



DATE: Thursday, September 26, 2019
TIME: 7:30 p.m.
LOCATION: **Development Services Building, Room 107 A&B**

www.loccapeltva.org

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

- September 30, 2019 at 7:00pm at Giuseppe's Restaurant, 15120 Washington Street, Haymarket: **A Community Conversation on Rural Area Incentives with Countywide Benefits**
- October 2, 2019 at 7:00pm: Planning Commission hearing of a Public Facilities Review for Charlie Boone Park
- October 3, 2019 at 7:00pm: Congressman Connolly will be hosting a Senior Issues Forum at Westminster

Section B. Project Reviews

#1 – Project Title:	The Dale City Small Area Plan and the Quartz Project
Representative:	Ms. Kelly Easterly, Chief of Staff to the Neabsco District Supervisor, 4361 Ridgewood Center Woodbridge VA 22192 (703) 792-4667 kleasterly@pwccgov.org
Staff Planner:	

PROJECT DESCRIPTION: The following is from the Draft of the Dale City Small Area Plan, a copy of which can be found at:

https://www.pwccgov.org/government/dept/planning/Pages/sap_DaleCity.aspx

The Dale City Small Area Plan intends to revitalize and capitalize on one of most prosperous unincorporated communities in the Commonwealth of Virginia for increased economic growth in the eastern portion of Prince William County.

The primary focus of the Dale City Small Area Plan is to create a sustainable transit oriented and pedestrian friendly community anchored around five (5) nodes consisting of one (1) new community mixed-use center and four (4) revitalized commercial/civic nodes that offer a mix of arts, public space, retail and transit-oriented opportunities while also preserving existing natural resources.

The boundaries of the SAP are show on the aerial map on the following page. Note that the boundary extends into a portion of the Occoquan District.

NOTES:





#2 – Project Title:	Dar Al Noor Mosque Expansion (SUP2019-00046)
Representative:	<p>Ms. Jonelle Cameron, Walsh, Colucci, Lubeley & Walsh, P.C. 4310 Prince William Pkwy, Suite 300, Woodbridge, VA 22192 (703) 680-4664, Ext: 5132 Fax: (703) 680-6067 jcameron@thelandlawyers.com www.TheLandLawyers.com</p> 
Staff Planner:	Scott Meyer

PROJECT DESCRIPTION: This is a special use permit request to allow for the expansion of the existing Dar Al Noor Mosque with related facilities, to include a private school, building expansion with new 3rd floor level, expanded parking lot, outdoor recreational amenities, and associated signage modifications for a new freestanding sign with electronic message board.

NOTES:



Mosque – North Elevation (Rear)





Mosque South Elevation (From Hoadly Road)





Mosque East Elevation





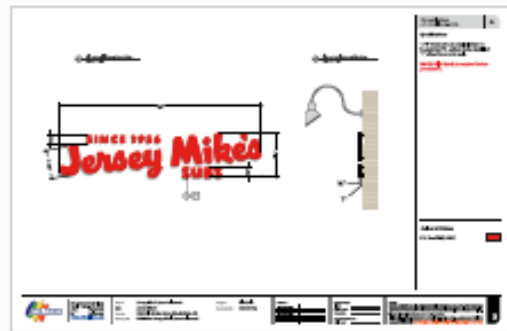
Mosque West Elevation (Front of Building)



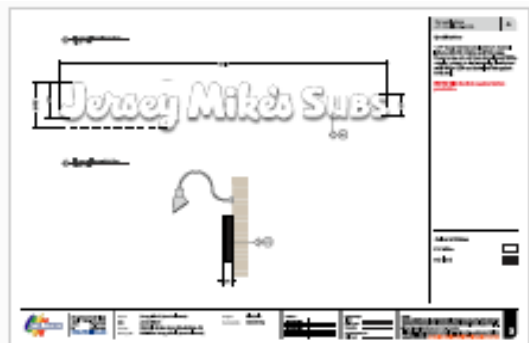


#3 – Project Title:	Jersey Mike's Signage
Representative:	Mr. Steve Bortz, Arundel Signs, Inc., A Division of Art Display Company, 401 Hampton Park Blvd., Capitol Heights, MD 20743 (410) 841-6363 (410) 259-2454 (cell) steveb@artdisplayco.com
Staff Planner:	Brian Otis

PROJECT DESCRIPTION: Jersey Mike's is requesting approval of signage for the new facility at the intersection of Hedges Run and Old Bridge Road. The initial request is shown below:



LOCCA responded to this request by suggesting that the lettering and coloring should be more in line with what is on the building now (Starbucks at one end and Verizon at the other). As a result, the sign company representative provided the renderings shown below. The sign will be individual internally illuminated channel letters, black returns. The trim cap faces will be white in color.



NOTES:



Section C. Discussion Topics

JOB ANNOUNCEMENT (PELT Committee Chairman)

In 3 to 4 years, the current PELT Chairman (Tom Burrell – me!) will be leaving the Northern Virginia area thus generating the need for a new Chairperson. Since it took Dr. Jack 6 years to find his replacement (me) 20+ years ago, I thought I would start advertising now! This is not a difficult job. Given the technology available today, the majority of the work is easy (cut-and-paste is your friend!). A reasonable estimate of time involved is approximately 8-10 hours per month. Listed below are the major tasks performed:

- a. Scheduling meeting locations
 - b. Putting together the agenda for each meeting
 - c. Maintaining the LOCCA web site (www.loccapeltva.org)
 - d. Drafting letters in response to projects reviewed at our meetings
 - e. Coordinating with other civic associations
 - f. Coordinating, as necessary with County Staff, our Supervisors and our Planning Commissioners
 - g. Attending Planning Commission and BOCS meetings to speak, on behalf of LOCCA/PELT about projects reviewed
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#1 Rural Area Study – There have been many meetings to discuss the recommendations of staff on how to implement the recommendations in the Rural Area Study. This is a controversial topic and one that LOCCA has prepared a draft letter on addressed to Supervisor Anderson. A copy of the draft letter is on the table and we are requesting comments in order to finalize.



