



EXISTING OPEN-SPACE EASEMENT LARGE FARM BUILDING REVIEW

Board Meeting Date: 10/11/2022

Presenting Staff: Bryn Sonnett

I – General Information

Easement Control Number:	Project 878
Easement Recordation Date:	12/21/2000
Landowner(s):	Campbell Real Estate Holdings, LLC c/o Mr. Kelly Campbell and Mrs. Kimberly Campbell
VOF Property Identification #:	992
Property Acreage:	225.1783
County/Locality:	Fauquier

II – Summary of Request

The Campbells requested staff review of a 7,000 sq. ft. ground area barn, 21,250 sq. ft. ground area indoor riding ring and a 6,500 sq. ft. ground area connecting building containing offices, wash stalls and a tack room on their easement property known as Brigadoon Farm. In total, the farm buildings will be 34,750 sq. ft. in ground area.

In 1999, the VOF Board of Trustees granted administrative authority to staff to, “Approve the addition of large agricultural buildings of up to 30,000 square feet in size on VOF easements, provided staff is satisfied that siting and screening will protect the conservation values of the Property.” Conversely, the Board of Trustees retains authority and discretion to approve larger agricultural buildings over 30,000 square feet in size.

Given the total size of the proposed equine complex will exceed 30,000 square feet in size, staff is seeking Board review.

III – VOF Easement Information

Property Features:

The property is currently used as residence and contains agricultural buildings used by the original donor for a cattle operation. It contains rolling topography, forested areas and open fields and is located within a large block of VOF easements.

None of the existing buildings, including a single-family dwelling, garage, shed, barn with attached pole shed, machine shed and silo, are visible from U.S. Route 50 and are sited a minimum of 2,200 feet from the roadway.

Conservation Values and Applicable Deed Restrictions:**Conservation Values:**

- Property has frontage on Cromwell's Run and is located within the Goose Creek Watershed...the open space protected would be consistent with and further the protection of Goose Creek as a scenic river... and would also be consistent with existing conservation programs in the area as evidenced by other land adjacent to the Property protected by easement...
- The Property is located on the "Scenic Roads, Areas and Rivers Map" in the Fauquier County Comprehensive Plan
- The Property contains frontage along U.S. Route 50

Pertinent Deed Restrictions:**7. Structures.**

A. No permanent or temporary building or structure shall be built or maintained on the Property other than (i) a single family dwelling and structures and non-residential outbuildings commonly or appropriately incidental thereto, (ii) one (1) guest house, not to exceed 1,000 square feet without Grantee's approval; (iii) two (2) secondary dwellings and non-residential outbuildings commonly and appropriately incidental thereto; (iv) farm buildings or structures and (v) connecting private roads. No farm building or structure which exceeds 10,000 square feet in ground area may be constructed on the property without prior written approval of the Grantee. Grantee's approval shall be limited to consideration of the impact of the size, height and siting of the proposed structure on the conservation values of the Property. Private roads and utilities that serve permitted buildings or structures may be constructed...

B. No building of any nature may be constructed or maintained on the Property within one thousand (1,000) feet of the center line of U.S. Route 50 and four hundred fifty (450) feet from the east bank of Cromwell's Run. This prohibition shall not apply to the construction or maintenance within the prohibited areas of (i) fencing, (ii) livestock watering or feeding troughs, (iii) sheds, not to exceed 1,000 square feet, (iv) mailboxes and gate posts and (v) private roads.

8. Industrial and Commercial Activities – *Industrial or commercial activities other than the following are prohibited: (i) agriculture...*

IV – Field Investigation

Site Visit Date:	September 7, 2022
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Observations:

Due to the size of the farm buildings, staff concluded that formal staff review was required as the total exceeded the 10,000 sq. ft. ground area review threshold in the deed. Therefore, staff visited the property on 9/7/22 to document the location and potential impacts to the conservation values, including the public viewshed from U.S. Route 50 and frontage along Cromwell's Run. The farm buildings will be sited outside the 450' No-Build Zone along Cromwell's Run by approximately 150 feet and the 1000' No-Build Zone along U.S. Route 50 by approximately 250 feet. From site observations, the buildings will only be minimally visible from U.S. Route 50 given distance and existing topography, and therefore not negatively impact the scenic viewshed.

