



MONTHLY MEETING AGENDA

DATE: **Thursday October 25, 2018**

TIME: 7:30 p.m.

LOCATION: Room 107 A&B, Development Services Building

Section A. Updates

President's and/or Chairman's Time

- Comprehensive Plan 2040 Community Meeting dates (see attached flyer)
- Dale City Small Area Plan (see attached map)
- 2018 Tackett's Mill Walk of Fame (see attached)


Section B – Project Reviews

#1 – Project Title:	Assisted Living Facility – Reid's Prospect
Representative:	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 
PWC Planner:	

PROJECT DESCRIPTION: The applicant is looking to develop an assisted living facility on a portion of the property located at 4460 Prince William Parkway. The portion of the property the applicant will be purchasing is outlined in the yellow dashes on the picture shown below. The applicant offers senior assisted living facilities that are designed for those who are still ambulatory, but in need of some support. Typically, a majority of the residents are single in their late 70s or 80s. It is estimated that approximately 10 to 20 percent of residents are couples. Private rooms afford the advantages of independence while the services included provide support, security, and friendship. There are two manager couples that live onsite and one of them is available 24 hours a day. All services and utilities (except for telephone services) are included in the rent (this is a month to month rental and not a "buy-in facility"). Furthermore, the services provided are one level of service and are the same for all residents. There are no a la carte options. This proposal is for approximately 149 units.



NOTES:

#2 – Project Title:	Sheets on the Parkway (Noble Pond Road) SUP2019-00001
Representative:	Marian Harders , Land Use Planner, Walsh, Colucci, Lubeley & Walsh, P.C., 4310 Prince William Parkway, Suite 300, Prince William, VA 22192 (703) 680-4664 x5121 (571) 989-5121 (Direct) mharders@thelandlawyers.com www.thelandlawyers.com 
PWC Planner:	Keasha Hall

PROJECT DESCRIPTION: 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.

NOTES:



SOUTH-FRONT ELEVATION



WEST-LEFT ELEVATION



PROPOSED EXTERIOR BUILDING ELEVATIONS

SHEETZ STORE
WOODBIDGE - PRINCE WILLIAM COUNTY
3300 NOBLE POND WAY
WOODBIDGE, VA 22193

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NORTH - REAR ELEVATION

BUILDING SIGNS



EAST- RIGHT ELEVATION



OUTLINE AREA = 31.85 SQ. FT.
BOX AREA = 25.94 SQ. FT.
TYPICAL OF THREE
PROJECTS 11.5' OFF FACE OF BUILDING



BOX AREA = 13.5 SQ. FT.
TYPICAL OF ONE
PROJECTS 11.5' OFF FACE OF BUILDING



PROPOSED EXTERIOR BUILDING ELEVATIONS

SHEETZ STORE
WOODBIDGE - PRINCE WILLIAM COUNTY
3300 NOBLE POND WAY
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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. The applicant has submitted responses to staff comments on the first submission. As of October 19th, still no P/C date and no BOCS date
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. For more information, go to the County web site at: http://www.pwcgov.org/government/dept/planning/pages/sap_parkwayemploymentcenter.aspx
TBD	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. A map of the Small Area Plan is included with this agenda. For more information, go to the County web site at: http://www.pwcgov.org/government/dept/planning/Pages/sap_DaleCity.aspx
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.

2. Citizens' Time:



Community Conversations on the Comprehensive Plan

Citizen involvement in developing the 2040 Comprehensive Plan is critical. You are invited to attend any of the three community conversations, conveniently located across the County. Please share your thoughts, ideas, and suggestions with the Planning Office and other County agencies to help shape the ongoing Comprehensive Plan update and the future of Prince William County. Help us keep Prince William a Community of Choice!

Each meeting is an open-house style event and runs from 6 p.m. – 8 p.m.

Pathway to

2040

COMMUNITY OF CHOICE

Tuesday, October 30, 2018
Development Services Building
5 County Complex Court
Prince William, Virginia 22192
6 p.m. – 8 p.m.

