

Marshall Service District Baseline Information

Basic Data:

- Service District Size: approximately 1,650 acres
- Acreage within floodplain approximately 33.62 acres
- Estimated population: 1,350 people

Housing:

516 Dwelling Units (as of June 2008)

- 155 Townhouses
- 361 Single Family Homes

Zoning:

206.37 acres are zoned Commercial:

- C-1 (commercial neighborhood) = 78.64 ac
- C-2 (commercial highway) = 97.08 ac
- C-3 (shopping center) = 30.65 ac

467.80 acres are zoned Industrial

- I-1 (industrial park) = 226.56 ac
- I-2 (industrial general) = 241.24 ac

981.17 acres are zoned Residential

- TH (townhouse) = 46.14 ac
- R-1 (.9 dwelling units/acre) = 115 ac
- R-2 (2 dwelling units/acre) = 548.79 ac
- R-4 (4 dwelling units/acre) = 271.24 ac

2003 Comprehensive Plan Land Use Data:

Residential Land Use Plans

- 353.43 acres are planned for Low Density Residential (Less than 2 Units Per Acre)
- 399.50 acres are planned for Low Density Residential (1-3 Units Per Acre)
- 72.73 acres are planned for High Density Residential (1-7 Units Per Acre)

Mixed Use

- 168.63 acres are planned for Mixed Use Development

Industrial

- 238.15 acres are planned for Industrial Development

Park/Open Space/Public Use/Preservation

- 283.21 acres

School Sites

- 60.28 acres

Future School Site

- 22.89 acres

Community Center

- 10.35 acres

Wastewater Treatment Facility

- 5.62 acres

Sewer Availability:

- Per Fauquier County Water and Sanitation Authority (FCWSA), there are approximately 864 sewer taps currently in use, and 863 that are unallocated.

Business Data:

There are approximately 88 businesses located within the Marshall Service District

- 82 have 0-25 employees
- 5 have 26-50 employees
- 1 has >50 employees
- County Facilities (Schools, Community Center, Recycling Center) employ a total of 153 people in Marshall

Public Employees

- WG Coleman Elementary School: 57 employees
- Marshall Middle School: 77 employees
- Marshall Community Center: 17 employees
- Recycling Center: 2 employees

Some of the largest business types in Marshall include:

- Restaurants- 8
- Construction/Contracting- 13
- Auto Repair/Machinery -8
- Medical/Dental/Veterinary - 6
- Farm/Pet Supplies – 4

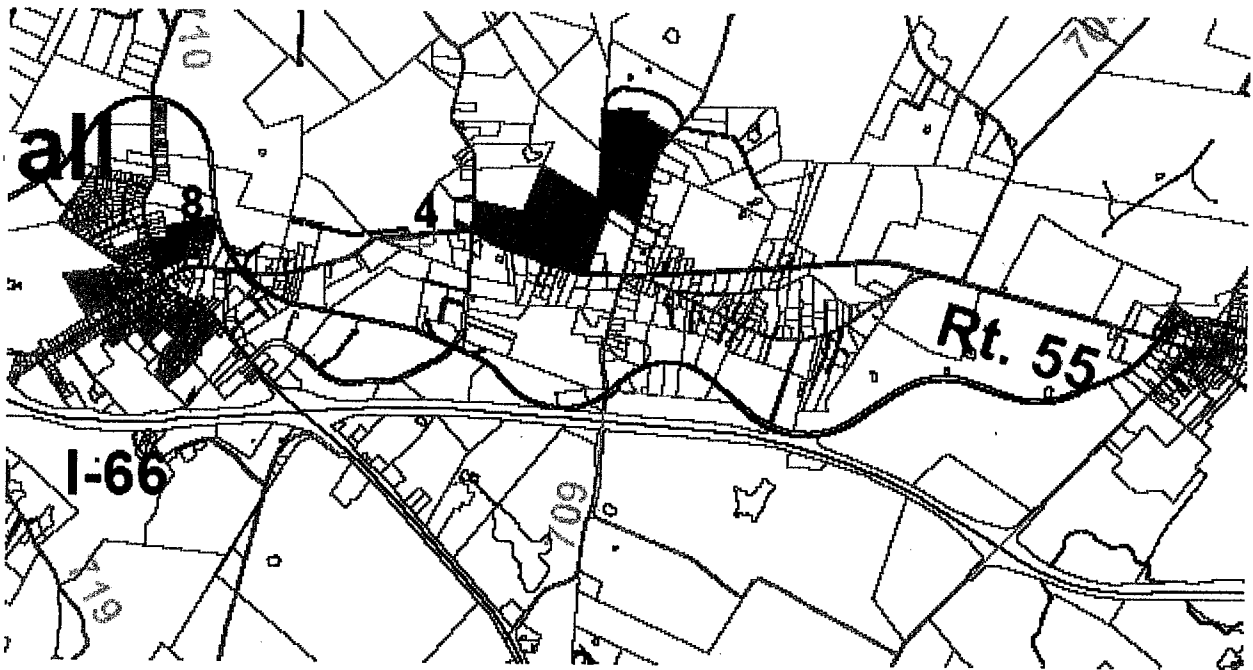
County/School Board Owned Land:

Schools in Marshall Service District

- Coleman Elementary School (#6 on map)
- Marshall Middle School (#7 on map)

