



DATE: Thursday, November 16, 2017
TIME: 7:30 p.m.
LOCATION: **Development Services Building, Room 107 A&B**

www.loccapeltva.org

Section A. Updates

Historical Update – Ms. Jan Cunard, Occoquan Representative to the Convention and Visitors Bureau.

Membership Update –2017 is our Membership Drive Year and is coming to a close. 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.

Glenn and Marilyn Schultz – as many of you know, we the community lost Glenn and Marilyn Schultz this year. Glenn passed away in January and Marilyn passed in April. They will be buried at Arlington National Cemetery on November 22nd. Please see the attached memorial provided, in great part, by their son Matt. Marilyn was very active in LOCCA for many, many years and she will be sorely missed.

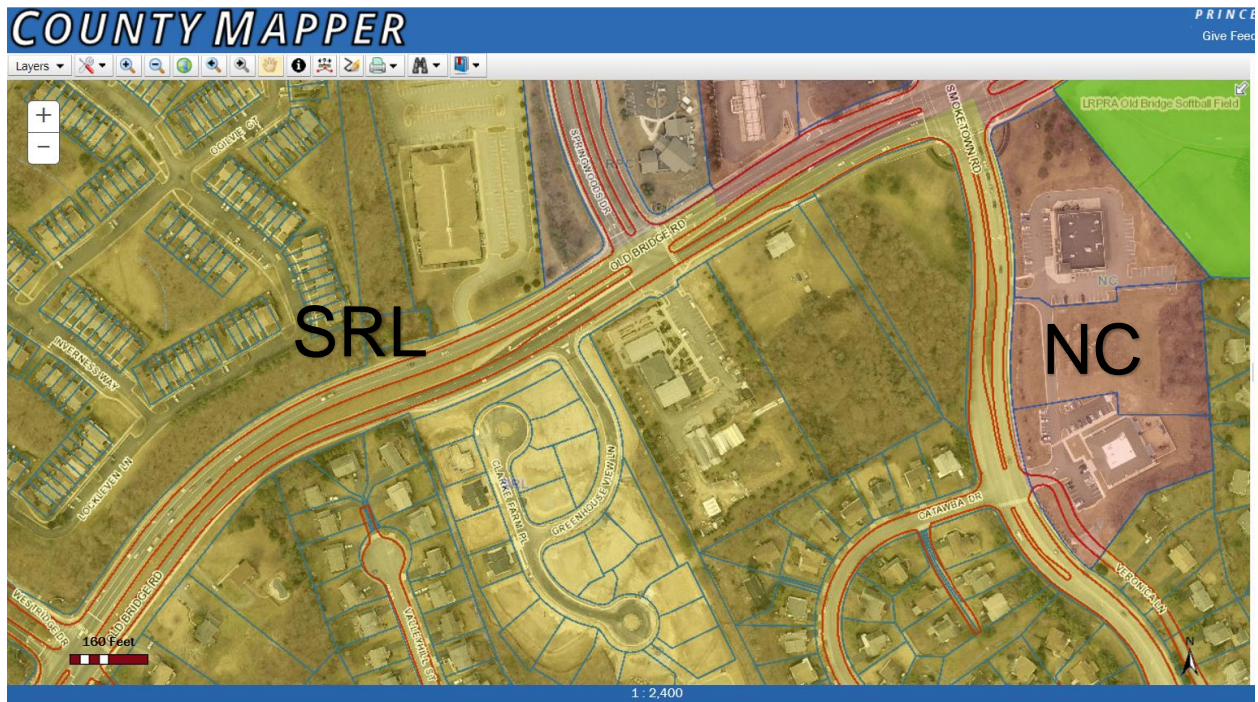
Section B. Project Reviews

#1 – Project Title:	Potential Uses for Lake Ridge Nursery
Representative:	Mr. and Mrs. Donny Gray, Owners, Lake Ridge Nursery, 3705 Old Bridge Road, Woodbridge, VA 22192 703-590-0178 www.lakeridgenursery.net

