



P.O. Box 442, Lorton, Virginia 22199
Meeting at South County Secondary School
Tuesday, June 10, 2008 @ 7:30 p.m.

****** MINUTES ******

BOARD REPORTS

Michael Grogan, President, called the meeting to order at 7:35 PM; quorum present.

President Grogan amended the agenda to allow some presenters wishing to attend another meeting to go earlier. Several times during the meeting, he recognized elected officials in attendance and dedicated staff, specifically from Supervisor Herrity and Supervisor Hyland's offices.

Alan Salisbury, Secretary, distributed attendance sheet. May 2008 minutes were approved on voice vote.

[Attendance sheet, which was notably incomplete, was also lost. – Alan Salisbury]

Gloria Bannister, Treasurer. Gave financial report: income: 4 dues paid, \$59.57 REI/CREF, \$2,000 from Envirosolutions for Parade use; expenses: \$42 for PO BOX; balance \$10,998.32. Printed copies were available.

Dale Johnson addressed the issue of unpaid dues and welcomed back Newington Forest.

A heavy storm occurred and there was no power during at least half the meeting.

EARLY PRESENTATIONS AND LAND USE

Linwood disclosed that SCF President Mike Grogan notified him of a conflict of interest and noted that President Grogan has not been involved in the resolutions involving BRAC APR Nominations. President Grogan's conflict has to do with these two particular resolutions and not BRAC in general.

David Gill gave a presentation regarding proposed development at intersection of Telegraph Road and Parkway.

Resolution 08-16 Not Opposing BRAC APR Nomination (08-1V-9S), provided language is added to insure the development scale is reasonably maintained throughout.

Discussion included the presenter's answer that the possibility of crash danger from nearby airfield was taken into consideration.

Passed 42-0-2; abstentions included President Grogan.

Resolution 08-17 Not Opposing BRAC APR Nomination (08-1V-2LP), provided language is added to address four concerns of the federation(see resolution).

Discussion included clarification that there is planned two ~200 room hotels with conference center and the reinforcement of the "below treetop" characteristic of the community.

Passed 44-0-4; abstentions included President Grogan.

SUPERVISORS/LEGISLATORS TIME and DISCUSSION

- Supervisor Hyland provided the following updates:
 - Referred to a handout distributed by Tom Howard at the meeting:
 - Feasibility of Land Swap for middle school
 - Positive meeting with Alexander Company
 - Letter to School Board regarding Board of Supervisors commitment to middle school



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- Lorton 4-way stop compromise: stop removed, but there will be a light at the VRE station entrance nearby and a “button” crosswalk light at Lorton Station Blvd and Percy Simms Dr
 - Resident of 8000 block of Paper Birch shot and killed in his driveway. No indications that this was gang-related or random violence. Police are investigating leads from earlier incidents involving the young man killed. Supervisor Hyland gave his sincere condolences.
- State Senator Barker provided the following updates:
 - Special legislative session to address transportation begins June 23rd
 - Funding for transportation has taken several hits recently
 - Northern VA Tax Authority overturned
 - Projected 45% reduction in 6-year outlook
 - \$370 million road maintenance shortfall
 - Projected to grow to \$600 shortfall
 - Q&A included questions about green building materials for road surfaces and Delegate Albo.
 - Barker noted Albo told him that any bill, no matter how good, must first escape committee.
 - Fairfax County School Board Chair Dan Storek provided the following updates:
 - Thanked state Senator Barker and Delegate Albo for supporting our schools for us in Richmond
 - Thanked Supervisor Hyland and his board colleagues for supporting the middle school
 - Referred to a motion he had introduced that was passed regarding middle school
 - Noted that the school systems staff is not supportive of a middle school and is OK with a 2019 target date for a middle school in our area and [staff] recommends the “wing” solution for current overcrowding.
 - Noted three issues he thought were not being properly considered by staff
 - Economic conditions and expected gas prices will cause more to move closer
 - Impact of BRAC (BRAC projection of school age growth is thought way off the mark)
 - Federal law requires the county to educate all minor children of school age
 - Recent policy changes by Prince William County are likely responsible for an expected increase of up to 900 students with weak English skills in Fairfax County
 - Is hopeful that a vote soon will lead to a South County Middle School opening by 2012



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PRESENTATION BY THE ALEXANDER COMPANY

The Alexander Company of Madison, Wisconsin, specializes in adaptive re-use of historical properties. They have done several projects in many states across the US. They are experienced in public/private partnerships. Laurel Hill will be the first time the company has addressed reuse of a prison.