V- Analysis and Recommendation

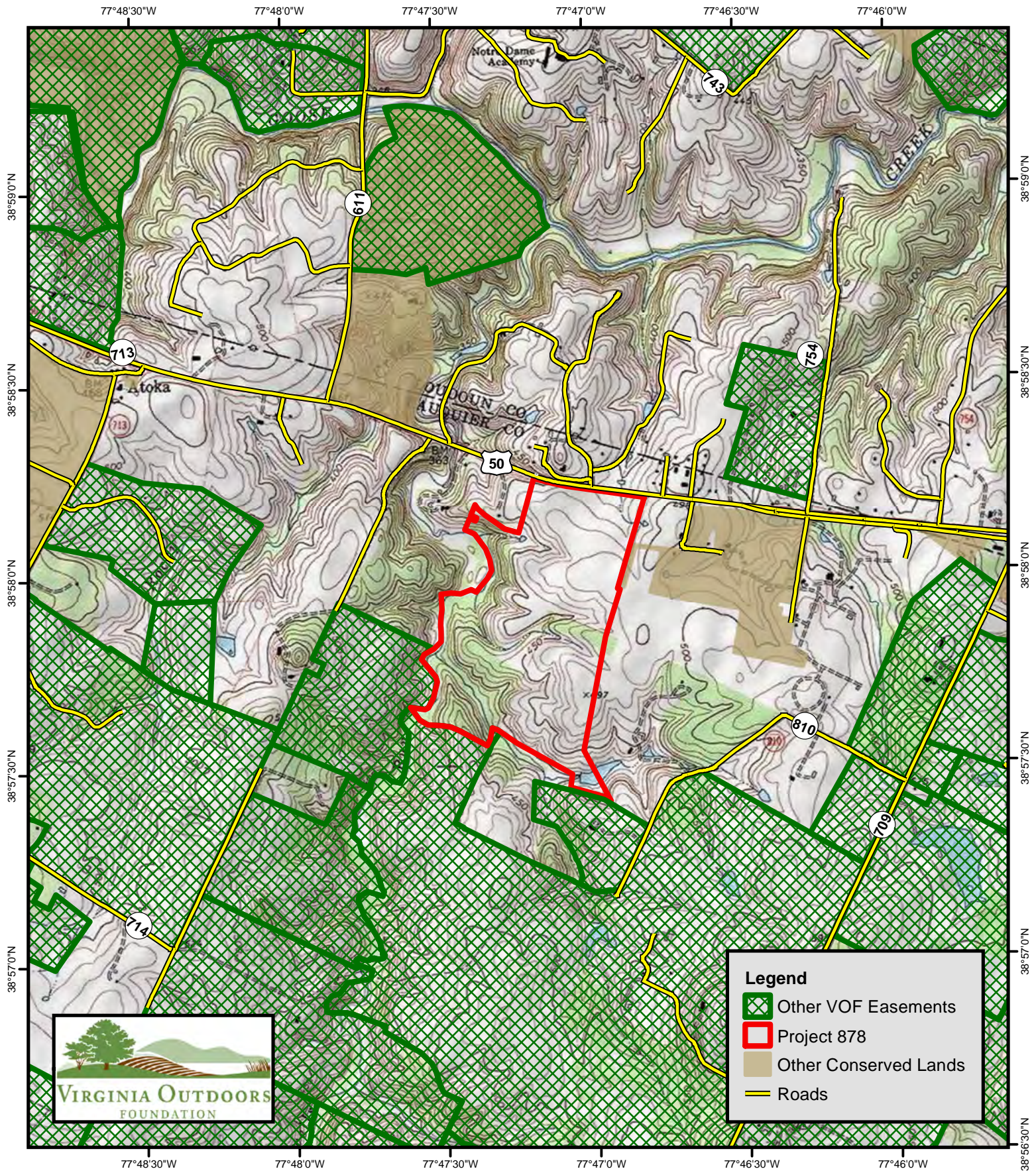
According to GIS measurements, the existing buildings total ~15,000 sq. ft. in ground area. Though the deed does not contain an impervious cover limitation, 1% of the 225-acre property would be 98,088 sq. ft. With the addition of the proposed infrastructure, ~52,188 sq. ft. of impervious surface would exist on the property.

The farm buildings will be sited outside the no-build zones by more than 150 feet and will only be minimally visible from U.S. Route 50 given distance and existing topography. Large equine buildings and equestrian properties are common in this area of Fauquier County (Middleburg/Upperville), with many visible from public viewsheds. Additionally, the buildings will allow for the continued agricultural use, specifically equine, occurring on the property. Therefore, staff conclude that the buildings will not negatively impact the conservation values and recommend approval.

Staff Recommendation for Board:	Approve as presented:	<input checked="" type="checkbox"/>
	Approve subject to changes, as listed above:	<input type="checkbox"/>
	Deny:	<input type="checkbox"/>

VI – Attachment Table

1.	Location Map
2.	Built Environment Map
3.	Special Conditions Map
4.	Building Plans
5.	Photo point Map
6.	Photo point Album



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

Map created 9/27/22 by Bryn Sonnett.
Source data provided by VGIN- Roads, VOF- All else.
VBMP aerial imagery acquired 2021.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

VOF BOT 10/11/2022

Location Map

Campbell Real Estate Holdings, LLC
Project 878 - Fauquier County
225.1783 Acres

0 Feet 1000 2000

1:24,000



4 of 15

77°47'0"W

38°58'0"N

38°58'0"N



77°47'0"W

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

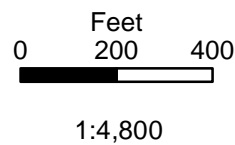
Map created 11/03/2021 by Baron Lin.
VBMP aerial imagery acquired 2018.
Aerial imagery © Commonwealth of Virginia.
This map is for general reference and display purposes only.

