

January 2019

Click on the desired [View Agenda](#) for detailed information. Click on the application number on the agenda to access the staff report.

+Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 <i>New Years' Day County Closed</i>	2 No PC Meeting	3 No PC Meeting	4	5
6	7	8	9 PC Meeting View Agenda	10 PRC Zoning Ordinance Amendment Workshop 7:30 p.m. Bd. Auditorium	11	12
13	14	15	16 Telecom Committee 6:30 p.m. Bd. Conf. Room PC Meeting View Agenda	17 Schools Committee 7:00 p.m. to 9:00 p.m. Bd. Conf. Room	18	19
20	21 <i>Martin Luther King Jr. Day County Closed</i>	22	23 PC Meeting View Agenda *7:00 p.m.*	24 Environment Committee 7:30 p.m. Telecom Committee 8:30 p.m. Bd. Conf. Room	25	26 Schools Committee Work Session 9:00 a.m. – 12:00 p.m.
27	28	29	30 PC Meeting View Agenda	31 PC Meeting Cancelled		

Planning Commission Meetings are held in the Board Auditorium of the Government Center at:
12000 Government Center Parkway, Fairfax, VA 22035
All Planning Commission meetings begin at 7:30 p.m., unless otherwise noted.

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, January 9, 2019

Meeting Starts at 7:30 p.m.

Posted: 11/1/18
Revised: 1/10/19

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURE SHOWN

None at this Time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2018-MV-004</u> (Mount Vernon)	<u>GOBI GOPINATH</u> – Appl. under Sect. 3-204 of the Zoning Ordinance to permit a private school of general education with a total enrollment of up to ~24 students. Located at 8728 Lukens Ln., Alexandria, 22309 on approx. 1.42 ac. of land zoned R-2 and HC. Tax Map 110-1 ((1)) 44.	Jay Rodenbeck	DEFER D/O TO INDEF. (P/H from 11/29/18) (from 11/1/18) (from 10/4/18)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>SE 2018-MA-005</u> (Mason)	<u>CHRISTOPHER LAND, LLC</u> – Appl. under Sect. 3-204 and 9-306 of the Zoning Ordinance to permit independent living facilities. Located at 3400, 3402, 3404, 3406, 3408, 3410, 3414, 3416 and 3420 Gallows Rd.; 7812, 7814, 7816, 7818 and 7820 Libeau Ln. and parcel 59-2 ((1)) 43, Annandale, 22003 on approx. 9.03 sq. ft. of land zoned R-2. Tax Map 59-2 ((1)) 29A, 29B, 30, 31, 32, 33, 34, 35, 36, 38, 40, 41, 42, 43 and 43A.	Kelly Atkinson	D/O TO 1/30/19 (from 12/6/18) (from 10/4/18)
PCA 84-C-048 (Hunter Mill)	PRINCE TOWNE, LLC – Appl. to amend the proffers for RZ 84-C-048 previously approved for residential development to permit residential development at a density of 1.84 dwelling units per acre (du/ac) with associated modifications to proffers and site design. Located on the N.W. side of West Ox Rd., approx. 600 ft. E. of Fairfax County Pkwy. on approx. 4.9 ac. of land zoned R-2. Comp. Plan Rec: 1-2 du/ac. Tax Map 25-4 ((14)) 85, 86 and 87.	Harold Ellis	P/H TO 2/20/19 (from 12/6/18)
<u>PA 2018-IV-BK1</u> (Lee)	Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on Wednesday, January 16, 2019, at 7:30 PM in the Board Auditorium of the Government Center, 12000 Government Center Pkwy, Fairfax, VA, to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment 2018-IV-BK1 concerns the shared use path planned between Telegraph Road and Harrison Lane in Huntley Meadows Park (Tax Maps 92-1, 92-3, and 92-4) in the Lee Supervisor District. The amendment will consider removal of this shared use path from the Countywide Bicycle Master Plan, a component of the Comprehensive Plan. Copies of the staff report, which includes this proposed Plan amendment, are available for examination and may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, and can also be viewed on the Web at www.fairfaxcounty.gov/planning-zoning/plan-amendments/staff-reports . Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-2865 to have their names placed on the speakers’ list. Any questions may be directed	S. Fisher B. Pikora Z. Krohmal	P/H TO 1/16/19 (from 11/29/18) (from 9/27/18)

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to the Fairfax County Department of Transportation at 703-877-5600.
ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center).

[PA 2018-IV-TR1](#)
(Lee)

Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on **Wednesday, January 16, 2019, at 7:30 PM** in the Board Auditorium of the Government Center, 12000 Government Center Pkwy, Fairfax, VA, to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.

S. Fisher
B. Pikora
Z. Krohmal

P/H TO 1/16/19
(from 11/29/18)
(from 9/27/18)

Plan Amendment 2018-IV-TR1 concerns the minor paved trail planned between Telegraph Road and Lockheed Boulevard in Huntley Meadows Park and along Hayfield Road (Tax Maps 91-4, 92-3, 92-4, 100-2, 101-1, and 101-2) in the Lee Supervisor District. The amendment will consider removal of this minor paved trail from the Countywide Trails Plan, a component of the Comprehensive Plan, and related Area Plan guidance.

Copies of the staff report, which includes this proposed Plan amendment, are available for examination and may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, and can also be viewed on the Web at www.fairfaxcounty.gov/planning-zoning/plan-amendments/staff-reports. Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-2865 to have their names placed on the speakers' list. Any questions may be directed to the Fairfax County Department of Transportation at 703-877-5600. ADA: Reasonable accommodation is available upon 48 hours' advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center).

