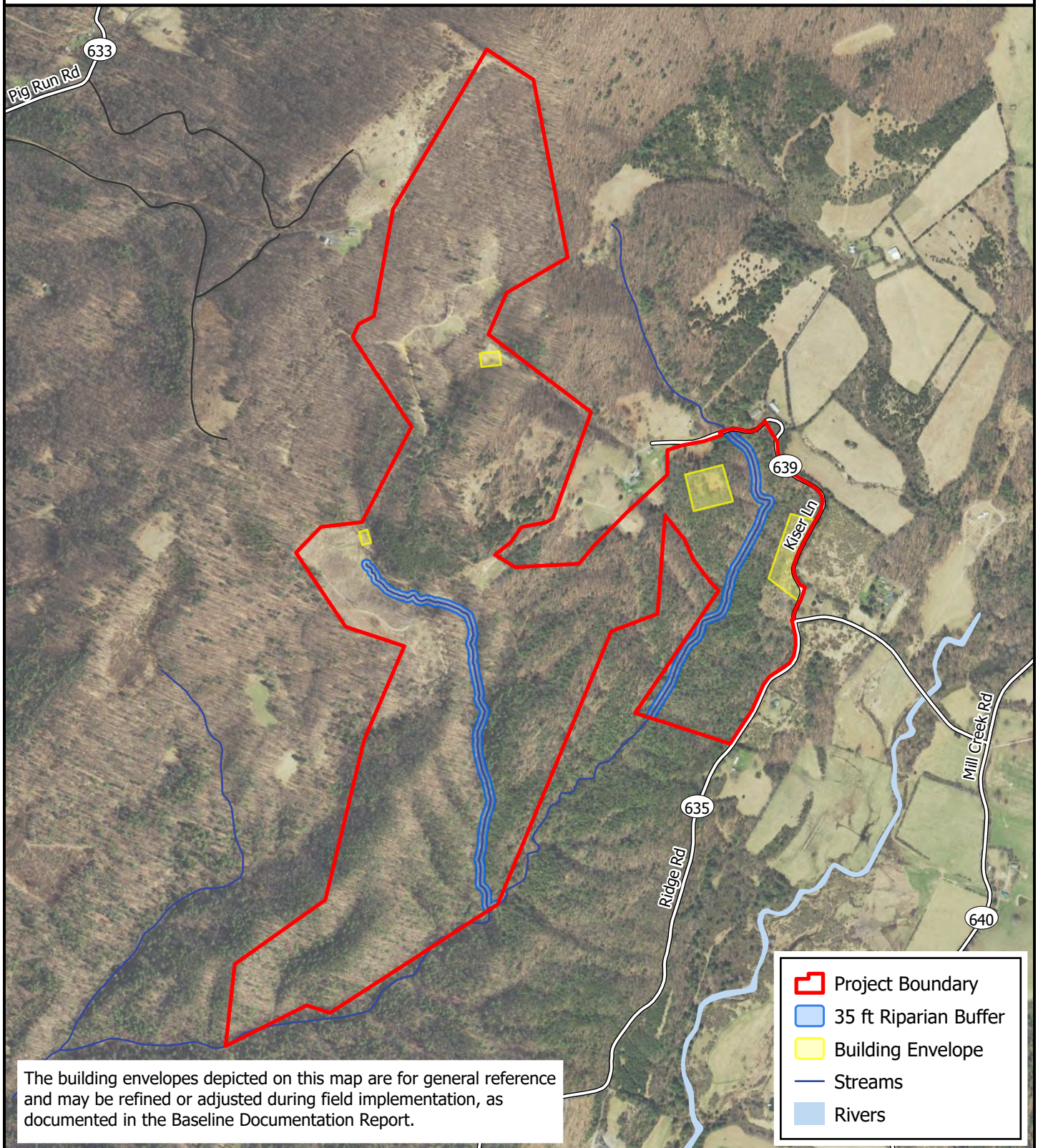


Map created: 8/4/2026 by Emily Yates
Projection: NAD 1983 Virginia Lambert

Source data: USGS Topo Quad Name: GREEN VALLEY; Roads - VDOT; Other Conservation Land - VA DCR; all else - VOF.

