



DATE: Thursday, January 27, 2022
TIME: 7:30 p.m.
LOCATION: Zoom

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

Section B. Project Reviews

#1 – Project Title:	Sign Review, Kashanikhah LLC.
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Representative:	Vanderpool, Frostick & Nishanian, P.C. Becky Spencer, Legal Assistant 9200 Church Street, Suite 400 Manassas, VA 20110 703-369-4738 703-479-3173 703-369-3653 (fax) bspencer@vfnlaw.com
Development Services Staff:	

PROJECT DESCRIPTION: Kashanikhah LLC (“Applicant”) is the owner of a commercial building located at 2380 Research Court, Woodbridge, Virginia (the “Property”). The commercial building is approximately 46,550 square feet, and the Property is approximately 4.71 acres. The building is adjacent to Interstate Highway 95 (“Highway 95”). The Applicant also owns Accurate Printing, Inc., a printing service in the northern end of the building. Pursuant to § 32-250.23 of the Zoning Ordinance, Applicant seeks approval of a special use permit to allow a sign modification.

Sign Modification Request. The Applicant is requesting a sign modification in order to attach a 480 square foot sign to a wall that faces Highway 95. The Applicant is requesting this sign modification because Prince William County § 32-250.28, Schedule A, allows a maximum of 400 square feet for all façade signs.

Allowed signage (by-right)	Modification(s) in signage requiring SUP
Façade signs – Sign Area (Maximum Size): 400 square feet for all signs (assessed per tenant)	480 square foot signage

NOTES:



#2 – Project Title:	Love Dale 3716 Pennington Lane
Representative:	Dennis Mathew (owner) dennismathew@gmail.com
Development Services Staff:	

- PROJECT DESCRIPTION:** This project involves the approved Rezoning (#REZ2019-00038) and Special Use Permit (#SUP2019-00045) of the site currently known as 3716 Pennington Lane. Mr. Dennis Mathew (owner) and his development team will provide LOCCA/PELT a courtesy review of the plan to develop and build homes on the six approved lots. The Engineering Groupe is the engineering firm preparing the lot layout, site plan details, internal roadway design, entrance detailed engineering, storm water management layout and other details.

Citizens and neighborhood residents have a desire for clear commitments in final site plan for upscale architecture of the actual homes to be built, as well as signage, adequate treed buffers with neighbors, landscaping, tree preservation and supplement planting commitments, sensible lot & roadway design, low-key and upscale lighting, entrance/exit features, as well as enhanced SWM retention features beyond current code (i.e., 50/100 year) to protect properties of adjoining neighbors.

