BOARD OF SUPERVISORS PUBLIC HEARING

SUBJECT: SIDP-2015-0005, ROOTS@657 Sign Development Plan

ELECTION DISTRICT: Catoctin

CRITICAL ACTION DATE: April 21, 2016

STAFF CONTACTS: Joe Griffiths, Project Manager, Dept. of Planning & Zoning
Ricky Barker, AICP, Director, Dept. of Planning & Zoning

APPLICANT: Muriel Sarmadi, Little Rock Properties, LLC

PURPOSE: This application is requesting a Sign Development Plan (SIDP) to allow modifications to the permitted number, size, and illumination of signs for multiple businesses operating in rural shopping center.

RECOMMENDATIONS: At its February 24, 2016 Public Hearing, the Planning Commission voted 4-1-4 (Barnes opposed; Keirce, Klancher, Salmon, Scheel absent) to forward the application to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated January 28, 2016 and based on the Findings for Approval below.

Staff supports the Board of Supervisor’s approval of the Sign Development Plan for ROOTS@657 for the following reasons: it is consistent with the rural policies of the Revised General Plan; and it provides for signage that is compatible with the rural character, architectural design, and materials of the buildings on the subject property. There are no outstanding issues. The County Attorney’s office has reviewed and approved the Conditions of Approval. The Applicant has also reviewed the Conditions of Approval and is in agreement with them. The application is ready for action by the Board.

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</table>
SUGGESTED MOTIONS:

1. I move that the Board of Supervisors **forward** SIDP-2015-0005, ROOTS@657 Sign Development Plan, to the May 3, 2016 Board of Supervisors **Business Meeting** for action. (*A timeline extension would be required by the applicant.*)

OR

2a. I move that the Board of Supervisors **suspend the rules**

AND

2b. I further move that the Board of Supervisors **approve** SIDP-2015-0005, ROOTS@657 Sign Development Plan, subject to the Conditions of Approval dated March 16, 2016 and based on the Findings for Approval in the April 13, 2016 Board of Supervisors Public Hearing Staff Report.

OR

3. I move an alternate motion
I. APPLICATION INFORMATION

<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>REPRESENTATIVE</th>
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<tbody>
<tr>
<td>Little Rock Properties, LLC</td>
<td>(Same as Applicant)</td>
</tr>
<tr>
<td>Muriel Sarmadi</td>
<td></td>
</tr>
<tr>
<td>703-346-1996</td>
<td></td>
</tr>
<tr>
<td>Muriel.sarmadis.net</td>
<td></td>
</tr>
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REQUEST

Little Rock Properties, LLC of Vienna, Virginia has submitted an application for a special exception to modify the applicable provisions of Section 5-1204 of the Revised 1993 Zoning Ordinance to implement a Sign Development Plan that proposes changes to the permitted number, size, and the external illumination of signs. The property is being developed pursuant to ZMAP 2005-0025, AR-1 and AR-2 Remapping, in the AR-1 (Agricultural Rural) zoning district. The property is also located within the LOD (Limestone Overlay District). The development already has signs that have been permitted consistent with the sign ordinance regulations. The modifications to the sign regulations being requested is authorized by special exception under Section 6-1511(B)(5) and is reviewed in accordance with Section 5-1202(E). The subject property is approximately 14.55 acres in size and is located on the east side of James Monroe Highway (Route 15) and on the south side of Spinks Ferry Road (Route 657) and is more particularly described as:

<table>
<thead>
<tr>
<th>PIN#</th>
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<th>Addresses</th>
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<tr>
<td>180-49-9050</td>
<td>/30/697/5/</td>
<td>14880 James Monroe Highway, Leesburg, Virginia</td>
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<td></td>
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<td>14920 James Monroe Highway, Leesburg, Virginia</td>
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<tr>
<td></td>
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<td>14924 James Monroe Highway, Leesburg, Virginia</td>
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<tr>
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<td>14928 James Monroe Highway, Leesburg, Virginia</td>
</tr>
<tr>
<td></td>
<td></td>
<td>42301 Spinks Ferry Road, Leesburg, Virginia</td>
</tr>
</tbody>
</table>

The property is located in the Catoctin Election District and is governed by the policies of the Revised General Plan (Rural Policy Area), which designate this area for Rural uses.

