

Sully District Council of Citizens Associations



**P.O. Box 230042
Sully Station, VA 20120-0042**

17 June 2024

Joint Sully District Land Use and Transportation Committee Supplemental Resolution on the Data Centers Zoning Ordinance Amendment

WHEREAS the Joint Sully District Land Use and Transportation Committee (the “Joint Committee”), comprised of members of the Sully District Council of Citizens Associations (SDCCA) and West Fairfax County Citizens Association (WFCCA), recognizes the paramount importance of the protection of the Occoquan Watershed and upholding Fairfax County’s environmental policies, as expressed in the adopted Fairfax County Comprehensive Plan; as well as protection of residential neighborhoods from development impacts; and

WHEREAS the Joint Committee carefully considered the staff report dated May 17, 2024, recommending amendments to the zoning ordinance concerning Data Centers, and passed a resolution dated May 20, 2024 expressing opposition to much of the proposal, sharing the concerns of many citizens and groups across Fairfax County, that the **harmful impacts caused by the proliferation of data centers in Northern Virginia affect our quality of life, and warrant an open and meaningful public hearing process**, which resolution was previously communicated to the Planning Commission and Board of Supervisors; and

WHEREAS the Joint Committee recognizes the significant negative impacts of data centers on nearby residential communities, as well as impacts on the environment and infrastructure, and recognizes the significant negative impacts of the proposed by right data centers immediately adjacent to the Chantilly Meadows mobile home community, for which the site plans propose only a 50

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foot buffer, rather than the 200 feet recommended by staff in the zoning ordinance amendment; and

WHEREAS the Joint Committee recognizes the importance of protecting existing affordable housing from the impacts of adjacent redevelopment, including the Chantilly Meadows mobile home community; and

WHEREAS the adopted Fairfax County comprehensive plan, Area III volume, Dulles Suburban Center, Land Unit H, Page 117, in the CHARACTER section, 2nd paragraph, provides that

Land Unit H also contains the Meadows of Chantilly Mobile Home Park. The mobile home park provides important affordable housing; a portion of this community is located within the DNL 65-70 dBA noise contour associated with projected operations at Dulles Airport.

and also provides, at page 117, bullet #4:

The Meadows of Chantilly Mobile Home Park is a viable residential area. This residential neighborhood should be protected; transitional screening requirements on adjacent industrially planned parcels should neither be waived nor modified. If the Mobile Home Park is redeveloped to other uses, then relocation assistance to the tenants of the park should be provided in accord with the guidelines of the Policy Plan.

and

WHEREAS as a supplement to its May 20, 2024 resolution, the Joint Committee wishes to express its support of an additional recommendation by the Planning Commission, related to the effective date of any zoning ordinance amendment, such that any pending site plans for by right data centers be evaluated subject to the updated ordinance requirements;

Now, therefore, in view of the foregoing, BE IT RESOLVED as follows:

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- 1. The Joint Committee, in the strongest possible terms, opposes any delayed effective date or loophole for any zoning ordinance amendment, which would allow pending but unapproved data center site plans to be evaluated under existing, less rigorous, standards.**

- 2. The Joint Committee, in the strongest possible terms, supports the recommendation of the Planning Commission to have the effective date of the ordinance be immediate, and to require that any pending site plans not yet approved be evaluated pursuant to any updated standards, including those related to required minimum buffers from residential.**

- 3. The Joint Committee, in the strongest possible terms, opposes the minimal 50 foot buffers proposed in the pending site plans requesting by right approval of the data centers adjacent to the Chantilly Meadows mobile home community, recognizing the importance of protecting the existing affordable housing from the severe negative impacts of the data center use in such close proximity.**

BE IT FURTHER RESOLVED that this resolution be communicated forthwith to the Fairfax County Planning Commission and Board of Supervisors, as well as the General Assembly members for this area.

Approved by:

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Note that this document is posted at

http://www.sullydistrict.org/resolutions/20240617_JSDLU&TC_Resolution_DataCentersZOAdmendment.pdf