VOE BOT 10/11/2022

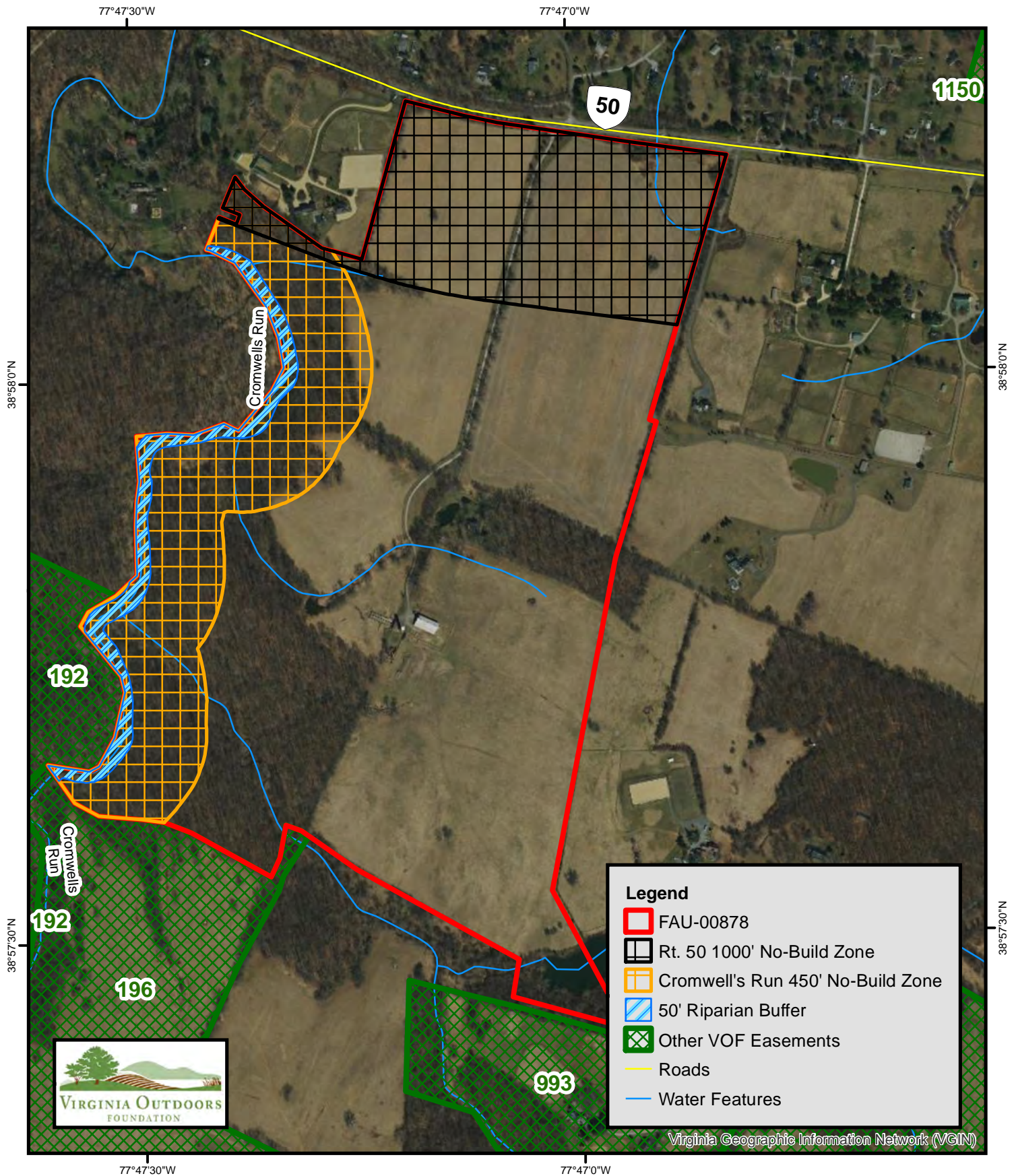
Built Environment Map

Campbell Real Estate
Holdings LLC
225.1783 Acres

FAU-00878
Site Visit Date: 10/28/2021



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

Map created 11/03/2021 by Baron Lin.
Source data provided by VGIN- roads, water features,
VOF- all else.
VBMP Aerial imagery acquired 2018.
Aerial imagery © Commonwealth of Virginia.
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VOF BOT 10/11/2022

