

**NOMINATION FORM**

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

**PART 1. NOMINATOR/AGENT INFORMATION**

Name: CARL L. SELL JR Daytime Phone: 703-971-4716  
Address: 6601 COTTONWOOD DRIVE  
FRANCONIA VA 22310  
Nominator E-mail Address: SELLCARL@AOL.COM  
Signature of Nominator (NOTE: There can be only one nominator per nomination):  
Carl L. Sell Jr.

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>9/15/09</u>
Date Accepted:	<u>10-1-09 COR</u>
Planning District:	<u>MV</u>
Special Area:	_____

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) \_\_\_\_\_

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.  
\_\_\_\_\_

**PART 2. GENERAL INFORMATION**

Check appropriate supervisor district(s):  Braddock  Lee  Mason  Mount Vernon  Springfield

Total number of parcels nominated: 6

Total aggregate size of all nominated parcels (in acres and square feet): 6+ acres \_\_\_\_\_ square feet

Is the nomination a Neighborhood Consolidation Proposal?  Yes  No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.)  Yes  No

**PART 3: PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS**

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)) for your citation. It is the most current version: NO SPECIFIC LANGUAGE FOR PARCELS

b. CURRENT PLAN MAP RECOMMENDATION: I-2 DUA

c. CURRENT ZONING DESIGNATION: R-1



**2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE**

**NOMINATION FORM**

d. PROPOSED COMPREHENSIVE PLAN RECOMMENDATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). 3-4 du/a

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Single family Detached or Attached. 35-foot Height Limit. garage + driveway parking

f. NON-RESIDENTIAL: Check the appropriate use  Office  Retail  Government/Institutional  
 Industrial  Open Space  
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ TOTAL Gross Square Feet: \_\_\_\_\_

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	

\*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

- .1 - .2 du/ac (5-10 acre lots)      5 - 8 du/ac
- .2 - .5 du/ac (2-5 acre lots)      8 - 12 du/ac
- .5 - 1 du/ac (1 - 2 acre lots)      12 - 16 du/ac
- 1 - 2 du/ac      16 - 20 du/ac
- 2 - 3 du/ac      20+ (specify 10 unit density range)
- 3 - 4 du/ac
- 4 - 5 du/ac

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached	<sup>a.k.</sup> <del>18-24</del> → 21	<del>3,000</del> → 3,000	<del>54,000</del> → 63,000
Townhouse			63,000
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9+ stories)	<sup>a.k.</sup> <del>18-24</del> → 21		63,000
<b>TOTAL:</b>	<del>18-24</del> → 21	<del>3,000</del> → 3,000	<del>54,000</del> → 126,000

**PART 5: MAP OF SUBJECT PROPERTY**

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

**PART 6: JUSTIFICATION**

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.



*All completed nomination forms must be submitted between August 3, 2009 and September 16, 2009 to:*



Fairfax County Planning Commission Office  
Government Center Building  
12000 Government Center Parkway, Suite 330  
Fairfax, Virginia 22035-5505



**PROPERTY INFORMATION TABLE**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0974 02 0016	8908 HOODES RD LT SILVERBROOK FARMS '16	DAUGHTER'S SWEET	8908 HOODES RD Lorton VA 22079	1.00 AC	Daughter's Sweet
0974 02 0014	8912 HOODES RD	TOMAS WOLFE	8912 HOODES RD Lorton VA 22079	33245 S.F. 1/4 AC	Thomas Wolfe
0974 02 0014A	8914 HOODES RD	Boyd Wolfe	8914 HOODES RD Lorton Va.	5/8 AC	Boyd D. Wolfe III
0974 02 0015	8910 HOODES RD	Viola Sims	8910 HOODES RD	1.00 AC	Viola Sims
0974 02 0017	8906 HOODES RD	Jackie Brasler	8906 HOODES RD	1.002	Jackie Brasler
0974 02 0018	8904 HOODES RD	Shirley Madson	8904 HOODES RD	1.088	Shirley Madson

29

September 15, 2009

Proposed Plan  
Amendment  
TM 97-4 ((2))  
Parcels 14-18

Chairman and Members  
Fairfax County Planning Commission  
12000 Government Center Parkway  
Suite 330  
Fairfax, VA 22035-5505

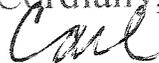
Chairman and Members:

On behalf of the owners of the parcels referenced above, I am proposing a comprehensive plan change from 1-2 dwelling units per acre to 3-4 dwelling units per acre. The parcels are located in the Pohick Planning District. There is no specific language in the current plan for these parcels.

