

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, FEBRUARY 5, 2004**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District
Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers, in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

In Commissioner Murphy's absence, Vice Chairman Byers MOVED THAT THE PUBLIC HEARING ON 2232-S03-13, FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES AND FAIRFAX COUNTY DEPARTMENT OF FAMILY SERVICES, BE DEFERRED TO FEBRUARY 11, 2004.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Harsel and Murphy absent from the meeting.

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Commissioner Hall MOVED THAT THE PUBLIC HEARING ON PCA 2000-MA-031, SEA 00-M-048, AND SEA 93-M-049-2, SHIRLEY HIGHWAY DISTRIBUTION CENTER, BE DEFERRED TO FEBRUARY 19, 2004.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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Commissioner Lawrence MOVED THAT THE PUBLIC HEARING ON SE 2003-PR-026, SAFEWAY, INC., BE DEFERRED TO FEBRUARY 26, 2004.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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Vice Chairman Byers MOVED THAT THE PLANNING COMMISSION RATIFY THE 2004 COMMITTEE ASSIGNMENTS IN ACCORDANCE WITH THE MEMORANDUM DATED FEBRUARY 5, 2004, FROM BARBARA LIPPA, EXECUTIVE DIRECTOR OF THE PLANNING COMMISSION OFFICE, DISTRIBUTED TONIGHT.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Harsel and Murphy absent from the meeting.

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Vice Chairman Byers announced that a Capital Improvement Program (CIP) Committee meeting would be held on Wednesday, February 11, 2004, at 7:30 p.m., in the Board Conference Room.

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Commissioner Hall announced that a Policy and Procedures Committee meeting would be held on Wednesday, February 18, 2004, at 7:30 p.m., in the Board Conference Room.

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CITIZEN'S GUIDE TO THE 2004 NORTH COUNTY AREA PLANS REVIEW

Commissioner Hall MOVED THAT THE PLANNING COMMISSION ENDORSE THE *CITIZEN'S GUIDE TO THE 2004 NORTH COUNTY AREA PLANS REVIEW (APR)* AS DISTRIBUTED ON JANUARY 21, 2004, WITH THE FOLLOWING REVISIONS:

- In order to simplify the terminology, eliminate the word "cycle" from the description of the Area Plans Review process in the *Citizen's Guide*. For example, the revised title of the guide would be "*The Citizen's Guide to the 2004 North County Area Plans Review (APR)*."
- Revise the response to Question No. 14 in the "Frequently Asked Questions" section, found on page 9 of the draft, to change the deadline and clarify the policy to read: "All nominations deferred from the previous Area Plans Reviews prior to 2004 will expire as of April 15, 2004, and will receive no further consideration unless reactivated by the Planning Commission prior to April 15 and scheduled for a future public hearing. If a

nominator wishes to have a new nomination for the same issue considered in the 2004-2005 APR process, please submit it."

Commissioners Alcorn, de la Fe, and Koch seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE AN EXPIRATION DATE OF APRIL 15, 2004 FOR ALL NOMINATIONS DEFERRED FROM THE AREA PLANS REVIEWS PRIOR TO 2004, WITH AN EXCEPTION FOR ANY NOMINATIONS THAT HAVE BEEN REACTIVATED AND CURRENTLY SCHEDULED FOR PUBLIC HEARING.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel and Chairman Murphy, Vice Chairman Byers noted there was only one case on the agenda tonight:

1. SE 2003-DR-022 - CHESTERBROOK RESIDENCES, INC.

This order was accepted without objection.

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SE 2003-DR-022 - CHESTERBROOK RESIDENCES, INC. - Appl. under Sect. 3-204 of the Zoning Ordinance to permit a medical care (assisted living) facility. Located at 2030 Westmoreland St. on approx. 5.72 ac. of land zoned R-2. Tax Map 40-2 ((1)) 26B and 26C. DRANESVILLE DISTRICT.

Lee Fifer, Esquire, with McGuire Woods, LLP, reaffirmed the affidavit dated January 6, 2004. Commissioner Hart disclosed that his law firm had a pending case with Mr. Fifer's law firm but there was no financial relationship and it would not affect his ability to participate in this case.

