

Strand, Keisha

From: Crishana Loritsch <cloritsch@franklinfarm.org>
Sent: Thursday, January 28, 2021 4:03 PM
To: Planning Commission
Cc: 'President, Franklin Farm Board of Trustees'
Subject: Comments Regarding ZMOD Proposal- Franklin Farm Foundation
Attachments: Franklin Farm Foundation ZMOD Comments Ltr Signed 01282021.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon:

My name is Crishana Loritsch and I am writing in my capacity as Executive Director for Franklin Farm Foundation, a 1,777 unit homeowners association in western Fairfax County. Attached please find a letter signed by Larry Danforth, President, Board of Trustees for Franklin Farm Foundation indicating the Foundations comments and position on the ZMOD proposal. The letter will also be mailed via USPS to the Planning Commission's office.

Your consideration of this matter is appreciated. Should you have any further questions or require additional information, please do not hesitate to contact the Foundation Office at 703-476-6230.

Sincerely,

Crishana L. Loritsch, CMCA, AMS, PCAM
Executive Director
Franklin Farm Foundation
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Oak Hill, VA 20171

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"I am not afraid of storms, for I am learning to sail my ship." Louisa May Alcott

The Franklin Farm Foundation

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January 28, 2021



A Heritage
for your Family
to Enjoy

Peter Murphy, Chairman
Fairfax County Planning Commission
Government Center
12000 Government Center Parkway, Suite 330
Fairfax, VA 22035

RE: COMMENTS ON THE ZMOD PROPOSAL SUBMITTED ON BEHALF OF THE FRANKLIN FARM FOUNDATION

Dear Mr. Murphy:

I am writing you with concerns over the contents of the Fairfax County Zoning Code Ordinance revisions, commonly referred to as ZMOD, which are now before the Planning Commission.

I am president of the Board of Trustees for Franklin Farm Foundation, a 1777-household homeowners' association in western Fairfax County.

Franklin Farm Foundation does **NOT** support the acceptance of the proposed zoning ordinance revisions in their current form by the Fairfax County Planning Commission. Neither does our community support the transmittal of these zoning ordinance revisions to the Fairfax County Board of Supervisors with a recommendation by the Planning Commission for their approval.

The massive scope of these proposed changes to the current county zoning ordinance totaling some 700 pages of descriptive materials, and the implications of these changes for quite literally the entire geographic area of Fairfax County, will not, in the opinion of the Franklin Farm community, be of benefit to the residents of the county. Rather, we believe that the implementation of several of the proposed zoning code ordinance revisions has the potential to degrade the quality of life for much of Fairfax County.

Our community is not in opposition to reasonable adjustments to the current county zoning ordinance. We also are not generally opposed to reasonable and appropriate land development actions across the county that are undertaken in accordance with the provisions of the currently adopted Fairfax County Comprehensive Plan. The Franklin Farm community has been an active member of the Sully District Council for many years and has thus regularly participated in many of the discussions related to development proposals across the Sully District.

With that said, our community does not believe that the proposed zoning ordinance amendments which are now being considered will be supportive of either reasonable or appropriate development across much of the county. It is our belief that many of these issues and concerns will be experienced primarily by existing single family residential communities such as Franklin Farm, and on the limited remaining rural agricultural areas in the southwestern portions of the Sully District.

The elements of the proposed zoning ordinance amendments which our community is particularly concerned about include:

- The approval of Alternative Dwelling Units for existing single-family residences with minimal restrictions and only limited public review.
- The establishment of home-based businesses within existing single-family residences with minimal restrictions and only limited public review; and
- The basic concept of agritourism being allowed and encouraged in environmentally sensitive areas of the county which border the Occoquan River watershed.

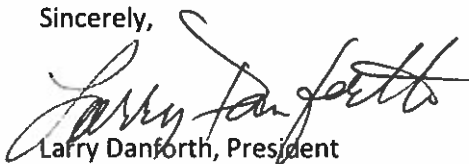
It is our opinion that these proposed ordinance amendment topics, among others, need to be subjected to additional examination of both their potential positive and negative impacts upon the larger Fairfax County community before formal actions are taken by either the Planning Commission or the Board of Supervisors. We believe that this additional examination must include both technical analysis and truly meaningful public involvement.

Our community is also concerned about the recent actions by both the Fairfax County Planning Commission and the Fairfax County Board of Supervisors to limit meaningful public input in the land use development review and approval process. While we fully appreciate the need to take appropriate actions at all levels of government to protect the health and safety of the population during the continuing COVID-19 pandemic, we would also question the need to advance a zoning code ordinance revision proposal of such a massive scale in accordance with what would appear to be an arbitrary time schedule. With residents of the entire country experiencing once in a lifetime changes in their personal and professional experiences, the Franklin Farm community does not understand why there is such a rush to approve these proposed zoning ordinance revisions.

In conclusion, let me once again state for the record that that the Franklin Farm Foundation does **NOT** support the acceptance of the proposed zoning ordinance revisions in their current form by the Fairfax County Planning Commission. Neither does our community support the transmittal of these zoning ordinance revisions to the Fairfax County Board of Supervisors with a recommendation by the Planning Commission for their approval.

The Foundation's point of contact for this action is Mr. Lewis Grimm, 13152 Autumn Hill Lane, Oak Hill, VA. Mr. Grimm is the Chair of the Foundation's Zoning, Land Use and Transportation Committee. Questions can also be directed to the Foundation's office at 703-476-6230.

Sincerely,



Larry Danforth, President
Franklin Farm Foundation Board of Trustees

cc: Sully District Supervisor Kathy Smith
Hunter Mill District Supervisor Catherine Hudgins