

Address/Tax Map Parcel: 10208 Old Colchester Road
 Tax Map (TM) Parcel 113-2 ((1)) 53

Nominator: Gifford Hampshire, Blankingship & Keith P.C.
 Supervisor District: Mount Vernon
 Planning Area: Area IV
 Planning District/Special Area: Lower Potomac Planning District / Lorton – South Route 1 Suburban Center
 Lorton-South Route 1 (LP2) Community Planning Sector, Sub-unit H4

Acreeage: 1.21 acres of a total 9.38-acre parcel

Current Plan Map/Text: Residential uses at 0.2 – 0.5 dwelling units per acre (du/ac)



Proposed Amendment: Modify boundaries between LP2 Lorton-South Route 1 (LP2) Community Planning Sector Sub-units F2 and H4 to move a 1.21-acre portion of Sub-unit H4 to Sub-unit F2. The modification of the planning sector boundary would amend the plan recommendation for the nominated area of the site from the adopted low-density residential use to industrial use to accommodate a septic field for the adjoining property at 10125 Giles Run Road.

Considerations:

The subject site is a land-locked, largely wooded parcel in the Lorton-South Route 1 Suburban Center. A review of historical aerial imagery indicates that industrial uses on adjacent properties to the north and west appear to have encroached on portions of the subject site over time. The site is located in Sub-unit H4 of the LP2-Lorton-South Route 1 Community Planning Sector, which is planned for residential use at 0.2 – 0.5 du/ac with recommendations to provide substantial buffering from the adjacent industrial uses to the west in Sub-unit F2. Properties immediately abutting the site to the south are similarly planned for residential uses at 0.2 – 0.5 du/ac and developed with low-density single-family houses.

The property to the west of the subject site at 10125 Giles Run Road (TM Parcel 113-2 ((3)) D2) is developed with industrial uses (truck and container storage related to an excavation business), is under related ownership to the subject site, and currently has outstanding violations from the Fairfax County Department of Planning and Development and Health Department due to the lack of an approved site plan and septic service, respectively. The nomination of 1.21-acres on the subject site is being pursued in order to remedy the Health Department violation. The nomination proposes to redraw the sub-unit boundary line and replan the site for industrial use, which would prepare for a future rezoning application to the I-6 District (Heavy Industrial District), a potential lot line adjustment, and the construction of a septic field to serve the adjoining industrial property. This creation of a septic field would provide an avenue for the review of a site plan on the adjoining industrial property and 1.2 acres of the subject site.

The adopted LP2 Community Planning Sector-wide plan text calls for the protection of stable neighborhoods from encroachment by commercial, industrial, higher density residential projects or other disruptive land uses and buffering of residential areas from abutting and otherwise intrusive uses that have odor, noise, and visual impacts. Additionally, the Sub-unit H4 recommendations call for substantial buffering and screening between the adjacent industrial uses and low-density residential uses in order to minimize potential use conflicts. Given the proposed location of the septic field (see attached map and aerial photograph inset), the construction would likely result in the significant reduction or removal of an existing tree line that currently separates the industrial and low-density residential uses and constitutes the buffer that the Plan envisions to remain.

Preliminary Staff Recommendation:

