



Officers

Jack Kooyoomjian, President
Vice President - Vacant
Kathleen Harding, Secretary
Tom Burrell, Acting Treasurer

Others

Tom Burrell, PELT Committee Chairman
Jan Cunard, LOCCA Historian

MONTHLY MEETING AGENDA

DATE: Thursday, March 30, 2017

TIME: 7:30 p.m.

LOCATION: Development Services Building, Room 107 A&B

www.loccapeltva.org

Section A. Updates

Historical Update – Ms. Jan Cunard, Occoquan Representative to the Convention and Visitors Bureau and LOCCA Historian

Membership Update –2017 is our Membership Drive Year. You can find the membership form at the end of this agenda or by going to the LOCCA web site at: <http://www.loccapeltva.org>. If you have already signed up, thank you and please take the form and give it to a friend.

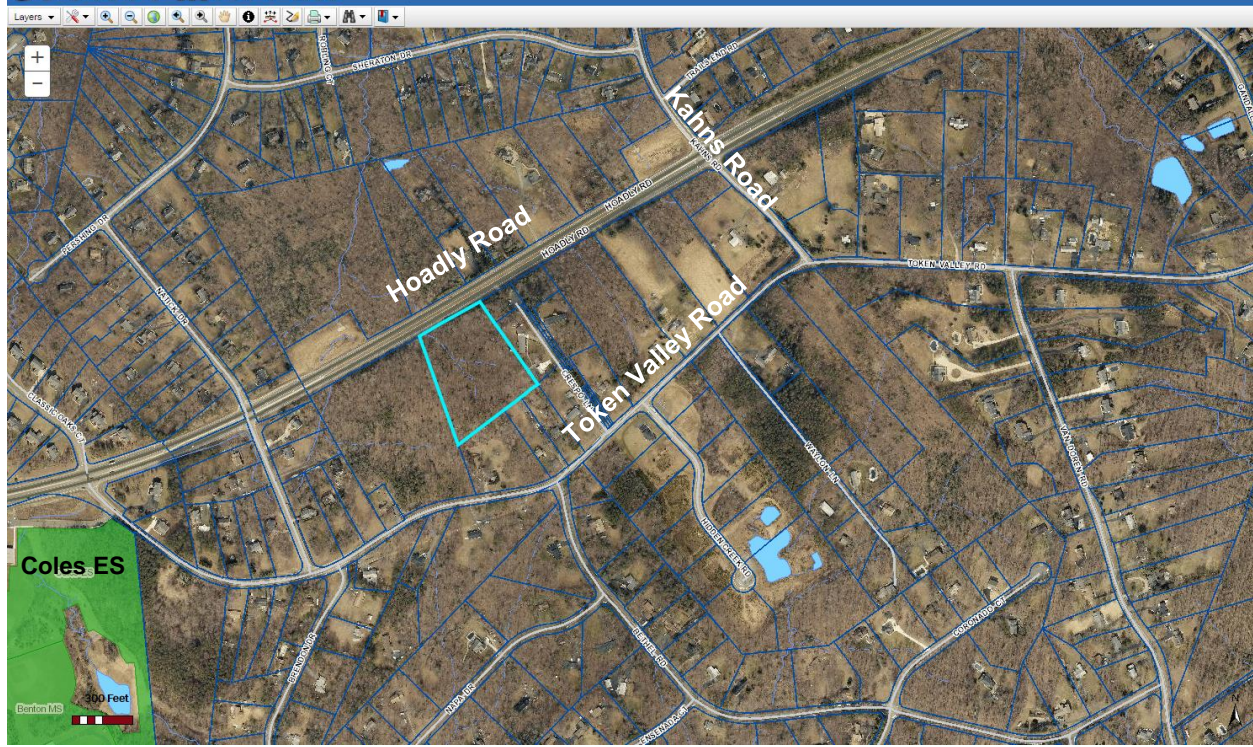
Section B. Project Reviews

#1 – Project Title:	Courtesy Review of Immanuel Anglican Church
Representative:	Mr. John Recny, Helbing, Lipp, Recny Architects, 2911 Hunter Mill Road, Suite 201, Oakton, VA 22124 703-556-0700 jrecny@hlrarchitects.com http://www.hlrarchitects.com/

PROJECT DESCRIPTION: This project is a proposed three level church to be located at 7075 Hoadly Road (GPIN 7992-15-1561) on a 5-acre site (see County Mapper on next page). The first phase will be 200 seats in the 10,984-square foot building. The second phase will add an additional 18,716 square foot and another 150 seats. The third phase will add 7099 square feet of classrooms and a parish hall for a total of 36,800 square feet. The site was rezoned from A-1, Agricultural to SR-1 Semi-Rural Residential and was concurrently granted an SUP.

