

NOTICE OF  
PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE  
JEFFERSON MANOR CONSERVATION PLAN

The Fairfax County Board of Supervisors will hold a public hearing on Tuesday, September 27, 2011 at 4:00 p.m. in the Board Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on proposed amendments to the Jefferson Manor Conservation Plan (Plan).

The proposed Plan amendment requested by the Fairfax County Department of Planning and Zoning and the Jefferson Manor community is to revise language to clarify the role of the Plan in the Fairfax County land use and regulatory processes, including the Zoning and the Comprehensive Plan Amendment processes.

Following is a summary of the major proposed changes to the Jefferson Manor Plan as approved by the Board of Supervisors on June 17, 1991:

- Section VII Relationship to Local Objectives:
  - Designates the Huntington Transit Station area as a special planning area in the Fairfax County Comprehensive Plan;
  - Deletes the Plan recommendation to develop the four acre parcel adjacent to the Huntington Gardens at a density of 16-20 dwelling units;
  - Updates the Existing Land Use Map from 1991 to the current land use and deletes references to the 1991 Land Use Map and 1991 Comprehensive Plan.
- Section XI.B Development Review:
  - Amends the Plan to delete the word “shall” and adds the word “may” to state that the FCRHA may review and comment on development issues; and
  - Revises the Section XI.D: Duration of Controls, Regulations and Standards.
- Section XI.C - Specific Regulations: Subsection 2.a - Land Use:
  - Ties land use and intensity of development to the Fairfax County Comprehensive Plan and deletes the attachment of same to the Conservation Plan and County Zoning Map;
  - Specifies that all land uses within the boundaries of the Jefferson Manor Conservation Area shall conform with regulations enumerated in the Zoning Ordinance of the Code of Fairfax County;
  - Deletes conditions for the development of the 4 acre Huntington Gardens site and redevelopment of Huntington Station Shopping Center and other, smaller sized parcels from the Jefferson Manor Conservation Plan; and
  - Removes the expiration date for the Plan and controls imposed on disposition documents relating to properties acquired by the FCRHA.

Additional minor changes were made to update the text of the Plan.

The draft revised Jefferson Manor Conservation Plan is available at the Sherwood Hall Regional Library and also on the Fairfax County Redevelopment and Housing Authority's website at

[www.fairfaxcounty.gov/rha/jefferson\\_manor\\_conservation\\_plan\\_draft.pdf](http://www.fairfaxcounty.gov/rha/jefferson_manor_conservation_plan_draft.pdf). For additional information, contact Robert Fields in the Department of Housing and Community Development at 703-246-5277, or TTY 703-385-3578.

Persons desiring to speak at the public hearing should call 703-246-5170. Written comments may be submitted to the Department of Housing and Community Development, in care of Robert Fields, DHCD, 3700 Pender Drive, Fairfax, Virginia 22030 or at the public hearing.

Fairfax County is committed to a policy of nondiscrimination in all County programs, services, and activities and will provide reasonable accommodations upon request. To request special accommodations call 703-246-5006, or TTY 703-385-3578. Please allow 48 hours in advance of the hearing in order to make the necessary arrangements.



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