



www.loccapeltva.org

DATE: Thursday, March 29, 2018


TIME: 7:30 p.m.

LOCATION: Room 107 A&B, Development Services Building

Section A. Updates

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

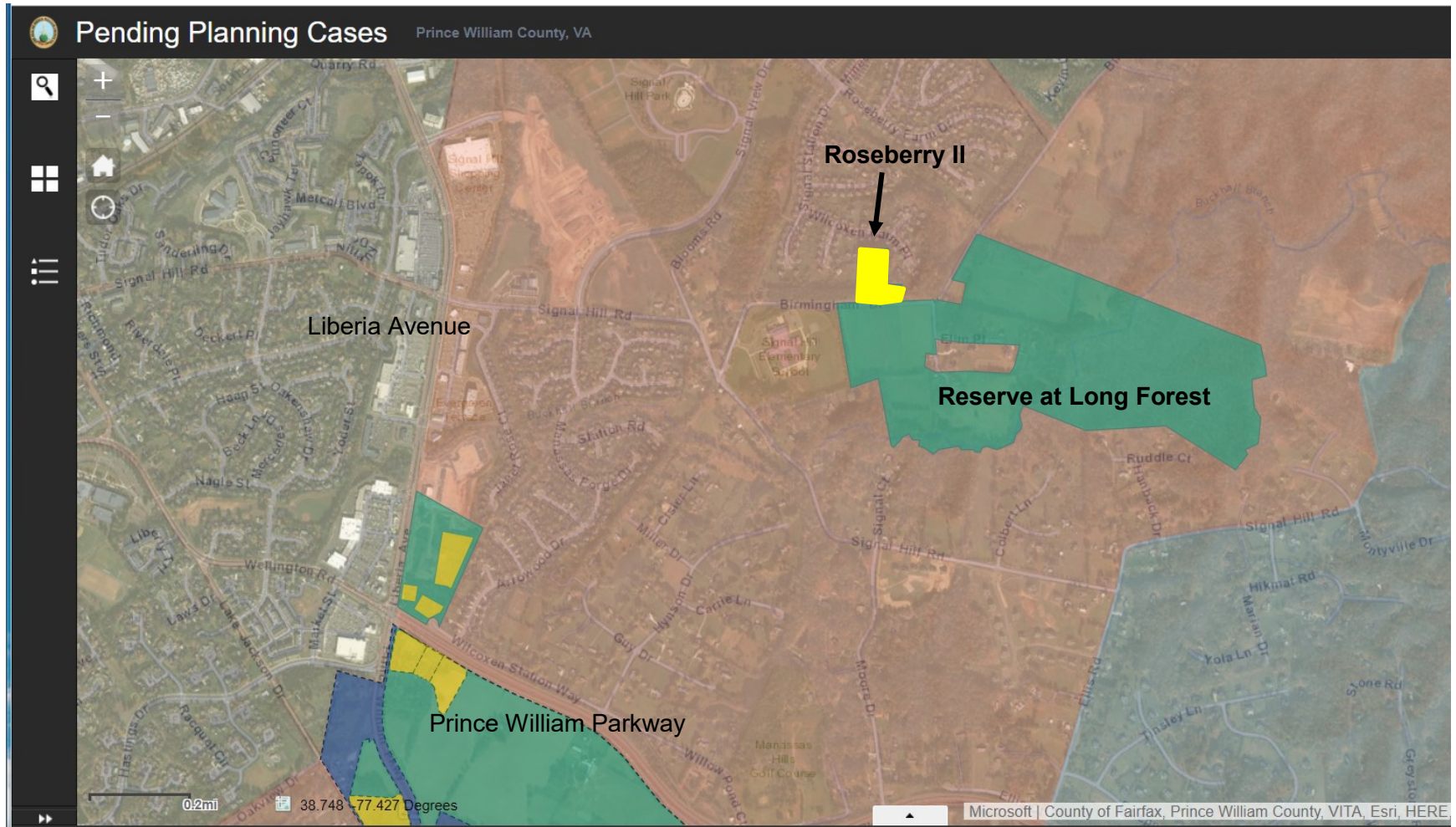
Section B. Project Reviews

#1 – Project Title:	The Reserve at Long Forest and Roseberry II	
Representative:	Noah Klein, Attorney-at-Law, Odin, Feldman, Pittleman, 1775 Wiehle Ave, Suite 400, Reston, VA 20190 703-218-2193 Noah.Klein@ofplaw.com	