Commissioner Hopkins announced her intent to defer the decision on this case to February 19, 2004.

Vice Chairman Byers stipulated that the proposed facility was very much needed but pointed out a decision would be made on land use issues only.

Cathy Belgin, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Belgin responded to questions from Vice Chairman Byers about access to the proposed facility.

Mr. Fifer stated that the two parcels subject to this application and a third parcel, occupied by the Chesterbrook Taiwanese Presbyterian Church, had been owned by the National Capital Presbyteria since the 1950s. He explained that the Presbyteria had appointed a Task Force, Chesterbrook Affordable Assisted Living Facility (CAALF), made up of representatives of the Lewinsville Presbyterian Church, Temple Rodef Shalom, and Immanuel Presbyterian Church. He said the Task Force had held numerous meetings with neighboring groups and other interested parties since April, 2001. He explained that in response to issues raised the number of units had been reduced from 135 to 97, the on-site staff housing had been eliminated, and the building had been relocated to provide the full 100 foot setback to the Kirby Court homes. In addition, he said the building would be residential in character; 60 percent of the property would be left in open space; the building would be 34-35 feet in height; a six-foot fence would be provided, if desired by neighbors; and the size of the stormwater management facility would be increased. He described the proposed traffic circulation pattern, noting that the proposed use would have less of an impact than the existing daycare centers for children and adults, and said employee shifts would be scheduled to avoid rush hour. He said the subject property was adjacent to the Longfellow Middle School and pointed out that a development condition required an agreement between Fairfax County Public Schools and the applicant to address all transportation issues. Mr. Fifer acknowledged that the Chesterbrook Taiwanese Presbyterian Church was opposed to the facility due to concerns about the location of the proposed access road, but since the entire property was owned by the Presbyteria, it was an issue that should be resolved internally and not by the Planning Commission. He pointed out that both the Fairfax County and the Virginia Departments of Transportation had determined that the access road should be located on the Taiwanese Church property. Mr. Fifer said the Presbyteria had expressed support for both the assisted living facility and the Taiwanese Church and stated that it would work with both groups to resolve this issue. He pointed out that affordable units in this facility were only possible because the land had been donated by the Presbyteria. He noted that the application satisfied every standard required for special exception approval and requested a favorable recommendation.

In response to a question from Commissioner Lusk, Jim Edmondson, a member of the CAALF Task Force, explained that about 50 percent of the units would be funded through the Section 8 Program administered by the Department of Housing and Community Development and the remaining 50 percent would be funded by a combination of resident funds and State auxiliary grants, or be market units. Responding to other questions from Commissioner Lusk, Mr. Edmondson said that the cost of the market rate units would probably be lower than facilities such as Vinson Hall and Greensprings Village; at this time no geographic limits had been set for eligibility; the facility had not been marketed yet; and a waiting list had not been established.

Mr. Fifer and Ms. Belgin responded to questions from Vice Chairman Byers and Hart about the location of the entrances for both the school and the proposed facility.

Responding to a question from Vice Chairman Byers, Mr. Fifer said that the facility would not have residents with Alzheimer's disease.

In response to questions from Commissioner Alcorn, Mr. Fifer said tree preservation and landscape plans would be submitted at the time of site planning, subject to the approval of the Urban Forester, and that the engineering for the limits of clearing and grading had not been done. Ms. Belgin pointed out that Development Condition Number 10 required strict adherence to the limits of clearing and grading.

Responding to a question from Commissioner Wilson, Ms. Belgin explained that Sheet 2 of the plat showed proposed landscaping and said although it was not a detailed plan, it was a general illustration of what would be provided.

Commissioner Lawrence requested that consideration be given to trees and other vegetation which would provide the best net contribution to the maintenance of air quality.

Vice Chairman Byers called the first listed speaker and recited rules for testimony before the Commission.

Philip Zanfagna, 7219 Hyde Road, Falls Church, CAALF Task Force member, expressed support for the proposal because the County had an urgent need for affordable assisted living facilities for its senior population. (A copy of his remarks is in the date file.)

