

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 the Chantilly Premier applications, RZ 2022-SU-00019, concurrent with SE 2022-SU-00038

20 September 2023

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; and

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

WHEREAS both the SDCCA and WFCCA include many member communities and individual residents within the residential conservation (R-C) zoning district, in the western corner of Fairfax County; and

WHEREAS the Joint Committee appreciates the multiple presentations from the applicant, and the participation of County staff in a community meeting, on two controversial applications; and

WHEREAS the Joint Committee nevertheless wishes to express its opposition to the above-referenced applications, in the strongest possible terms, in recognition of the impacts of this proposed land use on the infrastructure and the environment, and the massive opposition having been expressed from

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community members, including approximately 494 letters to date from the adjacent Pleasant Valley neighborhood;

WHEREAS the Joint Committee acknowledges that the numerous community objections include the following:

- A) The magnitude of potential negative impacts on water quality of the Occoquan Reservoir resulting from the delivery and storage of diesel fuel for 27 generators, on a challenging site in the Cub Run stream valley flowing into the reservoir, and the inconsistency of the proposed land use with long-established objectives of the adopted Comprehensive Plan;
- B) Impacts on the electrical grid from a use currently lacking sufficient existing electrical capacity or infrastructure, without any cap having been defined on the quantity of electric power needed for the proposed land use despite multiple requests of the applicant for the provision of this basic information;
- C) Increased cost to the local consumers for paying for the electric infrastructure upgrades necessary to support the use;
- D) Inability to evaluate impacts on the adjacent R-C residential community, including environmentally sensitive Cub Run stream valley, floodplain and resource protection area, and potential parkland impacts, resulting from the new electrical substation and transmission lines to serve the proposed use, the locations and appearance of which have not yet been disclosed despite multiple requests of the applicant for the provision of this basic information;
- E) Air pollution impacts from the 27 diesel generators, and the cumulative effects of carcinogenic particulates on public health, especially in view of the DEQ variances for air pollution standards recently considered, caused by the proliferation of data centers across the Northern Virginia area;
- F) Impacts on the local water supply from an unmitigated use without any cap on the quantity of water to be used despite multiple requests of the applicant for the provision of this basic information;
- G) The continuing insistence of the applicant for the use of only diesel generators, and the failure of this applicant to commit to any cleaner

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- technology than diesel generators, or implement a sunset provision on the use of diesel;
- H) Unresolved conflicts with the Fairfax County Park Authority (FCPA), including whether the FCPA will actually accept the dedication of land without significant additional commitments;
 - I) Geometric and topographic conflicts between the two proposed stormwater outfalls and the proposed trail easement, with no bridges proposed to be designed or constructed, or funded, over the outfalls, and the financial burden imposed on the FCPA;
 - J) Impacts of noise levels on the surrounding residences, including cumulative impacts of noise from all sources;
 - K) Impacts of the increased building height on the character of the stream valley and adjacent residential neighborhood;
 - L) Failure of the applicant to explicitly clarify now, yes or no, whether the requested 110' building height mathematically conflicts with the MWAA prohibition of uses beyond 364.12 feet above sea level, which would interfere with Dulles International Airport operations, and the failure to definitively resolve that issue prior to the site plan stage, with disclosure of the starting elevation on this site;
 - M) Impacts of the increased FAR and intensity of the use on this site, at the western edge of the industrial area, abutting R-C residential communities;
 - N) Conflicts between the proposed transportation access to the site for either proposed land use, incorporating an unrealistic loop-de-loop to facilitate truck traffic entering the "right in/right out" only from Route 50 eastbound, interfering with commuter traffic backed up on Pleasant Valley Road, an increased potential for vehicle conflicts with an existing on-road bike lane, and U-turns prohibited on Route 50 at Pleasant Valley Road; and
 - O) Ongoing and increased awareness of the negative impacts of the proliferation of data centers in Northern Virginia.

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

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1. The Joint Committee **requests the Fairfax County Planning Commission to recommend denial of the above-referenced applications, in the strongest possible terms.**

2. The Joint Committee **requests the Fairfax County Board of Supervisors to deny the above-referenced applications, in the strongest possible terms.**

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/20230920_JSDLU&TCResolution_ChantillyPremierDataCenter.pdf