Special Conditions Map

Campbell Real Estate
Holdings LLC
225.1783 Acres
FAU-00878

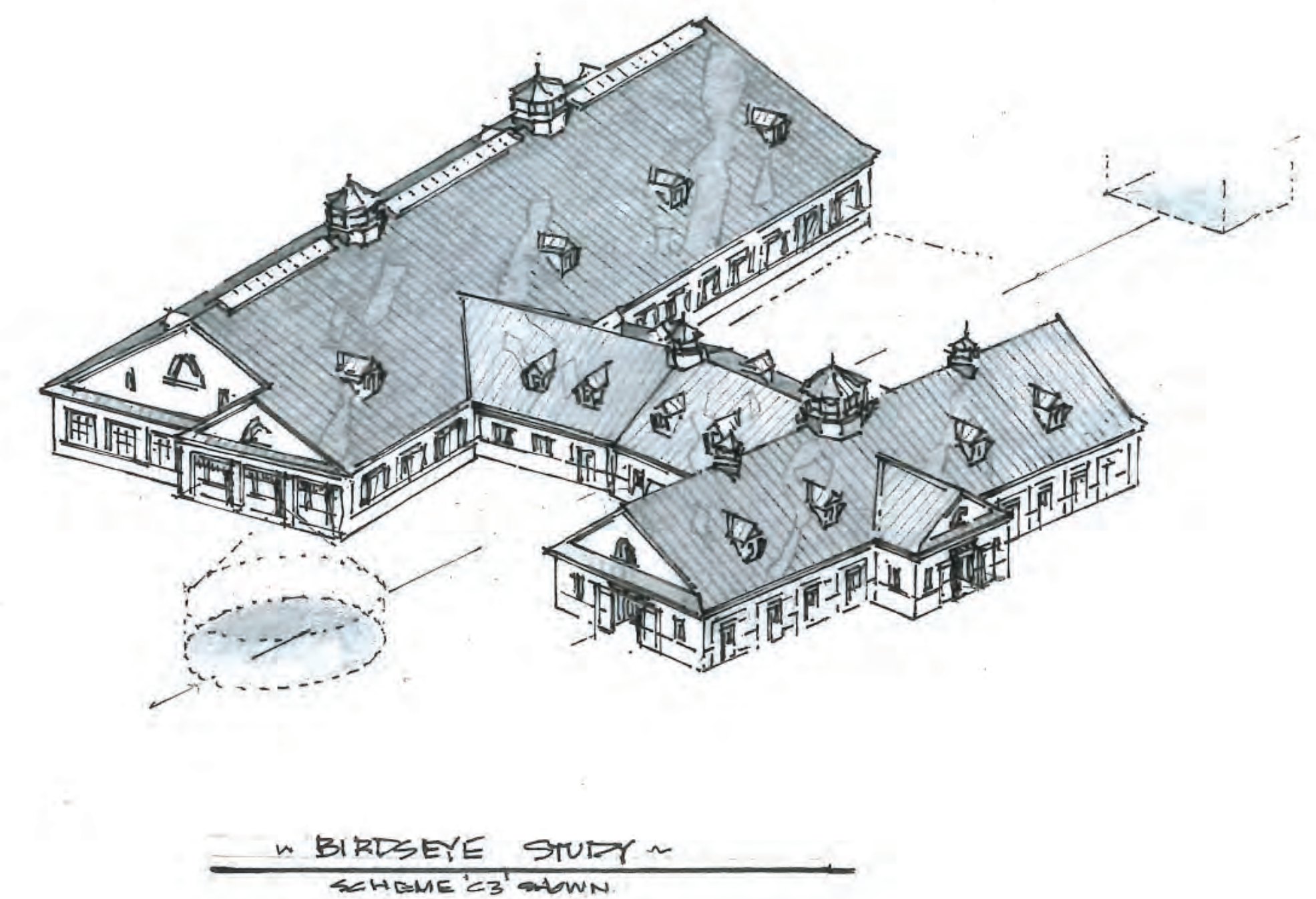
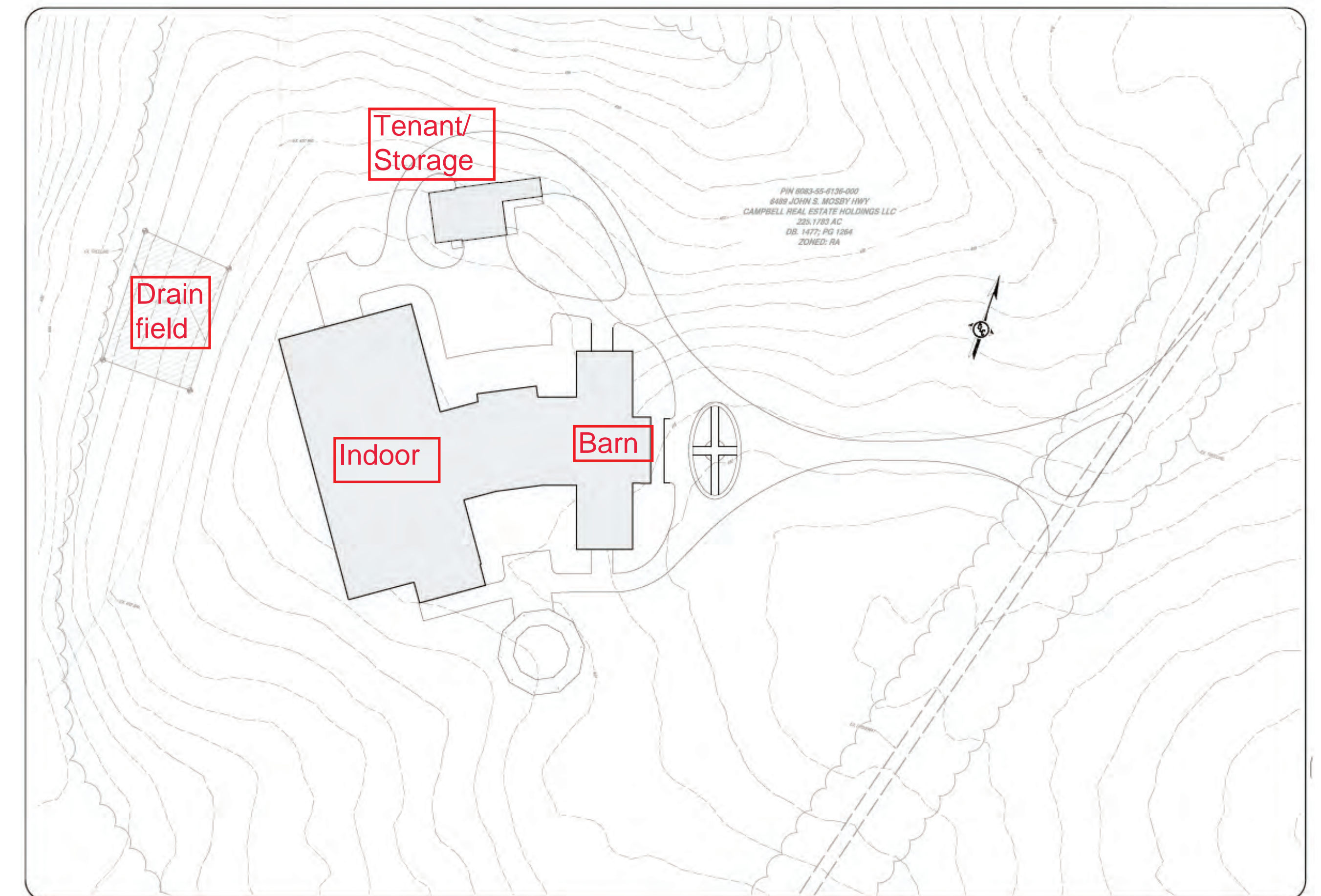
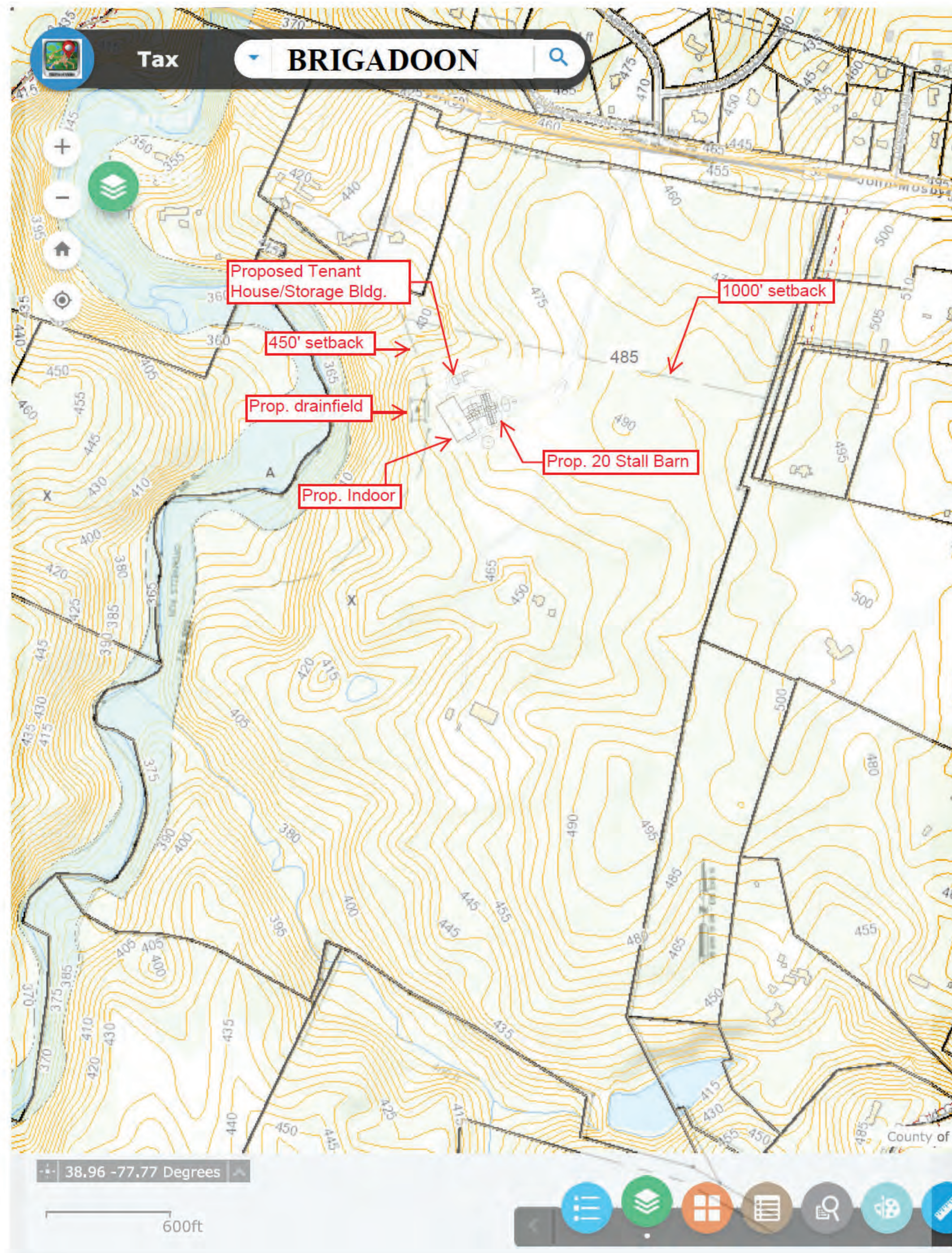
Site Visit Date: 10/28/2021

