

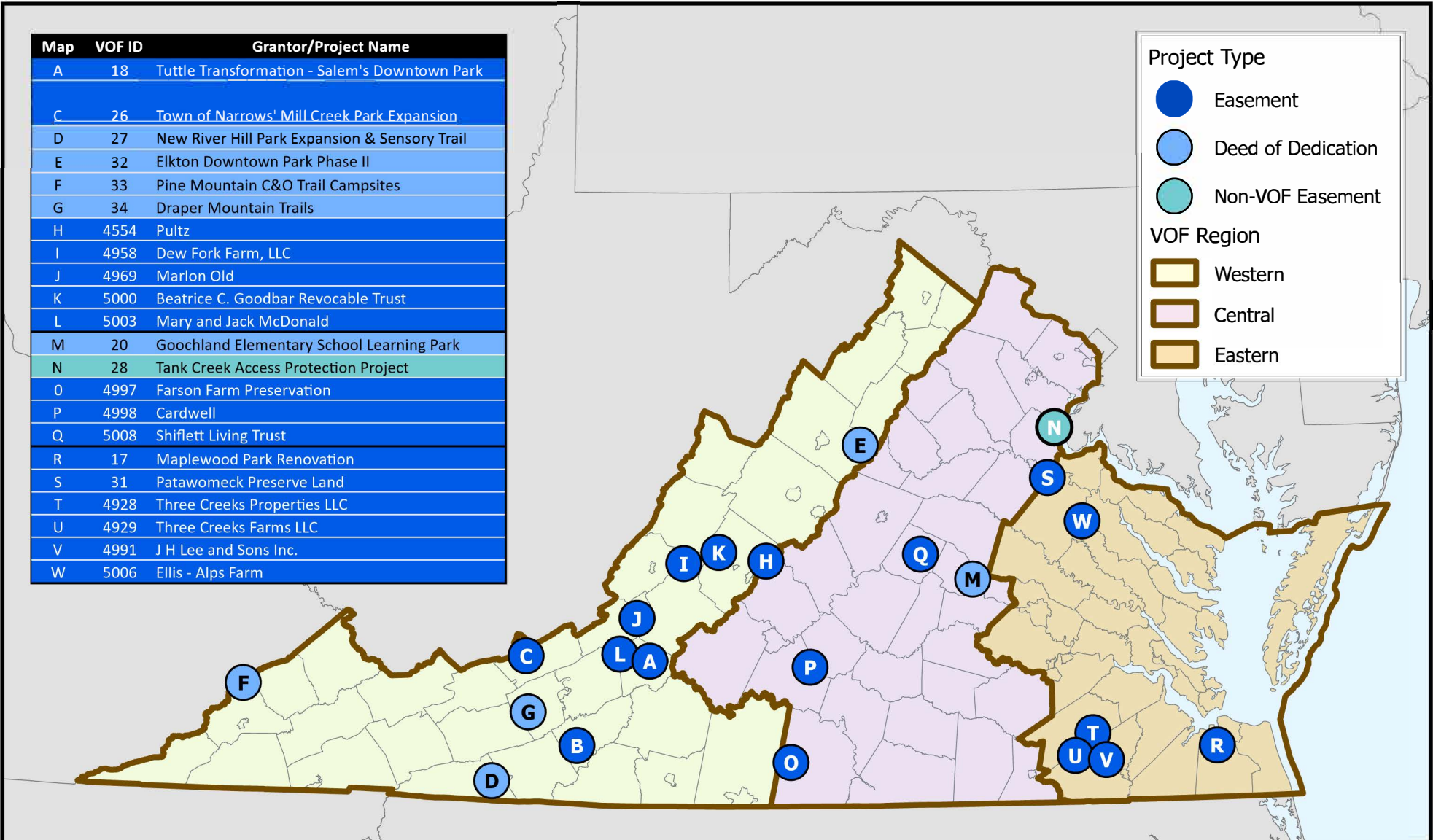
Map	VOF ID	Grantor/Project Name
A	18	Tuttle Transformation - Salem's Downtown Park
C	26	Town of Narrows' Mill Creek Park Expansion
D	27	New River Hill Park Expansion & Sensory Trail
E	32	Elkton Downtown Park Phase II
F	33	Pine Mountain C&O Trail Campsites
G	34	Draper Mountain Trails
H	4554	Pultz
I	4958	Dew Fork Farm, LLC
J	4969	Marlon Old
K	5000	Beatrice C. Goodbar Revocable Trust
L	5003	Mary and Jack McDonald
M	20	Goochland Elementary School Learning Park
N	28	Tank Creek Access Protection Project
O	4997	Farson Farm Preservation
P	4998	Cardwell
Q	5008	Shiflett Living Trust
R	17	Maplewood Park Renovation
S	31	Patawomeck Preserve Land
T	4928	Three Creeks Properties LLC
U	4929	Three Creeks Farms LLC
V	4991	J H Lee and Sons Inc.
W	5006	Ellis - Alps Farm

Project Type

- Easement
- Deed of Dedication
- Non-VOF Easement

VOF Region

- Western
- Central
- Eastern



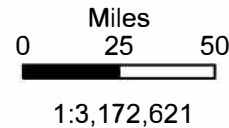
Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: North America 1983

Map created 5/22/2024 by VOF-LV
 Source data provided by County Boundaries -
 US Census Bureau/VOF; all else - VOF.

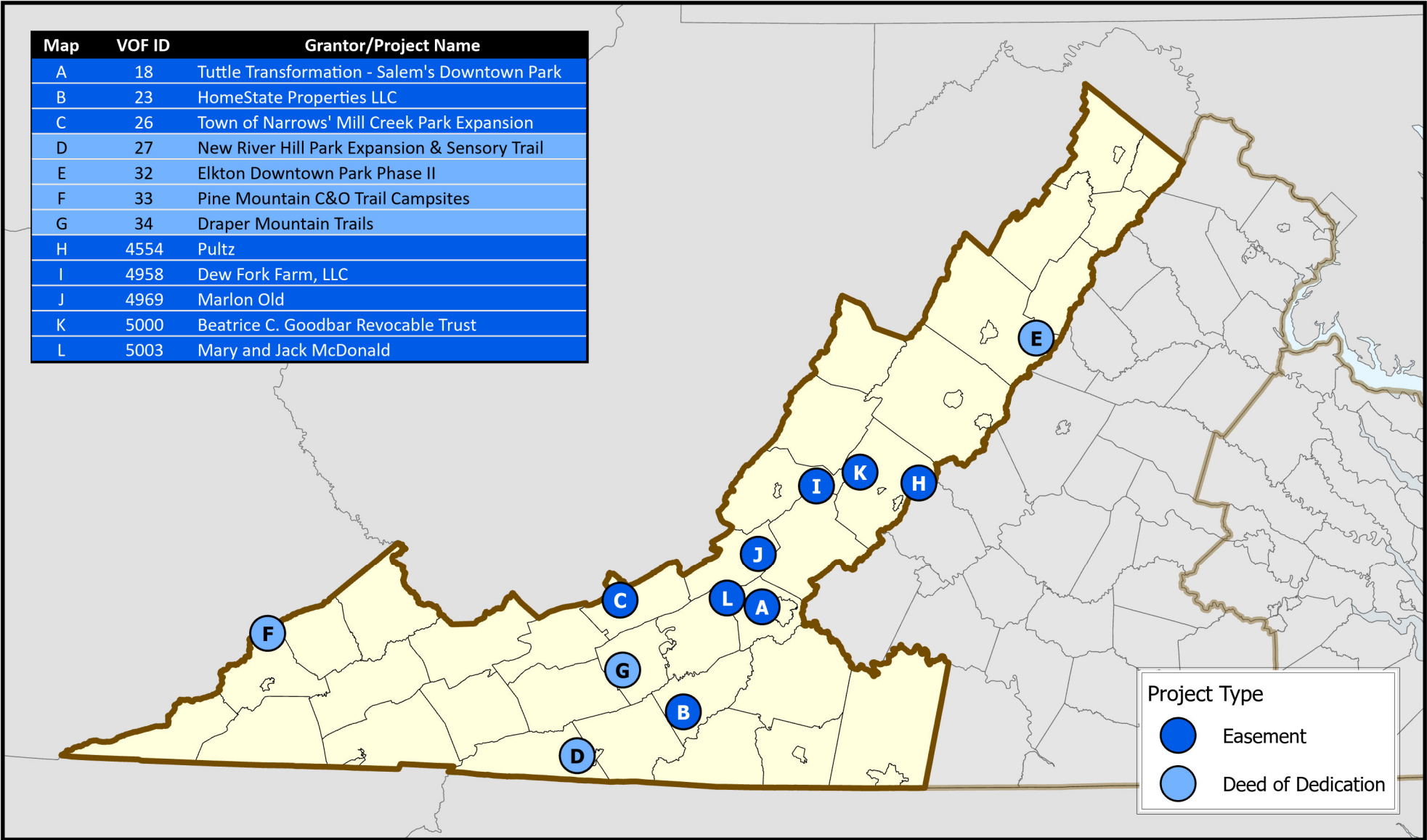
This map is for general reference and display purposes only.

Proposed Conservation Projects

June 13, 2024
 Board of Trustees Meeting



Map	VOF ID	Grantor/Project Name
A	18	Tuttle Transformation - Salem's Downtown Park
B	23	HomeState Properties LLC
C	26	Town of Narrows' Mill Creek Park Expansion
D	27	New River Hill Park Expansion & Sensory Trail
E	32	Elkton Downtown Park Phase II
F	33	Pine Mountain C&O Trail Campsites
G	34	Draper Mountain Trails
H	4554	Pultz
I	4958	Dew Fork Farm, LLC
J	4969	Marlon Old
K	5000	Beatrice C. Goodbar Revocable Trust
L	5003	Mary and Jack McDonald



Project Type

- Easement
- Deed of Dedication

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: North America 1983

Map created 5/22/24 by VOF-LV
 Source data provided by County Boundaries -
 US Census Bureau/VOF; all else - VOF.

This map is for general reference and display purposes only.

Proposed Conservation Projects
Western Region

June 13, 2024
 Board of Trustees Meeting

Miles
 0 20 40

1:2,534,400





PROJECT SUMMARY

City of Salem Tuttle Transformation - Salem's Downtown Park

Locality: City of Salem

Acres: 1.34

Meeting Date: June 13, 2024

Staff Lead: Emily White

Region: Western

Project Description

The City of Salem, in conjunction with the property owners at 230 West Main Street, envision the conversion of a private residence and its surrounding greenspace into a downtown pocket park which will serve as an accessible oasis for local residents and visitors alike. A citizen-design charrette designed to elicit ideas for the project yielded visions of a community open space catalyzing public access to nature, art, play areas, and cultural activities for persons of all ages and abilities.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Passive Public Use
- Other: _____

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): PTF External Grant Program(s): _____
- Amount Requested: \$225,000 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: \$200,000
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

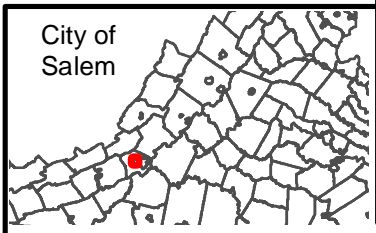
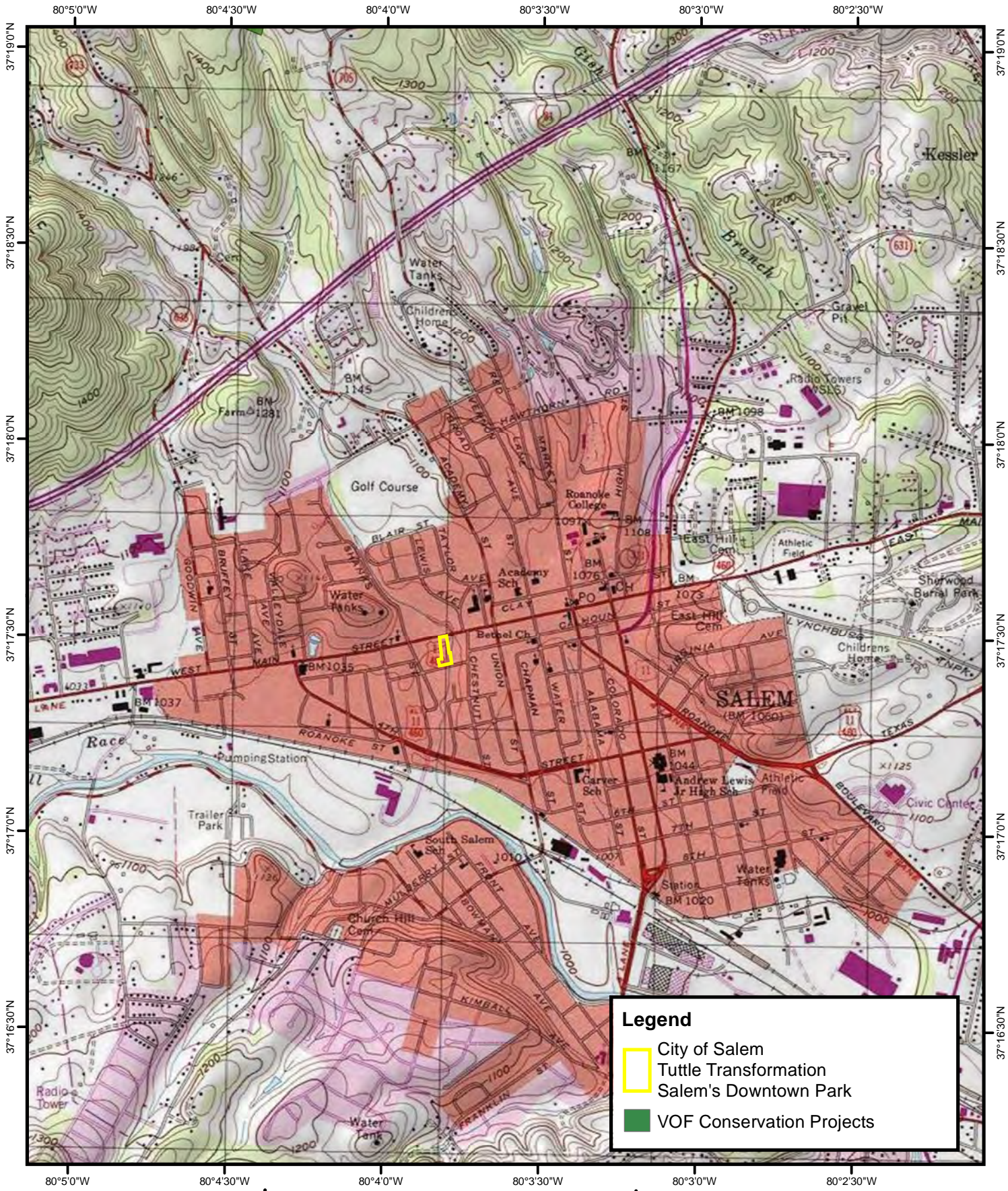
Conservation Purposes/Property Features
<p>Scenic/Open Space:</p> <ul style="list-style-type: none"> The property is one of very few remaining open green spaces in this urban environment. <p>Historic Preservation:</p> <ul style="list-style-type: none"> The site is included in the Virginia Landmarks Register and the National Register of Historic Places for both structural significance and the history of ownership. <p>Outdoor Recreation, Education, or Research:</p> <ul style="list-style-type: none"> Land-based Recreational Need as modeled by the Department of Conservation and Recreation is ranked High for this area.

Project Details
<p>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></p> <ol style="list-style-type: none"> Divisions permitted: 0 Maximum Properties: 1 Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 50% of the total property. Buildings and Structures: Only buildings and structures allowed are those that support public use of the Property as a park. Water Quality Protection Areas: N/A Unique Deed Provisions: N/A Public Access: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Sign Required: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Consolidation of Tax Parcels: <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A

Further Discussion

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

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"/>
<i>Notes: To be determined if grant award is made.</i>		



Location Map
City of Salem
Tuttle Transformation
Salem's Downtown Park
 1.34 Acres
 Board Meeting: 06/13/24

NORTH

Feet
 0 1,000 2,000

1:24,000

This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 05.20.24 by E.White
 Source data: Boundary-Tax Map; County-Census 2014; All Else-VOF
 USGS Quadrangle: SALEM

37°17'30"N

37°17'30"N



Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 05.20.24 by E.White.
 Source data: Boundary-tax maps;
 Roads-VDOT; Water-VGIN 2002
 Aerial imagery-VGIN VBMP
 © Commonwealth of Virginia
 acquired 3/30/2023
 All Else-VOF
 This map is for general reference
 and display purposes only.

