



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, April 27, 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.

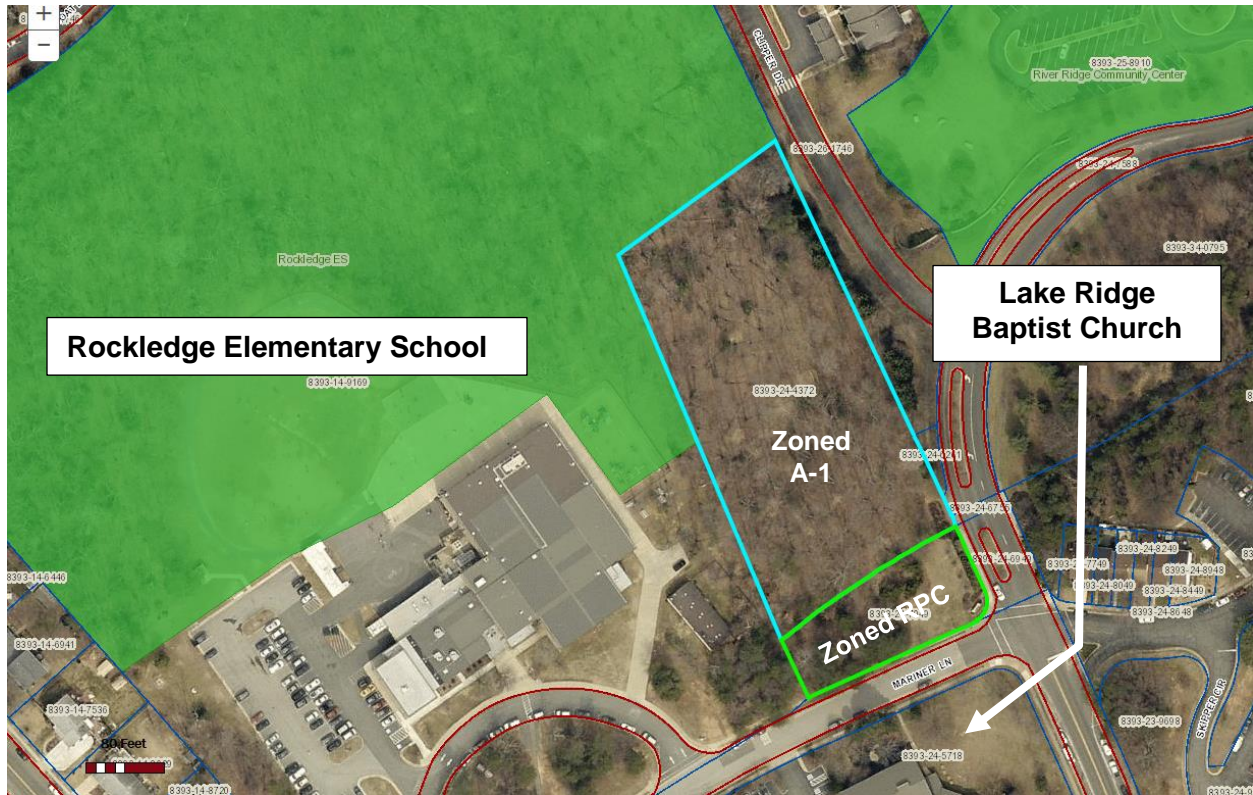
Section B. Project Reviews

#1 – Project Title:	Undeveloped Lake Ridge Baptist Church Property
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 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 55 age-restricted condominiums 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:

NOTES:

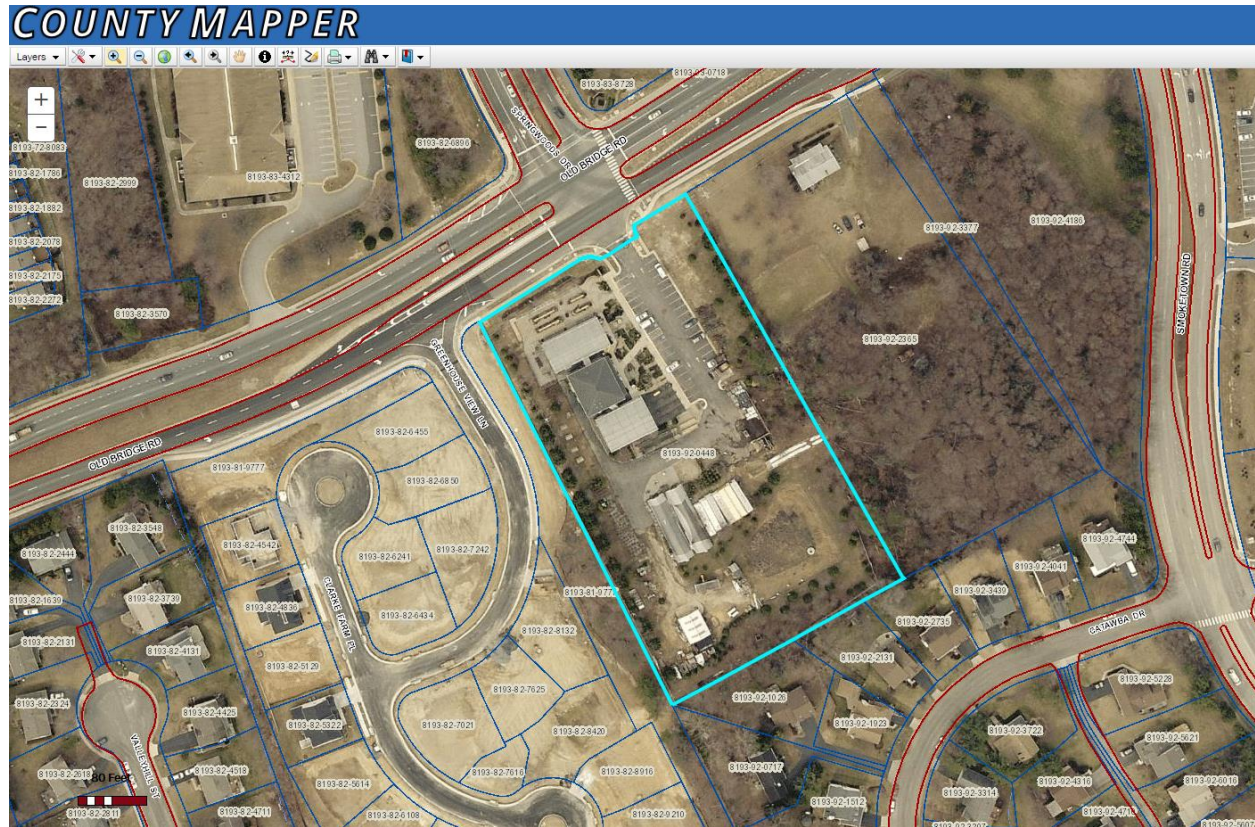
Lake Ridge Baptist Church Properties



#2 – 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 on next page outlined in light blue) is 3.43 acres in size and is currently zoned B-1. The Land Use designation is SRL.

Lake Ridge Nursery Parcel



NOTES:

#3 – Project Title:	Starbucks on the Prince William Parkway
Representative:	Jonelle Cameron, Walsh, Colucci, Lubeley & Walsh, P.C., 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664, Ext: 5132 jcameron@thelandlawyers.com www.TheLandLawyers.com



PROJECT DESCRIPTION: This is a courtesy review for the Starbucks on the Parkway at the site of the old MacDonald's. Their SUP was approved at the April 19, 2017 Planning Commission meeting and they want to move ahead with the courtesy review.

Proposed Starbucks Location on Parkway



The following pages are the elevations that were submitted to the County with Starbuck's first submission.