The presenter noted that the ideas they are throwing out there now are not set in stone. They invite and welcome public comment. The company has a local presence and have staff in the area at least 3 or 4 days each week.

During discussion, Chris Caperton introduced himself as the Fairfax County Project Manager for Laurel Hill Adaptive Reuse. A member asked about proffers. The presenter noted proffers would not truly come into consideration until the rezoning process.

STANDING AND SPECIAL COMMITTEE REPORTS

- Parade
 - **Resolution 08-18** recognizing the long commitment of Neal McBride to our community and naming him Grand Marshall of the 2008 Lorton Independence Day Parade. Passed without objection by voice vote.
 - Resolution was changed w/o objection, before the vote, to reflect Neal McBride was once President.
 - Next, possibly last for 2008, planning meeting Wednesday, June 25th at 7 PM at Fireside Grill
- Education (Christine Morin)
 - June 19th School Board Meeting
 - Anyone interested in working on the committee for Laurel Hill Elementary School (LHES) should email Ms. Morin; ccmorin@aol.com.
 - Urged all to be sure to take a look at the letter, included in Supervisor Hyland's handout, from him, Board Chair Gerry Connolly and Supervisor Pat Herrity to School Board Chairman Dan Storck voicing their strong support for the middle school.
 - Preliminary info about elementary school boundary study. It will encompass Silverbrook, Gunston, Lorton Station, Halley and Newington Forest elementary schools. There will be a slightly different process this time with the boundary study panel introducing ideas first and then asking for feedback and additional ideas.
 - Very good progress on the Laurel Hill Elementary School construction.
- Land Use (Linwood Gorham)
 - **Resolution 08-19** Not Opposing abandonment of Sanger Street on condition it be sized and/or signed to allow emergency vehicle access and not allow on-street parking. Passed 40-0-5.
 - Presentation regarding Resolution 08-21
 - **Resolution 08-20** supporting out-of-turn plan amendment that would allow senior citizen housing to be built on parcel between Shoppes at Lorton and New Hope Church on Route 123; passed 42-0-0.
 - **Resolution 08-21** not opposing bank and pharmacy drive through use at Lorton Corner; passed 42-0-0.
- Transportation and Public Safety (motion recorded as **Resolution 08-22**)
 - Motion to donate \$100 each to Hayfield & South County all night grad party; passed voice vote.



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- Environmental (Gloria Bannister)
 - Noted the Noman M Cole water treatment plant placed quite highly in a nationwide study
 - Watershed cleanup

OLD BUSINESS

- Lorton Community Action Center

NEW BUSINESS

- Next Meeting (no meeting in August)
 - July 8th meeting is at 7:30 p.m. at South County Secondary School
- Linwood Gorham announced that the Pohick Bay Regional Park was having a ribbon-cutting and grand opening celebration featuring a fairly elaborate pirate reenactment event on Saturday, June 14th.
- Meeting was adjourned at roughly 9:30. Power had gone out.

Note: South County Federation website is at <http://www.southcountyfederation.com/>.

