

"Cannon Ridge"
A Marshall, Virginia Main Street Development
Concerns and Responses
September, 2009

As Cannon Ridge seeks development approvals from Fauquier County, citizens have raised questions and concerns that deserve answers. Please feel free to confirm the following information with County officials:

Concern: There is insufficient water in Marshall.

Response: There are currently four goods wells in Marshall owned by WSA or the County that are waiting to be connected to the water system. Collectively, they produce 725 gallons per minute. For a water system like Marshall, WSA estimates 0.5 gpm for a residential unit. The price of the water connections for Cannon Ridge (\$9,000 per unit) will more than cover the cost of any needed well connections, plus help to repay the debt undertaken by WSA to install the new water lines on Main Street. Over time, this will lower the current surcharge to existing customers.

Concern: There is insufficient sewer capacity in Marshall.

Response: The Marshall sewer plant has existing capacity for another 863 sewer connections beyond the 864 currently in use. While this is not enough for the entire 50-year growth of Marshall projected in the Service District Plan, it is certainly enough for not only Cannon Ridge, but much of the anticipated growth on Main Street, Salem Avenue and the other properties close to Main Street where the Service District Plan suggests the growth be focused. Sewer connections are issued on a "first come, first served" basis by law. If the community wants the growth of Marshall to center around the Main Street area, it should encourage developments near Main Street like Cannon Ridge to move ahead sooner rather than later.

Concern: The proposed rezoning would allow even more houses that Marshall does not need.

Response: The current zoning allows 192 homes by right on the 57-acre Cannon Ridge site. The proposed rezoning requests 235 homes, an increase of only 43 homes. As a condition of the rezoning, the developer will agree to submit to very specific design rules for the homes, the streets and the landscaping under a Code of Development enforceable by the County, all with the goal of ensuring a very traditional neighborhood design that will help Marshall retain the traditional feel for which the

citizens have expressed a strong preference. Under a by-right application, the County cannot insist on the type of design rules that will ensure a high quality design. In addition, the County cannot require phasing of the development under by-right zoning. The proposed rezoning will provide for phasing.

Concern: The Cannon Ridge site's steep slopes will make it difficult to build 230 homes.

Response: Steep slopes on this site comprise less than 6% of the site. Most of this area is shown as open space on the plan. If the requested rezoning is approved, all of the rules included in the rezoning conditions will be binding on the developer even if the number of buildable lots should be reduced.

Concern: The site will compromise the historic significance of Stephenson's Hill.

Response: We consider this historic area an important open space amenity for Marshall, and have proposed a 6-acre public park area on Stephenson's Hill. We would like to coordinate this effort with the Mosby Heritage Area Association.

Concern: The proposed houses are too close to Interstate 66 which will result in excessive noise to the residents and unsightly views of the rear of some homes from the highway.

Response: Our most recent layout eliminates proposed lots along a ridge near I-66, and increases the setback between the development and I-66.

Concern: Only one entrance to the development will result in too much traffic congestion on Main Street. A second entrance on Anderson Avenue may put too many cars on a narrow residential street.

Response: While the traffic study for this development determined that only one entrance is needed, we are prepared to construct a second connection to Main Street using Manor Drive when it becomes available for use in the future. Until then, we will agree to phase our project so as to ensure that we are not overwhelming any of the existing streets.

Concern: If the developer receives the requested approvals and then sells the land, where will that leave Marshall?

Response: The approvals run with the land and will bind any future owner or developer. Once approved, only the County can change the rules; not the property owner.