



**DATE:** Thursday, January 28, 2021  
**TIME:** 7:30 p.m.  
**LOCATION:** Virtual via Zoom

[www.loccapeltva.org](http://www.loccapeltva.org)

**Section A. President’s and/or Chairman’s Time**

**Section B. Project Reviews**

<b>#1 – Project Title:</b>	Primeland – REZ2020-00023
<b>Representative:</b>	<p>Gifford R Hampshire, Partner, Blankingship &amp; Keith, PC., 4020 University Drive, Suite 300, Fairfax, VA 22030 and 9214 Center Street, Suite 101, Manassas, VA 20110          (703) 691-1235 (Office)          (703) 691-3913 (Fax)  <a href="mailto:ghampshire@bklawva.com">ghampshire@bklawva.com</a></p> <p>Fundi Choudry, owner representative          (240) 994-7477  <a href="mailto:fundichundry@gmail.com">fundichundry@gmail.com</a>;</p> <p>John Wright &amp; Adam Rogers, Bohler Engineering, 28 Blackwell Park Lane, Suite 201, Warrenton, VA 20186  <a href="mailto:Jwright@bohlereng.com">Jwright@bohlereng.com</a>          (540) 454-0093  <a href="http://Adam.rogersbohlereng.com">Adam.rogersbohlereng.com</a></p>
<b>Staff Planner:</b>	Connie Dalton & Randy Thornton



**PROJECT DESCRIPTION:** From the application: “This is an application for a proffer condition amendment for a 2.53-acre portion of a 24.5-acre 1990 rezoning for a 116,09 square foot office park that was never constructed. The 1990 Rezoning (REZ1989-0074) was known as “Loraine Selectman-Walnut Grove Executive Park.” The proffer condition amendment would eliminate office uses for this small portion of the 1990-rezoning and allow a mixed-use development consisting of 17,050 square feet of retail uses, as a first phase and 16 multifamily units as a potential second phase assuming favorable market conditions, with the option to construct the phases contemporaneously.” The location of the project, taken from the County Mapper application, is shown to the right.





The parcel is currently zoned B-1, General Business District. The B-1 District is intended to implement the regional commercial center and general commercial land use classifications of the Comprehensive Plan. It is generally intended to provide areas for community-scale retail, office, and institutional uses in appropriate areas. The purpose of this district is to also promote retail employment opportunities and to enhance the tax base of Prince William County. The B-1 District is not designed to implement the non-retail employment based land uses reflected in the Comprehensive Plan; non-retail uses, however, are permitted within the district to complement and support the retail purposes.

**BACKGROUND:** It is important to note that this project is within the boundaries of the Dale City Small Area Plan that was adopted by the BOCS on December 10, 2019. More specifically, it lies within the Parkway Node that straddles the Prince William Parkway on the northern side of the Plan. A “vision” rendering of this portion of the Small Area Plan is shown on the right. The general location of this project lies within the circled area.

