

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

GENERAL LOCATION: East Boulevard Drive just off of the George Washington Memorial Parkway.

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

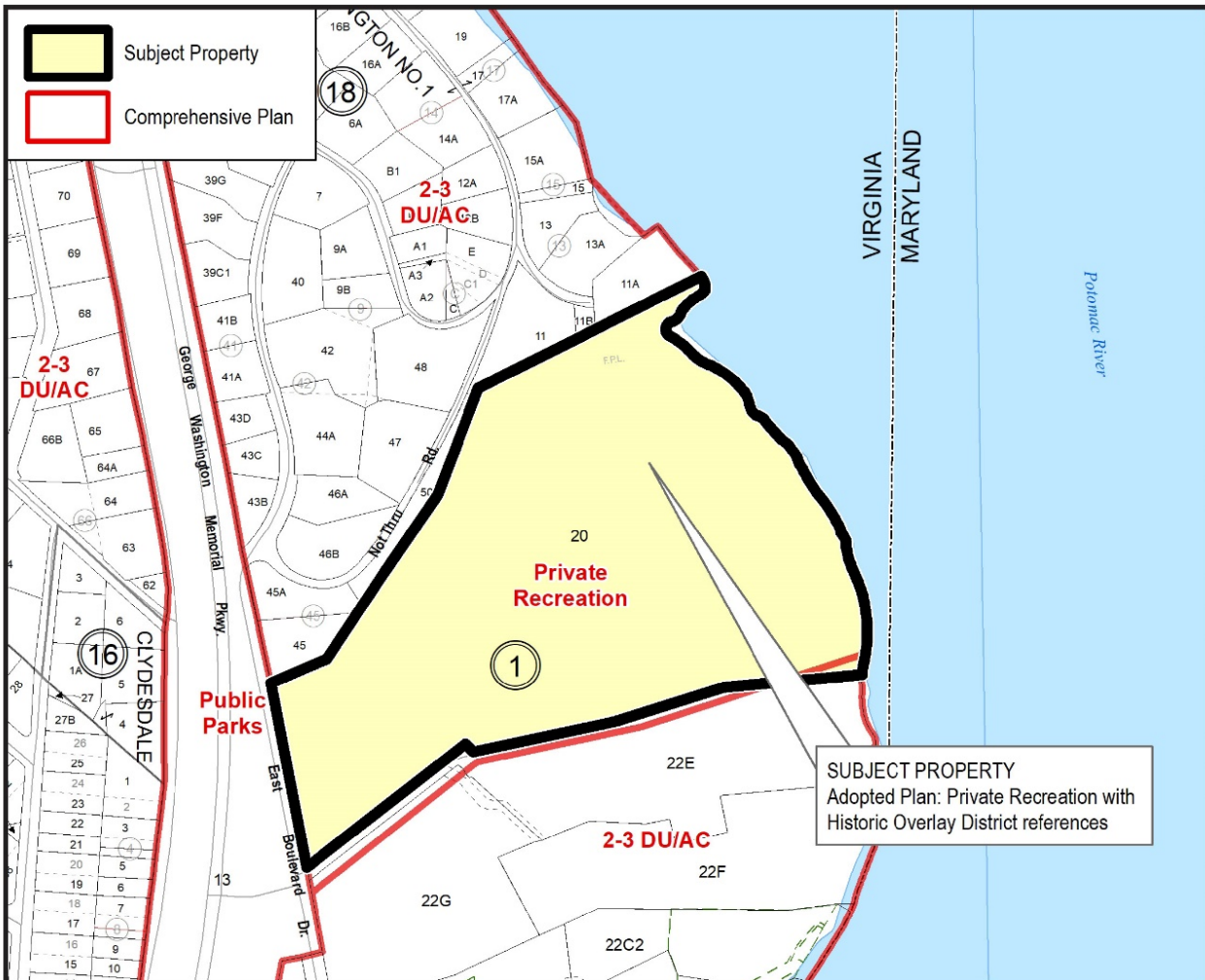
SUB-DISTRICT DESIGNATION:
 Community Planning Sector: Wellington (MV4)

PARCEL LOCATION: 102-2 ((1)) 20

SUPERVISOR DISTRICT: Mount Vernon

ADOPTED: April 13, 2021 **ITEM NO.** PA 2020-IV-MV1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO MARCH 2021

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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 which has been added is shown as underlined.

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 12-1-2020 Overview, Figure 4: Mount Vernon Planning District Inventory of Historic Sites (Inventory as of February 7, 2018) Page 14:

Add a reference (“H”) to reflect a new Historic Overlay District for the Wellington/Washington’s River Farm listing.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition AREA IV Mount Vernon Planning District, Amended through 12-1-2020, Overview, Page 1:

“...

The Mount Vernon Planning District’s eastern border is characterized by scenic parkland and riverfront indicative of the historic character of the area. Mount Vernon, George Washington’s estate, is one of the nation’s most important historic resources and is located in this planning district. Other national historic resources are also present in the Mount Vernon Planning District and include Woodlawn, an early 19th century estate, George Washington's Grist Mill, and Frank Lloyd Wright’s Pope-Leighey House. Wellington/Washington’s River Farm, Sherwood Farm, and Gum Springs are locally significant historic sites.”

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 12-1-2020, MV4 Wellington Community Planning Sector, page 74:

“Character

...

This planning sector contains areas that may have been settled as early as the 17th century. Historic sites in this sector include the Wellington at River Farm Historic Overlay District, which is open to the public, as well as privately owned buildings. An open space easement to the Virginia Outdoors Foundation has been provided on property known as Bellapais located between the George Washington Parkway and the Potomac River. The underwater areas of the Potomac River

estuary are known to contain prehistoric resources that were submerged by global sea level rise over the last 7,000 years in this area. There may also be historic shipwrecks located in these underwater areas.

Wellington/Washington's River Farm and the Tauxemont Historic District are significant heritage resources listed in the Fairfax County Inventory of Historic Sites..."

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District, Amended through 12-1-2020, MV4-Wellington Community Planning Sector, page 76:

"Heritage Resources

The Wellington at River Farm Historic Overlay District (WHOD) is located within this sector. The provisions of the WHOD, including review by the Architectural Review Board, are found in the Zoning Ordinance. The district was created to protect the historic buildings, the viewshed, the landscape and the potential archaeological features located on the WHOD property. All improvements should be designed and installed to be compatible with the scale and appearance of the character of the Wellington property. Any potential conflict between Plan text and the provisions of the WHOD should be resolved in favor of the overlay district regulations.

Significant prehistoric and historic sites can be expected in this sector. Heritage resources survey work is especially desirable outside the George Washington Memorial Parkway area (listed as Mount Vernon Memorial Highway on Figures 4 and 5), where some survey work has been undertaken.

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 subject property as an Inventory of Historic Sites property with an “H.” The Comprehensive Plan Map should be amended to add the boundary around the Wellington/Washington’s River Farm property to designate Tax Map Parcel 102-2 ((1)) 20 as included within the boundary of the Historic Overlay District.

COUNTYWIDE TRANSPORTATION PLAN MAP

The Countywide Transportation Plan Map will not change.

COUNTYWIDE TRAILS PLAN MAP

The Countywide Trails Plan Map will not change.