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CONSENT AGENDA ITEMS

FS-D18-57 – Sprint, Right-of-Way Near 492 Riverbend Road – **APPROVED**
2232-P18-24 – T-Mobile, 2726 Gallows Road, Vienna – **APPROVED**
2232-M18-22 – T-Mobile, 7023 Little River Turnpike, Annandale – **APPROVED**
2232-V18-23 – T-Mobile, 8120 McCauley Way, Lorton – **APPROVED**
2232-V18-27 – AT&T, 7399 Lockport Place, Lorton – **APPROVED**

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>Z.O. Amendment</u> (Countywide) (Sargeant)	<u>SIGN ORDINANCE ARTICLE 12, SIGNS, AND RELATED PROVISIONS</u> NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on December 5, 2018 at 7:30 p.m. in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Repeal and replace Article 12, Signs, by deleting redundant or outdated provisions; proposing new regulation of signs and/or their characteristics in a content-neutral manner as outlined below; establishing more uniform regulation of signs in all zoning districts; and reorganizing existing and new provisions in a more user-friendly format to include graphics. The proposed Article 12, Signs, is divided into three parts with the following substantive changes contained in each part: 1. Part 1, General Provisions (12-100), to include the following provisions: A. A new section of Definitions (12-102), which includes: (1) The newly defined terms A-FRAME SIGN; CHANGEABLE COPY SIGN; ELECTRONIC DISPLAY SIGN; FLAG; MINOR SIGN; MONUMENT SIGN; MOVING OR WINDBLOWN SIGN; OFF-PREMISE SIGN; ROOF SIGN; SIGN FACE; TENANT; VEHICLE SIGN; WINDOW SIGN; and YARD SIGN. (12-102) (2) Revised definitions of the terms BUILDING-MOUNTED SIGN and FREESTANDING SIGN, which are currently found in Part 3 of Article 20 of the Zoning Ordinance. (12-102) (3) Revised definition of the term SIGN, which is currently found in Part 3 of Article 20 of the Zoning Ordinance. (<i>Advertised to include optional language relating to the visibility of signs based on specific streets types.</i>) (12-102) B. A new Applicability section (12-103), which includes: (1) A provision stating that the regulations apply to all signs in Fairfax County but, unless otherwise stated,	Andrew Hushour	D/O TO 1/30/19 (P/H from 12/5/18)

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exempts those signs on property owned by, or those signs required or sponsored by, Fairfax County; the Commonwealth of Virginia or any of its political subdivisions; or the United States. *(Advertised to include the option to exempt all signs sponsored or required by, or located on property owned by, Fairfax County, or to require regulation of identified Fairfax County sign types erected by a public use as defined in Article 20.)* (12-103(1))

(2) A provision stating that the proposed regulations do not regulate or restrict signs based on content. (12-103(2))

(3) A provision clarifying that the regulations do not apply to, authorize, or prohibit signs placed in a public right-of-way. (12-103(5))

C. A section of Administrative Provisions (12-104), which includes:

(1) Adding the changing of the message on an electronic display sign to the list actions that is deemed not to be a sign. (12-104(5)(A))

(2) Changes the provision that certain flags are deemed not to be a sign, by deleting reference to specific flags for exemption. (12-104(5)(C))

(3) Changes to the provisions exempting signs displaying address numbers in accordance with the County Code, by uniformly allowing 2 square feet for such purposes regardless of use and requiring only that such signs associated with a residential building be building mounted. (12-104(5)(D))

(4) Revised provisions regulating vehicle signs, which allow such signs only when located on a vehicle that is operable, parked at its associated place of business and within a parking space. *(Advertised to allow consideration of a minimum setback for vehicle signs, up to 25 feet from a front property line.)* (12-104(6)(C))

(5) A new provision that exempts non-illuminated lettering or numbers permanently attached or painted on the façade of a building of any school, college, or university, up to 10% of the façade on which they are placed. *(Advertised to be allowed up to 25% of the area of the façade on which they are placed.)* (12-104(6)(D))

(6) Changes to the provision allowing signs erected in a Commercial Revitalization District by a public agency or an appropriate organization, by deleting limits on sign type, size, and mounting height, and allowing such signs to also be erected within activity centers as shown on the adopted Comprehensive Plan. (12-104(6)(E))

D. A new section for Minor Signs (12-105), previously referred to as “Temporary Signs,” which includes:

(1) An increase in the maximum size of a sign located on a property that is actively marketed for sale, rent or

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lease, and is developed with or planned for development of, a single-family detached or attached dwelling unit, from 4 square feet to 6 square feet. (12-105(2)(B))

(2) A reduction in the minimum required setback of any sign for a new residential, commercial, or industrial development that is under construction or existing buildings in such developments that are being altered, from 10 feet to 5 feet from any lot line. (12-105(3)(A))

(3) A reduction in the number of signs permitted for a new residential, commercial, or industrial development that is under construction or existing buildings in such developments that are being altered, from 2 signs to a 1 sign, except for those lots containing multiple road frontages. (12-105(3)(A))

(4) An increase in the maximum height for any sign for an individual single-family dwelling unit that is undergoing construction, improvement or renovation, from 3.5 feet to 4 feet. (12-105(3)(B))

(5) A new sign type identified as a “yard sign,” for any lot developed with a residential use. Yard signs are proposed up to 12 square feet in total area, with a maximum sign size of 4 square feet for any individual sign and a maximum height of 4 feet. (***Advertised to allow up to 16 square feet in total area.***) (12-105(4))

(6) Provisions and regulations allowing for Minor Signs for all non-residential land uses based on road classification. For uses located on a lot with frontage on a major thoroughfare, Minor Signs up to 40 square in total area are allowed per lot, with a maximum sign size of 24 square feet. A single freestanding sign would be allowed as part of this total area, with a maximum height of 4 feet. (***To be advertised to allow up to 60 square feet in total sign area with the possibility of no limitations on the maximum size of any one sign and no limit on the number of freestanding signs, and a maximum freestanding sign height of up to 6 feet.***)

For all other non-residential land uses, building minor signs are allowed up to 24 square in total area per lot. (***To be advertised to allow up to 60 square feet in total sign area with the possibility of some or no limitation on the maximum size of any one sign; and to allow a single or unlimited freestanding signs with a maximum sign height of up to 6 feet.***) (12-105(5))