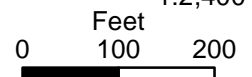
Aerial Map

City of Salem

Tuttle Transformation

Salem's Downtown Park

Acreege: 1.34 Locality: City of Salem





PROJECT SUMMARY

Homestate Properties LLC

Locality: Floyd

Acres: 238.95

Meeting Date: June 13, 2024

Staff Lead: Tommy Oravetz

Region: Western

Project Description

The project will conserve viable agricultural land, protecting water quality and a significant area of natural heritage species habitat. The property is an active cow calf operation. The landowner acquired the land in 2015 and has installed numerous Best Management Practices working with the Natural Resource Conservation Service (NRCS) Environmental Quality Improvement Program (EQIP). This project is a partial purchase of an open-space easement with 50% funding from the United States Department of Agriculture (USDA)'s Agricultural Land Easement (ALE) program and 25% from Preservation Trust Fund.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Public Use
- 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: USDA-NRCS

Funding Source & Amount

- VOF Grant Program(s): PTF Easement Assistance
Amount Award: \$13,000
- VOF Grant Program(s): PTF
Amount Requested: \$149,250
- Tax Benefits (Sought by Applicant)
- External Grant Program(s): USDA ALE
Amount Secured: \$250,000 (could increase with an updated yellow book appraisal)
- 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: \$ 149,250 (PTF)
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$13,000

Notes:

Conservation Purposes/Property Features

Agricultural Use:

- 60% of the property is composed of soils of statewide significance, creating quality pasture for the cow/calf operation.

Natural Habitat and Biological Diversity:

- The property has viable habitat for two rare Department of Conservation and Recreation (DCR)-Division of Natural Heritage species and lies within the region of Floyd which historically has supported several Natural Heritage species.

Scenic/Open Space:

- The property has approximately 1,500 linear feet of road frontage along Kyle Weeks Road (State Route 768), a county-sponsored thematic driving tour route.
- The property is within the viewshed of the Buffalo Mountain State Natural Area Preserve.

Water Resource Protection:

- The property is the headwaters of Greasy Creek, and it contains 3.5 acres of open-herbaceous wetlands.
- The streams and associated open-herbaceous wetland found on the property are ranked as Outstanding in DCR's Virginia Wetland Catalog.

Project Details

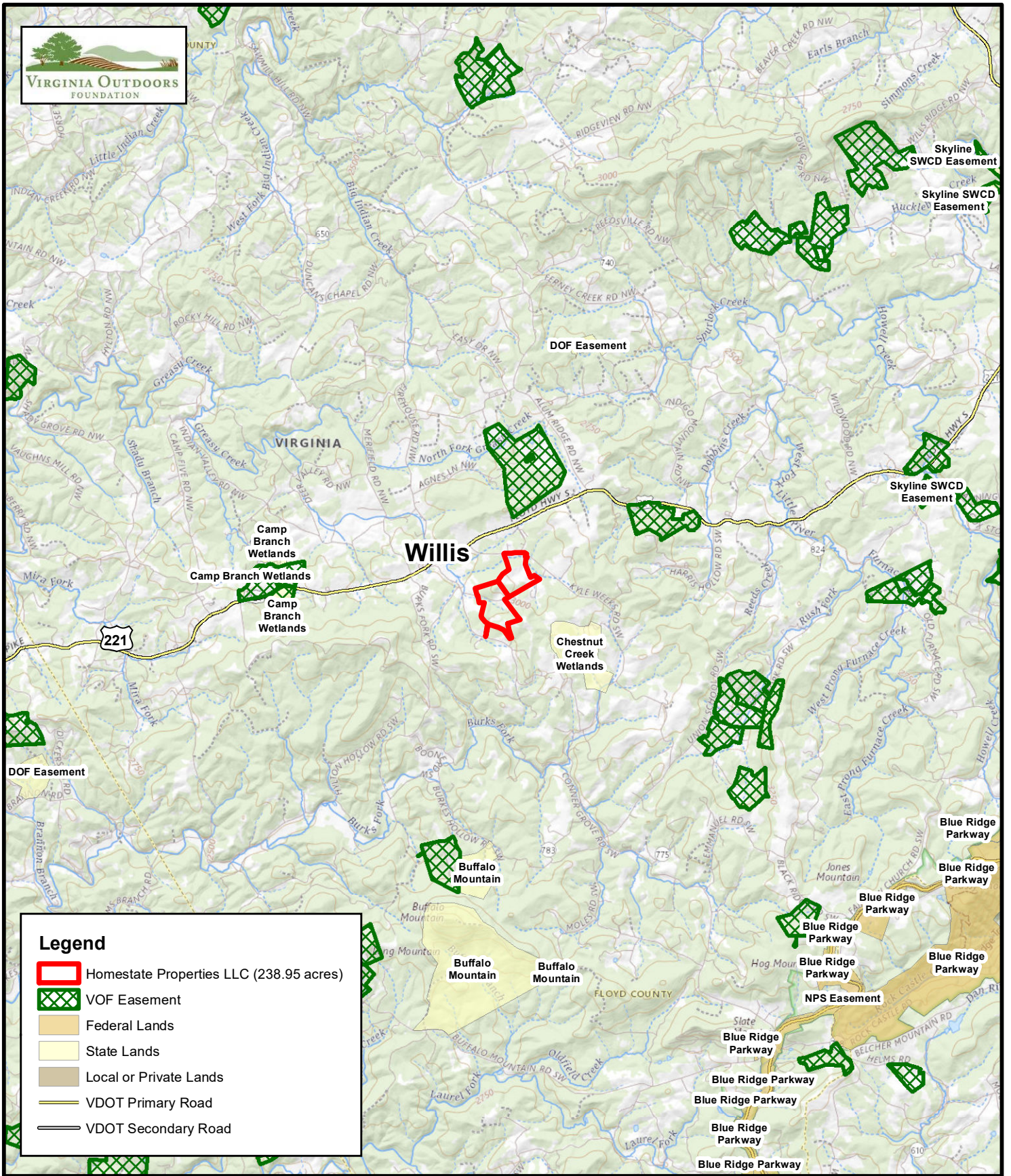
The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

1. **Divisions permitted:** 0
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 2% of the total property. *Note: USDA calculations for impervious cover includes all hardened features resulting in the allowance for a higher percentage impervious cover.*
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 more than 2 detached (freestanding) dwellings may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling must be located in a Building Envelope.
4. **Water Quality Protection Areas:**
Both 35-ft Riparian Buffers and Riparian Protection Zones will be placed on the property. The Riparian Protection Zone will allow limited cattle access to help support the Natural Heritage species present on the property.
5. **Unique Deed Provisions:** The easement will require a current Agricultural Land Easement plan drafted by NRCS. NRCS will be the lead on the compliance of the agricultural operation with the plan.
6. **Public Access:** NO YES
7. **Sign Required:** NO YES
8. **Consolidation of Tax Parcels:** NO YES N/A
Summarize: The property is currently two tax parcels. Consolidation will be dependent on working with the county to consolidate into one tax parcel.

Further Discussion
Easement terms to be finalized in coordination with ALE program requirements Final project terms will be presented for approval at the October meeting of the Virginia Outdoors Foundation Board of Trustees.

Comprehensive Plan
<p>Is the project in compliance with the locality’s comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DETAILS: A letter from Karla Turman (Floyd County Planner and Subdivision Agent) dated 02/21/2024 confirmed the Floyd County Planning Commission unanimously approved the proposed conservation easement for the property owned by Homestate Properties LLC. The approval occurred in the 02/20/2024 Planning Commission Meeting.</p>

Public Infrastructure Information	Conflicts with published plans		Yes	No
Roads: Road frontage along Kyle Weeks Road (State Rte 768) and Connor Grove Rd (State Rte 799)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rail:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Utilities: AEP powerlines through the property and serving building and structures on the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
<i>Notes:</i>				



Legend

- Homestate Properties LLC (238.95 acres)
- VOF Easement
- Federal Lands
- State Lands
- Local or Private Lands
- VDOT Primary Road
- VDOT Secondary Road

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 10/31/2023 by Tommy Oravetz.
 Source data provided by VOF, VBMP, DCR and VDOT
 Quad Map: Willis
 This map is for general reference and display purposes only.

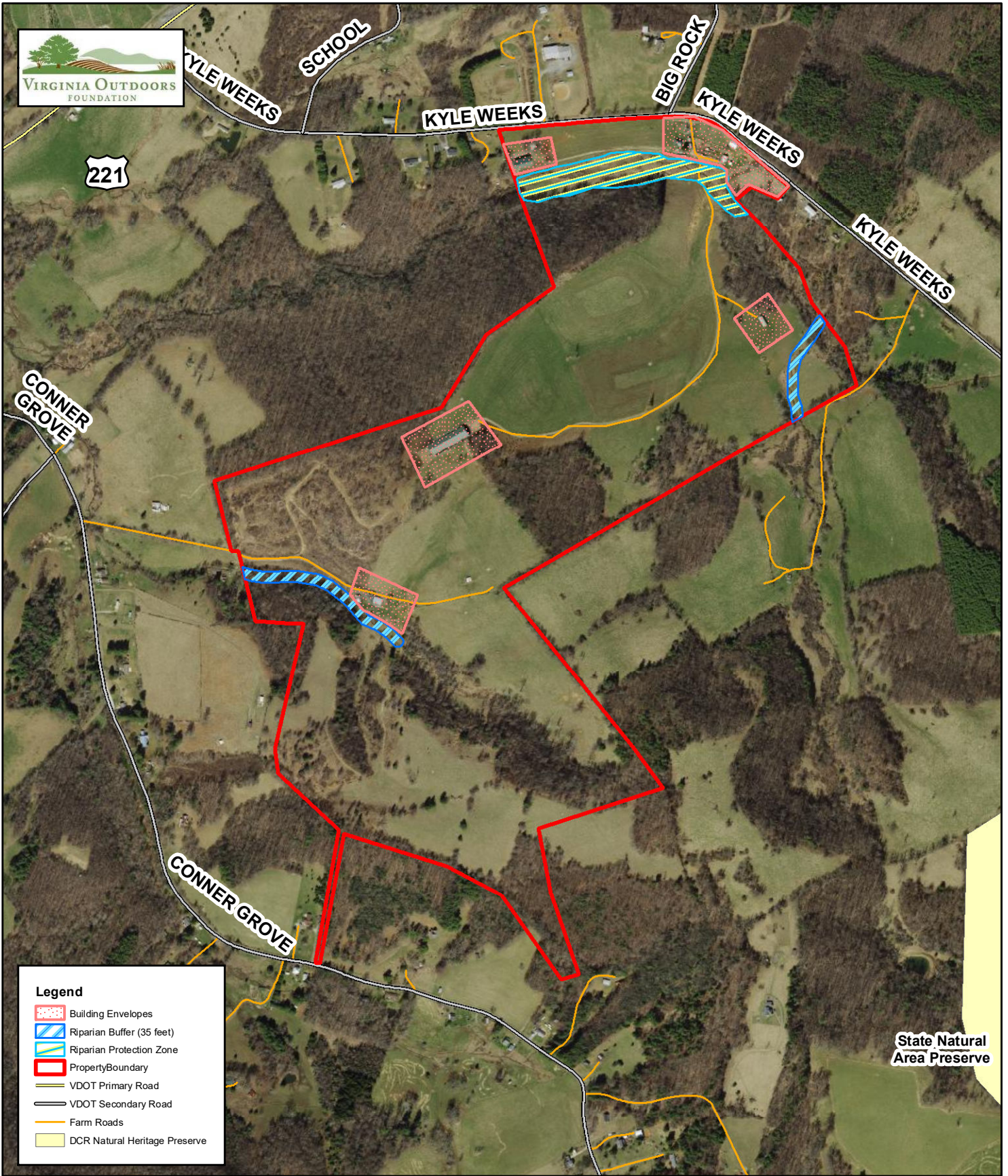
Location Map

Homestate Properties LLC

Acreage: 238.95 County: Floyd

Miles
 0 0.5 1

1:100,000



Legend

- Building Envelopes
- Riparian Buffer (35 feet)
- Riparian Protection Zone
- Property Boundary
- VDOT Primary Road
- VDOT Secondary Road
- Farm Roads
- DCR Natural Heritage Preserve

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 5/24/2024 by Tommy Oravetz.
 Source data provided by VOF, VBMP, DCR and VDOT
 Aerial Imagery Date: 3/05/2023
 This map is for general reference and display purposes only.

Special Conditions Map
 Homestate Properties LLC
 Acreage: 235.95 County: Floyd

Feet
 0 250 500

1:10,000



PROJECT SUMMARY

New River Land Trust Town of Narrows' Mill Creek Park Expansion

Locality: Giles County

Acres: 107

Meeting Date: June 13, 2024

Staff Lead: Emily White

Region: Western

Project Description

The property is 107 acres of steep forestland on Wolf Creek Mountain overlooking the Town of Narrows and the New River. The property runs from the base to the peak. It has a large cavern with historical significance, which may be conveyed to the Virginia Cave Conservancy before the sale of the land to the Town, as well as a 1.5-mile trail. The property is adjacent to National Forest, the Appalachian Trail & the existing Mill Creek Nature Park. The New River Land Trust (NRLT) is supporting the Town by preparing the application. If funded, the 107 acres will be added to the park/existing Virginia Outdoors Foundation easement, growing the park to 255 acres.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Passive Public Use
- Other: _____

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): _____ PTF
- External Grant Program(s): _____
- Amount Requested: \$175,500
- 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: \$175,500
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

VOF Grant Application # 24-02-26

Conservation Purposes/Property Features

Forestal Use:

- The property is entirely wooded, with a large portion of the forest ranked Very High or Outstanding by the Virginia Department of Forestry (VDOF) Forest Conservation Value (FCV) model.

Natural Habitat and Biological Diversity:

- Ranked as having an ecological core rating of C4 (Moderate) as well as a very small portion of a C1 (Outstanding) and C2 (Very High) ecological core by the Virginia Department of Conservation and Recreation's Natural Landscape Assessment (VaNLA) indicates the property supports numerous habitat and ecosystem values.
- The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) identifies the property as containing habitat essential for the success of the Golden Winged Warbler (*Vermivora chrysoptera*).
- Giant Caverns, a cave on the property, is designated as a significant cave under the Virginia Cave Protection Act of 1979 for its biological, esthetic, historical, and geological values.
- The property has been identified by The Nature Conservancy as an area of importance for climate & biodiversity resilience.

Scenic/Open Space:

- The property is within the viewshed of the Narrows Commercial Historic District, and it contains Sentinel Point, the highest and one of the most scenic spots in Giles County.
- Located adjacent to the existing Mill Creek Nature Park, the protection of the property will expand the protected natural area by 50%.

Water Resource Protection:

- The property lies in an area of limestone geology with karst features.

Historic Preservation:

- Giant Caverns was once an attraction open to the public around 1920. Cultural and historic resources remain inside the cave.

Outdoor Recreation, Education, or Research:

- Cave research and education is conducted on the property.
- While currently privately owned, the landowner allows the public to build and use trails on the property, enabling access to Sentinel Point.

Project Details

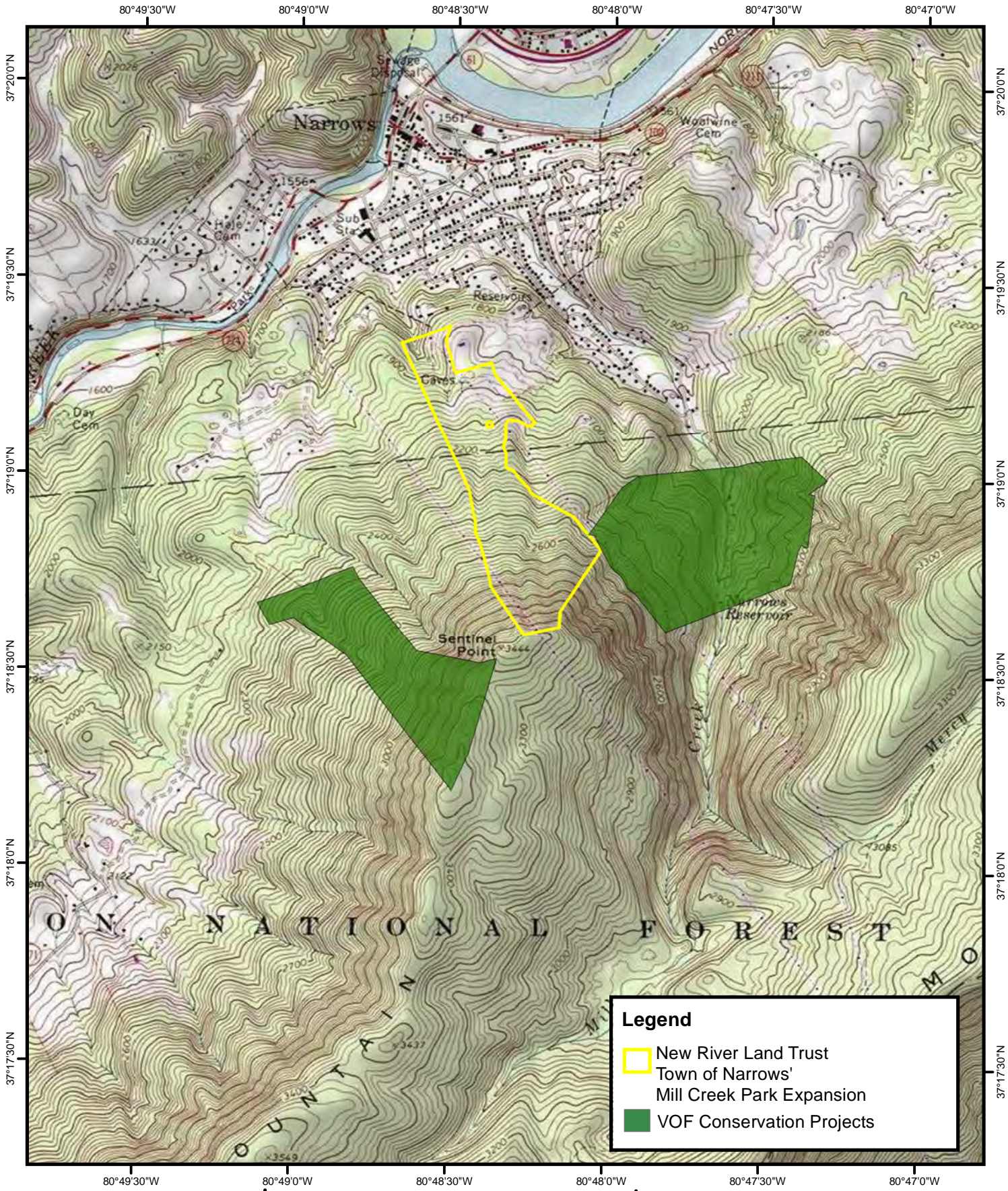
The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

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 10% of the total property.
3. **Buildings and Structures:** Only buildings and structures allowed are those that support public use of the Property as a park.
4. **Water Quality Protection Areas:** N/A
5. **Unique Deed Provisions:** Forest CORE Fund, Forest Management Provision
6. **Public Access:** NO YES
7. **Sign Required:** NO YES
8. **Consolidation of Tax Parcels:** NO YES N/A

Further Discussion
This project will be an amendment to an existing VOF easement, adding acres.

