

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 18, 2013**

PRESENT: Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Janet R. Hall, Mason District
Janyce Hedetniemi, At-Large
James R. Hart, Commissioner At-Large
Ellen J. Hurley, Braddock District
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
Peter F. Murphy, Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Earl L. Flanagan, Mount Vernon District

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Hart announced that the Planning Commission's Environment Committee would meet on Thursday, September 19, 2013, at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center to continue discussion on proposed changes to Fairfax County Stormwater Management Ordinance.

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FSA-L09-200-1 – VERIZON WIRELESS, 8350 Richmond Highway
FSA-B09-29-1 – VERIZON WIRELESS, Braddock Road
FSA-Y10-67-1 – VERIZON WIRELESS, 4700 Westfields Boulevard
2232A-D05-20-1 – VERIZON WIRELESS, 1927 Pimmit Drive
FSA-D97-8-1 – SPRINT f/k/a APC Realty & Equipment Company, 6520 Georgetown Pike
FSA-M09-57-2 – CLEARWIRE, 6066 Leesburg Pike

Chairman Murphy MOVED THE CONSENT AGENDA ITEMS.

The motion carried by a vote of 11-0. Commissioner Flanagan was absent from the meeting.

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ORDER OF THE AGENDA

On behalf of Commissioner Hall, Chairman Murphy noted that there would be only one public hearing this evening.

1. PCA 87-C-060-12/FDPA 87-C-060-18 – STEPHEN M. DEFRANK, JR., TRUSTEE

This order was accepted without objection.

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PCA 87-C-060-12 AND FDPA 87-C-060-18 – STEPHEN M. DE FRANK JR., TRUSTEE – Appls. to amend the proffers and final development plan for a 7,140 square foot portion of RZ 87-C-060 previously approved for a single family home to modify the 15 ft. setback to the floodplain and associated modifications to proffers (PCA) and to permit the enclosure of an existing open deck, 8.2 ft. from the flood plain (FDPA) at an overall density of 2.4 dwelling units per acre (du/ac). Located at 2465 Iron Forge Road, Oak Hill, on approx. 7,140 square feet of land zoned PDH-16. Comp. Plan Rec: 2-3 du/ac. Tax Map 25-1 ((14)) (7) 16. HUNTER MILL DISTRICT. PUBLIC HEARING.

Stephen M. DeFrank, Jr., Trustee, reaffirmed the affidavit dated August 9, 2013. There were no disclosures by the Commissioners.

Commissioner de la Fe asked that Chairman Murphy ascertain whether there were any speakers for this application. There being none, he asked that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on this case. (A verbatim excerpt of the decision is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 87-C-060-18, SUBJECT TO DEVELOPMENT CONDITIONS DATED JULY 10, 2013, AND CONDITIONED UPON THE BOARD'S APPROVAL OF PCA 87-C-060-12.

Commissioners Litzenberger and Lawrence seconded the motion, which carried by a vote of 11-0. Commissioner Flanagan was absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 87-C-060-12, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 10, 2013.

September 18, 2013

Commissioner Litzenberger seconded the motion, which carried by a vote of 11-0.
Commissioner Flanagan was absent from the meeting.

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF SECTION 2-415 OF THE ZONING ORDINANCE TO ALLOW REDUCED MINIMUM YARD REQUIREMENTS FROM THE FLOODPLAIN, AS SHOWN ON THE CDPA/FDPA PLAN.

Commissioner Litzenberger seconded the motion, which carried by a vote of 11-0.
Commissioner Flanagan was absent from the meeting.

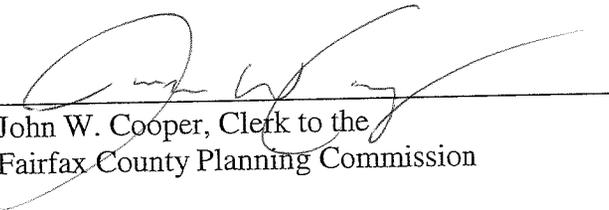
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The meeting was adjourned at 8:23 p.m.
Peter F. Murphy, Chairman
Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jeanette Nord

Approved on: July 17, 2014



John W. Cooper, Clerk to the
Fairfax County Planning Commission