



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 2010-PR-014 – GS SPRINGHILL SUBSIDIARY, LLC
Providence 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 2010-PR-014, an application by GS Springhill Subsidiary, LLC, in the Providence District.

John C. Ulfelder
Dranesville District

On Wednesday, July 23, 2014, the Planning Commission voted 11-0 (Commissioner Murphy was not present for the vote) to approve CSP 2010-PR-014, subject to the development conditions dated June 23, 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. Litzenger
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)

Jill G. Cooper
Executive Director

cc: Linda Q. Smyth, Supervisor, Providence District
Kenneth A. Lawrence, Planning Commissioner, Providence District
Bob Katai, Staff Coordinator, ZED, DPZ
July 23, 2014 Date File

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.





PROPOSED DEVELOPMENT CONDITIONS

CSP 2010-PR-014

June 23, 2014

If it is the intent of the Planning Commission to approve CSP 2010-PR-014, located at Tax Maps 29-3 ((31)) D and 29-3 ((33)) C, to allow a Comprehensive Sign Plan (CSP) 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.

1. The Ascent at Spring Hill Station Comprehensive Sign Plan, prepared by Natural Graphics, Inc. and dated July 3, 2014, is granted for and runs with the land indicated in this application and is not transferable to other land. All signs shall be in substantial compliance with the approved CSP. 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 CSP.
2. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Additionally, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass. No uplighting shall be permitted on any sign.
3. All signs shall be generally consistent with the typography, materials, and the use of logos indicated in the CSP. Sign copy, character style, colors, and logos may be modified so long as the size and location of the signs are consistent with the CSP.
4. Temporary Marketing Banners T-7 and T-8 shall require individual sign permits, which shall be valid for a maximum of 12 months from the date of issuance of each sign permit. If, at the expiration of the initial 12-month period, it can be demonstrated to the satisfaction of the Zoning Administrator that fewer than 90% of the units available for marketing the building have been leased, then the Zoning Administrator may administratively grant a one-time, six-month extension of the temporary sign(s). The applicant shall remove the temporary banners after the allotted time frames, and shall not install new temporary banners without the approval of an amendment to this Comprehensive Sign Plan.

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. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.

Planning Commission
Verbatim Excerpt
July 23, 2014

CSP 2010-PR-014 – GS SPRINGHILL SUBSIDIARY, LLC

After Close of the Public Hearing

Vice Chairman de la Fe: The public hearing is closed.

Commissioner Hall: I'm just telling you what he said.

Vice Chairman de la Fe: Well, I know. You have the Parliamentarian on the other side.

Commissioner Lawrence: Thank you, Mr. Chairman. I would also like to thank my colleagues for the input on this. This is the first of what are going to be many, so it's a good time for us all to use our heads and you all certainly did. Thank you very much. Mr. Chairman, I request that the applicant confirm for the record their agreement to the proposed development conditions dated June 23rd, 2014.

Commissioner Flanagan: Second.

Commissioner Lawrence: Wait, wait. The applicant is going to come and say –

Vice Chairman de la Fe: Does the applicant –

Commissioner Lawrence: – whether they concur or not.

Elizabeth Baker, Applicant's Agent, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: Yes, we do accept those development conditions; June 23rd.

Commissioner Lawrence: Thank you, Ms. Baker. Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE CSP 2010-PR-014, subject to the development conditions dated June 23rd, 2014. Now.

Commissioner Flanagan: Second.

Vice Chairman de la Fe: Seconded by Mr. Flanagan. Any comments? No? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? Motion carries.

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(The motion carried by a vote of 11-0. Commissioner Murphy was not present for the vote.)

JN