Roland McElroy, 6651 Avignon Boulevard, Falls Church, a neighboring resident, expressed strong support for the application because it would be a continuation of the mission of the Presbyterian Church, the site was well-suited for such a facility, and affordable housing for seniors was needed in the McLean area. He said he believed much of the opposition was based on a "not in my backyard" mentality. (A copy of his remarks is in the date file.)

Margaret Hurney, 1476 Roundleaf Court, Reston, Administrator of the Lewinsville Federally Assisted Apartment Residences, spoke in support of the facility. She said the Lewinsville facility, located in a residential area of McLean, had existed harmoniously with residents of the community for 23 years.

In response to a question from Commissioner Hopkins, Ms. Hurney said she had only received a few complaints over the years about the Lewinsville facility.

David Gamse, 11820 Parklawn Drive, Rockville, Maryland, Executive Director, Jewish Council for the Aging of Greater Washington, a representative of the Jewish Community Council, and a gerontologist, said he supported the proposed facility. He described the circumstances of a 71 year old woman as an example of the need for an affordable and safe place to live in Fairfax County. (A copy of his remarks is in the date file.)

Vice Chairman Byers said today he had visited six senior living facilities in the Mount Vernon area, none of which were at capacity or had waiting lists. Mr. Gamse said that those facilities probably would not be affordable for many residents of Fairfax County. Commissioners Hall and Wilson, citing personal examples, agreed with Mr. Gamse that most facilities today were not affordable for low to moderate income seniors.

Robert Gehring, 10741 Midsummer Drive, Reston, Fairfax Area Commission on Aging, said there was only one facility in the Lincolnia area of Fairfax County that was considered affordable for low-income residents and its waiting list was closed. (A copy of his remarks is in the date file.)

In response to a question from Vice Chairman Byers, Mr. Gehring said he would provide him with the financial breakpoint for qualifying for an affordable facility.

Doug McGuire read a statement from Patti Morneault, 1373 Northwyck Court, McLean, which stated she lived behind a Sunrise Assisted Living Facility in the Tysons Corner area. Her statement explained that the facility had been an excellent neighbor and traffic was not an issue. (A copy of her statement is in the date file.)

Karen Love, 2342 Oak Street, Falls Church, the Administrator of Sunrise of Arlington, said although the neighbors had vigorously fought against this use, it had had a positive affect on the neighborhood. She assured neighbors of the proposed Chesterbrook facility that they had nothing to fear. (A copy of her remarks is in the date file.)

In response to a question from Commissioner Wilson, Ms. Love said the publication, *Assisted Living in Your Community*, was available at ccal.org.

Scott Bartram, 1204 Winter Hunt Road, McLean, a family physician in Falls Church, said the need for affordable assisted housing was acute. He said statistics showed that more than 80 percent of the elderly could not afford market rate assisted living facilities and that the Chesterbrook facility was a significant step toward answering this need in the community. (A copy of his remarks is in the date file.)

Judy Seiff, 6812 Haycock Road, Falls Church, as the Administrator of Temple Rodef Shalom and a long time community resident, expressed support for the facility because it would allow seniors to age in place and accommodate people with a wide range of abilities to pay. (A copy of her remarks is in the date file.)

Reverend Gay Einstein, Immanuel Presbyterian Church, 1125 Savile Lane, McLean, said she was in favor of the proposed facility because there was a dire need for affordable assisted living facilities and it would allow community members to care for those who had cared for them. (A copy of her remarks is in the date file.)

Karen Rae, 6461 Linway Terrace, McLean, asked the Planning Commission to support the application because it would offer affordable senior housing for citizens of McLean who were not financially independent. (A copy of her remarks is in the date file.)

William W. Chenault, 1260 Kenmore Drive, Great Falls, noted that about five years ago when the Evans Farms property was being developed, land had been donated for the Lewinsville Retirement Residences. He explained that even though there had been much divisiveness at the time, the community had worked together and the facility had opened in December 2003. He said it had not had a negative effect on property values, pointing out that homes in excess of one million dollars had been built adjacent to it with less screening and buffering than was being proposed for the Chesterbrook facility. (A copy of his remarks is in the date file.)

