

**County of Fairfax, Virginia
Planning Commission Meeting
September 13, 2018
Verbatim Excerpt**

PA 2018-III-BR1 – COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN BOUNDARY CHANGE; SULLY SHOPPING CENTER) – To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment 2018-III-BR1 concerns approx. 17.43 ac. generally located at 5001 and 5035 Westfields Boulevard (Tax Map Parcels 44-3 ((7)) B2 and B3), located at the southeast corner of the Westfields Boulevard and Stonecroft Boulevard intersection, and bordered to the south by Sequoia Farms Drive in the Sully Supervisor District. The area is planned for retail use up to 0.25 Floor Area Ratio (FAR). The amendment will consider extending the boundary of the Dulles Suburban Center to create a new land unit that includes the Sully Station shopping center. No proposed changes to planned land use. (Sully District)

After Close of the Public Hearing

Commissioner Tanner: Thank you, Mr. Chairman. This amendment incorporates the subject area into the into the Dulles Suburban Center. No other changes to the Plan, such as land use recommendations, densities, or substantive revisions to the text are proposed. The language distributed this evening with my motion dated September 13, 2018 includes a minor editorial change to the staff recommendations to correct an error in the existing plan text related to the location of the adjacent tax map parcel. The words include, instead of being “land at the south east”, it is instead the “south west”. In the second line, it says “planned and developed.” We have changed that language to “is planned” as the area in question has not developed yet. Also, we’d had one comment come in during the period with relation to the traffic. I wanna that individual that while we move forward in this process, we will make sure that we address the traffic issues as it relates to the surrounding communities. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A PLANNING COMMISSION ALTERNATIVE TO THE STAFF RECOMMENDATION FOR PLAN AMENDMENT 2018-III-BR1, AS SHOWN ON TONIGHT’S HANDOUT DATED SEPTEMBER 13TH, 2018.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it accept the alternate to PA 2018-III-BR1, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

SL

Draft Motion
PLANNING COMMISSION

Planning Commissioner Donte Tanner
Sully District

PLAN AMENDMENT 2018-III-BR1
September 13, 2018

Motion:

As staff mentioned, the amendment incorporates the subject area into the Dulles Suburban Center. No other changes to the Plan, such as land use recommendations, densities, or substantive revisions to the text are proposed. The language distributed this evening with my motion dated September 13, 2018 includes a minor editorial change to the staff recommendation to correct an error in existing plan text related to the location of an adjacent tax map parcel.

My proposed change is noted in bold italics. Mr. Chairman, I move that the Planning Commission recommend to the Board of Supervisors a Planning Commission alternative to the staff recommendation for Plan Amendment 2018-III-BR1, as shown on tonight's handout dated September 13, 2018.

End of Motion

PLANNING COMMISSION ALTERNATIVE
PROPOSED PLAN LANGUAGE
Plan Amendment 2018-III-BR1

Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

(Excerpt from August 30, 2018 Staff Report, page 5)

RECOMMENDATION

“... ”

3. ~~Land at the southeast quadrant of the intersection of Westfields and Stonecroft Boulevards (Tax Map 44-3((7)) A, B, B1, C, C1) is planned and developed as retail use at .25 FAR.~~ Land at the southwest quadrant of the intersection of Westfields and Stonecroft Boulevards (Tax Map 44-3 ((1)) 7G and 12) is planned for public facilities and governmental uses. **Tax Map 44-3 ((7)) A is planned for retail use at .25 FAR.**”