

Sully District Council of Citizens Associations



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

19 August 2024

Joint Sully District Land Use and Transportation Committee Additional 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 passed resolutions dated May 20, 2024 and June 17, 2024, expressing opposition to much of the proposal to amend the zoning ordinance regarding data centers, 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, degrading the environment and infrastructure, which impacts warrant an open and meaningful public hearing process**, both of which resolutions were previously communicated to the Planning Commission and Board of Supervisors; and

WHEREAS the Board of Supervisors public hearing on the proposal has been readvertised for public hearing on September 10, 2024, as a result of the County’s failure to comply with statutory advertising requirements; and

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WHEREAS the Joint Committee wishes to express its deep concern that Fairfax County has conducted no complete, comprehensive or accurate inventory of data centers, or a corresponding analysis of the overall financial effect of the data centers, even though some individual supervisors have recently asserted that data centers will bring a financial benefit to the County through increased real estate tax revenue; and

WHEREAS the Joint Committee wishes to reaffirm its previous resolutions, and to respond to comments recently made by individual supervisors opposing the special exception process;

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

- 1. The Joint Committee, in the strongest possible terms, reaffirms its opposition to any zoning ordinance amendment which would allow data centers as a by-right use in any zoning district.**

- 2. The Joint Committee, in the strongest possible terms, disagrees with the conclusion that data centers must be a permitted by-right use in some zoning districts, so as to prevent special exception applications for data centers in unwanted locations. The Board of Supervisors retains precise control over in which zoning districts a special exception for a data center can be applied for, and in which zoning districts a data center is forbidden, which designations are unrelated to the specified application procedure. The Committee opposes the announced justification that requiring a special exception for data centers in all zoning districts will lead to a proliferation of data centers outside of industrial districts.**

- 3. The Joint Committee, in the strongest possible terms, again requests that all data centers in all zoning districts be subject to a special**

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exception application process, with notice to neighbors, and open and meaningful public hearings with full citizen engagement.

- 4. The Joint Committee, in the strongest possible terms, requests that the Board of Supervisors direct staff to prepare a comprehensive analysis of the financial impact of data centers on the community, including the following components: a) the anticipated additional costs passed through to residential consumers, by both Dominion Power and NOVEC, for any additional infrastructure needed for data centers, such as substations and transmission lines; b) the anticipated negative effects on residential real estate values, particularly for residential properties in proximity to data centers; c) any anticipated reduction in tax revenue resulting from depressed real estate values of sites in proximity to data centers; d) the anticipated costs resulting from air and water pollution from data centers; e) the anticipated costs to public health resulting from data centers, including hospitalizations, illnesses, missed work and school absences; f) the reductions in tax revenue from any state-level legislative credits or tax breaks for data centers; and g) whether the above-listed costs of the data centers are greater than or less than the anticipated real estate tax revenue.**

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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Distribution:

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Fairfax County Planning Commission
Fairfax County Environmental Quality Advisory Council
Fairfax County Board of Zoning Appeals
Fairfax County Executive
Fairfax County Deputy Executive for Planning
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SDCCA Members
WFCCA Members

Note that this document is posted at

http://www.sullydistrict.org/resolutions/20240819_JSDLU&TC_Resolution_DataCentersZOAdmendment.pdf