

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 2, 2013**

PRESENT: Frank A. de la Fe, Hunter Mill District
Jay P. Donahue, Dranesville District
Earl L. Flanagan, Mount Vernon District
Janet R. Hall, Mason District
James R. Hart, Commissioner At-Large
Janyce N. Hedetniemi, Commissioner At-Large
Kenneth A. Lawrence, Providence District
John L. Litzenberger, Jr., Sully District
James T. Migliaccio, Lee District
Peter F. Murphy, Springfield District
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Ellen J. Hurley, Braddock District

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The meeting was called to order at 8:19 p.m., by Chairman Peter F. Murphy, in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Litzenberger announced that the joint meeting between the Planning Commission's Housing Committee and the Redevelopment and Housing Authority scheduled for Wednesday, May 22, 2013, had been postponed to a date to be determined in July.

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Commissioner Hart announced that the Commission's Environment Committee had met earlier to discuss infrastructure for electric vehicle charging stations. He stated that the Committee would meet again in the Board Conference Room of the Fairfax County Government Center on the following dates:

- Thursday, June 20, 2013, at 7:00 p.m.
- Thursday, July 11, 2013, at 7:00 p.m.
- Thursday, July 18, 2013, at 7:00 p.m.

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FSA-M96-62-2 – SPRINT, 3800 Powell Lane

Chairman Murphy MOVED APPROVAL OF THE CONSENT AGENDA ITEM.

Without objection, the motion carried by a vote of 11-0. Commissioner Hurley was absent from the meeting.

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RZ/FDP 2012-MA-022 – CG PEACE VALLEY, LLC (Decisions Only)

(The public hearing on these applications was held on April 25, 2013. A complete verbatim transcript of the decisions made is in the date file.)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE RZ 2012-MA-022, SUBJECT TO THE EXECUTION OF PROFFERS DATED APRIL 30, 2013.

Commissioner Hart seconded the motion which carried by a vote of 11-0. Commissioner Hurley was absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE FDP 2012-MA-022, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2012-MA-022.

Commissioner Hart seconded the motion which carried by a vote of 11-0. Commissioner Hurley was absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE A MODIFICATION OF THE PUBLIC FACILITIES MANUAL, TO ALLOW THE CONSTRUCTION OF SIDEWALKS SHOWN ON THE CDP/FDP TO BE LOCATED ON ONE SIDE OF THE PRIVATE STREET.

Commissioner Hart seconded the motion which carried by a vote of 11-0. Commissioner Hurley was absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE TWO-ACRE MINIMUM DISTRICT SIZE FOR THE PDH DISTRICT, TO ALLOW A DISTRICT OF 1.89 ACRES.

Commissioner Hart seconded the motion which carried by a vote of 11-0. Commissioner Hurley was absent from the meeting.

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SE 2012-PR-012 – TD BANK, NATIONAL ASSOCIATION (Decision Only)

(The public hearing on this application was held on April 25, 2013. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2012-PR-012, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 10, 2013.

Commissioner Hart seconded the motion which carried by a vote of 10-0-1. Commissioner Hall abstained; Commissioner Hurley was absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF LOADING SPACE REQUIREMENTS.

Commissioner Hart seconded the motion which carried by a vote of 10-0-1. Commissioner Hall abstained; Commissioner Hurley was absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A DEVIATION FROM THE TREE PRESERVATION TARGET.

Commissioner Hart seconded the motion which carried by a vote of 10-0-1. Commissioner Hall abstained; Commissioner Hurley was absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF MAJOR TRAIL REQUIREMENTS TO ACCEPT FIVE-FOOT CONCRETE SIDEWALKS.

Commissioner Hart seconded the motion which carried by a vote of 10-0-1 with Commissioner Hall abstaining; Commissioner Hurley absent from the meeting.

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S11-CW-3CP – COMPREHENSIVE PLAN AMENDMENT (PHASE ONE: PARKS AND RECREATION SECTION OF THE POLICY PLAN) (Decision Only) (The public hearing on this application was held on April 18, 2013. A complete verbatim transcript of the decision made is in the date file.)

Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION FOR COMPREHENSIVE PLAN AMENDMENT S11-CW-3CP, AS SET FORTH IN THE STAFF REPORT DATED MARCH 21, 2013, SUBJECT TO THE REVISIONS TO THE PUBLISHED DRAFT TEXT IN THE MEMORANDUM FROM THE FAIRFAX COUNTY PARK AUTHORITY DATED MAY 2, 2013.

