



**DATE:** Thursday, March 30, 2023  
**TIME:** 7:30 p.m.  
**LOCATION:** Zoom

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

- Prince William County Office of Sustainability is seeking a LOCCA/PELT Rep. to serve on its' *Zero Emission Transportation and Land Use Efficiency Workgroup*. The Workgroup will be holding a series of 3 virtual workshops to review and prioritize the action items. The 3 workshops will be Monday, April 10<sup>th</sup> 2-3 pm, Weds, April 12<sup>th</sup>, 2-4 pm, and Weds, April 26<sup>th</sup> 2-4 pm. PWC Office of Sustainability Contact Person is Giulia Manno, Director, PWC Office of Sustainability, Email: [GManno@pwcgov.org](mailto:GManno@pwcgov.org) Tel.703-792-7241
- Toll Brothers Ashford Glen within *The Landing at Prince William SAP*. LOCCA's PELT Committee is preparing some preliminary observations & suggestions that we wish to share in a letter with Toll Brothers.
- LOCCA's Data Center Mitigation Letter was sent to the BOCS on March 1, 2023.
- The HOA Roundtable sent a separate letter of support on March 11, 2023 to the BOCS
- WPPCA & LOCCA Courtesy Review Letter on Riverside Station Land Bay A.
- Draft MIDCO, LOCCA & WPPCA Letter on Park Funding – Needs Discussion
- Devlin Technology Park Rezoning (Brentsville District) for up to 14 Data Center Buildings on 270 acres was deferred at Feb 7/8, 2023 and also was deferred at the March 7, 2023 BOCS Public Hearing.
- Kline Rezoning BOCS Public Hearing (Coles District) of Jan 17, 2023 pertaining to the 92-acre Kline Dairy Farm on PW Parkway & Liberia was deferred until March 14, 2023 to address remaining issues. It was recently deferred once again to a date uncertain. Public Comments are closed on the current proposal. 20 acres may be reserved for an elementary school site. 25 acres could be available for a youth baseball/sports complex, but this is not connected to the current rezoning, and the BOCS is looking to separately purchase this parcel for use by PWC resident tams & the Greater Manassas Baseball League (their ball fields were made available by the Manassas City Council for expansion by Micron Corp.). There are additional changes ahead that the Applicant (Stanley Martin) & the BOCS will likely engage in, and this new/alternate proposal may go back again to the Planning Commission.
- LOCCA's (The LRCCA, Inc.) 1<sup>st</sup> President, **Col James L. Caddigan, Jr.** passed away March 9, 2023. Memorial service March 28, 2023, 11am-12noon St. Francis of Assisi Catholic Church, 18825 Fuller Heights Rd., Triangle, VA 22172. Graveside service March 28, 2023 12:30 pm to 1:00 pm at Quantico National Cemetery.



- **Donald L. “Don” Wilson**, 79, of Manassas, VA passed away March 6, 2023. He was known for the Ruth E. Lloyd Information Center (RELIC) at Bull Run Library and later Central Library at the Pr. Wm. Public Libraries, where he worked on helping families with their family tree genealogy. He also provided research information on old/historic homes, cemeteries, historical events, roads, and local families. His viewing was scheduled for 6-8 pm March 22, 2023 & funeral service March 23, 2023 at 10:30 am at Pierce Funeral Home, 9609 Center St., Manassas, VA
- LOCCA FILES –Still looking for permanent home

## Section B. Project Reviews:

<b>#1 – Project Title:</b>	<b>Transformation Temple International, 5451 Davis Ford Road</b>
<b>Representatives:</b>	Olaun Simmons, Vanderpool, Frostick & Nishanian 703-369-4738 ; Email: <a href="mailto:osimmons@vfnlaw.com">osimmons@vfnlaw.com</a> Ron Schools, Civil Engr. Schools & Townsend, P.C. <a href="mailto:Ron@schtow.com">Ron@schtow.com</a> Assistant Pastor Nana Amoh (Representing Pastor Sadik Arthur: <a href="mailto:sadick@centralgospelva.org">sadick@centralgospelva.org</a> )
<b>Staff Planner:</b>	Alex Vanegas (initially), now ...Ms. Maggie Castellano <a href="mailto:MCostello1@pwcgov.org">MCostello1@pwcgov.org</a>

- **PROJECT DESCRIPTION:** Transformation Temple Int’l (formerly Int’l Central Gospel Church) began their outreach to MIDCO & LOCCA/PELT in June/July/August 6, 2020. Prior to the August 6, 2020 LOCCA/PELT Committee meeting, LOCCA asked Pastor Arthur to look at the old Sullins property at 13430 Minnieville Road for suitability as a church site. Original plans called for a 2-story campus with a banquet center/ fellowship hall and pre-school. Transformation Temple Int’l received feedback from MIDCO & LOCCA/PELT regarding the impacts of developing in a rural residential community setting on a 2-lane Davis Ford Road, and the need to downsize the overall plans, address on-site parking, acquire VDOT property (acquisition made available property from 3.7 to 4.3 acre lot), address traffic safety (providing a left turn stacking lane), transportation & environmental issues, entrancing adjustments, preserve existing mature mix of hardwoods & other native plants (Dogwoods, red cedars, pines, etc) on Davis Ford Road. Church down-sized building plans, went into “suspense mode” for a while, & pulled their application for Nov. 30, 2022 Planning Commission to work on resolving additional site plan issues. Based on community feedback, it is our understanding that the church has only one phase to the church building and site plan for this SUP, and has no plan for any



second phase or a larger campus in the future. Attorney is Olaun Simmons of Vanderpool, Frostick & Nishanian. (Transportation safety is a concern, among other issues.) We received a request to be updated at LOCCA's March 30<sup>th</sup> PELT Committee meeting. MIDCO reviewed this at their March 16th meeting.

