

**County of Fairfax, Virginia  
Planning Commission Meeting  
April 3, 2019  
Verbatim Excerpt**

*PA 2018-III-DS1 – COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER, LAND UNIT J) – 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-DS1 concerns approx. 1156 ac. generally located to the east and west of Route 28, bounded to the northwest by Old Lee Road, to the northeast by Walney Road and to the southwest by Braddock Road, to the south by Stonecroft Boulevard and to the southeast by Poplar Tree Road. The subject area is located in Tax Maps 43-2, 43-4, 44-1, 44-2, 44-3, and 44-4 in the Sully Supervisor District. The area is identified as Land Unit J of the Dulles Suburban Center in the Comprehensive Plan and is planned at the baseline for office, conference center/hotel, industrial flex and industrial use at an average intensity of 0.50 FAR, with options. The amendment will consider new land uses within the overall baseline intensity of 0.50 FAR, including new residential use (the addition of approximately 4250 units) and the addition of approximately 200,000 SF of retail use. Conditions relating to consolidation, impact mitigation, design and the flexibility to allow residential uses currently not envisioned by Comprehensive Plan policies related to airport noise may be recommended. Recommendations relating to the transportation network may also be modified. (Sully District)*

During Commission Matters

(Decision Only) (Public Hearing on this application was held on February 27, 2019; Decision Only from March 14, 2019)

Commissioner Clarke: Thank you, Mr. Chairman. Again, for Commissioner Tanner, we like to move to – to defer this motion – and for decision only – schedule it for the evening, the plan amendment PA 2018-III-DS1, Dulles Suburban Center, Land Unit J. The public hearing was held on February 27<sup>th</sup>, 2019, and Mr. Chairman, WE MOVE THAT THE PLANNING COMMISSION DEFER DECISION ONLY FOR PLAN AMENDMENT 2018-III-DS1, TO A DATE CERTAIN OF APRIL 24<sup>TH</sup>, 2019, WITH THE RECORD REMAINING OPEN FOR COMMENTS.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. All those in favor of the motion to defer PA 2018-III-DS1, Comprehensive Plan Amendment, Dulles Suburban Center Area, and the decision only with the record remaining open for comments to April 24<sup>th</sup>, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 10-0. Commissioners Strandlie and Tanner were absent from the meeting.

TMW