Commissioners Flanagan, Hedetniemi, and Sargeant seconded the motion which carried by a vote of 10-0-1. Commissioner Hall abstained; Commissioner Hurley was absent from the meeting.

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ORDER OF THE AGENDA

Secretary Hall established the following order of the agenda:

1. CSP 2007-LE-007 – FRANCONIA TWO, LP
2. CSPA C-052-02 – CESC SKYLINE, LLC
3. S12-I-J1 – COMPREHENSIVE PLAN AMENDMENT (WEST FALLS CHURCH TRANSIT STATION AREA, LAND UNITS F, G, H, I, AND J)

This order was accepted without objection.

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CSP 2007-LE-007 – FRANCONIA TWO, LP – Appl. under Sect. 12-210 of the Zoning Ordinance for approval of a Comprehensive Sign Plan associated with RZ 2007-LE-007. Located at 6500, 6699, and 6717 Frontier Dr., 6417 Loisdale Road, and 6592 Springfield Mall, Springfield, on approx. 78.53 ac. of land zoned PDC, HC, and SC. Tax Map 90-2 ((1)) 81A and 98, 90-2 ((13)) 1, 2, 3, 4A1, 5A1, 6A, and 6B. LEE DISTRICT. PUBLIC HEARING

St. Clair Williams, Staff Coordinator, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of application, CSP 2007-LE-007.

Mark Looney, Esquire, Cooley LLP, representing the applicant, provided an update of the ongoing renovations at Springfield Town Center, indicating that the demolition for the first phase of construction had been completed. He also noted that work on the utilities and parking lot had begun, adding that the new grand entrance located on Loisdale Road would become more visible as construction progressed. In addition, he stated that the Springfield Town Center was expected to reopen by Fall 2014.

Chairman Murphy stated that he visited the site recently and commended the applicant for the progress that had been made on the renovations.

Chairman Murphy called for speakers from the audience but received no response; therefore, he noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Migliaccio for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Migliaccio MOVED THAT THE PLANNING COMMISSION APPROVE CSP 2007-LE-007, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 1, 2013, WITH THE FOLLOWING REVISION:

- MODIFY THE SECOND SENTENCE IN DEVELOPMENT CONDITION NUMBER 4 TO READ, “THE LETTER SHALL IDENTIFY THE LOCATION OF THE TEMPORARY SIGN AND WHEN THE SIGN WILL BE INSTALLED.”

Commissioner Sargeant seconded the motion which carried by a vote of 11-0. Commissioner Hurley was absent from the meeting.

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CSPA C-052-02 – CESC SKYLINE, LLC – Appl. under Sect. 12-210 of the Zoning Ordinance to amend the previously-approved Comprehensive Sign Plan associated with RZ C-052 to permit sign modifications. Located at 5275 Leesburg Pk., Falls Church, 22041, on approx. 5.25 ac. of land zoned PDC, CRD, HC, and SC. Tax Map 62-3 ((1)) 38B. MASON DISTRICT. PUBLIC HEARING.

Michael Lynskey, Staff Coordinator, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application; however, he stated that staff did not support Option 1-C for the monument sign.

Sara Mariska, Esquire, Walsh, Colucci, Lubeley, Emrich & Walsh, PC, indicated that both the Mason District Land Use Committee and the Bailey’s Crossroads Revitalization Corporation supported the application. She noted that staff and the applicant did not agree on the location for the proposed monument sign along Leesburg Pike. Ms. Mariska identified the obstacles for determining a suitable location for the sign as: power and sanitary sewer easements; mature trees; grade differences; and limited visibility due to the previous tenant. Ms. Mariska explained that the applicant had proposed three options for the monument sign to provide flexibility in determining its most effective placement. In addition, she said that after numerous discussions, Commissioner Hall and the surrounding community supported the retention of all three options.

Commissioner Hall noted that she did not initially support having three options for the monument sign. However, after discussions with the applicant, she favored retaining all three options because the site was within a Commercial Revitalization District (CRD) and there was substantial foot traffic in the area. Commissioner Hall also pointed out that the applicant could only utilize one option at a time and by retaining Option 1-C, the sign could be moved to create a better entrance for the building.

