

**FAIRFAX COUNTY PLANNING COMMISSION
LAND USE PROCESS REVIEW COMMITTEE
THURSDAY, MAY 12, 2022**

PRESENT: John C. Ulfelder, Dranesville District, Chairman
John A. Carter, Hunter Mill District, Vice Chairman
Peter F. Murphy, Springfield District
Candice Bennett, Commissioner At-Large
Phillip A. Niedzielski-Eichner, Providence District
Daniel G. Lagana, Lee District

ABSENT: Mary D. Cortina, Braddock District
Julie M. Strandlie, Mason District
Timothy J. Sargeant, Commissioner At-Large

OTHERS: Walter C. Clarke, Mount Vernon
Casey Judge, Planner IV, Zoning Administration Division (ZAD), Department of
Planning and Development (DPD)
Sara Morgan, Planner III, ZAD, DPD
Carmen Bishop, ZAD, DPD
William Mayland, Planner V, DPD
Jacob Caporaletti, Planning Commission Clerk, Department of Clerk's Services

ATTACHMENTS:

- A. ZONING ORDINANCE AMENDMENT: SIGNS PART II POWERPOINT PRESENTATION
- B. ZONING ORDINANCE AMENDMENT SIGNS PART II WHITE PAPER
- C. ZMOD FOLLOW-ON MOTION: LANDSCAPE PROFESSIONALS AND CONTRACTORS POWERPOINT PRESENTATION
- D. ZMOD FOLLOW-ON MOTION: LANDSCAPING PROFESSIONALS AND CONTRACTORS WHITE PAPER

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Chairman Ulfelder called the meeting to order at 7:31 p.m. in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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Chairman Ulfelder announced that the purpose of this meeting was to receive two presentations from Department of Planning and Development staff regarding potential changes to signage regulations within the Zoning Ordinance and a zMOD follow-on motion regarding landscape professionals and contractors.

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Commissioner Ulfelder stated that the first order of business was the approval of minutes.

Commissioner Carter MOVED TO APPROVE THE FOLLOWING LAND USE AND PROCESS REVIEW COMMITTEE MEETING MINUTES, AS WELL AS MINUTES FROM TWO JOINT LAND USE PROCESS REVIEW COMMITTEE/ENVIRONMENT COMMITTEE MEETINGS:

- JANUARY 20, 2022;
- FEBRUAR 10, 2022;
- FEBRUARY 10, 2022; AND
- MARCH 17, 2022.

Commissioner Niedzielski-Eichner seconded the motion, which carried by a vote of 6-0. Commissioner Cortina and Strandlie were absent from the meeting. Commissioner Niedzielski-Eichner voted as an alternate.

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Chairman Ulfelder noted that multiple Committee members were absent this evening, but Commissioner Niedzielski-Eichner was an alternate member and his presence constituted a quorum.

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Casey Judge, Planner IV, Zoning Administration Division (ZAD), Department of Planning and Development (DPD), gave a PowerPoint presentation on the Zoning Ordinance Amendment regarding signs, a copy of which is included in Attachment A, which covered the following topics:

- The existing provisions for signage within Article 7 in the Zoning Ordinance;
- The impact of Supreme Court case, Reed v. Town of Gilbert, on regulations regarding the content of signage;
- The purpose of reviewing requests for additional signage processes and other sign regulations;
- The potential considerations for review processes regarding signage;
- The existing processes for additional or modified signage under the Zoning Ordinance;
- The proposed changes to the current review processes regarding signage favored by staff;
- The existing regulations regarding electronic displays on signs;
- The proposed changes to electronic signage displays favored by staff;
- The additional topics for consideration regarding the regulation of signage;
- The timeline for reviewing, presenting, and adopting changes to signage regulations within the Zoning Ordinance by the Planning Commission and Board of Supervisors;
- The outreach efforts that had been conducted in regards to signage issues, including subsequent decisions rendered by the Supreme Court; and
- The issues to consider for staff and the Planning Commission in modifying the review processes for signage.

