



#### **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 30, 2015

**TIME:** 7:30 p.m.

**LOCATION:** **Development Services Building, Room 107 A&B**

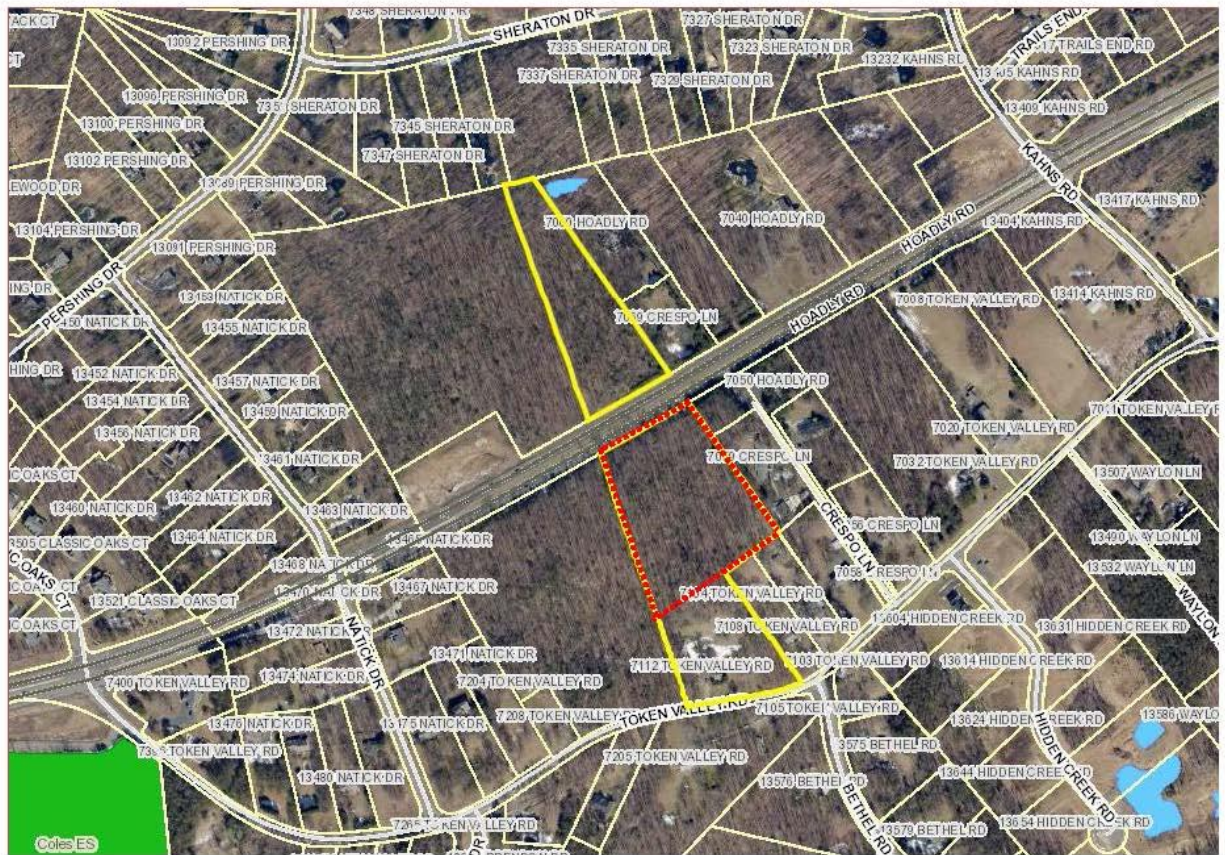
### **AGENDA ITEMS**

#### **Section A. Project Reviews**

<b>#1 – Project Title:</b>	Immanuel Anglican Church
<b>Representative:</b>	Jonelle Cameron and Jay duVon, Walsh Colucci Lubeley & Walsh PC, 4310 Prince William Pkwy. Suite 300, Prince William, VA 22192 (703) 680-4664 Ext. 5132 (703) 680-6067 (Fax) <a href="http://www.TheLandLawyers.com">www.TheLandLawyers.com</a>

