



**A Publication of the County of Fairfax, Virginia  
Department of Planning & Zoning**

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## **STAFF REPORT 2005-2006 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT:** Mount Vernon

**APR ITEM:** 05-IV-25MV

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**NOMINATOR(S):** Errol Bergsagel (Mount Vernon Council of Citizens Associations)

**ACREAGE:** N/A

**TAX MAP I.D. NUMBER(S):** N/A

**GENERAL LOCATION:** Old Mill Road

**PLANNING AREA(S):** Area IV

**District(s):** Mount Vernon Planning District

**Sector(s):** MV7 Mount Vernon Community Planning Sector

**Special Area(s):** N/A

**ADOPTED PLAN MAP:** N/A

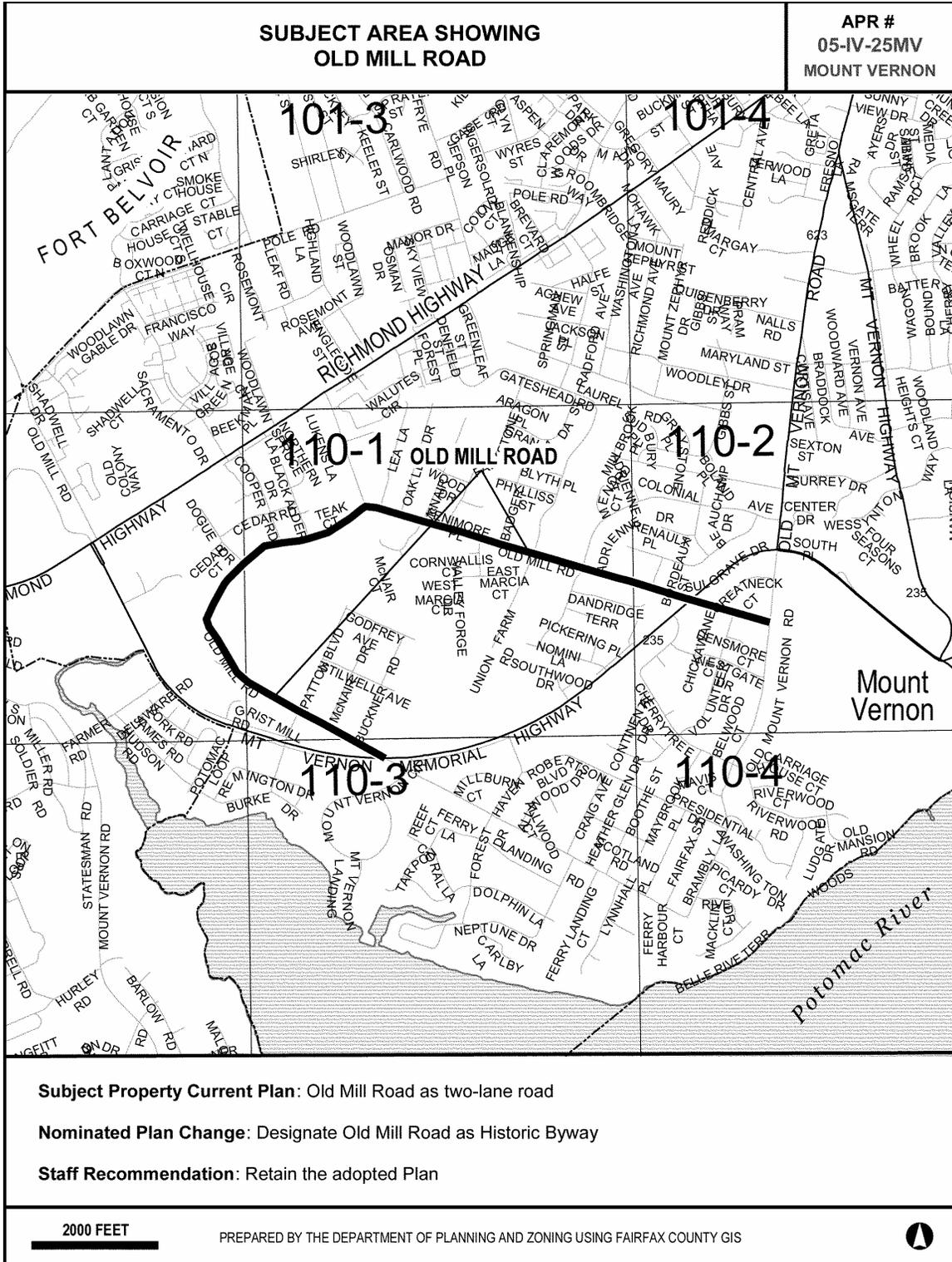
**ADOPTED PLAN TEXT:** N/A

**PROPOSED PLAN AMENDMENT:** Add text to Figure 59 to indicate that consideration should be given to designating all of Old Mill Road as a historic by-way.

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### **SUMMARY OF STAFF RECOMMENDATION**

- Approve Nomination as submitted  
 Approve Staff alternative  
 Retain Adopted Plan



## CONTEXT

### *General Location*

The subject of the nomination is Old Mill Road, south of Richmond Highway.

### *Planned and Existing Land Use and Zoning*

The subject area is located within MV7- Mount Vernon Community Planning Sector. It is planned as a two-lane road.

## PLANNING HISTORY

No Comprehensive Plan changes were proposed for this area since 1997.

## ADOPTED COMPREHENIVE PLAN TEXT

There is no specific Plan text addressing Old Mill Road. The Comprehensive Plan does reflect the historic nature of the general area, which includes Old Mill Road. The relevant general text is shown below.

Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon Planning District, as amended through 4-25-2005, Mount Vernon Community Planning Sector, Heritage Resources recommendations, page 152:

- “1. Part of the Woodlawn Historic Overlay District lies within this area. The district was created to protect against destruction of Woodlawn and the George Washington Grist Mill and encourage uses which will lead to their continuance, conservation and improvement, among other purposes. The Woodlawn Historic Overlay District limits residential development to single-family detached dwellings south of Richmond Highway and limits commercial uses to offices and tourist-oriented uses, including but not limited to antique shops, craft shops, eating establishments, hotels and motels.

