



**DATE:** Thursday, July 30, 2020  
**TIME:** 7:30 p.m.  
**LOCATION:** Virtual via Zoom

[www.loccapeltva.org](http://www.loccapeltva.org)

## Section A. President's and/or Chairman's Time

## Section B. Project Reviews

<b>#1 – Project Title:</b>	12754 Gordon Boulevard
<b>Representative:</b>	<p>Mr. Blake A. Smith, P.E., LEED AP, President, Smith Engineering, 14901 Bogle Drive, Suite 202, Chantilly, Virginia 20151  (703) 956-6204  (703) 593-0299 cell  <a href="mailto:Blake@SMITHEngineeringVA.com">Blake@SMITHEngineeringVA.com</a></p> <p><b>SMITH ENGINEERING</b></p>
<b>Staff Planner:</b>	

**Deferred**




### PROJECT DESCRIPTION:

The applicant is proposing 20 townhomes on this 3.5 acre parcel currently zoned as R-4 at 12754 Gordon Blvd. The entrance, as proposed, to the existing Riverview Overlook HOA Townhome Community. At this point, the Applicant has not yet submitted a rezoning application to the County, and

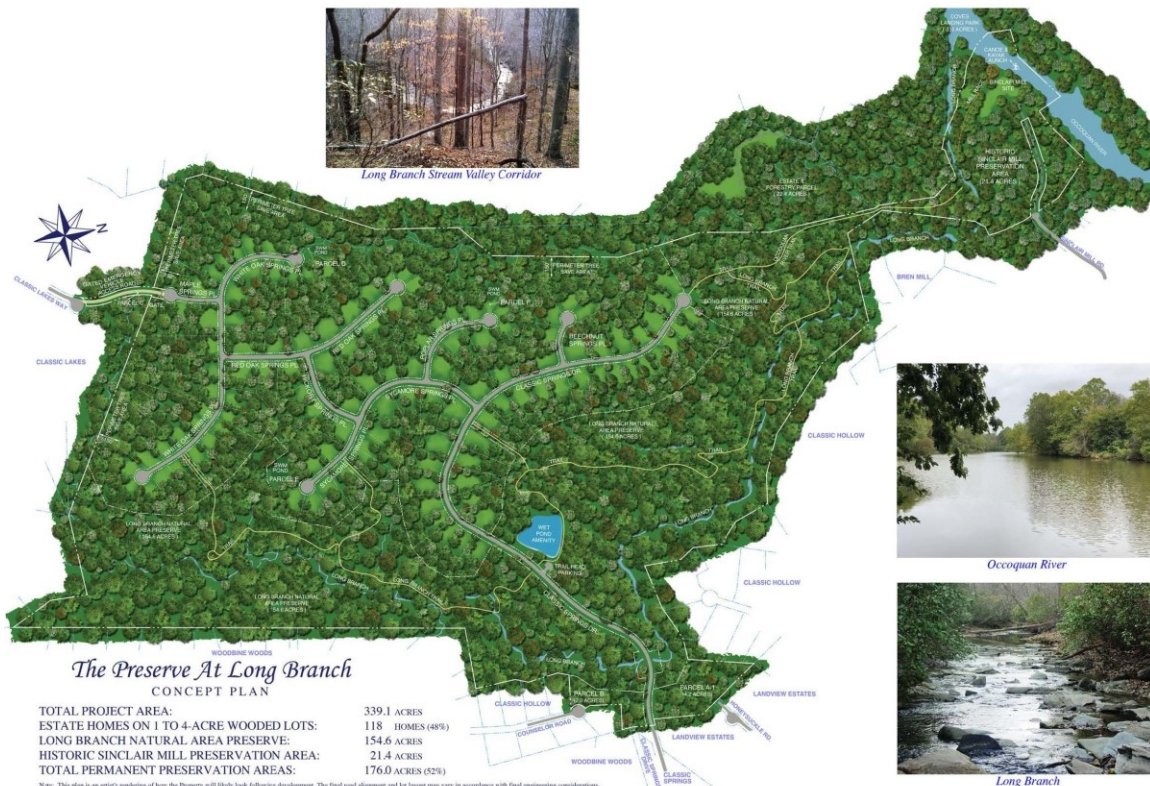
wishes to have a discussion with the community before proceeding further.