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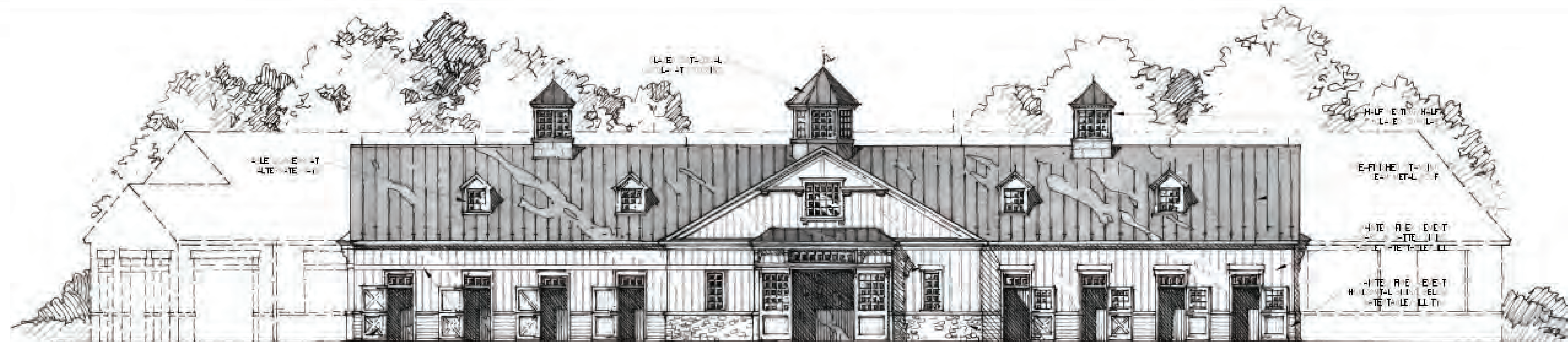
REVISIONS