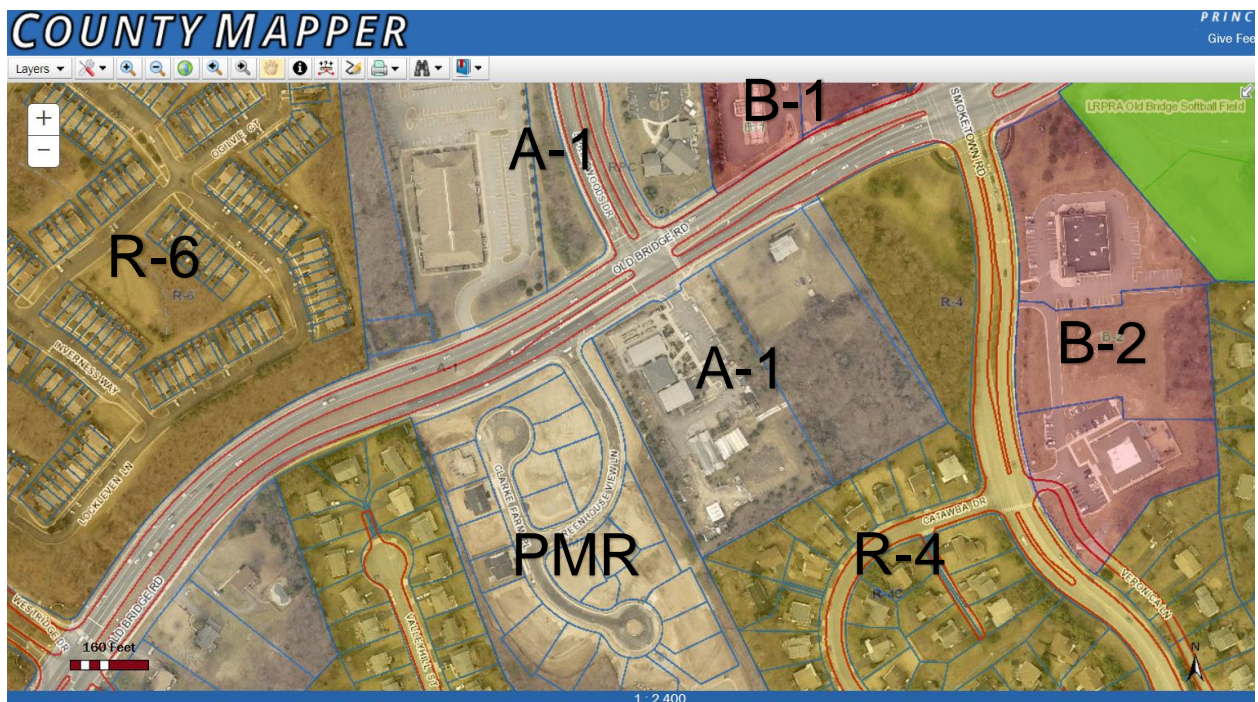
PROJECT DESCRIPTION: Mr. & Mrs. Gray, owners of the Lake Ridge Nursery, are planning for the future and want to discuss possible rezoning of their property in order to make more viable for potential buyers. They are considering rezoning their land to B-2, Neighborhood Business District. This will also necessitate a change to the overlaying land-use category that is currently SRL. The Land-Use designation and current zoning are shown on the following aerial views of the property. Additionally, the by-right, secondary and special uses allowed within the B-2 zoning district are listed.

NOTES:

Current Land-Use Designations:



Existing Zoning Districts:



Sec. 32-401.20. - B-2, Neighborhood Business District: purpose and intent.

The B-2 District is intended to implement the neighborhood commercial land use classification of the Comprehensive Plan. The B-2 District is designed to provide for areas of neighborhood-scale retail, and to a lesser extent, office and institutional uses but particularly consumer product and service centers in appropriate areas. The purpose of this district is also to promote employment opportunities and to enhance the tax base of Prince William County.

Sec. 32-401.21. - Uses permitted by right.