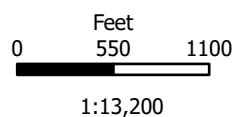
Special Conditions

Rockin' Chair Ridge, LLC, Project 5139



Bath

305.05 ± Acres



Map created: 8/4/2026 by Emily Yates
Projection: NAD 1983 Virginia Lambert

Source data: Aerial Imagery - VGIN/VBMP acquired 3/28/2022 & 4/2/2022; Rivers/Streams - USGS-NHD and drawn using VGIN/VBMP Aerial Imagery; Roads - VDOT; all else - VOF. iPhone 14 internal GPS/VBMP aerial imagery used to determine points.



PROJECT SUMMARY

Hewitt, Ryan and Elizabeth

Locality: Augusta County

Acres: 241.41±

Board Meeting: 9/24/2026

Staff Lead: Patrick Sweatt

Region: Western

VOF Project # 5186 VOF Instrument # 9088 VOF Property # 6119

Project Description/Property Features

The Hewitt property (the “Smith Place”) is a cattle farm with rolling topography in Augusta County. A high proportion of the soils are of agricultural significance, and the Middle River runs through the western fields. Numerous other VOF easements are in the area and border this property, and the protection of the Smith Place represents a continuation of the work that VOF has done to preserve farmland in this rural area.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- | | |
|--|---|
| ☐ VOF Grant Program(s): _____ | ☐ External Grant Program(s): _____ |
| Amount Requested/Approved: \$ _____ | Amount Requested/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: \$ _____
- ☐ Approve recommended funding: \$ _____
- ☐ Approved administratively, PTF-Easement Assistance: \$ _____

Notes: N/A

Conservation Purposes

Agricultural Use:

- The property is currently in agricultural use and has 41 acres of Prime Farmland Soils and 43 acres of Farmland of Statewide Importance.

Scenic/Open Space:

- The property has over 2,800 feet of frontage on North Mountain Road.

Water Resource Protection:

- The Middle River, a stream with a designation of 'Impaired' has over 3,000 feet of frontage on the property. The property is also in the Chesapeake Bay watershed.

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 (1) **Maximum Properties:** Two (2)
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 52,000 square feet or 0.50% of the total property.
3. **Buildings and Structures:** Any new building or structure exceeding 10,000 square feet in ground area must have Grantee's prior review and written approval. No building may exceed 35 feet in height. No more than two (2) freestanding dwellings may be maintained or constructed on the Property. Any new building, structure, or photovoltaic system exceeding 500 square feet in ground area must be located in a designated Building Envelope. 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:** 50-foot riparian buffers on the banks of the Middle River.
6. **Unique Deed Provisions:** None
7. **Public Access:** ☒ NO ☐ YES
8. **Sign Required:** ☒ NO ☐ YES
9. **Consolidation of Tax Parcels:** ☐ NO ☐ YES ☒ N/A
Property is one tax map parcel

