

AN AMENDMENT TO  
**THE COMPREHENSIVE PLAN  
FOR FAIRFAX COUNTY, VIRGINIA  
2017 EDITION**

**GENERAL LOCATION:** South of Paul Spring Rd., west of Fort Hunt Rd., generally north of Sherwood Hall Ln. and east of Rebecca and Elba Streets.

**PLANNING AREA AND DISTRICT:**  
Area IV, Mount Vernon Planning District

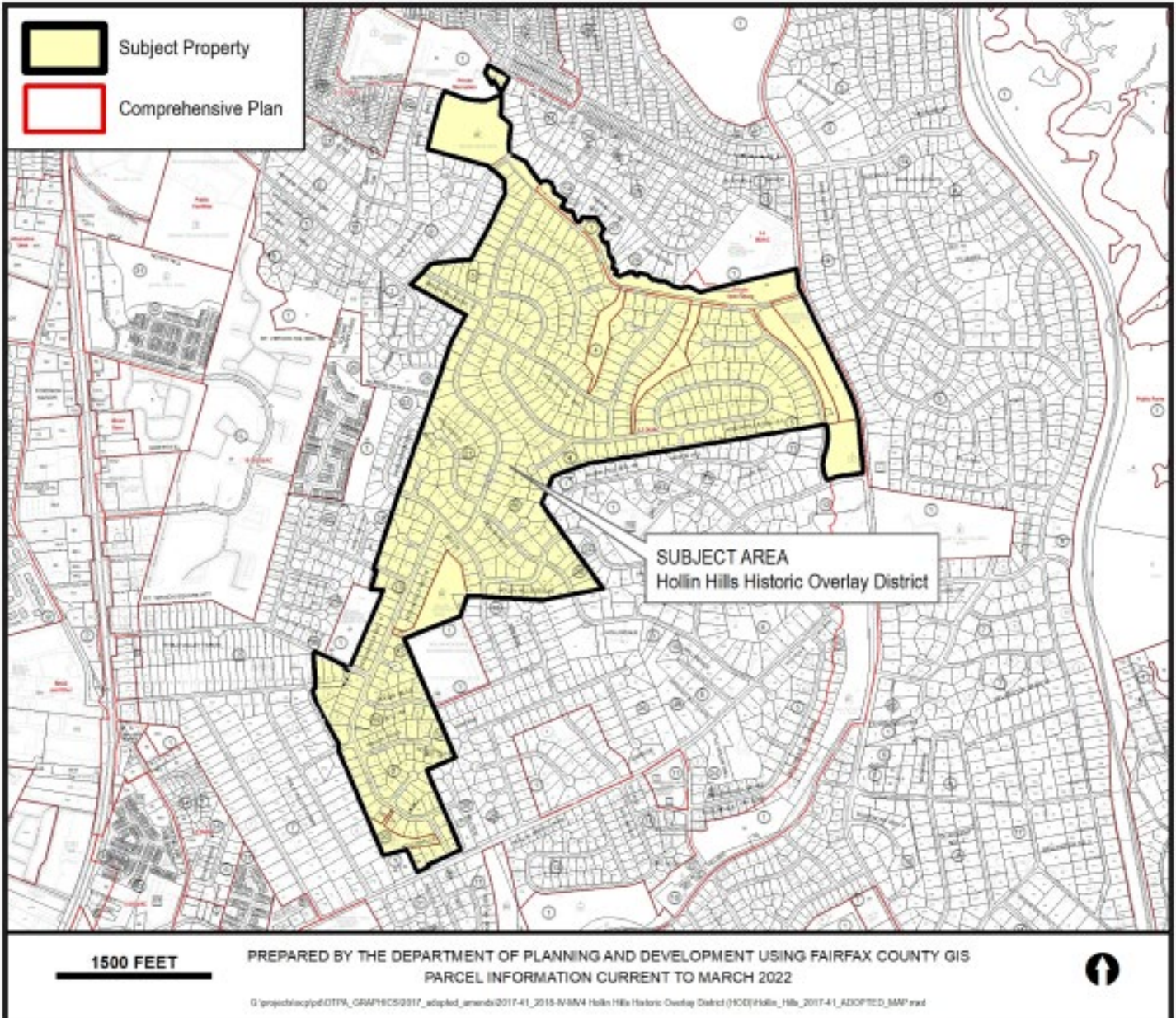
**SUB-DISTRICT DESIGNATION:**  
Community Planning Sector: Groveton (MV5)

**PARCEL LOCATION:** See Attachment #10

**SUPERVISOR DISTRICT:** Mount Vernon

**ADOPTED:** March 8, 2022      **ITEM NO.** PA 2018-IV-MV4

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



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**AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)**

The following changes to the Comprehensive Plan have adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text shown with ~~striketrough~~.