Hai Tang, 3706 Ridgelea Drive, Fairfax, on behalf of the Chesterbrook Taiwanese Presbyterian Church, said the congregation had four concerns about the proposed facility: (1) use of church property to reduce the CAALF floor area ratio (FAR); (2) location of the access driveway; (3) public use of a driveway on church property without church consent; and (4) encroachment on parcel A without compensation. He said the church was willing to negotiate the location of the access road, but the current plan would have an unacceptable impact on the church. (A copy of his remarks is in the date file.)

In response to a question from Commissioner Wilson, Ms. Belgin said staff was aware that there was a disagreement between the CAALF and the Taiwanese Presbyterian Church about the access road. Ms. Belgin said staff had asked the applicant to resolve this issue and noted that legal permission to use the access would be required at site plan approval.

Commissioner de la Fe commented that this issue seemed to be an internal issue because the church owned all three parcels. Mr. Tang said just because the church owned the property, it did not give them the absolute right to use it.

Donald DiLoreto, 1803 Susquehannock Drive, McLean, stated that there was a need to provide safe housing for seniors because an "evolution of aging" was taking place in the County. He said this application would certainly be one of many to come. (A copy of his remarks is in the date file.)

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The Commission recessed at 10:26 p.m. and reconvened in the Board Auditorium at 10:41 p.m.

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Robert Gottke, 1214 Raymond Avenue, McLean, explained that the number of units, 97, was a compromise solution because 50 units would not be economically feasible but 150 units would require a facility so large that it might adversely impact the residential neighbors. (A copy of his remarks is in the date file.)

Robert Rayle, 1304 Calder Road, McLean, did not read his written remarks but said he agreed with previous speakers about the need and benefit of the facility. (A copy of his remarks is in the date file.)

Ying Chung Chiang, 7905 Old Cedar Court, McLean, a member of the Chesterbrook Taiwanese Presbyterian Church, stated that the Taiwanese Church had not agreed to the location of the access road due to safety concerns. He said approval of the plan could result in lengthy litigation.

Claire Grossi, 1229 Aldebaran Road, McLean, spoke in support of the proposed facility. She cited an example of a person who had lived her entire life in McLean but had to move away because there were no available assisted living facilities in the area.

Cheng Hung, 6178 Hardy Drive, McLean, a member of the Chesterbrook Taiwanese Presbyterian Church, expressed opposition to the proposed facility because the access road as planned would cause a severe adverse affect on the evangelism of the church, the safety of the congregation, and the aesthetic view of the church. (A copy of his remarks is in the date file.)

Philip Church, 2017 Powhatan Street, Falls Church, said he lived near the Powhatan Nursing Home and that traffic had never been a problem. He said senior living facilities were needed in the McLean area so that residents could stay in the community in which they had lived for so long.

Israel Balderas, 6875 McLean Province Circle, Falls Church, said he supported senior care facilities but had concerns about the size of the proposed facility.

Jim Bruce, 900 Lynton Place, McLean, a member of Trinity United Methodist Church, and Chairman of the Community Ministries of Northern Virginia, said this rare opportunity to establish affordable housing in McLean should not be lost.

Donald McPherson, 6636 Kirby Court, Falls Church, pointed out that the houses on Kirby Court had been in existence since 1954. He expressed opposition to another institutional use in this area and said a more rural, less congested area would be better suited for a building of this size. (A copy of his remarks is in the date file.)

Herb Becker, 2009 Lorraine Avenue, McLean, said Vinson Hall and the Arleigh Burke Pavilion, large facilities for senior citizens, were located in the Franklin area of McLean, and as a member of the Board of Directors of the Franklin Area Citizens Association for 20 years, he had never received any complaints. He expressed support for the facility, but said the concerns of neighbors should be addressed.