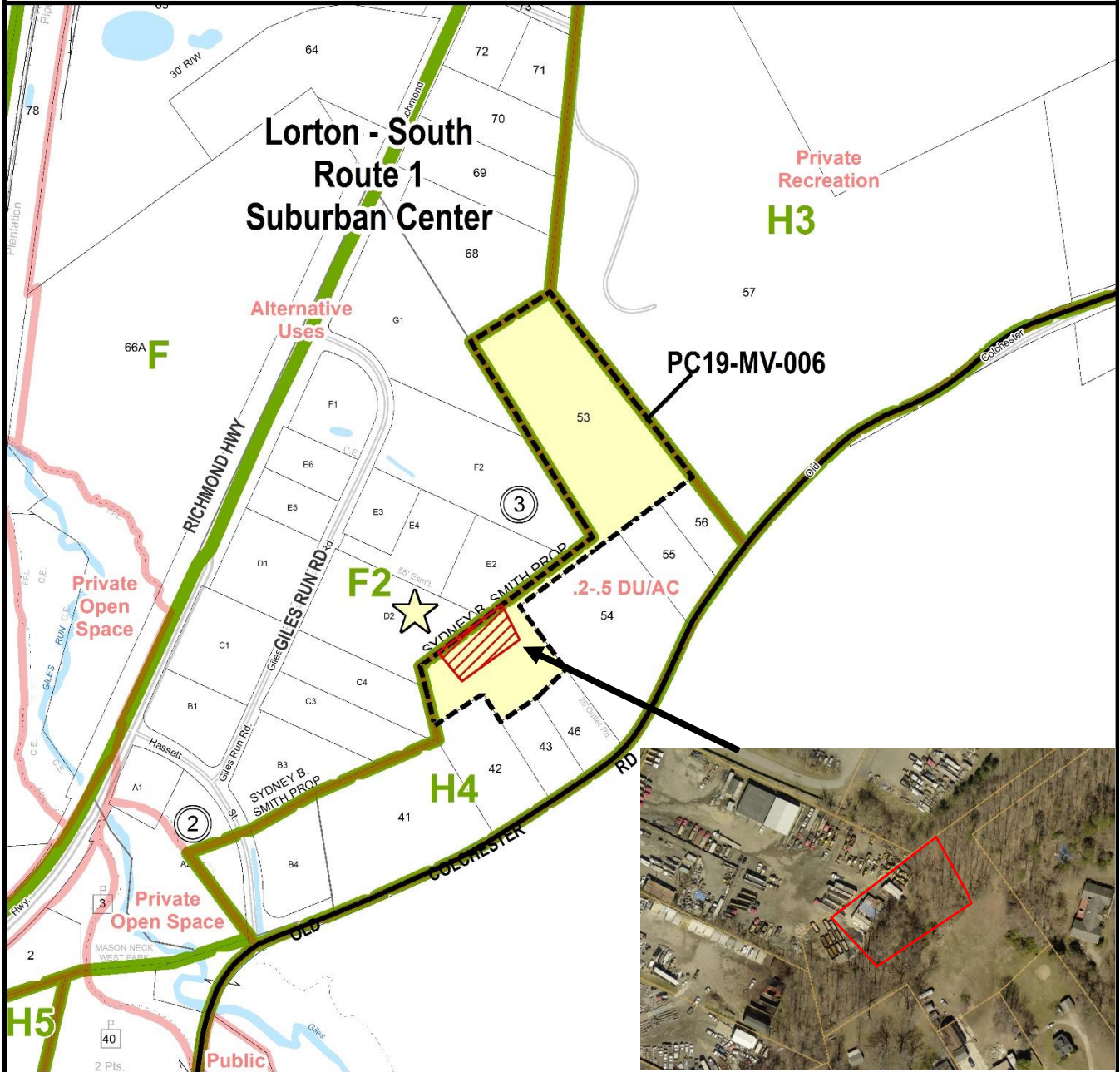
PC19-MV-006 is not recommended to be added to the Comprehensive Plan Amendment Work Program. The nomination would expand the boundaries of the industrial use recommendation, and conflicts with recommendations for the sub-unit regarding buffering the planned low-density residential use from the adjacent industrial uses.

PC19-MV-006

10208 Old Colchester Rd



SITE-SPECIFIC PLAN AMENDMENT PROCESS
SOUTH COUNTY
2019-2020



PC19-MV-006



Nomination Area



Related Property, 10125 Giles Run Rd



Baseline Plan Recommendation



Development Center



Land Unit

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
MAP CURRENT TO FEBRUARY 2020

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