<table>
<thead>
<tr>
<th>PARCEL/ACREAGE</th>
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<tr>
<td>/30/697/69/7/61/8/</td>
<td>180-49-9050</td>
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ACCEPTANCE DATE

October 14, 2015

LOCATION

Eastside of James Monroe Highway (Route 15) just south of the intersection with Spinks Ferry Rd (Route 657)

ZONING ORDINANCE

Revised 1993 Zoning Ordinance

EXISTING ZONING

Agricultural Rural-1 (AR-1) and in the Limestone Overlay District (LOD)

POLICY AREA

Rural Policy Area

PLANNED LAND USE

Rural
II. PLANNING COMMISSION REVIEW AND RECOMMENDATION

The Planning Commission held a public hearing on February 24, 2016. Two members of the public spoke on the application. The first speaker owns the property just north of the subject property, on which he runs a rural-based business. He was concerned about what he considers the excessive signage that an approval of the sign plan would permit. He also expressed that the parking lot, lighting, and size of the already approved ROOTS@657 café and farm market will have a negative impact on the rural character of the area. A second member of the public, who is a neighboring resident of Spinks Ferry Road, spoke in favor of the application, indicating that the design of the buildings and the proposed signage are appealing and would be complimentary to the area.

The primary topic of discussion by the Planning Commission involved the proposed height of Sign #1, theROOTS@657 café and farm market monument sign, which is designed to stand 13'7” tall. Commissioner Barnes voiced concern that the sign would be too tall and out of character with the area. Both the Applicant and Staff responded that the base of the sign will actually sit at an elevation approximately 3 feet below the level of the road, therefore reducing the visual height of the sign from the perspective of drivers along James Monroe Highway. The Applicant also noted that a Virginia Department of Transportation directional sign for nearby wineries, which is 35 square feet in size and stands 13’6” high, sits south of the subject property along James Monroe Highway. In response to the concern over the sign height, Staff agreed to conduct further research into the elevation difference between the roadway and the ground on which the base of the sign will sit. The details of this research are outlined in the proposal section below. Commissioners Blackburn and Douglas voiced approval of the proposed signage, indicating that at speeds of 45 mph, signage is easily overlooked and that the designs of these signs were tasteful and appropriate for the area.

Although he was not able to attend the Public Hearing, Commissioner Scheel submitted a letter that was read during the Public Hearing by the acting Chair, Commissioner Blackburn. In the letter, Commissioner Scheel expressed disapproval of the sign plan for the following reasons:

- The signage is incompatible with the rural character of the Catoctin Rural Historic District, in which the property is situated.
- Many structures adjoining the subject property are of 19th and early 20th century construction, and the proposed signage would detract from them.
- The requested signage square footage increase of more than double that permitted in the AR-1 zoning district is too great.
- No sign illumination should be allowed in this area.

The Planning Commission voted 4-1-4 (Barnes opposed; Keirce, Klancher, Salmon, Scheel absent) to forward the application to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated January 28, 2016, and based on the Findings for Approval below.
III. FINDINGS FOR APPROVAL

1. The proposal conforms to the policy guidelines of the Revised General Plan and the Countywide Retail Plan.

2. Subject to approval of the modifications, the application complies with the requirements of the Revised 1993 Zoning Ordinance.

3. The sign modifications for the location, size, height, number, and illumination of the proposed signs is appropriate given the number of businesses and the amount of road frontage.

4. The proposed lighting is minimized to maintain the rural character of the area.

IV. CONTEXT

Location/Site Access – The subject property is located immediately south and east of the intersection of Route 15 and Spinks Ferry Road. This site is currently accessed via two entrances, one at the southern end of the property providing parking for the “Antique Complex”, and one in the central portion of the property providing parking for the Little Rock Motel. Upon the opening of the ROOTS@657 café and farm market, a third access point will be available at the northern end of the property off of Spinks Ferry Road. See Figure 1 below.

Existing Conditions – The 14.55-acre site is zoned AR-1 under the Revised 1993 Zoning Ordinance and contains three operational antique/craft shops and one motel. At the northern end of the site, just south of Spinks Ferry Road, a café and farm market is being constructed under Rural Economic Site Plan REST-2013-0007 for its prospective tenant, ROOTS@657 café and farm market.