**PROJECT DESCRIPTION:** Immanuel Anglican Church is the contract purchaser of a portion of the Property identified by GPIN 7992-15-2056, consisting of approximately 5.05 acres. The Property is located at 7112 Token Valley Road. The entire Property is approximately  $\pm$  11.3591 acres. The Property is currently zoned A-1, Agricultural, with the proposed rezoning of the entire property to SR-1, Semi-Rural Residential. Immanuel Anglican Church is proposing a special use permit on the  $\pm$  5.05 acres to allow for a religious institution. Shown on the next page is an exhibit which outlines the entire property subject to the rezoning in yellow and the portion of the property subject to the special use permit outlined in the dotted red area.

#### **NOTES:**



<b>#2 – Project Title:</b>	Revising the Economic Development Chapter of the Comp Plan
<b>Representative:</b>	Mr. Chris Price, Director of Planning Prince William County <a href="mailto:cprice@pwcgov.org">cprice@pwcgov.org</a>

**PROJECT DESCRIPTION:** The Planning Commission held a work session on April 15<sup>th</sup> to discuss the BOCS initiation and a proposed project schedule for updating the Economic Development Chapter of the Comprehensive Plan. Chris indicated that they anticipate monthly work sessions on the chapter for the foreseeable future (including the May 20<sup>th</sup> meeting). This will be our opportunity to discuss the anticipated direction that will be taken with the chapter and to discuss how community input will be obtained.

**NOTES:**

<b>#3 – Project Title:</b>	Habitat for Humanity in Noblewood Plaza
<b>Representative:</b>	Mr. Mike Vanderpool and Paul Gauthier Vanderpool, Frostick & Nishanian, P.C. 9300 Church Street, Suite 400 Manassas, Virginia 20110 (703) 369-4738 <a href="mailto:mvanderpool@vfnlaw.com">mvanderpool@vfnlaw.com</a> Traci DeGroat and Sam Druetzler from Habitat for Humanity

**PROJECT DESCRIPTION:** The following was received from the applicant: Habitat for Humanity Prince William County is requesting approval of a Special Use Permit to establish and occupy a **by right retail store** and a SUP use for a **donated materials collection center** use on a portion of the property located at 14055 Noblewood Plaza (GPIN 8292-12-5629) in Prince William Commons located on the east side of Prince William Parkway (Route 294) approximately 900 feet south of its intersection with Minnieville Road. The Property is within the Prince William Parkway Urban Parkway Highway Corridor Overlay District.

Habitat will occupy approximately 20,000 square feet of the existing, previously approved, now vacant 1 story Bloom/Food Lion grocery store in the shopping center (about ½ of the Food Lion area). The Property is presently zoned Planned Business District (“PBD”) which is compatible with the CEC Comprehensive Plan designation. The predominate use proposed is a retail store use, which is a by right use in the PBD. The store will predominantly deal in retail sales of new or used materials used in residential buildings. The nature of the proposed Habitat use is unique in that Habitat will deal exclusively in new or used residential building materials, furniture, interior fixtures, interior cabinets, tools, lumber, doors, windows, flooring, appliances, plumbing fixtures, electrical fixtures and lighting fixtures used in residential buildings.

Furthermore, Habitat will use only the rear of the Bloom/Food Lion grocery store to accept donations and only during normal business hours. Habitat will be limited to lightly cleaning the donated materials (using soap and water with no use of harsh chemicals), testing, and preparing donated materials for retail sale. There will no major finish stripping, refinishing, or rebuilding activities.

No new road construction is required due to the minimal traffic generation from the Habitat use, which is far less than that generated by the previous site plan approved grocery store use. There will be no changes to the previously approved grocery store site plan parking layout, travel ways, or site lighting. Access to the site will be from the existing public road entrances on Prince William Parkway, Minnieville Road, and Golansky Boulevard (Post Office Road); all donated materials will be directed to the drop off area on Post Office Road.

No major architectural changes are proposed to the existing shopping center exterior building elevations or existing on-site lighting. Habitat will install façade signs at the front entrance to the retail store to identify its use, and the donated materials collection center will install a façade sign at the loading area in the rear of the building.