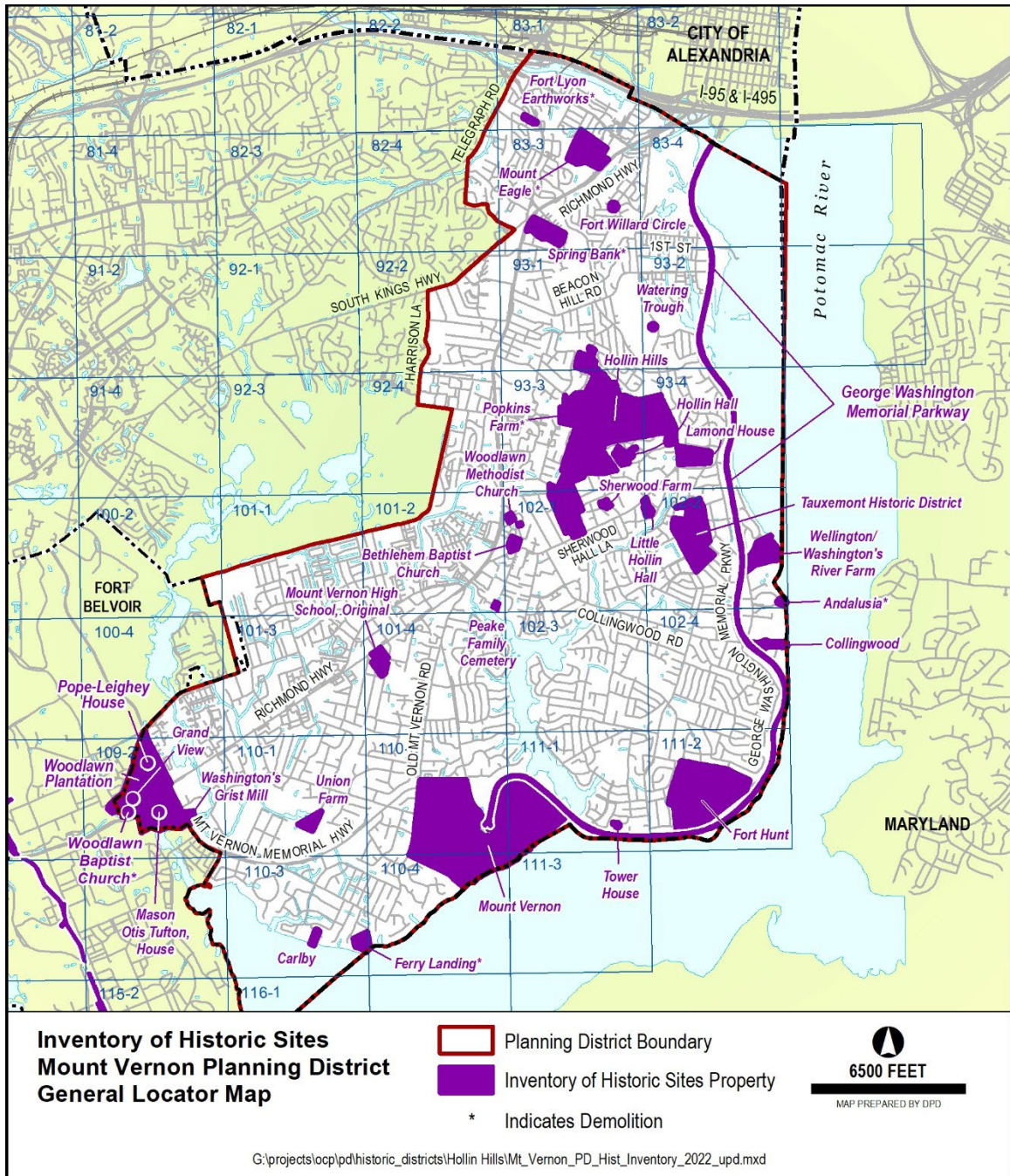
**MODIFY**

**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 1-25-2022, Overview, Heritage Resources, Figure 3: Mount Vernon Planning District Inventory of Historic Sites (Inventory as of February 7, 2018), page 9, so that the reference to the Historic Overlay District ("H") is added after the existing Hollin Hills "N" and "V" listings that designate the National Register of Historic Places and Virginia Landmarks recognition.