The subject property currently contains five signs and has sign permits for seven signs. Two of these are freestanding signs, one for the Little Rock Motel (32 square feet) in the center of the site and the other for the “Antique Complex” (10 square feet) at the southern end of the site. The other three existing signs are affixed to the stores in the “Antique Complex”. The shop at 14920 James Monroe Highway, “Hummingbird’s Nest”, has two building-mounted signs, while the shop at 14928 James Monroe Highway, “Rust & Feathers,” has one building-mounted sign. All of these existing building-mounted signs are less than 10 square feet. The shop at 14924 James Monroe Highway, “On a Whim”, has been issued two building-mounted sign permits, but these signs have not yet been affixed. See Figures 1 – 6 below.
Surrounding Properties – All of the adjoining properties are similarly zoned AR-1. The Loudounberry Farm & Garden store sits to the southwest of the subject property across Route 15, and the Christ Church of Lucketts is directly west of The Little Rock Motel across the same road. Brossman Farm Market is located to the north, while a small single family home and farm operates to the east.

Figure 7. Vicinity Map

Directions - From Leesburg, head north on James Monroe Highway (Route 15) for approximately 6.5 miles and the subject property is on your right.

Background – The ROOTS@657 café and farm market currently under construction is a by-right use within the AR-1 zoning district. The antique and craft shop uses on the property were approved through a Minor Special Exception (SPMI 2011-0010) which modified the 100-foot setback requirements from Route 15 to enable the use of these existing buildings. Route 15 is a designated Virginia Scenic Byway and part of the
Journey Through Hallowed Ground corridor. The property is also located within the Catoctin Rural Historic District, which is recognized by the state as a Virginia Historic Landmark District, but not a County-governed Historic Overlay District. Rural Economy Site Plan, REST-2012-0004 was approved to establish two additional shops to the existing antique store in the southern portion of the parcel.

V. PROPOSAL

The applicant proposes to modify several sections of the Zoning Ordinance to permit the addition of a large, illuminated, and building-mounted sign for the ROOTS@657 café and farm market, scheduled to open in Spring 2016, and to allow for one double-sided free standing externally illuminated monument business sign including changeable letter message board under a simulated roof for the same business. This proposal also includes two single-sided building-mounted signs for each of the three shops in the “Antique Complex” and an enhancement of the currently existing “ANTIQUES” sign to include the names of the three existing businesses and any future tenants on panels hanging underneath it.

The requested sign plan diverges from permitted signage in the following ways. Table 5-1204(D)(4)(r) in the Revised 1993 Zoning Ordinance permits a maximum of two signs with a total aggregate area of 10 square feet and a maximum individual sign area of 10 square feet for every business in the AR-1 zoning district. With five businesses this would typically mean the subject property is allocated 10 signs and 50 square feet of aggregate sign area. However, one of the businesses on the subject property is a motel, and row (4)(l) of the same table permits hotels, motels, and conference centers in the AR-1 zoning district to have one, no greater than 50 square feet, freestanding sign per vehicular entrance, of which The Little Rock Motel has one. Row (4)(m) of the same table also permits AR-1 motels to have two building mounted signs. However, this sign plan does not request building mounted signs for The Little Rock Motel. Therefore, based strictly on AR-1 zoning district sign regulations (not including building-mounted hotel signs), the subject property would be permitted nine total signs at a maximum aggregate square footage of 90. The sign plan proposes 13 signs with a total sign area of 197 square feet (See Table 1 Below). The sign plan also includes externally illuminated signs and individual signs larger than 10 square feet that are not permitted by the Revised 1993 Zoning Ordinance in the AR-1 district except through approval of a sign plan.

The applicant requests the Sign Development Plan to better identify the businesses with larger externally illuminated signs, assist motorists wishing to access the property from James Monroe Highway, with a speed limit of 45 miles per hour, and to provide signage specific for the ROOTS@657 café and farmers market. Finally, because this is a large parcel with multiple businesses on it, the Applicant is pursuing this request to establish a more comprehensive sign package addressing the entire property for all existing and future tenants. Overall, the signs included in this Sign Development Plan are of high quality, unified in design, and match the rural, rustic character of the surrounding area.
SIGNAGE PROPOSED:

Sign #1: One double-sided monument business sign that is 13’7” feet tall and has a total area of 35 square feet. See Figure 8. The sign will be erected on a surface approximately 3 feet lower than the level of the roadway. In addition, Rural Economic Site Plan REST-2013-0007 requires a Type 3 buffer along James Monroe Highway in front of the ROOTS@657 café and farm market. This buffer will sit between the café and the sign, and the applicant is intending to plant Crepe Myrtles in the buffer with an expected height of 20 feet each.