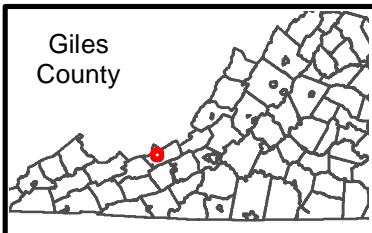
Comprehensive Plan
Is the project in compliance with the locality’s comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO DETAILS: Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.

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




Legend

- New River Land Trust Town of Narrows' Mill Creek Park Expansion
- VOF Conservation Projects



Location Map
New River Land Trust
Town of Narrows'
Mill Creek Park Expansion
 107 Acres
 Board Meeting: 06/13/24


NORTH
 Feet
 0 1,000 2,000
 1:24,000

This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983
 Map created 05.20.24 by E.White
 Source data: Boundary-Tax Map; County-Census 2014; All Else-VOF
 USGS Quadrangle: NARROWS

80°48'30"W




80°48'0"W

37°19'0"N

37°19'0"N



Legend

-  Water
-  Roads
-  New River Land Trust
Town of Narrows'
Mill Creek Park Expansion

80°48'30"W

80°48'0"W


Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 05.20.24 by E.White.
 Source data: Boundary-tax maps;
 Roads-VDOT; Water-VGIN 2002
 Aerial imagery-VGIN VBMP
 © Commonwealth of Virginia
 acquired 3/30/2023
 All Else-VOF
 This map is for general reference
 and display purposes only.

Aerial Map

**New River Land Trust
Town of Narrows'
Mill Creek Park Expansion**

Acreage: 107 Locality: Giles



NORTH

Feet
0 350 700

1:7,000



PROJECT SUMMARY

New River Soil & Water Conservation District New River Hill Park Expansion & Sensory Trail

Locality: Grayson County

Acres: 65

Meeting Date: June 13, 2024

Staff Lead: Emily White

Region: Western

Project Description

The New River Soil and Water Conservation District (SWCD) is requesting \$145,500 for the purchase of 65 acres adjoining the New River. A sensory trail will be designed and installed for all park visitors, with special adaptations for the visually, hearing, and mobility impaired to enjoy nature in creative ways. The land will be operated and maintained by the SWCD as a public park and will protect the natural and cultural resources on the land in perpetuity.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Passive Public Use
- 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: SWCD, Subdivision State Government

Funding Source & Amount

- VOF Grant Program(s): PTF External Grant Program(s): VLCF
- Amount Requested: \$145,500 Amount Requested/Secured: \$117,500
- 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: \$145,500
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes/Property Features

Forestal Use:

- The almost entirely wooded property has been identified by the Virginia Department of Forestry (VDOF) as having an overall ranking of Very High in the Forest Conservation Value (FCV) model.

Natural Habitat and Biological Diversity:

- Ranked as having a predominate ecological core rating of C3 (High) by the Virginia Department of Conservation and Recreation (DCR)'s Natural Landscape Assessment (VaNLA) indicates the property may support numerous habitat and ecosystem values.
- The Nature Conservancy has identified the site as part of an area of importance for climate & biodiversity resilience.
- The DCR-Division of Natural Heritage has delineated a portion of the property as a Natural Heritage Conservation Site, indicating the property contains habitat for one or more natural heritage resources (rare plants, animals, communities, or geologic features).

Scenic/Open Space:

- The property is located along the New River, a Virginia Outdoors Plan identified Blueway, on one of the most frequently traveled and most recognized sections of the river.
- The land is adjacent to other conserved properties, creating a vast area of land that will never be disturbed by development.
- Protecting the property from development will ensure the viewshed containing 1,700-ft of ridgeline will remain untouched.

Water Resource Protection:

- The property has extensive frontage along the New River as well as just under 5,000-ft of streams and springs.
- The property is located in an area identified for Water Quality Improvement by ConserveVA.

Project Details

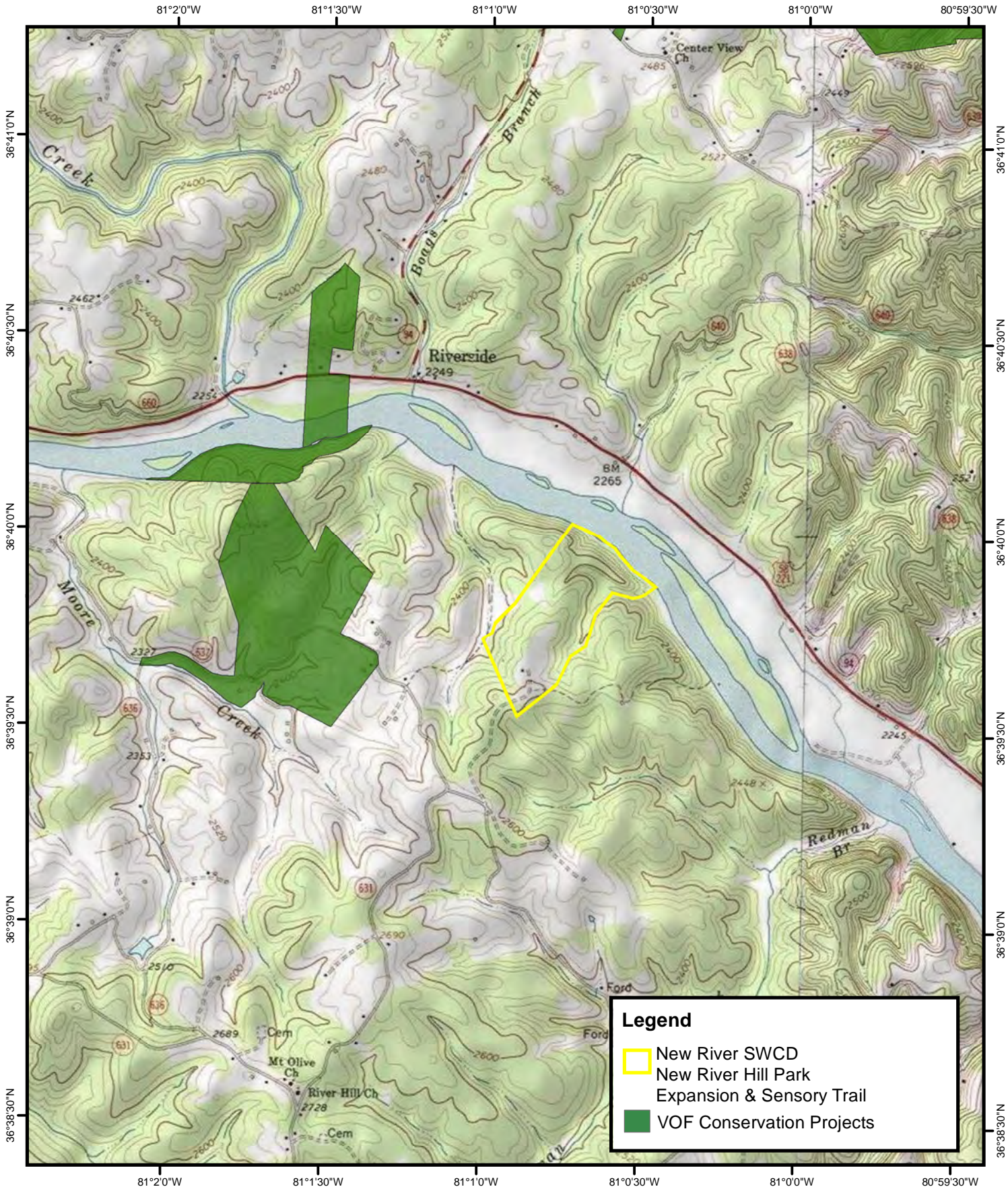
The Governing Document: *The primary terms contained in the deed or instrument are listed below in a condensed form. The complete terms, conditions, and restrictions are in the recorded deed.*

- 1. Divisions permitted: 0 Maximum Properties: 1**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 2% of the total property.
- 3. Buildings and Structures:** Only buildings and structures allowed are those that support public use of the Property as a park.
- 4. Water Quality Protection Areas:** N/A
- 5. Unique Deed Provisions:** N/A
- 6. Public Access:** NO YES
- 7. Sign Required:** NO YES
- 8. Consolidation of Tax Parcels:** NO YES N/A

Further Discussion

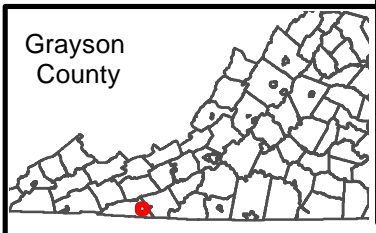
Comprehensive Plan
<p>Is the project in compliance with the locality's comprehensive plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DETAILS: Documented in PTF grant application. Confirmation from locality to be obtained if grant award is made.</p>

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"/>
<i>Notes: To be determined if grant award is made.</i>			




Legend

- New River SWCD New River Hill Park Expansion & Sensory Trail
- VOF Conservation Projects



Location Map
New River SWCD
New River Hill Park
Expansion & Sensory Trail
 65 Acres
 Board Meeting: 06/13/24


NORTH
 Feet
 0 1,000 2,000
 1:24,000

This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983
 Map created 05.20.24 by E.White
 Source data: Boundary-Tax Map; County-Census 2014; All Else-VOF
 USGS Quadrangle: BRIERPATCH MOUNTAIN

81°1'0"W

81°0'30"W

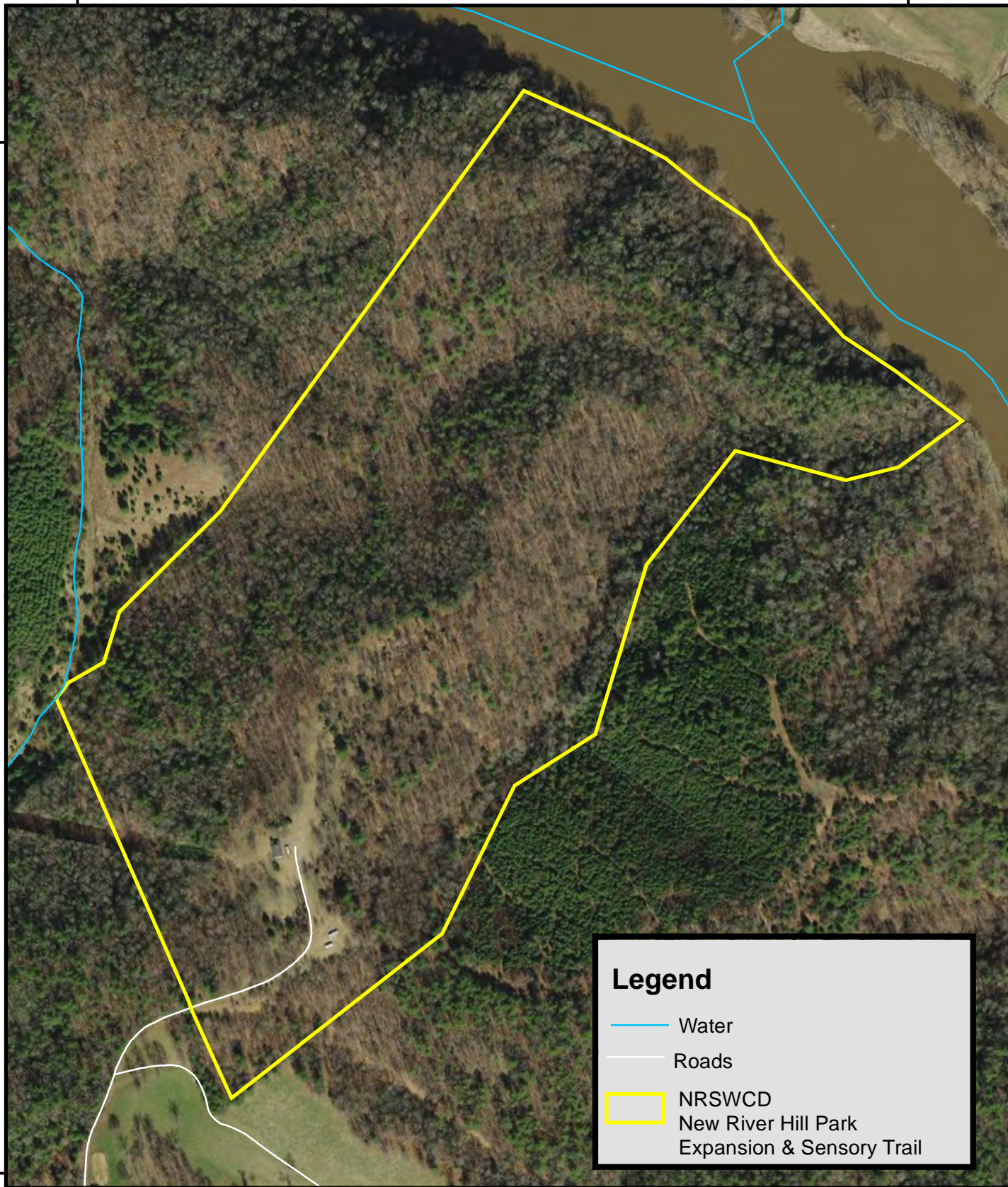
36°40'0"N

36°40'0"N




36°39'30"N

81°1'0"W

81°0'30"W



Legend


-  Water
-  Roads
-  NRSWCD
New River Hill Park
Expansion & Sensory Trail


Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 05.20.24 by E.White.
 Source data: Boundary-tax maps;
 Roads-VDOT; Water-VGIN 2002
 Aerial imagery-VGIN VBMP
 © Commonwealth of Virginia
 acquired 3/30/2023
 All Else-VOF
 This map is for general reference
 and display purposes only.