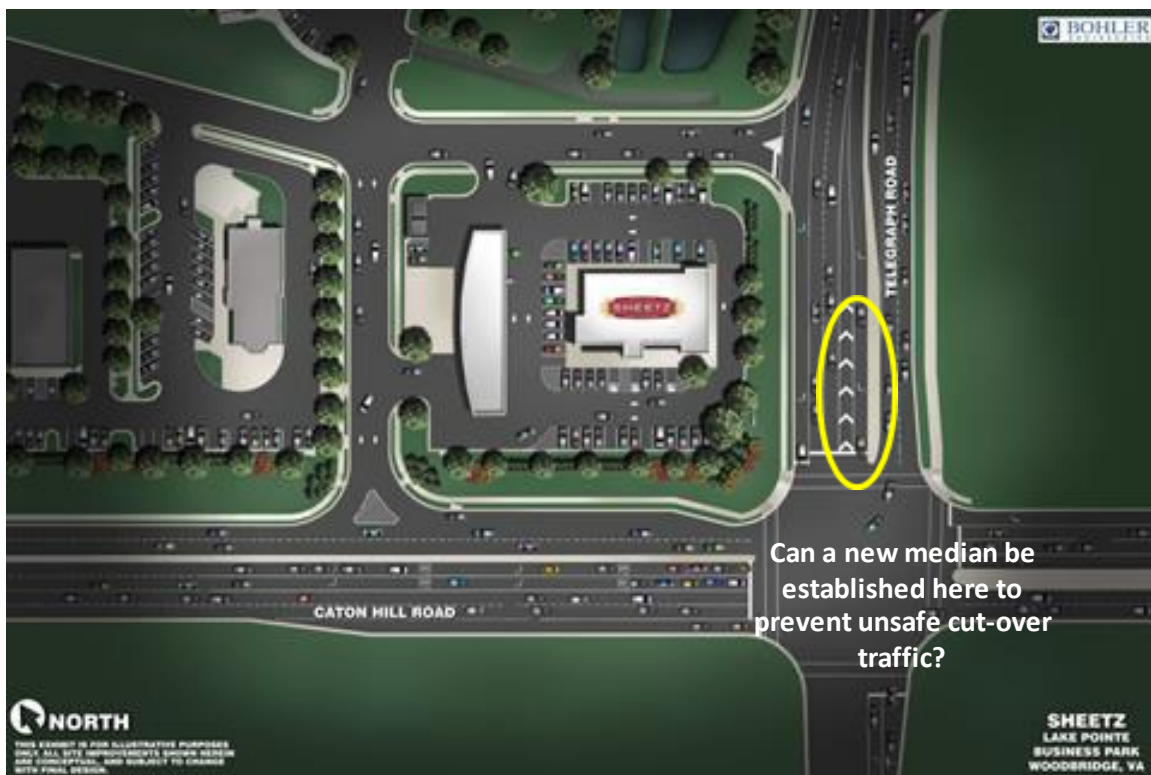
**NOTES:**



<b>#4 – Project Title:</b>	Sheetz Courtesy Review
<b>Representative:</b>	Marian Harders, Land Use Planner, Walsh Colucci Lubeley & Walsh PC, 4310 Prince William Pkwy, Suite 300, Woodbridge, VA 22192 (703) 680-4664, Ext. 5121 (Direct) (571) 989-5121 (Fax) <a href="mailto:mharders@thelandlawyers.com">mharders@thelandlawyers.com</a> <a href="http://www.TheLandLawyers.com">www.TheLandLawyers.com</a>

**PROJECT DESCRIPTION:** This Sheetz was reviewed at our May 2014 and January 2015 meetings. This is a courtesy review. The Sheetz is planned for the intersection of Caton Hill Road and Telegraph Road (see attached schematic). There was a questioned raised previously about the potential for establishing a raised median between the existing median on Telegraph Road and the new turn lane for making a left onto Caton Hill Road. This would prevent people from exiting the property and cutting over several lanes to make the turn. See the diagram.