(7) A new sign type, an A-frame sign, for all non-residential land uses, limited to a maximum of 16 square feet, 4 feet in height, and a requirement that the sign must be located within 25 feet of a building or site entrance that provides access to the use. (12-105(7))

E. A section identifying Prohibited Sign types (12-106) based on general standards; materials or design; or location, and including:

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- a prohibition on roof signs as defined. (12-106(3)(B))
- F. A section for Nonconforming Signs (12-107), which includes:
- (1) A new provision requiring that the property owner bears all responsibility to establish the nonconforming status of a sign and/or of the existing physical characteristics and location of such sign. (12-107(2))
 - (2) Increase in the maximum number of days' notice, from 15 to 30 days, that the Zoning Administrator must give a property owner to remove a nonconforming sign that has been demolished or destroyed by more than 50 percent of its appraised value, or is located on a property that becomes vacant and is unoccupied for at least 2 years. (12-107(8) and (9))
2. Part 2, Sign Regulations by Use and District (12-200), to include the following provisions:
- A. A section explaining the Calculation of Sign Area (12-201), which includes:
- a change in how freestanding sign height is calculated by measuring the vertical distance from the uppermost extremity of the sign to the lowest point of adjacent grade, rather than to the average ground level at the base. (12-201(3)(C))
- B. A section setting forth uniform regulations for Signs in Residential Districts (12-202), which includes:
- new provisions containing uniform regulations allowing for permanent building-mounted and freestanding signs for all non-residential land uses when located in a residential district (except for agricultural uses and hospitals, which will continue to be regulated separately). As proposed, a total of 50 square feet of building-mounted sign area is allowed, and a single freestanding sign is allowed, up to 40 square feet in area and 8 feet in height. ***(Advertised to include an alternative option for freestanding signs, with maximum size and height based on lot size, as follows: for a use on a lot smaller than 5 acres, a freestanding sign up to 16 square feet in area and 4 feet in height would be permitted; for a use on a lot of at least 5 acres but less than 20 acres, a freestanding sign up to 32 square feet in area and 6 feet in height would be permitted; for a use on a lot of at least 20 acres or more, a freestanding sign up to 40 square feet in area and 8 feet in height would be permitted. In addition, advertising for both options allows the possibility of an increase in freestanding sign height up to 20 feet.)*** (12-202)
- C. A section setting forth the Performance Standards for Signs in Residential Districts (12-203), which includes:
- (1) A new uniform regulation for the minimum setback for all freestanding signs located in a

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residential district, which has generally been reduced from either 5, 10 or 50 feet (for most land uses) to 5 feet. (12-203(2))

(2) Proposed performance regulations for changeable copy or electronic display signs when located as part of a freestanding sign in a residential district. As proposed, one such sign is allowed per lot, with no more than 50% of the maximum allowable area of a freestanding sign devoted to changeable copy or electronic display. Specific use limitations for electronic display signs also include: a limit on the frequency of copy change – no more than once every 8 seconds, with the change being instantaneous; the background of the sign face cannot be white, off-white or yellow; and the display boards must include a photo cell to control brightness and automatically dim at sunset to a nighttime level of 40-100 nits. ***(Advertised to include an alternative option, to allow no limit on the size of the changeable copy or electronic display sign when it is part of freestanding monument sign, with a maximum height up to 8 feet. Specific use limitations for electronic display signs as part of this option also include: a limit on the frequency of copy change – no more than once every 8 seconds, with the change being instantaneous; the background of the sign face cannot be white, off-white or yellow; and the display boards must include a photo cell to control brightness and automatically dim at sunset to a nighttime level of 40-100 nits.)*** (12-203(3))

(3) Modification of the illumination standard for all signs in a residential district by removing the limit that illumination must be white and not colored. (12-203(4))

D. A section setting forth uniform regulations for Signs in Commercial and Industrial Districts (12-204), which includes:

(1) An increase in the permitted amount of building-mounted sign area for industrial uses, from 1 square foot of sign area for each linear foot of building frontage, up to 1.5 square feet of sign area for each linear foot of building frontage. (12-204(1))

(2) An increase in the size of a freestanding sign for each detached building that houses a principal use within an office park, from 20 square feet to 30 square feet. (12-204(2)(E)(2))

E. A section setting forth the Performance Standards for Signs in Commercial and Industrial Districts (12-205), which includes:

(1) A uniform minimum setback of 5 feet from any curb of a service drive, travel lane, or adjoining street, for all freestanding signs in a commercial or industrial district; this results in a reduction of the minimum setback for freestanding signs located in an office or industrial park, from 10 feet to 5 feet. (12-205(3))

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(2) Proposed performance regulations for changeable copy or electronic display signs when located as part of a freestanding sign in a commercial or industrial district. As proposed, one such sign is allowed per lot, with no more than 50% of the maximum allowable area of a freestanding sign devoted to changeable copy or electronic display. Specific use limitations for electronic display signs also include: a limit on the frequency of copy change – no more than once every 8 seconds, with the change being instantaneous; the background of the sign face cannot be white, off-white or yellow; and the display boards must include a photo cell to control brightness and automatically dim at sunset to a nighttime level of 40-100 nits. ***(Advertised to include an alternative option, to allow no limit on the size of the changeable copy or electronic display sign when it is part of freestanding monument sign, with a maximum height up to 8 feet. Specific use limitations for electronic display signs as part of this option also include: a limit on the frequency of copy change – no more than once every 8 seconds, with the change being instantaneous; the background of the sign face cannot be white, off-white or yellow; and the display boards must include a photo cell to control brightness and automatically dim at sunset to a nighttime level of 40-100 nits.)*** (12-205(4))

F. A section for Other Permitted Signs (12-206), which: clarifies that accessory service uses are allowed a single 15 square foot building-mounted sign per individual use, and not a total of 15 square feet for all such accessory service uses located in a building. (12-206(2))