Tuesday, November 13, 2018
George Mason University:
Science and Technology Campus -
Beacon Hall
10945 George Mason Circle
Manassas, Virginia 20109
6 p.m. – 8 p.m.

Wednesday, November 14, 2018
NVCC Regional Center for
Workforce Education and Training
2675 College Drive
Woodbridge, Virginia 22191
6 p.m. – 8 p.m.

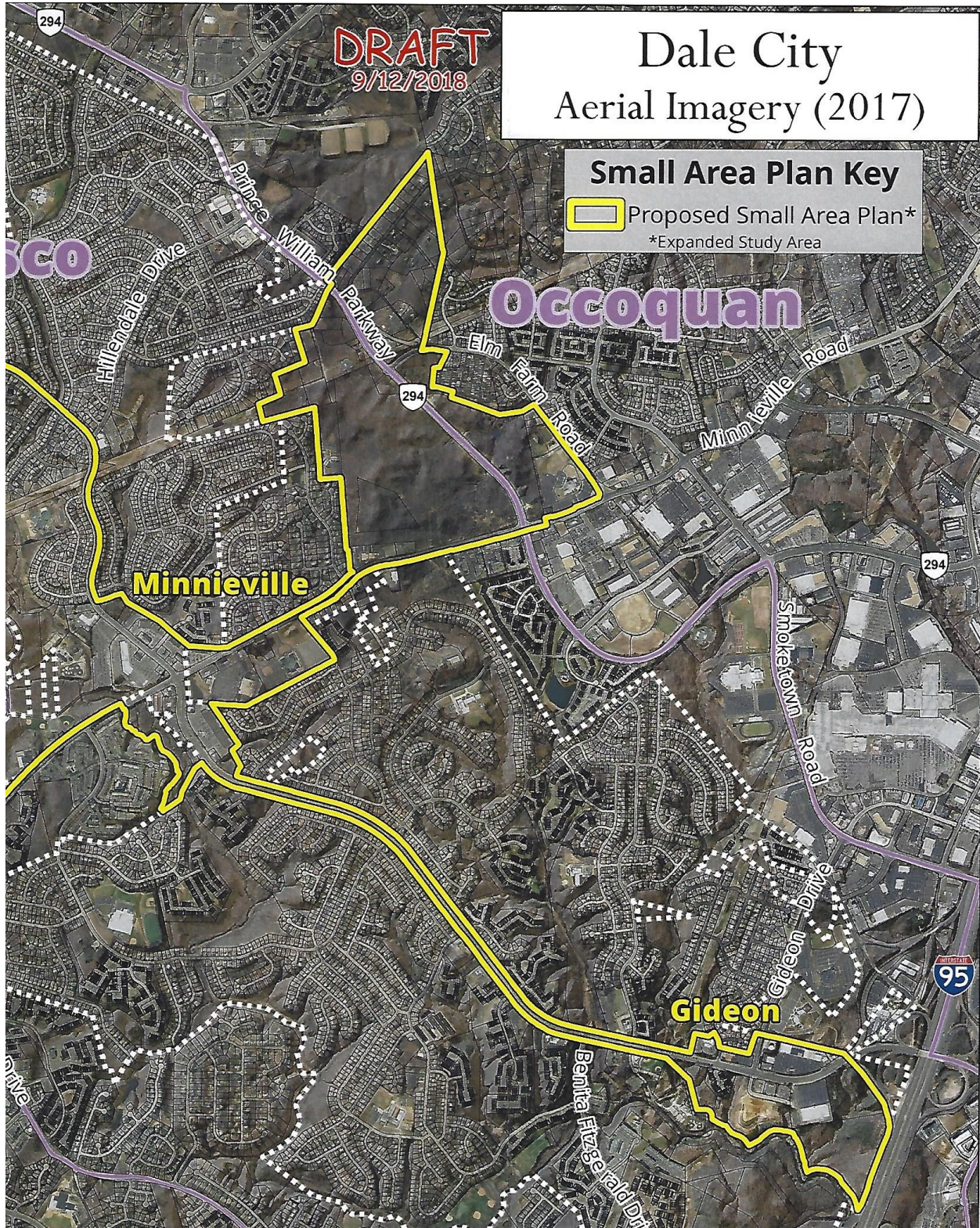


The same information will be provided at each meeting.