NOTES: See separate attachment for project details

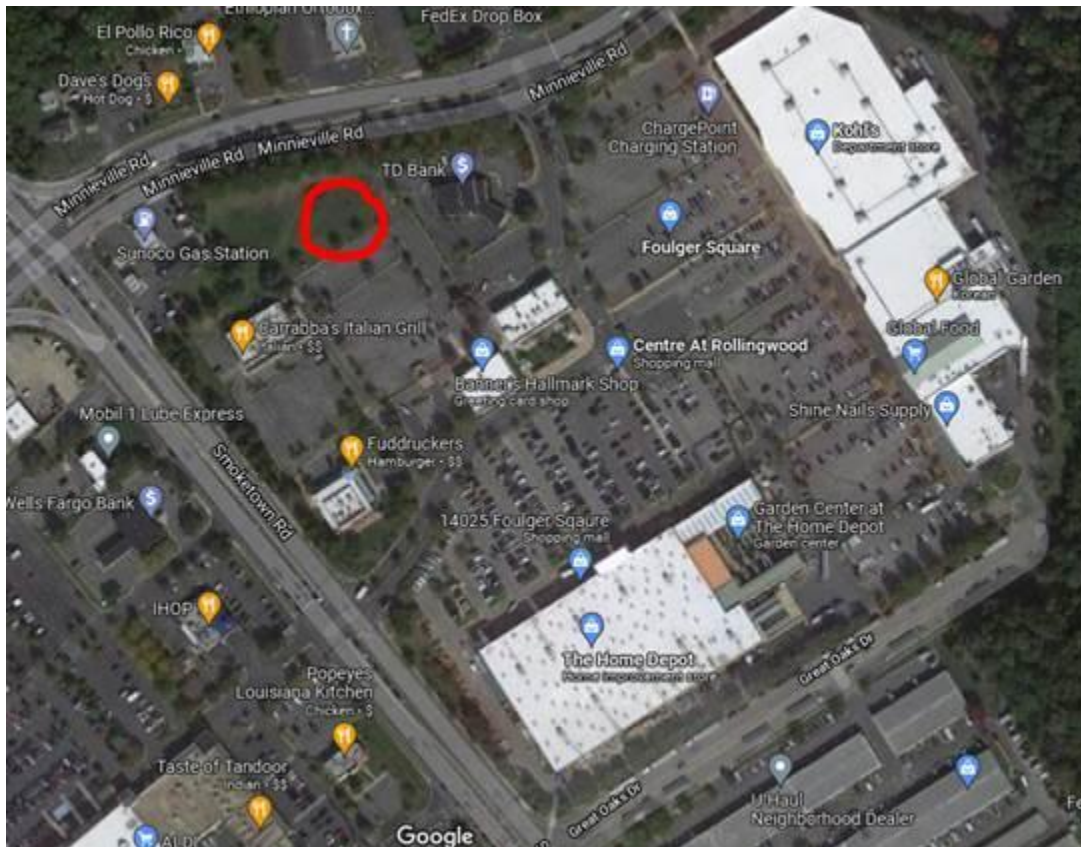
#3 – Project Title:	Autozone at The Centre at Rollingwood
Representative:	Chris Howell, P.E. (VA & MD) Kimley-Horn 11400 Commerce Park Drive, Suite 400 Reston, VA 20191 Direct: 703-674-1317 Mobile: 703-674-9438 chris.howell@kimley-horn.com
Development Services Staff:	

PROJECT DESCRIPTION: This project zoned B-1 (General Business District) proposes the construction of an approximately 6,955 sf Autozone building. The site area is approximately



8.82 acres and will disturb approximately 0.37 acres. The site lies on the south side of Minnieville Road approximately 350 feet southeast of the intersection of Minnieville Road and Smoketown Road.

The site will use existing entrances and exits currently serving The Centre at Rollingwood. There is a community concern for commitments of upscale architecture, low-key color palettes, quality commercial signage, compatible lighting fixtures to match existing lighting, landscaping commitments as well as sensible internal entrance/exit features to the existing roadway network within The Centre at Rollingwood.



#4 – Project Title:	Chick-fil-A (Old Bridge)
Representative:	Frank Gawdun, Project Manager esencia Architecture and Urban Design 1743 E. McNair Drive #200



	Tempe, AZ 85283 www.esencia.org 480-755-0959 ext. 121
Development Services Staff:	

- PROJECT DESCRIPTION** Chick-Fil-A is seeking an administrative approval for a Minor Modification request to (Proffer Amendment #PLN2014-00056) and (Special Use Permit no. 2019-00022) a proposed site plan amendment for their existing fast-food store located at 4101 Old Woodbridge Rd., located near the southwest corner of Old Bridge Rd. & Troupe St.

The existing parcel is a 1.38-acre pad site, currently zoned B-1 (Business District) and is adjacent to the Tribute at the Glen Assisted Living facility and Apple Credit Union Center. The fast-food restaurant has been in operation for several years and fully developed per the County of Prince William design standards. The existing 4,927 sq. ft. fast-food restaurant building is located on the west side of Chick-Fil-A parcel.

Existing site amenities include a dual lane drivethru, equipped with (2) two-way communication order point menu boards, a Face-to-Face Order Point Canopy, with a drive-up window offering service for take-out food, illuminated off street paved parking lot, and an existing masonry screen wall trash enclosure with metal gates. The property, and street scape are fully landscaped with trees, turf, decomposed granite and shrubbery native to the area. The existing order point menu boards and drive-thru lane was designed to be accessible on the north and west side of the property.