3. Part 3, Special Approvals (12-300), to include the following provisions:

A. A new section for an Administrative Comprehensive Sign Plan (12-301), which includes:

(1) The relocation of the existing provisions that allow the Zoning Administrator to approve an alternative method of calculating building frontage to authorize a different allotment of building-mounted signs for uses in a multi-tenant building, and the formal codification of this process as an “Administrative Comprehensive Sign Plan.” (12-301)

(2) Establishment of a fee for an Administrative Comprehensive Sign Plan, in accordance with Section 18-106 of the Ordinance. (12-301(1))

4. In addition to the repeal and replacement of Article 12, Signs, there are proposed changes to related provisions found throughout other Articles of the Zoning Ordinance. These changes are proposed with similar intent and scope as those proposed for Article 12. Specific changes include the following:

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A. Deleting the sign requirement for quasi-public athletic fields in the C-1 through C-8 Districts (4-105(5)(G); 4-205(5)(G); 4-305(5)(G); 4-405(5)(G); 4-505(9)(G); 4-605(8)(G); 4-705(9)(G); and 4-805(11)(G)), and the I-1 through I-6 Districts (5-105(6)(G); 5-205(5)(G); 5-305(5)(G); 5-405(6)(G); 5-505(8)(G); and 5-605(7)(G)).

B. Deleting the requirement for signs near the stacking area for drive-through pharmacies in the C-5 through C-8 Districts (4-505(10); 4-605(9); 4-705(10); and 4-805(12)), and in the PDH (6-106(11)), PDC (6-206(11)), and PRC (6-305(12)) Districts, and the corresponding special exception standard (9-505(1)(E)).

C. Deleting the reference to temporary signs for temporary farmers’ markets and open-air produce stands. (8-810(7) and 8-909(6))

D. Deleting the sign provision for wayside stands. (10-102(28)(E))

E. Amending the Application and Zoning Compliance Letter Fees section, to include a new specific reference to the Sign Permit and Administrative Comprehensive Sign Plan fee of \$95.00. (18-106)

F. Deleting the definition of RACEWAY, SIGN, BUILDING MOUNTED SIGN, FREESTANDING SIGN, and PORTABLE SIGN, and all references thereto. (20-300)

G. Deleting the provision that currently allows for certain signage within or in proximity to any commercial revitalization district boundary. (A7-109(4)(B); A7-209(4)(B); A7-309(4)(B); A7-409(4)(B); and A7-509(4)(B))

SE 2018-LE-009
(Lee)

BILA MAWARDI HAMDAL/BILA’S CHILD CARE – Appl. under Sect. 6-105 of the Zoning Ordinance to permit a home child care facility. Located at 6508 Wynema Ct., Alexandria, 22315 on approx. 9,224 sq. ft. of land zoned PDH-4 and NR. Tax Map 99-2 ((10)) (2) 94.

Daniel Creed

APPROVAL REC
(P/H from 12/5/18)
(from 12/6/18)

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>RZ 2018-SU-016</u> (Sully)	<u>PAG CHANTILLY P1, LLC</u> – Appl. to rezone from I-5, AN, HC and WS to C-8, AN, HC and WS to permit commercial development with an overall Floor Area Ratio (FAR) of 0.35 and a waiver of the minimum lot size requirement. Located on the E. side of Stonecroft Blvd., S. side of Lee Jackson Memorial Hwy. and N. side of Pepsi Pl. on approx. 4.15 ac. of land. Comp. Plan Rec: Industrial. Tax Map 34-1 ((1)) 2C. (Concurrent with SE 2018-SU-011)	Zachary Fountain	APPROVAL REC (from 1/9/19)

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[SE 2018-SU-011](#)
(Sully)

[PAG CHANTILLY P1, LLC](#) – Appl. under Sect. 4-804 and 9-610 of the Zoning Ordinance to permit a vehicle sale, rental and ancillary service establishment and waiver of the minimum lot size requirement. Located on the E. side of Stonecroft Blvd., S. side of Lee Jackson Memorial Hwy. and N. side of Pepsi Pl. on approx. 4.15 ac. of land zoned C-8, AN, HC and WS. Tax Map 34-1 ((1)) 2C. (Concurrent with RZ 2018-SU-016)

Zachary
Fountain

APPROVAL REC
(from 1/9/19)

FDPA 2006-SU-007-03
(Sully)

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES BUILDING DESIGN BRANCH – Appl. to amend the final development plans for RZ 2006-SU-007 to permit a public facility and associated changes to development conditions. Located on the N.W. corner of Air & Space Pkw. and Wall Rd. on approx. 5.0 ac. of land zoned PRM and WS. Tax Map 24-4 ((7)) (8) A.

Daniel Creed

P/H TO 1/30/19
(from 1/9/19)

[CSPA 84-D-049-05](#)
(Providence)

[TYSONS GALLERIA, LLC AND TYSONS GALLERIA ANCHOR ACQUISITION, LLC](#) – Appl. Appl. under Sect(s). 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 84-D-049 to permit sign modifications. Located on the N. side of Galleria Dr., E. side of International Dr. and S. side of Tysons Blvd. on approx. 26.13 ac. of land zoned PDC, HC and SC. Tax Map 29-4 ((10)) 1A and 1C1.

Katelyn
Antonucci

D/O TO 3/13/19
(from 1/9/19)
(from 11/15/18)

[CSPA 2011-PR-011](#)
(Providence)

[THE MITRE CORPORATION](#) – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously approved Comprehensive Sign Plan associated with RZ 2010-PR-023 to permit sign modifications. Located on the E. side of Colshire Dr. and S. side of Colshire Meadow Dr., S. of the intersection with Dolley Madison Blvd. on approx. 2.90 ac. of land zoned PTC and HC. Tax Map 30-3 ((28)) 4C.

