

FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

Date Received: 9/12/05  
Date Accepted: \_\_\_\_\_  
Planning District: \_\_\_\_\_  
Special Area: \_\_\_\_\_

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: SO H Ault & GHERING Ault Daytime Phone: 703-785-2228  
703-256-8004  
Address: 4119 HUMMER RD  
Annandale, VA 22003

Nominator E-mail Address: abechehab@aol.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):  
[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:  
\_\_\_\_\_

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district:  Braddock  Lee  Mason  Mount Vernon  Springfield

Total number of parcels nominated: 1

Total aggregate size of all nominated parcels (in acres and square feet): 26,939 sq. ft. 0.618 acres

Is the nomination a Neighborhood Consolidation Proposal:  Yes  No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ 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 Section 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.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property: **Use the Plan on the Web for your citation. It is the most up to date. Link: [www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/):**

~~R-2 (RESIDENTIAL 2 DU/AC)~~  
~~C-6 (COMMUNITY RETAIL COMMERCIAL DISTRICT)~~  
 Current Plan Map Designation: R-2 (RESIDENTIAL 2 DU/AC)

Proposed Comprehensive Plan Designation:  
C-6 (COMMUNITY RETAIL COMMERCIAL DISTRICT)

Mixed Use	
<p>If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.</p>	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
<b>TOTAL</b>	<b>100%</b>
<p>* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).</p>	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
<p>** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.</p>	

**SECTION 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. Maps in color will not be accepted.

**SECTION 6: JUSTIFICATION**

Each nomination must conform with 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.

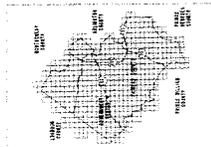
All completed nomination forms must be submitted between July 1, 2005 - September 21, 2005 to:  
 Fairfax County Planning Commission Office  
 Government Center Building, Suite 330  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505



GENERAL NOTES

REVISIONS TO PREVIOUS EDITIONS: (None)  
 Date: 01/01/04  
 By: [Redacted]  
 Title: [Redacted]  
 Project: [Redacted]

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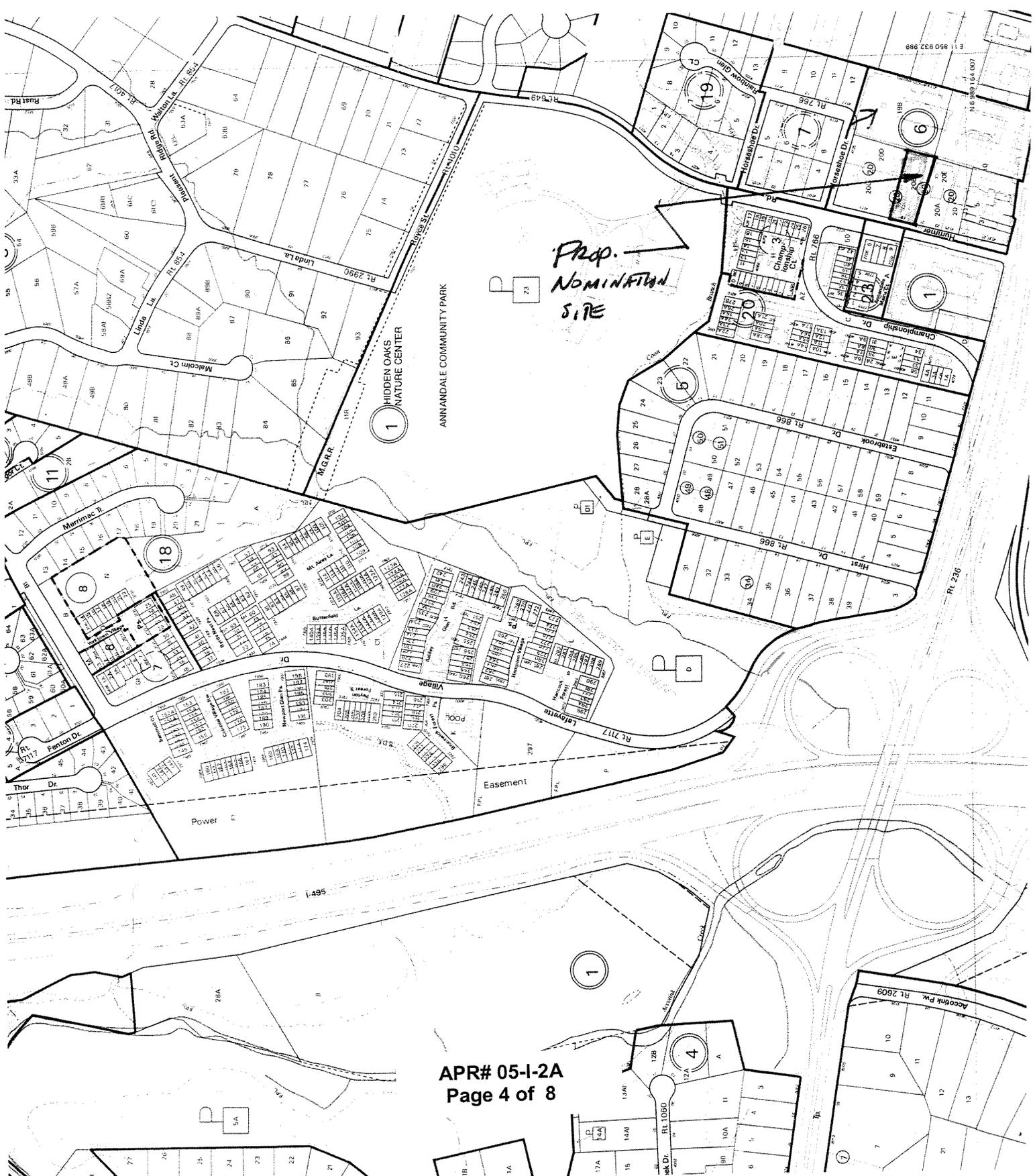
ADMINISTRATIVE INDEX