**NOTES:**

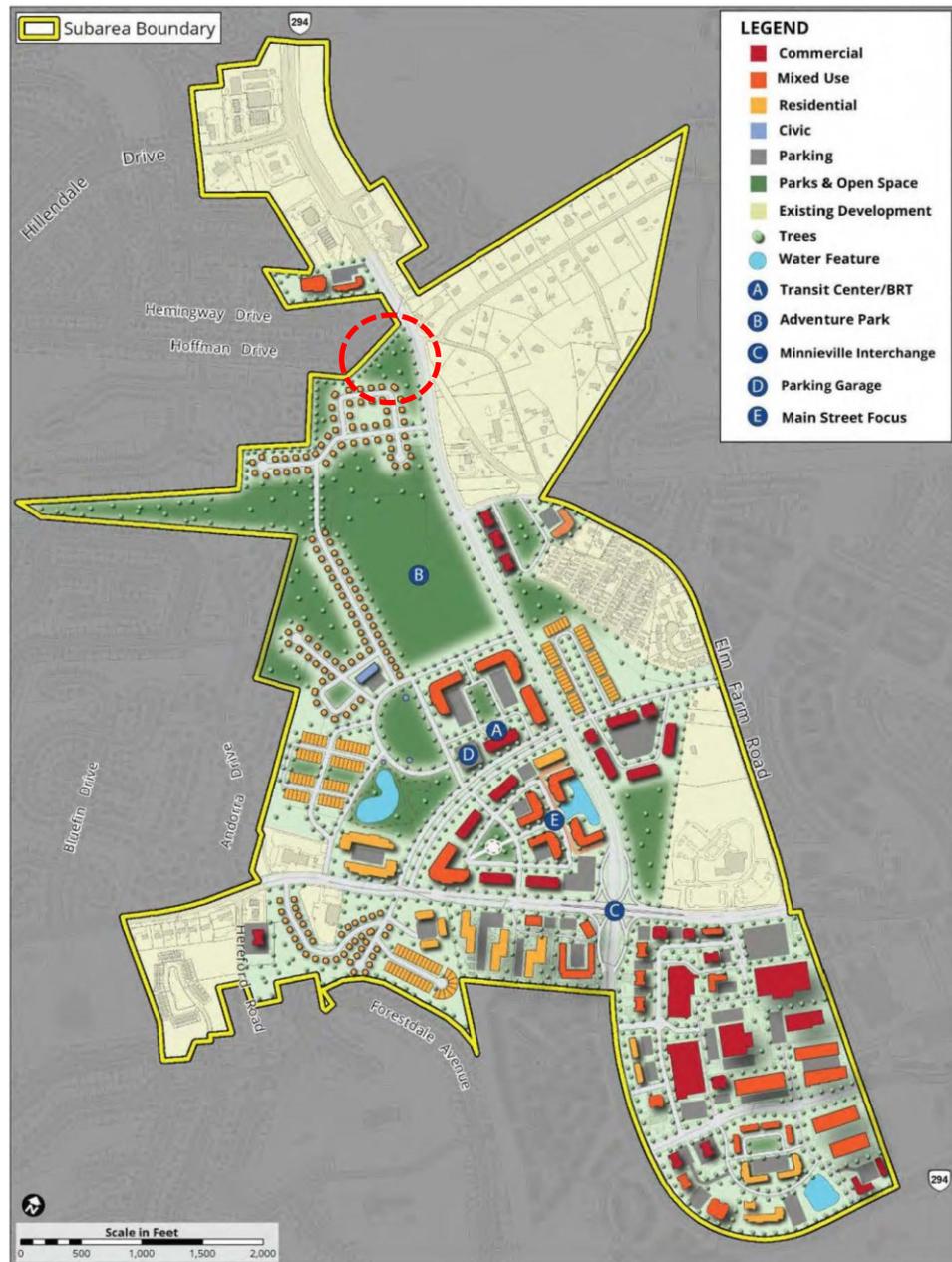


Figure 68: Illustrative Plan (Parkway Node)



GROUND FLOOR





East Elevation



South Elevation



West Elevation



North Elevation



<b>#2 – Project Title:</b>	Mezeh Restaurant at the Glen
<b>Representative:</b>	Mr. Erik Fry, Purchasing and Project Manager, Mezeh Mediterranean Grill, 3975 Fair Ridge Drive, Suite N310, Fairfax, VA 22033 703-652-1870 Erik@mezeh.net
<b>Staff Planner:</b>	Wade Hugh and Lisa Fink-Butler



**PROJECT DESCRIPTION:** Mezeh restaurant at the Glen – The owner submitted a sign permit, and it was sent to the PELT Chairman for review. After seeing the address, the



PELT made a site visit. This is the old Capitol One bank building at the entrance to the Glen. As you



can see from the pictures, there have been some serious modifications to the exterior. This was brought to the attention of the County’s Zoning Administrator. As a result, several members of LOCCA/PELT met with the Restaurant owner to discuss potential modifications that could be made to the exterior of the building. The owner was very amenable to working with us. From this meeting, we developed a list of potential changes and he will be discussing those at the meeting.