Figure 8. Sign #1

The simulated roof and the soffit will conceal the recessed lighting fixtures that will provide lighting. The Applicant will use LED bulbs for energy efficiency and conservation.

In response to the Planning Commission discussion described above, staff conducted a second site visit to the subject property to determine the difference in height between the elevations of the roadway and the ground on which Sign #1 will sit. Figure 9 highlights this difference.
The orange stake in the image foreground demonstrates the future location of the proposed Sign #1. The roadway lies at the same approximate height as the black silt fence in the image background, which is 3 feet tall.

A topographical map included in a grading plan (Attachment 4) that was part of the application for Rural Economic Site Plan REST-2013-0007 also demonstrates the difference in elevation between the roadway and Sign #1’s resting spot. The map identifies the elevation for the sign location as 291.4 feet above sea level and the ground elevation adjacent to the roadway as 294.0 feet above sea level. In addition, the map also shows that James Monroe Highway slopes gently downward as drivers pass in front of the subject property, with the roadway adjacent to the Little Rock Motel at an elevation of 295.3 feet above sea level.
**Sign #2:** One single-sided, building mounted, and illuminated sign with a sign area of 45 square feet. Figure 10 demonstrates the building mounted sign in relation to the building façade.

**Figure 10. Sign #2**

The proposed sign measures 4’6” x 10’ and will be hung under the gable, center from left to right and evenly spaced between the lights and the top of the vestibule’s roof. This sign will be illuminated by three traditional goose neck style lights, operating between dusk and closing at 9 PM. Soft white LED bulbs will be used for efficiency, energy conservation, as well as to protect the night sky.

Combining signs one and two, the Applicant requests an aggregate sign area of 80 square feet for a business in the AR-1 zoning district, well above the permitted aggregate area of 10 square feet.
Sign #3: One double-sided, free standing road side sign with a total aggregate sign area of 25 square feet expanding the existing 10 square feet “ANTIQUES” sign. As part of the proposed sign, each tenant at 14920, 14924 and 14928 James Monroe Highway will use a 5 square feet panel (1’ x 5’) to list the business name. See Figure 11.

Figure 11. Sign #3

A non-descriptive 10 square feet “ANTIQUES” sign currently stands along Route 15 near the driveway entrance. According to the Applicant, buildings in the “Antique Complex” are poorly seen from James Monroe Highway as they are situated 70 feet – 300 feet from the entrance, screened behind a Type 3 Buffer Yard.

As part of Sign #3, the Applicant requests an additional 15 square feet of signage for three tenant panels to assist customers in locating the businesses more easily, thus providing ample time to signal and slow down before turning into the business driveway. Each panel will be 5 square feet (1’ x 5’) and have a 1 inch border matching the white color of the existing “ANTIQUES” sign, thus unifying the larger sign design.

The “ANTIQUES” sign is lit with low voltage lighting, previously installed with the approval of an electrical permit from the County. The lights operate between dusk to 9 PM. No additional lighting will be added to this sign location.

Sign #4: Two single-sided, building mounted, non-illuminated signs, at 14920 James Monroe Highway, 10 square feet each.

Sign #5: Two single-sided, building mounted, non-illuminated signs at 14924 James Monroe Highway, 10 square feet each.
Sign #6: Two single-sided, building mounted, non-illuminated signs at 14928 James Monroe Highway, 10 square feet each.

Sign #7: One double-sided free standing, illuminated sign with a total aggregate size of 32 square feet and a maximum free standing height of 8 feet.

Table 1 highlights the differences between the submitted sign plan (including existing and new proposed signage) and what is allowed in the AR-1 district in the Revised 1993 Zoning Ordinance. Please note that 14880 James Monroe Highway is The Little Rock Motel, which has one vehicular entrance.