Mark Zetts, 6640 Kirby Court, Falls Church, representing the Kirby Court Homeowners Association, said he was surrounded by institutional uses and expressed concern about the height and mass of the building. He said the proposal was not in accord with the Comprehensive Plan because it was not compatible in use, type, or intensity with surrounding development. He also

expressed concern about the noise which would be generated by heat pumps. He requested that the top floor be removed and the number of beds be reduced to 68-70. He said although the applicant contended that the proposed size was needed in order to be able to offer 50 percent of the units to low-income seniors, no commitment had been made to do so. He further noted that the proposed shared use of the applicant's access road with Longfellow Intermediate School would create a hazardous situation for students walking to school on Westmoreland Street.

In response to a question from Vice Chairman Byers, Ms. Belgin said because the topography of the land was sloped, the portion at the rear of the building could be taller than an average height of 34 feet. She said the front of the building would appear to be two stories, but the cellar level would be exposed making it three stories.

John Duffy, 1916 Armand Court, Falls Church, said when asked if residents close to the facility would have priority to live there, the developer indicated he thought that was an unreasonable request. He presented photos of the area pointing out the institutional uses in the area. (A copy of the photos is in the date file.) He said approval of the application would result in a negative cumulative impact on the neighborhood and requested that the size of the facility be limited, its appearance be regulated, setbacks be enforced, and extensive screening be provided.

In response to questions from Commissioner Alcorn, Ms. Belgin said cellar space was not counted as FAR. She noted that the proposed FAR of the facility was .197 and that the maximum allowable FAR was .2.

Responding to a question from Commissioner de la Fe, Mr. Duffy said Longfellow Intermediate School and the Taiwanese Presbyterian Church predated his neighborhood which had been built about six years ago.

Peter Raudenbush, 6616 Rosecroft Place, Falls Church, representing the Westmoreland Square Homeowners Association, expressed opposition to a fifth institutional use in the area. He said a solution would be to sell the land, develop it at R-1 or R-2, and with the profit buy a parcel of land more appropriate and donate it for an assisted living facility.

Commissioner Wilson commented that although the area was planned residential, other uses were allowed by the Zoning Ordinance with special exception approval, one of which was an assisted living facility. She said it was the Commission's responsibility to make a recommendation based on the merits of the application, not on how many other institutional uses existed in the area.

Adrienne Whyte, 6704 West Falls Way, Falls Church, said there was no requirement that any of the units had to be affordable. She pointed out that there were other assisted living facilities in the area which had affordable units, such as the Sunrise facility in Falls Church and the Lewinsville Retirement Residences. She said the objective of the Policy Plan that consideration be given to the cumulative affect of institutional uses in an area prior to allowing the location of additional institutional uses had not been met. She said the facility was too big, too tall, incompatible with the surrounding residential communities, and development conditions did not

adequately address the concerns of the community. (A copy of her remarks with proposed development conditions is in the date file.)

Vice Chairman Byers noted that the surrounding neighborhoods had come up with 53 development conditions.

William Harris, 1106 Tuckahoe Lane, Alexandria, said he had been an administrator for four assisted living facilities all located in residential neighborhoods, and in each case there had been no adverse affects on residents or property values. He said Culpeper Gardens, a Housing and Urban Development subsidized facility in Arlington County with 340 units, had become a well respected part of the residential community. (A copy of his remarks is in the date file.)

William Kelleher, 6643 Kirby Court, Falls Church, recommended that a smaller facility be built, let the neighborhood grow to love it, and then enlarge it as appropriate.

Eileen Dohmann, 6508 Flowerdew Hundred Court, Centreville, Chair of the Fairfax Long Term Care Coordinating Council, explained that a task force had been appointed by the Board of Supervisors in 1999 to create a strategic plan for the long term care needs of Fairfax County over the next 10-15 years. She said affordable assisted living had been identified as a critical need and that CAALF, a faith based mission driven community group, had offered to help. She said the only way to succeed was to take advantage of the offer and go forward with this project.

Kathryn Hauser, 2053 Van Tuyl Place, Falls Church, representing the McLean Province Homeowners Association, expressed opposition to the facility because the size of the property was too small for such a large institution, the scale was too massive, the number of units was too large, landscaping and stormwater management were inadequate, and traffic conditions would be exacerbated. (A copy of her remarks is in the date file.)

