

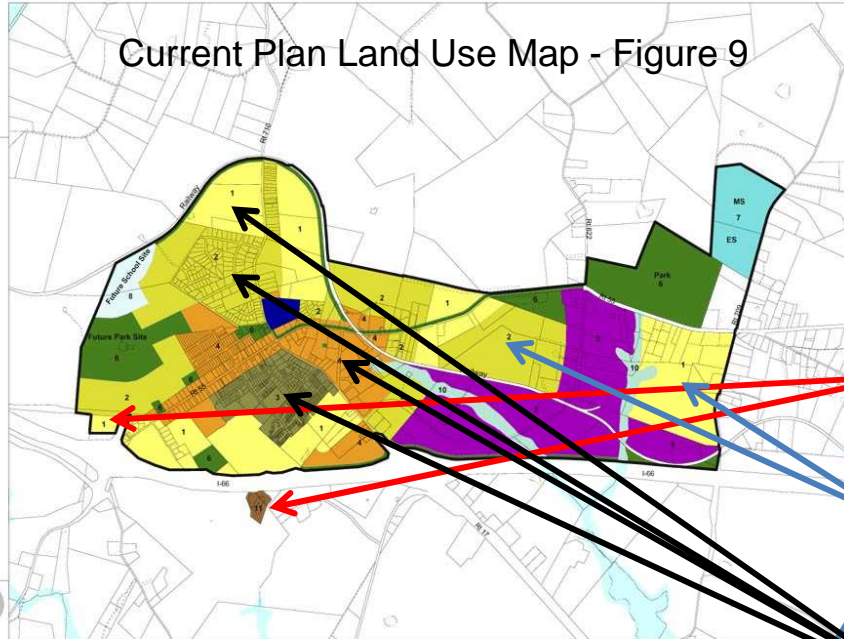
# Marshall Current and Proposed Land Use Comparison



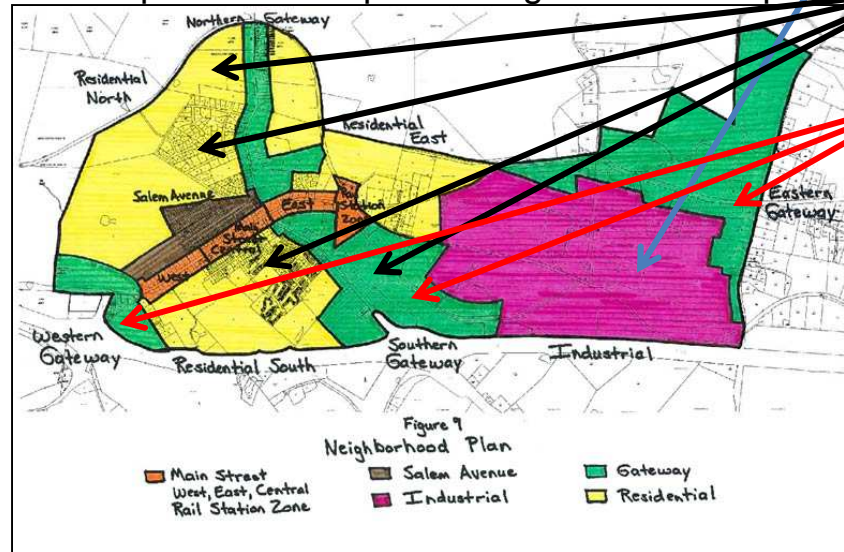
Marshall Service District

## LAND USE LEGEND

- 1 Low Density Residential: Less than 2 Units Per Acre
  - 2 Low Density Residential: 1-3 Units Per Acre
  - 3 High Density Residential: 1-7 Units Per Acre
  - 4 Mixed Use
  - 5 Industrial
  - 6 Park / Open Space/ Public Use / Preservation
  - 7 School Site
  - 8 Future School Site
  - 9 Community Center
  - 10 Park / Open Space / Public Use/ Preservation / Floodplain
  - 11 Wastewater Treatment Facility
  - FEMA Floodplain
  - Walking Trail (Not to Scale)
  - Service District Boundary
  - Fauquier County GIS Office
- Date: June, 8 2006  
Scale: 1 Inch = 1400 Feet.



## Proposed Plan Update Neighborhood Map



-Change from Land Use Plan to Neighborhood Plan creates ambiguity over what can be built where. CFFC is of the opinion that a Land Use map that reflects areas of specific residential density and types of development which relate to Fauquier's zoning ordinances is an essential element of a Service District Comprehensive Plan. The proposed Neighborhood Plan does not do this.

-Waste water treatment plant South of I-66, and a small parcel on West end of Service District, are not included in the Service District in the plan update.

- 160+ planned residential acreage changed to planned industrial on map in plan update, but Land Use change only 100 acres (see Land Use Acreage table)

-Easy identification of differences in residential density within the service district eliminated in plan update.

-Added Gateway Neighborhood category designation provides no indication of whether properties should be developed as residential, commercial, or industrial.

-The text description of each Gateway neighborhood are general and ambiguous, it is unclear if the language could be used as a basis of denial of a undesirable rezoning request.

-Neither a potential home buyer nor developer can determine the likely future residential density or nature of desired future construction in any neighborhood by looking at the draft Neighborhood Plan map.