The Barns



WOOLLEY ENGINEERING

formwork

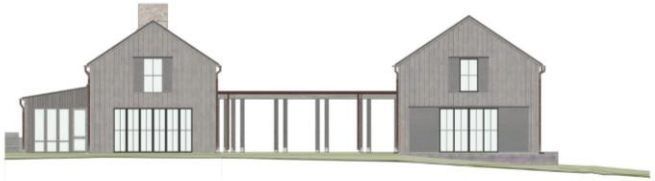
Nelson Byrd Woltz Landscape Architects

THE BARNS: Special Use Permit Plans

JUNE 2026

The Barns

We plan to transform our family's current cattle pasture into a productive, ecologically diverse regenerative farm. We will enrich the soil and cultivate habitat with native plantings, a native orchard, pollinator meadows, a cut flower garden, a medicinal garden and a culinary garden, all of which will inform what we sell and the related educational workshop programming and community experiences we will offer on site.



South Elevation



North Elevation

















Site Elements:

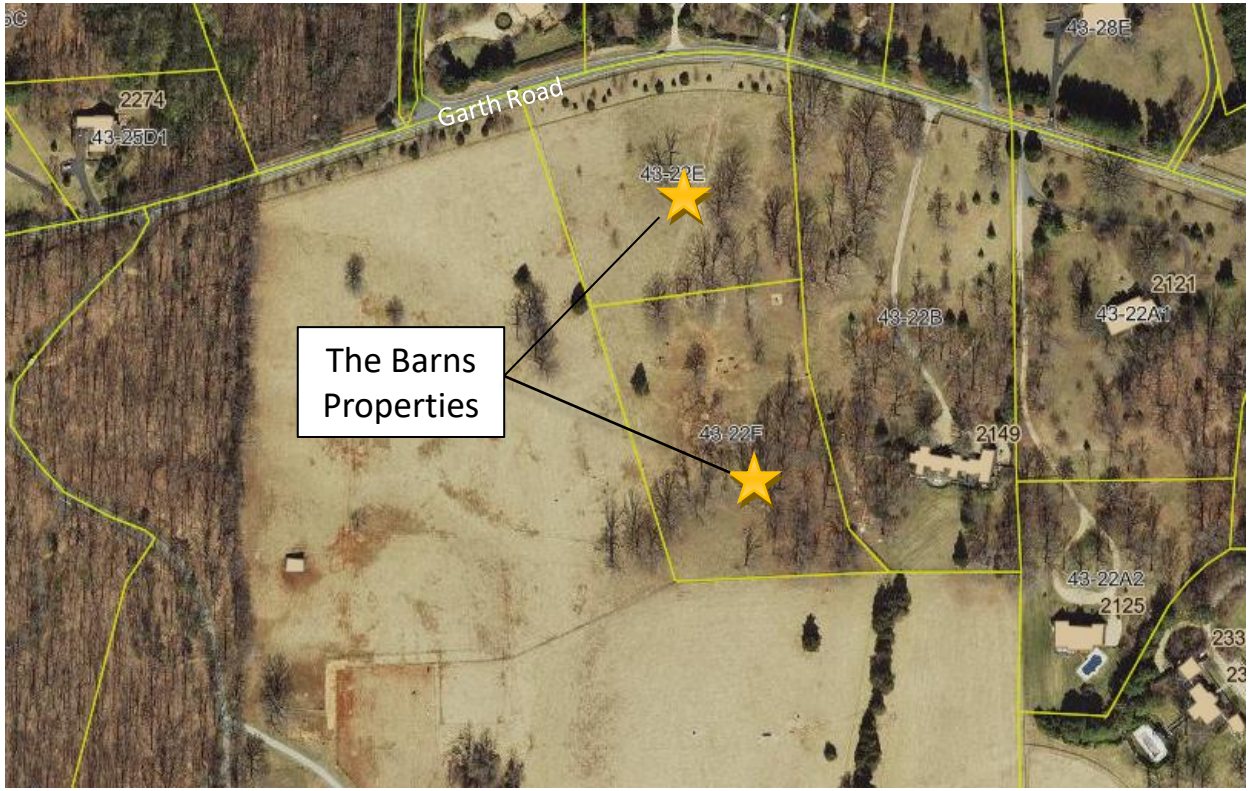
1. Entry driveway
2. Grass overflow parking
3. Designated Parking
4. Grasspave Fire Access + Portable Toilets
5. Entry Court
6. Mown Grass Paths
7. Community Barn
8. Contemplative Barn
9. Landscape Screening