Members	Member Through	Present	Non Aligned Caucus Members	Member Through	Present
Afton Glen	2007		Gomolinski-Lally, Eleanor		
Barrington	2009		Fedorshick, John		
Crandall Run		Yes	Clifton, Irma		Yes
Crosspointe	2009		Meeker, Rose		
Gunston Corner THOA	2007	Yes	Dreude, Thomas		
Gunston Manor	2009	Yes	Werkheiser, Greg		Yes
Gunston Square	2007				
Hallowing Point Civic Assoc	2009		Other Attendees		
Harbor View			Supervisor Hyland		
Hollymeade	2007		State Senator Barker		
Laurel Hill Community Association	2007	Yes	School Board Chair Dan Storck		
Laurel Highlands			Chris Caperton (County DPZ)		
Lorton Station	2009		Tim Sargeant?		
Lorton Valley		Yes	Conrad Meehan		
Mason Neck Civic Association	2007	Yes	Irma Clifton		
Newington Forest		Yes	Marty (Wildwood?)		
Newington Woods			Mike Grogan		
Non-Aligned Caucus (see upper right)	2007	Yes	Linwood Gorham (Mason Neck)		
Occoquan Overlook	2007		Gloria Bannister (Gunston Corner)		
Overlook Point	2007		Alan Salisbury (Williamsburg Square)		
Saratoga Community Association	2007		Tom Howard (Supervisor Hyland)		
Shepherd Hills	2007		Marlae Schnare (Supervisor Herrity)		
Springfield Oaks	2007		Presenters from Alexander Company		
Shirley Acres	2007		Presenter from Lorton Corner LLC		
Silverbrook Hunt	2009		Presenter for Sunrise		
Southgate Woods			Christine Morin (Laurel Hill)		
Southpointe	2009	Yes	Dale Johnson (Spring Hill)		
Spring Hill	2007	Yes			
Stone Mannor	2009				
Wildwood	2007	Yes			
Williamsburg Square	2009	Yes			



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RESOLUTION 08-18

Recognizing Neal McBride's long service to the community and naming him Grand Marshall of the 2008 Lorton Independence Day Parade

WHEREAS Neal McBride has been active in community affairs within the South County Area for two decades. He has served as chair or coordinator of an array of formal or informal civic and community groups dedicated to improving life in Fairfax County.

WHEREAS Neal McBride has had membership on a wide variety of Mount Vernon, Springfield and Lee Districts planning & revitalization committees and task forces.

WHEREAS Neal McBride has also served as president and in other offices of the Federation of Lorton Communities (now the South County Federation) and the Newington Forest Community Association (for which he continues to act as it's External Affairs' Liaison) and serves as Director At-Large with the Occoquan Watershed Coalition.

WHEREAS Neal McBride currently serves as a member on the Lorton Arts Foundation Board, Cold War Museum Advisory Board, Lorton Heritage Society, Newington Forest Elementary School P.T.A., Laurel Hill House Committee and South County Middle School Solutions Group. He has formerly served with countless other groups.

WHEREAS Neal McBride was honored by the Fairfax County Board of Supervisors with the title of "Lord Fairfax" for the Mount.Vernon District in 2003.

THEREFORE The South County Federation would like to recognize his long time selfless dedication to the South County Community and appoint him as Grand Marshall of the 2008 Lorton's Independence Parade.

[Resolution edited without objection to say Neal former president of FLC.–Alan]



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Resolution 08-20

Not opposing PCA 93-V-028-02, SE 2007-MV-031 which would allow Lorton Corner LLC bank and pharmacy drive through uses

Whereas, Robert Lawrence appeared before the South County Federation Land Use Committee to request that The South County Federation support the PCA and SE needed for bank and pharmacy drive through uses.

Whereas, the South County Federation did not oppose the current site plan for this parcel.

Whereas, the proposed plan is less dense and has two uses instead of three.

Whereas, the proposed plan has better internal traffic flow.

Whereas, the proposed plan eliminates possible traffic hazards at the adjacent apartment entrance.

Now, therefore, be it **Resolved**, The South County Federation does not oppose PCA 93-V-028-02, SE 2007-MV-031 that will allow bank and pharmacy drive through uses on the triangular parcel just North of Gunston Plaza on the North West corner of Lorton Road and Richmond Highway.

[This resolution was edited to add the phrase “bank and pharmacy” before both occurrences of “drive through uses”. – Alan Salisbury]



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Resolution 08-19

Not opposing Abandonment of a Southern Portion of Sanger Street with conditions

Whereas, representatives for Kettler appeared before the South County Federation Land Use Committee to request that The South County Federation support the abandonment of a southern portion Sanger Street.

Whereas, the proposed abandonment improves the site plan and allows the homes to be built further away from Interstate 95.

