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Department of Planning & Zoning**

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STAFF REPORT 2009-2010 SOUTH COUNTY AREA PLANS REVIEW

SUPERVISOR DISTRICT: MOUNT VERNON

APR ITEM: 09-IV-2LP

NOMINATOR: South County Federation

ACREAGE: 27.4 acres

TAX MAP I.D.: 113-1 ((1)) 5pt., 11, 12, 13

GENERAL LOCATION: Generally located north of Interstate 95 on the west side of Furnace Road.

PLANNING AREA: IV

District: Lower Potomac

Sector: LP2 Lorton-South Route 1 Community Planning Sector

Special Areas: Sub-unit B3

ADOPTED PLAN MAP: Industrial uses and private open space.

ADOPTED PLAN TEXT: These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for industrial use for a recycling center and/ or recycling related industries with an option in the long range for public open space when the adjacent landfills are covered.

PROPOSED PLAN AMENDMENT: Modify the current Comprehensive Plan text by replacing the recommendation for industrial use with “light industrial use”, delete the language related to recycling facilities and plan the parcels for future public open space.

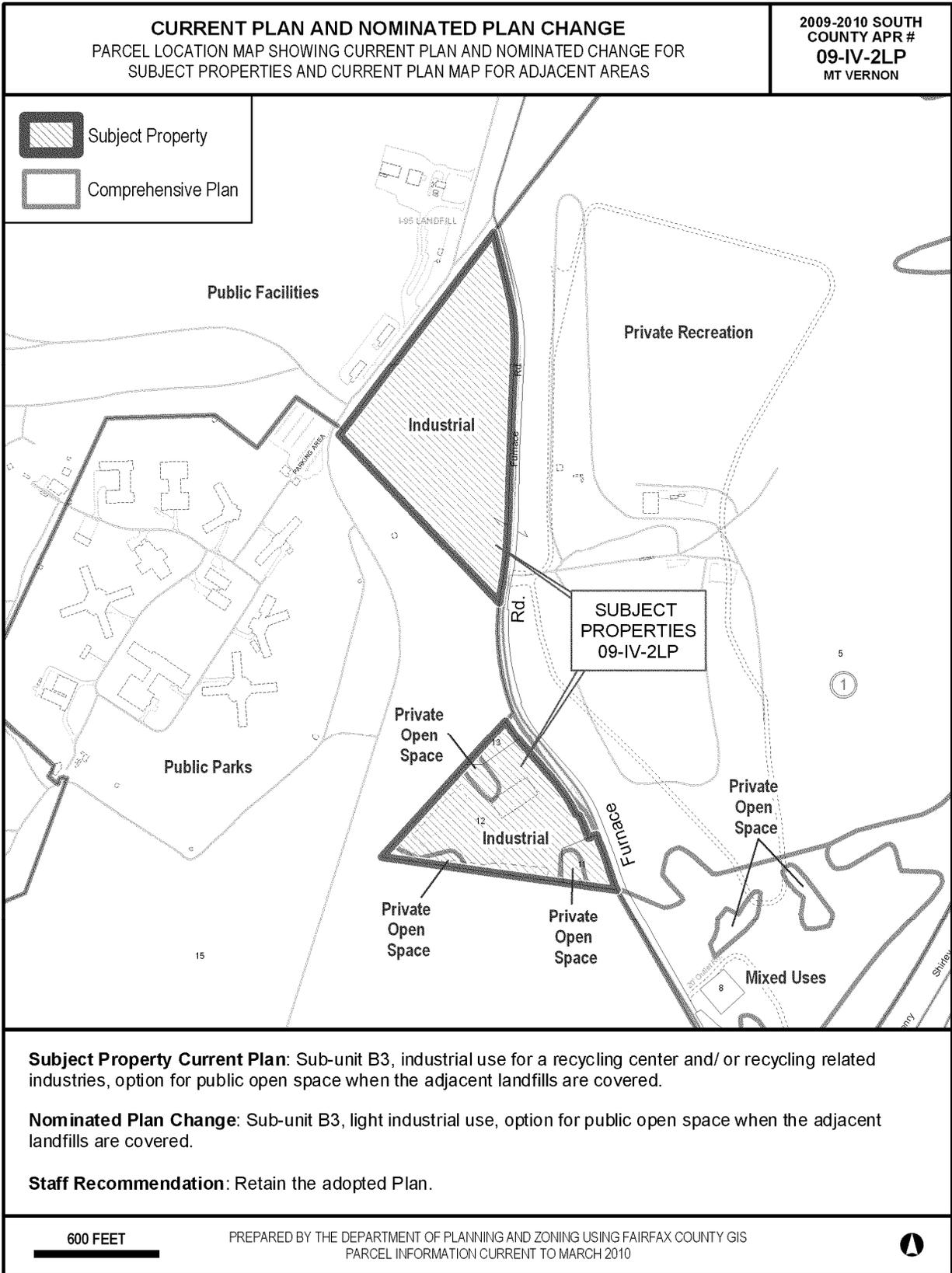
SUMMARY OF STAFF RECOMMENDATION:

Approve Nomination As Submitted

Approve Staff Alternative

Retain Adopted Plan

Staff recommends that the current Plan be retained. The subject property is surrounded by other industrial and/ or public facilities uses and is not located near a residential area. In addition, the conditions in the surrounding area have not changed since the subject area was originally planned for industrial use in 1995 therefore; staff believes that replanning the subject property is not warranted at this time.



