



County of Fairfax, Virginia

January 26, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Secretary
At-Large

Timothy J. Sargeant
Parliamentarian
At-Large

John Ulfelder
Dranesville District

Earl L. Flanagan
Mount Vernon District

Janyce N. Hedetniemi
At-Large

Ellen J. "Nell" Hurley
Braddock District

John L. Litzenberger
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James Migliaccio
Lee District

Julie Strandlie
Mason District

Jill G. Cooper
Executive Director

Kimberly A. Bassarab
Assistant Director

John W. Cooper
Clerk to the Commission

Inda Stagg, Senior Urban Planner
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

**Re: SE 2014-SP-053 – ROLLING VALLEY MALL, LLC
Springfield District**

Dear Ms. Stagg:

At its January 22, 2015 meeting, the Planning Commission voted 11-0 (Commissioner Hurley was absent from the meeting) to **RECOMMEND APPROVAL** of the above referenced application to the Board of Supervisors. A copy of the verbatim transcript is attached.

This letter serves as a record of the Planning Commission's recommendation to the Board of Supervisors and not as the final approval. The application is still subject to final decision by the Board of Supervisors.

This action does not constitute exemption from the various requirements of this county and state. The applicant is responsible for ascertaining if permits are required and obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 703-222-0801.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: Pat Herrity, Supervisor, Springfield District
Peter Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
William Mayland, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
January 22, 2015 date file

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.

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



Planning Commission Meeting
January 22, 2015
Verbatim Excerpt

SE 2014-SP-053 – ROLLING VALLEY MALL, LLC

Decision Only During Commission Matters
(Public Hearing held on December 11, 2014)

Commissioner Murphy: Mr. Chairman, I have a decision only. Is Ms. Stagg still in the house – and come down please? It is SE 2014-SP-053. The applicant is Rolling Valley Mall, LLC. We had a public hearing. This is for a retail sign and it's a waiver of certain sign regulations at the Rolling Valley Mall. The reason I deferred this - it's in conformance with the Plan and there's no problem with the Zoning Ordinance - but I wanted to be assured that the placement of this sign would not create a blind corner at the corner of Keene Mill Road and Shiplett Boulevard. And I have been assured by our staff and our transportation staff and the – excuse me – the applicant's transportation advisors that this will not be the case. So I'm satisfied that this is in conformance with the Plan and the Zoning Ordinances and should be approved, but before we do that, Ms. Stagg would you please identify yourself for the record with your name and address?

Inda Stagg, Senior Urban Planner, Walsh, Colucci, Lubeley, Emrich & Walsh, PC: Yes, my name is Inda Stagg. I'm a senior land use planner with Walsh, Colucci.

Commissioner Murphy: Thank you. Do you reaffirm the development conditions in the staff report dated November 25th and understand them?

Ms. Stagg: Yes, we do – we do agree to those conditions.

Commissioner Murphy: Okay, thank you very much. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE 2014-SP-053, WITH THE DEVELOPMENT CONDITIONS CONTAINED IN THE STAFF REPORT DATED NOVEMBER 25TH, 2014.

Commissioners Hart and Hedetniemi: Second.

Vice Chairman de la Fe: Seconded by Mr. Hart and Mrs. Hedetniemi. Any comments? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: Opposed? The motion carries.

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

JN



County of Fairfax, Virginia

January 9, 2015

**2015 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

James R. Hart
Parliamentarian
At-Large

Julie Strandlie
Mason District

John Ulfelder
Dranesville District

Earl L. Flanagan
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John W. Cooper
Clerk to the Commission

Inda Stagg, Senior Urban Planner
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22101

**Re: SE 2014-SP-053 – ROLLING VALLEY MALL, LLC
Springfield District**

Dear Ms. Stagg:

At its January 7, 2015 meeting, the Planning Commission voted 12-0 to **DEFER THE DECISION ONLY** of the above referenced application to a date certain of January 21, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP
Executive Director

Attachments (a/s)

cc: Pat Herrity, Supervisor, Springfield District
Peter Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of Supervisors, County Executive Office
William Mayland, Staff Coordinator, ZED, DPZ
Robert Harrison, ZED, DPZ
January 7, 2015 date file

 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.