NOTES:

COUNTY MAPPER

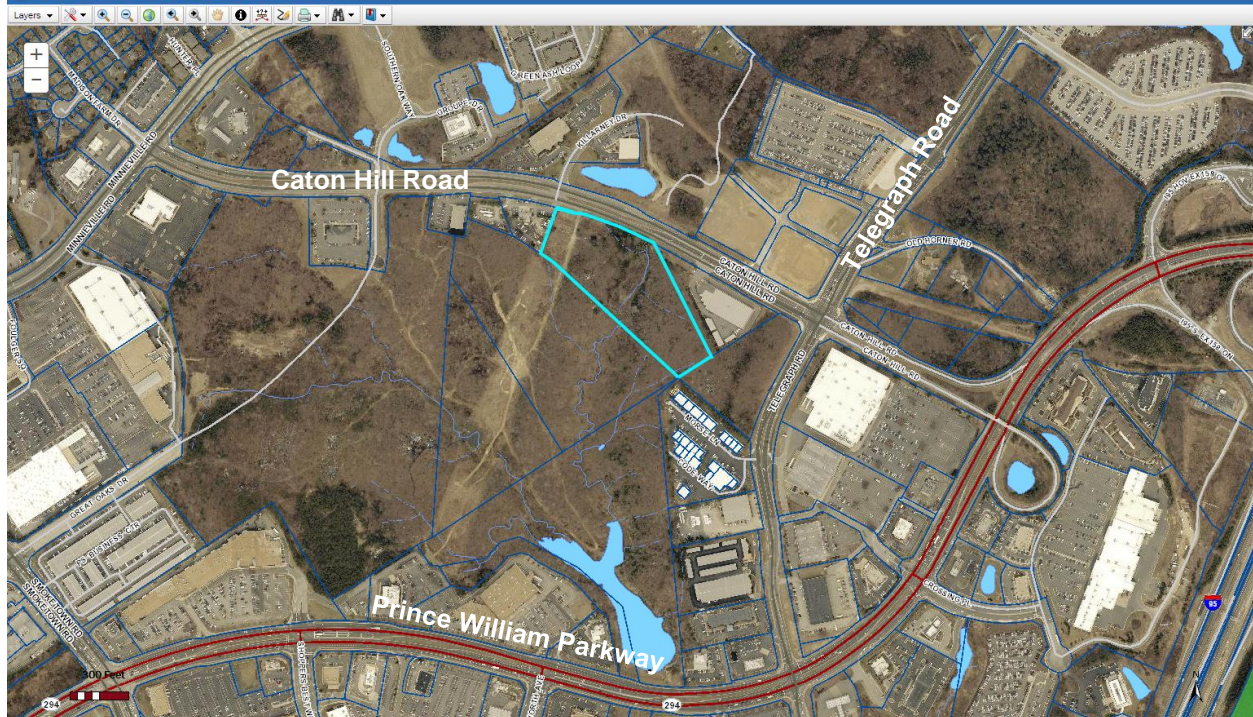


#2 – Project Title:	Courtesy Review of Apostolic Church International
Representative:	Mr. John Recny, Helbing, Lipp, Recny Architects, 2911 Hunter Mill Road, Suite 201, Oakton, VA 22124 703-556-0700 jrecny@hlrarchitects.com http://www.hlrarchitects.com/

PROJECT DESCRIPTION: This project is a proposed two level, 30,000 square foot, and 588 seat, church to be located at 2509 Caton Hill Road (GPIN 8292-74-5941) on a 7.7-acre site (see County Mapper on following page). The site was rezoned from A-1 Agricultural to O(M), Office Mid-Rise.

NOTES:

COUNTY MAPPER

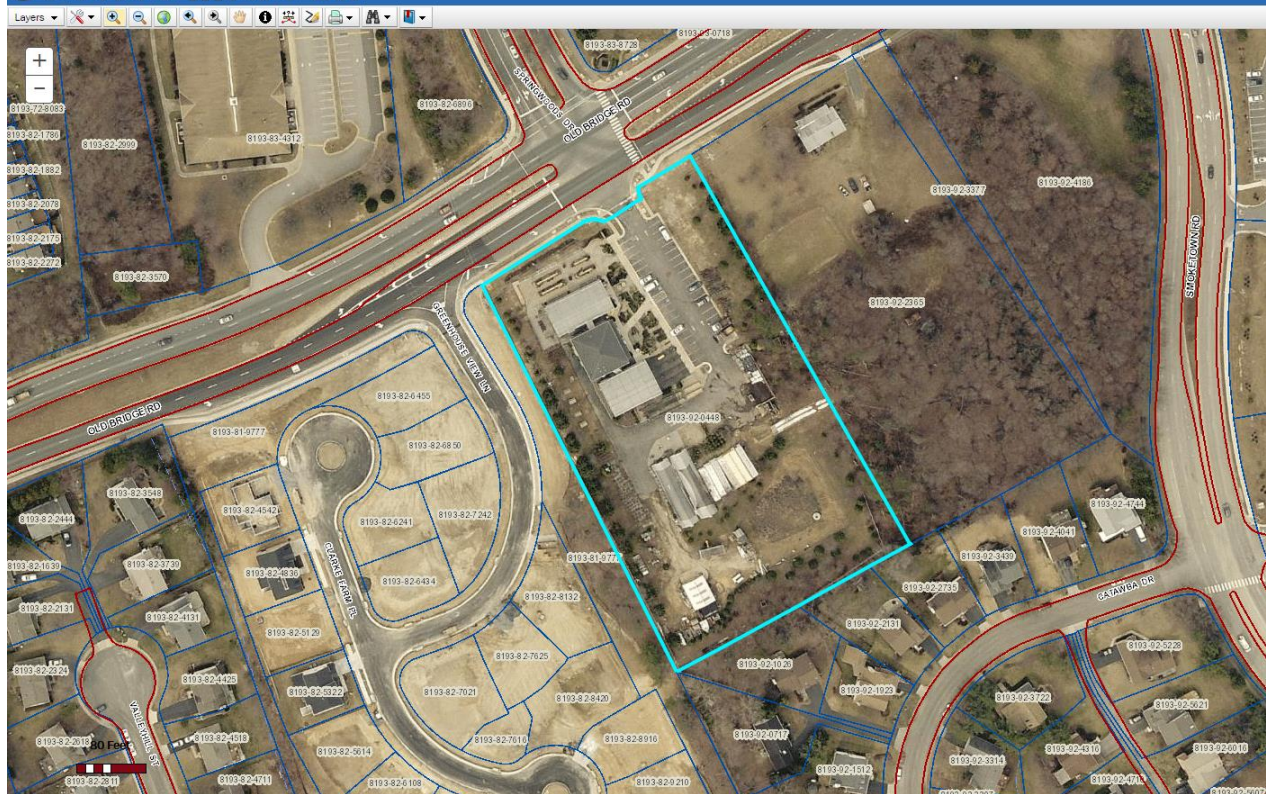


#3 – Project Title:	Prospective Purchase of Lake Ridge Nursery
Representative:	Mr. Sherman Patrick, Jr. AICP, Compton & Duling, L.C., Parkway East at County Center, 12701 Marblestone Drive, Suite 350, Prince William, Virginia 22192-8307 (703) 565-5134 (703) 298-7265 (Cell) spatrick@comptonduling.com

PROJECT DESCRIPTION: The Lake Ridge Nursery is, potentially, being put up for sale. The prospective buyer would like to talk with LOCCA/PELT about potential uses of the parcel. The parcel (shown on map outlined in light blue) is 3.43 acres in size and is currently zoned B-1. The Land Use designation is SRL

NOTES:

COUNTY MAPPER

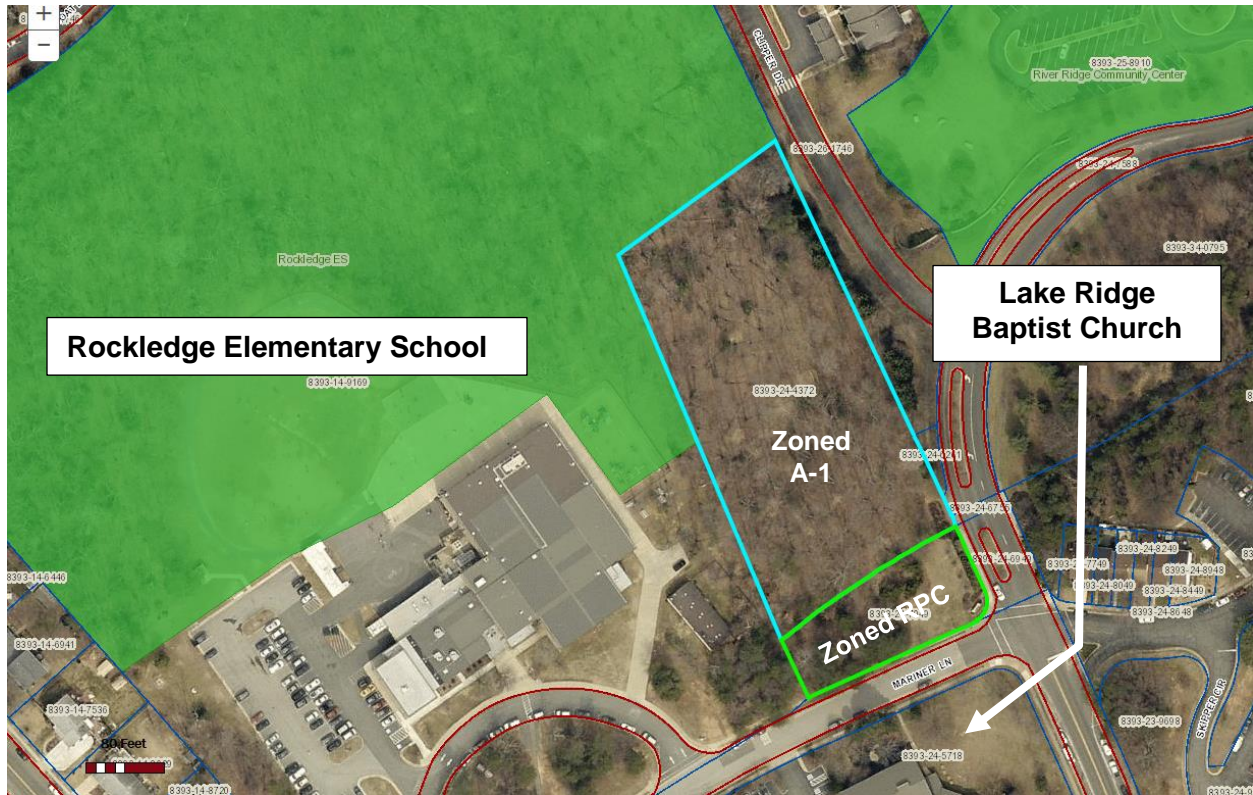


#4 – Project Title:	Undeveloped Lake Ridge Baptist Church Property
Representative:	<p>Carmela Patrick, Commercial Agent, Weber Rector, 9401 Battle Street, Manassas, VA 20110 703-334-5031 703-298-8187 (Cell) carmela@weber-rector.com www.weber-rector.com</p> <p>Mr. Neil Newcomb, Lake Ridge Baptist Church 703-590-2016 neil_newcomb@lakeridgebaptist.com</p>



PROJECT DESCRIPTION: The Lake Ridge Baptist Church located on Clipper Drive is in negotiation to sell approximately 2.46 acres of undeveloped land that they own (see accompanying map). The proposed plan is that the purchaser would build 15-17 townhomes on the property. This involves two different parcels and would require a rezoning action since the larger of the 2 parcels is currently zoned A-1:

Lake Ridge Baptist Church Properties



NOTES:

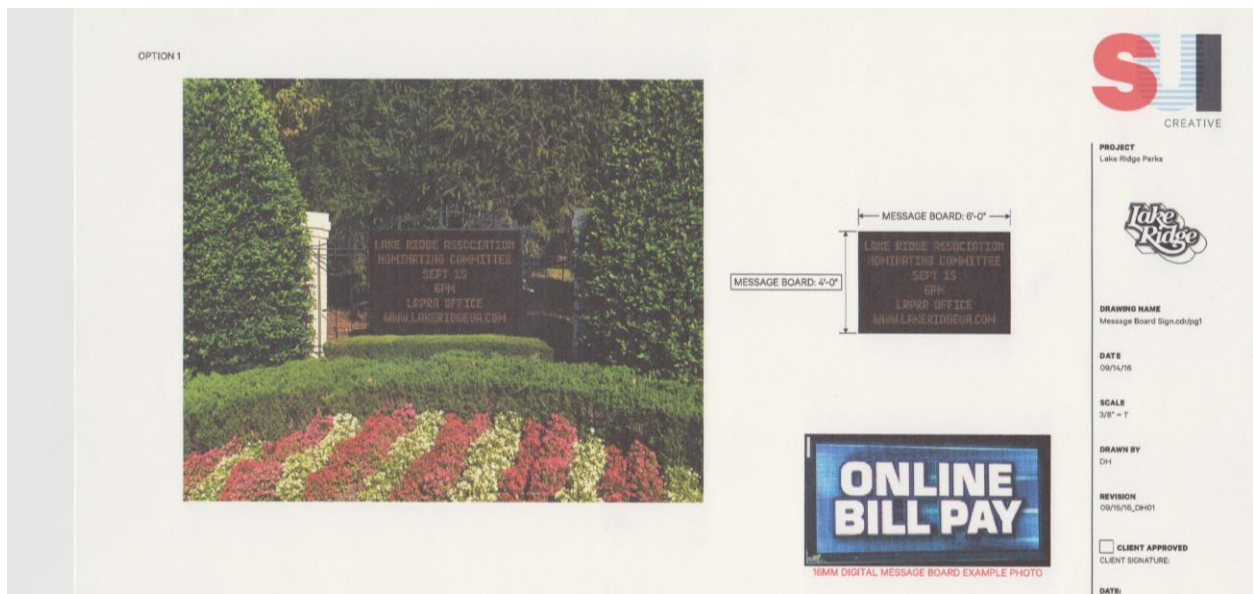
#4 – Project Title:	SUP 2017-00025: LRPRRA LED Changeable Copy Sign
Representative:	Mr. Brodie Freer, Assistant Facilities Director, Lake Ridge Parks & Recreation Association (LRPRA) 703.497.7107 703.497.7145 (F) Bfreer@lakeridgeva.com

PROJECT DESCRIPTION: The Lake Ridge Association is in the final stages of submitting a Special Use Permit (SUP) to the County for a new changeable copy sign at the corner of Old Bridge and Oakwood Drive. This new sign would replace their existing manual sign.

NOTES:



Current LRPRA Sign



Proposed LRPRA Changeable Copy Sign

Section C. General Announcements and Citizens' Time

1. General Announcements

- a. Clearbrook Center of the Arts Bench Project: From the Center's web site:

Bench Project

Boy Scout Sean Zylch, Troop 295, orchestrated the construction of sturdy, ash benches that have been painted by art students attending NVCC Woodbridge Campus. Each bench has a business sponsor who chose the theme and compensated the artist for their work. The benches are on display around Tackett's Mill Center and many of them are available for purchase through the Rotary Club of Lake Ridge. Stop by and see these beautiful works of art!



Does LOCCA want to consider purchase of a bench to honor past members?

- b. Recent Sign Reviews

- 1) Dillingham Square – Cell Phone Repair



- 2) Dillingham Square – the Cupcakery



c. "Projects on the Map"

Number	Name	Planner	Request
REZ2017-00011	Estates at Bren Landing	Keasha Hall	Rezone 47.75 acres from A-1 to SR-1
REZ2017-00010	Pennington Lane	Jennifer Davidson	Rezone 6.86 acres for A-1 to R-2 for 7 SF detached units
SUP2017-00026	Starbucks	Scott Meyer	SUP to allow for restaurant w/drive-thru
SUP2017-00025	LRPRA Changeable Copy Sign	Keasha Hall	SUP to allow replacement of current sign with electronic sign
REZ2016-00027	Potomac Corner Center	Scott Meyer	To amend the proffers associated with previously approved REZ #PLN2007-00026 (Potomac Corner Center), to change the proposed retail/office building size and orientation, along with site layout changes, new access improvements, and associated building height modification

2. Citizens' Time:

Section D. 2017 Calendar of Monthly Meetings

Meetings are scheduled for 7:30 pm, normally in the Prince William County Development Services Building, 5 County Complex Court, Prince William, Virginia, unless otherwise announced.

January 26th Development Services Building Room 107A&B <i>Snow Date – February 2nd Location: TBD</i> <ul style="list-style-type: none"> • Proposed Starbucks on the Parkway • Lake Ridge Baptist Church property • Courtesy Review of Marquee Hospitality Hotel • 	February 23rd Development Services Building Room 107A&B <i>Snow Date – March 2nd Location: TBD</i> <p><i>Cancelled</i></p> <ul style="list-style-type: none"> • • • 	March 30th Development Services Building Room 107A&B <i>Snow Date – April 6th Location: TBD</i> <ul style="list-style-type: none"> • Immanuel Anglican Church • Apostolic Church International • Lake Ridge Nursery • Lake Ridge Baptist Church Property • LRPRA LED Changeable Copy Sign
April 27th Location – TBD <ul style="list-style-type: none"> • • • 	May 25th Location – TBD <ul style="list-style-type: none"> • • • 	June 29th Location – TBD <ul style="list-style-type: none"> • • •
July 27th Location – TBD <ul style="list-style-type: none"> • • • 	August  NO MEETING	September 28th Location – TBD <ul style="list-style-type: none"> • • •
October 26th Location – TBD <ul style="list-style-type: none"> • • • 	November 17th Location – TBD <ul style="list-style-type: none"> • • • 	December  NO MEETING



The Charter Virginia Green Community, 1991

MEMBERSHIP FORM

The Lake Ridge Occoquan Coles Civic Association (LOCCA) was established to foster a sense of community pride and a commitment to common goals and ideas in the-Lake Ridge area. LOCCA works to preserve and extend the amenities and natural beauty that had originally attracted many of us to the area – LOCCA is protecting your investment. LOCCA seeks to convey, as a unified voice, the desires and concerns of the community, and to have a positive impact on the planning and land-use decisions that affect us all. LOCCA is a non-profit organization that is nonpartisan, nonpolitical, and not affiliated with any development corporation or financial institutions.

Membership can be obtained on an annual or lifetime basis. The LOCCA fiscal year runs from October 1st through September 30th. When becoming a member during the fiscal year, membership will be effective immediately upon payment of the required fee and will run for one year or through the end of the next fiscal year, whichever is longer. When joining for the first time, the dues are as show (First Year Membership). Thereafter, the Annual Membership amount applies. Lifetime membership is effective immediately upon payment of the fee and will run until the qualifications for membership lapse (members must either reside or own property in Prince William County)

Date: _____
Name: _____
Address: _____

Home Phone: _____
Work Phone: _____
E-Mail: _____
Community: _____
District: _____

Please check the appropriate box(es). **Make checks payable to LOCCA and mail to LOCCA. P.O. Box 204, Occoquan, VA 22125**

First year Membership (for the first year of memberships only)

- ☐ Individual: \$4.00
☐ Family: \$5.00

Annual Membership (for those who have paid first-year dues in a previous year)

- ☐ Individual: \$1.00
☐ Family: \$2.00

Lifetime Membership (One-time charge)

- ☐ Individual: \$10.00
☐ Family: \$15.00

- ☐ I cannot actively participate but I would like to be on the LOCCA e-mail roster
☐ I am interested in the following committee, office, program, or activity:



Thank you for your interest in LOCCA and your membership dues. This portion of the form will be returned to you upon payment of dues,

Date

Amount

Received by