**Draft Letter … Comprehensive Plan Concerns**

Date

Fauquier County Board of Supervisors

10 Hotel Street

Warrenton, VA 20186

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Dear Board of Supervisors:

I am a resident of Fauquier County, and I am writing to express my serious opposition to The Sanctuary at Barrel Oak project. It is a significant commercial hotel, restaurant and event operation that should not be allowed in an area zoned rural/agricultural.

The project conflicts with the county’s comprehensive plan and its focus on locating commercial activities in its eight service districts. Approving this project could lead to similar commercial businesses outside the service districts throughout the county and would create a missed opportunity to create more critical mass in the Marshall service district, which would benefit existing businesses and help attract new ones**.**

The application lacks so much information that the magnitude of the traffic, well-water, and other impacts are unclear. Demand for a hotel has not been established, and therefore any estimate of revenues to the county is not valid. Information submitted to address water availability and septic field viability concerns is limited to two one-page letters. The only information submitted to address view shed impacts is one photo-shopped image of the front of the hotel. The fact that the applicant has requested up to ten years for which the special exceptions would be authorized is further proof that this is a highly speculative project.

For all the reasons cited above, I sincerely hope the county strongly rejects the “sanctuary” project. The neighbors and community are against the project and the additional density that this project would create along with all the other tourism-related activity on Grove Lane would make a bad situation even worse from the standpoint of the history of traffic accidents on this road.

Thank you for considering my views.

Name and Address