In 2019, the site received approval for a Special Use Request, (#SUP2019-00022) to be able to install the Face-to-Face canopy in the drive thru as an accessory structure to protect the Team Members working outdoors during peak hours of operation. Chick-Fil-A has seen success with the Face-to-Face Canopy located in the queuing aisle, and they would like to install an additional Canopy to help enhance their operations further. The Meal Delivery Canopy a 614 Sq. Ft. steel structure at 9'-6" above top of pavement is proposed to be located in the drive-thru lane over the existing pick-up window on the west side of the building.

This canopy will be similar in architectural style, appearance, and color to the existing canopy which was approved in 2019.

NOTES: See separate attachment for project details



Section C – Discussion Topics

#1 – New Discussion Topic

- **MORE PERSONNEL CHANGES IN PW County:** FYI PWC Executive Chris Martino retired Dec. 31, 2021; Planning Director, Parag Agrawal has left PWC on October 15th. (He announced his resignation on Oct. 15th having served only 9 months in his position as PWC Planning Director. Ms. Rebecca Horner, PWC Deputy County Executive is currently serving as Acting Planning Director. Neabsco Planning Commissioner and former PC Chairman, Mr. William J. Milne and Brentsville Planning Commissioner Ms. Patti McKay stepped down after exemplary service to PWC. The new Neabsco Planning Commissioner is Qwendolyn N. Brown. Mr. Thomas Gordy is the new Brentsville Planning Commissioner. Mr. Don Taylor, the At-Large Planning Commissioner, and current Chairman will resign at the end of January. Mr. Taylor will serve as a part-time aide in Chair Wheeler's office focusing on land-use issues. Chair Wheeler plans to appoint Ms. Patti Kuntz to the Planning Commission to replace Don Taylor in February. Ms. Kuntz is a former K-12 schoolteacher and Vice-Chair of the PWC Democratic Committee. The Planning Commission will hold its' election of officers in February 2022, and it is anticipated that the PWC Planning Commission will elect the current Vice-Chair, Ms. Cynthia Moses-Nedd (Woodbridge Magisterial Rep.) as Chair.
- **PWC is considering an expansion to the Data Center Overlay Districts.** Public Meetings and Work Sessions are moving forward. Latest Work Session with citizens was Oct 21, 2021 with over 150 participants. There is a disconcerting movement to locate Data Centers near the National Parks (BOCS approved a Comp. Plan change to allow Data Center use adjacent to the boundaries of Pr. Wm. Forest Park in Independent Hill area in the Congressionally mandated park boundaries. BOCS is looking toward approving data center uses near Manassas National Battlefield Park on Pageland Lane in Manassas, and other sites are being contemplated within the Rural Crescent areas. Specifically, a massive 800-acre data center campus is proposed for several parcels along Pageland Lane bordering the Manassas National Battlefield Park. A face-to-face & virtual workshop on data centers in the rural crescent is scheduled for 6:30 pm January 20, and 6:00 pm January 27th. Stay tuned!)
- **PWC Planning Commission is conducting a Workshop on Land-Use, Weds., Feb 2nd at 6:00 pm in the McCoart Administration Building:** This workshop will address the Land-Use Chapter of the Comprehensive Plan.

#2 – Project Updates:

- **Gatherings at Occoquan Ridge (REZ2018-00007):** At the November 17, 2021 PWC Planning Commission public hearing, Westminster at Lake Ridge, the River Ridge HOA, Thousand Oaks Townhouse Assoc. & LOCCA PELT Committee reps made a strong case for a deferral or to deny the current proposal in its' present form. The Planning Commission concurred and deferred to Feb 9, 2022. On Jan 7, 2022, Mr. Jerry Davis of



Xanadu sent a letter to Scott Meyer of the PWC Planning Office to defer this proposal to a later meeting time to be determined. Mr. .Davis was requesting ...*sufficient time to address the suggested changes with LOCCA PELT and the surrounding communities and get their input before submitting a revised development plan to the Planning Commission for further consideration.*” On January 12, 2022, the PWC Planning Commission voted to defer the proposal *“to a later time to be determined.”*

