



www.fairfaxfederation.org ~|~ P.O. Box 3913, Merrifield, VA 22116-3913

Federation Statement on zMOD

9 February 2021

Dear Chairman Murphy and Members of the Planning Commission,

The Fairfax County Federation of Citizen Associations (Federation) urges all Planning Commission members to vote NO on your pending zMOD approval decision. The prudent action is to TABLE your decision for at least six months. The current document requires both public and Commissioners to better understand the range of problematic issues.

Fairfax needs modernization and simplification of its zoning ordinance and we acknowledge the dedicated and massive effort already done by county staff. However, the Federation has observed a groundswell of reasonable objections by residents, leaving many exposed problems and unanswered questions. This loud collective dissent about the current zMOD release compels to defer its passage at this time.

The Federation recognizes several dominant issues needing citizen, county staff and Planning Commissioners public resolution. These unresolved issues range from high-impact rulings concerning Accessory Living Units, Short Term Lodging, Home-Based Businesses, citizen compliance, and county enforcement, to rulings which affect neighborhood quality such as residential parking, percolation of stormwater, home flag poles, and signs in the yard. With outstanding issues like these, what is the rush for approval this month?

Given the fact that we are in the midst of a pandemic, citizen review of zMOD has been a challenge. Concerned citizens and businesses must have more time to review this ever-changing complex 700-page document. Note that its most recent release was just days before the virtual session for public comment. In the future, to make reviewing easier and to be consistent with both transparency and modernization itself, the Commission should release a draft version earlier with all its hyperlinks active.

The Federation strongly recommends the Planning Commission to TABLE its decision regarding zMOD for at least six months to allow citizens to continue reviewing the proposed changes, to continue holding transparent presentations, and to incorporate comments from all communities.

Thank you for your consideration and action on this economic and quality-of-life issue.

A handwritten signature in cursive script that reads "William S. Barfield".

William S. Barfield
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