

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
Pohick Planning District and Planning Sectors (Clean version)

Staff recommends the Comprehensive Plan changes as shown below.

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Pohick Planning District as amended through June 19, 2012; Overview, page 1-3:

“POHICK PLANNING DISTRICT OVERVIEW

The Pohick Planning District is located in the southwest portion of Fairfax County. This planning district is generally bounded by Braddock Road, Rolling Road, Hooes Road, the Occoquan River, Union Mill Road and Compton Road (See Figure 1). The Pohick Planning District is approximately 49,000 acres in size, which comprises 19 percent of the county.

Major road access is via Braddock Road, Rolling Road, Old Keene Mill Road, Ox Road (Route 123), Fairfax County Parkway (Route 286), and Clifton Road. In this planning district, the Virginia Railway Express (VRE) regional/commuter rail service operates along the Manassas Line which carries passengers between Broad Run/Manassas Regional Airport to Union Station in Washington, DC. There are two VRE stations in the Pohick Planning District. Rolling Road station is located on Burke Road west of Rolling Road, and Burke Center Station is located at Roberts Parkway south of Guinea Road.

The Pohick Planning District is composed of two important watersheds. These are the Occoquan River, with tributaries draining west from Ox Road, and Pohick Creek, with tributaries draining east from Ox Road. Both watersheds drain to the Potomac River and Chesapeake Bay. With the exception of a relatively small area within the southeastern portion of the Pohick Planning District, the entirety of the Occoquan watershed within this planning district drains into the Occoquan Reservoir.

The Pohick Planning District is primarily a residential area. Generally, the area east of Ox Road has developed predominantly with single-family detached houses and townhouses, as well as supporting commercial and institutional uses. The western portion of the planning district, especially the areas within the watershed of the Occoquan Reservoir, has been developed at a much lower density, primarily with single-family houses on five-acre lots.

The Comprehensive Plan for the area of the Pohick Planning District located within the watershed of the Occoquan Reservoir provides for a rural character by maintaining a very low density planned development recommendation of .1-.2 dwelling unit per acre or five- to ten-acre lots. This very low density pattern provides reasonable use of the property and serves as a land use Best Management Practice (BMP). When used in conjunction with stormwater management facilities (structural BMPs), the water that ultimately enters the Occoquan Reservoir is managed in a way that positively contributes

to the quality of water in the reservoir. The reservoir is a major source of drinking water for the county and other jurisdictions, and the reservoir is an environmentally important feature and source of recreation for the public.

Preservation of the water quality is of significant value to the public health and welfare. In addition to water quality benefits, very low density planned residential development, when applied to this general area, preserves large lot development opportunities and assures compatibility with the character of the existing residential development. More importantly, it allows the County to concentrate limited public resources for public facilities, transportation and public utilities in those areas of the County planned for higher intensity development. Public revenue may be more economically and efficiently used by targeting these resources to planned centers that are expected to provide for employment and affordable housing opportunities in accordance with the Policy Plan and Concept for Future Development.

The county has adopted a sewer service area map which defines areas where public sewer is planned to be permitted. Twin Lakes, Johnny Moore, and Dominion Community Planning Sectors have either part or all of their land area outside of the approved sewer service area. These lands are planned for uses which do not require public sewer service and may be developed in residential densities or in nonresidential uses which do not require public sewer service.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Pohick Planning District as amended through June 19, 2012; P1 - Twin Lakes Community Planning Sector, Character, page 21:

“P1 TWIN LAKES COMMUNITY PLANNING SECTOR

CHARACTER

The Twin Lakes Community Planning Sector is bounded by Braddock Road to the north, Ox Road (Route 123) to the east, the Norfolk Southern Railway tracks to the south, and Union Mill Road to the west.

This planning sector is entirely within the watershed of the Occoquan Reservoir. The county has committed to protect the water quality of the Occoquan Reservoir as reflected by large lot residential, private open space, and public parks. A limited amount of housing in the planning sector includes one-half to one-acre lot subdivisions.

Significant archaeological sites, such as the Popes Head Creek Prehistoric Site, have been identified in this sector. Evidence of 9,000 years of human activity has been recorded on this and other sites. Most of the sector has not been surveyed for heritage resources, so little is known. The low density development in the sector indicates, however, that there is a high probability for minimally disturbed sites including

prehistoric, pre-Civil War historic, Civil War and post-Civil War sites. Civil War activity was probably particularly high along the major sector boundary roads, the Norfolk Southern Railway, Burke Station, a former railroad station that is now the site of a church, and land west of Colchester Road.