Agriculture Program:

1. Medicinal Herb Garden
2. Culinary Garden
3. Native Cut Flower Meadow
4. Native Orchard
5. Apiculture Bee Hives
6. Greenhouse
7. Chicken Coop

All plans and drawings are illustrative only

Existing Site Conditions





Source: Albemarle County GIS Web Mapping

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Site Layout



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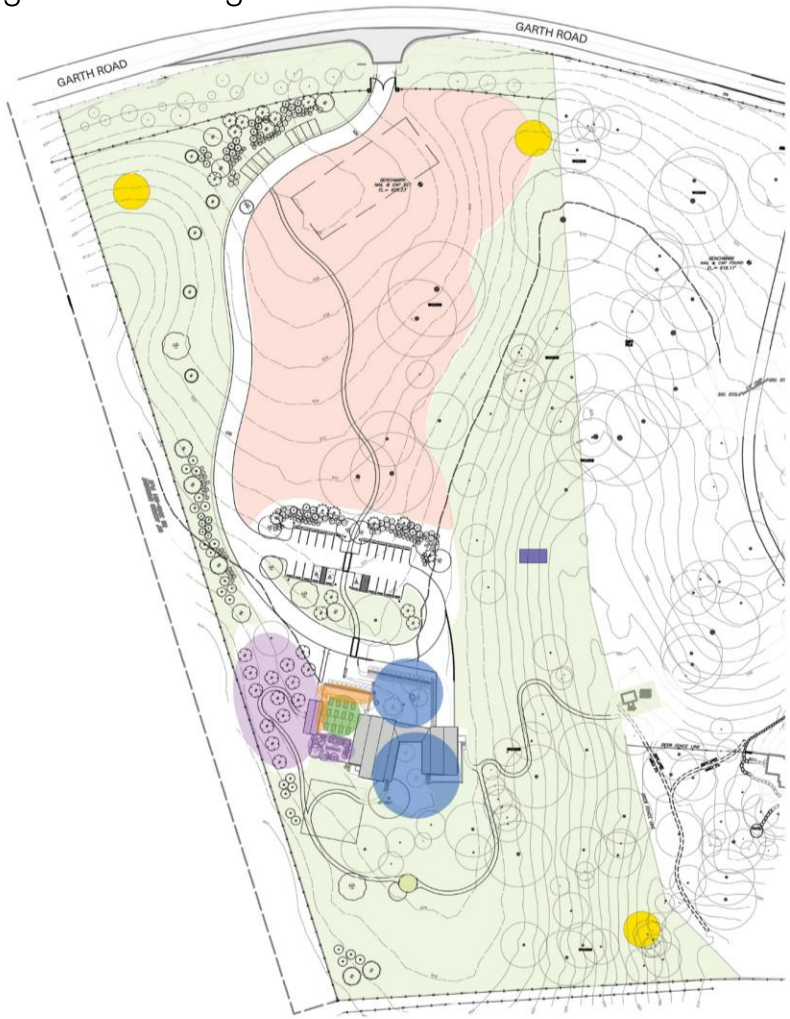
Agriculture Program



Approx. **90%** of site will be used for agricultural production or soil enhancement

Approx. **1,000 lbs** of nitrogen fixed annually by initial cover cropping



FLORICULTURE (MEADOW)