Kelly Posusney

APPROVED
(from 1/19/18)

[SE 2018-PR-018](#)
(Providence)

[REFORMED THEOLOGICAL SEMINARY](#) – Appl. under Sect. 4-204 of the Zoning Ordinance to permit a college/university. Located at 8227 Old Courthouse Rd., Tysons, 22182, on approx. 1.54 ac. of land zoned C-2. Providence District. Tax Map 39-1 ((9)) 1A.

Daniel Creed

APPROVAL REC
(from 2/6/18)

[AR 80-D-001-04](#)
(Dranesville)

[PATOWMACK FARM, A VIRGINIA LIMITED PARTNERSHIP AND EDITH'S LOG CABIN, A VIRGINIA LIMITED LIABILITY COMPANY](#) - Statewide A&F District Renewal Appl. authorized by Chapter 43 of Title 15.2 of the Code of Virginia and Chapter 114 (County Code), effective June 30, 1983 to permit the renewal of a previously-approved agricultural and forestal district. Located at 215 Seneca Rd., Great Falls, 22066, on approx. 469.98 ac. of land zoned R-E. A&F District Advisory Committee Rec.: Approval. Planning Commission Rec.: Not available. Please call the Zoning Evaluation Division at 703-324-1290 after January 16, 2019 to obtain the recommendations. Dranesville District. Tax Map 3-4 ((1)) 2Z, 3Z; 2-2 ((1)) 6Z; 3-3 ((1)) 1Z and 3-1 ((1)) 3Z, 4Z and 5Z.

Harvey Clark

APPROVAL REC

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, January 16, 2019
Meeting Starts at 7:30 p.m.

Posted: 11/1/18
Revised: 1/17/19

KEY
P/H – Public Hearing
D/O – Decision Only

[PA 2018-IV-BK1](#)
(Lee)

Notice is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on **Wednesday, January 16, 2019, at 7:30 PM** in the Board Auditorium of the Government Center, 12000 Government Center Pkwy, Fairfax, VA, to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22.

S. Fisher
B. Pikora
Z. Krohmal

D/O TO 1/30/19
(from 1/9/19)
(from 11/29/18)
(from 9/27/18)

Plan Amendment 2018-IV-BK1 concerns the shared use path planned between Telegraph Road and Harrison Lane in Huntley Meadows Park (Tax Maps 92-1, 92-3, and 92-4) in the Lee Supervisor District. The amendment will consider removal of this shared use path from the Countywide Bicycle Master Plan, a component of the Comprehensive Plan.

Copies of the staff report, which includes this proposed Plan amendment, are available for examination and may be obtained from the Dept. of Planning & Zoning, 7th floor, Herrity Bldg., 12055 Government Center Pkwy, Fairfax, VA, and can also be viewed on the Web at www.fairfaxcounty.gov/planning-zoning/plan-amendments/staff-reports. Persons desiring to speak on this proposed amendment at the public hearing should call 703-324-2865 to have their names placed on the speakers' list. Any questions may be directed to the Fairfax County Department of Transportation at 703-877-5600. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-2865 or TTY 711 (Virginia Relay Center).

[PA 2018-IV-TR1](#)
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D/O TO 1/30/19
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FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, January 23, 2019

Meeting Starts at 7:00 p.m.

Posted: 11/1/18
Revised: 1/24/19

KEY
P/H – Public Hearing
D/O – Decision Only

ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>Zoning Ordinance</u>	Article 6 – Density Provisions for the Reston PRC District	Leslie Johnson Regina Coyle Cathy Belgin	D/O TO 2/13/19
	<p>NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on January 23, 2019 At 7:00 p.m.</p> <p>in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Modify the maximum density provisions in Sect. 6-308 of the Planned Residential Community (PRC) District specifically for the Reston PRC District as follows:</p> <ol style="list-style-type: none"> 1) Increasing the maximum overall density permitted in the Reston PRC District from 13 persons (the current maximum) up to 15 persons per acre of gross residential and associated commercial areas. The amendment, which would apply to both paragraphs 1 and 4 of Sect. 6-308, is being advertised to allow consideration of any number from 13 to 15 persons per acre. 2) Allowing the Board to approve residential development at a density of up to 70 dwelling units per acre (the current maximum is 50 dwelling units per acre) for properties designated for high density on an approved development plan and located in a transit station area planned for mixed use within the Reston PRC District, if a proposal is implementing the site-specific density and other recommendations in the adopted Comprehensive Plan. The amendment is being advertised to allow consideration of any number from 50 to 70 dwelling units per acre. 3) Updating language throughout Sect. 6-308 to modernize terms such as “shall” and “shall not” for clarity. <p>All persons wishing to speak to this subject may call the Office of the Clerk to the Planning Commission, (703) 324-2865, to be placed on the Speakers' List or may appear and be heard. Copies of the full text are on file and may be reviewed at the Office of the Clerk to the Planning Commission, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. ADA: Reasonable accommodation is available upon 48 hours advance notice; please call 703-324-1334 (TTY 711 Virginia Relay Center).</p>		

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, January 30, 2019

Meeting Starts at 7:30 p.m.

