



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods, and diverse communities of Fairfax County

August 11, 2021

Sarah C. Kirk
10609 Georgetown Pike
Great Falls, Virginia 22066

**RE: Special Exception Application SE 2020-DR-022 – Turner Farmhouse Foundation
Dranesville District**

Dear Ms. Kirk:

At a regular meeting held on July 27, 2021, the Board of Supervisors approved Special Exception Application SE 2020-DR-022, subject to the following development conditions dated July 13, 2021:

1. The Special Exception (SE) is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted for the public benefit association use as indicated on the Special Exception Plat, entitled "Turner Farmhouse Foundation, Special Exception" prepared by LDC, and consisting of two sheets dated January 2020, as revised through March 30, 2021, and approved with this application, as qualified by these conditions.
3. A copy of the SE conditions and Non-Residential Use Permit (Non-RUP) are to be made available upon request to all departments of the County of Fairfax during the hours of operation for the permitted use.
4. The public benefit association use will be limited to hosting retreats and/or meetings for grief and bereavement support due to the death of a parent, sibling, primary caregiver, family member (spouse or child) or significant person ("Retreat Events").
5. The hours of operation for the public benefit association facility are Monday through Friday from 9:00 a.m. through 5:00 p.m., and overnight weekend events operating from Friday at 3:00 p.m. to Sunday at 5:00 p.m.
6. The maximum number of guests for Retreat Events must not exceed ten.
7. A caretaker and a maximum of two additional staff members are permitted during a Retreat Event. At least one staff person must be onsite during a Retreat Event. Only one Retreat Event is permitted per day.

Department of Clerk Services
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8. Drop-off and pick-up from the public benefit association facility and all parking must occur on-site. Expansion of the existing parking area is not permitted.
9. Signage must conform to the provisions of the Zoning Ordinance. There may only be one sign for the public benefit association facility. The sign may not be larger than the existing sign (approximately eight square feet) and may not have lighting.
10. Any new or replacement lighting must be a full cut off fixture, mounted horizontal to the ground.
11. Trash cans are to be stored in a location on site that is not visible from Georgetown Pike.
12. At the time of site plan approval, bicycle racks are to be properly installed per the Fairfax County Bicycle Parking Guidelines, subject to the review and approval of the Fairfax County Department of Transportation (FCDOT).
13. The applicant must provide an annual report to the Dranesville District Supervisor's Office with copy to the Great Falls Citizens Association (GFCA), which documents the Retreat Events held on-site for the public benefit association.
14. The Turner Farmhouse must not be used for Retreat Events.
15. The applicant must maintain a publicly-accessible (eg., posted on the applicant's website) calendar that identifies Retreat Events scheduled to occur on the property. Any Retreat Event must be added to the calendar at least three days prior to the event and must identify the approximate number of attendees.
16. The public benefit association facility may not be used as an Accessory Dwelling Unit as defined in Article 20 of the Zoning Ordinance (known as an Accessory Living Unit under the Ordinance effective as of July 1, 2021) or as temporary lodging for non-Retreat Events (Short-Term Lodging).
17. The public benefit association use must consult periodically (at least quarterly) with a mental health professional (e.g., a clinical psychologist) on Retreat Event operations. A record of such consultations must be included in the annual report for the public benefit association use.

This approval, contingent on the above noted conditions, will not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The Board also:

- Waived the transitional screening and barrier requirements along the northern lot line

For additional information, please go to <https://plus.fairfaxcounty.gov/CitizenAccess/> or contact the Zoning Evaluation Division at (703) 324-1290.

Sarah C. Kirk
August 11, 2021

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Sincerely,



Jill G. Cooper
Clerk for the Board of Supervisors

Cc: Supervisor John W. Foust, Dranesville District
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
Tracy D. Strunk, Director, Zoning Evaluation Division, Dept. of Planning and Development
Drew Hushour, Deputy Zoning Administrator, Dept. of Planning and Development
Michael Liddle, Director, GIS Services, Department of Information Technology
Jeff Hermann, Section Chief, Transportation Planning Division
Andrea Dorlester, Park Planning Branch Manager, FCPA
Abdi Hamud, Program Administrator, DHCD/Design Development Division
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation
Morgan Wolfe, Chief, Bonds & Agreements, Land Development Services