

SDCCA/WFCCA Joint Committee resolution 3-17-25

“Editorial and Minor Revisions” Zoning Ordinance Amendment

WHEREAS the Sully District Council of Citizens Associations (“SDCCA”) and West Fairfax County Citizens Association (“WFCCA”) joint land use committee (the “Joint Committee”) 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 reviewed the staff report for the Zoning Ordinance Amendment “Editorial and Minor Revisions” scheduled for public hearing with the Planning Commission on March 19, 2025, and wishes to express concerns regarding some of the proposed changes; and

WHEREAS the Joint Committee wishes to express its continued support for facilitation of citizen engagement in the land use process, including a robust public hearing process, with notice to neighbors and an opportunity for public comment on land use changes;

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

- 1. The Joint Committee opposes the across-the-board elimination of transitional screening requirements along the Dulles Access Road, interstate highways and railroads.** The Joint Committee instead requests that Fairfax County retain a case by case review and public hearing process, for modification and waiver requests, which allows for citizen input. While some sites may be appropriate for waivers or modifications of transitional screening, some uses or components, such as dumpsters, loading docks, mechanical equipment or storage areas, may have negative impacts on the neighbors and watershed. Transitional screening may be appropriate to mitigate those impacts.

- 2. The Joint Committee opposes allowing increase in fence height across-the-board for data centers and electrical substations.** The Joint

Committee recognizes that in many instances an increased fence height for these uses may be desirable and appropriate, but that the location and materials of the fencing may have significant visual impacts on neighboring properties, particularly residential uses. Some fences might be more appropriate if set back from a property line and screened with vegetation, and materials evaluated for compatibility with surrounding and nearby uses. A public hearing process and case by case review allows for notice to neighbors and citizen input to mitigate those potential impacts.

3. The Joint Committee expresses no opposition to the remaining proposed changes in the staff report.

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.