BRIGADOON
FARM

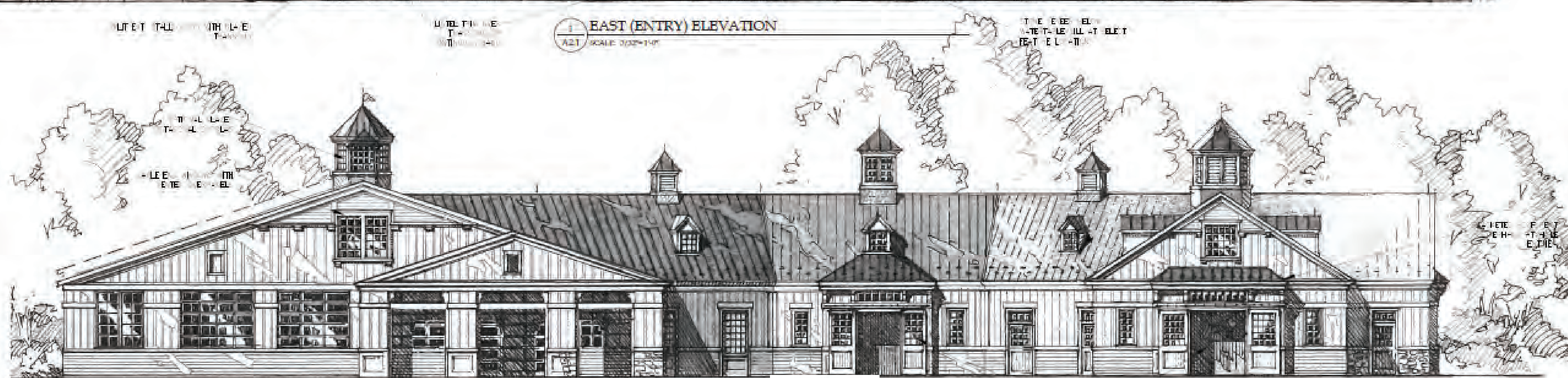
FAUQUIER COUNTY
VIRGINIA

STABLE & RIDING
ARENA ELEVATIONS

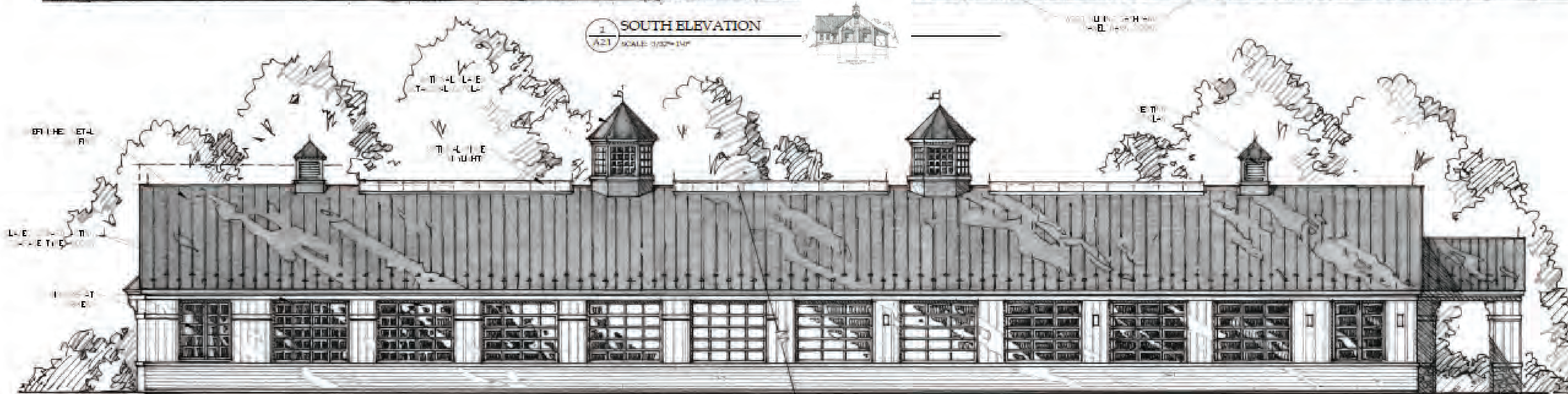
PRELIMINARY ONLY NOT FOR CONSTRUCTION



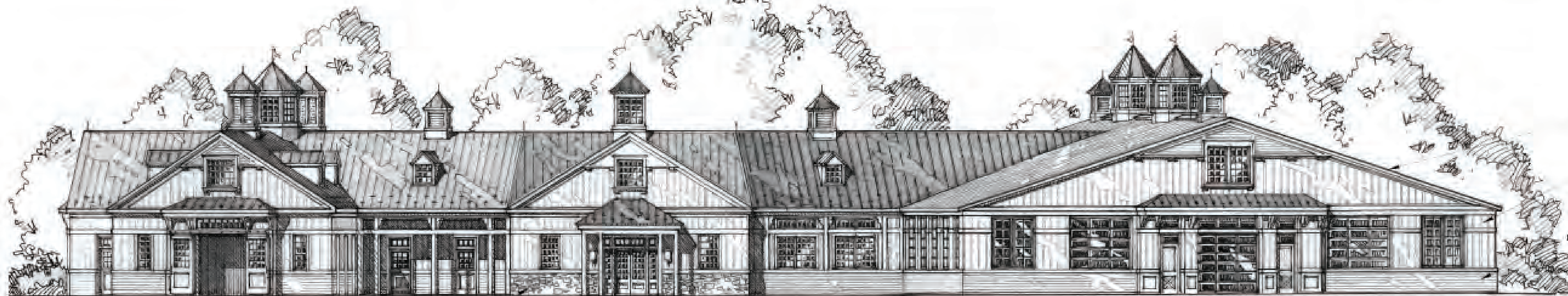
1 EAST (ENTRY) ELEVATION
A2.1 SCALE: 3/32"=1'-0"