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<tr>
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<tr>
<td>14928 James Monroe Highway</td>
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<td><strong>Total</strong></td>
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VI. OUTSTANDING ISSUES

There are no outstanding issues identified by Staff. The primary topics considered during the referral process regarded the size and illumination of the ROOTS@657 building-mounted sign and the consistency and comprehensiveness of the Applicant’s submitted sign plan. Sign font, size, height, location, number and lighting shall be provided in substantial conformance with the Sign Development Plan dated June 30, 2015 and revised through March 15, 2016.

VII. POLICY ANALYSIS

Sign Development Plan (SIDP) Criteria for Approval - Zoning Ordinance Section 5-1202 (E)(1) of the Revised 1993 Zoning Ordinance states that when considering a Sign Development Plan, the Planning Commission shall give reasonable consideration to six factors. These criteria for approval are organized below by category, followed by Staff’s analysis.
A. SITE IDENTIFICATION

ZO §5-1202(E)(1)(a) Assist motorists, bicyclists and/or pedestrians in finding a location without difficulty or confusion. (b) Clearly identify places of business or communities, while avoiding unnecessary redundancy.

Analysis – There are no outstanding site identification issues identified by Staff. At speeds of 45 miles per hour along Route 15, enhanced signage (illumination, size) will assist motorists in locating both the new ROOTS@657 café and the individual stores in the “Antique Complex”. Adding the names of individual tenants in the “Antique Complex” to the freestanding sign along Route 15 will help customers to more readily locate the store they are looking for, prevent sudden braking and turning, and reduce the likelihood of them having to turn around further north on Route 15. In addition, the two proposed signs for the ROOTS@657 café will share a design motif clearly identifying the new business to prospective customers and visitors to rural Loudoun.

The preservation and enhancement of the rural economy is a central focus of Loudoun County’s rural strategy. The County supports traditional and non-traditional agricultural based businesses, rural tourism, and hospitality services, all of which are represented on the subject property. The Applicant is requesting the proposed sign plan to assist motorists in locating the businesses on the subject property and therefore elevate the visibility of the site as a destination retail area along a highly traveled roadway in rural Loudoun. Only one business in the subject property, ROOTS@657, will have two signs that are visible from the road, and at the higher speeds on Route 15 in this area, few passersby will notice the building-mounted sign unless they are looking for it. Therefore, unnecessary sign redundancy is limited in the sign plan proposal.

B. COMPATIBILITY

§5-1202(E)(1)(c) Demonstrate compatibility with and be subordinate to the structures and land uses referenced by the sign. (f) Provide a sufficient number of graphic messages or displays without creating competing demands for visual attention.

Analysis – There are no outstanding compatibility issues identified by Staff. In response to a Staff request, the Applicant reduced the size of the building-mounted sign on the ROOTS@657 café (Sign 2) from 60 square feet to 45 square feet (See Attachment 2). The decrease in size helps the sign better correspond with the proportions of the gable end of the building fronting Route 15. As mentioned above, the front of the ROOTS@657 is 2,496 square feet. A 45 square feet sign is subordinate to and compatible with a façade of this size. The proposed signs on the subject property are also similar in design and size to existing signs located at several nearby farm market businesses.

The proposed signage provides adequate graphic messages to support the businesses on the subject property without cluttering the visual landscape. The subject property is approximately 14.55 acres in size. This sign plan proposes a total of 13 individual signs, of which three are five square feet panels underneath the larger freestanding “ANTIQUES” sign (See Sign 3 Above and Attachment 3). Overall, the signs are generally proportional in scale and size to the site. Six of the proposed signs, those which will be mounted to the buildings in the antique complex, will only be visible upon entrance into...
the property. On a site of this size, the modest increase in signage square footage that the Applicant is requesting, combined with the placement of the signs themselves, provides for an engaging commercial environment that maintains the visually rural character of the area.

The topographical and site plan contexts of Sign #1 mitigate the visual effect of its 13’7” height. The 20 feet tall buffer trees, along with the approximately 3 feet recessed surface of the sign base compared to the roadway, will lessen the perceived height of Sign #1 for drivers along James Monroe Highway. In addition, because James Monroe Highway’s elevation is even greater at the southern end of the property, the sign height will help identify the ROOTS@657 café and farm market to northbound drivers at a greater distance, thus helping them better moderate their speed in preparation for a right turn onto Spinks Ferry Road and eventually into the subject property.

C. ENVIRONMENTAL

§5-1202(E)(1)(d) Address impacts to the night sky. (e) Incorporate energy efficient measures, where possible.