Two of the county's Historic Overlay Districts are in this sector: Robey's Mill and St. Mary's Church. Robey's Mill Historic Overlay District regulations call for retention of the rural, open character of the area. St. Mary's Church Historic Overlay District contains a combination of residential and commercial development fronting on Route 123. A list and map of historic sites in this planning sector are included in the Pohick Planning District Overview section, Figures 4 and 5.

Lincoln-Lewis-Vannoy Conservation Area

The Lincoln-Lewis-Vannoy community has been designated as a conservation area. It is a community of approximately 215 single-family detached houses located in the Pohick and Bull Run Planning Districts, two to three miles west of Ox Road generally bounded by Braddock Road, Popes Head, and Colchester Roads. When the conservation plan for Lincoln-Lewis-Vannoy was developed, the majority of the area's housing stock was in a state of deterioration. These conditions were compounded by problems related to inadequate water and sewerage facilities. In order to deal with these issues, a Neighborhood Improvement Program and a Conservation Plan were adopted by the Board of Supervisors in November, 1976. Together, they outlined a program of public facilities improvements and a program for providing low-cost home rehabilitation loans. A specialized sanitary sewer system was constructed in the Lincoln-Lewis-Vannoy Conservation Area in 1985, and many of the homes have been repaired in the continuing rehabilitation process. No further expansion of the sewer system for this area is planned or approved.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Pohick Planning District as amended through June 19, 2012; P2 – Main Branch Community Planning Sector, Character, page 30:

“P2 MAIN BRANCH COMMUNITY PLANNING SECTOR

CHARACTER

The Main Branch Community Planning Sector is generally bounded by Braddock Road to the north, Rolling Road to the east, Interstate 95 (I-95) to the south, and Pohick Road to the west.

It is one of the more intensely developed sectors within the Pohick Planning District. The predominant land use is single-family detached houses with some townhouse development. A number of neighborhood-serving commercial uses as well as

public facilities and institutional uses are also located in this sector. Most of the area has been developed since the mid-1960s.

The sector includes several branches of the Pohick Creek watershed, portions of which are Environmental Quality Corridors and Resource Protection Areas with forested natural habitats. A substantial amount of mature tree cover, when combined with the stream valleys, contributes to the low density character of these residential areas.

Although this sector has been heavily developed in upland areas, there are locally significant heritage resources present. These are located predominantly in the Burke area. Burke Methodist Church/Burke Station and Silas Burke House are two of these resources which are listed in the Fairfax County Inventory of Historic Sites. 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. Other potentially significant archaeological sites have been located in Pohick Creek and tributary floodplains, and adjacent uplands. These sites indicate a high potential for significant heritage resources in undeveloped portions of the sector.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Pohick Planning District as amended through June 19, 2012; P3 – Johnny Moore Community Planning Sector, Character, page 46:

“P3 JOHNNY MOORE COMMUNITY PLANNING SECTOR

CHARACTER

The Johnny Moore Community Planning Sector is bounded by Compton Road, Twin Lakes Drive, and Popes Head Road to the north; Colchester Road and Henderson Road to the east; Yates Ford Road to the south; the Occoquan River to the southwest; and Centreville Road (Route 28) to the west.

The entire sector is located in the watershed of the Occoquan Reservoir. The county has committed to maintain much of this area in low density development to protect the water quality of the Occoquan Reservoir. This commitment is reflected in the distribution of land uses in the sector with predominant uses being large lot residential, private open space, and public parks. While some of the sector remains undeveloped, a significant portion is developed with large lot subdivisions. In addition, considerable acreage is in park and recreational use.

This sector contains the Union Mills area, which includes major undisturbed Civil War fortifications and camps, the remains of the pre-Civil War town of Union Mills, the Bull Run Railroad Bridge, and the 4,000-year old Clifton soapstone quarries. The area is approximately 1,500 acres in size.

The Confederate Fortifications Historic Site is a significant heritage resource 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.

The Northern Virginia Regional Park land along Bull Run is a very sensitive area for locally and nationally significant archaeological sites.

Extensive heritage resource survey work was completed in this planning sector in 1988. The survey work is intended to be updated as part of a countywide heritage resources survey. The low density of the sector means there is a high potential for undisturbed and significant resources to be found.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Pohick Planning District as amended through June 19, 2012; P3 – Johnny Moore Community Planning Sector, Heritage Resources, page 48-50:

“Heritage Resources

Significant heritage resources in the Union Mills area should be preserved or recovered, and incorporating the visible features into a County Historic Overlay District should be considered.