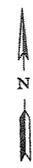
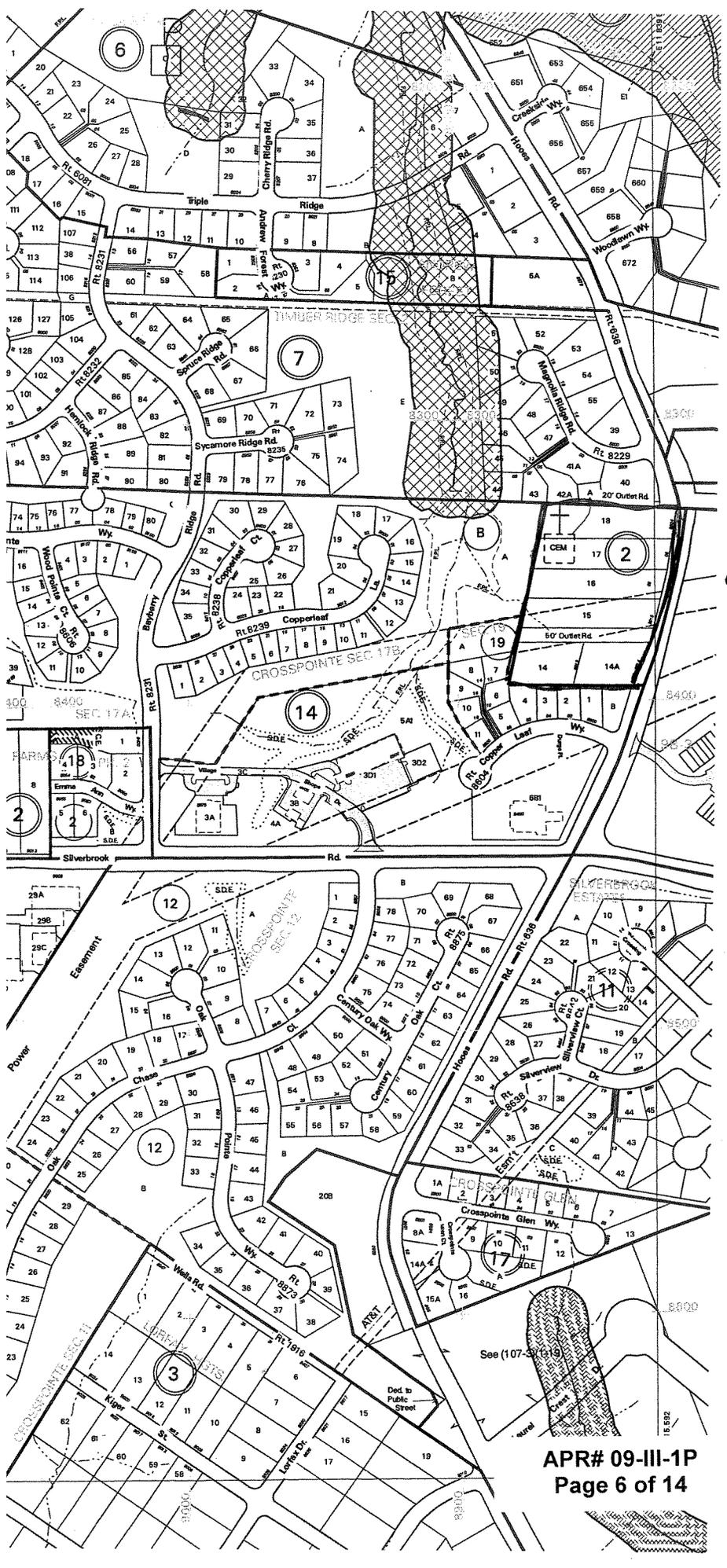
Because of a power line easement, the existence of a cemetery on one of the lots and the lack of public utilities, a consolidated development plan at that density will allow achievement of the overall plan goals. Additionally, it will straighten a blind curve approach to three of the properties.

For the record, the owner of lot 16 is my brother in law. I am not being compensated for this endeavor.