Aerial Map
New River
Soil & Water Conservation District
New River Hill Park
Expansion & Sensory Trail

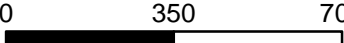
Acreage: 65 Locality: Grayson




NORTH

Feet

1:4,800 0 350 700





PROJECT SUMMARY

Town of Elkton Elkton Downtown Park Phase II

Locality: Rockingham County

Acres: 1.88

Meeting Date: June 13, 2024

Staff Lead: Emily White

Region: Western

Project Description

The Elkton Downtown Park Project Phase II will transform a vacant, uninspired lot in the heart of downtown into an engaging nature-inspired space. Phase I is constructing an open-air pavilion and an amphitheater stage, and will be complete in July 2024. Phase II will install a sitting wall with nature-based art, children's play area, pollinator garden and bird houses, permeable path, native tree grove and ID walk, ADA picnic tables, and native plant boxes to encourage everyday park use.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Passive Public Use
- 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: Town of Elkton
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF External Grant Program(s): _____
- Amount Requested: \$155,500 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: \$155,500
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

VOF Grant Application # 24-02-32

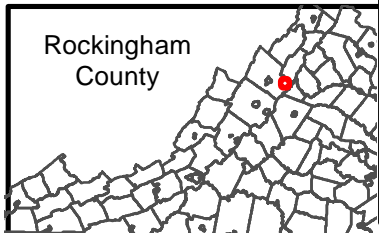
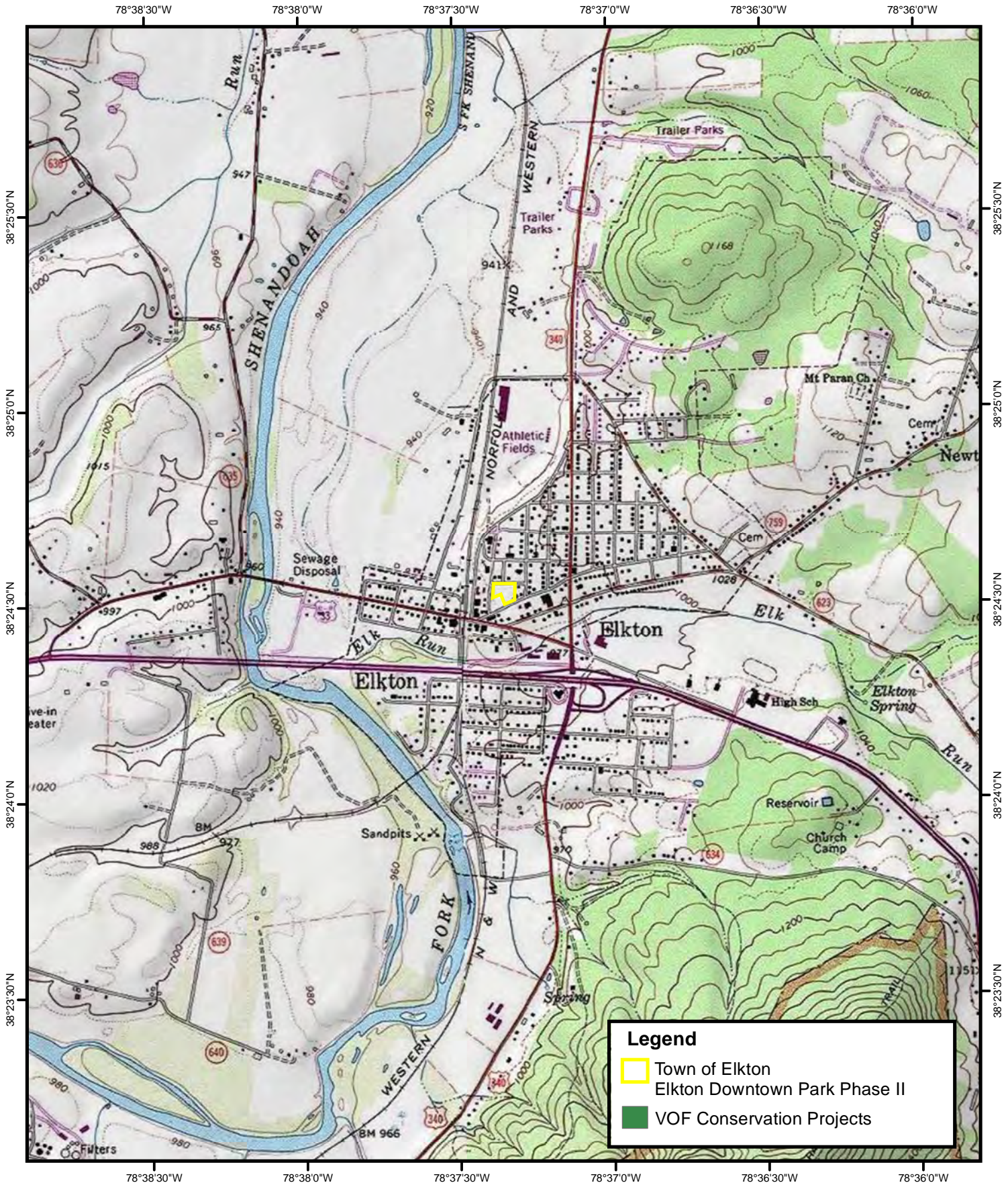
Conservation Purposes/Property Features
<p>Scenic/Open Space:</p> <ul style="list-style-type: none"> This open green space is located in the center of a busy small town. It will be seen and used regularly. <p>Historic Preservation:</p> <ul style="list-style-type: none"> The park is located within the Elkton Historic District. <p>Outdoor Recreation, Education, or Research:</p> <ul style="list-style-type: none"> The property is currently open to and used by the public.

Project Details
<p>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></p> <p>Divisions permitted: 0 Maximum Properties: 1</p> <ol style="list-style-type: none"> Impervious Coverage Limitations: Total impervious coverage, including that of both existing and future improvements, may not exceed 50% of the total property. Buildings and Structures: Only buildings and structures allowed are those that support public use of the Property as a park. Water Quality Protection Areas: N/A Unique Deed Provisions: N/A Public Access: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Sign Required: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Consolidation of Tax Parcels: <input type="checkbox"/> NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> N/A

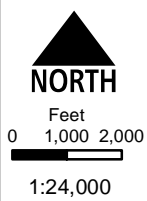
Further Discussion

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

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"/>
<i>Notes: To be determined if grant award is made.</i>			






Location Map
Town of Elkton
Elkton Downtown Park Phase II
 1.88 Acres
 Board Meeting: 06/13/24



This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983
 Map created 05.20.24 by E.White
 Source data: Boundary-Tax Map; County-Census 2014; All Else-VOF
 USGS Quadrangle: Elkton East

Legend

-  Water
-  Roads
-  Town of Elkton
Elkton Downtown Park Phase II



Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 05.20.24 by E.White.
 Source data: Boundary-tax maps;
 Roads-VDOT; Water-VGIN 2002
 Aerial imagery-VGIN VBMP
 © Commonwealth of Virginia
 acquired 3/30/2023
 All Else-VOF
 This map is for general reference
 and display purposes only.

Aerial Map

Town of Elkton Elkton Downtown Park Phase II

Acreeage: 1.88 Locality: Rockingham



1:3,000

Feet
 0 100 200



PROJECT SUMMARY

Town of Pound Pine Mountain C&O Trail Campsites

Locality: Wise County

Acres: 3.41

Meeting Date: June 13, 2024

Staff Lead: Emily White

Region: Western

Project Description

The Town of Pound is developing 3.41 acres along the Pine Mountain C&O Trail for public use. The plan is to build campsites that are ADA compliant, as well as a picnic shelter. People with limited mobility will be able to access the site by using the Grit Freedom Chairs recently purchased by the town. Hikers, mountain bikers and horse trail riders who are already enjoying the trail will also benefit from these additional camping facilities. VA Master Naturalists will use the site for programs.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Passive Public Use
- 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: Town of Pound
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF External Grant Program(s): _____
- Amount Requested: \$40,900 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: \$40,900
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

VOF Grant Application # 24-02-33

Conservation Purposes/Property Features

Forestal Use:

- The entirely wooded property, which abuts the National Forest, is predominantly composed of forest rated Very High and Outstanding by the Virginia Department of Forestry (VDOF) Forest Conservation Value (FCV) model.

Natural Habitat and Biological Diversity:

- Adjacent to the National Forest, half of the property is part of an ecological core rated C1 (Outstanding) by the Virginia Department of Conservation and Recreation’s Natural Landscape Assessment (VaNLA) indicating the property supports numerous habitat and ecosystem values.
- The site is part of a designated Audubon Important Bird Area.
- Several endangered and threatened species of bat have been documented on the site by the Division of Wildlife Resources.
- The Nature Conservancy has identified the property as part of an area of importance for climate & biodiversity resilience.

Historic Preservation:

- Undocumented historic and cultural resources are known to be in the area, with the Pine Mountain Tunnel used for transporting coal to/from Kentucky nearby.

Outdoor Recreation, Education, or Research:

- The property is currently open to the public for outdoor recreation.

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.*

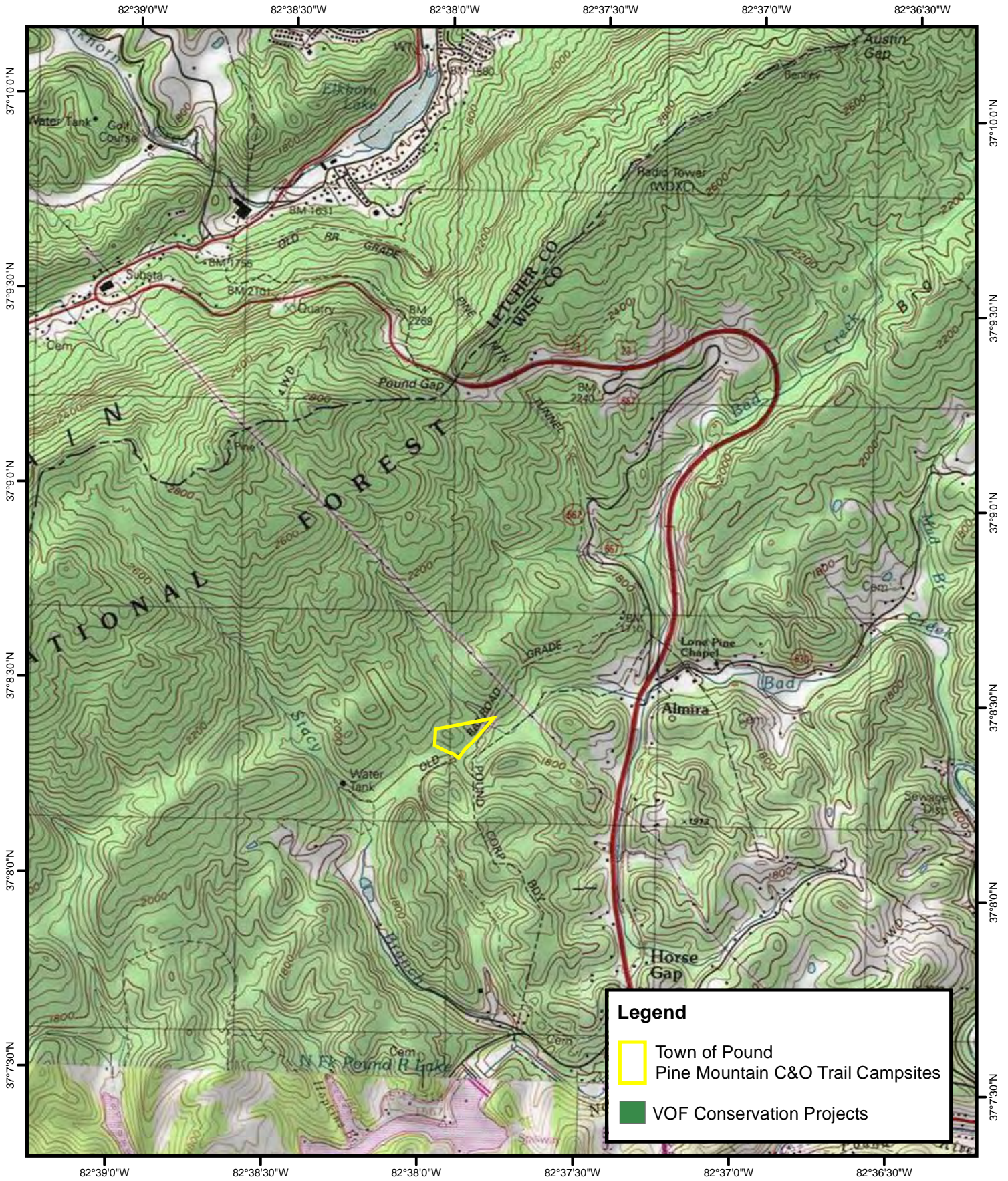
- 1. Divisions permitted: 0 Maximum Properties: 1**
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 10% of the total property.
- 3. Buildings and Structures:** Only buildings and structures allowed are those that support public use of the Property as a park.
- 4. Water Quality Protection Areas:** N/A
- 5. Unique Deed Provisions:** N/A
- 6. Public Access:** NO YES
- 7. Sign Required:** NO YES
- 8. Consolidation of Tax Parcels:** NO YES N/A

Further Discussion

Comprehensive Plan

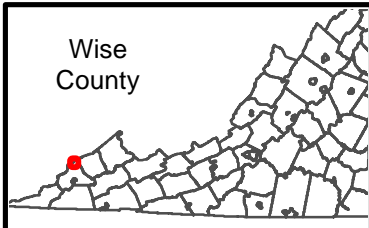
Is the project in compliance with the locality’s comprehensive plan?
 YES NO
 DETAILS: Documented in PTF grant application submitted by locality.

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"/>
<i>Notes: To be determined if grant award is made.</i>			



Legend

- Town of Pound
- Pine Mountain C&O Trail Campsites
- VOF Conservation Projects



Location Map
Town of Pound
Pine Mountain C&O Trail Campsites

3.41 Acres
 Board Meeting: 06/13/24

NORTH

Feet
 0 1,000 2,000

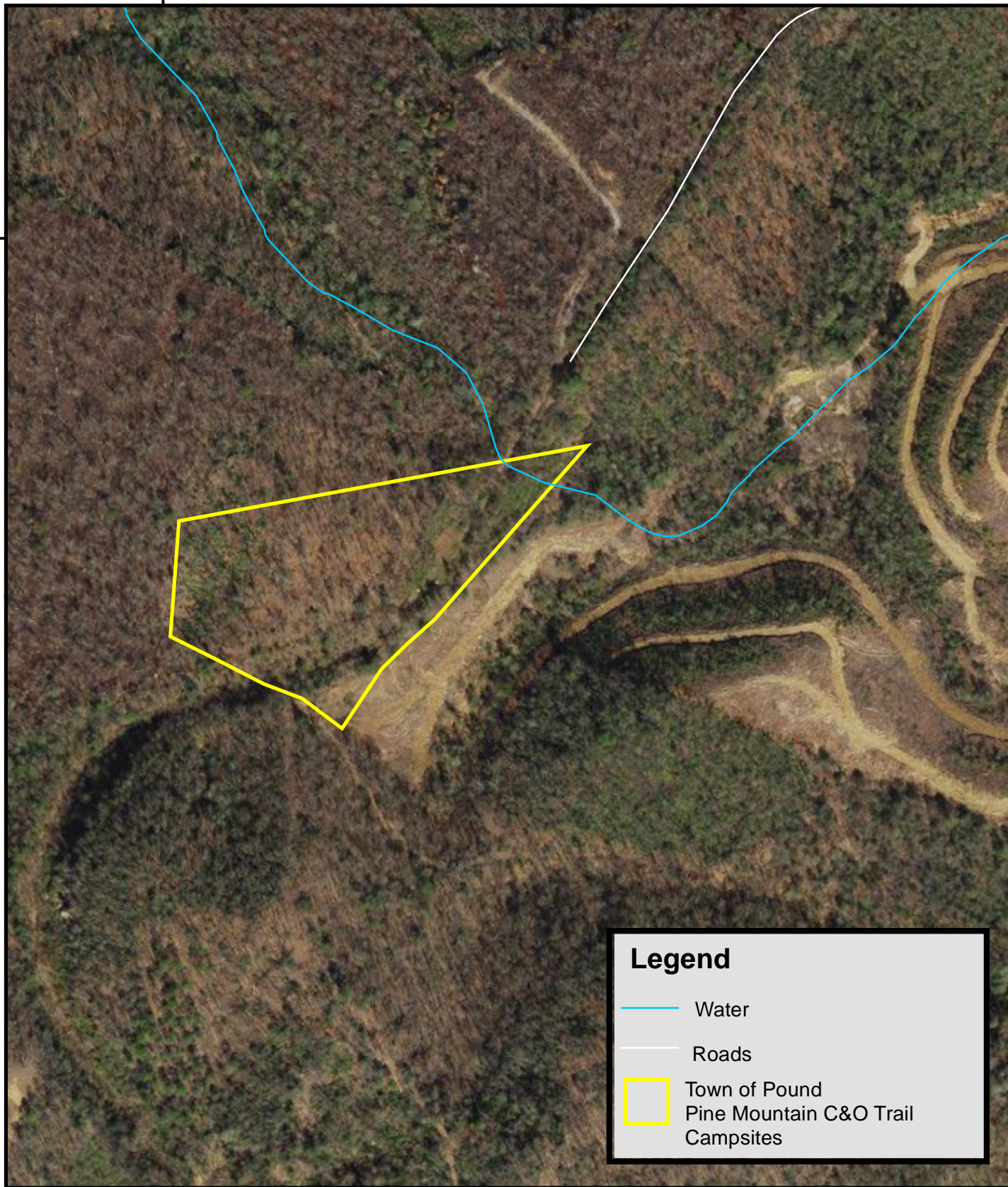
1:24,000

This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983
 Map created 05.21.24 by E.White
 Source data: Boundary-Tax Map; County-Census 2014; All Else-VOF
 USGS Quadrangle: Wise



82°38'0"W

37°8'30"N

37°8'30"N



Legend

-  Water
-  Roads
-  Town of Pound
Pine Mountain C&O Trail
Campsites

82°38'0"W

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 05.20.24 by E.White.
 Source data: Boundary-tax maps;
 Roads-VDOT; Water-VGIN 2002
 Aerial imagery-VGIN VBMP
 © Commonwealth of Virginia
 acquired 3/30/2023
 All Else-VOF
 This map is for general reference
 and display purposes only.

