



September 2017 Monthly Meeting

DATE: Thursday, September 28, 2017

TIME: 7:30 p.m.

LOCATION: Development Services Building, Room 107 A&B

www.loccapeltva.org

Section A. Project Reviews

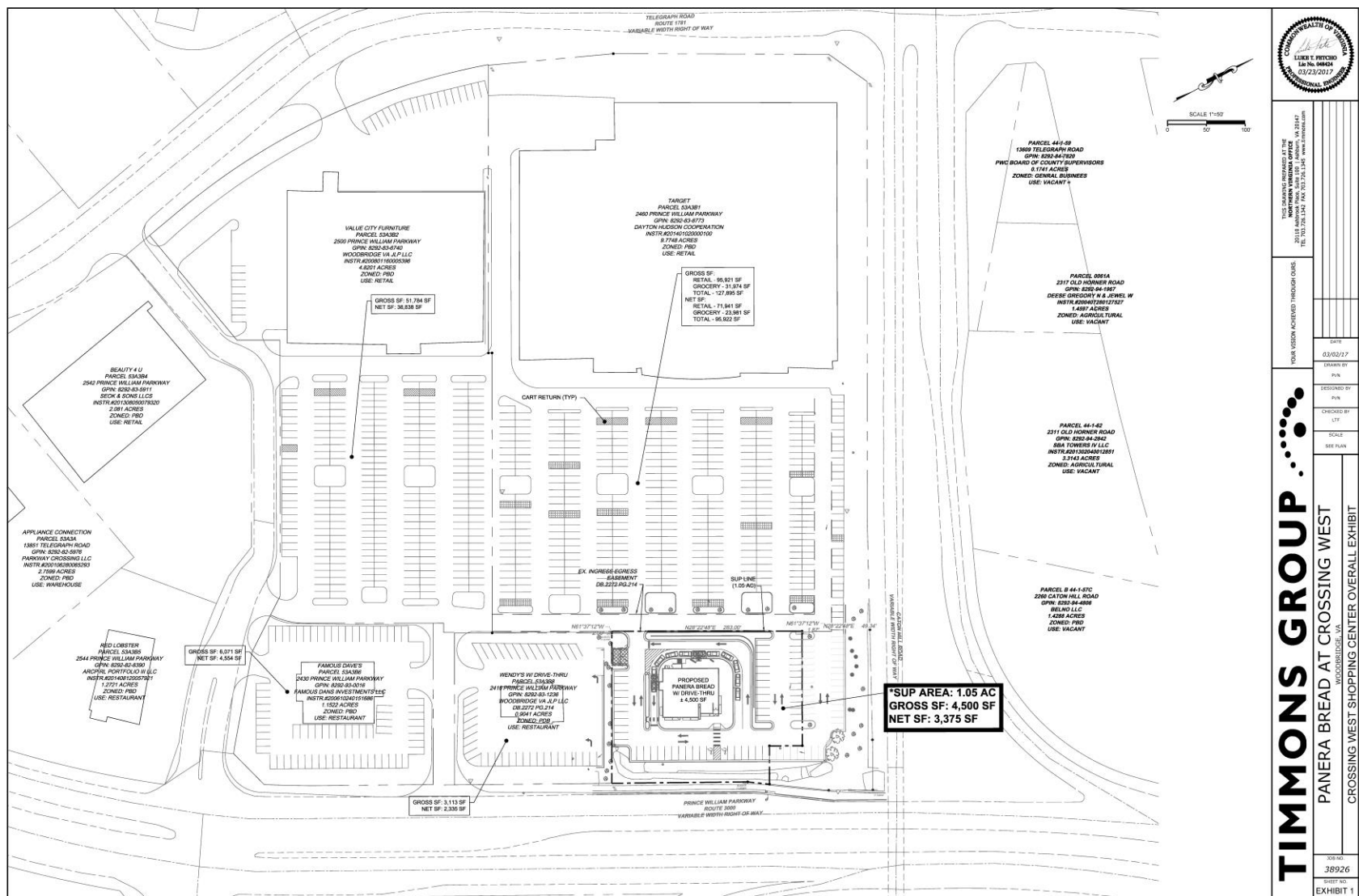
#2 – Project Title:	SUP2018-00004 – Panera Drive-Through on Prince William Parkway
Representative:	Ms. Jonelle Cameron, Walsh, Colucci, Lubeley & Walsh, P.C., 4310 Prince William Parkway, Suite 300, Woodbridge, VA 22192 (703) 680-4664, Ext: 5132 (703) 680-6067 (Fax) jcameron@thelandlawyers.com www.TheLandLawyers.com