CONTEXT

General Location:

The nomination concerns the LP2 Lorton-South Route 1 Community Planning Sector within the Lower Potomac Planning District. The subject area is generally located west and north of Interstate 95 on the west side of Furnace Road.

Existing and Planned Land Use and Zoning:

Subject property: The southern triangular portion of the subject area contains vacant land that is partially improved with a concrete pad and a cell tower. The northern triangular portion of the subject area contains vacant land and is heavily wooded. Both sites are planned for industrial use for a recycling center and/or recycling related industries, with an option in the long range for public open space when the adjacent landfills are covered. The southern portion is also partially planned for private open space. The southern triangular portion of the site is zoned R-1 and I-6, and the northern triangular portion of the site is zoned R-1.

Adjacent Area:

North: The Fairfax County I-95 landfill and the privately owned Overlook Ridge landfill abut the northern triangular portion of the subject property on the north. The I-95 landfill is currently undergoing closure procedures and is planned for active and passive recreational uses in the long term and is zoned R-C. The Overlook Ridge landfill, when closed, is planned for active recreational uses in the long term such as a golf course and is zoned R-1. The southern triangular portion of the subject area abuts vacant land that is planned for the future expansion of the Occoquan Regional Park planned for public parks and the former Lorton Youth Correctional Facility that is planned for a public park and sports complex, on the northwest. The Overlook Ridge landfill abuts this portion of the site on the northeast. These areas are zoned R-1.

West: To the west of the northern triangular portion of the subject property is the former Lorton Youth Correctional Facility that is planned for a public park and sports complex, and zoned R-1. To the west of the southern triangular portion of the subject property is the Occoquan Regional Park planned for public parks, zoned R-1.

South: To the south of the northern triangular portion of the subject property is vacant land planned for the future extension of the Occoquan Regional Park, zoned R-1. The Occoquan Regional Park abuts the southern triangular portion on the south and is zoned R-1.

East: The Overlook Ridge landfill abuts both portions of the subject property to the east.

PLANNING HISTORY

The entire subject property was replanned in 1995 to the current Plan land use recommendation, and subsequently, parcels 12 and 13 on the southern triangular piece, were rezoned from the R-1 residential district to the I-6 heavy industrial district. A category 5 special exception was granted on January 8, 2001 for the development of a mixed waste reclamation facility, which is consistent with the Plan recommendation for recycling facilities.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2007 edition, Area IV, Lower Potomac Planning District, amended through 3-23-2010, LP2 Lorton-South Route 1 Community Planning Sector, Land Use, page 79:

“Sub-unit B3

These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for industrial use for a recycling center and/ or recycling related industries with an option in the long range for public open space when the adjacent landfills are covered.”

NOMINATED PLAN AMENDMENT

The nomination proposes to modify the text of Sub-unit B3 of the LP2 Lorton-South Route 1 Community Planning Sector, Land Use, page 79 as shown below. Text to be added is shown as underlined, and text to be deleted is shown as ~~striketrough~~.

Sub-unit B3

These two triangular-shaped pieces of property west of Furnace Road together contain about 27 acres and are planned for light industrial use ~~for a recycling center and/ or recycling related industries with an option in the long range~~ and for public open space when the adjacent landfills are covered.

ANALYSIS**Land Use**

The nomination proposes to replan the subject properties from industrial use to light industrial use, to delete the language relating to recycling facilities and plan the long range use of the properties as open space. The uses abutting the subject property include the former Lorton Correctional Facility to the north now, and the Occoquan Regional Park to the west and south. There is also a telecommunications tower to the south, and a privately owned construction debris landfill to the east. There are no residential areas near the subject property. The Policy Plan encourages maintaining a balance of land uses, including industrial concerns. The County’s I-95 landfill and the Overlook Ridge landfill, along with the County’s Resource Recovery Center and other industrial uses in this area of the County provide services to residents that would otherwise require waste and recyclables to be trucked outside of the County’s borders and would place an additional economic burden on taxpayers to provide those services. The current location of these facilities in this portion of the County minimizes transportation costs by reducing cross county truck traffic and the need to transport waste and recyclables to distant locations.

RECOMMENDATION

Staff recommends the adopted plan be retained for the nominated area. The subject property is located in an industrial area of the County and surrounded by other similarly planned and/ or zoned properties. Since there are no residential properties located near the subject property, and since the conditions in the surrounding area have not changed since the subject property was originally planned for industrial use in 1995, staff does not believe that changing the current Plan recommendations for the subject property is warranted at this time.