Cordially,



Carl L. Sell, Jr.  
6601 Cottonwood Drive  
Franconia, VA 22310



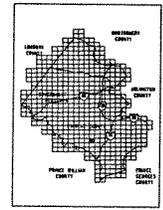
Map file is 50' X 75' based on USGS 1:24,000 scale  
 7 1/2 minute Quad, Virginia Coordinate System  
 values are of 1983 North Zone in U.S. feet based on  
 NAD 83/93 High Precision GPS Network adjustment  
 National Geodetic Vertical Datum 1929

**GENERAL NOTES**

**CHESAPEAKE BAY PRESERVATION AREAS**

- LEGEND**
- Resource Protection Areas (RPAs)
    - 1993 RPAs
    - 2003 RPAs
    - 2003 (Rev) RPAs
  - Resource Management Areas (RMAs)
- 07/12/2005

The information contained on this page is NOT to be construed or used as a "legal description". It is not a survey product and not to be used for the design, modification or construction of improvements to real property or for flood plain determination. Fairfax County does not provide any guarantee of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Fairfax County Geographic Information Services Branch of the Department of Information Technology. In no event will Fairfax County be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.



ADMINISTRATIVE INDEX

97-1	97-2	98-1
97-3	97-4	98-3
106-1	106-2	107-1

SHEET INDEX

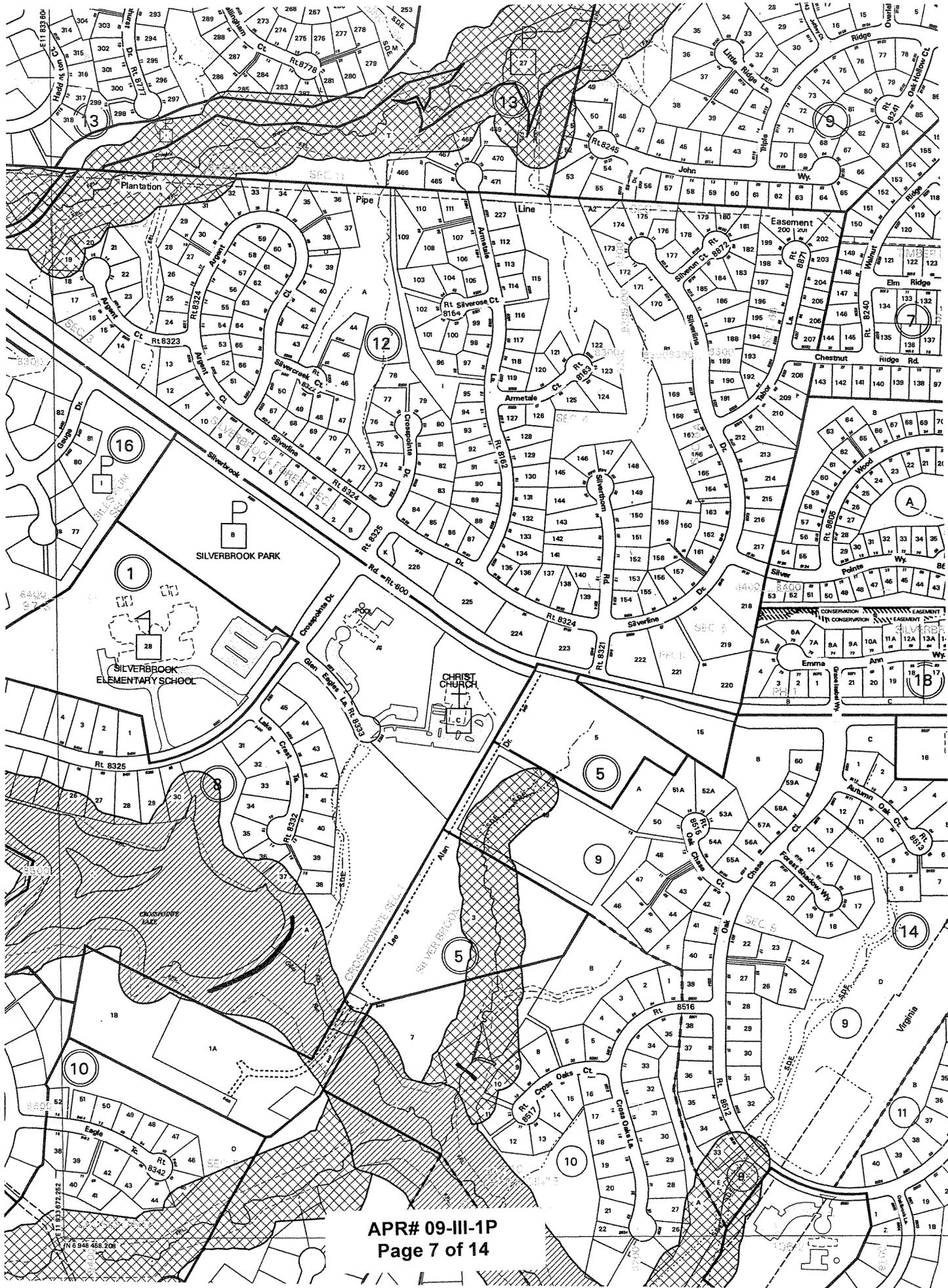
**PROPERTY MAP**

**97-4**

Revised to: 08/01/05

Prepared by:  
 PARTMENT OF INFORMATION TECHNOLOGY  
 Enterprise Services Division  
 Geographic Information Services  
 12000 Government Center Parkway, Suite 117  
 Fairfax, Virginia 22035-0010  
 (703) 324-2712  
 FAX (703) 324-3957

APR# 09-III-1P  
 Page 6 of 14



IN 6 948 468 206

**Klibaner, Aaron K.**

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**From:** Klibaner, Aaron K.  
**Sent:** Tuesday, October 06, 2009 4:25 PM  
**To:** 'sellcarl@aol.com'  
**Subject:** South County Area Plans Review Nomination

Dear Mr. Sell:

I am the planner assigned to review the nomination you have submitted for a land use change during the South County Area Plans Review, of the Fairfax County Comprehensive Plan. This message is to notify that your nomination submittal has some deficiencies that you will need to correct in order for your nomination to go forward in the process.

These deficiencies include:

