

**Mount Vernon Council of Citizen's Associations (MVCCA) Testimony**  
**Zoning Ordinance Modernization Project (ZMOD)**

**Jan 28, 2021**

Good evening my name is Katherine Ward. I am representing the MVCCA. I live on Gladstone Place in the Mount Vernon District.

First and foremost, we thank the staff for their hard work and your tolerance of long public hearings.

One Fairfax is for all the people who live in Fairfax County- the homeless, our schoolteachers, grocery clerks, and yes even our multi-millionaires and everyone in between. It's for families with children, singles, young, old, retirees and those who want to age in place. It's for those who love urban living and those of us who elected to invest their money to purchase a single family detached home in a peaceful neighborhood.

It is the belief of the MVCCA's memberships that zoning ordinance policies and rules should NOT work to violate this premise mentioned above. Yet it appears to be doing so in several instances under ZMOD.

A lot of opposition to ZMOD changes have been voiced tonight and rightfully so since the staff presentation we heard, and the video says this is a restructuring and "clean up" action.

The MVCCA members have many of the same concerns previous speakers have raised. I will mention a few:

1. Home-based business changes to allow more customers and employees.
2. ALU's being administratively approved when they are in basements and removing the age or disability requirements for occupants.
3. A new policy that states "the County may require affordable housing in all R districts." This policy change creates situations where the face of communities will be changed forever.

All of these amendments and proposed advertised ranges have unintended consequences. Increased traffic, overcrowded street parking, aging infrastructure burdens, and single-family communities turned into duplex communities when basement apartments are allowed thru administrative action. Furthermore, the increased density will reverse the tree canopy and green space goals of the County.

Our request is simple. Slow down and delay this Commissions decision on the ZMOD. This delay will allow citizens to work more closely with staff our elected officials to obtain more clarity regarding these proposed changes and to enable us to take a more informed position.

We discussed our concerns with our Supervisor last night. We are simply asking you to delay this decision for 6 months. Thank you for your time.