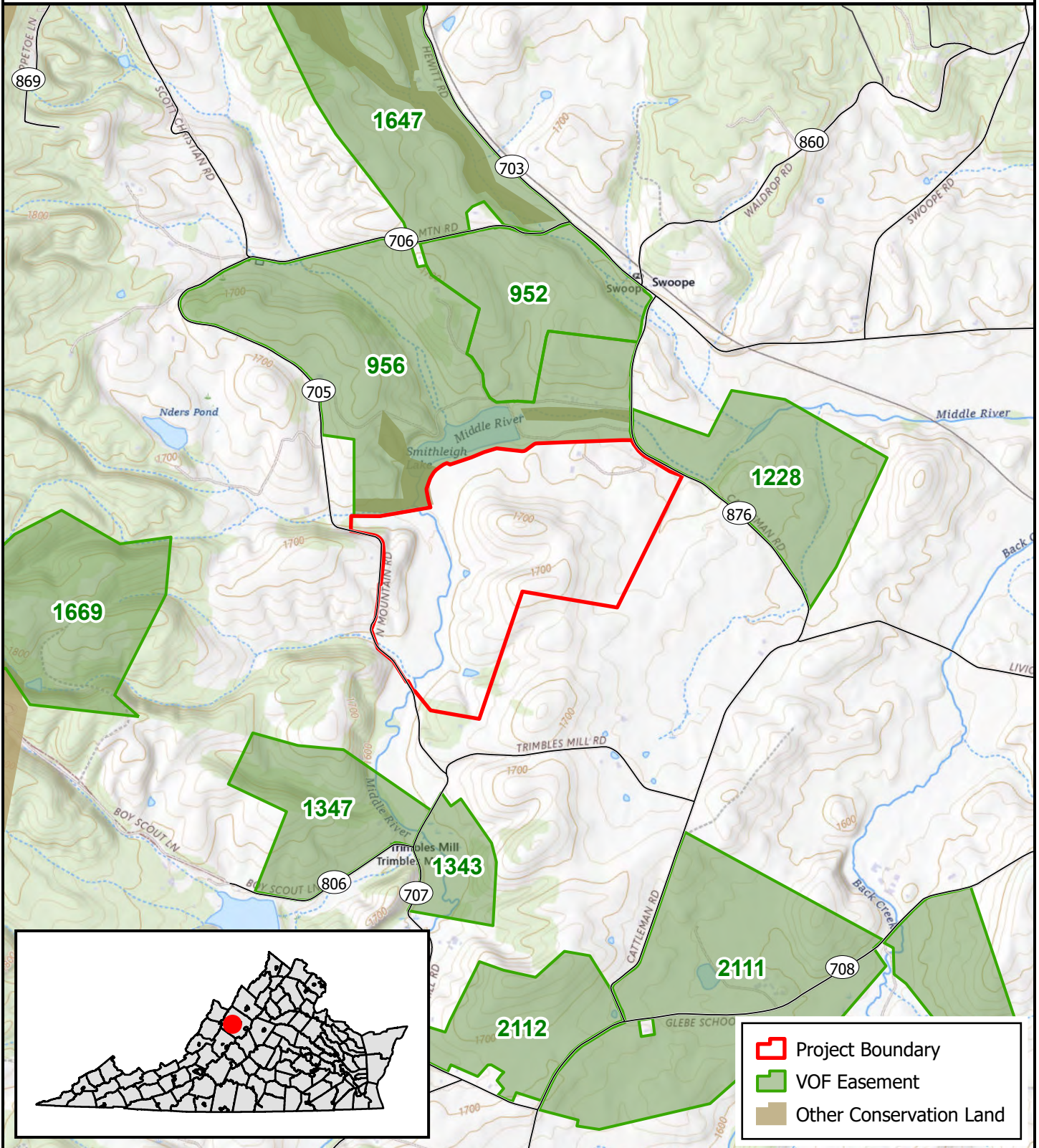
Further Discussion
None

Comprehensive Plan
Has the locality confirmed the project is in compliance with the comprehensive plan? ☒ YES ☐ NO DETAILS: Augusta County approval on 7/24/2026.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: North Mountain Road		☐	☒
Rail:		☐	☒
Utilities:		☐	☒
Notes: No stated plans for North Mountain Road on VDOT 6-year plan			

