

Springfield District Land Use Committee Meeting
Monday, May 6, 2019 7:00 p.m.
Fairfax County Government Center, Conference Rooms 4/5
Meeting Minutes

COMMITTEE MEMBERS PRESENT

Jeff Saxe, Chair
Mike DeLoose, Vice-Chair
John Morrissey
Susan Yantis

COUNTY STAFF PRESENT

Marlae Schnare, *Supervisor Pat Herrity's Office*
Jay Rodenbeck, *Planning & Zoning*

APPLICATION, APPLICANT, AND AGENT

Federal Realty Investment Trust, SE 2019-SP-010
Sheri Akin, MaguireWoods LLP
Steve Kenney, Rounds Vanduzer Architects

PRESENTATION

Ms. Sheri Akin, agent for the Applicant, provided an overview of the application. The applicant is seeking to improve two existing pylon signs at the Old Keene Mill Center ("Center") located at the intersection of Old Keene Mill Road and Rolling Road. The two signs are located along the frontage of Old Keene Mill Road and the frontage of Rolling Road.

The sign located on the frontage of Rolling Road is currently non-conforming. It stands 39 feet, 9 ½ inches tall and consists of four panels attached to two pylons. The challenge for the Applicant in modifying this sign for Center identification include the topography of its location, the setback of the stores in the center, and standalone commercial uses and vegetation blocking the stores. Thus, the Applicant is retaining the tall, nonconforming existing sign at its location but making these modifications: reducing the sign overall height by 9 feet, removing one front panel and adding a vertical side panel identifying the Center, aesthetic improvements of a stacked stone base and similar background around the front panels. These aesthetic improvements will match the Center's current architectural improvements to the Center stores.

The conforming sign located on the frontage of Old Keene Mill Road will have similar modifications although the sign panel will remain the same square footage. But because of the aesthetic modifications, the proposed sign will be nonconforming.

Ms. Aikin stressed that these existing taller signs are necessary, vital to identifying the Center and providing directional guidance.

Jay Rodenbeck, County planner, noted that planning and zoning staff had an initial discussion with regard to the two signs and stated that the Applicant's current sign calculations were incorrect such that the Old Keene Mill Road sign would be conforming with the modifications

and thus need not be a part of this application. Secondly, the Rolling Road sign's calculations were such that the overall square footage of the sign was less, but it is still nonconforming. Staff also indicated the Applicant should file additional justification for the height of the sign, but that staff would prefer the height reduced to 20 feet. Ms. Akin stated she would have a discussion with staff on these issues and modify the proposal.

The public hearing for this proposal before the Planning Commission is June 12. No date for a Board of Supervisors meeting has been scheduled.

VOTE

Motion to approve passed unanimously.