



**Submission Form for Proposed Changes to the Comprehensive Plan or Comprehensive Plan Amendment Work Program**

To use this form, type responses or print in ink. Attachments may be used as necessary. This form is also available on the Web at: <http://www.fairfaxcounty.gov/dpz/fairfaxforward/submissionformproposedchangescomplan2.pdf>

**1. Subject Property Information** (Not required for countywide proposal.) For help visit the Planning & Zoning Viewer

Identify general location, street address, or Tax Map parcels, if available.

Countywide

a) General Location: Beltway South Industrial Area

b) Street Address: 5650 Industrial Drive

c) Tax Map Parcel Numbers: 80-2((1))38

For help visit the Department of Tax Administration website or the Digital Map Viewer

d) Identify total aggregate size of all subject parcels in acres or square feet: \_\_\_\_\_

107.7 acres

For help visit the Department of Tax Administration website

**2. Proposed Amendment to Comprehensive Plan recommendations**

a) Describe the character and type of proposed development, if a land use change is proposed. The potential development could be described in terms of land use floor area ratio (FAR) or dwelling units per acre. Building height or size may also be used to convey scale.

*Boo*

Land Unit C - Add industrial use to the existing language which recommends office and public facilities in the northernmost portion of Land Unit C. Additionally, delete Carolina Place as a connector road from Edsall Road to Industrial Drive per the Transportation Map

*Public Parks,*

b) If a policy change is proposed, describe why the proposal should be addressed at a countywide level.

c) Provide justification for the proposed amendment. Describe how the proposal meets any of the following criteria and why the proposal should be included in the work program. Check all that apply.

- Address emerging community concerns or changes in circumstance;
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions;
- Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities services with growth and development;
- Better implement the Concept for Future Development;
- Reflect implementation of Comprehensive Plan guidance through zoning approvals; and,
- Respond to or incorporate research derived from technical planning or transportation studies.

*continued on reverse side*

Explanation for (c). (Additional sheets may be attached.) See attached narrative

**3. Contact Information** (Name and daytime phone required.\* Provide street address and/or email address.)

a) Name: \* Greg Riegler, McGuireWoods LLP

b) Daytime Phone: \* 703-712-5360

c) Street Address: 1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

d) Email Address: griegler@mcguirewoods.com

**4. Would you like to speak with staff about this submission?**

Select: Yes or No

Yes     No

4a. If yes, how should we contact you? e-mail     phone

**\*\*Staff review of all submissions is anticipated to begin February 2016\*\***

Submit the completed form or direct questions to:

**Fairfax County Department of Planning and Zoning**

The Herrity Building

12055 Government Center Parkway

Suite 730

Fairfax, Virginia 22035-5500

703-324-1380, TTY 711 (Virginia Relay)

DPZmail@fairfaxcounty.gov



80-2((1))38

The Beltway South Industrial Area is one of only two large concentrations of industrially zoned land left in Fairfax County. The current language for the area in the Comprehensive Plan recommends retention of the overall industrial orientation of the area for future uses. TM 80-2((1))38, owned by Vulcan Materials Company is, by far, the largest parcel of industrially zoned land in the Planning District. It is currently developed with industrial uses which have, for several decades, served the County by providing a local supply of essential building materials for many of the significant infrastructure projects in the County. There are two aspects of the current plan language which, if modified as suggested in this request, would facilitate revitalization of and additional capital investment in the property and in turn the advance major policy objective of retaining important industrial uses in the County and supporting economic development.

Carolina Place is a relatively short stub street which serves the fire station and a limited number of other commercial uses at the intersection of Edsall Road. The Transportation Plan shows Carolina Place from its current terminus traversing over 2100 feet through the middle of Vulcan's property and ultimately connecting to Industrial Road. Deeded right of way does not exist to facilitate such an alignment. While the property may be considered large in total acreage, redevelopment of the property is constrained in a number of ways including environmentally sensitive land in the western portion of the property (which was used in part by the county for dredge spoil disposal) and a spur of the Norfolk Southern Railroad which crosses Industrial Drive and enters the subject property. Again, while a deeded right of way to facilitate extension of Carolina Place to Industrial Drive does not exist, the inclusion of such an alignment in the Comprehensive Plan adds an additional development constraint, essentially splitting this parcel in half, making it difficult to adequately plan for optimal utilization and renovation of the existing important industrial uses currently on the property. Further, adequate connection from Edsall Road to Industrial Drive already exists east of the property. We request that the Comprehensive Plan be amended to delete any suggestion of a future connection of Carolina Place from Edsall Road to Industrial Drive.

Additionally, the northernmost corner of Lot 38 is planned for ~~office and public facilities~~ and Public Parks (38) while the remaining portion of the property is planned for industrial uses. The Plan language is reflecting the current uses on the west side of Carolina Place, specifically, the fire station and the commercial condominiums. It is requested that industrial uses be added to the potential uses in this corner of the property, so again, this parcel can be efficiently revitalized.