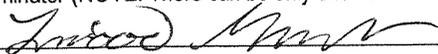


**NOMINATION FORM**

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: SCF (Linwood Gorham) Daytime Phone: 703-550-2777  
 Address: South County Federation P.O. Box 442  
Lorton, Va. 22199  
 Nominator E-mail Address: linwoodg@cox.net  
 Signature of Nominator (NOTE: There can be only one nominator per nomination):  


THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>9/16/09</u>
Date Accepted:	<u>9-28-09 cal</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: 5  
 Total aggregate size of all nominated parcels (in acres and square feet): 3.181 acres 138,570 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/dpzd/](http://www.fairfaxcounty.gov/dpzd/)) for your citation. It is the most current version: See Attachment

b. CURRENT PLAN MAP RECOMMENDATION: Retial and Other

c. CURRENT ZONING DESIGNATION: C-5

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). See Attachment

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?) See Attachment

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: No Change TOTAL Gross Square Feet: No Change

Categories	Percent of Total FAR	Square feet
Office		
Retail	No Change	No Change
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			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			

**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
108-3((1))2	9360 Richmond Hwy	LORTON CORNER ROAD LLC	4919 BETHESDA AV SUITE 200 BE	.2716	7008 3230 0001 4659 1098
108-3((1))3	9366 Richmond Hwy	LORTON CORNER ROAD LLC	4919 BETHESDA AV SUITE 200 BE	.2219	7008 3230 0001 4659 1098
108-3((2))2	7637 Lorton Rd	LORTON CORNER ROAD LLC	4919 BETHESDA AV SUITE 200 BE	1.8216	7008 3230 0001 4659 1098
108-3((2))5	7621 Lorton Rd	LORTON CORNER ROAD LLC	4919 BETHESDA AV SUITE 200 BE	.4288	7008 3230 0001 4659 1098
108-3((2))6	9372 Richmond Wwy	LORTON CORNER ROAD LLC	4919 BETHESDA AV SUITE 200 BE	.4371	7008 3230 0001 4659 1098

*- correct address, does not show in tax database  
verified via email 9.28.09*

## CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

### CURRENT COMPREHENSIVE PLAN

#### LP2 Sub-unit E4

This sub-unit, located southwest of the intersection of Route 1 and Lorton Road (see Figure 33), is planned for retail and related uses up to .25 FAR, as long as all the parcels in the sub-unit are consolidated. Absent full consolidation no development should exceed .15 FAR. Any development on the site should recognize site and access constraints. Auto-oriented uses are not appropriate, except as specified under the option below for drive-thru uses. Efficient circulation should be provided and curb cuts should be minimized. Buffering and screening of adjacent residential development should be provided. Dedication for the widening of Route 1 and Lorton Road should be provided with primary access to the site from Lorton Road. Secondary access may be provided from Route 1, but must be restricted to right turns in and out. Internal vehicular circulation and locations of entrances and median breaks should be arranged to minimize conflicts with traffic on the adjacent arterial roadways. As an option, parcels within Sub-unit E4 may be considered for public park.

As an option, a drive-in bank and a drive-thru pharmacy up to .15 FAR may be appropriate provided the following conditions are met:

- All parcels in the sub-unit are consolidated.
- Development should include no more than two separate buildings.
- Every effort should be made to orient buildings toward Richmond Highway and to avoid locating parking in front of buildings in order to create an attractive streetscape along Richmond Highway and to improve/enhance the visual image of this portion of Richmond Highway.
- Development includes appropriate landscaping to protect the integrity and character of Pohick Church and the Pohick Church Historic Overlay District.
- Development includes landscaping in the right-of-way along Lorton Road where it intersects with Richmond Highway, if permission is granted by VDOT.
- All recommendations on transportation and buffering and screening for Sub-unit E4 are satisfied.

## PROPOSED COMPREHENSIVE PLAN

### LP2 Sub-unit E4

This sub-unit, located southwest of the intersection of Route 1 and Lorton Road (see Figure 33), is planned for retail and related uses up to .25 FAR, as long as all the parcels in the sub-unit are consolidated. Absent full consolidation no development should exceed .15 FAR. Any development on the site should recognize site and access constraints. Auto-oriented and high vehicular traffic uses are not appropriate, ~~except as specified under the option below for drive-thru uses.~~ Efficient circulation should be provided and curb cuts should be minimized. Buffering and screening of adjacent residential development should be provided. ~~Dedication for the widening of Route 1 and Lorton Road should be provided with primary access to the site from Lorton Road.~~ Secondary access may be provided from Route 1, but must be restricted to right turns in and out. Internal vehicular circulation and locations of entrances and median breaks should be arranged to minimize conflicts with traffic on the adjacent arterial roadways. As an option, parcels within Sub-unit E4 may be considered for public park.

~~As an option, a drive-in bank and a drive-thru pharmacy up to .15 FAR may be appropriate provided the following conditions are met:~~

- ~~• All parcels in the sub-unit are consolidated.~~
- ~~• Development should include no more than two separate buildings.~~
- ~~• Every effort should be made to orient buildings toward Richmond Highway and to avoid locating parking in front of buildings in order to create an attractive streetscape along Richmond Highway and to improve/enhance the visual image of this portion of Richmond Highway.~~
- ~~• Development includes appropriate landscaping to protect the integrity and character of Pohick Church and the Pohick Church Historic Overlay District.~~
- ~~• Development includes landscaping in the right-of-way along Lorton Road where it intersects with Richmond Highway, if permission is granted by VDOT.~~
- ~~• All recommendations on transportation and buffering and screening for Sub-unit E4 are satisfied.~~

### JUSTIFICATION

The access to sub-unit E4 is constrained because of its close proximity to Lorton Road on its Route 1 side and its close proximity to Route 1, forcing a shared entrance with the Woods of Fairfax Apartments, on the Lorton Road side. There is currently an approved site plan for this sub-unit that includes a drive-through bank and pharmacy. If there is an opportunity, effort should be made to convert this site to a non auto-oriented low traffic use.