- 1) The second page of the nomination form is missing, (page 20 from the Area Plans Review Guide). In order for your nomination to be appropriately evaluated by staff, you will need to indicate a density range for your proposal, and then fill out the table with the appropriate number of units, by type of unit. You will also need to fill out line e., the description of what your proposal would look like. For example, I see that you are proposing to change the land use designation from residential use at 1-2 dwelling units per acre, to 3-4 dwelling units per acre. Therefore, if the total acreage of your site is 6 acres, that would yield a maximum of 24 units. If you are proposing to build new single family detached units on the site, then you need to spell this out in your description on line e. Please be sure to give the maximum number of units that could be built, even if you are contemplating building fewer.
- 2) It appears that you are including the totality of parcels 97-4((2)) 14, 14A, 15, 16, 17 and 18 in your nomination. On the third page of the form, (page 22 from the Guide), there is only one property owner and one parcel listed in the property information table for notification. The APR rules require all property owners of land that are included in a nomination to be notified that their property is the subject of an APR nomination. Please clarify whether you own all of the other parcels being nominated, or not. If there are other property owners besides yourself and Betty Wolfe then they must also be notified. If this is necessary, please include an updated property information table, and remember to send copies of your notification letters and certified mail receipts to the Planning Commission offices, as stated in the APR Guide.
- 3) Page 21 of the Guide contains the Justification section of the APR form. In addition to checking the appropriate box on this page, you also need to include a separate page with a written justification of how your nomination better achieves the goals of the Comprehensive Plan, or how your nomination corrects oversights or land use inequities in the Comprehensive Plan.

You may email these corrections to me, fax them, or send them via regular mail. Remember your new notification letters and certified mail receipts should be mailed directly to the Planning Commission offices. I will need this information from you within ten (10) working days from the date of this message, which is 4:30 on Wednesday, October 24, 2009. If I do not receive these items within this time frame, your nomination will be rejected.

Please contact me if you have any questions. Thank you.