Posted: 1/31/19
Revised: 1/31/19

KEY
P/H – Public Hearing
D/O – Decision Only

FEATURE SHOWN

None at this Time

ITEMS SCHEDULED FOR DECISION ONLY

Application	Applicant	Staff	PC Action
<u>SE 2018-MA-005</u> (Mason)	<u>CHRISTOPHER LAND, LLC</u> – Appl. under Sect. 3-204 and 9-306 of the Zoning Ordinance to permit independent living facilities. Located at 3400, 3402, 3404, 3406, 3408, 3410, 3414, 3416 and 3420 Gallows Rd.; 7812, 7814, 7816, 7818 and 7820 Libeau Ln. and parcel 59-2 ((1)) 43, Annandale, 22003 on approx. 9.03 sq. ft. of land zoned R-2. Tax Map 59-2 ((1)) 29A, 29B, 30, 31, 32, 33, 34, 35, 36, 38, 40, 41, 42, 43 and 43A.	Kelly Atkinson	D/O TO 2/6/19 (P/H from 1/9/19) (from 12/6/18) (from 10/4/18)
<u>Z.O. Amendment</u> (Countywide) (Sargeant)	<u>SIGN ORDINANCE ARTICLE 12, SIGNS, AND RELATED PROVISIONS</u> NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING on December 5, 2018 at 7:30 p.m. in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of an amendment to Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Repeal and replace Article 12, Signs, by deleting redundant or outdated provisions; proposing new regulation of signs and/or their characteristics in a content-neutral manner as outlined below; establishing more uniform regulation of signs in all zoning districts; and reorganizing existing and new provisions in a more user-friendly format to include graphics. The proposed Article 12, Signs, is divided into three parts with the following substantive changes contained in each part: 1. Part 1, General Provisions (12-100), to include the following provisions: A. A new section of Definitions (12-102), which includes: (1) The newly defined terms A-FRAME SIGN; CHANGEABLE COPY SIGN; ELECTRONIC DISPLAY SIGN; FLAG; MINOR SIGN; MONUMENT SIGN; MOVING OR WINDBLOWN SIGN; OFF-PREMISE SIGN; ROOF SIGN; SIGN FACE; TENANT; VEHICLE SIGN; WINDOW SIGN; and YARD SIGN. (12-102) (2) Revised definitions of the terms BUILDING-MOUNTED SIGN and FREESTANDING SIGN, which are currently found in Part 3 of Article 20 of the Zoning Ordinance. (12-102) (3) Revised definition of the term SIGN, which is currently found in Part 3 of Article 20 of the Zoning Ordinance. (<i>Advertised to include optional language relating to the visibility of signs based on specific streets types.</i>) (12-102) B. A new Applicability section (12-103), which includes: (1) A provision stating that the regulations apply to all signs in Fairfax County but, unless otherwise stated,	Andrew Hushour	ADOPTION REC (D/O from 1/16/19) (P/H from 12/5/18)

FAIRFAX COUNTY PLANNING COMMISSION

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exempts those signs on property owned by, or those signs required or sponsored by, Fairfax County; the Commonwealth of Virginia or any of its political subdivisions; or the United States. *(Advertised to include the option to exempt all signs sponsored or required by, or located on property owned by, Fairfax County, or to require regulation of identified Fairfax County sign types erected by a public use as defined in Article 20.)* (12-103(1))

(2) A provision stating that the proposed regulations do not regulate or restrict signs based on content. (12-103(2))

(3) A provision clarifying that the regulations do not apply to, authorize, or prohibit signs placed in a public right-of-way. (12-103(5))

C. A section of Administrative Provisions (12-104), which includes:

(1) Adding the changing of the message on an electronic display sign to the list actions that is deemed not to be a sign. (12-104(5)(A))

(2) Changes the provision that certain flags are deemed not to be a sign, by deleting reference to specific flags for exemption. (12-104(5)(C))

(3) Changes to the provisions exempting signs displaying address numbers in accordance with the County Code, by uniformly allowing 2 square feet for such purposes regardless of use and requiring only that such signs associated with a residential building be building mounted. (12-104(5)(D))

(4) Revised provisions regulating vehicle signs, which allow such signs only when located on a vehicle that is operable, parked at its associated place of business and within a parking space. *(Advertised to allow consideration of a minimum setback for vehicle signs, up to 25 feet from a front property line.)* (12-104(6)(C))

(5) A new provision that exempts non-illuminated lettering or numbers permanently attached or painted on the façade of a building of any school, college, or university, up to 10% of the façade on which they are placed. *(Advertised to be allowed up to 25% of the area of the façade on which they are placed.)* (12-104(6)(D))

(6) Changes to the provision allowing signs erected in a Commercial Revitalization District by a public agency or an appropriate organization, by deleting limits on sign type, size, and mounting height, and allowing such signs to also be erected within activity centers as shown on the adopted Comprehensive Plan. (12-104(6)(E))

D. A new section for Minor Signs (12-105), previously referred to as “Temporary Signs,” which includes:

(1) An increase in the maximum size of a sign located on a property that is actively marketed for sale, rent or

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lease, and is developed with or planned for development of, a single-family detached or attached dwelling unit, from 4 square feet to 6 square feet. (12-105(2)(B))

(2) A reduction in the minimum required setback of any sign for a new residential, commercial, or industrial development that is under construction or existing buildings in such developments that are being altered, from 10 feet to 5 feet from any lot line. (12-105(3)(A))

(3) A reduction in the number of signs permitted for a new residential, commercial, or industrial development that is under construction or existing buildings in such developments that are being altered, from 2 signs to a 1 sign, except for those lots containing multiple road frontages. (12-105(3)(A))

(4) An increase in the maximum height for any sign for an individual single-family dwelling unit that is undergoing construction, improvement or renovation, from 3.5 feet to 4 feet. (12-105(3)(B))

(5) A new sign type identified as a “yard sign,” for any lot developed with a residential use. Yard signs are proposed up to 12 square feet in total area, with a maximum sign size of 4 square feet for any individual sign and a maximum height of 4 feet. (***Advertised to allow up to 16 square feet in total area.***) (12-105(4))

(6) Provisions and regulations allowing for Minor Signs for all non-residential land uses based on road classification. For uses located on a lot with frontage on a major thoroughfare, Minor Signs up to 40 square in total area are allowed per lot, with a maximum sign size of 24 square feet. A single freestanding sign would be allowed as part of this total area, with a maximum height of 4 feet. (***To be advertised to allow up to 60 square feet in total sign area with the possibility of no limitations on the maximum size of any one sign and no limit on the number of freestanding signs, and a maximum freestanding sign height of up to 6 feet.***)