Contact the Planning Office at 703-792-7615 for more information
or visit www.pwccgov.org/PlanUpdate

Planning Office







Old Hickory Golf Club

October 18, 2018 • 5:30 - 8:30 pm

Celebrate the people of Prince William County who have contributed above and beyond to the quality of life in our community. Please attend the dinner held in their honor and support the arts in Prince William County.





On October 18, 2018, our own “Dr. Jack” was inducted into the Walk of Fame at Tackett’s Mill. His citation read, in part:

*“Dr. Jack Kooyoomjian has worked tirelessly to enhance the quality of life in the Lake Ridge community. His tireless efforts in building citizen consensus and developing standards have been influential in shaping our community. By combining his expertise from a four-decade career with the EPA and his prolific civic involvement, he has effectively communicated citizen concerns to decision-makers in the County about new development, land use issues, and code compliance changes. His greatest contribution has his leadership as President to the Lake Ridge-Occoquan-Coles Civic Association (LOCCA) preceded by his leadership of its Planning, Environment, Land-Use and Transportation (PELT) Committee. Under his leadership, LOCCA was the first Civic Association in Virginia granted the distinction of a **Charter Virginia Green Community** by Virginia Department of Forestry.”*



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.

January 25th Development Services Building Room 107A&B <i>Snow Date – February 2nd Location: TBD</i> <ul style="list-style-type: none"> Starbucks @ Hedges Run Courtesy Review Proposed 90K ft2 Office/Retail on the Parkway Starbucks @ Cheshire Station Mapledale Self-Storage Pennington Lane 	February 22nd Old Bridge Elementary School Library <i>Snow Date – March 2nd Location: TBD</i> <ul style="list-style-type: none"> Transportation Discussion – Pennington Lane Reserve at Long Forest and Roseberry II 	March 29th Development Services Building Room 107A&B <i>Snow Date – April 6th Location: TBD</i> <ul style="list-style-type: none"> Reserve at Long Forest and Roseberry II Holly Acres Courtesy Review Discussion – Clearing and Grading at Antietam ES
<ul style="list-style-type: none"> o Verizo 	May 31st Development Services Building Room 107A&B <ul style="list-style-type: none"> Charlie Boone Foundation update Courtesy Review of the Apollo Project Redevelopment of Sullins Furniture store Potential development at Chainbridge and the Parkway. Holly Acres Courtesy Review 	June 28th Development Services Building Room 107A&B <ul style="list-style-type: none"> Woodbridge Nazarene LED sign English Gardens
July 26th Development Services Building Room 107A&B <ul style="list-style-type: none"> Courtesy Review Immanuel Anglican Church Panera on the Parkway Carter's Grove Courtesy Review The Kline Property Follow-on discussion – WaWa on the Parkway at Greatbridge Road 	August  NO MEETING	September 26th (Wednesday) Development Services Building Room 107A&B <ul style="list-style-type: none"> The Reserve at Long Forest and Roseberry II Minnieville (Garber) Shopping Center Apple Federal Credit Union (the Glenn) Hedges Run Verizon sign review
October 25th Development Services Building Room 107A&B <ul style="list-style-type: none"> Assisted Living Facility – Reid's prospect Sheetz on the Parkway 	November 13th Development Services Building Room 107A&B 8:00pm <ul style="list-style-type: none"> Kaiser NOVA South on Minnieville Road 	December  NO MEETING



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



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 [name of citizen group] 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 [name of citizen group] explaining the outcomes of the meeting. Such letter will be received prior to approval of the final site plan."</p>				