



**DATE:** Wednesday, September 26, 2018  
**TIME:** 7:30 p.m.  
**LOCATION:** Room 107 A&B, Development Services Building

## Section A. Announcements/Updates

**Trail workday at Doves Landing Park** (National Public Lands Day). This Saturday, September 29<sup>th</sup>, the Prince William Trails and Streams Coalition (PWTSC) will be working to improve the trail network at Doves Landing Park, a 230-acre natural resource-based park in mid-county, bordered by streams on three sides. Come out and help with finishing a new trail segment and other maintenance projects. More information and register at:  
<https://docs.google.com/forms/d/e/1FAIpQLSeu5wmxDyPAPJTexLJx7TuXtksolgoM5vZML6-smuEXUtm70A/viewform>

**2<sup>nd</sup> Annual Old Bridge Road Clean-Up:** Supervisor Anderson's Office is once again conducting a clean-up of Old Bridge Road. This year they will have a small kick off prior to the event where they will be highlighting the Responsible Battery Coalition and their 2 Million Battery Challenge to promote battery recycling. Columbus Day, Monday, October 8<sup>th</sup> 9:00 am to 11:00 am. Sign-In: 8:30 to 9:00 am

### Response to School Letter

## Section B – Project Reviews

|                            |   |   |
|----------------------------|---|---|
| <b>#1 – Project Title:</b> | The Reserve at Long Forest and Roseberry II   |   |
| <b>Representative:</b>     | Noah Klein, Attorney-at-Law, Odin, Feldman, Pittleman, 1775 Wiehle Ave, Suite 400, Reston, VA 20190<br>703-218-2193<br><a href="mailto:Noah.Klein@ofplaw.com">Noah.Klein@ofplaw.com</a> |  |
| <b>PWC Planner:</b>        | Mr. Scott Meyer   |   |

**PROJECT DESCRIPTION:** These 2 projects have been in the pipeline for several years (2014). LOCCA first reviewed the Reserve at Long Forest in November 2013 and then again in February and March 2018. **The project was deferred to September 5<sup>th</sup> based on the following (extracted from a memo from the Planning Office to the Planning Commission dated July 13, 2018):**

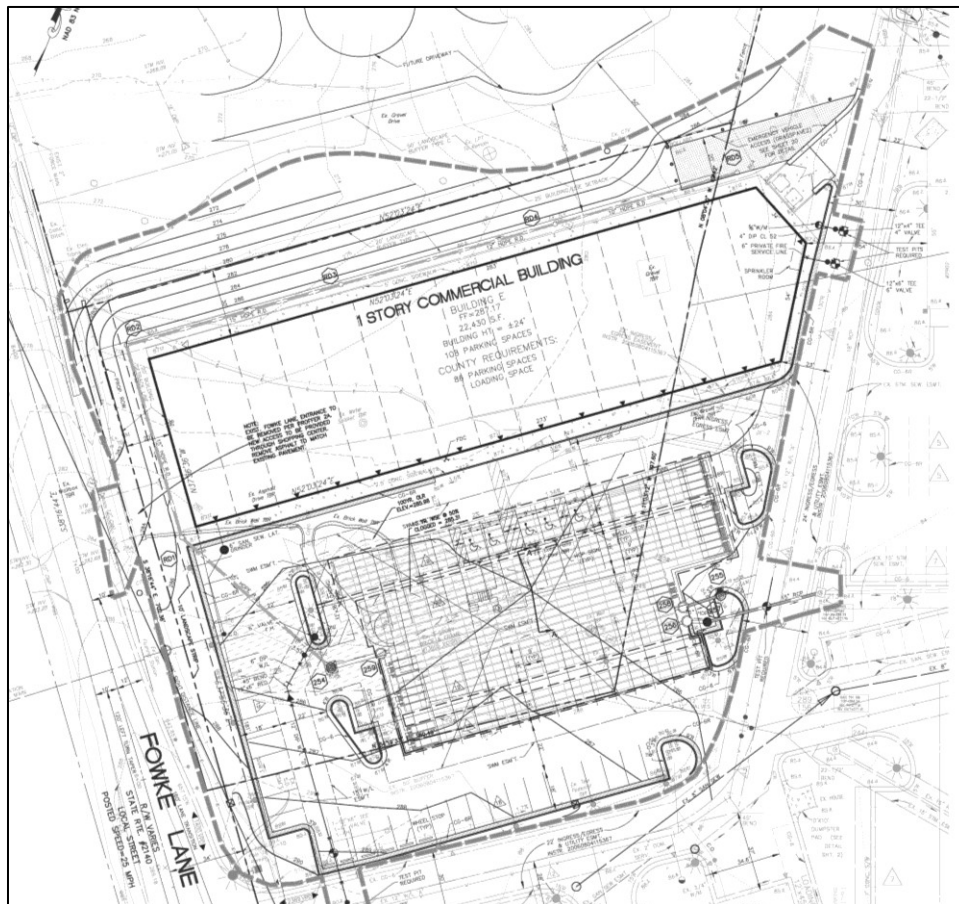
- **The Reserve at Long Forest** - This is a request to rezone ±135.26 acres from A-1, Agricultural, to R-2, Suburban Residential, and SR-1, Semi-Rural Residential, with cluster option.
- **Roseberry II** – This is a request to rezone ±3.99 acres from A-1, Agricultural, to R-4, Suburban Residential, to develop up to 9 lots for single-family detached residential.