**NOTES:**



<b>#3 – Project Title:</b>	Windsor Oaks – REZ2021-00008
<b>Representative:</b>	Mr. Corey Stewart Mr. Jim Madison, P.E., Project Manager, Land Design Consultants, 4585 Daisy Reid Avenue, Suite 201, Woodbridge, VA 22192 (703) 680-4585 (Main) (703) 570-6784 (Direct) <a href="mailto:jmadison@ldc-va.com">jmadison@ldc-va.com</a>
<b>Staff Planner:</b>	Mr. Scott Meyer

**PROJECT DESCRIPTION:** The parcel of land consisting of approximately 9.77 acres located at the southeast quadrant of the Prince William Parkway (Rt. 294) and Elm Farm Road (Rt. 892) (the “Property”). The Property is currently zoned Office Mid-Rise O(M). The Property was recently replanned to Neighborhood Mixed-Use (NMU) as a subdistrict designation within the Dale City Small Area Plan adopted by the Board of County Supervisors on December 10, 2019. In conformance with the NMU designation, the Applicant proposes to rezone the Property to Planned Mixed Residential (“PMR”) (the “Project”) to allow for a mixed use community where the residential portion of the property is fully integrated with the commercial uses.

**NOTES:**

<b>#4 – Project Title:</b>	Age Restricted Community – Noble Pond Way
<b>Representative:</b>	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) <a href="mailto:spatrick@comptonduling.com">spatrick@comptonduling.com</a>
<b>Staff Planner:</b>	N/A

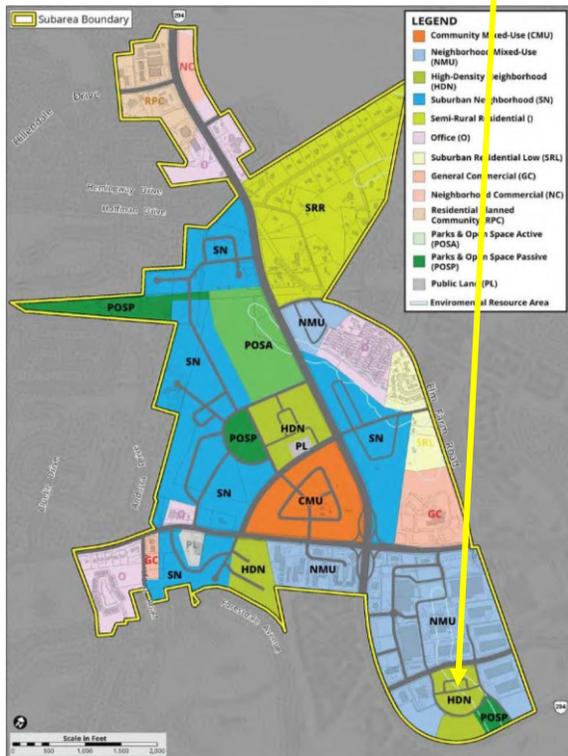
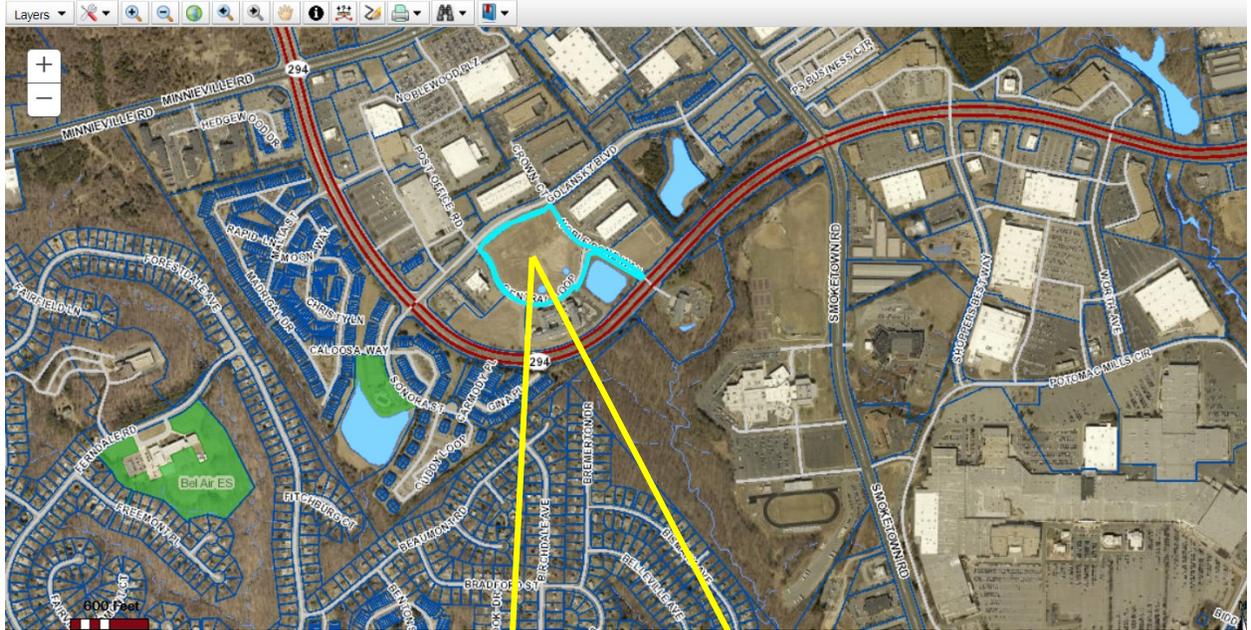
**PROJECT DESCRIPTION:** The developer, KCG Development, is planning to build age-restricted (55+) apartments with amenities on the property shown on the next page. The parcel is ~9.77 acres with a long range designation of HDN (High Density Neighborhood). It is currently zoned PBD (Planned Business District) and the applicant will be requesting a rezoning to PMR (Planned Mixed Residential). The parcel is also within the Dale City Small Area Plan (SAP). An application has not been filed yet as the developer wants to get a sense from LOCCA/PELT prior to filing.