There was a discussion between Ms. Judge and multiple Committee members on the following issues:

- The potential downside for adopting staff's proposal to consolidate the application and review process for signage;
- The importance of retaining the public hearing process for the review of certain signage applications;
- The issues and concerns associated with signage utilizing electronic displays;
- The concerns raised by residents and motorists regarding the brightness of electronic signs;
- Concerns regarding the consideration of unusual or uncommon circumstances in evaluating the appropriateness of signage;
- The areas and zoning districts that would be impacted by staff's proposed changes to the signage regulations within the Zoning Ordinance;
- The challenges associated with implementing appropriate signage on private streets;
- Concerns regarding situations in which security and public safety was an area of consideration when evaluating the appropriateness of certain signage;
- The process and tools utilized for measuring the brightness and glare of electronic displays on signage;
- The potential issues to consider for signage located at public facilities like schools and libraries;
- The importance of maintaining flexibility within the sign regulations in the Zoning Ordinance;
- The process for applying for signage under staff's proposed revisions to the Zoning Ordinances;
- The timeframe for staff's efforts to obtain feedback from the Board of Supervisors and the Planning Commission prior to submitting a formal amendment to the Zoning Amendment;
- The extent to which staff's proposed revisions to the sign regulations in the Zoning Ordinance had garnered support;
- The importance of pursuing appropriate signage for businesses and public facilities;
- The unique circumstances for providing signage within commercial districts compared to P-Districts and how the revised process would address such circumstances;
- The signage issues to consider for commercial districts compared to P-Districts and residential districts;
- The impact of mixed-use developments and other development trends on signage needs;
- The estimated timeframe for finalizing a staff report and scheduling a public hearing for a Zoning Ordinance Amendment regarding signage for both the Planning Commission and the Board of Supervisors; and
- The areas of interest to consider from the community in crafting the language for a Zoning Ordinance Amendment regarding signage.

Sara Morgan, Planner III, Zoning Administration Division, Department of Planning and Development, gave a PowerPoint presentation on the zMOD Follow-On Motion regarding Landscape Professionals and Contractors, a copy of which is included in Attachment C, which covered the following topics:

- The existing provisions in the Zoning Ordinance regarding contractor offices and shops, as well as restrictions on outdoor storage and construction vehicles
- The research that had been conducted on regulations regarding contractor offices on neighboring jurisdictions;
- The outreach efforts conducted by staff on this issue and the general feedback that had been received from those efforts;
- The potential considerations for revisions to the Zoning Ordinance on issues relating to landscaping professionals, contractor offices, and construction vehicles; and
- The timeline for review, presenting, and adopting of revisions to the Zoning Ordinance on these issues by the Planning Commission and Board of Supervisors.

There was a discussion between Ms. Morgan; William Mayland, ZAD, DPD; and multiple Committee members on the following issues:

- The challenge of addressing the concerns raised by landscaping professionals and contractors;
- Concerns regarding the limited availability of industrial and C-8 Districts within the County;
- Concerns regarding the impact of industrial and high-density commercial uses on nearby residential communities;
- Concerns regarding outstanding issues with trucks parking along major roadways like Richmond Highway/Route 1;
- The role of the County in identify areas that could accommodate industrial uses and activities;
- The outreach efforts conducted by staff to evaluate the concerns of the contracting and landscaping industry;
- The existing mechanisms for accommodating industrial activity within non-industrial zones within the County and other potential methods to provide other such opportunities;
- The potential methods for protecting and enhance the existing industrial areas within the County;
- The role of the Site-Specific Plan Amendment process and staff resources in addressing issues relating to industrial uses within the County;
- The need for industrial space to accommodate shipping activity and truck traffic relating to retail uses; and
- The timeline for finalizing a Zoning Ordinance Amendment to address these issues and scheduling a public hearing before the Planning Commission and the Board of Supervisors.

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At the conclusion of the meeting, Chairman Ulfelder announced that the Land Use Process Committee was adjourned.

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CLOSING

May 12, 2022

The meeting was adjourned at 8:41 p.m.
John Ulfelder, Chairman

An audio recording of this meeting is available in the Planning Commission Office,
12000 Government Center Parkway, Suite 552, Fairfax, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved: 7/28/2022

Jacob Caporaletti

Jacob Caporaletti, Clerk
Fairfax County Planning Commission

County of Fairfax
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 16th day of May, 2023, by

Bobby Lee Vaught

Notary Seal

Signature of Notary

Notary registration number: 8050601

Commission expiration: 07/31/2027



