County of Fairfax, Virginia
Planning Commission Meeting
March 12, 2025
Planning Commission Action

PA 2024-III-1P (PA-2024-00005) – OX ROAD/HOOES ROAD
(Mount Vernon District)

PLANNING COMMISSION RECOMMENDATIONS:
On March 12, 2025, the Planning Commission voted 10-0 (Commissioner Bennett was absent from the meeting) to recommend to the Board of Supervisors the adoption of a Planning Commission alternative to the staff recommendation for Plan Amendment 2024-III-1P, as shown on the handout dated March 12, 2025.

ATTACHED DOCUMENTS:
Planning Commission Alternative Recommendation Dated March 12, 2025.

MJ

PLANNING COMMISSION ALTERNATIVE
PROPOSED PLAN LANGUAGE
Plan Amendment 2024-III-1P
March 12, 2025

Staff recommended modifications to the Comprehensive Plan are shown as underlined for text to be added and as ~~strikethrough~~ as text to be deleted. Planning Commission recommendations are shown as **bold** for text to be added and as **bold ~~strikethrough~~** for text to be deleted.

RECOMMENDATION

ADD: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District, P5-Dominion Community Planning Sector, as amended through 3-21-2023, Land Use, Recommendations, page 54:

"13. As an option, Tax Map Parcels 106-4 ((1)) 17, 18, 19 (part, east of Route 123), 27 and 27A are planned for residential use at a density of **~~2-3~~ 1.0-2.86** dwelling units per acre provided the following conditions are met:

- **Stormwater run-off detention should be provided to good forested conditions to the extent feasible in order to protect the Occoquan River as referenced in the Pohick Planning District Areawide Guidance. Best Management Practice (BMP)/Low Impact Development (LID) stormwater site design should be utilized, with a goal of exceeding minimum water quality requirements, to the greatest extent feasible.**

- Commitments to preserving as much of the existing tree cover as possible and identification and preservation of significant trees should be addressed during the review of any rezoning application.

- Onsite park spaces programmed with trails, play areas, amenities, gathering spaces, and landscaping should be provided.

- A Phase I archaeological survey of all undisturbed areas not previously surveyed for cultural resources should be conducted to determine the presence or absence of archaeological sites prior to site development.

- Enhancements to the pedestrian and bicycle network of facilities along Route 123, Ox Road and Hooes Road should be provided. Such enhancements should include implementation of the major paved trail along Hooes Road, and a sidewalk with buffer along Ox Road. Opportunities to connect to and fill gaps in surrounding bicycle and pedestrian network should be explored to ensure that new residents can safely walk or bike in the area.

- Provide safe and comfortable crossings for all key legs of the intersection of Route 123 and Hooes Road.