**MODIFY  
 FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 1-25-2022, Overview, Heritage Resources, Figure 4: Inventory of Historic Sites, Mount Vernon Planning District, General Locator Map, page 12, so that the boundary of the Hollin Hills Inventory of Historic Sites is updated to match the new boundary of the proposed Hollin Hills Historic Overlay District.



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 1-25-2022, MV5-Groveton Community Planning Sector, starting on page 80:

**“CHARACTER**

The Groveton Community Planning Sector is generally bordered by Beacon Hill Road, Fort Hunt Road, Sherwood Hall Lane, and Richmond Highway (Route 1). Portions of the Beacon/ Groveton and Hybla Valley/Gum Springs Community Business Centers (CBCs) are located on the east side of Richmond Highway. Plan recommendations for these CBCs can be found in the Richmond Highway Corridor Area section of the Area IV Volume of the Plan.

Single-family detached units represent the major land use within this planning sector. A sizable mobile home park and a large apartment development are located in this planning sector as well. The planning sector also contains Mount Vernon District Park. There is an urgent need for community parkland in the western portion of the sector.

The planning sector contains the northern portion of Gum Springs, a 19<sup>th</sup> century Free Black community, and the Hollin Hills subdivision, ~~and the Hollin Hills subdivision, an excellent example of post-World War II suburban architectural design.~~ Hollin Hills is a significant heritage resources which is listed in the Fairfax County Inventory of Historic Sites. The Hollin Hills neighborhood is an example of a post-World War II suburban development with exceptional contemporary architectural design and site development, and is recognized as a heritage resources as the Hollin Hills Historic Overlay District and through listing on the County Inventory of Historic Sites. A list and map of heritage resources are included in the Mount Vernon Planning District Overview section, Figures 3 and 4. Additional historic sites in this sector, including Sherwood Farm, are also included in the inventory.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 1-25-2022, MV5-Groveton Community Planning Sector, starting on page 84:

“Heritage Resources

The early and mid-20<sup>th</sup> century and more dispersed neighborhoods and open spaces in this sector may contain significant heritage resources. In particular is Gum Springs, 19<sup>th</sup> century Free Black community. The Pride of Fairfax, a Masonic Lodge and Community Landmark for Gum Springs, is located at Tax Map Parcel 102-1 ((1)) 98. It should be

evaluated for potential inclusion on the Inventory of Historic Sites. Additional survey work should be undertaken to locate and preserve significant heritage resources. ~~Additionally, preservation of Hollin Hills subdivision, listed in *The National Register of Historic Places*, is encouraged.~~

The Hollin Hills Historic Overlay District (HOD) is located within this sector. The provisions and regulations regarding the Hollin Hills HOD are found in the Zoning Ordinance. All improvements should be designed and installed to be compatible with the scale and appearance of the character of the Hollin Hills HOD. Proposals within the historic overlay district must be reviewed by the Architectural Review Board as specified in the Historic Overlay District provisions of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Hollin Hills HOD, the overlay district regulations take precedence for the development of land within the Hollin Hills HOD. Additionally, the Hollin Hills subdivision is listed on the Inventory of Historic Sites, the Virginia Landmarks Register and in the National Register of Historic Places.

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”

**COMPREHENSIVE LAND USE PLAN MAP:**

The Comprehensive Land Use Plan Map currently identifies the neighborhood as an Inventory of Historic Sites District with an “H.” The Comprehensive Plan Map should be amended to add the boundary for the Hollin Hills HOD as shown in Attachment 10.

**COUNTYWIDE TRANSPORTATION PLAN MAP:**

The Countywide Transportation Plan Map will not change.

**COUNTYWIDE TRAILS PLAN MAP**

The Countywide Trails Plan Map will not change.