



County of Fairfax, Virginia

**2014 Planning
Commission**

July 24, 2014

Peter F. Murphy, Jr.
Chairman
Springfield District

Elizabeth Baker, Senior Land Use Planner
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

Frank de la Fe
Vice Chairman
Hunter Mill District

**RE: CSP 2004-LE-012 – SPUSO5 WOOD GROVETON, LLC
Lee District**

Janet R. Hall
Secretary
Mason District

Dear Ms. Baker:

James R. Hart
Parliamentarian
At-Large

This will serve as your record of the Planning Commission's action on CSP 2004-LE-012, an application by SPUSO5 Wood Groveton, LLC, in the Lee District.

John C. Ulfelder
Dranesville District

On Wednesday, July 23, 2014, the Planning Commission voted 12-0 to approve CSP 2004-LE-012, subject to the development conditions dated July 8, 2014, as attached.

Earl L. Flanagan
Mount Vernon District

Janyce N. Hedetniemi
At-Large

Also attached for your information is a copy of the verbatim excerpt from the Planning Commission's action on this application. Should you have any questions or require any additional information, please do not hesitate to contact me.

Ellen "Nell" Hurley
Braddock District

John L. Litzenberger
Sully District

Sincerely,

Kenneth A. Lawrence
Providence District

James T. Migliaccio
Lee District

Jill G. Cooper, AICP
Executive Director

Timothy J. Sargeant
At-Large

Attachments (a/s)

cc: Jeffrey C. McKay, Supervisor, Lee District
James T. Migliaccio, Planning Commissioner, Lee District
Carmen Bishop, Staff Coordinator, ZED, DPZ
July 23, 2014 Date File

Jill G. Cooper
Executive Director

Kim A. Bassarab
Assistant Director

John W. Cooper
Clerk

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.



DEVELOPMENT CONDITIONS

CSP 2004-LE-012

July 8, 2014

The Planning Commission approved CSP 2004-LE-012 for a Comprehensive Sign Plan located at Tax Map 93-1 ((38)) (1) 1A pursuant to Section 12-210 of the Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Comprehensive Sign Plan is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Comprehensive Sign Plan (CSP) is subject to the issuance of sign permits. Any sign permit shall be in substantial conformance with the CSP submitted with this application, entitled "The Beacon of Groveton, Comprehensive Sign Plan, CSP 2004-LE-012," prepared by Natural Graphics, Inc., dated May 29, 2014, as qualified by these development conditions. Minor deviations in sign location, design and sign area may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the Comprehensive Sign Plan.
3. Sign permits may only be issued for those signs shown in this CSP. The number, size and total sign area for each sign shall be consistent with the sign tabulations in Appendix V of the Comprehensive Sign Plan.
4. Prior to issuance of permits for new signs, the applicant shall demonstrate approval of sign permits for the existing signs, P-4, P-5 and P-7.
5. Irrespective of the table on page 26 of the CSP, the retail signage (R-1 and R-2) shall not exceed 2.0 square feet of sign area for each linear foot of building frontage occupied by each tenant.
6. All signs shall be consistent with the typography, color palette, materials and use of logos as indicated in the CSP. Modifications to the color palette, typography, and/or logos for the project may be permitted without a CSPA when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the approved CSP. Nothing in this CSP shall preclude individual tenant signs from incorporating various colors, typography, and/or logos, within the individual tenant's identification, provided that such signs remain in conformance with the overall limitations set forth in the CSP.
7. Lighting or illumination associated with all signs shall conform to Article 14 of the Zoning Ordinance.

8. No unpermitted temporary advertising signs, including but not limited to banners and "popsicle" signs, or other signs prohibited by Section 12-104 of the Zoning Ordinance shall be placed on the building or along the street frontages of the subject property. Any such signs placed by tenants shall be promptly removed by the management of the site. This shall not preclude temporary signs shown in the CSP.
9. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.

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

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

Planning Commission
Verbatim Excerpt
July 23, 2014

CSP 2004-LE-012 – SPUS05 WOOD GROVETON, LLC

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Migliaccio.

Commissioner Migliaccio: Thank you, Mr. Chairman. Can I briefly have the applicant come up and just confirm on the record that you agree to the development conditions dated July 8, 2014.

Elizabeth Baker, Applicant's Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: We do.

Commissioner Migliaccio: Thank you.

Ms. Baker: Thank you.

Commissioner Migliaccio: Thank you, Mr. Chairman. This CSP is a fairly simple and straight-forward one. It is for a – luxury apartments on Richmond Highway that – they took a chance and were the first one out there and they've fully leased out their residential, but their retail is still needing a little bit – a little bit of help. Hopefully this sign plan will do that. This sign plan has the support of the Lee District Land Use Committee, and it has staff's support, and my support. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2004-LE-012, SUBJECT TO THE CONDITIONS DATED JULY 8TH, 2014.

Commissioner Sargeant: Second.

Chairman Murphy: Seconded by Mr. Sargeant. Is there a discussion of the motion? All those in favor of the motion to approve CSP 2004-LE-012, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 12-0.)

JN