In addition to habitat/pollinator enhancement, select foraging of native warm season meadow provides cut flowers and botanical for proposed educational programs and farm-direct

Pollinator habitat and forage: ***2 acres***
Carbon captured: ***1.4 tons/yr***



FLORICULTURE (CUTTING GARDEN)

Flower production from entry garden provides cut flowers for proposed educational programs and farm-direct sale commercial programs

Estimated yield: ***8,500 stems/yr***



NATIVE ORCHARD + FOOD FOREST

Fruit production from orchard meadow provides fruit for proposed educational programs and supports culinary classes and workshops

Orchard yield: ***4,500 lbs./yr.***
Food forest yield: ***650 lbs./yr***



CULINARY GARDEN

Vegetable and herb production from culinary garden supports culinary classes and workshops

Estimated yield: ***900 lbs./yr***



APICULTURE

Apiaries throughout site support proposed educational programs and farm-direct sale through honey production and use in classes and workshops

Estimated yield: ***500 lbs./yr honey***



GREENHOUSE PRODUCTION

Specialty native and medicinal plant propagation in greenhouse supports proposed educational programs and farm-direct sale

Estimated yield: ***6,500 plants/yr***
or (270) 24 cell trays



BOTANICALS

Medicinal plant and herb production supports proposed educational programs and farm-direct sale. Botanical display gardens near Barns and warm-season grass meadow provide forage and collection of botanicals.

Estimated yield (dry weight): ***100 lbs./yr***



POULTRY FARMING

Free range mobile chicken coops across site produce organic eggs for farm-direct sale and culinary programs and contribute to the regeneration of site soil and improved chicken health

Estimated yield: ***2,000 eggs/yr***

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Ecological Services





Tall Grass Meadow

Tall grass meadows reduce surface runoff and erosion, increase water infiltration, store carbon, and provide habitat and nourishment for a diversity of grassland animal and insect species.



Food Forest

The food forest offers a dense, biodiverse native habitat and nourishment for a variety of species and nitrogen fixers that contribute to a healthy soil formation.



Habitat Screening

These native buffer zones provide habitat and cover for a variety of mammal and bird species year round as well as 'stepping-stone' connectivity for species that require movement corridors.



Bee Boxes

Bee boxes provide pollination services across the site and an educational opportunity for site visitors.



Culinary Garden

The culinary garden provides continuous floral bloom from early spring through fall, which supports native bees, honeybees, butterflies and many other pollinators.



Bird + Bat Boxes

Pollinator Boxes

Bird and bat boxes support vulnerable populations such as Kestrels, Eastern Bluebirds, and the Little Brown Bat. Birds and bats contribute to pest population management onsite.



Orchard Meadow

The orchard meadow will provide species nesting habitat, pollination opportunities, water infiltration, increased soil moisture, and carbon sequestration.



Lowland Native Planting

Native valley plantings reduce runoff, increase infiltration and water quality, while providing movement corridors for water-dependent small mammals and insects.



Native Ornamental Garden

The native ornamental gardens will support pollinator populations throughout the year and increase site biodiversity while creating a beautiful sense of place



Enhanced Tree Canopy

An enhanced tree canopy improves air quality and reduces temperature via shade coverage in addition to providing diverse habitat for a variety of species.