### NOTES:



<b>#2 – Project Title:</b>	The Preserve at Long Forest (CPA#2020-0008 and REZ#2017-00013)
<b>Representative:</b>	<div> Mr. John McBride, Attorney-at-Law, 1775 Wiehle Avenue, Suite 400, Reston, VA 20190  (703) 218-2133  <a href="mailto:John.mcbride@ofplaw.com">John.mcbride@ofplaw.com</a>  <a href="http://www.ofplaw.com">www.ofplaw.com</a>  Mr. Mark Granville Smith, <a href="mailto:tarpbone@aol.com">tarpbone@aol.com</a>  Mr. Mark Branca, <a href="mailto:mbranca@starpower.net">mbranca@starpower.net</a> </div> <div>  </div>
<b>Staff Planner:</b>	

**PROJECT DESCRIPTION:** Reserve at Long Branch Presentation and Overview Discussion CPA#2020-0008 and REZ#2017-00013. Project is located in vicinity of Route 234 near Independent Hill/Bristow Rd area within the Rural Crescent. It was formerly known as "Mid-County Park & Estate Homes." This is a request to rezone ±166.7 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 118 single-family detached residential units on 1 to 4-acre lots; and to establish a ±154.6-acre natural area preserve and ±21.4-acre offsite preservation area, to be known as Historic Sinclair Mill Preservation Area. (Concurrently being processed with #CPA2020-00008; Rezoning request received June 30, 2016, not subject to SB549. The Comp Plan covers 339.1 acres.



## NOTES:





<b>#3 – Project Title:</b>	International Central Gospel Church
<b>Representative:</b>	Pastor Sadik Arthur <a href="mailto:sadickarthur@yahoo.com">sadickarthur@yahoo.com</a> (703) 798-2794 Mr. Ron Schools, Civil Engineer Mr. Vern Torney, Traffic Engineer
<b>Staff Planner:</b>	

**PROJECT DESCRIPTION:** Located at 5451 Davis Ford Road, the Church is proposing public water & septic for a 200 seating capacity 17, 845 sq ft "two-story campus." The building has a 9,000 sq. ft. footprint. There is a proposal for a multi-purpose fellowship hall to serve jointly as a banquet center, as well as an indoor youth center containing a gymnasium for basketball and soccer. Plans are also for a Pre-school for about 50 children. The applicant plans to allow the community to use this facility. Most services are Friday evening and two services on Sunday. Presentation was made to MIDCO on June 18, 2020 via Zoom Virtual Conferencing. Church's presentation team included Pastor Rev Sadik Arthur, The Civic Engineer Mr. Ron Schools and Mr. Vern Torney, the Traffic Engineer. Much discussion focused on intensity of the proposed use and impacts on traffic on a two-lane Davis Ford Road, significant tree removal, storm water management, and changing the character of the rural mid-county setting where all the homes are in heavily wooded settings and on well and septic. We have asked Pastor Arthur to look at old Sullins property on 13430 Minneville Road for suitability as a church site.

**NOTES:**

<b>#3 – Project Title:</b>	Revival Baptist Ministries International, Inc
<b>Representative:</b>	Pastor Issac of Revival Baptist Ministries International, 13386 Telegraph Road, Woodbridge, VA 22192 Ms. Terri Shepler <a href="mailto:tbshepler@yahoo.com">tbshepler@yahoo.com</a>
<b>Staff Planner:</b>	

**PROJECT DESCRIPTION:** This Church is located in the previous Knights of Columbus building on Telegraph Road (13386 Telegraph Road). They will be seeking a special use permit to allow for various church activities. We have also given them the following contact information should they desire to acquire more land for their Church: Penny's Used Auto Parts – Mr. Henry Archie, Proprietor, 3304 Telegraph Rd & 13059 Minnieville Rd, Woodbridge, VA 22192, Tel 703-494-9341 owns property abutting former Kof C property.