The following uses shall be permitted by right in the B-2 District:

1. Adult day-care facility.
2. Assisted living facility.
3. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
4. Bicycle service.
5. Business school.
6. Cafeteria/lunchroom/snack bar/automat.
7. Catering, commercial (off premises).
8. Child-care facility.
9. Commercial artist or photographer's studio.
10. Computer and network services.
11. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
12. Cultural arts center.
13. Dry cleaning/garment processing facility, retail less than 3,000 square feet.
14. Dry cleaning pick-up facility.
15. Event center/meeting hall.
16. Financial institution.
17. Garden center.
18. Greenhouse or nursery.
19. Household equipment and appliance service.
20. Institute for special education and training.
21. Interior design and decorating shop.
22. Laundromat.
23. Lawn mower service.
24. Locksmith.
25. Medical or dental offices and clinic.
26. Mortuary, funeral home (except in shopping centers or shopping malls).
27. Nursing and convalescent care facility.
28. Office.
29. Office equipment service.
30. Optical and eye care facility.
31. Package, telecommunications and courier service.
32. Pet store, in accordance with the provisions of [section 32-400.24](#).
33. Photographic processing laboratory.
34. Place of religious worship or assembly.
35. Private school (boarding prohibited).
36. Quick service food store.
37. Recycling collection points, subject to the standards in [section 32-250.84](#).
38. Religious institution.
39. Restaurant.
40. Restaurant, carry-out.
41. Retail store.
42. School of special instruction.
43. Shoe repair.
44. Shopping center A (See Part 100).
45. Tailor; seamstress shop.
46. Theater (indoor).
47. Tool and equipment rental (minor).
48. Travel agency.
49. Veterinary hospital.
50. Wedding chapel (except in shopping centers or shopping malls).



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Sec. 32-401.22. - Secondary uses.

The following use shall be permitted by right in the B-2 District only in conjunction with and secondary to a permitted principal use, existing or proposed for concurrent construction in accordance with the provisions of [section 32-400.13](#):

1. Medical or dental laboratory, secondary to medical or dental clinic.
2. Live entertainment in accordance with the provisions of [section 32-400.15](#).

Sec. 32-401.23. - Special uses.

The following uses shall be permitted in the B-2 District with a Special Use Permit:

1. Any permitted use greater than 12,000 square feet of floor area. The requirement for a Special Use Permit shall not apply to grocery stores.
2. Boarding/kenneling of pets accessory to a pet store.
3. Car wash (manned or self-service).
4. Continuing care retirement community.
5. Catering, commercial (on or off premise).
6. Donated materials collection center.
7. Crematory, secondary to a funeral home.
8. Farmer's market.
9. Marina.
10. Motor vehicle fuel station, retail.
11. Mixed-use building.
12. Pet care facility, in accordance with the provisions of [section 32-400.24](#).
13. Recreation facility, commercial (indoor or outdoor).
14. Restaurant, drive-in/drive-up or drive-through in accordance with [section 32-400.07](#).
15. Shopping center B (see Part 100).



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#2 – Project Title:	Courtesy Review – Prince William Parkway Elementary School
Representative:	Ms. Maureen Hannan, Supervisor, Land Acquisition & CIP, Facilities Services, Prince William County Schools HANNANMA@pwcs.edu Mr. John Windley, Director, Office of Facilities Services WINDLEJX@pwcs.edu

PROJECT DESCRIPTION: A preliminary site plan has been delivered to LOCCA/PELT. The Letter for Commitment from the school system to the County states, “*The School Division commits to a courtesy review of the site plan with the Mid-County Civic Association, (MIDCO), Lake Ridge Occoquan Coles Civic Association, (LOCCA-PELT), the Sycamore Ridge Home Owners Association, and the Occoquan District Supervisor.*”

NOTES:

#3 – Project Title:	Charlie Boone Trails Memorial Foundation
Representative:	Ms. Wendy Boone 571-334-7665 wendyssong2@gmail.com

PROJECT DESCRIPTION: The Boone family will be providing an update on the Foundation’s activities since they last talked to us in May 2017.