County Facilities

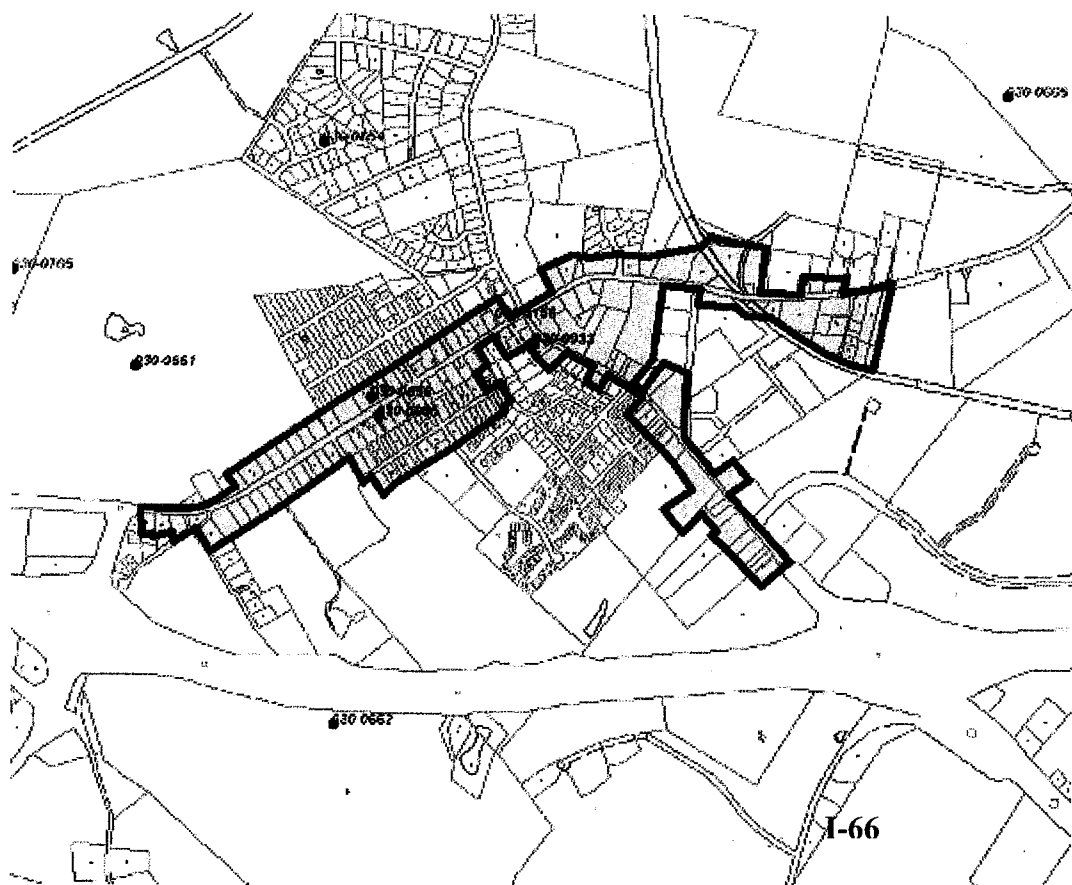
- Marshall Convenience Site (#4 on map)
- Northern Sports Complex (#5 on map)
- Marshall Community Center (#8 on map)



Marshall Historic District

The Marshall Historic District was placed on Virginia Landmark Register in 2006 and the National Register of Historic Places in 2007 (See Map). The District is recognized for the large number of buildings constructed between the two world wars. The District also features a wide array of historical building styles as well as a number of buildings associated with its role as a transportation service center throughout the centuries. The district contains 139 properties with 214 contributing buildings.

Marshall Historic District
National Register and Virginia Landmarks Register



Marshall is also surrounded by a rich cultural and historical heritage, much of which has been documented for listing on the National Register. Crooked Run Valley and Cromwell's Run Rural Historic Districts flank the town's northern and northwestern edges, and John Marshall-Leeds Manor Rural Historic District lies to the West. The areas south of Marshall feature the Morgantown and Ashville National Register Historic Districts as well as the 866-acre National Register-listed Waveland House and farm. The quintessential No. 18 Historic Schoolhouse welcomes visitors and

residents to the easternmost edge of town coming in from historic town of The Plains. Other areas to the east are also in the process of being listed on the National Register.

Traffic Data:

2007 Annual Average Daily Traffic (AADT)

<u>Road Name</u>	<u>Location</u>	<u>AADT</u>
I-66 E	From US 17 (Winchester Rd) to Old Tavern Rd (SR 245)	36,000
Rt. 55/66/17	from US 17 to SR 55	41,000
Rt. 55/Bus 17 (Free State Rd)	I-66/17 West of Marshall to FR 185 (Grove Lane)	5,100
Bus. 17	From I-66, US 17 to SR 55 (Main Street)	7,100
Route 17 (James Madison Hwy)	From Bus. 17 to Blantyre Rd (Rt. 628)	24,000
Route 17 (Winchester Road)	From Belvoir Road to I-66/Bus US 17)	18,000
Rt. 55/Bus 17 (John Marshall Hwy)	from Grove Lane to Bus US 17 Marshall	5,100
Rt. 55 (Main Street East):	from Business US 17 in Marshall to Belvoir Road/Zulla Road (Rt.709)	4,600
Rt. 55 (John Marshall Hwy)	from Belvoir Road/Zulla Road to The Plains	2,000
Rt. 622 (Whiting Road)	from the dead end to Rt. 55	520
Rt. 709 (Belvoir Rd; Zulla Rd)	From Winchester Rd to Rock Hill Rd	2,400
Rt. 710 (Rectortown Rd)	From 17/55 (Main St) to 713 (Atoka Rd) (approx 4 mi)	2,800

(Source: 2007 VDOT Daily Traffic Volume Estimates Including Vehicle Classification Estimates Jurisdiction Report for Fauquier County, Towns of Warrenton, Remington and The Plains)