*Aaron Klibaner, AICP  
Planner II  
Planning Division  
Fairfax County Department of Planning & Zoning  
703-324-1232 phone  
703-324-3056 fax  
[Aaron.Klibaner@fairfaxcounty.gov](mailto:Aaron.Klibaner@fairfaxcounty.gov)*

**Klibaner, Aaron K.**

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**From:** sellcarl@aol.com  
**Sent:** Wednesday, October 07, 2009 2:22 PM  
**To:** Klibaner, Aaron K.  
**Subject:** Re: South County Area Plans Review Nomination

First, I'm sorry they were missing. I did previously submit them to the PC so maybe they got lost in transit. At mid range, we would be talking about 21 units. I gave the minimum and maximum but a zoning no doubt at best would fall at mid range. So, use that number.

Carl Sell

-----Original Message-----

**From:** Klibaner, Aaron K. <Aaron.Klibaner@fairfaxcounty.gov>  
**To:** sellcarl@aol.com  
**Sent:** Wed, Oct 7, 2009 1:06 pm  
**Subject:** South County Area Plans Review Nomination

Dear Mr. Sell:

Thank you for faxing in the pages that were missing from your Area Plans Review nomination. There is one last deficiency that still needs to be addressed. If you recall, I mentioned in my prior email that in order to properly evaluate the impacts your nomination will have on the surrounding area's transportation network, schools, public facilities and so on, we will need you to choose a maximum number of single family dwelling units. We cannot evaluate a range of units, we need a single figure in order to calculate the number of vehicle trips, school students etc., that your nomination will generate if it is implemented.

I have one suggestion, if you are comfortable with using the 24 units figure that is at the top of the range you specified on page 20 of the nomination form, then please let me know and I will make this correction on your form. If you wish to choose a different maximum number of dwelling units for staff to evaluate, then please send me that number. Please let me know which way you would like to go as soon as possible.

Thank you,

*Aaron Klibaner, AICP*

*Planner II*

*Planning Division*

*Fairfax County Department of Planning & Zoning*

*703-324-1232 phone*

*703-324-3056 fax*

*[Aaron.Klibaner@fairfaxcounty.gov](mailto:Aaron.Klibaner@fairfaxcounty.gov)*

**Klibaner, Aaron K.**

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**From:** Klibaner, Aaron K.  
**Sent:** Wednesday, October 07, 2009 1:06 PM  
**To:** 'sellcarl@aol.com'  
**Subject:** South County Area Plans Review Nomination

Dear Mr. Sell:

Thank you for faxing in the pages that were missing from your Area Plans Review nomination. There is one last deficiency that still needs to be addressed. If you recall, I mentioned in my prior email that in order to properly evaluate the impacts your nomination will have on the surrounding area's transportation network, schools, public facilities and so on, we will need you to choose a maximum number of single family dwelling units. We cannot evaluate a range of units, we need a single figure in order to calculate the number of vehicle trips, school students etc., that your nomination will generate if it is implemented.

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Thank you,

*Aaron Klibaner, AICP  
Planner II  
Planning Division  
Fairfax County Department of Planning & Zoning  
703-324-1232 phone  
703-324-3056 fax  
[Aaron.Klibaner@fairfaxcounty.gov](mailto:Aaron.Klibaner@fairfaxcounty.gov)*

*Received on 10-9-09, see email dated 10-7-09,  
Updated w/nominator's permission*

## P7 BURKE LAKE COMMUNITY PLANNING SECTOR

### CHARACTER

This sector contains most of the South Run segment of the Pohick watershed. There is extensive parkland related to the South Run watershed found in this sector. This parkland includes Burke Lake Park, South Run District Park, Recreation Lake Park, and the South Run Stream Valley. Much of the remainder of the area is developed with single-family detached houses and townhouses. Complementary public facilities and institutional uses to serve area residents are also located in this sector.

Potentially significant prehistoric archaeological sites have been located in this sector east of Lee Chapel Road in the South Run watershed. Other sites can be expected there and to the west of Lee Chapel Road. The relatively low density development in this sector means that significant undisturbed heritage resources can be expected. Silverbrook United Methodist Church is listed in the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register and the National Register of Historic Places. A list and map of heritage resources are included in the Pohick Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector are also included in the inventory.

Access to this sector is provided by Pohick Road, Hoes Road, Ox Road (Route 123), Burke Lake Road, Lee Chapel Road, and Silverbrook Road.

### CONCEPT FOR FUTURE DEVELOPMENT

This sector consists of Low Density Residential Areas and Suburban Neighborhoods.