A thorough survey of the Northern Virginia Regional Park Authority land along Bull Run should be conducted to produce a complete inventory of the heritage resources in the park. Particular care should be taken before any subsurface disturbance is permitted in the undeveloped residential areas within one mile of Bull Run.

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.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Pohick Planning District as amended through June 19, 2012; P4 – Clifton Community Planning Sector, Character, page 54:

“P4 CLIFTON COMMUNITY PLANNING SECTOR

CHARACTER

The Clifton Community Planning Sector consists of the Town of Clifton, located in the southwestern portion of the Pohick Planning District. Clifton is an incorporated town; therefore internal planning issues are handled by the Town government. The Town of Clifton is a stable community with a distinct historic character and is located on Popes Head Creek nearly two miles from Bull Run. The Norfolk Southern Railway tracks bisect the town. Clifton Road, Newman Road, and Chapel Road provide access to Clifton.

Within the Town there are historic single-family dwellings and a handful of local commercial uses located along Main Street and Chapel Road. The Town of Clifton is listed in the National Register of Historic Places. Its historic district designation is designed to preserve the character of late 19th century rural community life. The historic character of its frame buildings and narrow streets are essential elements of its National Register status. The Town, as well as individual buildings within it, is listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Pohick Planning District Overview section, Figures 4 and 5.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Pohick Planning District as amended through June 19, 2012; P5 – Dominion Community Planning Sector, Character, page 59:

“P5 DOMINION COMMUNITY PLANNING SECTOR

CHARACTER

The Dominion Community Planning Sector is generally bounded by the Norfolk Southern Railway to the north, Ox Road (Route 123) and Silverbrook Road to the east, Hooes Road to the south, the Occoquan River to the southwest, and Yates Ford Road and Henderson Road to the west.

The majority of the sector is located within the watershed of the Occoquan Reservoir. The County has committed to maintain much of this area as very low density residential development to protect the Occoquan Reservoir water quality. This commitment is reflected in the distribution of land uses in the sector, with predominant uses being large lot residential, private open space, and public parks. While some

housing in the sector consists of subdivisions with lots smaller than one acre, the predominant land use is houses on five acre lots or larger, reflecting the area's rural character.

The entire Ox Road corridor within the sector dates from the mid-1700s and is reputed to have been an Indian trail. There is a possibility that there may be buildings from before this time and archaeological sites along the road. There are also known Civil War period sites in this sector. Quailwood and Stoneleigh are significant heritage resources listed in the Fairfax County Inventory of Historic Sites. 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.

Extensive heritage resource survey work was completed in this planning sector in 1988. These have produced significant archaeological resources spanning the full 12,000 years of human activity in Fairfax County. The survey work is intended to be updated as part of a countywide heritage resources survey. The low density of this sector means that significant undisturbed heritage resources can be expected anywhere in the sector.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Pohick Planning District as amended through June 19, 2012; P6 – Middle Run Community Planning Sector, Character, page 72:

“P6 MIDDLE RUN COMMUNITY PLANNING SECTOR

CHARACTER

The Middle Run Community Planning Sector is generally bounded by the Norfolk Southern Railroad tracks to the north, Sydenstricker Road to the west, Hooes Road to the south, and the Fairfax County Parkway (Route 286) and Ox Road (Route 123) to the east.

Most of the area bounded by the Norfolk Southern Railway, Burke Lake Road, the Fairfax County Parkway, and Ox Road is part of the planned residential community of Burke Centre. This development contains approximately 1,100 acres. Burke Centre includes a mixture of uses such as single family, townhouse, and multifamily units, as well as a small village center, a community center, and park and open space recreational uses. Most of the remainder of the sector is developed with single-family detached houses and townhouses, as well as complementary public facilities and commercial and institutional uses.

Very little is known about heritage resources in this sector. Prehistoric sites as old as 8,500 years have been recorded in the Burke Centre area and other unidentified prehistoric sites have been located elsewhere. Mulberry Hill and Little Zion Church and Cemetery are significant heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Pohick Planning

District Overview section, Figures 4 and 5. There is potential for additional significant heritage resources in this sector.”

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area III, Pohick Planning District as amended through June 19, 2012; P7 – Burke Lake Community Planning Sector, Character, page 83:

“P7 BURKE LAKE COMMUNITY PLANNING SECTOR

CHARACTER

The Burke Lake Community Planning Sector is generally bounded by the Fairfax County Parkway (Route 286) to the north, Park Authority property to the east, Silverbrook Road to the south and Ox Road (Route 123) to the west.

This planning 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 planning sector. Parks includes Burke Lake & Golf Course, South Run District, Lake Mercer, Newington Heights, and 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.”