**Draft Letter … Local Concerns**

Date

Fauquier County Board of Supervisors

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Dear Board of Supervisors:

I live near the proposed Sanctuary at Barrel Oak project and I am strongly opposed to it. Regardless if described by the applicant as a “lodge” and now as a “sanctuary,” it is a significant commercial hotel, restaurant and event operation that should not be allowed in an area zoned rural/agricultural.

Those of us who live in this area already have to deal with excessive traffic and noise from the many, many thousands who visit the adjacent Barrel Oak and neighboring Blue Valley wineries and attend special events during the year. The number of special events could double to over 160 per year if the project were approved.

I am particularly concerned about the risk to public health and safety. Grove Lane, which already provides access to the two wineries mentioned above, is a dangerous road. In less than three years since 2017, according to Virginia’s accident database, there have been 14 accidents involving 2 fatalities, 12 injuries, and 4 accidents involving alcohol use. The two wineries on this road are likely to be a contributing factor to the number of serious accidents.

The proposed project could also threaten the availability of water to existing homes and farms. A highly regarded water engineering firm has completed a detailed calculation of water that would be required at the new “sanctuary” facility. The firm estimates that between 21,000 and more than 35,000 gallons per day would be consumed which is two to three times what the applicant has estimated without any real back-up.

Since the zoning ordinance stipulates that special exceptions can only be approved if the project does not adversely affect neighboring properties, I sincerely hope that the Board of Supervisors will not approve this project. Approval of this new project would make a bad situation even worse.

Thank you for considering my views.

Name and address.