### RECOMMENDATIONS

#### Land Use

The Burke Lake Sector consists largely of stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

The South Run watershed is dominated by three major parks, recreational and open space uses: the Burke Lake Park, the South Run District Park and the Lake Mercer (Recreation Lake) Park. Any development within this watershed should be managed to preserve the quality and value of these facilities. The two largest facilities are primarily recreational, which makes it necessary to control runoff and water quality and protect the vegetation and selected topographical features. The following specific recommendations indicate planned density ranges and development restrictions that will enable the County to realize environmental protection and density transition objectives in the South Run watershed.

Figure 40 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

1. Segment between Hoes Road, Pohick Road, and the District of Columbia Department of Corrections Facility. This segment is dominated by the over 700-acre Newington Forest development. The majority of this area is planned for residential use at 2-3 dwelling units per

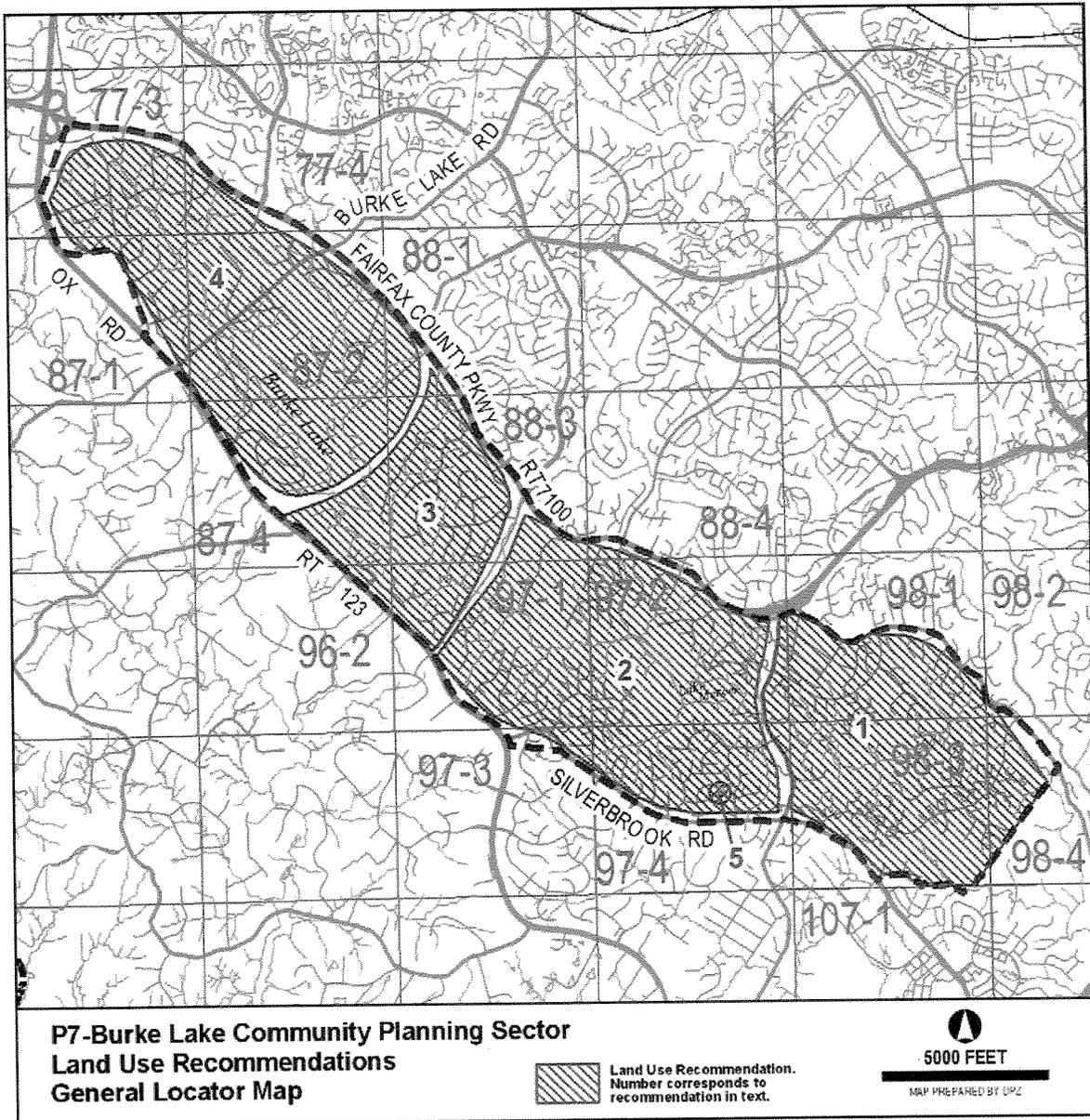


FIGURE 40

- acre. The Chapel Acres subdivision is planned for 1-2 dwelling units per acre. Development coordination and consolidation of parcels where appropriate to allow preservation of environmental features and good internal traffic circulation is a condition for approval of densities above the low-end of the Plan density range as shown on the Plan map.
2. Segment between Hooes Road and Lee Chapel Road. This segment is dominated by the Lake Mercer (Recreation Lake) Park and the South Run District Park. The development level in this segment must be such that the park, open space, and recreational uses can be maintained at a high level of quality. To comply with the objective of tapering densities from the base to the headwaters of the South Run watershed, the majority of this area is planned for a density range of 1-2 dwelling units per acre. A small portion of the area is planned for lower density residential use as shown on the Plan map. To ensure a compatible transition to the low density area west of the watershed in Sector P5, planned for residential use at .1-.2 dwelling unit per acre, development along Ox Road should provide a substantial buffer in excess of general county standards that is consistent with other development in this area.
  3. Segment between Lee Chapel Road and the South Perimeter of Burke Lake Park. This segment is located directly north of South Run District Park and Lake Mercer (Recreation Lake) Park. Development in this segment should be sensitive to the ecological and recreational resources of these parks. The planned density range for residential use for the majority of this segment is .5-1 dwelling unit per acre as shown on the Plan map.
