

**County of Fairfax, Virginia
Planning Commission Meeting
February 15, 2018
Verbatim Excerpt**

PA 2013-III-DS1 – COMPREHENSIVE PLAN AMENDMENT (PLAN STUDY DSC-D1-2) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. This Amendment concerns submission DSC-D1-1 (Middleton Farms), located at 13801 Frying Pan Road and 13713 Frying Pan Road, Tax Map # 24-2 ((1))1, 10 is approx. 66.96 ac. and is located in both the Dranesville and Sully Supervisor Districts. Submission DSC-D1-2 (Jackson Property), located at 13717 Frying Pan Road, Tax Map # 24-2((1))2, 3, 4 is approx. 7.35 ac. and is located in the Dranesville Supervisor District. Both submissions are under review as part of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1). Tax Map # 24-2((1))1, 10 is planned for office use up to .15 FAR with an option for office, hotel, recreational facilities and support service retail uses up to .40 FAR with conditions. Tax Map # 24-2((1)) 2, 3, 4 is planned for public park use and office use up to .15 FAR, with an option for consolidation with the Tax Map # 24-2 ((1)) 1, 10, with conditions. The amendment will consider adding an option for the subject properties for residential use up to a density of 5 dwelling units per acre (du/ac). Recommendations relating to the transportation network may also be modified. Submission DSC-D1-1 (Middleton Farms) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1) is concurrently under review with RZ 2017-MD-027. (Hunter Mill District)

During Commission Matters

Commissioner Ulfelder: Thank you, Mr. Chairman. We have a public hearing scheduled this evening on Plan Amendment 2013-III-DS1. I will be moving to sever the Jackson Property portion of this amendment and to defer the public hearing on that portion indefinitely. This Plan Amendment is part of the ongoing Dulles Suburban Center Plan Review and it involves two separate submissions: DSC-D1-1, Middleton Farms, and DSC-D1-2, Jackson Property. The Middleton Farms property lies within both the Sully and Dranesville Districts. The Jackson Property lies entirely within the Dranesville District. The Middleton Farms property owner has already filed a rezoning application and that rezoning application is proceeding concurrently with the plan amendment we will be considering this evening. Therefore, the Middleton Farms portion of the plan amendment – specifically, the proposed text under staff recommendation 2 – is ready to move forward to public hearing tonight. On the other hand, the Jackson Property owner has not yet filed a rezoning application, though I am told one will likely be filed within the next 30 days. Since the proposed plan amendment for the Jackson Property presents some critical questions about ingress and egress from the site and potential traffic safety impacts, I believe it would be best reviewed along with a concurrent rezoning application to help inform the Planning Commission's decision about appropriate densities on this site. For these reasons, I would like to allow the Middleton Farms submission to proceed to public hearing tonight, but would like to defer indefinitely the Jackson Property submission until it is ready to proceed concurrently with a rezoning. At that time, it will be re-advertised for a Planning Commission public hearing. I, THEREFORE, MOVE TO SEVER THE JACKSON PROPERTY SUBMISSION FROM THE MIDDLETON FARMS SUBMISSION UNDER PLAN AMENDMENT 2013-III-DS1, SO THAT THE PROPOSED TEXT UNDER STAFF RECOMMENDATIONS 3 AND 4 ARE NOT BEFORE THE PLANNING COMMISSION THIS EVENING.

Commissioner Niedzielski-Eichner: Second.

Chairman Murphy: Seconded by Mr. Niedzielski-Eichner. Is there a discussion of the motion? All those in favor of the motion, as articulated by Mr. Ulfelder, to sever these applications, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

Commissioner Ulfelder: I FURTHER MOVE TO DEFER THE PUBLIC HEARING FOR THE JACKSON PROPERTY SUBMISSION, DSC-D1-2, INDEFINITELY.

Commissioner Niedzielski-Eichner: Second.

Chairman Murphy: Seconded by Mr. Niedzielski-Eichner. Is there a discussion of that motion? All those in favor of the motion to defer the application, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

Each motion carried by a vote of 12-0.

JLC