Whereas, the proposed abandonment does not affect the density of the site.

Whereas, The South County Federation is concerned about possible overflow parking from nearby apartments.

Now, therefore, be it **Resolved**, The South County Federation does not oppose the proposed abandonment of a southern portion of Sanger Street provided the street is sized and/or signed to allow adequate fire department access and not allow on street parking.



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Resolution 08-16

Not Opposing Scannell Properties BRAC APR Nomination (08-1V-9S)

Whereas, Greg Riegle and David Gill appeared before the South County Federation Land Use Committee to request that The South County Federation support Scannell Properties BRAC APR Nomination (08-1V-9S).

Whereas, the representatives of the applicant have been very prompt, accessible and professional regarding information on the application.

Whereas, The South County Federation believes office space will bring high quality jobs to our community we support the addition of a reasonable amount of high quality office space.

Whereas, The South County Federation wants new development to be consistent with current development and maintain the “below the tree line” character of the community.

Whereas, the application specifies a maximum of 786,000 square feet.

Whereas, The South County Federation does not want density credits from one side of this property used to build an out of charter building on the other.

Now, therefore, be it **Resolved,** The South County Federation does not oppose BRAC APR Nomination (08-1V-9S) Provided language is added to insure development scale is reasonably maintained throughout the property.



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Resolution 08-21

Not Opposing Out-of-Turn Plan Amendment That Would Allow Senior Citizen Housing to be Built On Parcel 106-2-((1))-8 Between the Shopping Center and New Hope Church

Whereas, Greg Riegle and Lisa Chiblow appeared before the South County Federation Land Use Committee to request that The South County Federation support the Out-of-Turn Plan Amendment needed for the development of a Sunrise Facility on Route 123.

Whereas, the Out-of-Turn Plan Amendment request submitted will be for the specific purpose of developing senior citizen housing.

Whereas, any Plan Amendment to this property will include language that any drainage concerns of adjacent properties must be completely resolved.

Whereas, any Plan Amendment to this property will include language that the area north of the AT&T easement be preserved as a conservation easement.

Whereas, any Plan Amendment to this property will include language that access to Route 123 will be via the right of way in front of the New Hope Church.

Whereas, any Plan Amendment to this property will include language that enhanced screening between the Shopping Center and other adjacent properties will be provided.

Whereas, any Plan Amendment to this property will include language that building height will not exceed 44 feet and architectural design should incorporate a height, location and design that is in character with the adjacent uses.

Now, therefore, be it **Resolved,** The South County Federation supports an Out-of-Turn Plan Amendment to the parcel of land on Route 123 between the Shopping Center and the New Hope Church for the sole purpose of building appropriate Senior citizen housing.



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Resolution 08-17

Not Opposing WRIT NVIP BRAC APR Nomination (08-1V-2LP).

Whereas, Greg Riegle and David Gill appeared before the South County Federation Land Use Committee to request The South County Federation support WRIT NVIP BRAC APR Nomination (08-1V-2LP).

Whereas, the representatives of the applicant have been very prompt, accessible and professional regarding information on the application.

Whereas, The South County Federation believes office space will bring high quality jobs to our community we support the addition of a reasonable amount of high quality office space.

Whereas, The South County Federation believes internal and external traffic would be well served with a connector road between Lockport Place and Telegraph Road where it connects to Rainwater Place.

Whereas, The South County Federation wants new development to be consistent with current development and maintain the “below the tree line” character of the community.

Whereas, The South County Federation wants to provide a density incentive to develop to office but believes .8 to 1 is too high and will cause an unnecessary burden on the community

Whereas, The South County Federation wants to insure the adjacent residential development is protected with adequate buffers and a transition to lower density next to residential neighborhoods.

Now, therefore, be it **Resolved,** The South County Federation does not oppose BRAC APR Nomination (08-1V-2LP) Provided language is added to provide the following:

- A connector road between Lockport Place and Telegraph Road where it connects to Rainwater Place.
- Insure density decreases as it gets closer to the adjacent residential development.
- Insure adequate buffers are provided next to the adjacent residential development.
- Overall density is reduced from a range of .8 to 1 to .6 to .8.