Analysis – There are no outstanding environmental issues identified by Staff. Internal illumination is not permitted in the AR-1 zoning district and this sign plan does not propose such lighting. Four of the proposed signs, will be externally illuminated, but only from dusk until closing of the businesses at 9 PM.

The lighting proposed for this sign plan provides a glare-free environment using energy efficient technology, and has been designed to preclude light trespass onto adjoining properties, glare to passersby, sky glow, and deterioration of the nighttime environment. Condition 2 addresses lighting requirements for this sign plan.

VIII. ZONING ANALYSIS

Analysis – There are no outstanding zoning issues identified by Staff. The application is in general compliance with the sign plan criteria of the Revised 1993 Zoning Ordinance. Section 5-1202(E) of the Revised 1993 Zoning Ordinance provides for the development of and criteria for an alternative Sign Development Plan, such as the one proposed in this application. During the referral process, Zoning Division Staff worked with the Applicant to make the submitted sign plan more comprehensive. This included the addition of every business on the subject property, including potential future tenants of existing addresses, in the sign plan. The Applicant also submitted a revised sign plan that incorporates administrative revisions suggested by Staff. These revisions took place over a series of Applicant responses and are represented as a complete, final product in Attachment 3.

Provided the subject property’s unique situation of containing five distinct businesses along a roadway with a higher speed limit, the proposed increase in the number, size, and illumination of signs is appropriate and meets the criteria put forth in the Revised 1993 Zoning Ordinance.
IX. CONDITIONS OF APPROVAL (March 16, 2016)

1. **Substantial Conformance** - The sign and sign standards (size, height, location, number, colors, material, etc.) for the signs placed on the Subject Property shall be in substantial conformance with pages 1 through 16 of the Sign Development Plan entitled “Sign Development Plan: SIDP-2015-0005”, prepared by Little Rock Properties, LLC, dated June 30, 2015, and revised through March 15, 2016 (the “Sign Plan”). Approval of this application for Tax Map Number /30/////////5/ (PIN# 180-49-9050) (the “Subject Property”) shall not relieve the applicant or the owners of the Subject Property, their successors, or parties developing the Subject Property, from the obligation to comply with and conform to any other Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”), Codified Ordinance, or applicable regulatory requirement not modified hereby. This approval applies only to the modification of sign standards as modified in the Sign Plan and/or in these conditions for signs that are otherwise permitted and is not intended to approve the use or placement of any signs that are not specified in the Sign Plan and permitted under Section 5-1200 of the Zoning Ordinance. The modifications approved herein supersede the provisions of the Zoning Ordinance regarding such modified standards and shall apply to the signs identified in the Sign Plan. In the event of a conflict between the approved Sign Plan and the Zoning Ordinance, other than with respect to the specific modifications of standards approved in this application, the provisions of the Zoning Ordinance shall apply.

2. **Sign Lighting** - Lighting used to illuminate signs identified within the Sign Plan shall be designed and installed to adhere to the following standards:

   a. Energy efficient lighting, such as LED (light emitting diodes) or equivalent, shall be utilized where feasible for all exterior sign lighting.

   b. No animated, moving, or flashing lights shall be permitted.

   c. Lighting for signs shall be directed toward the sign face and all of the lighting fixtures shall be shielded so as not to spill upward or reflect or cast light or glare onto adjacent properties or roads.

   d. Lighting for signs shall only be used only from dusk until 9 p.m. or during times of decreased daytime visibility due to weather.
## ATTACHMENTS

<table>
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<tr>
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<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>Review Agency Comments</td>
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<tr>
<td>1a</td>
<td>Department of Planning and Zoning, Comprehensive Planning</td>
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<td>1b</td>
<td>Department of Planning and Zoning, Zoning Administration</td>
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<tr>
<td>1c</td>
<td>Department of Building and Development</td>
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<td>Applicant's Response to Referral Comments</td>
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<td>3</td>
<td>Sign Development Plan (03-15-16)</td>
</tr>
<tr>
<td>4</td>
<td>Little Rock Tea House Grading Plan (08-20-13)</td>
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*This Staff Report with attachments (file name BOS STAFF REPORT 04-13-16.PDF) can be viewed online on the Loudoun Online Land Applications System (LOLA) at www.loudoun.gov. Paper copies are also available in the Department of Planning and Zoning.*