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# Marshall Minute

December -  
January 2017

Our first meeting of 2017!  
7:30pm on Tuesday  
January 10, 2017

Our featured speakers:

Rosanne Williamson,  
Director of Mountain Vista  
Governor's School  
and

A representative from  
Leckner Ford of Marshall!

Held at the Marshall  
Community Center  
4133-A Rectortown Rd.

All are welcome!

Chris Robinson,  
President

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Editor: Mary Wilkerson

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**Foothills Jamboree Concert!**

Don't miss out on the Marshall  
Community Center's first ever  
*Foothills Jamboree!* This concert  
will feature two great bands.

The *Cobbler Mountain Grass  
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## Good Friends for a Good Cause

*Private Estate Dinners to Support the Animals at Middleburg Humane*

**Saturday, February 11, 2017, 6pm—9:30pm**

\$200 per ticket - Limited Space - Cocktail Attire  
[www.MiddleburgHumane.org](http://www.MiddleburgHumane.org)

Small dinner parties will be held on private estates  
in the Middleburg/Upperville area.



Artwork courtesy of Kestutis Kaspar

**November 5, 2016 Meeting Notes**

**President Chris Robinson** called the meeting to order at about 7:30pm.

**School Board Member Duke Bland** announced that the dates for the Regional Science and Engineering Fair have been announced. The Senior Division for 9<sup>th</sup>-12<sup>th</sup> graders will be held Saturday, March 11, 2017 and the Junior Division for 6<sup>th</sup>-8<sup>th</sup> graders on Saturday, April 29<sup>th</sup>. It is a great event and opportunity to witness the imagination, creativity and execution at its best.

The survey is still underway for middle school modernization of renovating and/or replacing Taylor and Warrenton Middle Schools. The survey is open until tomorrow night. Two community dialogues took place regarding this so far on 9/7 and 11/9. Duke encouraged everyone, even those who do not have a child attending these middle schools, to take interest in this because it's funding will require a bond referendum to move forward and he wants everyone to be able to make an informed decision when the time comes. In early January the Advisory Committee will make a recommendation to the Board. Duke reminded us that if we cannot make any of the School Board meetings when they discuss this, we can live-stream meetings on their website to hear the discussions and comments.

Also, Teacher of the Year nomination forms are now available on their website and must be completed and returned by January 9, 2017!

Our first speaker of the night was **Daniel J. Moore**. He and his business partner recently purchased the old Greenhouse bookstore building and are refurbishing it into a multi-use business. They are working on the site plan with the County and the County has everything they need. This 7,000 square foot building will be called **8393 West Main**, with home furnishings in the former dining room to the front right, and space for accommodations and special events as well. The banquet hall will be called The Drawing Room at 8393 West Main. They will also have two offices where Daniel will have his interior design business,

**Domestic Aspirations**. Retail will be up in the front of the building. They currently have 12 off-street parking spaces, but they also bought the lot behind the main building, adding 6,000 square feet.

Accommodations - Daniel explained that a side entrance and staircase are how you enter the upstairs, which will have three guest suites and a common area. These three rooms will each have their own bath-

rooms. There will also be a light landscaping hedge to mask the parking per the County's request. Daniel said that they are also working with Red Truck Rural Bakery on having breakfast vouchers for their guests to promote more business for Red Truck Bakery. They are also working with wineries.

The fine home furnishings style is traditional but current. These are not second-hand furnishings, but rather they are high-end home interiors. Clients are the weekend-trippers who ride with the hunts in hunt country, which is why the style is a hunt/country/rural look for today; they design with context in mind. They would like to have their soft opening on December 1st.

Our final speaker of the night was **Tom Marable, who has been with Van Metre** for 17 years and works in the department of Acquisition and Land Development. He spoke about Van Metre's two Planned Suburban Communities coming to Marshall. 1) The Cannon Ridge property will be named Carter's Crossing. The Marshall Manor home was acquired and that land will be part of this neighborhood. The original property was zoned for 299 homes and the addition of the Marshall Manor property added 17 more acres, bringing the total number of homes Van Metre could have built to a total of 176. Despite this, Van Metre rezoned the entire property to a lower density of only 153 homes total.