- VDOT plans to have a final report on recommended design for the Route 123 & Old Bridge Road Intersection Area toward the end of February: Funding for the Route 1 and Occoquan Rd, and Route 1 and Gordon Boulevard (Route 123) improvements, along with the I95 intersection and I95 Commuter Lot Improvements has been approved and the final design recommendation by VDOT may be ready in the March 2022 timeframe. PWC Government may accept or recommend modifications to the recommended SMART-SCALE designs by VDOT. There will be a time for further public input when VDOT solicits public commentary on the final designs for these improvements.
- **Revival Baptist Ministries Int’l, Inc.**, 13386 Telegraph Road – When we reviewed this project at our August 6th Zoom meeting, traffic concerns were identified, and the church representatives are working these issues. This project is pending.
- **St. Elizabeth Ann Seton Catholic Church Expansion Plans & SUP** located at 12807 Valleywood Drive, Lake Ridge, VA 22192-3373. Fr. Brian Bashista held a community meeting on Weds, Oct. 27, 2021 at the Church Hall and presented an overview to LOCCA’s PELT Committee on November 18, 2021. The overview outlined the 5-Phase Expansion Program. Phase 1 (Initial upgrades and improvements in the Church, Rectory and the grounds having been completed.); Phase 2 (proposed Church Lower Level and Narthex Renovations and possible pre-school); Phase 3 (Proposed site work, connector plaza, outreach center & columbarium); Phase 4 (Future church/chapel painting, flooring and seating); and Phase 5 (Future new Seton Parish Hall). LOCCA’s PELT Committee will be further updated prior to when the SUP for the proposed uses are scheduled for public review. To be scheduled. Proposed highlights include the following:
 - A perimeter walking/running path with low lighting, benches and an outdoor pet drinking fountain & refresh station,
 - Improved parking and walkway with rosary walk and security lighting,
 - Traffic mitigation proposal for Valleywood Drive,
 - Additional trees & landscaping throughout the property,
 - Discussions with the community on where the proposed columbarium might be located, and
 - New Seton Parish Hall (To include a three-story structure on a larger footprint in the same location, a gymnasium in the basement, full service kitchen, 15-20 meeting rooms, new outdoor playground)

International Central Gospel Church, 5451 Davis Ford Road. Pastor Sadik Arthur and his team updated MIDCO earlier on Nov. 18, 2021 and also presented to LOCCA’s PELT Committee later that same evening all via Zoom. The church has acquired the VDOT ROW and their lot size is now 4.3 acres (versus 3.7 acres). The DCSM code requires 70 parking spaces, and the church is now planning on providing 81 parking



spaces. There still was a concern on how to handle overflow parking for special events, as there is very limited opportunity for overflow parking in the vicinity, and alternate arrangements would have to be made in advance to carpool or use vans, etc. The re-designed church will now be a down-sized and re-designed red brick structure and must have an on-site stormwater pond, as well as on-site septic Mr. Olaun Simmons, Atty from Vanderpool, Frostick & Nishanian provided an update. Concerns were again expressed by citizens neighboring this property regarding the capacity of the church to safely handle traffic and parking on Davis Ford Road, the changing character of this mid-county neighborhood if the church is built, the extent of clearing of trees, as well as the waste loadings anticipated for this site, suggesting other locations might be better suited for the church.

#3 – Development Application Process Schedule (DAPS)

Once a developer's application has been accepted by the County Planning Staff, it's status can be found on the latest Development Application Process Schedule (DAPS). The current DAPS can be found at:

<https://www.pwcgov.org/government/dept/planning/Documents/DAPS.pdf>

Section D. General Information Items

#1 – Succession Planning (LOCCA President)

As President Jack Kennedy said in his inaugural speech, "Let the word go forth from this time and place, to friend and foe alike, that the torch has been passed to a new generation of Americans" Well, your LOCCA President would like to be able to say the same thing (realizing that there are no "foes" of LOCCA)! It is time for the torch of civic involvement and caring to pass to the next generation of Lake Ridge residents. **The position of President does not require an unprecedented amount of time or energy.** But it does involve a passion for caring about what our community is and will be in the future. A reasonable estimate of time involved is approximately 20-25 hours per month.

