



General Membership Meeting via Zoom

Tuesday, May 12, 2026 at 7 pm
Lorton, VA 22079

Summary

The May meeting of the South County Federation focused on updates and presentations about major development projects. The meeting began with approval of the April minutes and the treasurer's report, followed by discussions about a Bylaws amendment. Supervisor Storck provided updates on Fairfax County initiatives including housing development, transportation projects, and community events. The main presentation was the Lorton 2040 Visioning Plan, presented by county staff Steve Waller and Tom Burke, which outlined proposals for mixed-use development around Lorton Station, Gunston Plaza, and Lorton Marketplace, including potential building heights of 4-10 stories and Bus Rapid Transit (BRT) implementation. Waste Management and the Fairfax County Park Authority shared progress on Overlook Ridge Park. The plan amendment resolution was unanimously approved by the Federation. Additional updates included legislative news regarding recent Virginia General Assembly actions and pending decisions, and information about workforce development and transportation projects. The Federation also approved a resolution requesting a traffic study on Silverbrook Road.

Call to Order- Mr. Keith F. Shovlin, President

Mr. Shovlin called the meeting to order at 7:02 pm and thanked all those in attendance.

Administrative Matters

Approval of the Minutes (Secretary position vacant)

Jonathan Kiell motioned to approve the April minutes, Dale Rumberger seconded, passed unanimously.

Treasurer Report- Mr. James Fenton

Mr. Fenton shared the financial report.

Truist Checking	\$2727.27
CD	\$3000.00
Total	\$5727.27

- Expenditure of \$235.83 for a tent to be used at events, the Farmers Market, and any other Federation needs. Mr. Shovlin noted it will be used at Supervisor Storck's Summer Palooza event on June 6th.

Membership Drive

Mr. Weyland noted that no candidate for the Intern position has stepped forward. Outreach will continue until a candidate is found.

Bylaws Amendment

Mr. Shovlin discussed a bylaws amendment to establish formal guidelines for handling resolutions submitted from the floor, which will be voted on at the June meeting. The proposal was necessitated by a resolution submitted by Marty Schirmacher of Shirley Acres. Mr. Schirmacher clarified that he had submitted a draft for discussion rather than a formal resolution, raising concerns about the process change affecting community input on public safety issues. The discussion concluded with Shauneen Werlinger suggesting clearer guidelines on decision-making authority regarding committee purviews, which Mr. Shovlin acknowledged as a valid point for the amendment.

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County Reports

Board of Supervisors - Mount Vernon District Supervisor Dan Storck

Supervisor Storck provided updates on several county initiatives and projects. He reported that after community feedback, the fire station curb on Gunston Road will be moved back 4 feet, with construction expected to complete in winter 2027. The Senior Summit held on May 1st successfully attracted 240 residents, and upcoming community events include Summerpalooza on June 6th and Back to School Community Day on August 1st. Mr. Storck also discussed ongoing transportation projects including the Newington Road Shared Youth Path, pedestrian improvements on Pohick Road, and the Snowden Ashford Road project which is 20% complete with a September completion date.

Dale Rumberger praised staff for their work on road improvements on Mordor Drive and Furnace Road, noting the significant improvement in the area's appearance. Larry Clark raised concerns about the location of school zone yellow blinkers on Laurel Crest Drive, suggesting they should be moved westward to better protect middle school students rather than just high school students. Mr. Storck agreed to review the issue during his upcoming Middle School visit with Mt. Vernon School Board Representative Mateo Dunne. Mr. Shovlin discussed a conversation with a VRE program manager about the Newington Bridge project, noting that while bike lanes and walkways are potentially possible. Mr. Storck noted that funding remains a challenge as neither VDOT nor DRPT has committed to covering costs.

Special Presentation

Update on Overlook Ridge Park by FCPA and Waste Management

Brendon Hanafin from the Park Authority presented updates on the project, highlighting recent milestones including technical approval of site plan revisions in September 2024, signing of the access agreement in January 2025, and DEQ permit approval on March 12, 2026. The team discussed construction plans, with Waste Management selecting A&E firm and general contractor, and construction set to begin in June 2026. The project is targeting a summer 2027 opening, though the exact date depends on factors like grass growth for permit approval. Haley Burke from Waste Management provided additional details on their construction timeline, noting they are awaiting initial bids in late May and expect to select a contractor by the end of Q2, with groundbreaking to follow.

Lorton 2040 Visioning Plan by County Planning Staff and the Lorton 2040 Task Force

The Lorton 2040 Visioning Plan is plan amendment for the Lorton South Route 1 Suburban Center, which aims to develop a town center to enhance community vibrancy and address past development shortcomings. Stephen Waller from Fairfax County Planning presented, highlighting key recommendations such as mixed-use development around Lorton Station, Lorton Marketplace, and Gunston Plaza, with building heights ranging from 4 to 7 stories in most areas and up to 7-10 stories in specific locations. The plan also includes recommendations for improved pedestrian circulation, structured parking, public open spaces, and enhanced multimodal transportation access, including a potential indoor transit center at Lorton Station. The proposed plan amendment is recommended for adoption by the Board of Supervisors and aims to align with the county's 2026 policies to incentivize planning that benefits the community.

Thomas Burke, a senior transportation planner, presented updates on the Bus Rapid Transit (BRT) implementation and roadway connections in the Lorton area. He discussed the proposed BRT stations, including adjustments to locations and the potential connection to VRE, as well as plans for local grid connections to improve traffic flow. The presentation also covered streetscape improvements, focusing on making roads more walkable and pedestrian-friendly, with specific attention to Richmond Highway and Lorton Road. Mr. Waller noted that the Lorton Core Study Task Force had unanimously supported the plan amendment on March 16th, including a majority vote to potentially reduce Lorton Road to four lanes in the future if traffic conditions change.