Section D. General Announcements and Citizens' Time

1. General Announcements

"Projects on the Map" in the Occoquan District (as of the September 17th Development Application Process Schedule (DAPS))

Number	Name	Planner	Request/Status
REZ2018-00007	Gatherings at Occoquan Ridge	Keasha Hall	The applicant has now submitted their 3 rd set of responses to staff questions/comments/concerns. As of the July 19 th DAPS there is still no P/C date and no BOCS date. Communities of Thousand Oaks, River Ridge, and Westminster, together with LOCCA, have submitted an alternative plan to Ms. Hall for inclusion in her staff report.
CPA2017-00006	Parkway Employment Center Small Area Plan	Ryan Foster	Staff is now in the process of drafting the plan. Draft language for the Small Area Plan is posted on the web site. For more information, go to the County web site at: http://www.pwcgov.org/government/dept/planning/pages/sap_parkwayemploymentcenter.aspx
CPA2017-00004	Dale City Small Area Plan	Ryan Foster	Because the boundary of the Dale City Small Area Plan crosses district boundaries, we have been asked to be a participant in the development of the plan. For more information, go to the County web site at: http://www.pwcgov.org/government/dept/planning/Pages/sap_DaleCity.aspx P/C and BOCS hearing dates have not been set as of July 19 th DAPS.
REZ2019-00018	Quartz District (part of Dale City Small Area Plan)	Scott Meyer	This project is part of the Dale City Small Area Plan. It is a request to rezone ±143.12 acres from A-1, O(H), and R-2, Suburban Residential, to PMR, Planned Mixed Residential, and PMD, Planned Mixed Use District, with associated waivers/modifications. 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. P/C and BOCS hearing dates have not been set as of July 19, 2019.
REZ2019-00024	Hawthorn Retirement Residences	Scott Meyer	This is a request to amend the proffers associated with REZ #PLN2000-00041 to change the use designation in a portion of Land Bay I from OC-2 to O(H), Office High Rise / B-1, General Business, to permit an assisted living facility, along with associated modifications, to include signage, building height, and floor area ratio (FAR) increase. P/C and BOCS hearing dates have not been set as of July 19, 2019.
Public PFR2018-00023	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. This is scheduled to go to the Planning Commission on October 2 nd .



Number	Name	Planner	Request/Status
REZ2018-00024	MGM Enterprises Office Building	Scott Meyer	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. As of the July 19 th DAPS, this project has been suspended (put on hold).
CPA2019-00002	Lake Ridge Nursery	Connie Dalton	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.
REZ2019-00038 and SUP2019-00045	3716 Pennington Lane	Keasha Hall	REZ: 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. SUP: To allow for frontage on a private road

2. Citizens' Time:



Section E. 2019 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 31st Development Services Building Room 107A&B <i>Snow Date – February 7th Location: DSB Room 107 A&B</i> <ul style="list-style-type: none"> Independent Hill/Parsons Business Park LongPointe proffer change MGM Office on the Parkway The Gatherings at Occoquan Ridge 	February 28th Development Services Building Room 107A&B <i>Snow Date – March 7th Location: TBD</i> <ul style="list-style-type: none"> Proposed Cell Tower at Woodbridge High School Panera on the Parkway Courtesy Review Prince William Marina Expansion 	March 28th Development Services Building Room 107A&B <i>Snow Date – April 4th Location: TBD</i> <ul style="list-style-type: none"> CPA and REZ of Lake Ridge Nursery Hawthorne Retirement Residences at Reid's Prospect Reserve at Long Forest AMC sign change courtesy review
April 25th McCoart Building Occoquan Conference Room <ul style="list-style-type: none"> Courtesy review of the PWC Service Authority building addition Courtesy review of the Escape Salon and Day Spa site plan 	May 30th May 22nd Development Services Building Room 107A&B <p>Special meeting for courtesy review of the Kaiser project on Minnieville Road</p>	June 27th Development Services Building Room 107A&B <u>Project Reviews:</u> <ul style="list-style-type: none"> Reserve @ Long Forest Sheetz on Noble Pond Way Woodmont <u>Discussion Topics</u> <ul style="list-style-type: none"> Opioid Town Hall (Rep. Connolly) Foulger Square Signage Pedestrian safety in Foulger Square Traffic Safety on PW Parkway Kaiser Letter
July 25th Development Services Building Room 107A&B <u>Project Reviews</u> <ul style="list-style-type: none"> Lake Ridge Church courtesy review Pennington Lane rezoning <u>Discussion Topics</u> <ul style="list-style-type: none"> Safety on the Parkway Kaiser courtesy review letter The Gatherings The Kline Project 	August  NO MEETING	September 26th Development Services Building Room 107A&B <u>Project Reviews</u> <ul style="list-style-type: none"> Vision for the Dale City Small Area Plan Dar Al Noor Mosque expansion Jersey Mike's signage <u>Discussion Topics</u> <ul style="list-style-type: none"> Rural Area Study
October 31st Development Services Building Room 107A&B <ul style="list-style-type: none"> 	November 14th Development Services Building Room 107A&B <ul style="list-style-type: none"> 	December  NO MEETING



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>				