

JANUARY 29, 2009

A RESOLUTION OF THE
PLANNING COMMISSION OF THE COUNTY OF FAUQUIER
SPECIAL EXCEPTION APPLICATIONS SPEX09-MA-008 & SPEX09-MA-009
SAGEBRUSH

BE IT RESOLVED by the Planning Commission of Fauquier County that, in the matter of the Special Exceptions SPEX09-MA-008 & SPEX09-MA-009, said Commission hereby makes the following affirmative findings and recommendation:

1. That the provisions of the Zoning Ordinance for a Special Exception are not met in these applications, the Planning Commission finding that said applications will negatively impact the public health, safety and welfare of residents of Fauquier County.
2. The proposed use will hinder and discourage the appropriate development and use of adjacent land and buildings and impair the value of adjacent land and buildings in violation of Section 5-006 of the Zoning Ordinance.
3. That the proposed use will be incompatible with existing or planned development in the general area, as set forth in Section 5-006 of said Zoning Ordinance, and will be incompatible with the general area and the Comprehensive Plan.
4. That the proposed use fails to comply with and is not in conformity with all the applicable standards of Article 5 of said Zoning Ordinance and all other applicable requirements of said Zoning Ordinance.
5. That the location of the proposed project in Rural Residential and Rural Conservation zoned land does not meet the standards set forth in Section 3-200 of said Zoning Ordinance to demonstrate that the emphasis in said districts be on conservation and minimizing potential adverse environmental impacts; agriculture and forestry are the predominant uses and there is limited low density residential development.
6. That the traffic generated by the proposed facility will approximately double current traffic levels on Lake Daniel Road, which is a narrow tar and chip roadway not defined as a major collector in the Comprehensive Plan.
7. That the proposed use does not warrant a waiver of the requirement of Section 5-605 of the Zoning Ordinance that the use be located on a Major Collector.

NOW, THEREFORE, Be it resolved by the Planning Commission of the County of Fauquier, Virginia that the subject applications be forwarded to the Board of Supervisors of Fauquier County with a recommendation of denial.