**NOTES:**



## Section C. Discussion Topics

- Woodmont 2 Subdivision was Presented to the BOCS in June, but deferred to July 14 because approx. 7 citizens came to the BOCS March 31st Public hearing to object to lifting the HOA parkland status on the land for the Woodmont Subdivision. Mr. James Koomson had come to LOCCA's PELT Committee on June 27, 2019, and we wrote a LOCCA letter of Support dated June 27, 2019. This action was deferred to a July 14th BOCS public hearing. The BOCS supported Mr. James Koomson's request to remove the parkland requirement on the parcel;
- Current status of Developer Actions on Lake Ridge Baptist Church Property Next to Westminster Senior Living and River Ridge Age-Restricted HOA. Applicant is working on a 4<sup>th</sup> Submission to the Planning Office which County staff is treating as a new submission.
- Four Seasons Courtesy Review of April 24, 2020 for a Senior Residential Community on Minnieville Road;
- Kaiser Permanente Final Signage Approval at the BOCS July 14, 2020 Public Hearing;
- Re-cap of June 24th Virtual Zoom "Breakfast Meeting" of the Lake Ridge Rotary Club. Presentation on LOCCA's 50 years of Civic Involvement by Jack Kooyoomjian;
- Texas Roadhouse Restaurant in the Potomac Festival ! Shopping Center (where Staples is), at 14389 Potomac Mills Road at the corner of Telegraph Road & Opitz Blvd (Rte #1330) - LOCCA PELT Committee Courtesy Review of Signage, Architecture, Landscaping & Lighting;
- Status of Pennington Rezoning by the Dennis Family (their advisor is Sherman Patrick of Compton & Duling) for Home Sites on Pennington Lane;
- Status of Day Care Proposal at the Freewill Baptist Church on Pennington Lane.
- **LOCCA's 50<sup>th</sup> Anniversary Recognition at July 21, 2020 BOCS public hearing and the insert to the Congressional Record provided by Congressman Gerry Connolly.**



## Section D. General Information Items

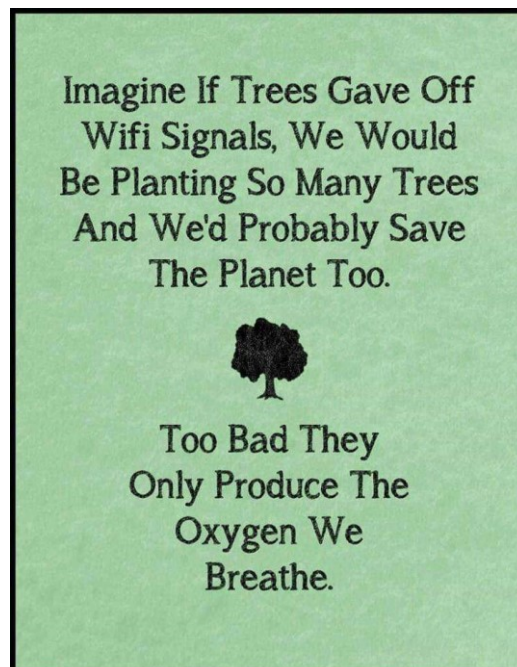
### #1 – Succession Planning (LOCCA President and PELT Committee Chairman)

As President Jack Kennedy said in his inaugural speech, “Let the word go forth from this time and place, to friend and foe alike, that the torch has been passed to a new generation of Americans” Well, your LOCCA President and PELT Committee Chairman would like to be able to say the same thing (realizing that there are no “foes” of LOCCA)! It is time for the torch of civic involvement and caring to pass to the next generation of Lake Ridge residents. Neither position requires unprecedented amounts of time or energy. But they do involve almost a passion for caring about what our community is and will be in the future. A reasonable estimate of time involved is approximately 20-25 hours per month for each position.

