

2012 FAIRFAX FORWARD: EDITORIAL UPDATES
Pohick Planning District and Planning Sectors (Mark-up)

Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined, text proposed to be deleted is shown as ~~strikethrough~~.

MODIFY: 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”

OVERVIEW

The Pohick Planning District is located in the southwest portion of Fairfax County. This planning district is generally bounded on the north by Braddock Road, on the east by Rolling Road, on the southeast by Hooes Road, the District of Columbia Department of Corrections facility, and on the southwest by the Occoquan River, Union Mill Road and Compton Road Bull Run, Centreville Road, Compton Road, and Union Mill 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 ~~in the Pohick Planning District~~ is via Braddock Road, Rolling Road, Old Keene Mill Road, Ox Road (Route 123), Fairfax County Parkway (Route 286), and Clifton Road. ~~Hooes Road, Pohick Road, 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 Virginia Railway Express (VRE) Commuter Rail System carries passengers between Manassas and Alexandria and Union Station in Washington, DC. In the Pohick Planning District, VRE operates along the Southern Railroad line. Commuter rail stations in Pohick are located in Burke Centre at Roberts Parkway and at Burke Road west of Rolling Road. In the future, another station may be added to serve the Fairfax Station Clifton area.

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 ~~in a typical suburban fashion, with predominant uses being~~ 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 watershed, has been developed at a much lower density, ~~with typical development being 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 ~~Occoquan watershed within the Pohick Planning District~~ provides for a rural character by maintaining a very low density planned development recommendation of pattern 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 to manage, in conjunction with stormwater management facilities (structural BMPs), the quality of water that ultimately enters the Occoquan Reservoir is managed in a way that, ~~thereby~~ positively contributing ~~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 ~~(.1-.2 dwelling unit per acre or five- and ten-acre lots)~~, when applied to this general Occoquan 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. ~~Each of the following sectors within the Pohick Planning District, Twin Lakes (P1), Johnny Moore (P3), Clifton (P4), and Dominion (P5) Community Planning Sectors~~, have either part or all of their land area ~~which is not shown within the~~ 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 non-residential uses which do not require public sewer service.”

MODIFY: 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 sector is located in the northwestern portion of the Pohick Planning District bounded by Braddock Road to the north, Ox Road (Route 123) to the east, the Norfolk Southern Railway to the south, and Union Mill Road to the west. It is~~

~~This planning sector is entirely within the watershed of the Occoquan Reservoir. The cCounty has committed to maintain much of this area in low density development to protect the water quality of the Occoquan Reservoir— as reflected by large lot residential, private open space, and public parks. 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 hA limited amount of housing in the planning sector includes newer houses in one-half to one five-acre lot subdivisions,~~

~~, a number of older houses, reflecting the area's rural past, remain. One particularly important concentration of older houses is the Lincoln Lewis Vannoy Conservation Area.~~

~~—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 Railroad Railway line, Burke Station, a former railroad station that is now the site of a church, and land west of Colchester Road.~~

~~Two of the cCounty's Historic Overlay Districts are in this sector: Robey's Mill and St. Mary's Church Districts. 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. Both of these districts are listed in the Fairfax County Inventory of Historic Sites.—A list and map of historic sites in this planning sector 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.~~

~~Major roads in the sector are Ox Road (Route 123), Fairfax Station Road, Clifton Road, Colchester Road, Popes Head Road, and Union Mill Road.~~
Lincoln-Lewis-Vannoy Conservation Area

The Lincoln-Lewis-Vannoy community has been designated as a cConservation aArea. It is a community of approximately 215 single-family detached houses located in the Pohick (Sector P1) and Bull Run (Sector BR7) Planning Districts, two to three miles west of ~~Route 123 Ox Road~~ on generally bounded by Braddock Road, Popes Head, and Colchester Roads. When the cConservation Plan for Lincoln-Lewis-Vannoy was developed, the majority of the area's shousing 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.”

MODIFY: 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 ~~This 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. encompasses over 6,500 acres in the eastern portion of the Pohick Planning District.~~ 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. ~~While m~~Most of the area has been developed since the mid-1960s, ~~some older housing, typical of the area's rural history, remains.~~

The sector includes several branches ~~the Sideburn and Rabbit Branches~~ of the Pohick Creek watershed, portions of which are Environmental Quality Corridors and Resource Protection Areas with forested natural habitats. ~~In addition, a~~ remarkable substantial amount of treed landscape mature tree cover, remains in older neighborhoods ~~which,~~ when combined with the stream valleys, contributes to the rural ~~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.