59-1	59-2	60-1
59-3	59-4	60-3
70-1	70-2	71-1

SHEET INDEX

PROPERTY MAP  
 CBPA  
**59-4**  
 Revised to: 01/01/04

Prepared by:  
 DEPARTMENT OF INFORMATION TECHNOLOGY  
 Enterprise Application Services Division  
 Geographic Information Services  
 1300 Government Center Parkway, Suite 117  
 Fairfax, Virginia 22035-0010  
 (703) 234-2912  
 FAX (703) 234-9017



### **Justification for Nomination**

Property Locations: 4111 Hummer Road, 4119 Hummer Road, and 4125 Horseshoe Road, Annandale, Mason District, Virginia.

The proposed change for the properties located at 4111 Hummer Road (Tax Map No. 59-4-((6))-20C and 4125 Horseshoe Drive (Tax Map No. 59-4-6-20D) will allow for the properties to be redeveloped into a small commercial center consistent with the adjacent property (located on the eastern side), which is currently zoned C-6 (Commercial). Please note that the adjacent property known as 4119 Hummer Road (Tax Map No. 59-4-6-20B) has also been nominated for zoning change.

I believe that the nominated properties, along with the adjacent C-6 property will constitute a desired and urgently needed community retail center for this part of Annandale, Virginia. The proposed change will improve retail services to the local community, improve air pollution by reducing travel by nearby residents to further distance retail center, and will increase local commerce.

The redevelopment of the properties into Community Retail Commercial District will be performed in accordance with standing zoning regulations, accepted environmental management, and attractive architectural and engineering concepts. I believe that the request change will result in significant improvements over existing conditions for both the nominated properties and local community.

Regards,

Abe Chehab, P.E.

**Hardy, Sara Robin**

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**To:** ABECEHAB@aol.com**Subject:** RE: Plan Nomination

Thank you. I want to make sure that you understand this process addresses the Comprehensive Plan and you are talking about zoning categories. When and if the Plan is changed, then the properties would have to go through the rezoning process. You need to further clarify your nomination in terms of the non-residential land use categories listed in the Comprehensive Plan which are:

- Office
- Industrial
- Mixed Use
- Retail and other
- Alternative Uses
- Public Facility, Government or Institutional
- Private Recreation/Private Open Space

**Sara Robin Hardy**  
**Assistant Director**  
**Planning Commission Office**  
[sara.hardy@fairfaxcounty.gov](mailto:sara.hardy@fairfaxcounty.gov)

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

**From:** ABECEHAB@aol.com [mailto:ABECEHAB@aol.com]

**Sent:** Friday, September 23, 2005 2:32 AM

**To:** Hardy, Sara Robin

**Subject:** Re: Plan Nomination

Justification for Nomination

Property Locations: 4111 Hummer Road, 4119 Hummer Road, and 4125 Horseshoe Road, Annandale, Mason District, Virginia.

The proposed zoning change for the properties located at 4111 Hummer Road (Tax Map No. 59-4-((6))-20C and 4125 Horseshoe Drive (Tax Map No. 59-4-6-20D) will allow for the properties to be redeveloped into a small commercial center consistent with the adjacent property (located on the eastern side), which is currently zoned C-6 (Commercial). Please note that the adjacent property known as 4119 Hummer Road (Tax Map No. 59-4-6-20B) has also been nominated for zoning change.

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Regards,

Abe Chehab, P.E.

**APR# 05-I-2A**

**Page 6 of 8**

**Quintero, Clara**

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**From:** Quintero, Clara  
**Sent:** Tuesday, October 18, 2005 1:25 PM  
**To:** 'abechehab@aol.com'  
**Subject:** 2005 APR Nomination

Su H. Auh & Chung Auh,

Fairfax County Department of Planning and Zoning has received your APR nomination for the property located at 4119 Hummer Road. In order for planning staff to continue review of this proposed change to the Comprehensive Plan, I will need the following information.

1) The nomination form you submitted indicates that the proposed Comprehensive Plan designation is "C-6". This is a zoning category and not a Comprehensive Plan designation. Please review the APR Citizens guide on page 16, which indicates Comprehensive Plan land use categories. For instance, you may have intended to indicate "Retail and Other" or "Office".

2) Once you have clarified the intended Comprehensive Plan land use category, please indicate the proposed intensity, in terms of floor-area-ratio (FAR).

Please do not hesitate to contact me if you have any questions about the information requested.

Thank you,  
Clara

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*Clara Quintero Johnson*  
*Fairfax County, Department of Planning and Zoning*  
*Planning Division*  
*703-324-1372*  
[clara.quintero@fairfaxcounty.gov](mailto:clara.quintero@fairfaxcounty.gov)

**Quintero, Clara**

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**From:** ABECHEHAB@aol.com  
**Sent:** Friday, October 21, 2005 4:41 PM  
**To:** Quintero, Clara  
**Subject:** Re: 2005 APR Nomination

Dear Clara:

With reference to the Auh property located at 4119 Hummer Road, please note the following clarifications to the 2005 APR Nomination.

1. The proposed comprehensive plan designation should be revised to read "Retail and Other."
2. The proposed Floor-Area-Ration (FAR) is 0.2.

Please make noted revision to the submitted document. If you have any further questions, please contact the undersigned at 703-593-8090.

Thank You

Abe Cherub