**NOTES:**



<b>#5 – Project Title:</b>	MJM Auto Dealership
<b>Representative:</b>	Mr. Sultan Aman, Owner (703) 899-8420 <a href="mailto:mjmautosales@gmail.com">mjmautosales@gmail.com</a>

**PROJECT DESCRIPTION:** Mr. Aman has contemplated several sites in his attempt to relocate his car dealership. He has looked at several sites in the Occoquan District to include sites on Old Bridge Road and Minnieville Road. In the Woodbridge District, Mr. Aman has investigated several sites along the Route 1 corridor. This latest proposed location is on Telegraph Road between the Prince William Parkway and Opitz Road. An aerial view of the parcel is on the next page.



Address: 14110 Telegraph Road, GPIN 8292-80-6682

Owner: Occoquan Land LC

Size of Parcel: 2.35 Acres

**NOTES:**

<b>#6 – Project Title:</b>	Dillingham Square Landscaping
<b>Representative:</b>	Mr. JD Brakefield, Senior Property Manager, Rappaport, 8405 Greensboro Drive, 8th Floor, McLean, VA 22102-5121 (571) 382-1200 <a href="mailto:jbrakefield@rappaportco.com">jbrakefield@rappaportco.com</a>

**PROJECT DESCRIPTION:** Subsequent to extensive correspondence and discussion, the owners of Dillingham Square and their management company, Rappaport, we received a letter from Mr. Brakefield setting forth the plans for upgrading the landscaping removed along the center frontage on Old Bridge Road (see attached).

## RAPPAPORT

8405 Greensboro Drive, Eighth Floor, McLean, Virginia 22102 (t) 571-382-1200 (f) 571-382-1210

**VIA: REGULAR US MAIL**

March 9, 2015

Direct Dial: (301) 758-9672

E-mail: jbrakefield@rappaportco.com

K. Jack Kooyoomjian, Ph.D., President  
Thomas Burrell, Chairman  
LOCCA of Prince William County  
P.O. Box 204  
Occoquan, VA 22125

RE: DILLINGHAM SQUARE SHOPPING CENTER  
Lake Ridge, VA  
**LOCCA – PROPOSED ENHANCEMENTS**

Dear Mr. Kooyoomjian & Mr. Burrell:

This letter is to follow up on our previous correspondence regarding LOCCA's concerns about the landscaping along Dillingham Square's frontage along Old Bridge Road.

After discussing the concerns and reviewing possible enhancement options with the property owner, we believe that adding additional plantings within new roadside beds will improve the property's curb appeal and will address LOCCA's concerns. Please find enclosed several illustrations of the planned improvements provided by the property's landscape contractor.

We will keep you posted regarding the installation of these landscape enhancements.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



JD Brakefield, CSM  
Senior Property Manager

cc: Gary D. Rappaport  
Ira Schwartz  
Larry M. Spott  
Michael J. Beachley  
Sarith A. Ercoline  
Charlotte B. Strain  
Scott W. Price





BEFORE



AFTER

- Clethra 'Hummingbird'
- Echinacea 'Ruby Star'
- Itea 'Little Henry'
- Juniper 'Old Gold'
- Echinacea 'Ruby Star'

**DILLINGHAM SQUARE**  
FAR RIGHT SIDE OF ENTRANCE  
1/27/15







BEFORE



AFTER

Clethra 'Hummingbird'  
Echinacea 'Ruby Star'  
Juniper 'Old Gold'  
Ilex 'Little Henry'

**DILLINGHAM SQUARE**  
LEFT SIDE OF ENTRANCE  
1/27/15



BEFORE



AFTER

Ilex 'Little Henry'  
Juniper 'Old Gold'  
Echinacea 'Ruby Star'  
Clethra 'Hummingbird'

**DILLINGHAM SQUARE**  
RIGHT SIDE OF ENTRANCE  
1/27/15



## **Section B. Announcements and Citizens' Time**

**Historical Update**– Jan Cunard, LOCCA Historian and At-Large Historical Commissioner

**Discussion Item** – Plans for making the area under the Dominion Power Lines an ecofriendly educational experience for the students and residents of PWC