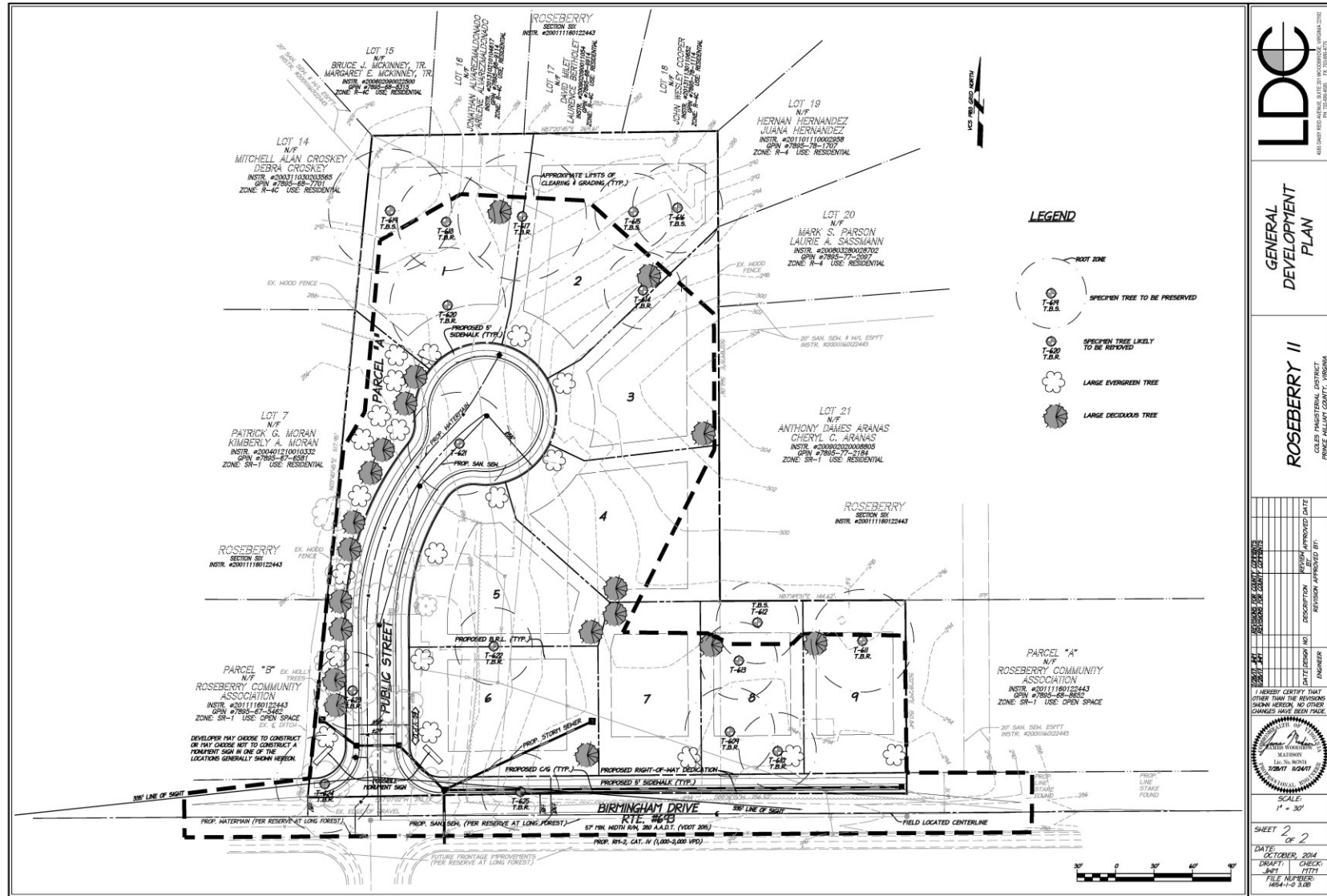
PROJECT DESCRIPTION: We had a quick overview of this project at our February meeting. The entire project team will be here this time to give us a more comprehensive review of the projects,

- **The Reserve at Long Forest** - This is a request to rezone ±135.26 acres from A-1, Agricultural, to R-2, Suburban Residential, and SR-1, Semi-Rural Residential, with cluster option, to develop up to 120 lots with single-family detached residential dwellings. The property is currently designated SRR, Semi-Rural Residential, and ER, Environmental Resource, in the Comprehensive Plan; and is located within the Domestic Fowl Overlay District. Coles Magisterial District.
- **Roseberry II** – This is a request to rezone ±3.99 acres from A-1, Agricultural, to R-4, Suburban Residential, to develop up to 9 lots for single-family detached residential. The site is designated SRL, Suburban Residential Low, in the Comprehensive Plan. Coles Magisterial District.

