



# County of Fairfax, Virginia

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2013 Planning  
Commission

July 22, 2013

**Peter F. Murphy, Jr.**  
Chairman  
*Springfield District*

Lisa M. Chiblow, AICP  
Land Use Planner  
McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
Tysons Corner, VA 22102-4215

**Frank de la Fe**  
Vice Chairman  
*Hunter Mill District*

**Janet R. Hall**  
Secretary  
*Mason District*

**RE: CSPA 86-C-029-09 – Brandywine Acquisition Partners, LP  
Dranesville District**

**James R. Hart**  
Parliamentarian  
*At-Large*

Dear Ms. Chiblow:

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**Jay Donahue**  
*Dranesville District*

This will serve as your record of the Planning Commission's action on CSPA 86-C-029-09, an application by Brandywine Acquisition Partners, LP, in the Dranesville District.

**Earl L. Flanagan**  
*Mount Vernon District*

On Thursday, July 18, 2013, the Planning Commission voted unanimously (Commissioner Migliaccio absent from the meeting) to approve CSPA 86-C-029-09, subject to the development conditions dated July 3, 2013, as attached.

**Janyce N. Hedetniemi**  
*At-Large*

**Ellen "Nell" Hurley**  
*Braddock District*

Also attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application. Should you need any additional information on this action, please do not hesitate to contact me at 703-324-2865.

**John L. Litzenberger**  
*Sully District*

**Kenneth A. Lawrence**  
*Providence District*

Sincerely,

**James T. Migliaccio**  
*Lee District*

**Timothy J. Sargeant**  
*At-Large*

Jill G. Cooper, AICP  
Executive Director

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**Jill G. Cooper**  
*Executive Director*

Attachments (a/s)

**Kim A. Bassarab**  
*Assistant Director*

 To request special accommodations, call the Planning Commission office at 703-324-2865, TTY 703-324-7951. Please allow seven working days to make the appropriate arrangements.



cc: John W. Foust, Supervisor, Dranesville District  
Jay Donohue, Commissioner, Dranesville District  
Joe Gorney, Staff Coordinator, ZED, DPZ  
July 18, 2013 Date File  
O-8c File

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Fairfax County Planning Commission  
12000 Government Center Parkway, Suite 330, Fairfax, VA 22035  
703-324-2865 (Voice) 703-324-7951 (TTY) 703-324-3948 (Fax)  
[www.fairfaxcounty.gov/planning](http://www.fairfaxcounty.gov/planning)



PROPOSED DEVELOPMENT CONDITIONS  
CSPA 86-C-029-09

July 3, 2013

If it is the intent of the Planning Commission to approve CSPA 86-C-029-09, located at Tax Map 15-4 ((1)) 1B1 for an amendment to CSP 86-C-029, pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions incorporate and supersede all previous development conditions as they pertain to the subject property. (Those conditions that are identical to conditions that were included in the previous approval or that contain only minor editorial changes are marked with an asterisk\*).

1. The materials, colors, design, typography, use of logos, and location of the proposed sign shall be in substantial conformance with the "Dulles Corner Comprehensive Sign Plan Amendment" prepared by Signs Unlimited, Incorporated and dated July 11, 2012, as revised through May 28, 2013. Minor deviations in sign location, design, and area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan Amendment.
2. This Comprehensive Sign Plan Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
3. The sign, including support structures and concrete footers, shall be located outside of Fairfax County Water Authority easements. Any proposed work within existing water main easements shall require the review and prior approval of the Fairfax County Water Authority.
4. The existing freestanding sign located to the northwest of the internal roundabout shall be removed prior to the installation of the proposed sign.
5. No internal sign illumination is allowed. Any external illumination of the freestanding building identification sign shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance.
6. The freestanding sign shall include seasonal or permanent plantings around the sign as depicted on the Comprehensive Sign Plan Amendment. All plant materials located near the sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of the sign.
7. All signs other than the sign depicted on this Comprehensive Sign Plan Amendment shall be in conformance with the provisions of Article 12 of the Zoning Ordinance.

## APPENDIX 1

8. The freestanding sign shall be located so as not to restrict sight distances for drivers entering or exiting travel intersections, aisles, or driveways.
9. All street signs, including directional, parking, and street name signs, shall comply with the location and sign distance standards of the Virginia Department of Transportation (VDOT). The approval of this Comprehensive Sign Plan Amendment in no way supersedes any approval required by VDOT for signs located on the property.\*

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. A sign permit must be obtained from Fairfax County for the sign erected pursuant to this Comprehensive Sign Plan Amendment. The applicant shall be responsible for obtaining the required sign permit through established procedures.

Planning Commission Meeting  
July 18, 2013  
Verbatim Excerpt

CSPA 86-C-029-09 – BRANDYWINE ACQUISITION PARTNERS, LP (Dranesville District)

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. Donahue.

Commissioner Donahue: Thank you, Mr. Chairman.

Chairman Murphy: Now we know where the neighborhood was tonight, right? Safe trip, everyone. Go ahead, I'm sorry.

Commissioner Donahue: That's okay. Thank you, Mr. Chairman. This one is really, really simple. And therefore, very simply, I MOVE THAT THE PLANNING COMMISSION APPROVE CSPA 86-C-029-09, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JULY 3<sup>RD</sup>, 2013.

Commissioners Hedetniemi and Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger and Ms. Hedetniemi. Is there a discussion of the motion? All those in favor of the motion to approve CSPA 86-C-029-09, say aye.

Commissioners: Aye.

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

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(The motion carried unanimously with Commissioner Migliaccio absent from the meeting.)

JLC