### NOTES:



|                            |   |
|----------------------------|---|
| <b>#2 – Project Title:</b> | Minnieville Shopping Center – Phase 2   |
| <b>Representative:</b>     | Carlos M. Montenegro, Esq., Carlos M. Montenegro, PC, 2821 Center Ridge Drive, Oakton, Virginia 22124<br>703-819-0707<br>703-620-3345 (fax)<br><a href="mailto:carlos@montenegrolawfirm.com">carlos@montenegrolawfirm.com</a> |
| <b>PWC Planner:</b>        | Mr. Scott Meyer   |

**PROJECT DESCRIPTION:** Phase 2 is the one building site remaining along Fowke Lane that used to be occupied by the Garber house that was taken down last year. The general site plan is shown below:

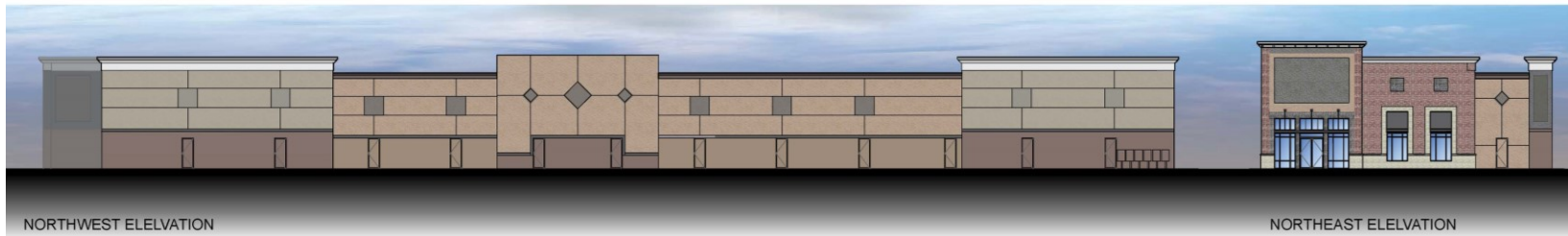


**NOTES:**



SOUTHWEST ELEVATION  
FACING FOWKE LN.

SOUTHEAST ELEVATION (FRONT)  
FACING MINNIEVILLE RD.



NORTHWEST ELEVATION

NORTHEAST ELEVATION



SOUTHEAST ELEVATION (FRONT)  
FACING MINNIEVILLE RD.





|                            |   |
|----------------------------|---|
| <b>#3 – Project Title:</b> | Apple Federal Credit Union (at the Glenn)<br>REZ2018-00025 and SUP2018-00051  |
| <b>Representative:</b>     | Ms. Jonelle Cameron, Walsh, Colucci, Lubeley & Walsh, P.C.<br>4310 Prince William Pkwy, Suite 300, Woodbridge, VA 22192<br>(703) 680-4664, Ext: 5132<br>Fax: (703) 680-6067<br><a href="mailto:jcameron@thelandlawyers.com">jcameron@thelandlawyers.com</a><br><a href="http://www.TheLandLawyers.com">www.TheLandLawyers.com</a> |
| <b>PWC Planner:</b>        | Mr. Scott Meyer   |

**PROJECT DESCRIPTION:** This is a request to amend the proffers associated with Proffer Amendment #PLN2013-00144, and to amend the conditions associated with Special Use Permit #PLN2013-00145 to develop the site as a financial institution with drive-through facility. The proposed changes include a reduction in SUP area, reduction in number of drive-through lanes, amended site layout, and amended building design and signage elevations. One question that has been raised is whether or not this should just be approved administratively. That would depreciate the value of public input and the approval process.