NOTES:









#2 – Project Title:	Holly Acres Courtesy Review
Representative:	Mr. Bill Garber, Owner, Holly Acres, 13270 Minnieville Road, Woodbridge, VA 22192 (703) 494-5600

PROJECT DESCRIPTION: Special Use Permit #SUP2015-20014 was a request to amend and supersede Special Use Permit (SUP #1986-0074) to allow the following changes: increase the allowable building area, modify the site layout, upgrade an existing monument sign to an electronic changeable copy (LED) sign, allow building façade sign modifications, allow propane fuel sales, and to allow a height modification to install a 50-foot flag pole with patriotic flag. The SUP was approved/granted by the BOCS in October 2015

This action tonight is a Courtesy Review of the Holly Acres required by proffer. The proffer states:

9 *Courtesy Review - At least two weeks prior to the first site plan submittal, the Applicant shall meet with Lake Ridge Occoquan Coles Civic Association - Planning, Environment, Land Use and Transportation (LOCCNPELT) and/or Occoquan-Lake Ridge Civic Association (OLRCA) to provide an overview of the final design, landscaping and lighting for courtesy review during final site plan review. A letter to LOCCA/PELT or OLRCA, meeting agenda, or similar evidence of the Applicant's provision of the final design for the courtesy review shall be provided to the County with the first site plan submittal.*

NOTES:

#3 – Project Title:	Antietam Elementary School Entrance
Representative:	None – General Discussion

PROJECT DESCRIPTION: Major clearing has been done at the entrance to Antietam Elementary School (see pictures on following page). This has been done without notice to the community and for reasons unknown. The area shown used to be heavily forested.

NOTES:



Antietam Elementary School Clearing and Grading





Section C. General Announcements and Citizens' Time

1. General Announcements

"Projects also on the Map" in the Occoquan District

Number	Name	Planner	Request/Status
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	This project was denied by the BOCS at their March 6, 2018 Meeting
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. No P/C date; No BOCS date
REZ2018-00012	Town of Occoquan Park - Oaks III	Steve Donohue	Request to rezone ±17.65 acres from O(L), Office-Low and SR-1, Semi-Rural Residential to A-1, Agricultural for intended use as a park. This is being concurrently processed with a request to amend the Comprehensive Plan long-range land use designation for ±17.65 acres from O, Office and SRL, Suburban Residential Low, to P&OS, Parks and Open Space. This goes before the Planning Commission on April 4th.
CPA2017-00006	Parkway Employment Center Small Area Plan	Ryan Foster	The Town Hall/Charrette with county staff was held on both Wednesday, March 14, 2018 and Thursday, March 15, 2018 from 6 p.m. – 9 p.m. at the Mount Olive Baptist Church, 13111 Minnieville Rd, Woodbridge, VA 22192. The Parkway Employment Center Small Area Plan web page has been updated with materials and information from the Town Hall / Charrette held on Wednesday March 14, 2018, and Thursday, March 15, 2018.



Number	Name	Planner	Request/Status
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. Our official support will necessitate a Memorandum of Understanding (MOU) that will set forth the expectations and responsibilities of each party and provide assurance that the funds you raise will be used for the construction of the proposed park. The MOU, currently being drafted, will require approval by the Board of County Supervisors. I

2. **Citizens' Time:**



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
April 25th Development Services Building Room 202A&B <ul style="list-style-type: none"> • • • 	May 31st Development Services Building Room 107A&B <ul style="list-style-type: none"> • • • 	June 28th Development Services Building Room 107A&B <ul style="list-style-type: none"> • • •
July 26th Location: TBD <ul style="list-style-type: none"> • • • 	August  NO MEETING	September 27th Location: TBD <ul style="list-style-type: none"> • • •
October 25th Location: TBD <ul style="list-style-type: none"> • • • 	November 15th Location: TBD <ul style="list-style-type: none"> • • • 	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 [<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."</p>				