

Sully District Council of Citizens Associations



**P.O. Box 230042
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Joint Sully District Land Use and Transportation Committee Resolution on Land Sale, 41 Acres, Stonecroft Boulevard

16 March 2026

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 has reviewed the Fairfax County staff generated PowerPoint presentation and the March 12 emailed explanation for the proposed sale of 41 acres of County real estate on Stonecroft Boulevard, and appreciates the efforts of staff in this regard, but the Joint Committee wishes to express a number of questions about the lack of sufficient information that has been made available for public review and comment to date, and to formally express several significant objections regarding the proposed sale; and

WHEREAS the Joint Committee also shares many of the concerns expressed by other organizations, including those questions

Joint Sully District Land Use and Transportation Committee
Resolution on Land Sale, 41 Acres, Stonecroft Boulevard

16 March 2026

expressed in the joint letter regarding this proposed county action dated March 4, 2026 from the Great Falls Group of the Sierra Club and other organizations;

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

1. The Joint Committee requests that the Board of Supervisors not approve the proposed sale of the 41 acres, at this time. The Joint Committee observes that many important questions regarding the sale have not been answered, including whether all land necessary for future County public facilities, as explicitly anticipated and described in the Comprehensive Plan and the Capital Improvement Program, has already been procured, and whether an additional site of this size realistically could be available within the sewer service area. The Joint Committee also has concerns that the potential size and impacts from the proposed data center to be constructed on this 41 acre site remain unclear, including, but not limited to, the locations of necessary substations and electrical transmission lines, and the added cost imposed on local residents for that additional infrastructure, as well as the impacts on public health and related financial costs. The Joint Committee observes that it is an abdication of responsibility for the Board of Supervisors to move forward with the sale before those questions have been adequately answered.

2. The Joint Committee strongly opposes the sale of County land to facilitate the construction of a by right

Joint Sully District Land Use and Transportation Committee
Resolution on Land Sale, 41 Acres, Stonecroft Boulevard

16 March 2026

data center. Although there may be legitimate reasons why surplus County land could be sold to a private developer, the Joint Committee strongly opposes the current ordinance provisions allowing by right development of data centers on any property zoned I-5 and I-6, among other ordinance provisions. The Joint Committee reiterates its support for citizens to receive notice and an opportunity to speak at a public hearing when data centers are proposed. The Joint Committee notes that Loudoun County has recently amended its zoning ordinance to require a public hearing for data center uses in all zoning districts. The Joint Committee continues to support citizen engagement and public hearings for any and all uses with such significant impacts on the environment and local infrastructure. A real estate transaction, especially of this magnitude, and with confidentiality provisions apparently agreed to in advance during conversations between county staff and developer representatives, also lacks transparency until all questions are properly answered.

3. The Joint Committee expresses its shared support for the questions raised by other concerned groups within the county. The Joint Committee has reviewed the correspondence on this topic as prepared and submitted to the county from the Sierra Club, Nature Forward, Faith Alliance for Climate Solutions, Chesapeake Climate Action Network, and Friends of Holmes Run dated March 4, 2026, and joins the request that formal written responses to those questions need to be provided in the form of full and

Joint Sully District Land Use and Transportation Committee
Resolution on Land Sale, 41 Acres, Stonecroft Boulevard

16 March 2026

complete answers, in the interests of transparency. The staff PowerPoint and email response fail to clearly address many of the specific questions. Avoiding citizen questions, by stating that no data center application is currently pending, or that information is confidential, fails to reassure citizens that the significant negative impacts of the use have been carefully considered.

4. The Joint Committee opposes proliferation of additional data centers as a by right land use in Fairfax County, and without study of the public health impacts. The Joint Committee continues to oppose facilitation of construction of data centers as a by right use in Fairfax County, and instead strongly supports citizen engagement in the land use decision making process. Significantly, the Joint Committee has reviewed the article on this topic dated March 4, 2026 from the Piedmont Environmental Council <https://www.pecva.org/resources/press/press-release-new-study-finds-on-site-power-at-virginia-data-center-could-result-in-53-million-99-million-in-annual-health-damages/> and expresses its concern that Fairfax County has avoided addressing the impacts and financial costs from data centers on public health.
5. The Joint Committee further questions the fundamental economic viability as it relates to the sale of this 41 acre county owned land parcel to a private development organization. If the regularly and continuously espoused statements by the Board of

Joint Sully District Land Use and Transportation Committee
Resolution on Land Sale, 41 Acres, Stonecroft Boulevard

16 March 2026

Supervisors and county staff that Fairfax County needs additional revenues to properly accommodate defined needs, why then is the stated sale price of this 41 acre land parcel seemingly below the assessed fair market value of this piece of land? Particularly in comparison to the value of recent land sales for comparable size land parcels in Loudoun and Prince William Counties for the development of data centers, the proposed sale price of this Fairfax County land parcel seems to be significantly discounted. Is this an indication that the Fairfax County government is offering a discounted sale price for county owned land to a private development organization following closed door negotiations sessions in comparison to the land price associated with a traditional privately owned land sale to a development organization?

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 all of the General Assembly members whose districts include some portion of Fairfax County.

The Joint Committee approved this resolution at its 16 March 2026 meeting:

Submitted by:

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Joint Sully District Land Use and Transportation Committee
Resolution on Land Sale, 41 Acres, Stonecroft Boulevard

16 March 2026

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Note that this document is posted at:

http://www.sullydistrict.org/resolutions/20260315_JSDLU&TC_Resolution_SullyLandSale.pdf