Planning Commission Meeting
January 7, 2015
Verbatim Excerpt

SE 2014-SP-053 – ROLLING VALLEY MALL, LLC

During Commission Matters

Chairman Murphy: Scheduled for a decision only this evening is a Special Exception in the Springfield District, SE 2014-SP-053, Rolling Valley Mall, LLC. I'm going to MOVE THAT WE DEFER THE DECISION ONLY TO A DATE CERTAIN OF JANUARY 21ST.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Discussion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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

JLC



County of Fairfax, Virginia

December 12, 2014

**2014 Planning
Commission**

Peter F. Murphy
Chairman
Springfield District

Frank de la Fe
Vice Chairman
Hunter Mill District

Janet R. Hall
Secretary
Mason District

James R. Hart
Parliamentarian
At-Large

John Ulfelder
Dranesville District

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Inda Stagg, Senior Urban Planner
Walsh, Colucci, Lubeley, Emrich & Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22101

**Re: SE 2014-SP-053 – ROLLING VALLEY MALL, LLC
Springfield District**

Dear Ms. Stagg:

At its December 11, 2014 meeting, the Planning Commission voted 12-0 to **DEFER THE DECISION ONLY** on the above-referenced application to a date certain of January 7, 2015. A copy of the verbatim transcript is attached.

Sincerely,

Jill G. Cooper, AICP
Executive Director

cc: Pat Herrity, Supervisor, Springfield District
Peter Murphy, Planning Commissioner, Springfield District
Catherine A. Chianese, Assistant County Executive, Clerk to the Board of
Supervisors, County Executive Office
William Mayland, Staff Coordinator, ZED, DPZ
December 11, 2014 date file



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Planning Commission Meeting
December 11, 2014
Verbatim Excerpt

SE 2014-SP-053 – ROLLING VALLEY MALL, LLC

After Close of the Public Hearing

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

Commissioner Murphy: Ms. Stagg, July 7th - - I mean, January 7th. Sorry about that. I'm thinking of the summer months. I'm thinking summer, okay.

Vice Chairman de la Fe: That will be –

Commissioner Murphy: Maybe I could retire. I'm going with Janet. Wherever she's going, I'm going.

Vice Chairman de la Fe: That will be – that will be a very long deferral.

Commissioner Murphy: January. Mr. Chairman, I want to thank Mr. Ellison for coming out. I want to thank Sharon Williams, too, our staff coordinator, who's done a great job. I want to check two things. I want to check the sign height and bulk and its location. And the one reason I'm concerned about it is I just don't want a sign to go up where there may be a blind corner and there is history on Shiplett, between Shiplett and Keene Mill Road. There have been a lot of accidents in that – on that corner in that intersection and – even with a new light system – and I just want to make sure that visibility-wise as far as traffic is concerned, it's in the right area. Rolling Valley Mall is a good neighbor. They weren't always a good neighbor and it wasn't their fault. They weren't a good neighbor when everybody left Rolling Valley Mall for someplace else when the economy went down. And there's nothing as decrepit looking as a shopping center that has empty bays and they had a lot of them. And they have revitalized that mall. They've put in a bunch of great stores. They do have a lot of business. They do have a pretty good-sized parking lot that's filled. And they do have a right to advertise who their tenants are. Everybody does in a shopping center environment. I'm not anti-sign. I want to see what we can do with this application. I just want to look at it and check it over and maybe make it better. So therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON SE 2014-SP-053 TO A DATE CERTAIN OF - - are you ready? - - JANUARY 7TH – and I'll get the year right – 2015.

Commissioners Hall and Litzenberger: Second.

Vice Chairman de la Fe: Seconded by Mrs. Hall and Mr. Litzenberger. Any comments from the Commission? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

Vice Chairman de la Fe: : Opposed? The motion carries.

//

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

JN