For all other non-residential land uses, building minor signs are allowed up to 24 square in total area per lot. (***To be advertised to allow up to 60 square feet in total sign area with the possibility of some or no limitation on the maximum size of any one sign; and to allow a single or unlimited freestanding signs with a maximum sign height of up to 6 feet.***) (12-105(5))

(7) A new sign type, an A-frame sign, for all non-residential land uses, limited to a maximum of 16 square feet, 4 feet in height, and a requirement that the sign must be located within 25 feet of a building or site entrance that provides access to the use. (12-105(7))

E. A section identifying Prohibited Sign types (12-106) based on general standards; materials or design; or location, and including:

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- a prohibition on roof signs as defined. (12-106(3)(B))
- F. A section for Nonconforming Signs (12-107), which includes:
- (1) A new provision requiring that the property owner bears all responsibility to establish the nonconforming status of a sign and/or of the existing physical characteristics and location of such sign. (12-107(2))
 - (2) Increase in the maximum number of days' notice, from 15 to 30 days, that the Zoning Administrator must give a property owner to remove a nonconforming sign that has been demolished or destroyed by more than 50 percent of its appraised value, or is located on a property that becomes vacant and is unoccupied for at least 2 years. (12-107(8) and (9))
2. Part 2, Sign Regulations by Use and District (12-200), to include the following provisions:
- A. A section explaining the Calculation of Sign Area (12-201), which includes:
- a change in how freestanding sign height is calculated by measuring the vertical distance from the uppermost extremity of the sign to the lowest point of adjacent grade, rather than to the average ground level at the base. (12-201(3)(C))
- B. A section setting forth uniform regulations for Signs in Residential Districts (12-202), which includes:
- new provisions containing uniform regulations allowing for permanent building-mounted and freestanding signs for all non-residential land uses when located in a residential district (except for agricultural uses and hospitals, which will continue to be regulated separately). As proposed, a total of 50 square feet of building-mounted sign area is allowed, and a single freestanding sign is allowed, up to 40 square feet in area and 8 feet in height. ***(Advertised to include an alternative option for freestanding signs, with maximum size and height based on lot size, as follows: for a use on a lot smaller than 5 acres, a freestanding sign up to 16 square feet in area and 4 feet in height would be permitted; for a use on a lot of at least 5 acres but less than 20 acres, a freestanding sign up to 32 square feet in area and 6 feet in height would be permitted; for a use on a lot of at least 20 acres or more, a freestanding sign up to 40 square feet in area and 8 feet in height would be permitted. In addition, advertising for both options allows the possibility of an increase in freestanding sign height up to 20 feet.)*** (12-202)
- C. A section setting forth the Performance Standards for Signs in Residential Districts (12-203), which includes:
- (1) A new uniform regulation for the minimum setback for all freestanding signs located in a

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residential district, which has generally been reduced from either 5, 10 or 50 feet (for most land uses) to 5 feet. (12-203(2))

(2) Proposed performance regulations for changeable copy or electronic display signs when located as part of a freestanding sign in a residential district. As proposed, one such sign is allowed per lot, with no more than 50% of the maximum allowable area of a freestanding sign devoted to changeable copy or electronic display. Specific use limitations for electronic display signs also include: a limit on the frequency of copy change – no more than once every 8 seconds, with the change being instantaneous; the background of the sign face cannot be white, off-white or yellow; and the display boards must include a photo cell to control brightness and automatically dim at sunset to a nighttime level of 40-100 nits. ***(Advertised to include an alternative option, to allow no limit on the size of the changeable copy or electronic display sign when it is part of freestanding monument sign, with a maximum height up to 8 feet. Specific use limitations for electronic display signs as part of this option also include: a limit on the frequency of copy change – no more than once every 8 seconds, with the change being instantaneous; the background of the sign face cannot be white, off-white or yellow; and the display boards must include a photo cell to control brightness and automatically dim at sunset to a nighttime level of 40-100 nits.)*** (12-203(3))

(3) Modification of the illumination standard for all signs in a residential district by removing the limit that illumination must be white and not colored. (12-203(4))

D. A section setting forth uniform regulations for Signs in Commercial and Industrial Districts (12-204), which includes:

(1) An increase in the permitted amount of building-mounted sign area for industrial uses, from 1 square foot of sign area for each linear foot of building frontage, up to 1.5 square feet of sign area for each linear foot of building frontage. (12-204(1))

(2) An increase in the size of a freestanding sign for each detached building that houses a principal use within an office park, from 20 square feet to 30 square feet. (12-204(2)(E)(2))

E. A section setting forth the Performance Standards for Signs in Commercial and Industrial Districts (12-205), which includes:

(1) A uniform minimum setback of 5 feet from any curb of a service drive, travel lane, or adjoining street, for all freestanding signs in a commercial or industrial district; this results in a reduction of the minimum setback for freestanding signs located in an office or industrial park, from 10 feet to 5 feet. (12-205(3))

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F. A section for Other Permitted Signs (12-206), which: clarifies that accessory service uses are allowed a single 15 square foot building-mounted sign per individual use, and not a total of 15 square feet for all such accessory service uses located in a building. (12-206(2))

3. Part 3, Special Approvals (12-300), to include the following provisions:

A. A new section for an Administrative Comprehensive Sign Plan (12-301), which includes:

(1) The relocation of the existing provisions that allow the Zoning Administrator to approve an alternative method of calculating building frontage to authorize a different allotment of building-mounted signs for uses in a multi-tenant building, and the formal codification of this process as an “Administrative Comprehensive Sign Plan.” (12-301)

(2) Establishment of a fee for an Administrative Comprehensive Sign Plan, in accordance with Section 18-106 of the Ordinance. (12-301(1))

4. In addition to the repeal and replacement of Article 12, Signs, there are proposed changes to related provisions found throughout other Articles of the Zoning Ordinance. These changes are proposed with similar intent and scope as those proposed for Article 12. Specific changes include the following:

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A. Deleting the sign requirement for quasi-public athletic fields in the C-1 through C-8 Districts (4-105(5)(G); 4-205(5)(G); 4-305(5)(G); 4-405(5)(G); 4-505(9)(G); 4-605(8)(G); 4-705(9)(G); and 4-805(11)(G)), and the I-1 through I-6 Districts (5-105(6)(G); 5-205(5)(G); 5-305(5)(G); 5-405(6)(G); 5-505(8)(G); and 5-605(7)(G)).