The President is the face of the Civic Association and generally attends meetings of the Planning Commission and Board of County Supervisors when projects are being heard that have been reviewed by LOCCA/PELT. The President also coordinates, as necessary, with other civic associations, Planning Commissioners, and our Supervisors.

Should anyone be interested in seeking one the position of President of the civic association or just have a question about what is involved, please feel free to contact Jack Kooyoomjian at kikooyoomjian01@verizon.net or (703) 505-7719 (cell). Jack will be happy to talk to you.

#2 – Citizens' Time:

Section E. LOCCA PELT Committee CHECKLIST



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	Interparcel Connection				
18	Walkable Streets				
19	Diversity of Residential, Office, and Commercial Uses				
20	Mixed-Income Diverse Communities				
21	Reduced Parking Footprint				
22	Street Network				
23	Transit Facilities Proximity and Connection				
24	Transportation Demand Management Strategies				Technologies and facilities
25	Access to Indoor and Outdoor Recreation Facilities				
26	Access to Trails and Bicycle Paths and Storage				
27	Universal (Handicap) Accessibility				
28	Community Outreach and Design Involvement				
29	Tree-Lined and Shaded Streets				
30	Neighborhood Schools				
31	Buffers and HCOD Review				
Green Infrastructure & Buildings		Y	N	N/A	
32	Construction Activity Pollution Prevention				
33	Green Building Rating				















34	Has an analysis been performed on Energy Efficiency Measures?				
	Is a copy of the analysis of Energy Efficiency Measures available for review				
35	Has an Alternative Energy Analysis been performed?				
	Is a copy of the Alternative Energy Analysis available for review				
36	Water Efficient Landscaping				
37	Existing Building Reuse				
38	Preservation of any Historic Building(s)				
39	Adaptive use of any Historic Building(s)				
40	Minimize Site Disturbance in Design and Construction				
41	Storm water Management				
42	Heat Island Reduction				
43	Solar Orientation				
44	Infrastructure Energy Efficiency Improvements				
45	Wastewater management				
46	Recycled Content in Infrastructure				
47	Waste Management				
48	Light Pollution Reduction				
	Innovation & Design Process	Y	N	N/A	
49	Architectural Compatibility with Community				
50	Color Scheme Compatibility with Community				
51	Material Compatibility with Community				
52	Architectural/Color/Material Compatibility with Historic features				
	Regional Priority Credits	Y	N	N/A	
53	Regional Transportation Mitigation				
54	Regional Electrical Grid Impact				
55	Impact on Regional Health, Safety, and Education Capacity				
	Proffer Statement(s)	Y	N	N/A	
56	Does the applicant commit to the following Condition or Proffer:				
	"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."				



Section F. 2022 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. **During the COVID crisis, we will meet virtually via Zoom.**

<p>January 27th Location: ZOOM </p> <ul style="list-style-type: none"> • Kashanikhah LLC Sign Review • Pennington Lane Love Dale • Autozone at The Centre at Rollingwood • Chick-fil-A Canopy Addition #2 	<p>February 24th Location: ZOOM </p> <ul style="list-style-type: none"> • Gatherings at Occoquan Ridge (?) • VDOT STARS Update/Discussion (?) • TBD 	<p>March 24th or 31st Location: ZOOM </p> <ul style="list-style-type: none"> • TBD
<p>April 28th Location: ZOOM </p> <ul style="list-style-type: none"> • TBD 	<p>May 26th Location: ZOOM </p> <ul style="list-style-type: none"> • TBD 	<p>June 30th Location: ZOOM </p> <ul style="list-style-type: none"> • TBD
<p>July 28th Location: ZOOM </p> <ul style="list-style-type: none"> • TBD 	<p>August</p>  <p>No Meeting</p>	<p>September 29th </p> <p>Location: Zoom</p> <ul style="list-style-type: none"> • TBD
<p>October 27th </p> <p>Location: Zoom</p> <ul style="list-style-type: none"> • TBD 	<p>November 17th </p> <p>Location: Zoom</p> <ul style="list-style-type: none"> • TBD 	<p>December</p>  <p>No Meeting</p>