

Sully District Council of Citizens Associations



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Joint Sully District Land Use and Transportation Committee Resolution on Policy Plan Comprehensive Plan Amendment 2022-CW-2CP

15 September 2025

WHEREAS the Joint Sully District Land Use and Transportation Committee, comprised of members of the Sully District Council of Citizens Associations (“SDCCA”) and West Fairfax County Citizens Association (“WFCCA”) (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; and as well as protection of residential neighborhoods from development impacts; and

WHEREAS the Joint Committee reviewed the staff report for the Policy Plan Amendment to the Comprehensive Plan, 2022-CW-2CP scheduled for public hearing with the Planning Commission on October 15, 2025, and wishes to express concerns regarding some of the proposed changes; and

WHEREAS the staff report was released on or about September 11, 2025, containing 370 pages, including over 150 pages of single spaced text, leaving only 34 days for citizens and groups to review it, and offer constructive comments in time for the Planning Commission public hearing;

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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; and

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

1. **The Joint Committee requests that the Planning Commission public hearing be postponed, not less than 120 days, to allow citizens and groups sufficient time to review and comment on the extensive plan changes.** The Joint Committee requests that Fairfax County postpone the Planning Commission public hearing, to allow for a thorough review with adequate citizen input. 34 days is not enough time for groups with monthly or quarterly meeting cycles to review a document as long as this, especially with the magnitude of these policy changes. The Joint Committee also is unaware of any deadline for Fairfax County to adopt these changes, and a postponement will cause no harm. Citizen engagement and input to the Planning Commission can only improve the process. The Comprehensive Plan is important enough that citizen input should not be discouraged.
2. **The Joint Committee opposes the amendment in its current form.** Although there may be positive elements within the text, the proposed amendment attempts to justify the direction and magnitude of the

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changes by stating that it “aligns” the Comprehensive Plan with the Strategic Plan and the One Fairfax Policy, which justification appears reversed. Neither the Strategic Plan nor the One Fairfax Policy have had advertising and public hearings with the Planning Commission and Board of Supervisors, and neither document was properly vetted with the advertising and citizen input legally required for a comprehensive plan amendment. The Strategic Plan ought to facilitate implementation of the adopted Comprehensive Plan, and not be used instead as an excuse to avoid the customary public hearing processes mandated by the General Assembly. Some suggestions regarding “alignment” also may expand the unfortunate trend of reduction of citizen input in Fairfax County’s land use process.

3. The Joint Committee opposes the concept of “streamlining” to the extent that citizen input is further restricted or eliminated. The Joint Committee opposes the concept of “streamlining,” a euphemism for restricting or eliminating citizen engagement in the land use decision process. Fairfax County previously had a robust tradition of citizen engagement, which has been watered down by procedural changes through ZMOD and other recent amendments, abolishing public hearings for certain uses, eliminating notice to neighbors, speeding up land use approvals, and other changes. The staff report champions “streamlining” as a virtue. The staff report also notes an important *transition from using*

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language recommending “protection of neighborhoods” in favor of language focusing on “thoughtful integration of land uses to enhance communities and provide additional housing opportunities.” [sic] That “transition” in Fairfax County policy may be extremely controversial, to the extent it encourages additional intensity and density in existing residential neighborhoods.

4. The Joint Committee opposes facilitation of additional data centers in proximity to residential uses. The Joint Committee opposes any facilitation of construction of data centers in proximity to residential uses, or flexibility with respect to plan guidance. The Joint Committee also wishes to review the proposed text in the context of the enormous impacts from data centers on the environment and infrastructure.

BE IT FURTHER RESOLVED that this resolution be communicated forthwith to the Fairfax County Planning Commission, Board of Zoning Appeals and Board of Supervisors, as well as the General Assembly members for this area.

The Joint Committee approved this resolution at its 15 September 2025 meeting:

Submitted by:

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Note that this document is posted at:

http://www.sullydistrict.org/resolutions/20250915_JSDLU&TC_Resolution_PolicyPlanComprehensivePlanAmendment2022-CW-2CP.pdf