



# County of Fairfax, Virginia

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2014 Planning  
Commission

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*Clerk*

September 22, 2014

Russ Forno  
Land Use Planner  
Odin, Feldman, & Pittleman, P.C.  
9302 Lee Highway, Suite 1100  
Fairfax, VA 22031

**RE: CSPA 84-D-049-03 – Homart Newco One, Inc.  
Providence District**

Dear Mr. Forno:

This will serve as your record of the Planning Commission's action on CSPA 84-D-049-03, an application by Homart Newco One, Inc., in the Providence District.

On Thursday, September 11, 2014, the Planning Commission voted 10-0 (Commissioners Flanagan and Murphy Hurley were absent from the meeting) to approve CSPA 84-D-049-03, subject to the development conditions dated August 27, 2014, as attached.

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.

Sincerely,

Jill G. Cooper, AICP  
Executive Director

Attachments (a/s)

cc: Linda Q. Smyth, Supervisor, Providence District  
Kenneth Lawrence, Planning Commissioner, Providence District  
Bob Katai, Staff Coordinator, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ)  
Robert Harrison, ZED, DPZ  
September 11, 2014 Date File

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## DEVELOPMENT CONDITIONS

### CSPA 84-D-049-03

August 27, 2014

If it is the intent of the Planning Commission to approve CSPA 84-D-049-03, located at Tax Map 29-4 ((10)) 0001C1, to allow a Comprehensive Sign Plan Amendment (CSPA) 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 are *in addition* to those approved by the Planning Commission with CSP 84-D-049, CSPA 84-D-049, and CSPA 84-D-049-2.

1. This CSPA is granted for and runs with the land indicated in this application and is not transferable to other land. 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 (CSP) as amended.
2. The CSPA, titled "Tysons Galleria – Proposed Exterior Sign Updates", prepared by Service Select, LLC, date stamped August 12, 2014, is approved for those signs shown on the CSPA, *excluding the monument sign identified as M3*. Modifications to tenant signs allowed by the CSP shall not include any increase in size or number above that shown on the CSP.
3. A matrix for signage shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits requested under this CSPA. The matrix shall include the submitting party's name, address, sign type, sign height, sign area, Non-Residential Use Permit number (if issued), and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow tracking of all signage to be provided on site.
4. 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.
5. All signs shall be generally consistent with the typography, materials, and the use of logos indicated in the CSPA. Sign copy, character style, colors, and logos may be modified so long as the size and location of the signs are consistent with the CSPA.

6. All signage shall be placed in a location that does not conflict with sight distance requirements. Pursuant to Sect. 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or existing travel intersections, aisles, or driveways.

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  
September 11, 2014

CSPA 84-D-049-03 – HOMART NEWCO ONE, INC.

After Close of the Public Hearing

Vice Chairman de la Fe: I will close the public hearing. Commissioner Lawrence.

Commissioner Lawrence: Thank you, Mr. Chairman. We have before us a straightforward sign plan application with only one wrinkle. On page 10 of the staff report, commissioners will have noted staff did not concur with one of the proposed monument signs. It's labeled M3 and it's at the intersection of International Drive and Galleria. I felt the same way in looking at the proposal. Staff does recommend approval with a development condition saying that we're not going to have that – that monument sign. I understand the applicant – that's acceptable to the applicant. Therefore, Mr. Chairman, I'd like to make a motion on the matter. I MOVE THAT THE PLANNING COMMISSION APPROVE CSPA 84-D-049-03, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED AUGUST 27<sup>th</sup>, 2014.

Commissioner Litzenberger: Second.

Vice Chairman de la Fe: Seconded by Commissioner Litzenberger. Any discussion? Hearing and seeing none, all those in favor, please signify by saying aye.

Commissioners: Aye.

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

Commissioner Lawrence: Mr. Chairman, one more item just for the record. Does the applicant agree to Development Condition Number 2? Please identify yourself and state that you do, I hope.

Russ Forno, Land Use Planner, Odin, Feldman, & Pittleman, P.C.: Good evening, Commissioner Lawrence. My name is Russ Forno with Odin, Feldman, & Pittleman, and a representative for the applicant and owner of this application, we concur with the conditions.

Commissioner Lawrence: Thank you very much.

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(The motion carried by a vote of 10-0. Commissioners Flanagan and Murphy were not present for the vote.)

JN