B. Deleting the requirement for signs near the stacking area for drive-through pharmacies in the C-5 through C-8 Districts (4-505(10); 4-605(9); 4-705(10); and 4-805(12)), and in the PDH (6-106(11)), PDC (6-206(11)), and PRC (6-305(12)) Districts, and the corresponding special exception standard (9-505(1)(E)).

C. Deleting the reference to temporary signs for temporary farmers' markets and open-air produce stands. (8-810(7) and 8-909(6))

D. Deleting the sign provision for wayside stands. (10-102(28)(E))

E. Amending the Application and Zoning Compliance Letter Fees section, to include a new specific reference to the Sign Permit and Administrative Comprehensive Sign Plan fee of \$95.00. (18-106)

F. Deleting the definition of RACEWAY, SIGN, BUILDING MOUNTED SIGN, FREESTANDING SIGN, and PORTABLE SIGN, and all references thereto. (20-300)

G. Deleting the provision that currently allows for certain signage within or in proximity to any commercial revitalization district boundary. (A7-109(4)(B); A7-209(4)(B); A7-309(4)(B); A7-409(4)(B); and A7-509(4)(B))

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(Lee)

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S. Fisher
B. Pikora
Z. Krohmal

ADOPTION REC
(P/H from 1/16/19)
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(from 11/29/18)
(from 9/27/18)

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ADOPTION REC
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ITEMS SCHEDULED FOR PUBLIC HEARING

Application	Applicant	Staff	PC Action
<u>PCA C-637-05</u> <i>(Dranesville)</i>	<u>POMEROY INVESTMENTS INC., TR.</u> – Appl. to delete land area from RZ- C-637 previously approved for industrial uses. Located in the N.E. corner of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 37.20 ac. of land zoned 1-5. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 26B. (Concurrent with RZ/FDP 2017-DR-012).	Kelly Atkinson	D/O TO 2/27/19 <i>(from 12/5/18)</i> <i>(from 11/15/18)</i> <i>(from 9/27/18)</i>
<u>RZ 2017-DR-012</u> <i>(Dranesville)</i>	<u>POMEROY INVESTMENTS INC., TR.</u> – Appl. to rezone from R-1 and I-5 to PRM to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.15 (including density associated with ADU/WDU). Located in the NE corner of the intersection of Sunrise Valley Dr., and Frying Pan Rd. on approx. 39.42 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 26B and 24-2 ((1)) 5. (Concurrent with FDP 2017-DR-012 and PCA-C-637-05).	Kelly Atkinson	D/O TO 2/27/19 <i>(from 12/5/18)</i> <i>(from 11/15/18)</i> <i>(from 9/27/18)</i>

FAIRFAX COUNTY PLANNING COMMISSION

DETAILED MEETING AGENDA

Wednesday, January 30, 2019

Meeting Starts at 7:30 p.m.

Posted: 1/31/19
Revised: 1/31/19

KEY
P/H – Public Hearing
D/O – Decision Only

FDP 2017-DR-012
(Dranesville)

POMEROY INVESTMENTS INC., TR. – Appl. to approve the final development plan for RZ 2017-DR-012 to permit mixed use development with an overall Floor Area Ratio of 0.90 including bonus density associated with ADU/WDU. Located in the N.E. corner of the intersection of Sunrise Valley Dr. and Frying Pan Rd. on approx. 21.26 ac. of land zoned I-5 and R-1 to be rezoned to PRM per RZ 2017-DR-012. Comp. Plan Rec: Mixed Use. Tax Map 15-4 ((1)) 26B pt. and 24-2 ((1)) 5pt. (Concurrent with RZ 2017-DR-012 and PCA-C-637-05).

Kelly Atkinson **D/O TO 2/27/19**
(from 12/5/18)
(from 11/15/18)
(from 9/27/18)

FDPA 2006-SU-007-03/2232-Y18-15
(Sully)

DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, CAPITAL FACILITIES BUILDING DESIGN BRANCH – Appl. to amend the final development plans for RZ 2006-SU-007 to permit a public facility and associated changes to development conditions. Located on the N.W. corner of Air & Space Pkw. and Wall Rd. on approx. 5.0 ac. of land zoned PRM and WS. Tax Map 24-4 ((7)) (8) A.

Daniel Creed **APPROVED**
(from 1/16/19)
(from 1/9/19)

2232-M18-28
(Mason)

2232-M18-28 to consider the proposal by Fairfax County Department of Public Works and Environmental Services to develop a Permanent Facility for the Edsall Road Fire Station #26 located at 5316 Carolina Place, Springfield, VA 22151. Tax Map: 80-2 ((1)) 50. Mason District. Area I. Copies of the application and a more specific description of the facility may be obtained from the Dept. of Planning and Zoning, 7th fl., Herrity Building, 12055 Government Center Pkwy., Fairfax.

David Stinson **APPROVED**

SEA 91-S-031-02
(Springfield)

VIRGINIA ELECTRIC AND POWER COMPANY D/B/A DOMINION ENERGY – Appl. under Sect. 3-C04 of the Zoning Ordinance to amend SE 91-S-031 previously approved for an electric substation and telecommunications facility to permit modifications to site design and development conditions. Located at 12895 Clifton Creek Dr., Clifton, 20124, on approx. 95.11 ac. of land zoned R-C and WS. Tax Map 75-3 ((1)) 10.

Harold Ellis **P/H TO 2/27/19**
(from 15/5/18)
(from 11/15/18)
(from 10/18/18)
(from 10/4/18)