2 SOUTH ELEVATION
A2.1 SCALE: 3/32"=1'-0"



3 WEST ARENA ELEVATION
A2.1 SCALE: 3/32"=1'-0"



4 NORTH ELEVATION
A2.1 SCALE: 3/32"=1'-0"

DATE
16 AUGUST 2022
SCALE
AS NOTED
DRAWING

A2.1

FILE
ISSUE
REVIEW

REVISIONS

BRIGADOON
FARM

ADDRESS
ADDRESS
ADDRESS

FAUQUIER COUNTY
VIRGINIA

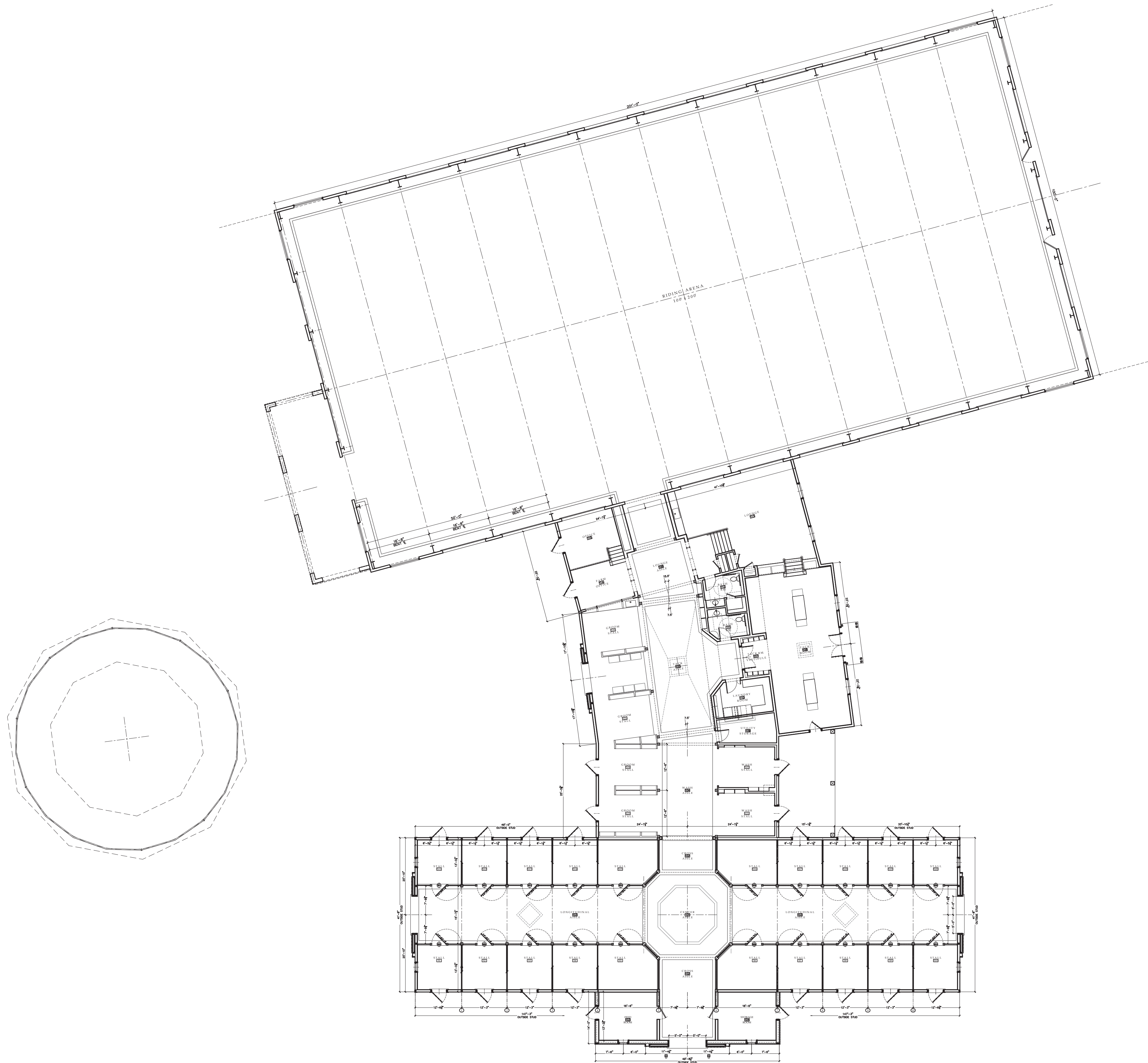
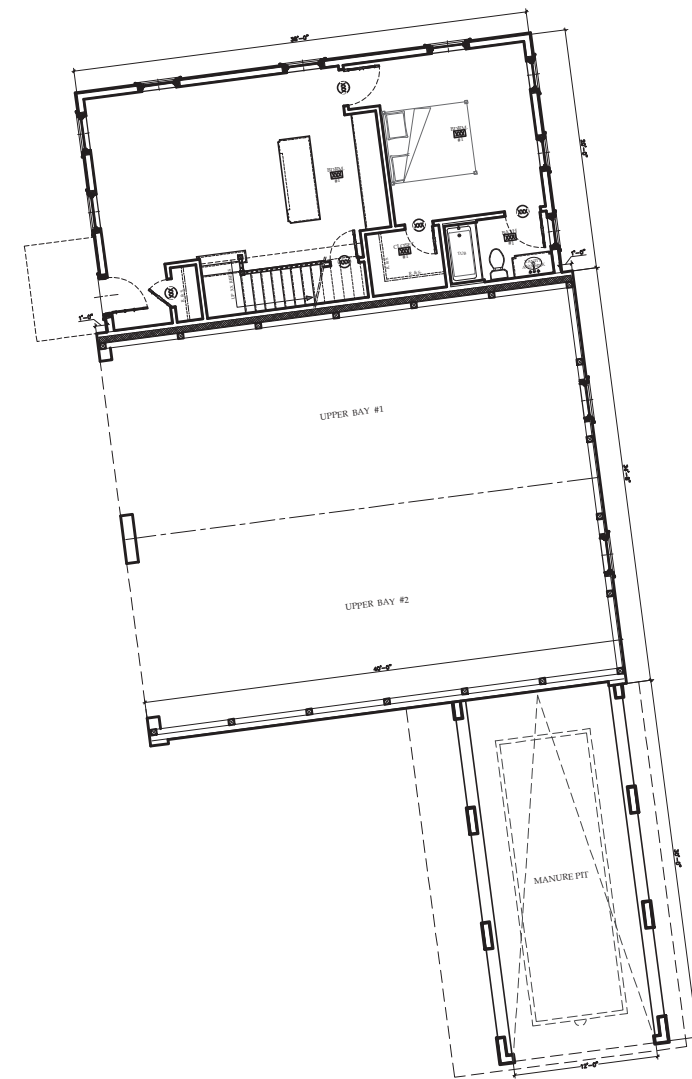
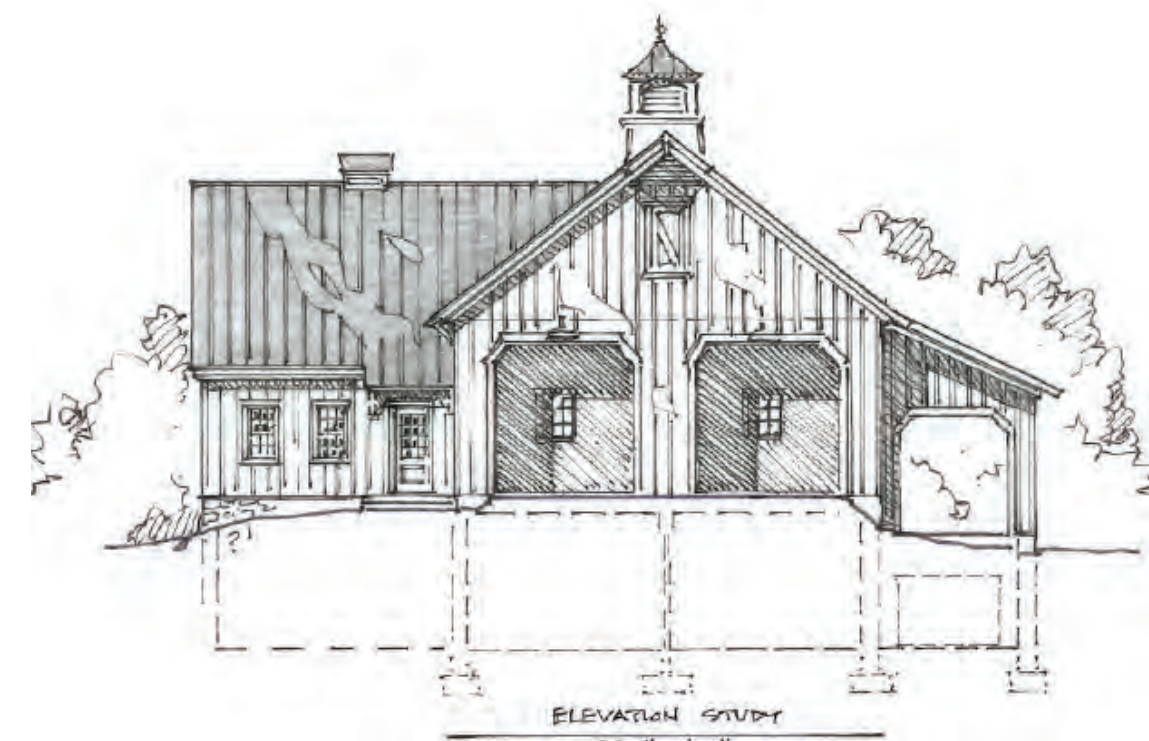
BRIGADOON
STABLE & RIDING
ARENA PLAN

