

# Sully District Council of Citizens Associations



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

## **Resolution on the Proposed Request for a Special Exception for Luck Stone Quarry Reclamation Project**

**Approved on 20 July 2020**

WHEREAS the Sully District Council of Citizens Associations (“SDCCA”) and West Fairfax County Citizens Association (“WFCCA”) joint land use and transportation committee (the “Joint Committee”) recognizes the paramount importance for the protection of the Chesapeake Bay and Occoquan Watershed areas and upholding Fairfax County’s environmental policies, as expressed in the adopted Fairfax County Comprehensive Plan; and

WHEREAS both SDCCA and WFCCA have long supported protection of residential neighborhoods from negative development impacts, including traffic, water contamination, stormwater runoff, noise, and other detrimental effects, as well as protecting natural communities including threatened species and contiguous wildlife habitat; and

WHEREAS the Sully District includes both residential conservation [R-C] and residential estate [R-E] zoned parcels, and the WFCCA includes many member communities and individual residents within the R-C zoning district, in the western regions of Fairfax County;

WHEREAS both SDCCA and WFCCA strongly support facilitation of citizen and neighborhood engagement in the land use approval process, as well as the long-standing tradition of robust citizen participation in the development and amendment of Fairfax County’s zoning ordinance; and

WHEREAS the Joint Committee appreciates the opportunity to discuss with County staff a recent legislative proposal to modify the Fairfax County Zoning Ordinance, to include a quarry reclamation project as proposed by Luck Stone Quarry, which its continued development has the potential for devastating impacts on health, safety, and general welfare of the residents of Western Fairfax County as well as the environment, while changing the character of low density residential neighborhoods; now therefore

**BE IT RESOLVED** that the Joint Committee opposes amending the zoning ordinance to allow Luck Stone Quarry to change its position on the reclamation project to its final state as a reservoir to a lake as a potential land use in the R-C and R-E zoning districts, as expressed in the proposed amendment, as fundamentally inconsistent with the long standing objectives of Fairfax County environmental policy, the Occoquan Downzoning, and protection of water quality.

**BE IT FURTHER RESOLVED** that the Joint Committee opposes the rationale that Luck Stone and its intermediaries have proven that they can exert sufficient quality control over the “clean fill” ultimately used for the reclamation project, thereby leaving unprotected the valuable aquifer in the area of Western Fairfax County, which is a vital resource to its residents.

**BE IT FURTHER RESOLVED** that the Joint Committee requests that the Board of Supervisors not amend the zoning ordinance, whether through the Zoning Ordinance Modernization Project (ZMOD) or separately, to approve additional commercial and nonresidential uses on septic systems in the R-C and R-E zoning districts at this time, due to the lack of regulation and understanding of the long term effects of contaminants of emerging concern (CECs) on the environment, affecting the health and safety of residents on well water, as well as the unknown long term effects of chemicals migrating into the groundwater and the food chain from these commercial uses.

**BE IT FURTHER RESOLVED** that the Joint Committee opposes the rationale that Luck Stone and its intermediaries can control the flow of traffic on arterial roads and the use of non-arterial roads in and out of the planned reclamation site. Estimates exceed 300 to 350 20- to 30-GVW trucks per day in and out of the site on already congested road due to Interstate 66 construction.

**BE IT FURTHER RESOLVED** that the Joint Committee requests that Luck Stone present a project with a final design that includes an area for the recreational use of the residents of Fairfax County such that it may be enjoyed in the future and not left up to developers. It has been suggested that Luck Stone review the case of Schuyler Gardens in Nelson County Virginia, which provides passive and active recreational use, gardens, education, and a natural resource for county residents.

**BE IT FURTHER RESOLVED** that the Joint Committee require that Luck Stone be guided by State and Federal land reclamation policies, regulation, and guidelines vice Fairfax County to ensure the health, safety, and general welfare of future Fairfax County residents. To that end Fairfax County should order a thorough Environmental Protection Agency independent environmental impact study. Luck Stone to pay the cost of such study and it would include all the other affected counties named.

**BE IT FURTHER RESOLVED** that Luck Stone has yet proven to the satisfaction of the citizenry, the rationale for counties of Fairfax, Loudoun, Prince William, and Fauquier that additional water sources are not necessary in the next 20 years to support the robust development in these outlying counties of Virginia.

BE IT FURTHER RESOLVED that this resolution be communicated to the Fairfax County Board of Supervisors, as well as the Planning Commission, Board of Zoning Appeals, and the Environmental Quality Advisory Council.

Submitted by:

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Note that this document is posted at

[http://www.sullydistrict.org/resolutions/20200720\\_JSDLU&TCResolution\\_LuckStoneQuarryReclamationProject.pdf](http://www.sullydistrict.org/resolutions/20200720_JSDLU&TCResolution_LuckStoneQuarryReclamationProject.pdf)

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