



2009-2010 SOUTH COUNTY AREA PLANS REVIEW GUIDE

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):

[Handwritten signature]

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.

THIS BOX FOR STAFF USE ONLY
Date Received: 9/16/09
Date Accepted: 9-23-09 COA
Planning District: MV
Special Area:

PART 2. GENERAL INFORMATION

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

Total number of parcels nominated: 6

Total aggregate size of all nominated parcels (in acres and square feet): 5.1418 acres 223,977 square feet

Is the nomination a Neighborhood Consolidation Proposal? [ ] Yes [x] 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.) [x] Yes [ ] No

PART 3: PROPERTY INFORMATION - Attach either the Property Information Table found at the end of this application form or a separate 8 1/2 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) for your citation. It is the most current version: See Attachment.

b. CURRENT PLAN MAP RECOMMENDATION: 5-8 DU/AC

c. CURRENT ZONING DESIGNATION: R-1, C-6, C-8

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?) Single Family Attached Residential compatible with the surrounding area.

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			
Townhouse	20	2000	40,000
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
<b>TOTAL</b>			

**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
108-1((1))20	9036 Telegraph Rd	CRESSWELL WILLIAM E JR	PO BOX 1533 LORTON VA 22199	.5	7008 3200 0001 4659 1043
108-1((1))22A	9040 Telegraph Rd	RAMEIKA EDITH H TR	PO BOX 232 E V HUNTER TRUST	1.5292	7008 3230 0001 4659 1067
108-1((1))24	9304 Richmond Hwy	COMMONWEALTH OF VIRGINIA	3975 FAIR RIDGE DR ATTN WILLIA	1.2676	7008 3230 0001 4659 1074
108-1((1))25	9308 Richmond Hwy	COMMONWEALTH OF VIRGINIA	3975 FAIR RIDGE DR ATTN WILLIA	.6129	7008 3230 0001 4659 1074
108-1((1))26	9310 Richmond Hwy	COMMONWEALTH OF VIRGINIA	3975 FAIR RIDGE DR ATTN WILLIA	.7021	7008 3230 0001 4659 1074
108-1((1))28	9314 Richmond Hwy	COMMONWEALTH OF VIRGINIA	3975 FAIR RIDGE DR ATTN WILLIA	.53	7008 3230 0001 4659 1074

## CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

### CURRENT COMPREHENSIVE PLAN

#### 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) and 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 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.

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.

## PROPOSED COMPREHENSIVE PLAN

### LP2 Sub-unit E3

Sub-unit E3 is located at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33). It is within the Pohick Church Historic Overlay District and is subject to the requirements of that District. The northern side of this sub-unit is planned and developed for residential use at 5-8 dwelling units per acre. Parcels 108-1((17))20, 108-1((17))22A, 108-1((17))24, 108-1((17))25, 108-1((17))26, and 108-1((17))28 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. within the Pohick Church Historic District at the northwest quadrant of Route 1 and Telegraph Road (see Figure 33) and 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 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.~~

~~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.~~

### JUSTIFICATION

The widening of Route 1 has cut into sub-unit E3 significantly, leaving a thin triangle-shaped piece of property. Any attempt to develop the sub-unit at the densities of the adjacent properties would give the appearance of higher density because of the irregular shape of the property. The density of this sub-unit needs to be lower than the ones around it in order to appear the same visually.

This sub-unit is directly across Route 1 from Historic Pohick Church in the Pohick Church Historic District. The view shed of the church would be best served if this property was maintained as buffer and open space.



**Lai, Jennifer C.**

**From:** Linwood [linwoodg@cox.net]  
**Sent:** Thursday, October 08, 2009 7:50 PM  
**To:** Lai, Jennifer C.  
**Subject:** Re: South County APR nomination: 5 acres in LP2, sub-unit E3

It is intended that all 6 nominated parcels have the option of being 3-4 du/ac or open space regardless of their current zoning or planning designations..

I concur, according to the online Fairfax County zoning maps, parcel 108-1((1))20 is zoned R-8 and R-8 should be added to the other 3 zoning designations in section 4c.

Thanks  
Linwood Gorham  
703-550-2777

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

**From:** Lai, Jennifer C.  
**To:** linwoodg@cox.net  
**Sent:** Thursday, October 08, 2009 2:26 PM  
**Subject:** South County APR nomination: 5 acres in LP2, sub-unit E3

Dear Mr. Gorham,

The purpose of this e-mail, a copy of which will be retained for the record, is to formally advise you that the above referenced South County APR Nomination, assigned a temporary ID number of PC-2009-041, has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the 2009-2010 South County Area Plans Review Guide and would like to address the following:

- Part 4c, Current Zoning Designation: You have listed R-1, C-6, and C-8. Parcel 108-1((1))20 is zoned R-8.
- Parts 4g, 4h: You have selected open space as the non-residential land use in section f. Please verify that 100% of the total FAR for non-residential land use is proposed as open space as one of your options. In part 4h, verify 3-4 du/ac is the proposed density range for the residential component.

Please respond to this e-mail and indicate that you wish to accept the revision to the current zoning designation and verify the land use specifications. This information should be provided to the Department of Planning and Zoning by *October 23*. If I do not receive a response, the nomination will be rejected.

I am the Department of Planning and Zoning staff member assigned to review your nomination. Please address your response or questions to me at [jennifer.lai@fairfaxcounty.gov](mailto:jennifer.lai@fairfaxcounty.gov).

Thank you,

**Jennifer Lai**  
 Planning Division, Suite 730  
 Fairfax County Department of Planning and Zoning  
 Herrity Building, 12055 Government Center Parkway  
 Fairfax, VA 22035  
 703.324.1356 | phone

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**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

09-IV-7LP

## 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  
Herrity Building, 12055 Government Center Parkway

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