**NOTES:**

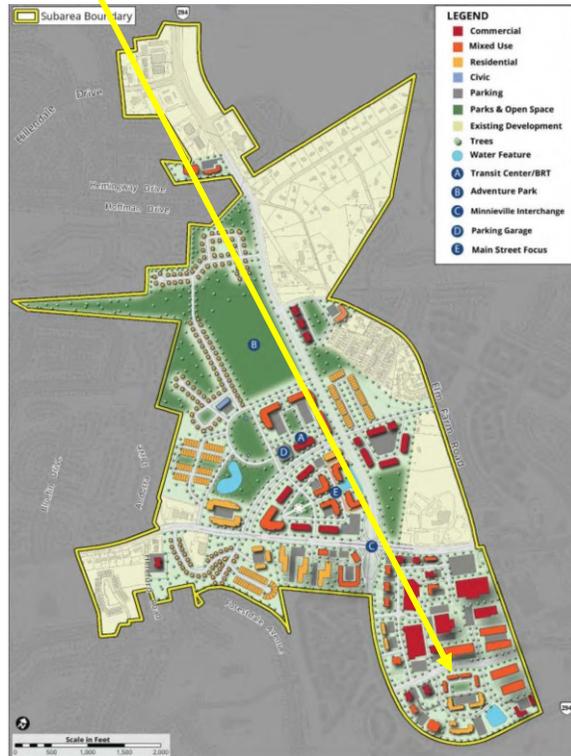


# COUNTY MAPPER

Give Feedback



Land Use Designations (Parkway Node)



Illustrative Plan (Parkway Node)