Aerial Map

Town of Pound Pine Mountain C&O Trail Campsites

Acreeage: 3.41 Locality: Wise County



1:3,600





PROJECT SUMMARY

Town of Pulaski Draper Mountain Trails

Locality: Pulaski County

Acres: 160

Meeting Date: June 13, 2024

Staff Lead: Emily White

Region: Western

Project Description

The Town of Pulaski requests funds to provide for the surveying, design, and improvement of approximately 160 acres of land known as the Draper Mountain Trails. Funding this project will allow the Town to survey and separate the area of the existing property that contains trails for preservation. Once designated as open space and officially a park, the Town hopes to use the rest of the funds to create and implement a design plan for the facility that addresses recreational and ecological issues.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Passive Public Use
- 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: Town of Pulaski
- Other: _____

Funding Source & Amount

- VOF Grant Program(s): PTF External Grant Program(s): _____
- Amount Requested: \$90,500 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: \$90,500
- Approve recommended funding: \$ _____
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes/Property Features

Forestal Use:

- The entirely wooded property consists of forest predominantly rating Very High in the Virginia Department of Forestry (VDOF) Forest Conservation Value (FCV) model.

Natural Habitat and Biological Diversity:

- Ranked as having an ecological core rating of C3 (High) by the Virginia Department of Conservation and Recreation’s Natural Landscape Assessment (VaNLA) indicates the property may support numerous habitat and ecosystem values.
- The U.S. Department of Agriculture’s Natural Resources Conservation Service (NRCS) identifies the property as containing habitat essential for the success of the Golden Winged Warbler (*Vermivora chrysoptera*).
- The Nature Conservancy has identified the property as part of an area of importance for climate & biodiversity resilience.

Water Resource Protection:

- The property lies in an area of limestone geology with karst features.

Outdoor Recreation, Education, or Research:

- The property is currently open to the public with an established trail system.

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 10% of the total property.
- 3. Buildings and Structures:** Only buildings and structures allowed are those that support public use of the Property as a park.
- 4. Water Quality Protection Areas:** N/A
- 5. Unique Deed Provisions:** N/A
- 6. Public Access:** NO YES
- 7. Sign Required:** NO YES
- 8. Consolidation of Tax Parcels:** NO YES N/A

Further Discussion

Comprehensive Plan

Is the project in compliance with the locality’s 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 if grant award is made.

80°48'30"W 80°48'0"W 80°47'30"W 80°47'0"W 80°46'30"W 80°46'0"W 80°45'30"W

37°30'N

37°23'N

37°20'N

37°13'N

37°10'N

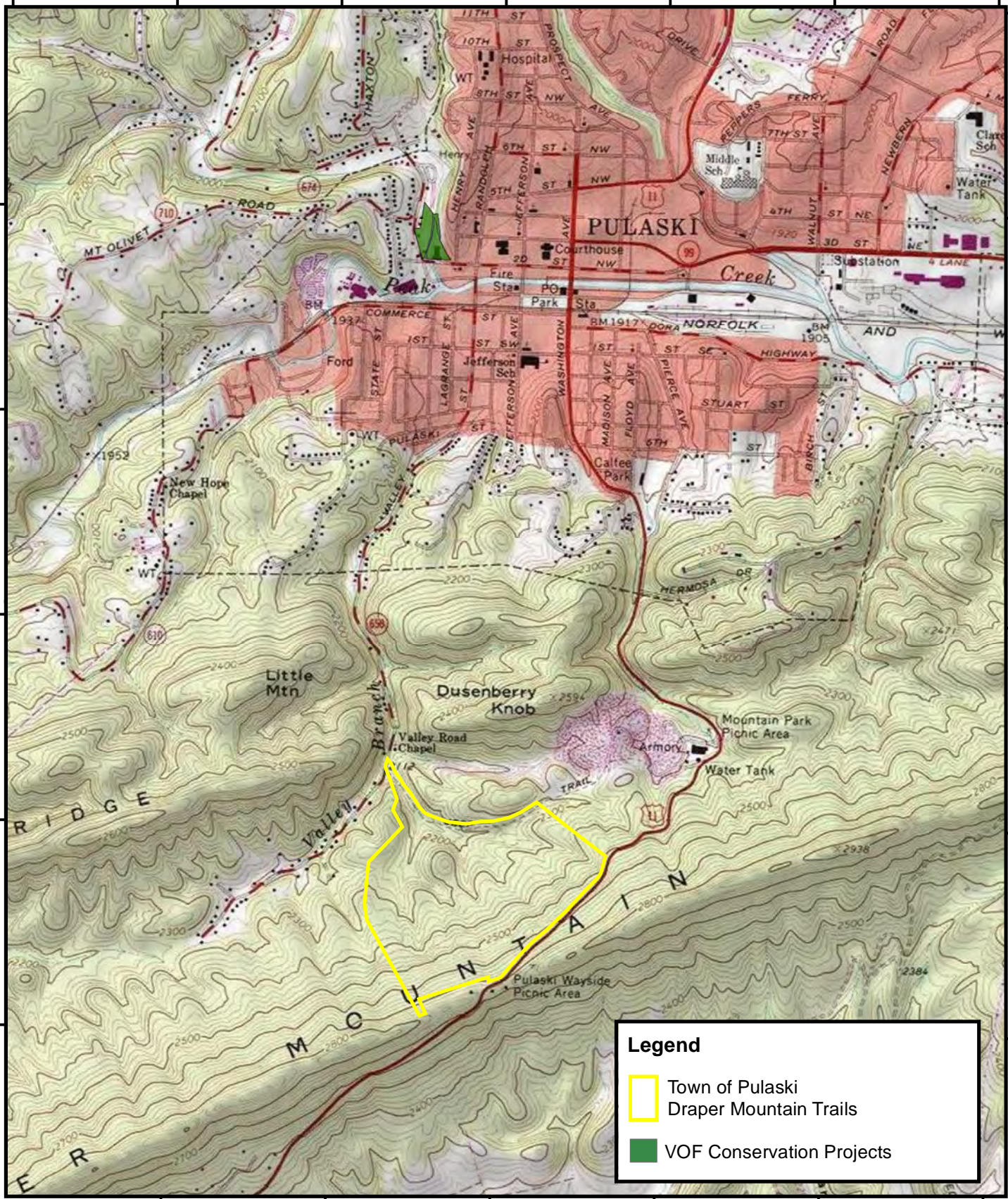
37°30'N

37°23'N

37°20'N

37°13'N

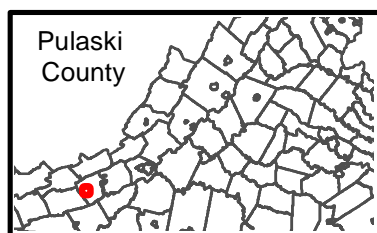
37°10'N



Legend

- Town of Pulaski
- Draper Mountain Trails
- VOF Conservation Projects

80°48'0"W 80°47'30"W 80°47'0"W 80°46'30"W 80°46'0"W 80°45'30"W



Location Map
Town of Pulaski
Draper Mountain Trails

160 Acres
 Board Meeting: 06/13/24



Feet
 0 1,000 2,000
 1:24,000

This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983
 Map created 05.20.24 by E.White
 Source data: Boundary-Tax Map; County-Census 2014; All Else-VOF
 USGS Quadrangle: Pulaski

80°47'30"W

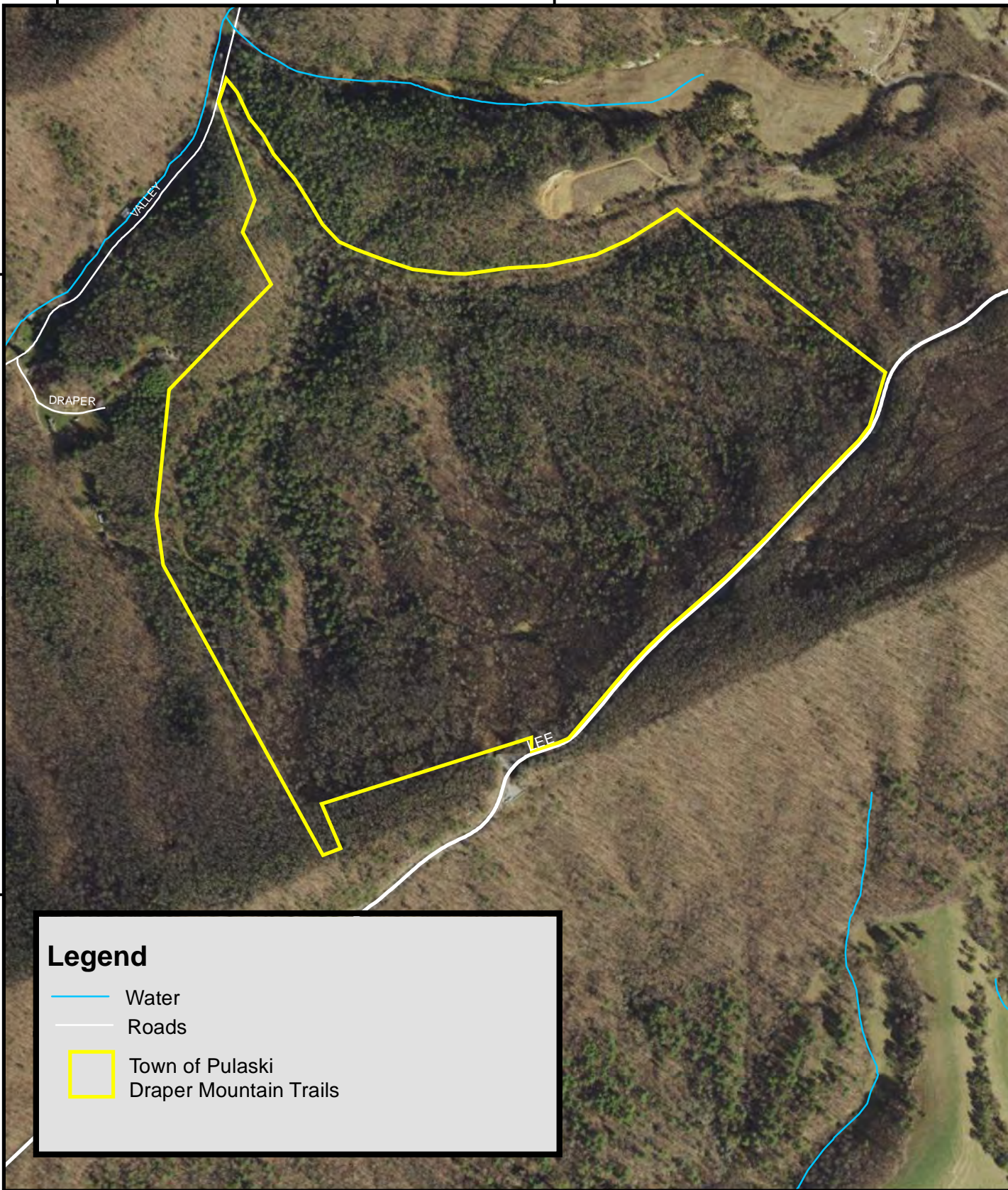
80°47'0"W

37°1'30"N

37°1'30"N

37°1'0"N

37°1'0"N



Legend

- Water
- Roads
- Town of Pulaski
Draper Mountain Trails

80°47'30"W

80°47'0"W

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 05.20.24 by E.White.
 Source data: Boundary-tax maps;
 Roads-VDOT; Water-VGIN 2002
 Aerial imagery-VGIN VBMP
 © Commonwealth of Virginia
 acquired 3/30/2023
 All Else-VOF
 This map is for general reference
 and display purposes only.

Aerial Map

Town of Pulaski Draper Mountain Trails

Acreage: 160 Locality: Pulaski County





PROJECT SUMMARY

Reconsideration

Gary A. & Darren A. Pultz

Locality: Rockbridge

Acres: 127.065

Meeting Date: June 12, 2024

Staff lead: Laura Thurman

Region: West

Project Description

This forested property borders the Blue Ridge Parkway and the George Washington National Forest from the ridges of Boston Mountain down to Irish Creek valley. The 126-acre property is the largest unprotected piece of land in the immediate Irish Creek area and would fill the gap between the National Forest and other VOF easements. The National Forest land north of Irish Creek is designated as the “Adams Peak Roadless Area.” In an area of protected land, the Property connects an orphan tract of the National Forest with Parkway land and a third property protected with a VOF easement. The Pultz

Project Type

- | | |
|---|--|
| <input type="checkbox"/> Charitable Contribution | <input type="checkbox"/> Protection of Owned Land |
| <input checked="" type="checkbox"/> Partial purchase of Open-Space Easement | <input type="checkbox"/> Site Enhancement for Public Use |
| <input type="checkbox"/> Fee Simple Acquisition | <input type="checkbox"/> Other: _____ |

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- | | |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Programs: PTF natural resources protection | <input type="checkbox"/> External Grant Program(s): _____ |
| Amount Allocated in 2020: \$50,000 – to include acquisition costs. | Amount Requested/Secured: \$ _____ |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable |

Staff Recommendation

Conservation Project:

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

Conservation Funding:

- Not applicable
- Approve requested funding: \$ _____
- Approve recommended funding: \$50,000 (validate extension of prior PTF grant round)
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

In June 2020, the VOF Board of Trustees awarded the Pultz project a \$50,000 PTF public access grant to protect the Pultz property along the Blue Ridge Parkway. The project, as originally proposed, would allow public access from the Blue Ridge Parkway to the Clarks Mountain cemetery located on the property.

Correspondence with the National Park Service (NPS) to achieve access from the parkway has proven unsuccessful. The NPS will not approve public use of the road crossing parkland to access the cemetery.

VOF has broadened the PTF grant program, since the time of this project's approval, to fund protection of exceptional natural resources as well as projects that provide public access,

and the property scores "Exceptional" in three SCORE-card categories – Historic, Scenic and Public Policy.

VOF's Deputy Directors approved extension of the existing 2020 grant, and to the proposal to apply the funds to a natural resource protection project via email dated 4/13/24

Conservation Purposes/Property Features

Forestal Use:

- The entire Property designated by the Virginia Department of Forestry as having "Very High" forest conservation value.

Natural Habitat and Biological Diversity:

- Property drains to Irish Creek, designated native trout habitat. Property lies within the Upper Blue Ridge Mountains Important Bird Area.

Scenic/Open Space:

- Visible at a distance from the public hiking trail on Whetstone Ridge, which is within GWNF's Adam's Peak Roadless Area. Visible from portions of the Blue Ridge Parkway.
- Shares boundaries with GWNF, other VOF protected land, and the Blue Ridge Parkway.

Historic Preservation:

- The Clark Mountain Cemetery is on this land. According to the Virginia Department of Historic Resources: "It is a traditional family cemetery and one existing element of a community that reflects one of a number of contemporaneous settlements in Amherst and adjoining counties where people of Indian descent reaffirmed their link to the landscape through use of legal documentation in the local government. Many members of the Clark and related families continue to identify themselves as Indian and are enrolled members of the Monacan Indian Nation. The cemetery contributes to the proposed Blue Ridge Parkway Rural Historic District."

Open Space as Designated by a Government or Conservation Organization:

- Conserve VA designates nearly the entire Property as worthy of protection because of its natural habitat and ecosystem diversity. The remainder of the Property is in Conserve VA because of its proximity and visibility from the BRP (protected landscapes resilience).

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 **Maximum Properties:** One
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 10,000 square feet.
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 more than three detached (freestanding) dwellings may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached (freestanding) dwelling larger than 500 square feet in ground area must be located in a Building Envelope.

- 4. **Public Access:** NO YES
- 5. **Sign Required:** NO YES
- 6. **Consolidation of Tax Parcels:** NO YES N/A

Summarize: Rockbridge County requires a new survey to consolidate tax parcels and requires that each dwelling be on a separate tax parcel.

