

# Sully District Council of Citizens Associations



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## **Joint Sully District Land Use and Transportation Committee Resolution Urging Fairfax County to Disapprove Stonebrook Development Request and Reaffirmation to Adopt the Most Recent MWAA Noise Contours**

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”) wishes to reaffirm its earlier position from 20 July 2020, referenced Joint Sully District Land Use and Transportation Committee Resolution Urging Fairfax County to Adopt the Most Recent MWAA Noise Contours, reiterated in the context of the pending Stonebrook/Stanley Martin application, located within the “highly annoying” 65-70 noise contour of the updated 2019 MWAA noise contour map;

WHEREAS the SDCCA and WFCCA Joint Committee recognizes the paramount importance of the Northern Virginia airports and their operations (Dulles International and Reagan National) to the economy of the Washington Metropolitan region, and the potential for new residential in inappropriate locations to jeopardize airport operations; and

WHEREAS the SDCCA and WFCCA Joint Committee recognizes the significant need for housing in Fairfax County, while not endangering the health, safety, and general welfare of its citizens, a proviso of the Fairfax County Comprehensive Plan (Comp Plan); and

WHEREAS both SDCCA and WFCCA have long supported and welcomed the provision of increased housing opportunities in Fairfax County, including support for many development applications which incorporated both affordable and/or workforce housing in their plans, on appropriate sites; and

Joint Sully District Land Use and Transportation Committee Resolution Urging  
Fairfax County to Disapprove Stonebrook Development Request and  
Reaffirmation to Adopt the Most Recent MWAA Noise Contours

WHEREAS both SDCCA and WFCCA strongly support facilitation of citizen and neighborhood engagement in the land use approval process, as well as the longstanding tradition of robust citizen participation in the development and amendment of Fairfax County's comprehensive plan and zoning ordinance, incorporating the best and most recent scientific data available; and

WHEREAS the SDCCA and WFCCA Joint Committee strongly supports the adopted environmental policies of Fairfax County, including the noise policy, which provide important protections for residential uses and their occupants from the detrimental impacts of airport noise, and specifically supports the Comp Plan text recommending the use of updated noise contour data when available, so that the best and most current noise contour data can be considered during the review of land use applications; now therefore

BE IT RESOLVED that the Joint Committee specifically opposes approval of the Stonebrook/Stanley Martin case pending before the Planning Commission and the Board of Supervisors, as inconsistent with Fairfax County's noise policy and environmental protection, and urge the Commission and Board to consider and welcome all available current scientific data, including the updated 2019 MWAA noise contour delineations, in their evaluation of any Land Unit J applications.

BE IT FURTHER RESOLVED that the Joint Committee requests that the Fairfax County Board of Supervisors forthwith authorize the necessary advertising for adoption and incorporation of the updated 2019 MWAA noise contour map into applicable County documents, including immediate authorization of any applicable comp plan and zoning ordinance amendments, so that the best available scientific data, including the most recent and accurate noise contour delineations, can be considered by County staff and decision makers in a timely fashion, in the review process for pending rezonings and other land use applications.

BE IT FURTHER RESOLVED that the Joint Committee opposes further delays by the Board of Supervisors and its committees in the adoption of the updated 2019

Joint Sully District Land Use and Transportation Committee Resolution Urging  
Fairfax County to Disapprove Stonebrook Development Request and  
Reaffirmation to Adopt the Most Recent MWAA Noise Contours

MWAA noise contour map, while significant land use applications affected by the noise contours continue to be considered and approved, under a questionable review process exclusively using obsolete noise contours from 1993.

BE IT FURTHER RESOLVED that the Joint Committee requests that the Board of Supervisors require, in the case of any residential approvals within the noise contours of 60-65 or higher, the provision of aviation easements, as well as comprehensive written disclosures to prospective purchasers, including a legible diagram depicting flight paths in proximity to the development.

BE IT FURTHER RESOLVED that the Joint Committee requests that the Board of Supervisors comply with MWAA's requests to provide it with notice, upon acceptance, of all land use applications requesting residential, child care, recreational or educational uses located either within the 60-65 noise contours or higher, or within the Airport Noise Impact Overlay District [ANIOD], and provide MWAA with copies of any corresponding staff reports upon publication.

BE IT FURTHER RESOLVED that the Joint Committee opposes the further weakening of Fairfax County environmental policies to facilitate approvals of additional residential development, such as the Stonebrook/Stanley Martin application, on inappropriate sites impacted by airport noise, which approvals aggravate the conflicts between residential and airport uses, and may impair and jeopardize future airport operations.

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