



**Meeting at South County Secondary School  
Tuesday, November 11, 2014 @ 7:30 PM**

**\*\*\*\* MINUTES\*\*\*\***

1. President Nick Firth called the meeting to order at 7:37 p.m.

Nick acknowledged Veterans Day and those who put their lives on the line for us to be here. He stated that Supervisor Hyland is on travel and Christine Morin is unable to attend. Nick stated Senator George Barker was invited to speak and he will introduce him when he arrives.

**Motion** made and seconded to approve the October 14 meeting minutes.

2. Committee Reports

Land Use

Martin Rizer stated the Committee reviewed the application for the McShay Development and they would like to support it; however, the resolution provided to members outlines some concerns. He introduced Mike McGhan to provide him an opportunity to present. Martin clarified the Committee advises and the body votes. Also in attendance were Glenn Silver, attorney; Mark Lopez, title attorney; and engineer.

Mike stated this is about 4.9 acres in front of the Moose Lodge and he has been before the Committee numerous times and has made several changes that have been requested by the Committee. He provided a copy of the resolution with their responses. Martin said the Committee has not seen the responses. Mike stated that they were before the Planning Commission last week and received good comments that are approachable. They have meet with surrounding HOA communities to work with them and no one is against the development. They have entered into an agreement with the neighbors to North Hagle Circle. Mike said they have agreed to make the left hand turn at Hagle Circle to make it safer and will absorb those costs. They have the county and VDOT blessings. He provided architectural house designs of each stage from where they started 2 ½ years with 46 units planned and the changes made to 40 units to address concerns about density, moving the pond, adding additional parking, extending the sound wall, and entrance changes. They also have support from Lorton Community Action Center and has one HOA letter. The Moose Lodge needs the money to develop their lot. Mike explained there will be all brick fronts. He also provided maps of the surrounding communities for comparison. Mike explained they are trying to build something affordable. Making more changes will add costs to each home. He said they would like the Federation's support. The plans have been on the books for 3 years and the plans and proffers are good.

Martin said he would have liked the plans to show the elevation and would like to see commitment on the side elevation. He explained that this is not the best area and we want to see it improve. We



want to be proud of what we get in Lorton. No one wants to oppose an application and he cannot remember one that was opposed. Martin said the Committee has been working hard on this. These homes will back to Route 1 and be visible. Martin stated we expect to see additional permits in the future and we should not lose the opportunity to support the vision of where we see Lorton going. Rear and side elevation needs to be proffered to make certain and protect the community. We should make certain we have adequate protection should the market crash. Martin recommended we table the vote tonight. If they agree and Mr. Earl Flannigan is satisfied, we would be on record not opposing the application. It was asked that the Planning Commission meeting be moved to December 3.

**Motion** made and seconded that South County Federation does not oppose the application provided the elevation is added to the proffers for the 7 units facing Route 1. Commissioners Flannigan and Sargent can validate this. 32 supported, none opposed.

The Moose Lodge is having a pig roast this Saturday.

#### Transportation

Nick passed out information providing an overview on the \$100M Bond Referendum passed at the November election for transportation projects improvements. He explained the majority of this will be for multimodal transportation (pedestrian, bicycle and trails). Nick also provided a map for possible future site of a Lorton police station which is in the Comprehensive Plan. He stated this may not be the ideal place for it and we may need to look at other locations more at the center of Lorton. Recommendation made to look at the old Hechinger's site. Nick asked members to think about this and email him with recommendations so this can be discussed at the December meeting so we can advocate before this moves along. This is very preliminary and not for 3 to 4 years. The police station that currently services this area comes from West Springfield. We would enjoy the presence of a new police station. Nick also mentioned the Boundary Study has issues.

Announcement made that South County cheerleading, volleyball, football and field hockey teams were winning championships.

Nick reintroduced Martin to complete Land Use Committee update. He stated the Committee is going to draft standards of expectations we expect for applications. It is our job to protect the community and make certain we get the same level applications others are getting like Springfield and Alexandria. There was a meeting with Supervisor Hyland and Fairfax Water and the HOA President a couple of weeks ago. Issues/concerns were raised and there will be another meeting on Thursday. Issues have not been addressed. The blast level over 3.0 raises concerns because it is felt this is too strong. When the level is 3.3, it prompts a lot of emails from residents. The applicant said they restrict truck traffic on Lorton Road but they cannot enforce it. Current restrictions are not effective. The Committee cannot police this. Vulcan Quarry considering to take on restricting truck traffic. They will relook at this. Martin announced there is a public hearing on November 20. Staff Report has conditions going forward. The Committee believes unacceptable. Martin said the focus is on mining operations at the north pit for the next 21 years. Hopefully the applicant will work with the Committee and reduce the blast level. He explained the south pit is further from the homes



closest to this work being done. Martin said they look forward to getting more progress at the Thursday meeting on the blasting level and truck traffic. Member raised concern that this was acknowledged as an economic opportunity but taking away from the community. Nick added that reading the articles in the newspaper shows no offers but the same conversations had in 2006. Nick explained this is a check and balance. Supervisor Flannigan said he has talked to the application and will the community time to develop a detailed and helpful proposal. He said January 29 is the date for the quarry decision which falls after the South County Federation meeting. Supervisor Hyland is strongly interested in changing the seismic monitoring conditions and reducing ground velocity. They will look at Luckstone to determine their procedures for truck traffic routes and what we may be missing. Luckstone controls the contractors very well and it is in their operating policy. Nick asked for a meeting where the August 13 blast is recreated.

**Motion** made and seconded to request deferral to January meeting and public hearing to February. All in favor with 1 abstention.

Nick stated we want this memorialized in the land use rezoning. Martin stated the north pit is putting in a new processing plant and has more sediment piped to the Norman Cole plant.

Martin stated the land near the car wash at Lorton Road/I-95 has issues with egress and ingress which can add to the flow of traffic and make busy. The Comprehensive Plan considers this the gateway into the county and having a gas station was not a gateway amenity and that application was defeated. The current application for this land has the same issues which would bring extra out of state patrons. The Committee met with the applicant and they gave them those issues. They realize they have a challenge to get approved. The applicant knows they need to come to South County Federation with their best plan before going to county staff.

Education and Parks/Recreation had no reports.

Nick said the December meeting is for the election of officers. He also reported that dues are to be collected in January. A notice will be sent.

Nick adjourned the meeting at 9:41 p.m.