PROJECT DESCRIPTION:

Panera is seeking a Special Use Permit for a drive-thru and a sign modification. The proposed Panera will be in the Target shopping center on Prince William Parkway.

NOTES:





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MANDEVILLE SIGN
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APPROVALS
Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

REVISIONS

NO	BY	DESCRIPTION	DATE
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

WORK ORDER #

PANERA BREAD

CUSTOMER

STORE NUMBER **#780**

LOCATION

PROJECT MANAGER **Jim M. - Wendy R.**

WD 03/22/17
ARTIST DATE

Woodbridge, VA

DRAWING NAME



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Section B. Updates

General Updates

- a. **Historical Update** – Ms. Jan Cunard, Occoquan Representative to the Convention and Visitors Bureau.
- b. **Membership Update** –2017 is our Membership Drive Year. You can find the membership form at the end of this agenda or by going to the LOCCA web site at: <http://www.loccapeltva.org>. If you have already signed up, thank you and please take the form and give it to a friend.

Project-Specific Updates

- a. Buffers and Zoning Text Amendments: The Planning Commission heard several cases involving zoning text amendments and DCSM changes dealing with buffers. At the meeting, the Planning Commission determined these cases needed more public input prior to action by the Board of County Supervisors. These are the cases (taken from the Planning Commission agenda for the evening):

Zoning Text Amendment #DPA2016-00019, Buffers

To amend Secs. 32-250.31, 32-250.32, 32-404.04, 32-506.06 and 32-800.11 pertaining to buffer requirements. The amendments include eliminating duplicate text already specified in the Design and Construction Standards Manual (DCSM), permitting waivers and modifications of buffer requirements at the time of rezoning or special use permit approval, relocating buffer standards listed in the Technology Overlay District to the DCSM, and reconfiguring the buffer standards to be depicted on site plans for planned development districts. **Countywide**

Design and Construction Standards Manual Amendment #DPA2017-00001, Buffers

To amend the Design and Construction Standards Manual to allow buffer requirements to be waived or modified based on circumstance, to modify the types of features which may be permitted within a buffer area, to add buffer standards for development in a Technology Overlay District, and to identify the Director of Development Services as the decision authority for waivers and modifications to buffer requirements. **Countywide**

Zoning Text Amendment, Technology Overlay District #DPA2018-00004

To amend Article V, Part 506 pertaining to minimum requirements to provide flexibility to the Board within a Technology Overlay District. **Countywide**

- b. Innovation/Parkway Employment Center Small Area Plan: Ryan Foster, The Community Development Manager in the Office of Planning, is leading the effort to redo the current Parkway Employment Center Sector Plan into the Innovation/Parkway Employment Center Small Area Plan. The term “small area plan” is used because in those areas designated as SMPs, there are work-arounds for the new proffer legislation. Clancy McQuigg, Jack Kooyoomjian, and Tom Burrell have been designated as the LOCCA Points of Contact. The