NOTES:

LOCCA/PELT

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

April 2017 Monthly Meeting



2 ELEVATION - WEST
Scale: 3/8" = 1'-0"



1 ELEVATION - NORTH (PRINCE WILLIAM PARKWAY)
Scale: 3/8" = 1'-0"

BUILDING SIGNAGE

- A. 48 INCH ILLUMINATED LOGO DISK
AREA = 12.56 SQ. FT.
- B. 16 INCH ILLUMINATED INLINE WORKMARK
AREA = 28.80 SQ. FT.
- C. 48 INCH ILLUMINATED DRIVE THRU ARROW
AREA = 4.52 SQ. FT.

SIGNAGE CALCULATIONS:

LENGTH OF FACADE WITH PRIMARY ENTRANCE (SOUTH) = 56'-10"
ALLOWANCE: 1.5 SQ. FT PER FOOT OF BUILDING
SIGNAGE ALLOWED = 1.5 SQ. FT X 56.83 FT = 85.25 SQ. FT.

NORTH FACADE:
1 @ 28.80 SQ. FT + 1 @ 4.52 SQ. FT = 33.32 SQ. FT.

SOUTH FACADE:
1 @ 28.80 SQ. FT + 1 @ 4.52 SQ. FT = 33.32 SQ. FT.

WEST FACADE:
1 @ 12.56 SQ. FT = 12.56 SQ. FT.

EAST FACADE:
NO SIGNAGE

TOTAL BUILDING SIGNAGE PROPOSED = 78.20 SQ. FT.



2 ELEVATION - EAST (WORTH AVENUE)
Scale: 3/8" = 1'-0"



1 ELEVATION- SOUTH
Scale: 3/8" = 1'-0"

BUILDING SIGNAGE

- A. 48 INCH ILLUMINATED LOGO DISK
AREA = 12.56 SQ FT
- B. 16 INCH ILLUMINATED INLINE WORDMARK
AREA = 28.90 SQ FT
- C. 48 INCH ILLUMINATED DRIVE THRU ARROW
AREA = 4.52 SQ FT

SIGNAGE CALCULATIONS:

LENGTH OF FACADE WITH PRIMARY ENTRANCE (SOUTH) = 56'-10"
ALLOWANCE: 1.5 SQ. FT PER FOOT OF BUILDING
SIGNAGE ALLOWED = 1.5 SQ FT X 56.83 FT = 85.25 SQ. FT

NORTH FACADE:
1 @ 28.90 SQ FT + 1 @ 4.52 SQ FT = 33.32 SQ FT

SOUTH FACADE:
1 @ 28.90 SQ FT + 1 @ 4.52 SQ FT = 33.32 SQ FT

WEST FACADE:
1 @ 12.56 SQ FT = 12.56 SQ FT

EAST FACADE:
NO SIGNAGE

TOTAL BUILDING SIGNAGE PROPOSED = 78.20 SQ FT

Section C. General Announcements and Citizens' Time

1. General Announcements

- a. Charlie Boone Trails Memorial Foundation, Inc.

<https://facebook.com/pages/Lake-Ridge-Bike-and-Skateboard-Park/653062408147569?sk=timeline>

Since they last spoke with us, the family has made great progress in organizing a process for this park to move forward. Members of the family will be present to talk to us about the progress made. They have incorporated with the name Charlie Boone Trails Memorial Foundation, Inc. and are on their way to becoming a 501c (3) Non-profit organization. They are making plans now to start community outreach and fundraising.

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

Bench Project

Boy Scout Sean Zylich, 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?

- 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 from 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

Number	Name	Planner	Request
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>Cancelled</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 Development Services Building Room 107A&B <ul style="list-style-type: none"> • Lake Ridge Baptist Church Property • Lake Ridge Nursery • Starbucks on Parkway courtesy review 	May 25th Development Services Building Room 107A&B <ul style="list-style-type: none"> • • • 	June 29th Development Services Building Room 107A&B <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