Further Discussion

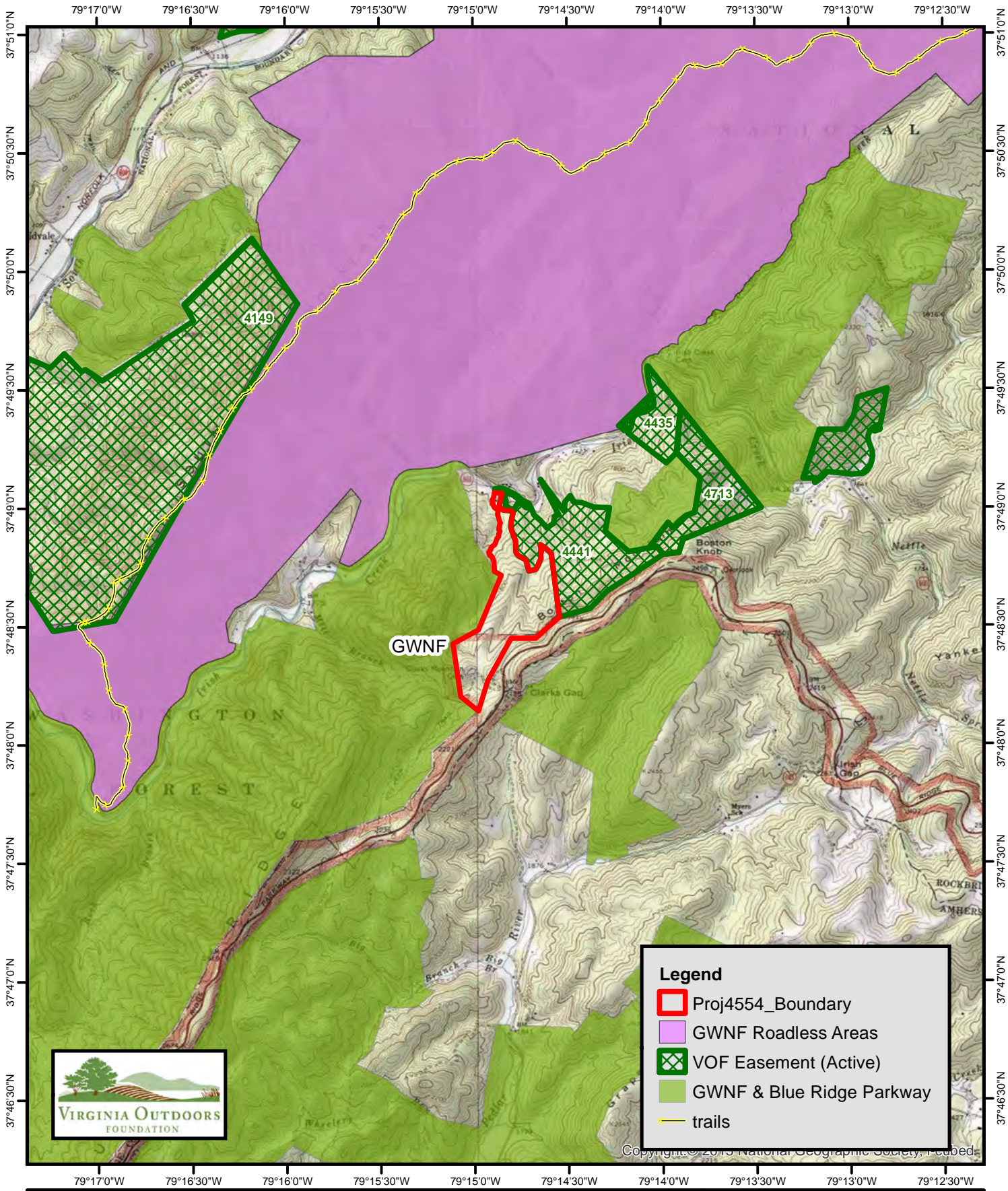
The board is asked to approve this project and its allocated PTF grant funding by transferring the project category type from public access to natural resource protection.

Comprehensive Plan

Is the project in compliance with the locality's comprehensive plan?
 YES NO
 DETAILS: *Initial correspondence from 2020, with follow-up 4-16-2024 email from county planner.*

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: See notes regarding nearby bridge.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Notes: VDOT notes that there is a bridge over Irish Creek very close to the property boundary on 603. VDOT requests a 50' ROW allowance in the deed despite there not being any plans (either in the six-year or 35-year version) to expand this ROW.



Legend

- Proj4554_Boundary
- GWNF Roadless Areas
- VOF Easement (Active)
- GWNF & Blue Ridge Parkway
- trails

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 04/15/2024 by Laura Thurman.
 Source data provided by roads-VDOT, trails and
 GWNF-USDA, BRP-NPS, All else-VOF
 USGS Quadrangle: Montebello, Cornwall
 This map is for general reference and display
 purposes only.

Location Map

Pultz ~ 127.065 Acres

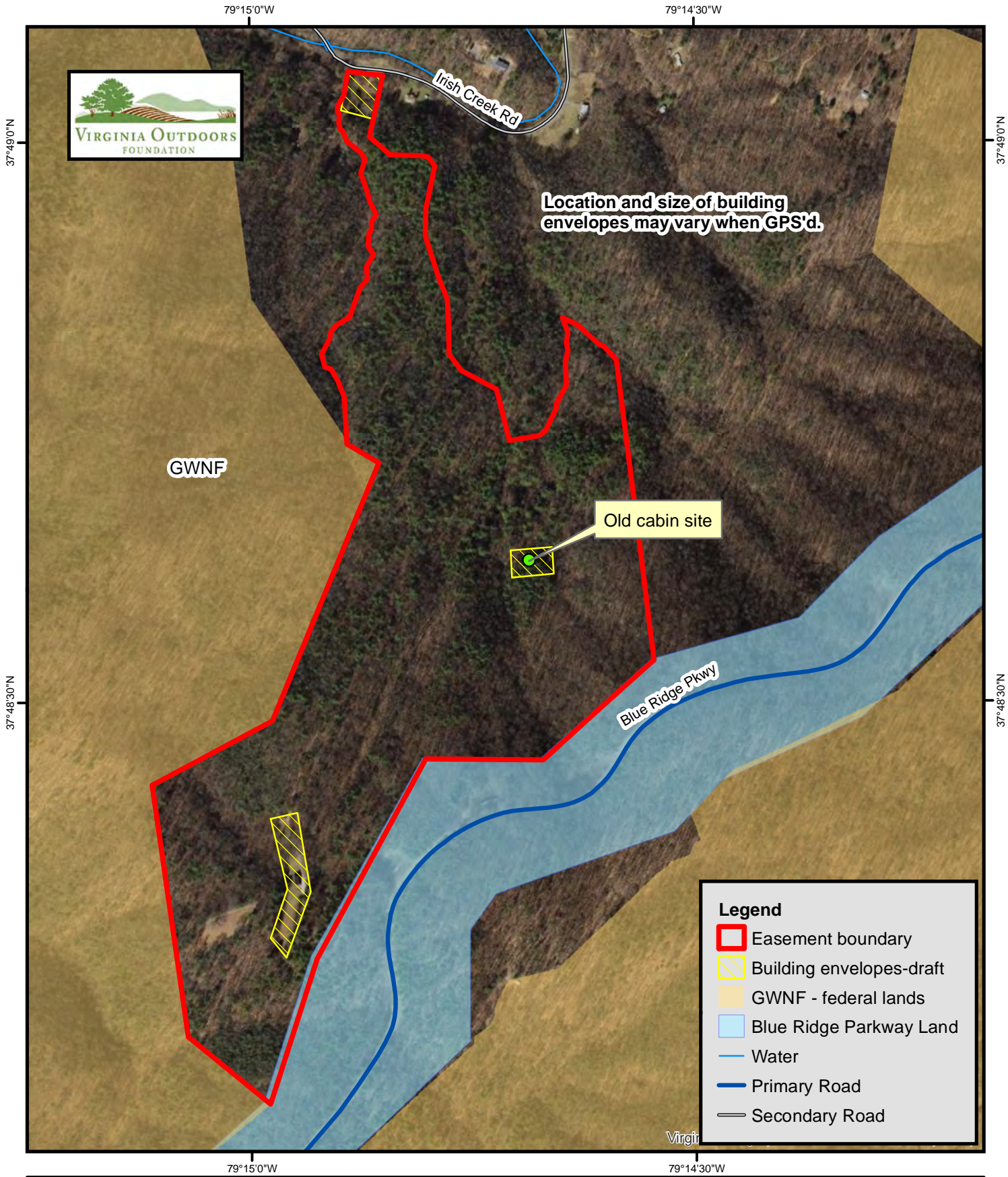
Rockbridge County

Site Visit Date:

Feet
 0 10002000

1:39,730

N



GWNF

Location and size of building envelopes may vary when GPS'd.

Old cabin site

Blue Ridge Pkwy

Irish Creek Rd

Legend

- Easement boundary
- Building envelopes-draft
- GWNF - federal lands
- Blue Ridge Parkway Land
- Water
- Primary Road
- Secondary Road

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 04/15/2024 by Laura Thurman.
 Source data provided by roads-VDOT, water-VGIN2002, GWNF-USDA, BRP-NPS.
 Aerial imagery acquired 03/04/2022
 Aerial imagery © 2022 Commonwealth of Virginia.
 This map is for general reference and display purposes only.

Building Envelopes (draft)
 Pultz ~ 127.065 Acres
 Rockbridge County
 Site Visit Date:

Feet
 0 350 700

1:8,400



PROJECT SUMMARY

Wesley A. and Jeana W. Dew

Locality: Alleghany/Botetourt Acres 263.629* subject to survey

Meeting Date: June 13, 2024

Staff lead: Laura Thurman

Region: West

Project Description

This multi-generational family farm lies at the confluence of the Jackson and Cowpasture Rivers where the James River starts. The James River is a State Scenic River and the Jackson and Cowpasture are used recreationally. The Cowpasture is habitat for an endangered fish that exists only in the upper James watershed. Contains 150 acres of prime soils. The forested area lies within the Daisy Knob Barrens, designated as habitat for rare plants/animals. Visible from Rt. 220, part of the DWR's Birding and Wildlife Trail and of the James River Heritage Trail. Shares 4,000 feet of boundary with the George Washington National Forest.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Public Use
- Other:

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): PTF Easement Assistance Amount Requested: \$12,500 for survey
- 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: Obtaining affidavits or satisfaction for expired oil & gas leases.
- 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: \$ 12,500 for survey

Notes: Survey estimate is from August 2023.

Conservation Purposes/Property Features

Agricultural Use:

- Approximately 150 acres of Prime Soils – the farm fields are used to grow crops. Multi-generational family farm.

Forestal Use:

- Contains 113 acres identified by the Virginia Department of Forestry as ranking “outstanding” for Forest Conservation Value.

Natural Habitat and Biological Diversity:

- A portion of the Property lies within the Daisy Knob Barrens, designated by the Virginia Department of Conservation and Recreation’s Natural Heritage Division as an area providing habitat and buffer for one or more rare terrestrial plants or animals, or significant natural communities. Fronts the Cowpasture River in an area that is habitat for the Roughead Shiner, which exists only in the upper James watershed and is listed by Virginia’s Department of Wildlife Resources as a Tier 1, species of greatest need.
- The Virginia Department of Conservation and Recreation’s Virginia Natural Landscape Assessment project (the “VNLA”) identifies a portion of the Property as having an ecological core of very high integrity.

Scenic/Open Space:

- Shares approximately 4,000 feet of boundary with the George Washington National Forest. Visible from State Route 220, which is part of the James River Heritage Trail as well as part of DWR’s Allegheny Highlands Loop Birding and Wildlife Trail along this stretch. The James River Trail is a developing braided trail network that follows the James River from the foothills of the Allegheny Mountains to the Chesapeake Bay. Trail segments follow the old Kanawha Canal towpath, park trails, scenic riverside roadways and urban riverfront trails deep into the Commonwealth. The farm is bisected by Fork Farm Road, State Route 727, which leads to the Iron Gate Cowpasture River Recreational Area, managed by Allegheny County.

Water Resource Protection:

- Property sits at the confluence of the Jackson and Cowpasture Rivers, which combine to form the James River, designated as a State Scenic River by DCR. Fronts the Jackson for over 1.5 miles and the Cowpasture for over a half mile – both these rivers are used recreationally.

Open Space as Designated by a Government or Conservation Organization:

- Within the Chesapeake Bay watershed and contributes to the goals and outcomes of the 2014 Chesapeake Watershed Agreement.

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 **Maximum Properties:** One
2. **Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 35,000 square feet.
3. **Buildings and Structures.**
Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee’s prior review and written approval. No more than 3 detached (freestanding) dwellings may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes. Any detached

(freestanding) dwelling larger than 500 square feet in ground area must be located in a Building Envelope.

4. Water Quality Protection Areas:

35-foot riparian buffer on the Jackson and Cowpasture Rivers. A 100-foot riparian buffer along the unnamed tributaries as shown on an Exhibit attached to the deed. (These tributaries run through the forested areas of the property.)

5. Public Access: NO YES

6. Sign Required: NO YES

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

Summarize: Both Allegheny and Botetourt County Planning staff agree with the concept of a survey that consolidates the existing tax parcels to two in each county (to allow for dwellings). Current number of tax parcels = Nine. VOF will pay for the survey from its new acquisitions survey fund and staff has approved the proposed funding.

Further Discussion

- The parcels are owned either by Wesley Dew or by him and his wife. The attorney is drafting a deed to convey the ownership of all the land going into easement to both parties so that the ownership of entire property is consistent.
- Two parcels (with dwellings) are being left out of the easement. One is 1.831 acres with a house that belonged to the donor’s parents that is rented. The other is a 2.18 acre parcel with he and his wife’s home. Staff believes that a no-division easement on the remaining property sufficiently protects the conservation values of this property even with the outparcels.
- A survey is needed to consolidate the tax parcels (est. \$12,500) and utilizing VOF survey funds has been approved. This landowner is eligible for PTF based on his normal income – however in one of the past 3 years he sold some land and his income that year was unusually high.
- There are two expired oil & gas leases that VOF will obtain affidavits for. There is a third oil and gas lease that expires July 2024 – so we will obtain the affidavit on it as well.

Comprehensive Plan

Is the project in compliance with the locality’s comprehensive plan?

YES NO

DETAILS: *Beth Stull, Allegheny County Zoning Administrator – May 3, 2023*

Jonathan McCoy, Botetourt County Planner – March 21, 2023

Joint phone call – August 3, 2023 to discuss tax parcel consolidation.

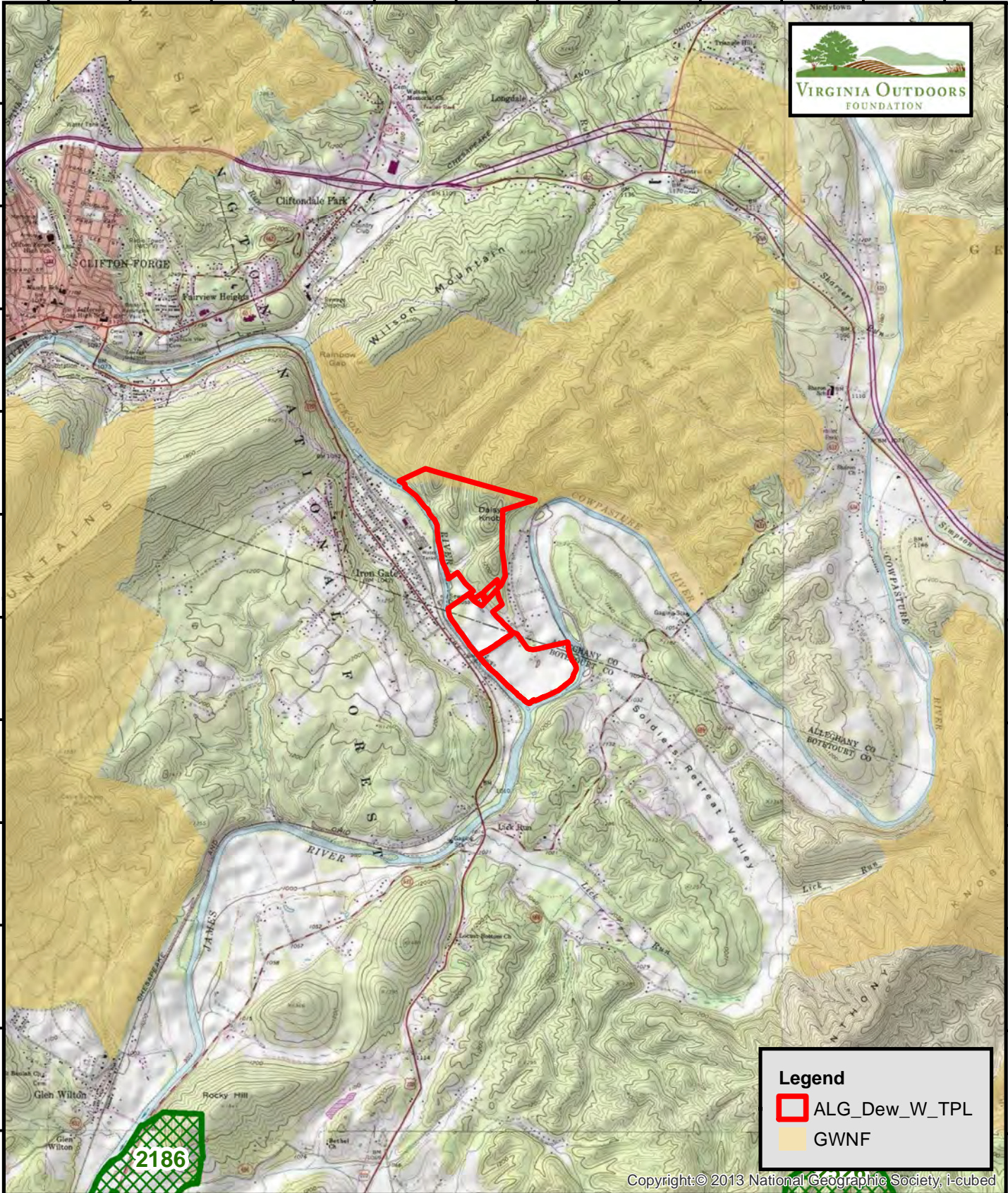
Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: SR 727 – Fork Farm Road – No projects reported per VDOT.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>

79°49'30"W 79°49'0"W 79°48'30"W 79°48'0"W 79°47'30"W 79°47'0"W 79°46'30"W 79°46'0"W 79°45'30"W 79°45'0"W 79°44'30"W 79°44'0"W



37°50'0"N
37°49'30"N
37°49'0"N
37°48'30"N
37°48'0"N
37°47'30"N
37°47'0"N
37°46'30"N
37°46'0"N
37°45'30"N
37°45'0"N

37°50'0"N
37°49'30"N
37°49'0"N
37°48'30"N
37°48'0"N
37°47'30"N
37°47'0"N
37°46'30"N
37°46'0"N
37°45'30"N
37°45'0"N



Legend

- ALG_Dew_W_TPL
- GWNF

Copyright:© 2013 National Geographic Society, i-cubed

79°49'30"W 79°49'0"W 79°48'30"W 79°48'0"W 79°47'30"W 79°47'0"W 79°46'30"W 79°46'0"W 79°45'30"W 79°45'0"W 79°44'30"W 79°44'0"W

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 03/02/2023 by Laura Thurman.
 Source data provided by roads-VDOT, water-NHD
 GWNF-USDA, All else-VOF
 USGS Quadrangle: Clifton Forge
 This map is for general reference and display
 purposes only.