Conditioned Architectural Renderings (SUP #PLN2013-00145):







**Proposed:**

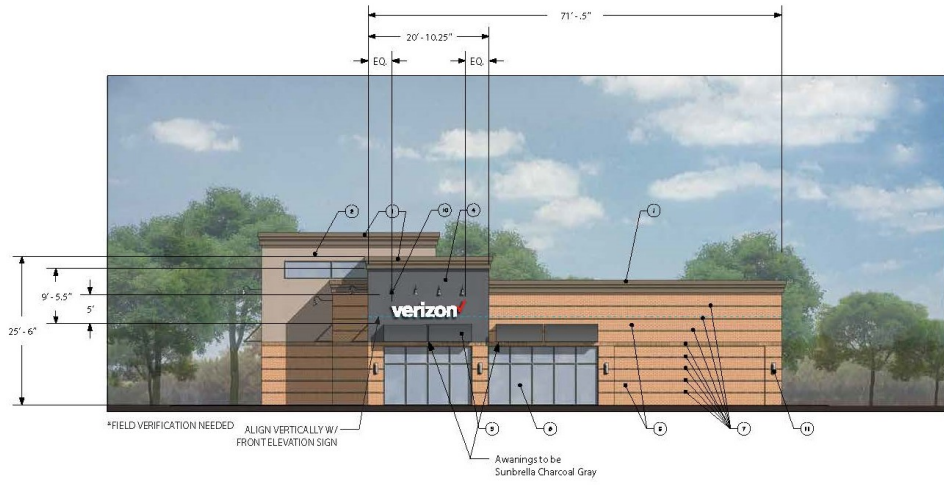




|                            |  |
|----------------------------|--|
| <b>#4 – Project Title:</b> | Verizon Signage for Hedges Run Facility  |
| <b>Representative:</b>     | Mr. Jim Mackintosh, Mackintosh Commercial Brokerage, 262 West Patrick Street, Frederick, Maryland 21701<br>240-529-0101 (Direct)<br>301-662-0881 (Office)<br>301-748-3698 (Cell)<br>jmackintosh@mackintoshco.com |
| <b>PWC Planner</b>         | N/A  |

**PROJECT DESCRIPTION:** In previous discussions about this package, LOCCA was focused on building architecture, materials, landscaping, etc. We did not discuss, in any detail, the signage for the project. The renderings shown appear to indicate the façade signs are of different sizes. They are not; both are the same size – the larger size (22" high). Verizon wants to start their permitting process for their sign.





**NOTES:**





## Section C. General Announcements and Citizens' Time

### 1. General Announcements

#### "Projects also on the Map" in the Occoquan District (updated information in red)



| Number               | Name                                      | Planner            | Request/Status  |
|----------------------|---|--------------------|---|
| REZ2017-00011        | Estates at Bren Landing                   | Keasha Hall        | Staff met with the Applicant and Property Owners week of 25-29 June to discuss the stormwater aspects of the application. The meeting was very encouraging, and staff hopes to receive a thorough response letter from the Applicant. Staff does not have a scheduled hearing date but anticipates the case going to the Planning Commission in the early fall timeframe.       |
| REZ2018-00007        | Gatherings at Occoquan Ridge              | Keasha Hall        | Applicant has submitted the application and staff has provided their first set of comments. Staff comments sent to applicant who is now preparing replies. <b>The applicant has submitted responses to staff comments on the first submission. No P/C date; No BOCS date</b>  |
| CPA2017-00006        | Parkway Employment Center Small Area Plan | Ryan Foster        | Staff is now in the process of drafting the plan, but they do not have an anticipated time for the availability of the draft plan. When the draft is complete, it will be made available for public review, and shortly thereafter, there will be a public open house for discussion and comments. This meeting would take place before the Planning Commission public hearing. |
| N/A                  | Charlie Boone Park                        | Wendy Boone        | The Department of Parks and Recreation is supporting the efforts to establish a multi-use park at 12490 Everest Peak Lane in memory of Charlie Boone.   |
| <b>SUP2019-00001</b> | <b>Sheetz on Noble Pond Way</b>           | <b>Keasha Hall</b> | <b>This is a request to allow a motor vehicle fuel station with a drive-through restaurant facility and sign modification. The property is located at the intersection of Prince William Parkway and Noble Pond Way and is currently addressed 3300 Noble Pond Way.</b>   |

