

**BOARD OF SUPERVISORS ALTERNATIVE
RECOMMENDED MODIFICATIONS
Plan Amendment 2022-CW-1CP – Manufactured Housing
Board Member Kathy Smith
Sully District
Public Hearing – December 9, 2025**

The following proposed text is based on the Staff Report for Plan Amendments 2022-CW-1CP, dated October 22, 2025, Recommendation section.

The Board of Supervisors recommends the Comprehensive Plan to be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strike through~~. Text shown to be replaced is noted as such. The Board of Supervisors modifications to the Planning Commission recommendation are shown in **bold, and yellow highlighted font**.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Richmond Highway Corridor Area, Community Business Centers, as amended through 9-10-2024, page 178:

1. “The area bounded by Ladson Lane on the north, Richmond Highway on the east, Audubon ~~Estates Mobile Home Park~~ on the west and Little Hunting Creek on the south is planned for residential use at a density of 5-8 dwelling units per acre with an option for 8-12 dwelling units per acre. Substantial parcel consolidation should be accomplished to allow for a well-designed project. Access points should be consolidated and oriented toward Ladson Lane. Tax Map Parcel 101-2((6))25 is the current location of Harmony Place, ~~Trailer Park~~ of which is planned and developed as a manufactured housing community and zoned for commercial use. **Affordability levels should be preserved in accordance with Objective 7 of the Housing element of the Policy Plan.** ~~much~~ More than half of the community is located has been developed in within the Little Hunting Creek flood-plain. **Replacement of manufactured homes in the floodplain may require floodplain mitigation. Fire prevention and other infrastructure improvements throughout the community should be provided. ~~and the manufactured Mobile homes currently located in the flood plain should be relocated into any areas planned~~** for mobile home park Any redevelopment of this area encouraged to comply with the county’s voluntary relocation guidelines. **When applicable, ~~r~~** relocation assistance for units in the floodplain should be provided in accordance with the Manufactured Housing Relocation Guidelines. **If redevelopment**

Attachment 1

occurs. ~~T~~he environmental quality corridor located on Tax Map Parcel 101-2((6))25 should be preserved for open space.”