In response to a question from Commissioner Hall, Ms. Hauser said the community could support the facility if the 100 foot setback from the school was not waived and the building was scaled down.

Joseph Svestka, 1919 Armand Court, Falls Church, said his house faced the proposed site and he could support a smaller facility.

Catherine Saunders, 2119 Great Falls Street, Falls Church, said she supported the facility but cited environmental concerns. (A copy of her remarks is in the date file.)

Jean Edmondson, 7804 Area Way, McLean, a member of the CAALF Task Force, said although the average number of beds in all assisted living facilities in Fairfax County was 50, the average number of beds in a stand-alone facility, such as the proposed Chesterbrook facility, was 80. She presented a chart showing a sampling of facilities in Northern Virginia with a breakdown of the number and types of beds. (A copy of her remarks and the chart are in the date file.)

In response to a question from Commissioner Hall, Mr. Fifer said if a Sunrise type of building with four-stories was built, the school setback requirement could be met but at the beginning of the planning stage, the neighbors had made it very clear that they did not want a four-story building. Responding to another question from Commissioner Hall, Douglas Campbell, with Grimm and Parker Architects, said the 100 foot setback requirement would result in the loss of about 25-35 units.

There were no other listed speakers; therefore, Vice Chairman Byers called for speakers from the audience.

Ed Murphy, 6641 Kirby Court, McLean, said just because there were institutional uses in the neighborhood did not make additional institutional uses desirable. He said the proposed access road would cause unsafe conditions for school children and requested that this issue be addressed.

Jim Edmondson, 7804 Area Way, McLean, a member of the CAALF Task Force, responding to a question asked earlier by Vice Chairman Byers, said there was no specific answer about what the breakpoint of affordability would be. He said it was expected that residents would have a range of income levels with the targeted population being those whose incomes were \$30,000 a year or less and those who had Section 8 eligibility. He added that if there were only 75 units, it would be impossible to have 45-50 percent of the units affordable.

In response to a question from Commissioner Hall, Mr. Edmondson said a good faith effort would be made to have at least 50 percent of the units affordable.

There were no further speakers, therefore, Vice Chairman called upon Mr. Fifer for rebuttal remarks.

Mr. Fifer stated that the 100 foot setback would be required as a transition between two uses of different intensities, but said that the school use was of at least equal intensity or perhaps even more, and noted that the reduction in the setback had been agreed to by the school. He said everything possible had been done to make the building and grounds as aesthetically pleasing as possible with generous buffers, landscaping, and open space. He explained that Proffer Number 13 addressed landscaping along the pond. He pointed out that 63 parking spaces would be provided which equaled a space for every three residents, but that most residents would not have cars. He said one shift would have 25 employees and a second shift would have 15, so even if the shifts overlapped, parking would be adequate. He said to ensure the safety of school children, a sidewalk would be provided along Westmoreland Street and along the entire frontage of the Taiwanese Presbyterian Church, crossings would be marked, and two stop signs would be provided. Addressing the opposition to the proposed access road, Mr. Fifer reiterated that the National Capital Presbyteria supported the proposal, expressed sympathy for the Taiwanese Church, but said that it was their responsibility to resolve this issue.

In response to a question from Commissioner de la Fe, Mr. Campbell said the footprint of the school was approximately three times that of the proposed facility and that part of the school was one story and another part was two stories.

Commissioner Wilson requested that language in Development Condition Number 21 concerning the number of affordable units be more specific. Mr. Fifer pointed out that the intent was clear and that the condition had been written that way to allow the applicant flexibility to obtain financing.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Hopkins for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Hopkins MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SE 2003-DR-022, CHESTERBROOK RESIDENCES, INC., WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT, TO A DATE CERTAIN OF FEBRUARY 19, 2004.

Commissioners Hall and Koch seconded the motion which carried unanimously with Commissioners Harsel and Murphy absent from the meeting.

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The meeting was adjourned at 12:45 a.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, 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: Linda B. Rodeffer

Approved on: July 20, 2006

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission