



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 31, 2016

TIME: 7:30 p.m.

LOCATION: Development Services Building, Room 202 A&B

Section A.

- a. **Stormwater Management Update** – Mr. Clay Morris, Environmental Services Section Chief, Prince William County Public Works-Watershed Management
- b. **Historical Update** – Ms. Jan Cunard, Occoquan Representative to the Convention and Visitors Bureau and LOCCA Historian

Section B. Project Reviews

#1 – Project Title:	Chuy's Monument Sign Modification
Representative:	Mr. Terry Brockett, President, Starlite Sign, 7923 East McKinney, Denton, Texas, 76208 (940).239-9770 (direct) tb@starlitesign.com 

PROJECT DESCRIPTION: Chuy's wants to replace the existing monuments with the new design. They conform to size restrictions and complement the building better. The Macaroni Grill signs are in terrible shape. They were going to refurbish them but they were rusted out in spots and the wiring was in poor condition. It became more cost effective to replace them.

NOTES:

REINFORCEMENT OF BUILDING, PHYSICAL CONDITIONS: If installation is a part of this Agreement, Buyer shall be responsible and pay for all necessary reinforcements to the building or any other structures on which Display is installed, for releasing power lines or other obstacles, and for any additional installation costs incurred by Seller due to adverse soil conditions, underground or other obstructions including but not limited to drilling for excavation or removal of any rock. Unless notified of applicable lines or private utility lines prior to drilling Seller is not responsible for damage caused and shall be indemnified against claims, losses or proceedings arising by replacement, repair or diversion of such services. When pier drilling is necessary, Seller will contact Dig Ties or other agents for location of all public utilities. Location of private utilities is the sole responsibility of the Buyer. In the event rock or adverse soil conditions are encountered in the drilling process, additional monies will be requested by the Seller.

Customer Signature:

Since 1956
Starlite Sign LP
www.starlightsign.com
7923 E. McKinney St., Denton, TX 76208
(940) 382-8850 Fax: (940) 387-0429

Chey's
2461 Prince Williams Parkway
Woodbridge, VA 22192
David Scott
Paula Saffie
Bids are good if accepted within 30 days of proposal. This drawing is the property of Starlite Signs, which reserves all rights to its reproduction and display.

REVISED: 06/17/15
P Philbert 41328 06-17-15 1605-087 02 of 06

REVISIONS

DATE	BY	DESCRIPTION
15/01-05-15	PP	New Monument Face design
16/01-14-16	PP	Remove both old monuments, add 1 New monument
17/01-18-16	PP	Added second Monument, & Awnings



REMOVE EXISTING
MONUMENT A

D/F EXISTING MONUMENT A - TO BE REMOVED
N.T.S.



REMOVE EXISTING
MONUMENT B

D/F EXISTING MONUMENT B - TO BE REMOVED
N.T.S.

NOTE TO FABRICATORS: ANY CHANGES MADE TO CUSTOMER SPECS MUST BE PRE-APPROVED BY PROJECT MANAGER PRIOR TO MANUFACTURING.

SCALE CHECK

WHITE BAR SHOULD MEASURE 1" LONG

**Lake Ridge Occoquan Coles Civic Association
Planning, Environment and Land Use Committee**

March 2016 Monthly Meeting



DOUBLE-FACE MONUMENT SIGN
N.T.S.

WHITE SUBSTRATE w/PRINTED GRAPHICS ATTACHED TO BOTH SIDES OF TWO EXISTING MONUMENT SIGNS

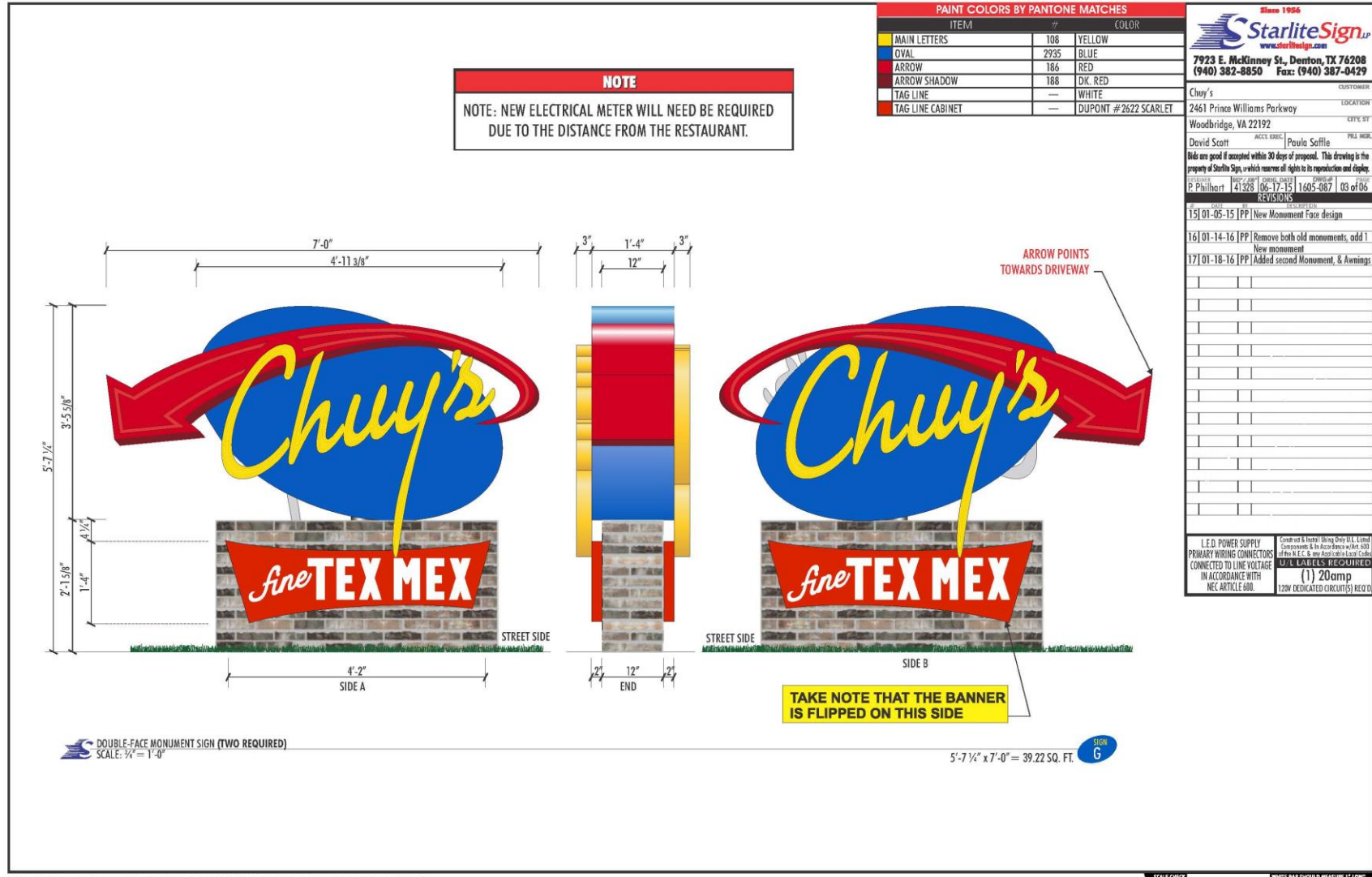


TEMPORARY FACES (TWO EACH REQUIRED)
SCALE: $\frac{3}{4}" = 1'-0"$

[illegible]

NOTE TO FABRICATORS- ANY CHANGES MADE TO CUSTOMER SPECS MUST BE PRE APPROVED BY PROJECT MANAGER PRIOR TO MANUFACTURING.

SCALE CHECK WHITE BAR SHOULD MEASURE 1" LONG



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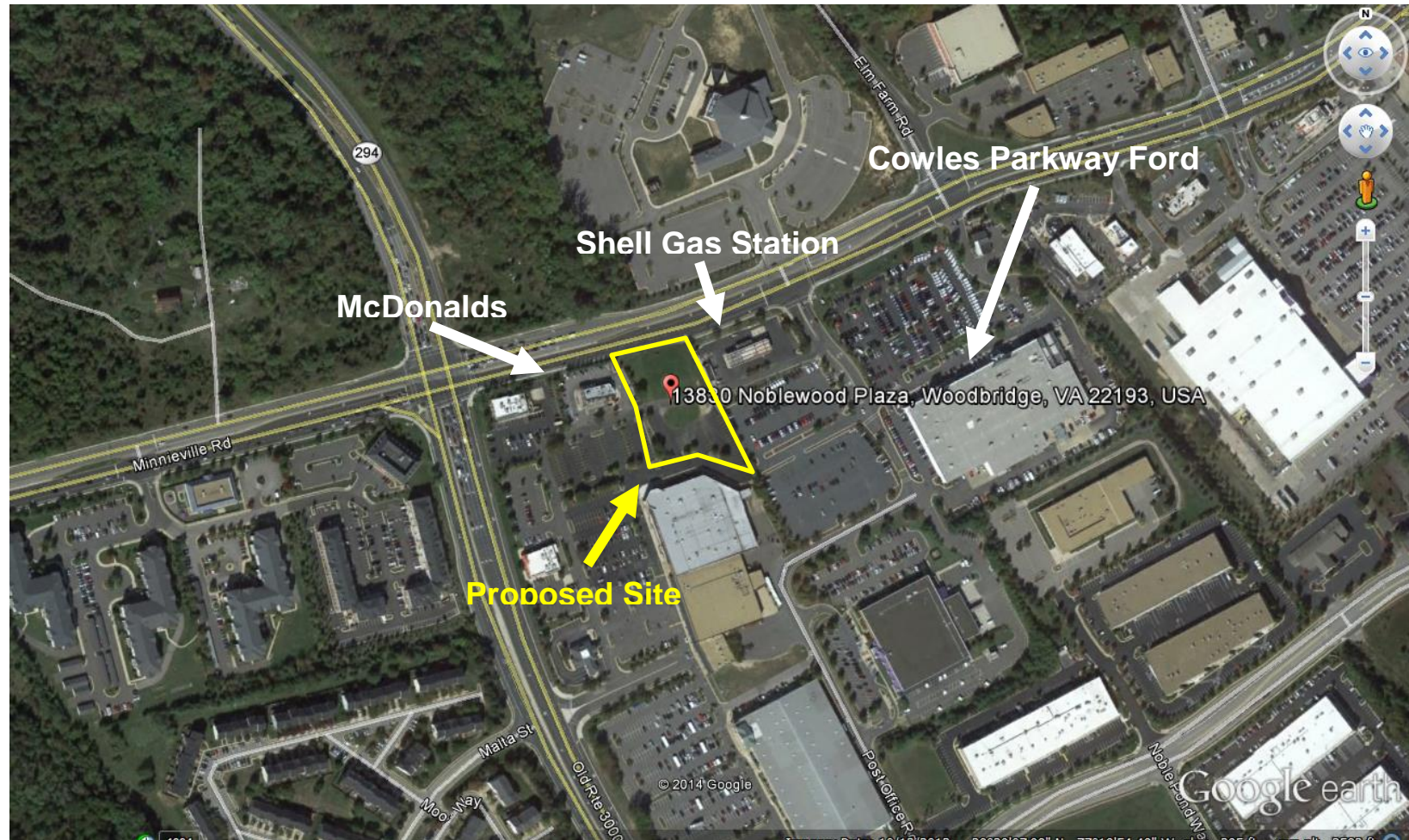
SCALE CHECK

WHITE BAR SHOULD MEASURE 1" LONG

#2 – Project Title:	MJM Auto – Proposed Motor Vehicle Sales Facility on Minnieville
Representative:	Mr. Sultan Aman, Owner (703) 899-8420 mjmautosales@gmail.com Truda Hickman, Associate Broker, Samson Properties, 2501 Hunter Place, 101, Woodbridge VA 22192 (703) 398-8328 (Cell) (703) 896-5838 (Fax) (703) 378-8810 (Office) Trulans@gmail.com

PROJECT: We have discussed this project at numerous meetings dating back to early 2014. In November 2014, Mr. Aman met with LOCCA to discuss the possibility of purchasing the parcel of land at 13830 Noblewood Plaza, Woodbridge VA (see attached aerial view). At the time, his realtor notified us that Mr. Aman had a ratified contract for the property located. LOCCA attempted to discourage Mr. Aman from purchasing this site as it establishes a precedent for more car dealerships along the Minnieville corridor. However, Mr. Aman has not been able to locate any other suitable land. Two questions we need to answer: (1) do we support a car dealership at this site; and, (2) are there any other draft conditions we would like the County to establish if this action is approved by the BOCS (see attached set of draft conditions)?

NOTES:



DRAFT CONDITIONS
(PROPOSED BY LOCCA/PELT)
MJM Auto at Noblewood Plaza

The following conditions are intended to offset the potential impacts of the proposed automotive sales

1. **Architecture:** The architecture of the building or buildings on the parcel shall be 360 degrees in nature and shall conform to the architecture of the center. Brick matching the main center will be used.
2. **Landscaping:** Landscaping will be provided along Minnieville road similar to that established along the parcel frontages on either side of this site.
3. **Automotive Services:** No automotive services shall be performed on the premises. All servicing of vehicles necessary to prepare them to be put on the lot and offered for sale will be done out of site.
4. **Advertising:** No “feather” signs or balloons will be used
5. **Miscellaneous:** Vehicles for sale on the lot will not have their hoods raised and will not be put on any type of elevated platform for display.

#3 – Project Title:	Potential Self-Storage – Old Sullins Furniture Warehouse
Representative:	<p>Mr. Jay duVon, Attorney, Walsh Colucci Lubeley & Walsh, Glen Park I, 4320 Prince William Parkway, Suite 300, Prince William, Virginia 22192 (703) 680-4664 ext 128 jduron@pw.thelandlawyers.com</p> <p>Ms. Marian Harders, Land Use Planner, Walsh Colucci Lubeley & Walsh PC, 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664 Ext. 5121 (571) 989-5121 (Direct) (703) 680-6067 (Fax) mharders@thelandlawyers.com www.TheLandLawyers.com</p> 

PROJECT: There is a potential for the old Sullins Furniture warehouse on Minnieville Road to be used for self-storage. The applicant's representative would like to make an introductory presentation about the project.

NOTES:

Section C. General Announcements and Citizens' Time

General Announcements

1 Proposed Chinn ES and School Siting Issues in General

February	School system indicated they will pull the Public Facility Review (PFR) request for the Chinn site
March	No change
April	
May	
June	
July	
September	
October	
November	

2. Bills Before House and Senate Impacting Proffers

February	Both bills have been approved (as amended) by their respective bodies and sent to the other body for consideration
March	Governor has signed; goes into effect July 1, 2016
April	

3. Economic Development Chapter Update:

February	Staff working to draft a new version of the Chapter for review by the Planning Commission
March	No additional information
April	
May	
June	
July	
September	
October	
November	

4. Citizens' Time:

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-
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Section D. 2016 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 28th Development Services Building Room 107A&B <i>Snow Date – February 7th Location: TBD</i> <ul style="list-style-type: none"> Proposed ES at Chinn Park Verizon Monopole at Prince Of Peace Methodist Church LIDL at Tackett's Mill Marquee Hospitality Hotel ACT Wellness Center on Minnieville Garber Property Landscape Courtesy Review 	February 25th Development Services Building Room 107A&B <i>Snow Date – March 3rd Location: TBD</i> <ul style="list-style-type: none"> Taco Bell on Old Bridge Prestige Academy in the Lake Pointe Business Park Prince William Commons refurbishing 	March 31st Development Services Building Room 202A&B <i>Snow Date – April 7th Location: TBD</i> <ul style="list-style-type: none"> Chuy's Monument Sign MJM Auto on Minnieville Road Self-Storage in Sullins Furniture
April 28th Development Services Building Room 107A&B <ul style="list-style-type: none"> 	May 26th Development Services Building Room 107A&B <ul style="list-style-type: none"> 	June 30th Development Services Building Room 107A&B <ul style="list-style-type: none">
July 28th Location: TBD <ul style="list-style-type: none"> 	August  NO MEETING	September 29th Location: TBD <ul style="list-style-type: none">
October 27th Location: TBD <ul style="list-style-type: none"> 	November 17th Location: TBD <ul style="list-style-type: none"> 	December  NO MEETING

Project Review Checklist

The Charter Virginia Green Community, 1991

This checklist is used as a gauge to determine if the development being reviewed contains those features and design elements that embody community expectations of green building & LEED design, energy independence, "livability," "quality-of-life," historic preservation (including enhancement, tourism, and education), schools, parks, open space, trails, transportation connectivity, and functionally-oriented design concepts. It is not intended to be all-inclusive, but rather highlight those aspects of a development that, over the years, have come to signify the expectations of the community.

	Smart Location & Linkage	Y	N	N/A	
1	Compatibility with PWC Comprehensive Plan Zoning Intent				Land Use Matrix and Map Review
2	Proximity to Water and Wastewater Infrastructure				
3	Imperiled Species and Ecological Communities				
4	Wetland and Water Body (RPA) Conservation				
5	Floodplain Avoidance				
6	Proximity to Projected Capacity of Existing Development and Public Services Including: Utilities; Safety; Transit; Education; Waste Management (Landfill)				
7	Reuse and Restoration of Contaminated Land				
8	Reduced Automobile Dependence				
9	Proximity to Pedestrian and Bicycle Network				
10	Steep Slope Protection				
11	Site Design for Habitat or Wetlands Conservation				
12	Restoration of Habitat or Wetlands				
13	Conservation Management of Habitat or Wetlands				
14	Proximity to county registered historic site or historic district				
	Neighborhood Pattern & Design	Y	N	N/A	
15	Walkable Streets				
16	Compact Development and Open Space Protection				Clustering
17	Interparcel Connection				
18	Diversity of Residential, Office, and Commercial Uses				
19	Mixed-Income Diverse Communities				
20	Reduced Parking Footprint				
21	Street Network				
22	Transit Facilities Proximity and Connection				
23	Transportation Demand Management Strategies				Technologies and facilities
24	Access to Indoor and Outdoor Recreation Facilities				
25	Access to Trails and Bicycle Paths and Storage				
26	Universal (Handicap) Accessibility				
27	Community Outreach and Design Involvement				
28	Tree-Lined and Shaded Streets				
29	Neighborhood Schools				
30	Buffers and HCOD Review				
31	Construction Activity Pollution Prevention				

Project Review Checklist

The Charter Virginia Green Community, 1991

	Green Infrastructure & Buildings	Y	N	N/A	
32	Green Building Rating				
33	Has an analysis been performed on Energy Efficiency Measures?				
34	Is a copy of the analysis of Energy Efficiency Measures available for review				
	Has an Alternative Energy Analysis been performed?				
35	Is a copy of the Alternative Energy Analysis available for review				
	Water Efficient Landscaping				
36	Existing Building Reuse				
37	Preservation of any Historic Building(s)				
38	Adaptive use of any Historic Building(s)				
39	Minimize Site Disturbance in Design and Construction				
40	Storm water Management				
41	Heat Island Reduction				
42	Solar Orientation				
43	Infrastructure Energy Efficiency Improvements				
44	Wastewater management				
45	Recycled Content in Infrastructure				
46	Waste Management				
47	Light Pollution Reduction				
	Innovation & Design Process	Y	N	N/A	
48	Architectural Compatibility with Community				
49	Color Scheme Compatibility with Community				
50	Material Compatibility with Community				
51	Architectural/Color/Material Compatibility with Historic features				
	Regional Priority Credits	Y	N	N/A	
52	Regional Transportation Mitigation				
53	Regional Electrical Grid Impact				
54	Impact on Regional Health, Safety, and Education Capacity				
	Proffer Statement(s)	Y	N	N/A	
55	Does the applicant commit to the following Condition or Proffer:				
	"The applicant agrees to meet with [name of citizen group] prior to final site plan approval. The purpose of the meeting will be to conduct a review of the final site plan in terms of landscaping, architectural features, lighting, signage, placement of buildings, archeological surveys conducted and/or historic preservation action taken/contemplated, and inform the community of steps taken to meet the standards set forth by LEED. Proof of such meeting will be a letter from [name of citizen group] explaining the outcomes of the meeting. Such letter will be received prior to approval of the final site plan."				