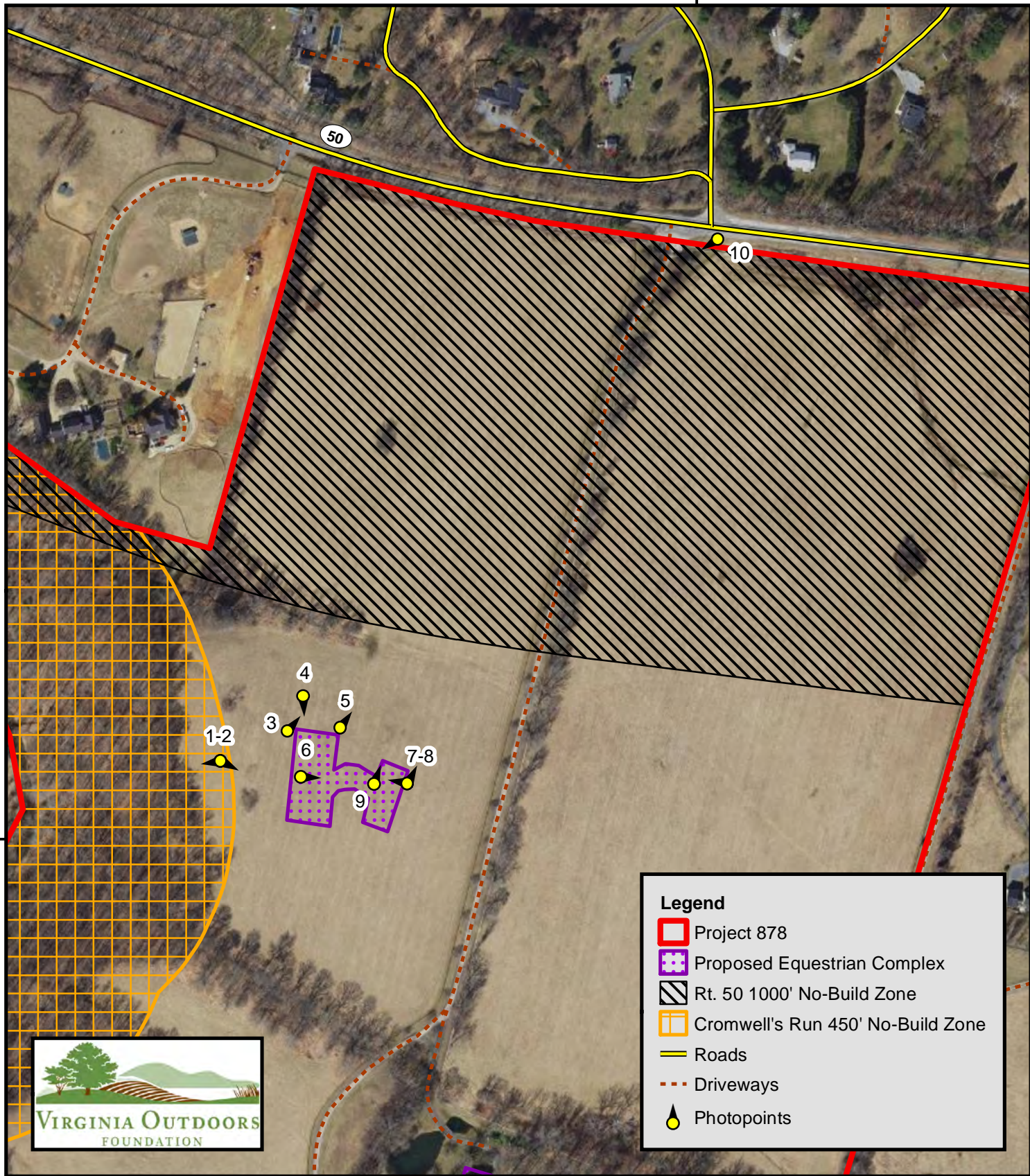
DATE 3 AUGUST 2022
SCALE AS NOTED
DRAWING

A1.2c

FILE
ISSUE PRELIMINARY ONLY
COPYRIGHT © 2022

PRELIMINARY ONLY NOT FOR CONSTRUCTION





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

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VOF BOT 10/11/2022

Photopoint Map
Campbell Real Estate Holdings, LLC
Project 878 - Fauquier County
225.1783 Acres
Site Visit Date: 9/7/22

0 Feet 300
1:3,600



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Project 878 - Farm Building Review

Campbell Real Estate Holdings, LLC

Fauquier

Stewardship Field Report Photographs

Unless otherwise noted, all pictures taken by Bryn Sonnett on September 7, 2022 using an iPhone 11.

* Number of photographs is as taken in the field and may represent merged panoramic images; some photographs may have been omitted because of poor quality or duplicate images.



1. View to proposed drainfield and test pits

Facing West (262°)

Location from iPhone 11

20220907_Proj00878_CampbellRealEstateHoldingsLLC_001.jpg



2. View to proposed farm building site from 450ft setback

Facing Southeast (118°)

Location from iPhone 11

20220907_Proj00878_CampbellRealEstateHoldingsLLC_002.jpg



3. View to proposed tenant dwelling with Rt 50 in background

Facing Northeast (40°)

Location from iPhone 11

20220907_Proj00878_CampbellRealEstateHoldingsLLC_003.jpg



4. View to tenant dwelling into property

Facing South (177°)

Location from iPhone 11

20220907_Proj00878_CampbellRealEstateHoldingsLLC_004.jpg



5. View to Rt 50

Facing Northeast (36°)

Location from iPhone 11

20220907_Proj00878_CampbellRealEstateHoldingsLLC_005.jpg



6. View to proposed barn complex

Facing East (93°)

Location from iPhone 11

20220907_Proj00878_CampbellRealEstateHoldingsLLC_006.jpg



7. View to Rt 50 from stake FLY 3181

Facing Northeast (27°)

Location from iPhone 11

20220907_Proj00878_CampbellRealEstateHoldingsLLC_007.jpg



8. View to remainder of building

Facing West (280°)

Location from iPhone 11

20220907_Proj00878_CampbellRealEstateHoldingsLLC_008.jpg



9. Stake 3114

Facing North (20°)

Location from iPhone 11

20220907_Proj00878_CampbellRealEstateHoldingsLLC_009.jpg



10. View from Rt 50 into property

Facing Southwest (237°)

Location from iPhone 11

20220907_Proj00878_CampbellRealEstateHoldin
gsLLC_010.jpg