  4. Segment including Burke Lake Park and the South Run Headwaters Located Upstream of Burke Lake. The segment is dominated by Burke Lake Park, and development should be sensitive to the ecological and recreational resources of this park. The majority of this segment is planned for residential use at .2-.5 dwelling unit per acre. However, the Fairwood Acres subdivision is planned for residential use at .5-1 dwelling unit per acre to provide for compatible infill with the existing development and a very small area is planned for .1-.2 dwelling unit per acre as shown on the Plan map. Tax Map 77-3((1))9 pt. (south of the Fairfax County Parkway) and 10 are located in this segment and are planned for residential use at .2-.5 dwelling unit per acre. As an option, these parcels are planned for residential use at .5-1 dwelling unit per acre if the following conditions are met:
    - Full consolidation is achieved; and
    - Lots sizes are compatible with the surrounding area.
  5. The area on the north side of Silverbrook Road near the Village Shops [Tax Map 97-4((1))14; 97-4((2))1-11] is planned for residential use at .5-1 dwelling unit per acre and 1-2 dwelling units per acre, as shown on the Plan map. As an option, this area is planned for residential use at 2-3 dwelling units per acre if the following conditions are met:
    - The area should be consolidated to consist of at least eleven parcels in one or concurrent rezoning applications so that the area ultimately functions in an efficient, well-designed and unified manner and provides for the development of any unconsolidated parcel in conformance with the Plan;
    - If the area consists of more than one development, then the project with the largest assemblage of land should not exceed 2.5 dwelling units per acre. Smaller assemblage(s) of land should not exceed 2.25 dwelling units per acre. (This recognizes that the largest assemblage of land will be providing more open space, buffering and screening, road improvements, public utilities and other amenities.)

- Development should be limited to single-family detached dwelling units;
- Lot sizes should be compatible with the surrounding residential community; and
- Access to the site should be provided in a manner that discourages single-use entrances on Silverbrook Road through the use of local roadway(s) and access consolidation. Access to the site should also be provided via entrance(s) located across from adjacent streets.

### Transportation

Transportation recommendations for this sector are shown on Figure 41. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

### Heritage Resources

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.

### Public Facilities

1. Implement the Senior Center Study by locating a regional senior center at the South Run District Park.
2. Designate School Board-owned property adjacent to the South Run District Park as a future high school site.

### Parks and Recreation

Park and recreation recommendations for this sector are shown on Figure 42. The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities. Prior to developing parkland, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.