Location Map

Dew ~ 263.629 Acres

Allegheny & Botetourt Counties

Site Visit Date:

0 Feet 2000 4000

1:48,000

79°47'0"W

79°46'30"W



Location and size
of building envelopes
may vary when GPS'd.

37°48'0"N

37°48'0"N

37°47'30"N

37°47'30"N

220

Fork Farm Road

Legend

- Tax parcel boundaries
- DRAFT Building Envelopes
- 100' Riparian buffer
- 35' Riparian buffer
- Rivers
- Primary Road
- Secondary Road
- Local Road

Virginia Geographic Information Network (VGIN)

79°47'0"W

79°46'30"W

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 04/15/2024 by Laura Thurman.
 Source data provided by roads-VDOT, Water-NHD,
 GWNF-USDA, all else-VOF.
 Aerial imagery acquired 03/12 & 27/2019
 Aerial imagery © 2019 Commonwealth of Virginia.
 This map is for general reference and display purposes only.

Building Envelopes - draft
 Dew ~ 263.629 Acres
 Alleghany & Botetourt Counties
 Site Visit Date:

0 Feet 840
 420

1:10,000



PROJECT SUMMARY

Marlon D. Old

Locality: Craig County

Acres: 81+/-

Meeting Date: June 13, 2024

Staff lead: Ruth Babylon

Region: West

Project Description

This easement completes the protection of a family farm that began with the donation of approximately 200 acres across Craig Creek in 2008. This family farm contains 55 acres of prime soils and provides scenic views from Craig Creek Road, a designated Virginia Byway. Craig Creek – containing several natural heritage species – borders the property for over one mile.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Passive Public Use
- Other: _____

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program: PTF Easement Assistance
Amount Requested: \$12,000
- 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: \$12,000

Notes:

Conservation Purposes/Property Features

Agricultural Use:

- Family farm for more than 60 years.
- Contains approximately 55 acres of Prime Farmland Soils as defined by the USDA, Natural Resource Conservation Service.
- This property is a portion of a family farm that was protected by VOF easements in 2008.

Natural Habitat and Biological Diversity:

- The more than one-mile segment of Craig Creek that borders the property is part of the “Craig Creek-Johns Creek Stream Conservation Unit,” ranked B1 (“Outstanding”) and designated as such by DCR due to the occurrence of several natural heritage species, including the orange fin madtom (*Noturus gilberti*) and the roughhead shiner (*Notropis semperasper*).

Scenic/Open Space:

- Fronts on State Route 615, a Virginia Byway, a roadway of scenic importance designated as such by the Commonwealth Transportation Board in cooperation with the Director of the Department of Conservation and Recreation.
- Craig Creek “qualifies” for listing as a State Scenic River in the 2018 Virginia Outdoors Plan.
- The property borders the Craig County Greenway Trail and provides scenic views to the users of that trail.

Water Resource Protection:

- Craig Creek, a tributary of the James River, is located within the Chesapeake Bay watershed and contributes in a relatively undeveloped state to the goals of the Chesapeake Bay Preservation Act.
- Lies in an area of limestone geology with karst features, and in this type of terrain surface contamination is more likely to travel through solution channels and cause groundwater contamination.
- Craig Creek - from the confluence of Barbours Creek upstream to the Johns Creek mouth - is listed as impaired on the 2014 Impaired Waters list.

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. **Maximum Properties:** One
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 18,000 square feet. (1/2%)
- 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 more than one detached (freestanding) dwelling may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within the designated Building Envelope. The permitted detached (freestanding) dwelling (if larger than 500 square feet in ground area) must be located in a Building Envelope.

4. Water Quality Protection Areas:

A Riparian Protection Zone (RPZ) includes the entire wooded area between the perimeter farm road and Craig Creek.

5. Unique Deed Provisions: Within the RPZ, “minimal harvesting of trees” is permitted with submission of a pre-harvest plan and in compliance with BMPs.

6. Public Access: NO YES

7. Sign Required: NO YES

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

Summarize: The tax parcel for this 81-acre property is a portion of the same parcel covering Marlon Old’s 2008 easement across Craig Creek.

Further Discussion

The tax maps erroneously show the property extending to Craig Creek Road, but VDOT owns a narrow strip between Marlon Old’s farm and the road. (The strip contains the Craig County Greenway Trail that will eventually become part of the proposed Craig-Botetourt Scenic Trail.) There is no delineation of the property boundary here and approximately half of the trench silo lies on VDOT land. VDOT staff explained to Mr. Old that no changes will be made to the trail in this area and that he can continue to use the land for hay.

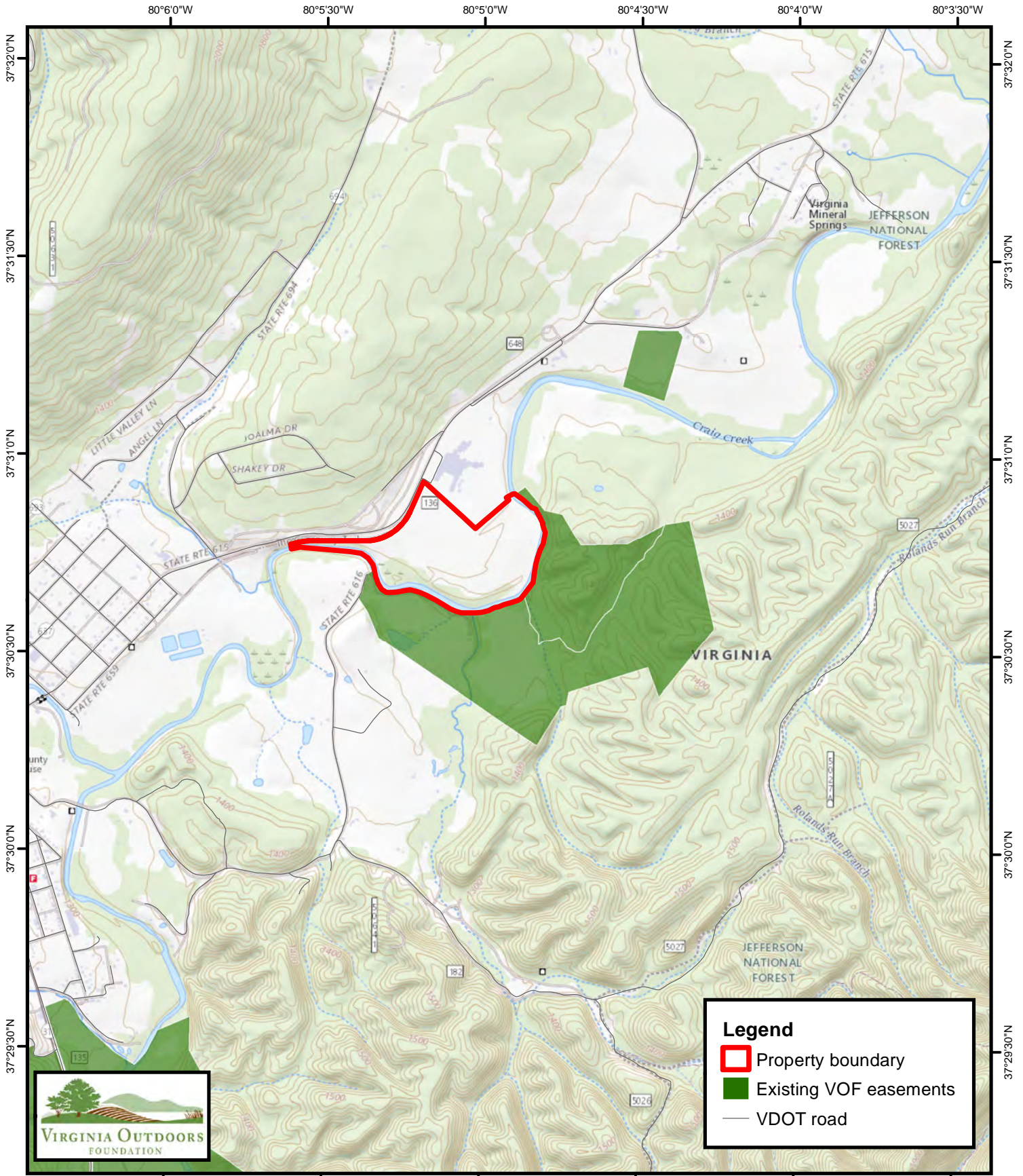
Comprehensive Plan

Is the project in compliance with the locality’s comprehensive plan?

YES NO

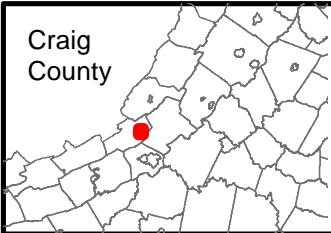
DETAILS: The property borders the Craig County Greenway Trail as well as Craig County High School. Email correspondence dated September 20, 2023 from Dan Collins, County Administrator states support for the easement.

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes: No conflicts			



Legend

- Property boundary
- Existing VOF easements
- VDOT road



Location Map
Marlon Old
Board Meeting: June 13, 2024

NORTH

0 Feet 2000

1:24,000

This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 Datum: North American 1983

Map created 4/24/24 by VOF - Ruth Babylon
 Source data: boundary- surveys; Trail/Roads-VDOT; County Boundaries-Census 2014; All Else-VOF.

USGS Quadrangle:

80°5'30"W

80°5'0"W

37°31'0"N

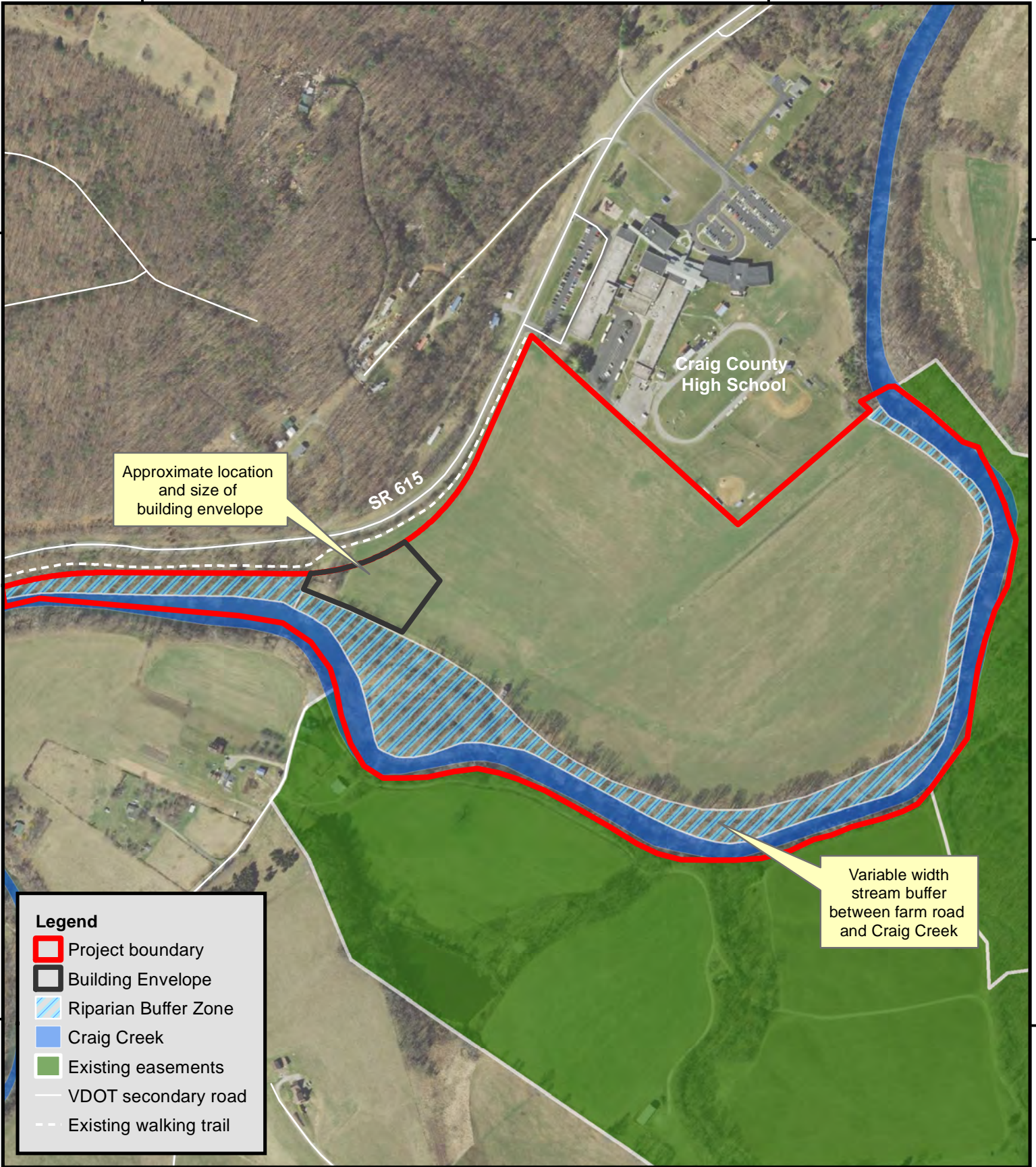
37°31'0"N

37°30'30"N

37°30'30"N

80°5'30"W

80°5'0"W



Legend

- Project boundary
- Building Envelope
- Riparian Buffer Zone
- Craig Creek
- Existing easements
- VDOT secondary road
- Existing walking trail

Variable width stream buffer between farm road and Craig Creek

Approximate location and size of building envelope

SR 615

Craig County High School

Projection: Lambert Conformal Conic;
 GCS North America 1983
 Datum: D North America 1983

Map created 4/13/24 by Ruth Babylon.
 Source data: Boundary: property description and VDOT surveys
 Roads-VDOT; Water-VGIN 2002;

Aerial imagery - VGIN VBMP
 © Commonwealth of VA, acquired 3/16/19.
 All Else-VOF.; This map is for general reference and display purposes only.

Special Conditions Map
Marlon Old
 Craig County - 81+/- acres

VIRGINIA OUTDOORS
 FOUNDATION

NORTH

Feet
 0 250 500

1:6,000



PROJECT SUMMARY

Beatrice C. Goodbar Revocable Trust, Timothy L. Goodbar Sr., Sole Trustee

Locality: Rockbridge

Acres: 182.811* (needs survey)

Meeting Date:

Staff lead: Laura Thurman

Region: West

Project Description

Multi-generational family farm, eligible for Century Farm designation, fronting Kerrs Creek along the northern skirt of House Mountain. Visible from George Washington National Forest and the Goshen/Little North Mountain Wildlife Management Area and House Mountain Reserve. Kerrs Creek is habitat for endangered freshwater mollusks. Contains important agricultural soils and very high forest conservation values.

Project Type

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

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- | | |
|--|---|
| <input checked="" type="checkbox"/> VOF Grant Programs: PTF Natural Resource Protection
Amount Requested: \$252,300 | <input type="checkbox"/> External Grant Program(s): _____
Amount Requested/Secured: \$ _____ |
| <input checked="" type="checkbox"/> Tax Benefits (Sought by Applicant) | <input type="checkbox"/> Not Applicable |

Staff Recommendation

Conservation Project:

- Approve project as presented.
- Approve project, contingent upon satisfaction of the following: Clear Title. Property has a vendor lien and the vendor needs to subordinate to the easement.
- 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: \$252,300 requested
- Approved administratively, PTF-Easement Assistance: \$ _____

Notes:

Conservation Purposes/Property Features

Agricultural Use:

- Multi-generational family farm, eligible for Century Farm listing, containing 97 acres of Prime soils and 11.5 acres of Soils of Statewide Importance and 70 acres identified as Exceptional by the American Farmland Trust's Study on Productivity, Versatility and Resistance.

Forestal Use:

- Contains 105 acres of land designated as having High or Very High Forest Conservation Value by the Virginia Department of Forestry.

Natural Habitat and Biological Diversity:

- Fronts Kerrs Creek for approximately 1,300 feet and has an unnamed tributary of Kerr's Creek running through the Property for approximately 4,100 feet. Kerrs Creek is habitat for two species of endangered freshwater mollusks with those species having been found within 250 feet of the property boundary.