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web site for tracking information about this particular Plan is at http://www.pwcgov.org/government/dept/planning/pages/sap_parkwayemploymentcenter.aspx

c. "Projects also on the Map" in the Occoquan District

Number	Name	Planner	Request
REZ2017-00011	Estates at Bren Landing	Keasha Hall	Rezone 47.75 acres from A-1 to SR-1; for 17 single family homes. This case is currently inactive. County staff has not received any updates since the first submission.
REZ2017-00010	Pennington Lane	Jennifer Davidson	Rezone 6.86 acres from A-1 to R-2 for 7 SF detached units; The Planner is currently reviewing the 2 nd submission of this case and the agency comments. The case is still under review at this point, so there may still be additional review time needed for this case before it goes to the public hearings. This case is subject to the new proffer laws, so there has been more time needed to review each submission of this case. No dates scheduled
REZ2016-00027	Potomac Corner Center	Scott Meyer	To amend the proffers associated with previously approved REZ #PLN2007-00026 (Potomac Corner Center), to change the proposed retail/office building size and orientation, along with site layout changes, new access improvements, and associated building height modification; No dates scheduled

Up-Coming Meetings

October 5th (date and location to be announced) – Ms. Rebecca Horner, the Director of Planning, will hold a citizens' forum on the newly proposed changes to the zoning ordinance and DCSM having to do with buffers.

October 9th – Old Bridge Road Clean-Up. Contact Supervisor Anderson's office if you want to volunteer.

October 19th (7:00pm at the Buckhall Fire Station) – Supervisor Anderson will be holding a Think Tank session on Yates Ford and Davis Ford Roads. See the article, "History of Davis Ford and Yates Ford Roads" by Kimball Brace



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What's in the News?

Are you looking for news so you can keep informed about what's going on in the local area, the Commonwealth and maybe even beyond? Here are some good ways to stay tuned in:

- Supervisor Anderson's newsletter. You can go to her web site and sign up to get it electronically <https://supervisorruthanderson.com/>
- The Prince William Times – printed hard copy but here's a link to their Facebook page <https://www.facebook.com/PrinceWilliamTimes>
- Prince William Today – printed hard copy but linked to Inside NOVA.
- Inside NOVA <http://www.insidenova.com/>
- The Virginia Public Access Project (VPAP) <https://www.vpap.org/>

Citizens' Time:



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Section D. 2017 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 26th Development Services Building Room 107A&B <i>Snow Date – February 2nd Location: TBD</i> <ul style="list-style-type: none"> • Proposed Starbucks on the Parkway • Lake Ridge Baptist Church property • Courtesy Review of Marquee Hospitality Hotel • 	February 23rd Development Services Building Room 107A&B <i>Snow Date – March 2nd Location: TBD</i> <p>Cancelled</p> <ul style="list-style-type: none"> • • • 	March 30th Development Services Building Room 107A&B <i>Snow Date – April 6th Location: TBD</i> <ul style="list-style-type: none"> • Immanuel Anglican Church • Apostolic Church International • Lake Ridge Nursery • Lake Ridge Baptist Church Property • LRPRA LED Changeable Copy Sign
April 27th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Lake Ridge Baptist Church Property • Lake Ridge Nursery • Starbucks on Parkway courtesy review • Starbucks on Hedges Run (add-on) 	May 25th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Charlie Boone Trail Foundation • Potomac Corner Center • Taco Bell on Old Bridge Road (Courtesy Review) 	June 29th Development Services Building Room 107A&B <p>Cancelled due to LRBC meeting</p> <ul style="list-style-type: none"> • • •
July 27th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Starbucks @ Hedges Run • Carters Grove • Lake Ridge Baptist Church discussion 	August  <p>NO MEETING</p>	September 28th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Kaiser NOVA HUB @ Caton's Crossing • Panera Restaurant on the Parkway • Various Project Updates •
October 26th Development Services Building Room 107A&B <ul style="list-style-type: none"> • Discussion of potential future uses for Lake Ridge Nursery property • • 	November 17th Location – TBD <ul style="list-style-type: none"> • • • 	December  <p>NO MEETING</p>



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 1st through September 30th. 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