When Commissioner Hedetniemi asked about the potential loss of mature trees and questioned if the applicant should move the monument sign, Commissioner Hall explained, with subsequent confirmation from Ms. Mariska, that only Options 1-B and 1-C would result in a loss of trees and the applicant was unlikely to move the sign if Option 1-B was pursued due to the cost of implementing this option. A discussion ensued between Commissioners Hall and Hedetniemi regarding the potential tree loss for each option wherein Brent Krasner, Staff Coordinator, ZED, DPZ pointed out the following:

- Development Condition Number 4 permitted the applicant to implement only one option at any given time;
- Staff opposed the inclusion of Option 1-C because it could result in the loss of three trees should the applicant decided to move the sign; and
- Development Condition Number 6 required the applicant to replace any trees that had been removed at another portion of the site.

Additional discussion ensued between Commissioners Hall and Hedetniemi regarding the current tree canopy along Leesburg Pike and the importance of preserving mature trees. (A copy of the revised development conditions dated May 2, 2013, is in the date file.)

Commissioner Migliaccio reiterated that the subject property was within a CRD and said that businesses should be allowed to pursue whatever options necessary to establish themselves in the County.

Commissioner Lawrence suggested an additional development condition that would require the applicant to provide funds to the Urban Forester for educational materials that encouraged the planting of trees on private land.

Commissioner Hall stated that she had previously worked in the existing building on the site. She then described the current tree canopy on the side overlooking Lake Barcroft and compared it to the canopy on the side overlooking Alexandria and Arlington. She also noted that the current trees had been planted by the previous tenant to limit the visibility of the building. She stated that the applicant needed to change this to pursue its intended use. In addition, Commissioner Hall acknowledged the importance of maintaining mature trees, but said that she supported the proposal with the understanding that the lost trees would be replaced elsewhere on the property.

Chairman Murphy called for speakers from the audience but received no response; therefore, he noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Hall for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE CSPA C-052-02, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED APRIL 29, 2013, WITH THE FOLLOWING REVISIONS:

- REMOVE DEVELOPMENT CONDITION NUMBER 5 TO ALLOW SIGN OPTION 1-C;
- MODIFY DEVELOPMENT CONDITION NUMBER 6 TO READ, "LOCATION 'OPTIONS 1-B OR 1-C' FOR THE SKYTECH MONUMENT ID SIGN SHALL REQUIRE FULL APPROVAL OF THE FAIRFAX COUNTY WASTEWATER

MANAGEMENT DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES), AS WELL AS VIRGINIA DOMINION ELECTRIC POWER COMPANY, WHICH OWNS AND MAINTAINS AN EASEMENT IN THE AFFECTED AREA;” AND

- MODIFY DEVELOPMENT CONDITION NUMBER 7 TO READ, “IF EITHER OF LOCATION ‘OPTIONS 1-B OR 1-C’ FOR THE SKYTECH MONUMENT ID SIGN ARE SELECTED, ANY TREE REMOVED SHALL BE REPLACED ELSEWHERE ON SITE AS REVIEWED AND APPROVED BY THE URBAN FOREST MANAGEMENT DIVISION (UFMD) OF DPWES AND IN CONSULTATION WITH DPWES WASTEWATER MANAGEMENT DIVISION. IN ADDITION, ANY UNDERSTORY VEGETATION REMOVED SHALL BE REPLACED TO THE SATISFACTION OF THE UFMD OF DPWES.”

Commissioner de la Fe seconded the motion which carried by a vote of 10-0-1. Commissioner Sargeant abstained; Commissioner Hurley was absent from the meeting.

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S12-I-J1 – COMPREHENSIVE PLAN AMENDMENT (WEST FALLS CHURCH TRANSIT STATION AREA, LAND UNITS F, G, H, I, AND J) – To consider proposed revisions to the Comprehensive Plan for Fairfax County in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Amendment concerns approx. 70 ac. within the West Falls Church Transit Station Area generally located between Interstate 66, Leesburg Pike, the City of Falls Church corporate boundary, and north of Barbour Road, Pinecastle Road, and Hickory Street (Tax Map 40-3 ((36)) All (A through 28), ((5)) All (1B through 24), ((7)) All (1 through 4), ((38)) All (1 through 6), ((23)) All (1 and 2), ((8)) All (A through 7), ((26)) All (1 through 4), ((22)) All (1 through 4), ((41)) All (1B through 320), ((6)) All (A through 29), ((12)) All (8A through 26A), ((1)) 97, 98C (pt.), 99, 100, 101, 102, 103, 107A, 108A, 110, 111, 111A, 111B, 111C, 114, 115A, 116, 117, 118, 118A, 119, and 119B). The area is planned for residential, retail, and office uses. The Amendment will consider removing Land Units F, G, H, I, and J from the West Falls Church Transit Station Area, and revising Land Unit H and I Comprehensive Plan guidance for residential and office uses to better facilitate compatible infill development or to reflect existing land use conditions. Recommendations relating to the transportation network may also be modified. PROVIDENCE DISTRICT.
PUBLIC HEARING

Brent Krasner, Staff Coordinator, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of S12-I-J1.