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The comprehensive plan amendment for Lorton, which will be presented to the Planning Commission on June 3rd and the Board of Supervisors on June 23rd. Residents raised concerns about traffic impacts, particularly regarding Lorton Road's potential reduction to two lanes, with Mr. Fenton noting current congestion takes 45 minutes to reach South County High School during peak hours. The discussion also covered building heights at Gunston Plaza, where residents questioned the placement of 10-story structures along Armistead Road near residential areas, though the planning team explained these heights were intended to face toward the BRT station and would be subject to further review during rezoning.

Chris Ambrose of Shepherd Hills HOA expressed confusion about the varying building height blocks across the site. Mr. Waller clarified that the plans were conceptual and flexible, with the entire plaza designed as one subunit allowing for mixed-use redevelopment. The discussion also covered traffic concerns on Lorton Road, where Tom Moore inquired about lane extensions and was informed by Nick Firth that the proposed four-lane contraction would only go up to the Autotrain entrance. Regarding schools, Mr. Waller explained that while Fairfax County Public Schools had not identified specific locations for new schools in the study area, potential sites might be considered in industrial areas if redevelopment occurs.

The group discussed parking challenges and potential solutions around Gunston Plaza, particularly regarding a proposed redevelopment plan. Mr. Waller explained that while parking structures could potentially be built on the south side of Route 1, current zoning requires adequate on-site parking for any development, though reduced parking requirements might be possible along the BRT line through shared parking arrangements. Mr. Rumberger noted that parking structures were considered for both Gunston Plaza and Lorton VRE sites to address density concerns, while emphasizing the importance of integrating community spaces like small parks into the development plan. The discussion also addressed the feasibility of pedestrian bridges across Route 1, with the transportation department showing no interest in such structures.

A Resolution of support for the Lorton 2040 Plan was introduced. **Motion to approve by Nick Firth, second by Dale Rumberger, motion passes unanimously.**

Legislative Updates

Scott Surovell - 35th District, Virginia State Senate

Represented by Fatimah Dandashi, Constituent Relations Manager

Ms. Dandashi provided legislative updates, including news about the General Assembly's actions on various bills, Senator Surovell's solar energy initiatives, and the ongoing legal challenges regarding the April 21st redistricting referendum results, which are pending before the U.S. Supreme Court.

Kathy Tran - 18th District, Virginia State Delegate

Represented in person by Benjamin Hermerding, Chief of Staff

Mr. Hermerding reported on recent board meetings, including updates on workforce development and health care policy, and reminded attendees about opportunities to serve on state boards and commissions.

Committee Reports

Parks and Environment Committee, Co-Chairs Larry Clark & Dale Rumberger

Mr. Rumberger discussed the ribbon cutting at the Norman Cole Water Treatment Plant and addressed funding challenges for community centers and parks. He noted the need for renovations at various Rec Centers taking up a majority of the Park Authority budget and will keep other projects such as an expansion of the community gardens at Laurel Hill from being funded.

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Land Use Committee, Co-Chairs Frank Diallo & Nick Firth

Mr. Firth and Mr. Diallo had no new updates to report

Transportation Committee, Co-Chairs Keith F. Shovlin & Peter Weyland

Mr. Shovlin presented a resolution requesting a traffic study of Silverbrook Road between the intersections of Plaskett Lane and Laurel Crest Drive south.

Motion to approve by Mr. Shovlin, Second by Mr. Rumberger, passed 10 for, 1 against.

Mr. Shovlin discussed progress on the Lorton to Franconia third rail line and other transportation projects. Peter Weyland thanked VDOT and Supervisor Storck for removing a problematic curb on Gunston Road.

Public Safety Committee, Chair Jonathan Kiell

Mr. Kiell provided information about community advisory committee meetings for local police districts.

Education Committee, Chair James Fenton

Mr. Fenton reported on various school-related updates, including boundary changes and upcoming immunization requirements.

Open Forum

None

Adjournment

President Shovlin thanked everyone for attending and shared details about future meeting locations and upcoming community events, including a community day at the Liberty Market and the farmer's market.

Motion to adjourn by Mr. Firth, Second by Mr. Fenton, passed unanimously. The meeting adjourned at 9:23 pm.

The next scheduled meeting is on June 9th, 2026 at 7 pm on Zoom.

Action Items

- **Keith F. Shovlin:** Follow up on scheduling and logistics for potential in-person meetings (e.g., July meeting at Laurel Hill Central Green or Gunston Hall), and communicate to membership.
- **Mr. Shovlin:** Continue to seek and recruit a new Secretary to handle minutes.
- **Mr. Shovlin:** Distribute the minutes survey to membership and collect feedback on meeting minutes format and process.
- **Federation:** Continue recruitment for membership drive intern (over age 16, South County resident) and encourage interested parties to reach out.
- **Federation:** Publicize groundbreaking date for Overlook Ridge Park once received from Park Authority/Waste Management.
- **Land Use Committee:** Continue to monitor and provide updates on the Lorton 2040 plan as it proceeds through Planning Commission and Board of Supervisors public hearings.
- **Public Safety Committee:** Continue to seek volunteers for the future Lorton Police District Citizens Advisory Committee Executive Committee.
- **Federation members:** Complete the shared survey on meeting minutes.

The Survey: <https://s.zoom.us/j/9123456789>