## **Section C – Discussion Topics**

### **#1 – New Information:**

- The Preserve at Long Branch was presented at the September 24<sup>th</sup> LOCCA PELT Committee meeting. Although the Planning staff and Planning Commission recommended denial, it was approved by the BOCS at their January 19<sup>th</sup> meeting.
- Dar al Noor Mosque expansion – letter sent (November 18, 2020). This project will be heard by the BOCS at their February 2, 2021 meeting. The Applicant, through their attorney representative, provided us with a copy of how they have addressed our concerns.
- 2<sup>nd</sup> canopy at the Chic-fil-A at the Glen – Chic-fil-A is requesting to install a second canopy at their facility at the Glen.
- International Central Gospel Church, 5451 Davis Ford Road (PWC Planner is Alex Vanegas) –letter outlining LOCCA/PELT concerns was sent (October 30, 2020). As of the December 17<sup>th</sup> DAPS, this project is listed as “Suspended.”

### **#2 – Projects Being Monitored (No New Information):**

- Revival Baptist Ministries Int'l, Inc., 13386 Telegraph Road – When we reviewed this project at our July meeting our August 6<sup>th</sup> (July) Zoom meeting, traffic concerns were raised and we are working a draft letter to outline those concerns to the church.
- The Gatherings at Occoquan Ridge – Ms. Keasha Hall, the Planner we have worked with on this project, has left the Planning Department for another position in County government. Mr. Scott Meyer has taken over at the Planner for this project. As of the November 13<sup>th</sup> DAPS, this project is still under review. When queried, Ms. Hall stated they do not anticipate this going to the Planning Commission until sometime in 2021. We are waiting to take any further action until we see if the applicant is going to reach out to any of us involved. LOCCA sent a letter to Supervisor Boddie on this project on August 10, 2020.
- Reid’s Prospect Proffer Amendments (Discussed at Oct. 29<sup>th</sup> LOCCA PELT Committee meeting)
- Independent Hill SAP & Elm Street Development (Joe Jacobs presentation at Oct. 29<sup>th</sup> LOCCA PELT Committee meeting)
- Lake Point Multifamily Redevelopment within The Landing at Prince William SAP by the NRP Group. Presented at LOCCA/PELT Committee Sept 24<sup>th</sup> meeting



### #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>

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## Section D. General Information Items

### #1 – Succession Planning (LOCCA President and PELT Committee Chairman)

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 and PELT Committee Chairman 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. Neither position requires unprecedented amounts of time or energy. But they do involve almost 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 for each position.

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.

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The PELT Committee Chairman does much of the “grunt work” necessary to conduct meetings and learn about current projects. The Chairman typically is responsible for scheduling meeting locations, putting together the agenda for each meeting, maintaining the LOCCA web site ([www.loccapeltva.org](http://www.loccapeltva.org)), and drafting letters (with the help of others) in response to projects reviewed at our meetings. **This position will need to be filled in the May-June 2021 timeframe due to the relocation (out of state) of the current Chairman.**

Should anyone be interested in seeking one of these positions or just have a question about what is involved, please feel free to contact either Jack Kooyoomjian at [kjkooyoomjian01@verizon.net](mailto:kjkooyoomjian01@verizon.net) or (703) 505-7719 (cell) or Tom Burrell at [tom.burrell@vieron.net](mailto:tom.burrell@vieron.net) or (703) 927-7580 (cell). Either of us would be happy to talk to you.

### #2 – Citizens’ Time:



## Section E. 2021 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><b>January 28<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>• Primeland</li> <li>• Mezeh Restaurant @ the Glenn</li> <li>• Watson Oaks</li> <li>• Age-Restricted on Noble Pond Way</li> </ul>	<p><b>February 25<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>March 25<sup>th</sup></b>  <b>Location: ZOOM</b> </p>
<p><b>April 29<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>May 27<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>June 24<sup>th</sup></b>  <b>Location: TBD</b> </p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p><b>July 29<sup>th</sup></b>  <b>Location: TBD</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>August</b></p>  <p><b>No Meeting</b></p>	<p><b>September 30<sup>th</sup></b>  <b>Location: TBD</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p><b>October 28<sup>th</sup></b>  <b>Location: TBD</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>November 18<sup>th</sup></b>  <b>Location: TBD</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>December</b></p>  <p><b>No Meeting</b></p>