

**South County Federation (SCF) Resolution Regarding  
Shoppes of Lorton Valley  
PCA 89-V-059-02 / SE 2020-MV-020  
SCF Resolution # 2021-005**

**Whereas,** the Shoppes of Lorton Valley is located at 8971 Ox Rd in Lorton, Virginia and resides on 5.79 acres

**Whereas,** the applicant is seeking to replace the former bank with drive-through with a use of fast food restaurant with drive-through

**Whereas,** the applicant is seeking to replace the existing sign of 3.5 feet with a 17.5 foot tall sign with a maximum area of 80 square feet on the southern side of the northern entrance

**Whereas,** the current signage is insufficient in attracting customers to the retail uses in the center

**Whereas,** the fast food restaurant drive-through is proposed to be a double stack ordering with single stack pay with ingress to the drive-through commencing inside the shopping center and egress from the drive-through

**Whereas,** the applicant proposes to restripe the egress on the northern exit at the stop light to create 2 defined exit lanes, add additional striping to extend the existing median, and make additional improvement to the northern egress

**Whereas,** the drive through will allow up to 12 vehicles to be stacked and egress to the south rear of the shopping center and a stop sign will be added to create a 3 way intersection with 2 stop signs at the south ingress/egress

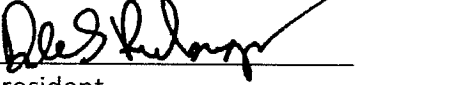
**Whereas,** the hours of operation are proposed to be 5 a.m. to 12 p.m. 7 days per week

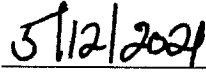
**Whereas,** there is sufficient buffering in terms of a solid wood fence with brick pillars buffering the southern side of the drive through





**Now, therefore, be it Resolved,** the South County Federation supports both the drive-through fast food restaurant use and the proposed replacement of signage, however, the South County Federation requests that the applicant continue to study the egress on the northern intersection at the traffic light as the new tenant comes online and make improvements as necessary to facilitate improved egress from the shopping center at the northern intersection.

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Date

