

# CATLETT FARM — A PIG IN A POKE

**The developers of the huge Catlett Farm proposal—650 houses & 64,000 sq. ft. of retail space—expect the County to approve their plan based on an empty promise of sewer services**

The sewer proffer unlawfully gives the applicant and the Water and Sanitation Authority (WSA) the power to establish zoning conditions after they get their rezoning approval! It promises a *possible contract for the future*.

## **What do the proffers REALLY say?**

The four paragraphs in the latest Proffer Statement refer to a sketchy, non-binding agreement between the developer and the WSA—but the agreement doesn't even exist yet! With no agreement in place before approval, the County cannot force the developer to do what they promise. So what guarantees are we getting? None!

That's right. They want approval of this huge plan before they even sit down to work out the nuts and bolts of a sewer treatment system. That's the handy thing about non-binding agreements: they're non-binding. You don't have to stick to them. **That's great news for the developer, but awful news for the citizens of Catlett.** The agreement has to be with the County, not WSA, and *before* the rezoning. This whole thing is backwards.

## **The County's own experts say NO!**

Fauquier County's soil scientist, the County Health Department and the County's consultants, including

**"In my professional opinion, the potential risks of the system presented in this proposal outweigh its benefits and I recommend denial of the special exception application."**

**Jim Sawyer**  
*Fauquier County Soil Scientist*

**"In regards to a simple yes or no on the feasibility and long term success of this project, I would have to vote no."**

**Phillip R. Cobb**  
*Virginia Tech Soil Scientist*

Virginia Tech's soil engineer, have all expressed strong reservations about the Catlett Farms plan for sewage treatment. It makes no sense to ignore all this advice and build the plant anyway, potentially saddling taxpayers with the massive financial and public health burdens of its inevitable failure.

## **Let's repeat something very important:**

**The developers make no binding provisions at all, at anybody's expense, to bring sewer to current residents, only to their proposed new houses. That's not what they're telling you, but that's the truth.**

**No matter what the developer promises, if it isn't in their legal proffers, with agreements signed and binding, it's just talk.**

The developer's latest proffer statement says they want the Board of Supervisors to approve their plan **before they even work out what will be NON-BINDING agreements** with WSA for water and sewer provisions.

## **Meanwhile, here are a few more thoughts:**

### **Two transcontinental gas lines bisect the property.**

One of them blew up several years ago, remember? It was a blast you could see for 50 miles or more. You'd think this experience, plus the recent California gas line explosion, would teach us something. **Yet the developers propose building houses right between these lines!**

### **"Just like Vint Hill..."**

The developers saying the facility will be "just like the one at Vint Hill." **Untrue.** The Vint Hill sewer treatment plant is a high-quality system very different from the one proposed for Catlett Farm, which will be what's called an "alternative on-site sewer system" that will dump effluent onto the land along the floodplain of Cedar Run. **Does that sound like a good thing to you?**

## **IT'S TOO MUCH!**

This is a huge development. It could easily require taxpayers to build at least one new school. It would generate at least 1,300 more car trips a day on busy Route 28 and rural Old Dumfries Road. **The extra services required by Catlett Farm will cost County taxpayers millions.**



This is a message in the public interest from Citizens for Fauquier County, a nonprofit, 501(c)3 charitable organization whose mission is to protect the natural, agricultural and historic resources of Fauquier County.  
[www.citizensforfauquier.org](http://www.citizensforfauquier.org)

**Catlett Farm is a huge development:  
650 houses  
64,000 square feet of retail space.**

It would overpower our existing village of Catlett, while cynically calling itself “The Village of Catlett.” **With all its problems—only some of which we’ve discussed here—should the County Board of Supervisors even consider approving it?**

**No.**

The County Planning Commission voted unanimously against it. That’s how the Board of Supervisors should vote, too. The Supervisors still have not approved the Catlett/Calverton/Midland Service District Plan, also recommended by the County Planning Commission. The Board needs to approve the Plan, then deny the Catlett Farm LLC proposal, which would violate the newly adopted Plan.

**Don’t take this lying down!  
Come to the Public Hearing**

**Thursday, October 14  
6:30 p.m.  
Warren Green Building  
10 Hotel Street  
in Warrenton**

Bring this flyer with you to help you sort out the truth from the lies as people go up to the microphone to have their say. Better yet, come prepared to have your own say.

**Contact all County Supervisors. They all have a vote!**

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*BOS@fauquiercounty.gov*

**Just Interested in History?**



At various times throughout the Civil War, both Union and Confederate soldiers camped, marched, fought, and died at “Catlett’s Station.” Union Generals **A.P. Hill** and **John Pope** knew this place; the latter lost his baggage in a raid of his headquarters by **J.E.B. Stuart** and his troops, netting them a dispatch book containing information that enabled **Robert E. Lee** and **Stonewall Jackson** to develop their victorious strategy at Second Manassas a week later. Catlett Station was Maj. Gen. **George Gordon Meade**’s headquarters before the Battle of Auburn. It was also the site of a daring attack by the legendary **John Singleton Mosby** and his Partisan Rangers. Armies massed and met on fields of violent battle in and all around Catlett, Virginia. **Virtually every square foot of this land is “Hallowed Ground.”**

This land was hallowed before the Civil War, too. Long before. Well into the 18th Century, **American Indians dominated the area, with roots going back tens of thousands of years.** An intriguing academic study is now under way to prove that the famed **“Iroquois Trail”** stretched right through here, roughly following the contours of today’s Cedar Run, rather than farther west, as was previously thought. This study depends on continued access to undisturbed land for intense archeological investigation.

Whether you are interested in Civil War battles, Indian settlements, or other aspects of earlier times, you have many reasons for wanting our little village of Catlett to grow carefully, when it chooses to grow at all, so we can preserve as much as possible of this great heritage for our children, and their children.

**A massive development threatens to destroy this precious resource.** If you live here, let your Supervisor, Mr. Raymond E. Graham, know how you feel. Plan to attend the public hearings on October 14th, whether you want to speak up or just lend moral support to others who speak for you. If you’re a visitor, and are concerned about our future, why not write a letter to your home town newspaper about what we’re up against? Be sure to send a copy to Mr. Graham and the rest of the Board of Supervisors.