**Note from New Chairman of the Planning Commission:** Commissioner Alex Vanegas, the new Chairman of the PWC Planning Commission, sent the following e-mail note:

**From:** Alex Vanegas

**Sent:** Tuesday, March 17, 2015 11:07 AM

**To:** Sanmar02@aol.com; Dr. Jack Kooyoomjian; Tom Burrell

**Subject:** Planning Commission

Martin, Jack & Tom,

As the newly elected Chairman of the Planning Commission, I want to make sure that during my tenure that we address the needs of the community and businesses as well as other stakeholders to properly advise the Prince William County Board of County Supervisors. One of my highest priorities is to listen and value the input from our external & internal customers. Prince William County is a great place to live and we should continue to strive to make improvements in the policies and practices that encourage prudent development that enhances the health and well-being of our residents & businesses. I am sending this email out to each board member, commissioner, and several civic associations to get initial feedback on recommending improvements that we can make to our system to promote economic, environmental and sound planning decisions. Thank you for your time.

Best regards,

Alex

Alex Vanegas, CPM  
13384 Gandall Court  
Manassas, VA. 20112  
C. 703-674-7847  
H. 703-794-7507  
W.540-751-2314



### Section C. 2015 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.

<b>January 29<sup>th</sup></b> <b>Development Services</b> <b>Building Room 107A&amp;B</b> <i>Snow Date – February 5<sup>th</sup> Location: TBD</i> <ul style="list-style-type: none"> <li>• Clearbrook Art Center</li> <li>• Sheetz Courtesy Review</li> <li>• Clark Property Entrance Feature</li> <li>• T-Mobile Tower at Bethel United Methodist Church</li> <li>• Richmond Station CPA &amp; REZ</li> <li>• Proposed Old Bridge Road car dealership</li> </ul>	<b>February 26<sup>th</sup></b> <b>Development Services</b> <b>Building Room 107A&amp;B</b> <i>Snow Date – March 5<sup>th</sup> Location: TBD</i> <ul style="list-style-type: none"> <li>• Cayden Ridge</li> <li>• Economic Development charrette discussion</li> </ul> 	<b>March 26<sup>th</sup></b> <b>Development Services</b> <b>Building Room 107A&amp;B</b> <i>Snow Date – April 2<sup>nd</sup> Location: TBD</i> <ul style="list-style-type: none"> <li>• Old Bridge Commons</li> <li>• Cayden Ridge</li> <li>• Grocery Store at Tackett's Village</li> <li>• Developing an Economic Strategy discussion</li> </ul>
<b>April 30<sup>th</sup></b> <b>Development Services</b> <b>Building Room 107A&amp;B</b> <ul style="list-style-type: none"> <li>• Discussion of Economic Development Chapter of Comp Plan</li> <li>• Habitat for Humanity</li> <li>• Sheetz Courtesy Review</li> <li>• Dillingham Square Landscape follow-up</li> <li>• MJM Auto Location</li> </ul>	<b>May 28<sup>th</sup></b> <b>Development Services</b> <b>Building Room 107A&amp;B</b> <ul style="list-style-type: none"> <li>• </li> </ul>	<b>June 25<sup>th</sup></b> <b>Development Services</b> <b>Building Room 107A&amp;B</b> <ul style="list-style-type: none"> <li>• </li> </ul>
<b>July 30<sup>th</sup></b> <b>TBD</b> <ul style="list-style-type: none"> <li>• </li> </ul>	<b>August</b>  <b>NO MEETING</b>	<b>September 24<sup>th</sup></b> <b>TBD</b> <ul style="list-style-type: none"> <li>• </li> </ul>
<b>October 29<sup>th</sup></b> <b>TBD</b> <ul style="list-style-type: none"> <li>• </li> </ul>	<b>November 19<sup>th</sup></b> <b>TBD</b> <ul style="list-style-type: none"> <li>• </li> </ul>	<b>December</b>  <b>NO MEETING</b>

# 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 [ <b>name of citizen group</b> ] 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 [ <b>name of citizen group</b> ] explaining the outcomes of the meeting. Such letter will be received prior to approval of the final site plan."				