Responding to questions from Commissioner Lawrence, Mr. Krasner confirmed the following:

- The proposed Amendment would change the Plan text to reflect the existing conditions of the subject property;
- The current Plan text proposed a density in Land Unit H that was not viable when compared to the character of the surrounding properties;
- The filing of RZ/FDP 2011-PR-025 on Land Unit H prompted this Amendment; and
- The proposed Amendment would modify the Plan text for Land Unit H to a density that was more consistent with the surrounding properties.

Referencing Figure 5 on page 10 of the staff report, Commissioner Hart pointed out that no use had been specified for a segment of land along Leesburg Pike (Route 7) and a portion labeled Davenport Falls Hill. Mr. Krasner clarified that the Davenport Falls Hill segment was designated for 2 to 3 dwelling units per acre and the segment along Leesburg Pike was right-of-way, and agreed to specify these designations for future reference.

In response to questions from Commissioner Sargeant, Mr. Krasner explained that the proposed modification to consider a signalized pedestrian crossing of Route 7, as depicted on page 13 of the staff report, had been crafted in consultation with the Fairfax County Department of Transportation (FCDOT). He added that the intention of this modification was to provide a signalized crossing for pedestrians accessing the West Falls Church Metrorail Station and noted that such a modification was not limited to a signalized crossing. In addition, Mr. Krasner said that FCDOT and the Virginia Department of Transportation (VDOT) participated in community meetings to discuss this issue. He said that as a result of these meetings, VDOT had concerns about a signalized crossing and favored maintaining flexibility in pursuing additional options. A discussion ensued regarding the feasibility of a pedestrian bridge as an option for crossing Route 7 wherein Mr. Krasner stated that the language would not favor certain options because this issue had not been sufficiently studied. Replying to a question from Commissioner Hedetniemi, Mr. Krasner stated that staff had not met with George Mason High School regarding pedestrian issues. He noted that the City of Falls Church, where the school was located, had been informed of the proposed Amendment.

Marianne Gardner, Director, Planning Division, DPZ, added that staff had briefed the Planning Director for the City of Falls Church on the proposed Amendment and no concerns had been expressed. In addition, Commissioner Lawrence informed Commissioner Hedetniemi that a pedestrian crossing signal had been installed along the W&OD Trail as a result of coordination between the community and VDOT.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Charles Hall, 2417 Claremont Drive, Falls Church, spoke in support of the proposed Amendment and commended Commissioner Lawrence and Providence District Supervisor Smyth for their work on this case. He said that after numerous discussions between staff and the community, including the subject property within a Transit Station Area was not appropriate. In addition, he noted that the proposed Amendment reflected the consensus that a property located more than a half-mile away from a Metrorail Station and on the other side of a major roadway, such as Route 7, did not warrant an increase in density. Mr. Hall also pointed out that there were significant traffic and safety concerns within the area, with a high level of accidents due to vehicles exiting onto Route 7 from Interstate 66 and cut-through traffic along Chestnut Street. He encouraged the Commission to exercise caution in assessing future development of the area because of traffic concerns. Mr. Hall also recommended that the existing community be preserved as a stable neighborhood with assurance from the County that there was nothing in the Comprehensive Plan that recommended increasing the density for the development along Gordons Road and Dale Drive.

Chairman Murphy called for speakers from the audience.

Cheryl Arvidson, 7125 Gordons Road, Falls Church, concurred with Mr. Hall's remarks regarding traffic concerns around the subject property. She pointed out that Chestnut Street was narrow, which made it difficult for vehicles to pass. She also noted that there was no traffic signal at the intersection at Chestnut Street and Route 7, which made left-turns difficult and increased traffic along Gordons Road. Ms. Arvidson stated that higher density developments would further increase the traffic and she favored changing the traffic flow along Chestnut Street to deter cut-through traffic. In addition, she stated that the notices distributed to the neighborhood were unclear and requested greater clarity in future communications.