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Site Layout





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Garth Road Screen Planting





Existing







Proposed – Native Screen Planting

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Site Layout





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Building Elevations





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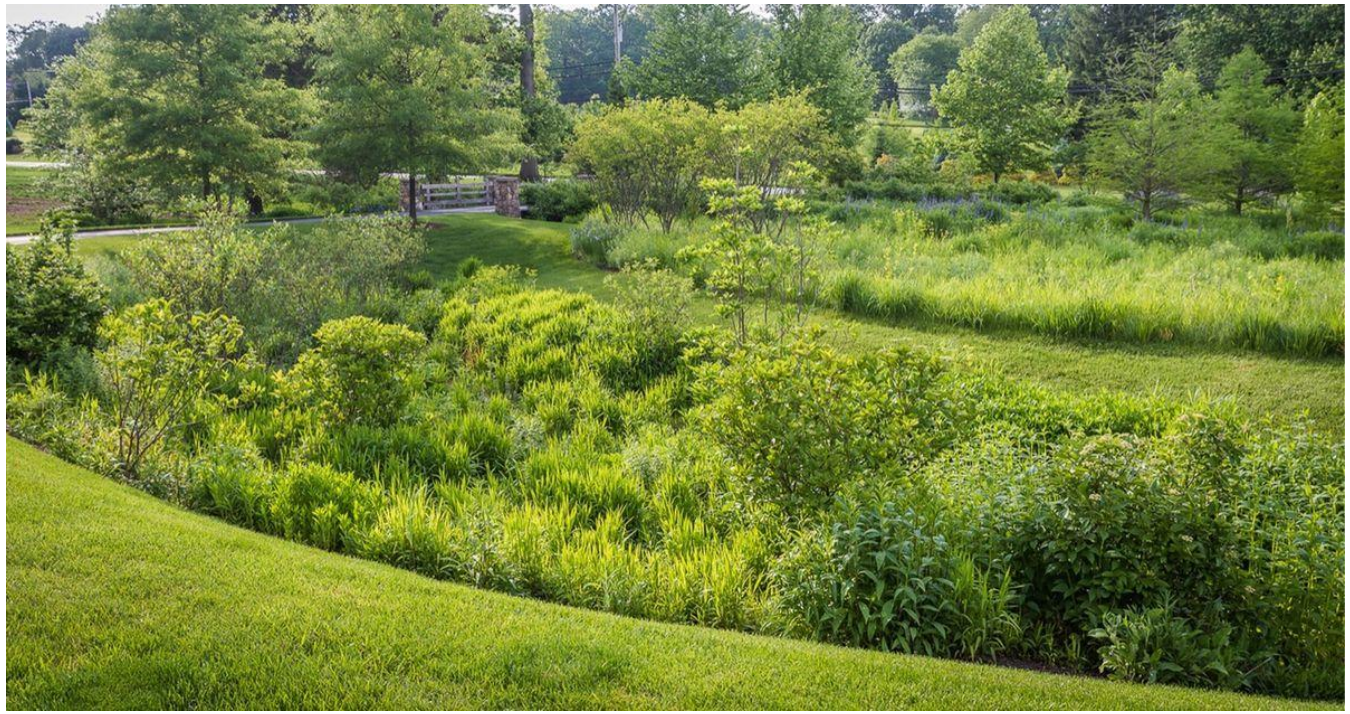
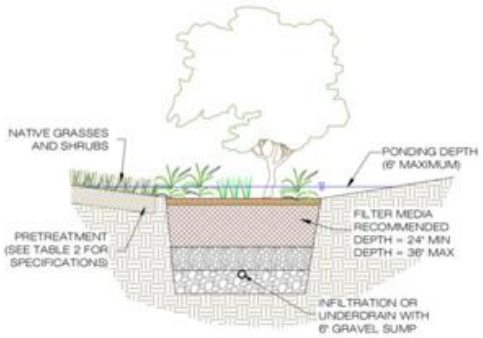
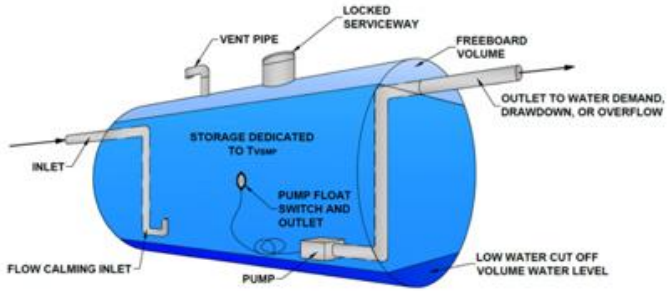
Stormwater Management











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