

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

**COMMITTEE MEMBERS PRESENT**

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

**COUNTY STAFF PRESENT**

Marlae Schnare, *Supervisor Pat Herrity's Office*  
Wanda Suder, *Planning & Zoning*

**APPLICATION, APPLICANT, AND AGENT**

Clementine Twin Lakes, LLC, SE 2019-SP-006  
John Farrell & Sotia Kyriacou, McCandlish & Lillard  
Jennifer Gallagher, Monte Nido & Affiliates

**PRESENTATION**

Mr. John Farrell provided an overview of the application. The congregate care will add four beds to an existing group home for adolescent girls with eating disorders at 13215 Twin Lakes Drive. He mentioned that a group home is considered a residential family home and is permitted by-right in Fairfax County. This proposal is to simply add four more beds. The residence will not be physically expanded – there will be no exterior work. They recently expanded the septic system for the eight bed group home which, according to the Health Department, will also accommodate the additional four beds. Additional landscaping will also be added to the eastern boundary to screen the parking lot.

Jennifer Gallagher from Monte Nido & Affiliates provided information about the facility and why they chose this property. They believe that the environment contributes to the overall treatment program. Although the treatment is in the home, the natural surrounding provides benefits for the program. Privacy is important to the clients and their families. The bigger lots with the natural landscaping and screening only enhances privacy for them. They want to respect the community and believe maintaining privacy is being a good neighbor. The national prevalence of eating disorders is four percent of adolescents. This translates to 5,000 young men and women in this area. They also know that there is a lower rate of recidivism when treatment is provided closer to home. Thus, locating in Fairfax allows them the opportunity to serve the many young women in this area with this disorder.

Questions and comments from the committee and the public were considered and addressed. Questions about staffing, length of treatment (45-60 days), parking lot, screening and buffering, Twin Lakes Drive capacity, safety and security, licensing, and visiting hours were addressed and discussed. One of the main concerns from the public involved the lack of notification from Monte Nido & Affiliates about the establishment of the group home over six months ago. Community members believed that they should have had notification about this establishment

prior to this proposal which adds four more beds to the group home. Jennifer Gallagher stated that their practice is to establish the treatment program first for this sensitive population with all of its staff and various practices. Once that is established, they reach out to the community and establish a relationship with the neighbors through a meeting or tours of the facility.

Committee members suggested that additional screening for the parking area should be considered and a commitment to meet with the neighbors.

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

**VOTE**

Motion to approve passed unanimously with the conditions as stated for screening and provision for other opportunities for input from the neighbors.