The President is the face of the Civic Association and generally attends meetings of the Planning Commission and Board of County Supervisors when projects are being heard that have been reviewed by LOCCA/PELT. The President also coordinates, as necessary, with other civic associations, Planning Commissioners, and our Supervisors.

The PELT Committee Chairman does much of the “grunt work” necessary to conduct meetings and learn about current projects. The Chairman typically is responsible for scheduling meeting locations, putting together the agenda for each meeting, maintaining the LOCCA web site ([www.loccapeltva.org](http://www.loccapeltva.org)), and drafting letters (with the help of others) in response to projects reviewed at our meetings.

Should anyone be interested in seeking one of these positions or just have a question about what is involved, please feel free to contact either Jack Kooyoomjian at [kjkooyoomjian01@verizon.net](mailto:kjkooyoomjian01@verizon.net) or (703) 505-7719 (cell) or Tom Burrell at [tom.burrell@verizon.net](mailto:tom.burrell@verizon.net) or (703) 927-7580 (cell). Either of us would be happy to talk to you.





## Section E. Project Tracker and Citizens' Time

### 1. General Announcements

**“Projects on the Map” in the Occoquan District (as of the July 23<sup>rd</sup> Development Application Process Schedule (DAPS))** Those projects shown as “Approved” on this agenda will be dropped from this listing on subsequent agendas. Information in **red** is new from last agenda.

Number	Name	Planner	Request/Status
REZ2018-00007	Gatherings at Occoquan Ridge	Keasha Hall	<b>Under Review. The applicant has made a 4<sup>th</sup> submission which is being treated by staff as a new submission. This submission is currently under review by staff.</b> There is still no P/C date and no BOCS date.
REZ2019-00018	Quartz District (part of Dale City Small Area Plan)	Scott Meyer	<b>Under Review.</b> This project is within the Dale City Small Area Plan boundary. The proposed mixed-use project will generally include a commercial center (±300,000 square feet of retail/commercial and office uses); up to 1,000 residential units (townhouse and multi-family); various access and pedestrian improvements; and public use and open space areas.
REZ2018-00024	MGM Enterprises Office Building	Scott Meyer	<b>Under Review.</b> MGM Enterprises Office Building – To rezone ±4.76 acres from A-1, Agricultural, and O(L), Office Low-Rise, to O(M), Office Mid-Rise, to develop a four-story mixed-use building with retail and office space.
CPA2019-00002 & REZ2020-00006	Lake Ridge Nursery	Alex Vanegas/Connie Dalton	<b>APPROVED July 21, 2020.</b> To initiate a Comprehensive Plan Map Amendment to change ±3.4 acres from Suburban Residential Low (SRL) to Neighborhood Commercial (NC). The applicant will file a concurrent Rezoning. <b>Included the adjacent Blevens property</b>
REZ2019-00038 & SUP2019-00045	3716 Pennington Lane	Keasha Hall	<b>Pending.</b> The Planning Commission deferred this project to their March 4, 2020 meeting. The applicant is to consider: (1) a reduction in density, and (2) stormwater requirements. <b>REZ:</b> To rezone ± 6.84 acres from A-1, Agricultural, to R-4, Suburban Residential, to allow for the development of 5 additional single-family detached dwelling units. <b>SUP:</b> To allow for frontage on a private road



Number	Name	Planner	Request/Status
SUP2019-00046	Dar al Noor Mosque Expansion	Scott Meyer	<b>Under Review.</b> This is a special use permit request to allow for the expansion of an existing religious institution with related facilities, to include a private school, building expansion with new 3 <sup>rd</sup> floor level, expanded parking lot, outdoor recreational amenities, and associated signage modifications for a new freestanding sign with electronic message board. <b>The PC has recommended approval. LOCCA has provided the Planning Office and the applicant with two letters citing citizen input on the project.</b> The BOCS hearing, originally scheduled for December 10 <sup>th</sup> , has been deferred to the new year.

