



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, June 30, 2016

TIME: 7:30 p.m.

LOCATION: Development Services Building, Room 107 A&B

Section A.

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

Section B. Project Reviews

#1 – Project Title:	Trees in the Medians
Representative:	Tom Bruun ~ PWC Director of Public Works Cathy Holtzlander ~ PWC Dept. of Public Works/NSD, Neighborhood Coordinator Steve Stevens ~ PWC Department of Transportation, Engineer III Art Kloss ~ VDOT (PWC) Permit Manager Bridget Rivas ~ Rivas Design, LLC (Tentative) Julie Flanagan, County Arborist, is not able to attend Delegate Rich Anderson, 51 st District, has indicated he will attend.

PROJECT DESCRIPTION: Several trees were taken down that were located in the median of Touchstone Circle at the Glen. This prompted citizen concern for and questions about this program. Prince William County staff will be represented at the meeting to answer our questions. To begin the discussion, we will use the following questions:

- 1) Does this VDOT tree removal apply County-wide & State-wide?
- 2) Proposals have been made, an RFP issued, and a contractor has been selected to conduct this in PWC. What is the plan, and can we have this re-assessed?
- 3) What is the logic for the tree removal? Having trees beautifies the community, and does not necessarily present a hazard.
- 4) Removing trees should require consultation with community groups. LOCCA worked long and hard to have the area along Old Bridge Road designated by the VA Department of Forestry as the Charter VA Green Community in the State of Virginia in 1991 (25 years ago). Why weren't we consulted?
- 5) How do we go forward as a community and be engaged and consulted in this process?

NOTES:

#1 – Project Title:	Cell Tower at Chinn Center
Representative:	Frank Stearns, Donohue & Stearns, PLC, 201 Liberty Street SW, Leesburg, VA 20175 (703) 726-2547 FWStearns@DonohueStearns.com

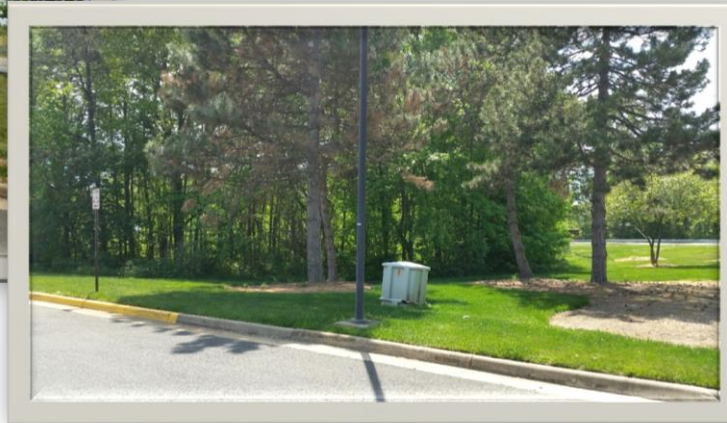
PROJECT DESCRIPTION: This is a final courtesy review of the cell tower proposed for the Chinn Center.

NOTES:

Proposed Chinn Cell Tower



Proposed Chinn Cell Tower Location



#2 – Project Title:	Potomac Corner Center
Representative:	Shahriar Etemadi, PTP, Principal, STS Consulting (410) 718-8660 Etemadi.sts@gmail.com www.STSconsultingUS.com



PROJECT: This is a plan for property located at the northwest corner of Prince William Parkway and Smoketown Road (see map below). The developers are seeking a proffer amendment for increasing the density on the parcel to allow for a retail/office development and to gain a second access. This is a proffer amendment application to increase the density within the allowed FAR of 0.4. This will be an approximately 65,000 square feet, three level building with the 45' height limits and will be situated along entire Smoketown Road frontage and partial frontage of Prince William Parkway. The first floor will be retail and second and third floors are offices. The developer is proposing to build a green roof and use many elements of the green buildings in the construction. They are also seeking a “right in and right out only” access from Prince William Parkway. They have prepared a traffic study and the proposed access on Prince William Parkway far exceeds VDOT’s minimum standards for a partial access as proposed. The projected trips are not changing the level of service at any of the studied intersection.

NOTES:



Potomac Corner Center Renderings



#3 – Project Title:	Goodwill Store @ Prince William Commerce Center
Representative:	Carlos M. Montenegro, Esq., Carlos M. Montenegro, PC, 2821 Center Ridge Drive, Oakton, Virginia 22124 703-819-0707 703-620-3345 (fax) carlos@montenegrolawfirm.com

PROJECT: The Board's approval conditions for the Goodwill store at Prince William Commerce Center requires that the developer meet with LOCCA/PELT to discuss site plan revision required to validate the Goodwill use.

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	PFR Submission still pending
May	No changes
June	No changes

2. 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	Planning Commission Work Session topic for May 4 th meeting
May	Staff drafting chapter
June	No changes

5. Citizens' Time:

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"> Chris Price, Planning Director as Guest Speaker – Data Center Overlay Districts Subdivision Plan review of Hoadly Falls Phases I and II Proffer changes – Minnieville Terrace Shopping Center Marquee Hospitality Hotel – Shoppers Best Way 	May 26th Development Services Building Room 107A&B <ul style="list-style-type: none"> Apollo Enterprises, LLC Act Wellness (Minnieville Road) Carter's Grove 	June 30th Development Services Building Room 107A&B <ul style="list-style-type: none"> Trees in the Medians Cell Tower at Chinn Center Potomac Corner Center Goodwill Store @ Prince William Commerce Center
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