~~Major roads in this sector are Braddock Road, Ox Road, Rolling Road, Burke Lake Road, Guinea Road, Zion Drive, Sideburn Road, Burke Road, Old Keene Mill Road and Pohick Road. Ox Road (Route 123), Braddock Road, and Rolling Road are major arterials bordering the sector.”~~

MODIFY: 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

~~“This sector~~The Johnny Moore Community Planning Sector encompasses over 8,000 acres in is the southwestern portion of the Pohick Planning District 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 ~~c~~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 ~~newer~~ large-lot subdivisions ~~and older residential houses~~. 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. Particular care should be taken before any subsurface disturbance is permitted in the undeveloped residential areas within one mile of Bull Run.~~

~~Little heritage resource survey work has been done in most of the sector. However, in those areas that have been examined important resources have been located. 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.~~

~~Access to this sector is provided by Clifton Road, Union Mill Road, Fairfax Station Road, Compton Road, Colchester Road, Popes Head Road and Herndon Road. There is no direct access to the adjacent Bull Run Regional Park from this sector.”~~

MODIFY: 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 Recommendations, 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.”

MODIFY: 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

~~This sector~~The Clifton Community Planning Sector is comprised 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. ~~It is a stable community with a distinct historic character.~~ The Town of Clifton is a stable community with a distinct historic character, ~~is it approximately 162 acres in size~~ and is located on Popes Head Creek nearly two miles from Bull Run. The Norfolk Southern Railway Railroad tracks bisect the town. Clifton Road, Newman Road, and Chapel Road provide access to Clifton. ~~Clifton Road is an improved two-lane facility north of the Town. The other roads are narrow, hilly, and winding. Major improvements to roads in the area are not planned.~~

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 an historic district and~~ is listed in the National Register of Historic Places. Its historic district designation is designed to preserve the ~~flavor~~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 ~~in~~ 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.

~~There is little anticipated additional development within the Town. Because it is an incorporated town, Clifton's internal planning issues are handled by the Town government. The Town's policy has been to retain the semirural, historic character of Clifton, so major public facility improvements for the area and development in the vicinity have been discouraged in the past.”~~

MODIFY: 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

~~This 16,500-acre sector~~The Dominion Community Planning Sector is is located in the south-central portion of the Pohick Planning District 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~~ includes newer houses in five-acre lot subdivisions with lots smaller than one acre subdivisions, ~~a number of older~~ the predominant land use is ~~houses-~~ on five acre lots or larger, reflecting the area's rural ~~past remain~~ 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. Extensive heritage resource surveys have been conducted along the Occoquan River and Bull Run. These have produced significant archaeological resources spanning the full 12,000 years of human activity in Fairfax County. The low density of this sector means that significant undisturbed heritage resources can be expected anywhere in the sector.

~~Major access to this sector is provided by Ox Road (Route 123), Henderson Road, Hampton Road, Chapel Road, Old Ford Road, Clifton Road, and Wolf Run Shoals Road.”~~

MODIFY: 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

~~This~~ The Middle Run Community Planning Sector ~~sector is located southwest of the Main Branch (P2) 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 north of Burke Lake Road is part of the planned residential community of Burke Centre. This ~~planned~~ development contains approximately ~~1,300~~ 1,100 acres ~~and is located south of the Southern Railroad, east of Ox Road, north of the South Run watershed, and west of Burke Lake Road.~~ Burke Centre includes a mixture of uses ~~including such as~~ single-family, townhouse, and multi-family 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.

~~Major access roads in the sector are Ox Road (Route 123), Guinea Road, Pohick Road, Burke Lake Road, Old Keene Mill Road, Lee Chapel Road and Sydenstricker Road.”~~

MODIFY: 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. ~~This parkland~~ Parks includes Burke Lake Park & Golf Course, South Run District Park, Recreation Lake Park, Lake Mercer, Newington Heights, 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, Hooes Road, Ox Road (Route 123), Burke Lake Road, Lee Chapel Road, and Silverbrook Road.”~~