No additional service stations, fast food restaurants, quick service food stores, except those approved as part of an existing service station and subject to limitations on the sale of groceries and alcohol, etc., and industrial uses shall be allowed in the Woodlawn Historic Overlay District. Site design on all development should be aimed at preserving the maximum amount of existing tree cover. All improvements, to include structures, signs, fences, street furniture, outdoor graphics, public and private utilities, should be designed and installed to be compatible with Woodlawn and the George Washington Grist Mill in terms of mass, scale, color and visual impact. All

development within the historic district should be reviewed by the Architectural Review Board.

2. The historic Indian hamlet of Namassingakent may be located just north of Dogue Creek or along the Potomac River. This site should be identified, evaluated, and preserved, as appropriate.”

## **ANALYSIS**

Old Mill Road is functionally classified as a collector roadway and does not have a Virginia scenic byway or historic byway designation. To be so designated on the Comprehensive Plan, a historic byway designation would first need to be approved and adopted by the Virginia General Assembly. The Comprehensive Plan and County Transportation Plan do not make such recommendations, but merely acknowledge the designation once it has been adopted by the legislature.

One example of a historic byway recognized in the Comprehensive Plan is Hunter Mill Road. The process by which Hunter Mill Road became recognized in the Plan was an amendment in the 2004 APR process. At that time, documentation of the heritage resources had been conducted and a designation of the road as a historic byway by the General Assembly had taken place. No similar research or conferral has occurred for Old Mill Road at this time.

## **STAFF RECOMMENDATION**

Staff recommends the retention of the adopted Plan.