09-IV-6LP

**Lai, Jennifer C.**

**From:** Lai, Jennifer C.  
**Sent:** Wednesday, October 21, 2009 3:36 PM  
**To:** 'Linwood'  
**Subject:** RE: South County APR nominations

Thanks, I received the fax.

**From:** Linwood [mailto:linwoodg@cox.net]  
**Sent:** Wednesday, October 21, 2009 3:32 PM  
**To:** Lai, Jennifer C.  
**Subject:** Re: South County APR nominations

The new text proposed in this email looks fine and I will Fax the notification letter to you.

Thanks  
 Linwood  
 703-550-2777

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

**From:** Lai, Jennifer C.  
**To:** linwoodg@cox.net  
**Sent:** Wednesday, October 21, 2009 12:53 PM  
**Subject:** RE: South County APR nominations

Linwood,

I reviewed the revisions to the Plan text with Marianne, and she thinks that changing the text about the Pohick Church Historic Overlay District is not necessary and may require notification of all property owners. Since that revision is relatively minor, I think leaving the sentence as is will work. In terms of formatting the text, the Plan option is always the last thing listed. Therefore, I left the order of the text as you had submitted it, with the Plan option as the last part of the recommendation. I added in the conditions for 5-8 du/ac since they are critical to exercising the option (even though the townhouses are already developed at 5-8 du/ac). Let me know what you think of these changes.

Thanks,  
 Jenn

**Jennifer Lai**  
 703.324.1356 | phone  
[jennifer.lai@fairfaxcounty.gov](mailto:jennifer.lai@fairfaxcounty.gov)

**Proposed Plan Text: Lorton-South Route 1 Community Planning Sector, LP2, Sub-unit E3**

Sub-unit E3 is located within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33). The northern side of the sub-unit is planned for residential use at 5-8 dwelling units per acre provided that the following site specific conditions are met:

- Development above the low end of the density range should provide substantial consolidation of

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Sub-unit E3;

- Provision of buffers along any property line adjacent to non-residential use, both existing and planned; and
- Provision of high quality design which is compatible with Pohick Church.

Parcels 108-1((17))20, 108-1((17))24, 108-1((17))25, 108-1((17))26, and 108-1((17))2 on the southern side of this sub-unit near Route 1 and closest to Pohick Church are planned for residential use at 3-4 dwelling units per acre provided the plan and units are a high quality design which is compatible with Pohick Church; or a second and preferred option is open space and buffer between Historic Pohick Church and nearby residential neighborhoods.

As an option, Sub-unit E3 may be appropriate for residential use at 8-12 dwelling units per acre provided that the following site-specific conditions are met:

- Provision of parcel consolidation of the entire Sub-unit E3;
- Provision of high quality design which is compatible with Pohick Church; and
- Provision of buffers along any property line adjacent to a non-residential use, both existing and planned.

**From:** Lai, Jennifer C.  
**Sent:** Tuesday, October 20, 2009 4:20 PM  
**To:** 'linwoodg@cox.net'  
**Subject:** South County APR nominations

The purpose of this e-mail is to verify a few things we discussed over the phone regarding your APR nominations.

1. The nomination concerning a portion of sub-unit E8 should include parcel 107-4((1))54A in addition to parcel 107-4((1))44. Our tax records indicate the property owner of parcel 54A is Harry L. Frazier at 3305 Spring Dr., Alexandria VA 22306. Once you have proof of notifying the property owner via certified mail, please let me know either by e-mail or fax.

2. For the nomination concerning sub-unit E4 (drive-in bank and drive-through pharmacy), the text stating "Dedication for the widening of Route 1 and Lorton Road" cannot be removed under the scope of the APR process, as it would have an affect on the county-wide transportation network. Please verify that you wish to keep the text that addresses the widening of Route 1 and Lorton Road as written in the current Comprehensive Plan.

3. The proposed Comprehensive Plan text for the nomination concerning sub-unit E3 should be amended so the text only addresses the nominated parcels (108-1((17)) 20, 22A, 24, 25, 26, 28). I will work with you over the next few days to revise your proposed Comprehensive Plan text so it reflects the objective of the nomination.

Additional clarification:

Nomination for the portion of sub-unit E7 (Pohick Creek EQC) -- the limits of the wetlands and EQC may extend beyond the boundaries of sub-unit E7. In addition, the Plan text cannot be revised to address the entire sub-unit unless sub-unit E7 is nominated. Therefore, I suggest retaining the existing language that states "This area contains signification wetlands.." rather than "Sub-unit E-7 contains significant wetlands.." Let me know your thoughts on this.

Thank you for your time and cooperation,

Jenn

**Jennifer Lai**  
 Planning Division, Suite 730  
 Fairfax County Department of Planning and Zoning  
 Herry Building, 12055 Government Center Parkway

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