

Sully District Council of Citizens Associations



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Resolution on the Appropriateness of Country Inns in the R-C and R-E zoning districts

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 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 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 corner of Fairfax County (see attached map);

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 review and amendment of the Fairfax County zoning ordinance; and

WHEREAS the Joint Committee recognizes that since 1982, nonresidential uses in the residential conservation [R-C] zoning district, and their associated impervious surfaces such as rooftops and parking lots, have been deliberately restricted to only those sites oriented to arterial roadways; and

WHEREAS the Joint Committee appreciated the opportunity to discuss with County staff a recent legislative proposal to modify the Fairfax County Zoning Ordinance, to include a new hotel/motel/party venue use now called “Country Inn”, formerly “Rural Resort,” which use has the potential for devastating impacts on water quality and the environment, as well as changing the character of low-density residential neighborhoods; now therefore

BE IT RESOLVED that the Joint Committee opposes amending the zoning ordinance to add “Country Inn” as a potential land use in the R-C and R-E zoning districts, as expressed in the proposed “Agritourism” 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 of “economic development” as justification for Fairfax County to weaken the Occoquan Downzoning and introduce any additional for-profit commercial uses and large impervious surfaces on inappropriate sites off of arterial roadways.

BE IT FURTHER RESOLVED that the Joint Committee requests that Sully Supervisor Kathy Smith take the following actions: 1) withdraw her previous directive to County staff to specifically evaluate the inappropriate site on the east side of Bull Run Post Office Road for potential development as a “Country Inn”, and 2) request County staff to cease any further work on the “Country Inn” zoning ordinance project, immediately.

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 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 (EQAC).