NOTES:



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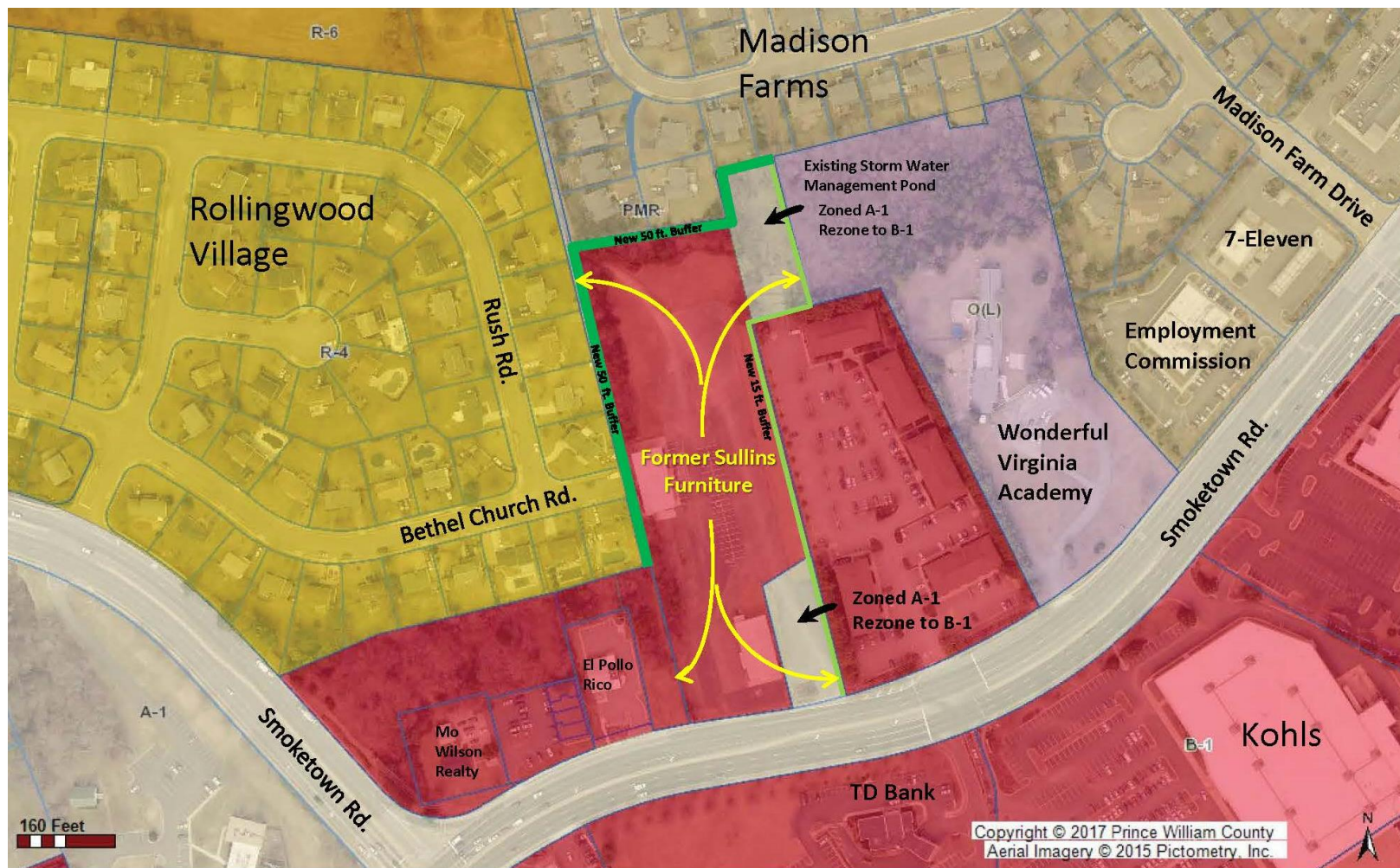
#4 – Project Title:	Former Sullins Furniture Site
Representative:	Mr. Sherman Patrick, Jr. AICP, Compton & Duling, L.C., Parkway East at County Center, 12701 Marblestone Drive, Suite 350, Prince William, Virginia 22192-8307 (703) 565-5134 (703) 298-7265 (Cell) spatrick@comptonduling.com

PROJECT DESCRIPTION: The map on the following page is of the former Sullins Furniture site. The property owner is planning to clear the site and redevelop it for a self-storage center and a smaller retail building to fill out the site and provide a complete street design on their side of the Minnieville Road.