There being no more speakers, Chairman Murphy called for closing comments from Mr. Krasner, who addressed Mr. Hall's concerns regarding density, indicating that proposed Amendment included no changes to the areas along Gordons Road and Dale Drive. He also indicated that the Amendment would only change the recommendations for Land Unit H, reducing its density from 8 to 12 dwelling units per acre to 7 to 8 dwelling units per acre, which would subsequently reduce the number of trips. In addition, Mr. Krasner acknowledged the community's traffic and safety concerns along Chestnut Street and stated that these issues would be addressed during the upcoming rezoning process.

Commissioner Lawrence concurred with Ms. Arvidson's remarks about the narrowness of Chestnut Street and noted that while this helped mitigate speeding, it was a safety hazard. He briefly described his experience with traffic along Chestnut Street and Shreve Road, noting frequent backups along one lane of Chestnut Street from cars attempting to access Route 7 while the other lane often had vehicles moving at higher speeds, which made the area prone to accidents. Subsequently, he recommended that these issues be carefully considered during the rezoning process.

In reply to questions from Commissioner Flanagan, Ms. Gardner explained that it was possible that a Plan Amendment could address transportation concerns within a given area, but the proposed Amendment did not address these concerns because sufficient analysis had not been conducted and the community had not reached a consensus on possible solutions. In addition, she concurred that these concerns were valid and could be addressed at a later time.

Answering a question from Commissioner Hart, Mr. Krasner reiterated that the only change in density proposed by the Amendment was the reduction to 7 to 8 dwelling units per acre for Land Unit H, which was significantly less dense than the previous Plan text.

There were no further comments or questions from the Commission; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE STAFF RECOMMENDATION FOR S12-I-J1, AS SHOWN ON PAGES 11 THROUGH 17 OF THE STAFF REPORT DATED APRIL 18, 2013, TO UPDATE RECOMMENDATIONS FOR THE FALLS HILL AREA THAT WILL REFLECT CURRENT CONDITIONS AND ENHANCE THE PRESERVATION OF EXISTING STABLE NEIGHBORHOODS. ALSO, REMOVING LAND UNITS F, G, H, I, AND J FROM THE WEST FALLS CHURCH TRANSIT STATION AREA IS APPROPRIATE, AS THIS AREA IS NOT TARGETED FOR DENSE TRANSIT-ORIENTED DEVELOPMENT. THE LAND USE RECOMMENDATIONS FOR THIS AREA CAN BE ADEQUATELY ADDRESSED WITHIN THE FRAMEWORK OF THE JEFFERSON NORTH PLANNING SECTOR AND COMPREHENSIVE LAND USE PLAN MAP. THE PROPOSED LAND USE CHANGE AND REDUCTION IN DENSITY FOR THE SURREY LODGE/SAM'S NURSERY TRACT TO RESIDENTIAL AT SEVEN TO EIGHT DWELLING UNITS PER ACRE WILL ALLOW FOR FULL CONSOLIDATION OF THE PROPERTY AND PROVIDE A MORE COMPATIBLE DEVELOPMENT WITH THE SURROUNDING NEIGHBORHOOD.

Commissioner Flanagan seconded the motion which carried by a vote of 11-0. Commissioner Hurley was absent from the meeting.

Commissioner Lawrence also MOVED THAT TO ENSURE CONSISTENCY WITH ROAD NAMING CONVENTIONS ESTABLISHED IN THE 2013 EDITORIAL UPDATES PLAN AMENDMENT, THAT EDITORIAL REVISIONS TO ROUTE 7 AND INTERSTATE 66 REFERENCES BE INCORPORATED IN THIS AMENDMENT.

Commissioner Flanagan seconded the motion which carried by a vote of 11-0. Commissioner Hurley was absent from the meeting.

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CLOSING

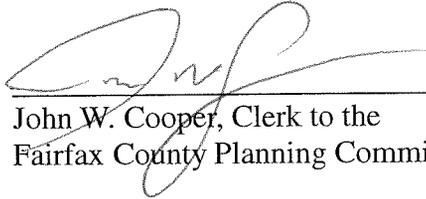
May 2, 2013

The meeting was adjourned at 9:51 p.m.
Peter F. Murphy, Chairman
Janet R. Hall, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office,
12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Jacob Caporaletti

Approved on: June 11, 2013



John W. Cooper, Clerk to the
Fairfax County Planning Commission