### 2. Citizens' Time:



## Section D. 2018 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 25<sup>th</sup></b><br><b>Development Services</b><br><b>Building Room 107A&amp;B</b><br><i>Snow Date – February 2<sup>nd</sup> Location: TBD</i> <ul style="list-style-type: none"> <li>Starbucks @ Hedges Run Courtesy Review</li> <li>Proposed 90K ft2 Office/Retail on the Parkway</li> <li>Starbucks @ Cheshire Station</li> <li>Mapledale Self-Storage</li> <li>Pennington Lane</li> </ul>   | <b>February 22<sup>nd</sup></b><br><b>Old Bridge Elementary School Library</b><br><i>Snow Date – March 2<sup>nd</sup> Location: TBD</i> <ul style="list-style-type: none"> <li>Transportation Discussion – Pennington Lane</li> <li>Reserve at Long Forest and Roseberry II</li> <li></li> </ul>  | <b>March 29<sup>th</sup></b><br><b>Development Services</b><br><b>Building Room 107A&amp;B</b><br><i>Snow Date – April 6<sup>th</sup> Location: TBD</i> <ul style="list-style-type: none"> <li>Reserve at Long Forest and Roseberry II</li> <li>Holly Acres Courtesy Review</li> <li>Discussion – Clearing and Grading at Antietam ES</li> </ul>                   |
| <b>April 25<sup>th</sup></b><br><b>Development Services</b><br><b>Building Room 202A&amp;B</b> <ul style="list-style-type: none"> <li>Telecommunications pole at Gar-Field HS</li> <li>Various discussion items <ul style="list-style-type: none"> <li>LOCCA position on the Reserve @ Long Forest</li> <li>School modifications</li> <li>Apollo Courtesy Review</li> <li>Holly Acres courtesy review</li> <li>LongPointe proffers</li> </ul> </li> </ul> | <b>May 31<sup>st</sup></b><br><b>Development Services</b><br><b>Building Room 107A&amp;B</b> <ul style="list-style-type: none"> <li>Charlie Boone Foundation update</li> <li>Courtesy Review of the Apollo Project</li> <li>Redevelopment of Sullins Furniture store</li> <li>Potential development at Chainbridge and the Parkway.</li> <li>Holly Acres Courtesy Review</li> </ul> | <b>June 28<sup>th</sup></b><br><b>Development Services</b><br><b>Building Room 107A&amp;B</b> <ul style="list-style-type: none"> <li>Woodbridge Nazarene LED sign</li> <li>English Gardens</li> <li></li> </ul>  |
| <b>July 26<sup>th</sup></b><br><b>Development Services</b><br><b>Building Room 107A&amp;B</b> <ul style="list-style-type: none"> <li>Courtesy Review Immanuel Anglican Church</li> <li>Panera on the Parkway</li> <li>Carter's Grove Courtesy Review</li> <li>The Kline Property</li> <li>Follow-on discussion – WaWa on the Parkway at Greatbridge Road</li> </ul>   | <b>August</b><br><br><b>NO MEETING</b>   | <b>September 26<sup>th</sup></b><br><b>(Wednesday)</b><br><b>Development Services</b><br><b>Building Room 107A&amp;B</b> <ul style="list-style-type: none"> <li>The Reserve at Long Forest and Roseberry II</li> <li>Minnieville (Garber) Shopping Center</li> <li>Apple Federal Credit Union (the Glenn)</li> <li>Verizon at Hedges Run signage review</li> </ul> |
| <b>October 25<sup>th</sup></b><br><b>Development Services</b><br><b>Building Room 107A&amp;B</b> <ul style="list-style-type: none"> <li>Assisted Living Facility – Reid's prospect</li> <li></li> <li></li> </ul>   | <b>November 15<sup>th</sup></b><br><b>Location: TBD</b> <ul style="list-style-type: none"> <li></li> <li></li> <li></li> </ul>  | <b>December</b><br><br><b>NO MEETING</b>  |



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 1<sup>st</sup> through September 30<sup>th</sup>. 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





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 [ <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."</p> |   |   |     |  |