**RESIDENTIAL CLUSTERS**

Residential “Clusters” in the Rural Crescent will require sewer and water, with the empty promise of open space preservation from credible third party land trusts.

Why aren’t Residential Clusters being recommended in the development areas of the county where sewer and water infrastructure is already in place? Villages of Piedmont and Leopold’s Preserve are perfect examples of how to protect open space in development areas. More of this should be done in the county

Much of the supposed “saved” land in rural areas will either be unbuildable anyway, or will be simply ripe for development when the “time is right.”

Look no further than the experience of Belmont Bay in Woodbridge fighting to protect their proffered “green open space” from townhomes and other high-density residential development.