Scenic/Open Space:

- Lies within one mile of the boundary of VOF's House Mountain Reserve and is visible from the saddle on the Reserve. Lies in the viewshed of "Scenic Drive" – a ridge road within the George Washington National Forest – one mile to the west.
- From public trails and an old fire tower overlook on Big Butt Mountain in the Goshen Little North Mountain Wildlife Management Area, one mile north of the property.

Water Resource Protection:

- Kerrs Creek and its tributary flow to the Maury River, a source of public drinking water for downstream communities, including the town of Lexington.

Open Space as Designated by a Government or Conservation Organization:

- Lies within the Chesapeake Bay watershed so that an easement on the Property contributes to the 2014 Chesapeake Bay Watershed Agreement.

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 **Maximum Properties:** One
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 25,000 square feet.
- 3. Buildings and Structures.**

Any new building or structure exceeding 10,000 square feet in ground area, must have Grantee's prior review and written approval.

No more than two detached (freestanding) dwellings may be maintained or constructed on the Property. All new buildings and structures larger than 500 square feet in ground area must be located within designated Building Envelopes.

Any detached (freestanding) dwelling larger than 500 square feet in ground area must be located in a Building Envelope.
- 4. Water Quality Protection Areas:**

35-foot riparian buffers, excluding livestock, on Kerr's Creek and its unnamed tributary on the Property as shown on an EXHIBIT attached to the deed.

5. **Public Access:** NO YES
 6. **Sign Required:** NO YES
 7. **Consolidation of Tax Parcels:** NO YES N/A
 Summarize: Consists of one tax parcel.

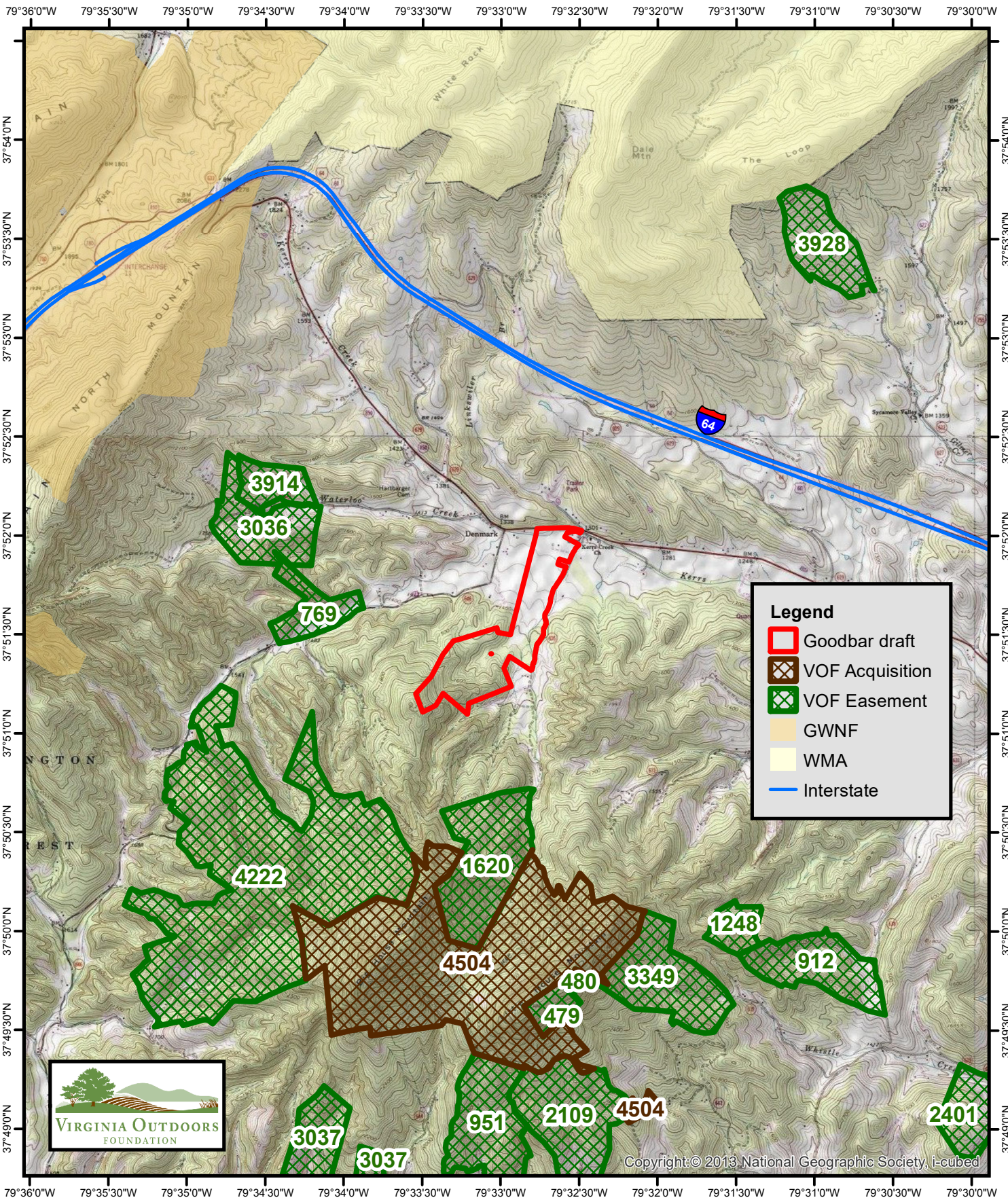
Further Discussion

Schedule A states this property is 201 acres, the tax records indicate 182.811 acres. The GIS boundary shows 213 acres. The boundary research is shown on a map included in the materials to review. The property needs to be surveyed and funding has been requested via the PTF grant proposal.

Comprehensive Plan

Is the project in compliance with the locality’s comprehensive plan?
 YES NO
 DETAILS: *Chris Slayden, Planner, March 20, 2024*

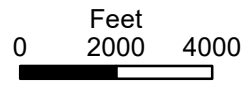
Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: According to VDOT, the 50-foot ROW for West Midland Trail is owned by VDOT (shown on 1999 plats). No plans for expansion are known.		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Notes:</i>			



Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 01/24/2024 by Laura Thurman.
 Source data provided by roads-VDOT, WMA-DWR,
 GWNF-USDA, all else-VOF
 USGS Quadrangle: Millboro, Collierstown
 This map is for general reference and display
 purposes only.

Location Map
 Goodbar ~ 182.811 Acres
 Rockbridge County
 Site Visit Date:



1:48,000



79°33'30"W

79°33'0"W

79°32'30"W

37°52'0"N

37°52'0"N

37°51'30"N

37°51'30"N



Location and size of building envelopes may vary when GPS'd.

Legend

- Goodbar-draft
- Potential building envelopes
- 35' Riparian buffers
- Water
- Secondary Road

Virginia Geographic Information Network (VGIN)

79°33'30"W

79°33'0"W

79°32'30"W

Projection: Lambert Conformal Conic
 GCS North America 1983
 Datum: D North America 1983

Map created 01/24/2024 by Laura Thurman.
 Source data provided by roads-VDOT, water-NHD,
 all else-VOF.

Aerial imagery acquired 03/02/2022
 Aerial imagery © 2022 Commonwealth of Virginia.
 This map is for general reference and display purposes only.

Special Conditions Map
Goodbar ~ 182.811 Acres
Rockbridge County
Site Visit Date:

0 Feet 800
 400

1:9,600



PROJECT SUMMARY

Mary and Jack McDonald, III

Locality: Roanoke County

Acres: 91.055

Meeting Date: June 13, 2024

Staff lead: Ruth Babylon

Region: West

Project Description

This property wraps around the historic Anderson-Doosing Farm, and the farm’s pastures and wooded hillsides are highly visible from Blacksburg Road, a Virginia Byway. The wooded areas of the property are ranked by VDOF as having “very high” Forest Conservation Value and the property contains habitat for two endangered bat species.

Project Type

- Charitable Contribution
- Purchase of Open-Space Easement
- Fee Simple Acquisition
- Protection of Owned Land
- Site Enhancement for Passive Public Use
- Other: _____

Instrument Type

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

Land Protection Agent

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

Funding Source & Amount

- VOF Grant Program(s): _____
- Amount Requested: \$ _____
- 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 approval of the proposed modifications to the Extinguishment paragraph.
- Approve project, final VOF easement terms to be approved at subsequent Board of Trustees Meeting.

Conservation Funding:

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

Notes:

Conservation Purposes/Property Features

Agricultural Use:

- Hay production
- Setting for rural farm workshops (F.A.R.M. – Farm Animal Refresher for Missions)

Forestral Use:

- The wooded areas of the property have been identified by the Virginia Department of Forestry (VDOF) as having a ranking of “Very High” or “Outstanding” in its “Forest Conservation Value” (FCV) model.

Natural Habitat and Biological Diversity:

- The Virginia Department of Conservation and Recreation’s Natural Landscape Assessment (VaNLA) ranks the Property as having an ecological core of C3 (“High”), meaning the property likely supports numerous habitat and ecosystem values.
- According to biologists with the Virginia Department of Conservation and Recreation’s Natural Heritage Program, the property contains habitat for several endangered bat species.
- Lies in close proximity to the Havens Wildlife Management Area (WMA), a 7,000-acre tract of conserved land on Fort Lewis Mountain managed by the Virginia Department of Wildlife Resources

Scenic/Open Space:

- State Route 785 (Blacksburg Road) has been designated a Virginia Scenic Byway, and the farm’s historic buildings, pristine pastures and wooded slopes, being highly visible from this Byway, provide scenic enjoyment to the traveling public.

Water Resource Protection:

- Contains Catawba Creek, which is located within the Chesapeake Bay watershed.
- Lies in an area of limestone geology with karst features; riparian buffers, and prevention of intensive development on the Property will help minimize soil erosion and contribute to the protection of water quality.

Historic Preservation:

- Lies within the Catawba Rural Historic District, which is included in the Virginia Landmarks Register.
- The easement wraps around the historic “Anderson-Doosing Farm” (nine historic buildings), which is listed on both the National Register of Historic Places and the Virginia Landmarks Register.

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 **Maximum Properties:** One
- 2. Impervious Coverage Limitations:** Total impervious coverage, including that of both existing and future improvements, may not exceed 5,000 square feet.
- 3. Buildings and Structures.**
 - a) No more than two detached (freestanding) dwellings may be maintained or constructed on the property, the smaller of which shall not exceed 1,000 s.f. in ground area.
 - b) All new buildings and structures larger than 500 square feet in ground area must be located within the designated Building Envelope.
 - c) A “Restricted Build Area” (within the Building Envelope) prohibits buildings or structures individually exceeding 1,000 s.f. in ground area.
 - d) Any detached (freestanding) dwelling larger than 500 square feet in ground area must be located in the Building Envelope or Restricted Build Area.
- 4. Water Quality Protection Areas:**

Minimum 20-foot riparian buffer along the northern edge of Catawba Creek.
Minimum 35-foot riparian buffers along southern edge of Catawba Creek. Both buffers exclude livestock.

5. **Unique Deed Provisions:** None.

6. **Public Access:** NO YES

7. **Sign Required:** NO YES

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

Summarize: The property is currently in two tax parcels. A survey plat consolidating the parcels will be recorded immediately after recordation of the easement.

Further Discussion

Conservation Partners requested modifications to the Extinguishment paragraph on 5/23/24. Staff attorney and directors must review and approve the specific language.

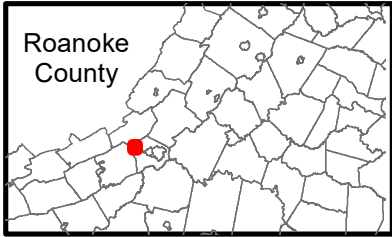
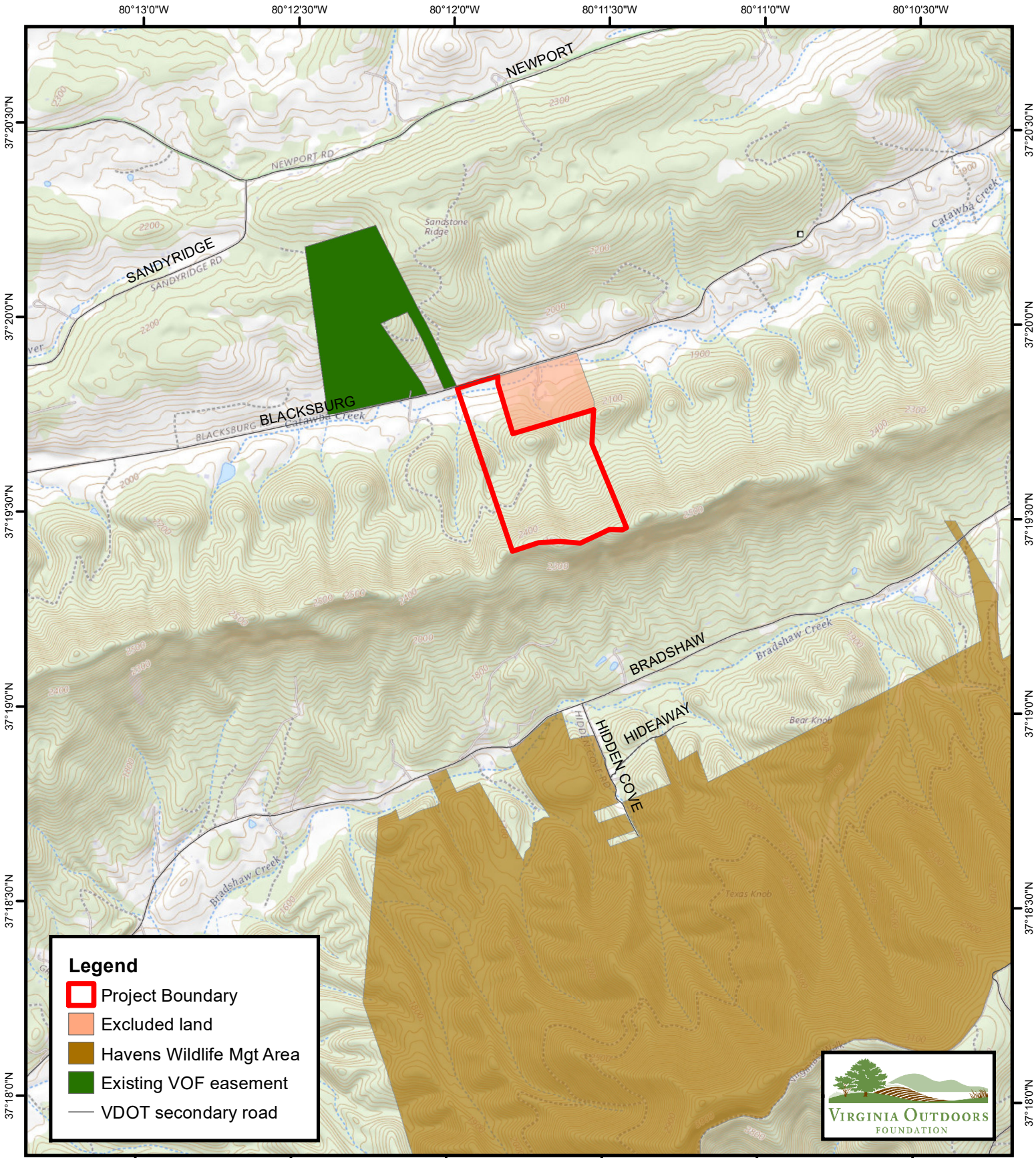
Comprehensive Plan

Is the project in compliance with the locality's comprehensive plan?

YES NO

DETAILS: March 22, 2024 email from Philip Thompson, County Planning Director

Public Infrastructure Information	Conflicts with published plans	Yes	No
Roads: SR 785 (Blacksburg Road)		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rail:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Utilities:		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:			



Location Map
Mary and Jack McDonald
 Board Meeting: June 13, 2024

NORTH

0 Feet 1000 2000

1:24,000

This map is for general reference and display purposes only.
 Projection: Lambert Conformal Conic
 Datum: North American 1983

Map created 3/6/24 by VOF - Ruth Babylon
 Source data: boundary- tax map;
 Roads-VDOT; County
 Boundaries-Census 2014; All Else-VOF.
 USGS Quadrangle: Glenvar

80°12'0"W






80°11'30"W

20-foot buffer north of creek and 35-foot buffer to the south.

Restricted Build Area:
No buildings or structures individually exceeding 1,000 sf in ground area.

Location and size of building envelope and Restricted Build Area may vary slightly upon ground-truthing.

Legend

-  Easement boundary
-  Restricted Build Area
-  Building Envelope
-  Riparian buffer
-  VDOT secondary road



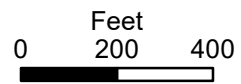
80°12'0"W

80°11'30"W

Projection: Lambert Conformal Conic;
GCS North America 1983
Datum: D North America 1983
Map created 3/12/24 by Ruth Babylon.
Source data: Boundary: survey; Roads-VDOT;
Water-VGIN 2002;

Aerial imagery - VGIN VBMP © Commonwealth of VA,
acquired 3/5/2023. All Else-VOF.;
This map is for general reference and display purposes only.

Special Conditions
Mary and Jack McDonald
Roanoke County - 91.055 ac



1:4,800