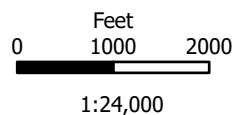
Location

Hewitt, Ryan and Elizabeth



Augusta County

241.41 ± Acres

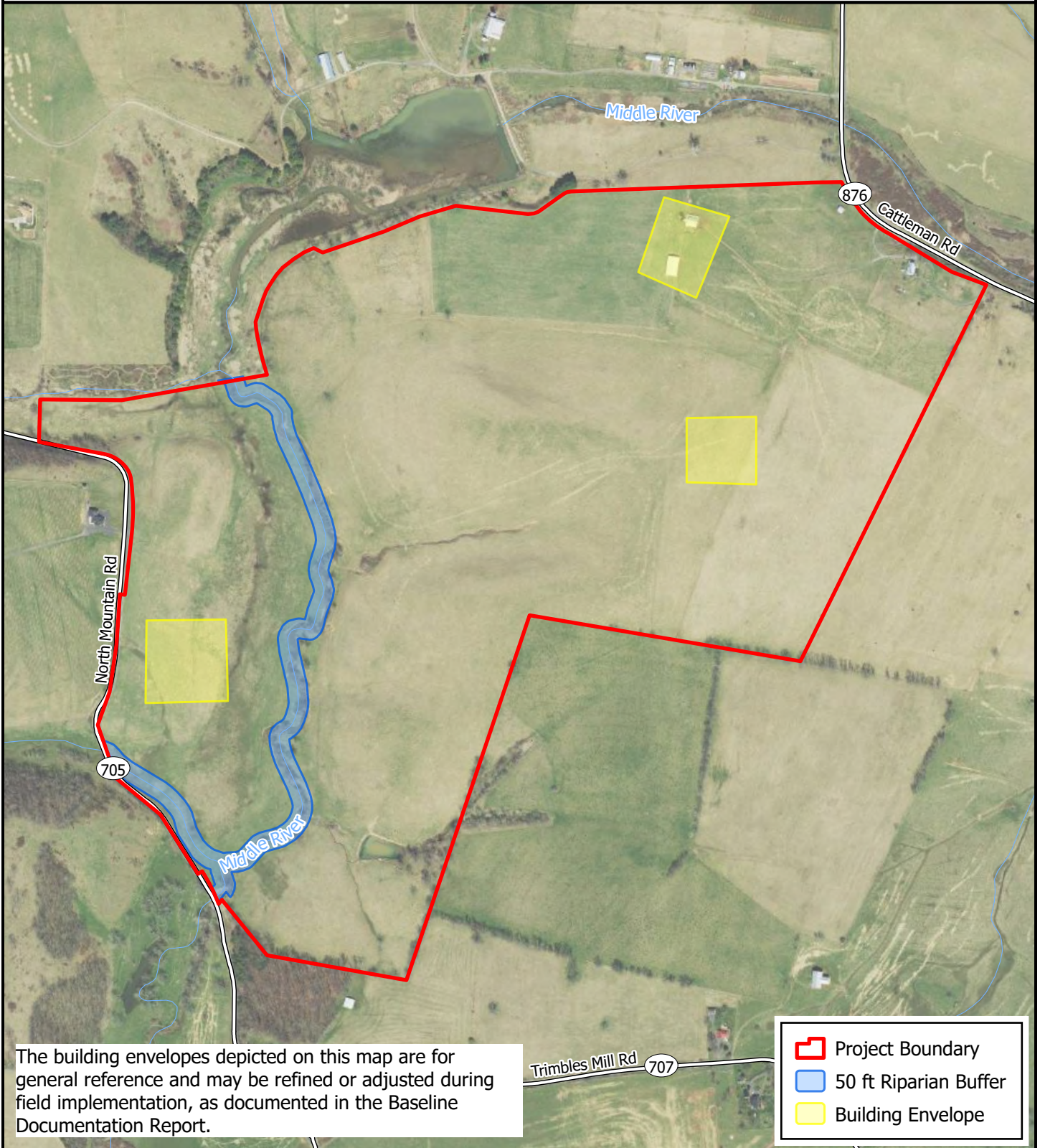


Map created: 8/31/2026 by Patrick Sweatt
Projection: NAD 1983 2011 Virginia Lambert

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

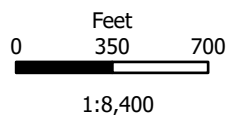
Special Conditions

Hewitt, Ryan and Elizabeth



Augusta County

241.41 ± Acres



Map created: 8/31/2026 by Patrick Sweatt
Projection: NAD 1983 2011 Virginia Lambert

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