The Blevins property was zoned for 21 town homes and still is. Van Metre added more open space and an integrated street network for a Neo-Traditional street-scape with no front garages, per the County's preference. Restricted type of homes were in the proffer but they have since fine-tuned it. The "Code of Development" document online is self-explanatory. The lot sizes will be 4500 square feet up to 10,000 square feet. There is a lot more detail to these homes, as it is about color, style, roof lines, etc. 2) Cunningham Neighborhood - Van Metre also bought Mrs. Cunningham's property. A portion of it was given to Windy Hill. Middleburg Humane Foundation is building their new location on that as well. A portion was also proffered to the County for potential future schools site. This Cunningham neighborhood will have 154 units, including the original Cunningham house that

Van Metre is keeping. These have a similar but different code of development: larger, 70-foot lots with much larger houses on them. Lone Oak pool property and the rear commuter lot was also purchased. Van Metre will sustain and preserve the spot where Mosby disbanded his Rangers. Van Metre is also swapping land there with VDOT. In exchange for the existing commuter lot near there, Van Metre is giving the portion of land near Exit 27 for the replacement commuter lot. They will put in 32 spaces in that lot, and it is zone for around 170 spaces. Tom has also managed Marshall's Fire and Rescue Squad for 14 years. They have done a lot of studies on wells. When you do development in Fauquier County you have to bring your water with you. They are being very conservative on that because they want to be prepared. They have drilled 11 wells on the Cunningham property and have a pumping plan on all 11. They boiled it down to 4 or 5 wells, and then narrowed it down to 3 wells. They wanted Van Metre to pick two of those three. There is also a pump station already on there that people do not know about. Additionally, rezoning for the White portion is occurring now: down-zoned from 476 to 153 before they bought it. This land will go before the planning commission in the summer of 2017. All of these projects will connect with trails so it will be walkable all around and back to businesses. Within the engineering design for each project, there is an infrastructure design done by civil engineering and it is a 12-month process. Once done, construction will start. Once they do that, they will pay a portion of their proffer fees. When Van Metre had rezoned it, Van Metre chose to accelerate paying their fee. Land development is hopefully to start in late 2017, and the first homes to start in the 4th quarter of 2018. Market will dictate what they start first. They are doing market studies, as well. Rear-loading Town Homes start from the high \$200,000s to the mid- to high- \$300,000s. These projects are supposed to be part of a "Planned Urban Community," rather than the normal infill way a neighborhood is developed. Single family homes will range from the high \$300,000 up to the \$700,000s. The meeting was adjourned at 8:34pm. Minutes by **Mary-Elizabeth Wilkerson, Secretary**.

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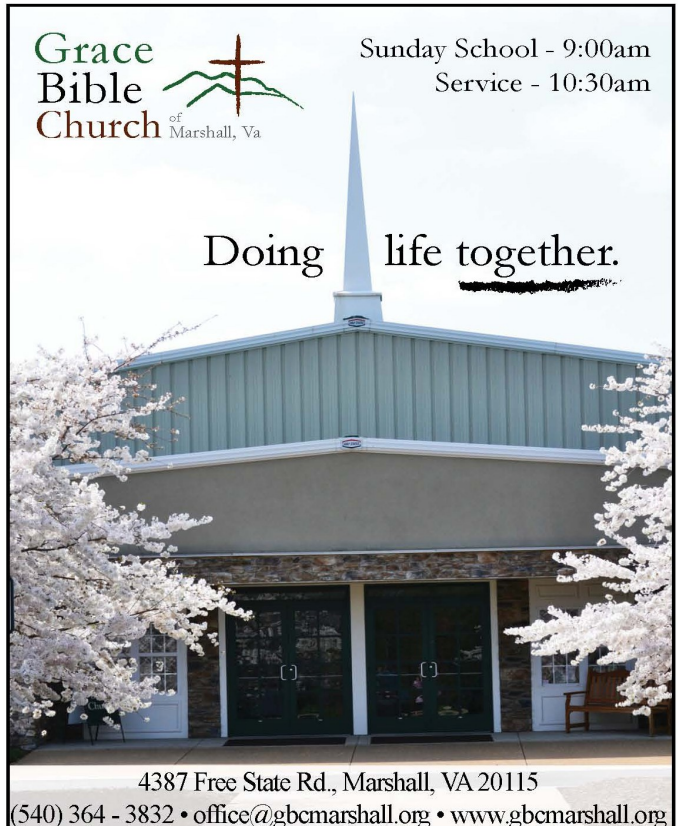
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