

Sully District Council of Citizens Associations



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

Joint Sully District Land Use and Transportation Committee Resolution on Parkstone Tech PCA/RZ/FDP

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”), reviewed the pending applications by Parkstone Tech Park, LLC (“Parkstone”) for proffer condition amendments (PCAs), a rezoning (RZ) and a final development plan (FDP), scheduled for public hearing before the Fairfax County Board of Supervisors on 22 February 2022; and

WHEREAS the SDCCA is the umbrella organization for homeowner and civic associations in the Sully magisterial district of Fairfax County, adjacent to the Loudoun and Prince William County lines, and advocates for citizen engagement in land use and transportation decisions, including policies protecting environmental and historic resources; and

WHEREAS the WFCCA is an umbrella organization representing multiple homeowner and civic associations in the western corner of Fairfax County, adjacent to Bull Run and the Manassas National Battlefield Park; and

WHEREAS the Joint Committee membership includes multiple homeowner and civic associations located within the Residential Conservation (R-C) zoning district, downzoned by Fairfax County in 1982, limiting both residential density and nonresidential development, and minimizing the detrimental effects of additional impervious surface, for the protection of water quality in the

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Occoquan Watershed, protecting forest resources, including threatened and endangered species, and maintaining the low density rural character of the area,

WHEREAS the Sully District includes valuable forest resources, including the largest stand in Virginia of a globally rare oak-hickory forest on diabase soil, and including the Fairfax County Park Authority's Sully Woodlands, and portions of the Northern Virginia Regional Park Authority's Bull Run Regional Park; and

WHEREAS the Joint Committee strongly supports facilitation of citizen and community engagement and participation in the review and consideration of land use applications, affecting quality of life throughout Northern Virginia, and governmental transparency and accountability in that process; now therefore

BE IT RESOLVED that the Joint Committee opposes the Parkstone PCA/RZ/FDP applications, as a result of the applicant's failure and refusal to disclose its water usage and electrical consumption, which insistence on secrecy prevents an objective evaluation of the impacts of the proposed data center use (Option #2) on the environment and existing infrastructure, and prevents formulation of appropriate development conditions to mitigate impacts of the use on the environment and infrastructure, during drought conditions or stress on the electrical grid, among others.

BE IT FURTHER RESOLVED that the Joint Committee opposes any facilitation of secrecy in Fairfax County land use applications which would interfere with an objective and transparent evaluation of impacts of a proposed use on the environment and infrastructure, or would prevent imposition of appropriate development conditions to mitigate those impacts.

BE IT FURTHER RESOLVED that the Joint Committee opposes the Parkstone applications, as a result of the proposed installation of backup diesel generators, as technology inconsistent with environmental protection, including air quality and water quality.

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BE IT FURTHER RESOLVED that the Joint Committee opposes the Parkstone applications, as inconsistent with the Fairfax County Comprehensive Plan, because of the detrimental impacts of the proposed structures and disturbance within the 250 foot undisturbed buffer along the north side of Braddock Road, between Land Unit J and the R-C zoned residential neighborhoods on the south side of Braddock Road, and inconsistent with the protection of the Occoquan Watershed and the rural character of the R-C district, and Fairfax County’s environmental policies.

BE IT FURTHER RESOLVED that the Joint Committee opposes the requests for any disturbance and placement of structures or easements in the 250 foot undisturbed buffer between Land Unit J and the R-C zoned residential neighborhoods, as described in the adopted Fairfax County Comprehensive Plan.

BE IT FURTHER RESOLVED that this resolution be communicated forthwith to the Fairfax County Board of Supervisors, with copies to the Fairfax County Planning Commission, Board of Zoning Appeals, and the Environmental Quality Advisory Council (EQAC).

The Joint Committee approved this resolution at its 21 February 2022 meeting:

Submitted by:

Jeffrey M. Parnes
President

Sully District Council of
Citizens Associations
@SullyDistrict
President2022@SullyDistrict.org
703.424.2956

Stephen Chulick
President
Western Fairfax County Citizens
Association
stephen.chulick@gmail.com
703-968-7029

Distribution:

Fairfax County Board of Supervisors
Fairfax County Planning Commission
Fairfax County Environmental Quality Advisory Council

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SDCCA Members

WFCCA Members

Note that this document is posted at

http://www.sullydistrict.org/resolutions/20220221_JSDLU&TCResolution_ParkstoneTechPCA-RZ-FDP.pdf