The property was offered for a sale a couple of years ago and LOCCA reviewed a proposal for a self-storage facility. The general development plan is still being prepared, but the owner has requested this initial meeting to get community feedback. The attached map is to provide basic information on the site location and they will have some additional information available for the LOCCA meeting. They will not have complete development plans at the November meeting but would like an opportunity to introduce the proposal to LOCCA now and come back to LOCCA in later meetings to refine the proposal as it progresses through the county review process.

The total site area is a little over 5-1/2 acres. There are two areas that were previously used by Sullins and were assumed to have the correct zoning, but are still zoned A-1, Agricultural. These areas are the existing storm water management area and a ½ acre parcel that fronts on Minnieville Road (used as a part of the parking lot). These two areas will require rezoning to B-1, General Business. The balance of the property, roughly 4-1/2 acres, is already zoned B-1, General Business. The area where the Self-Storage Center will be proposed is already zoned B-1, General Business, but the Self-Storage Center will require a Special Use Permit.

NOTES:



The information contained on this page is not to be construed or used as a legal description. Map information is believed to be accurate but accuracy is not guaranteed. Any errors or omissions should be reported to the Prince William County Geographic Information Systems Division of the Department of Information Technology. In no event will Prince William County be liable for any damages, including loss of data, lost profits, business interruption, loss of business information or other pecuniary loss that might arise from the use of this map or the information it contains.



2018 Guest Speaker Topic Survey

Looking forward to 2018, we would like to invite experts to our meetings to talk about specific topics of interest to the membership. Below is a list of potential topics categorized by **P**lanning, **E**nvironment, **L**and-Use, and **T**ransportation. Please check the blocks of those you would be interested in hearing from or add topics at the bottom.

Topic

Planning

- ☐ By-Right vs Rezoning and SUP requirements
- ☐ What is the public hearing process for:
 - Rezoning
 - Special Use permits
 - Comp Plan Amendments
 - Site plans
- ☐ Conditions and Proffers – what are they and what do they mean?
- ☐ What planning tools available on-line for citizens to use

Environment

- ☐ What does the Prince William Conservation Alliance do?
- ☐ What is the role of the County Arborist

Land-Use

- ☐ What is the relationship of the Comprehensive Plan, Zoning Ordinance and Design & Construction Standards Manual (DCSM)?
- ☐ What's going on with The Rural Crescent
- ☐ What are Small Area Plans and how do they relate to the Sector Plans?

Transportation

- ☐ What are we doing about our roads?

Other Suggestions

Section C. General Announcements and Citizens' Time

1. General Announcements

a. **Buffers:** The first meeting on buffers was held November 8, 2017 from 6 PM to 7:30 PM in the Board Chambers, 1 County Complex. The next meeting will be held **November 29, 2017 from 6 PM to 7:30 PM in Room 107 A/B**, Developments Services Building, 5 County Complex Court

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.



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

2. **Citizens' Time:**

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  NO MEETING	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
October 26th Development Services Building Room 107A&B <ul style="list-style-type: none"> Discussion of potential future uses for Lake Ridge Nursery Property Courtesy Review – Parkway Elementary School <p>Deferred</p>	November 17th Development Services Building Room 107A&B <ul style="list-style-type: none"> Discussion of potential future uses for the Lake Ridge Nursery Property Courtesy Review – Parkway Elementary School Update on the proposed Dirt Bike/Skate Board facility in Lake Ridge Former Sullins Furniture Site 	December  NO MEETING
January 2018 Development Services Building Room 107A&B <ul style="list-style-type: none"> 	February 2018 Development Services Building Room 107A&B	March 2018 Development Services Building Room 107A&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 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