Board Scheduled:	The application is scheduled to be heard by the Board of County Supervisors (BOCS) on this date.
PC Scheduled:	The application is scheduled to be heard by the Planning Commission (PC) on this date.
Deferred:	Action on the application was postponed by the PC or the BOCS without a formal decision being made.
Under Review:	The application is under review by various agencies.
Pending:	Additional information is needed, or is being evaluated, to move this application to another status.
Suspended (On-Hold):	The application has been inactive for an extended period of time with an undetermined resubmission date




## 2. Citizens' Time:





## Section F. 2020 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 30<sup>th</sup></b> <b>Location: DSB, Room 107A&amp;B</b> <i>Snow Date – February 6<sup>th</sup> Location: TBD</i> <ul style="list-style-type: none"> <li>• Kaiser comprehensive sign package</li> <li>• Apollo project update</li> <li>• Daycare at Bethel Freewill Baptist Church</li> </ul>	<b>February 27<sup>th</sup></b> <b>Location: DSB, Room 107A&amp;B</b> <i>Snow Date – March 5<sup>th</sup> Location: TBD</i> <ul style="list-style-type: none"> <li>• No projects Reviewed</li> <li>• Discussion topics: <ul style="list-style-type: none"> <li>○ Kaiser sign package</li> <li>○ The Gatherings at Occoquan</li> <li>○ Mosque expansion</li> <li>○ Pennington Lane</li> <li>○ Childcare on Pennington Lane</li> </ul> </li> </ul>	<b>March 26<sup>th</sup></b> <b>Location: DSB, Room 107A&amp;B</b> <i>Snow Date – April 2<sup>nd</sup> Location: TBD</i> <ul style="list-style-type: none"> <li>•</li> </ul> <p style="text-align: center;"><b>Cancelled</b></p>
<b>April 30<sup>th</sup></b> <b>Location: TBD</b> <ul style="list-style-type: none"> <li>•</li> </ul> <p style="text-align: center;"><b>Cancelled</b></p>	<b>May 28<sup>th</sup></b> <b>Location: TBD</b> <ul style="list-style-type: none"> <li>•</li> </ul> <p style="text-align: center;"><b>Cancelled</b></p>	<b>June 25<sup>th</sup></b> <b>Location: TBD</b> <ul style="list-style-type: none"> <li>•</li> </ul> <p style="text-align: center;"><b>Cancelled</b></p>
<b>July 30<sup>th</sup></b> <b>50<sup>th</sup> Anniversary</b> <b>Location: TBD</b>  <ul style="list-style-type: none"> <li>• 12754 Gordon Boulevard</li> <li>• The Preserve at Long Forest</li> <li>• International Central Gospel Church</li> <li>• Revival Baptist Ministries International</li> </ul>	<b>August</b>  <p style="text-align: center;"><b>No Meeting</b></p>	<b>September 24<sup>th</sup></b> <b>Location: TBD</b> <ul style="list-style-type: none"> <li>•</li> </ul>
<b>October 29<sup>th</sup></b> <b>Location: TBD</b> <ul style="list-style-type: none"> <li>•</li> </ul>	<b>November 19<sup>th</sup></b> <b>Location: TBD</b> <ul style="list-style-type: none"> <li>•</li> </ul>	<b>December</b>  <p style="text-align: center;"><b>No Meeting</b></p>





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	Inter-parcel 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				



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:				
	<p>"The applicant agrees to meet with [ <i>name of citizen group</i> ] 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 [ <i>name of citizen group</i> ] explaining the outcomes of the meeting. Such letter will be received prior to approval of the final site plan."</p>				