- **Update on latest changes in the project by Olaun Simmons**

**QUESTIONS/CONCERNS/REQUESTS/RECOMMENDATIONS/SUGGESTIONS:**

- When are you likely to be scheduled for the Planning Commission?
- Has the church looked at other sites with water & sewer availability & transportation-friendly access?

**THE FOLLOWING QUESTIONS PERTAIN TO THE DAVIS FORD ROAD SITE:**

- Suggest that the new s-curve re-configured entrance area be re-engineered (widened) to accommodate parallel parking for larger vehicles (i.e., busses) so as not to intrude on planned parking elsewhere on the site.
- Request that the septic system re-engineered to have a holding tank and timed release feature from the holding tank to the septic system to “even-out” peak flows. If a standard septic system is to be used, what assurances do we have that it will be adequate?
- How would the 100% reserve capacity code requirement work, should it be needed for the tile field, if that should be needed in the future? Would this involve extensive tree removal on the site?
- Suggest that the site have replantings to provide for buffers to accommodate the wooded character of the mid-County neighborhood. Suggest that supplemental plantings following any reserve tile field activity be stated in the SUP conditions.
- How will site SWM work?
  - This is a steeply sloped site from Davis Ford Road toward the Occoquan. How will the Applicant handle SW runoff & minimize sheet flow & washout of topsoil & sediment toward the Occoquan?
  - Is there a need for terracing and BMP capture of Stormwater flows with swales, percolation areas or underdrain systems? Shouldn't this be stated in the SUP conditions?
- Recommend that the site incorporate Low Impact Development (LID) features for SWM
- The Applicant Needs to have a Parking Management Plan (PMP) that addresses eliminating any off-site vehicle parking on Davis Ford Road, special events, & peak usage.
  - What is the estimated vehicle count in vehicle trips per day?
  - What is estimated peak loading on Davis Ford Road?
  - Will Applicant have off-duty Police/Sherriff assisting in traffic management at peak times for select special events for safety?
- Opportunity for solar panels on the roof? ... or is it likely to be too shady?



- Suggest LOCCA/PELT / MIDCO Courtesy Review in SUP Conditions for architecture/signage/lighting/ landscaping/buffers/parking management plan/traffic safety/entrancing/septic system & tile field design, etc. prior to final site plan approval
- Other Issues/Questions

**NOTES:**



<b>#2 – Project Title:</b>	<b>Jiffy Lube 13300 Minnieville Rd SUP2023-00015, SUP Amendment</b>
<b>Representatives:</b>	<p>Marian Harders, Senior Land Use Planner  <a href="mailto:mharders@thelandlawyers.com">mharders@thelandlawyers.com</a>            Tel. 703-680-4884 Ext 5121            Direct tel. 571-989-5121            Brian Prater <a href="mailto:bprater@thelandlawyers.com">bprater@thelandlawyers.com</a>            Walsh, Colucci, Lubeley &amp; Walsh, P.C.            4310 Prince Wm. Parkway, Suite 300            Prince William, VA 22192            Chris Burns, Proprietor of Jiffy Lube</p>
<b>Staff Planner:</b>	Reza Ramyar

**PROJECT DESCRIPTION:** Jiffy Lube on Minnieville Road is planning an additional bay to the building which will be dedicated to maintenance of brakes and tire replacement. They are amending their existing SUP and finalizing their resubmission documents and are preparing a color illustrative and building elevations. The original SUP has a Courtesy Review condition with LOCCA/PELT.

**NOTES:**

**Section C – Other Discussion Topics**

**#1 – New/Current Discussion Topics:**

- Finalizing Riverside Station Land Bay A REZ2022-00007 Courtesy Review Letter by WPCCA & LOCCA/PELT (LOCCA/PELT review Jan 26, 2023 & WPCCA review March 16, 2023)
- Working on Toll Brothers Ashford Glen within *The Landing at Prince William SAP* LOCCA/PELT Committee Letter



- Draft MIDCO, LOCCA & WPPCA Letter on Park Funding. Needs LOCCA/PELT Committee discussion.
- **BELMONT BAY:** Need to coordinate with WPPCA regarding proposals for redevelopment of the Belmont Bay area. Special concerns are many & include buffers with the Woodbridge Wildlife Refuge, access to US Route 1, viewsheds, density, heights of buildings, the need to preserve open space & parkland, the ultimate status of the Osprey meeting facility & restaurant, etc..
- **PW County Crisis Receiving Center on Worth Avenue:** As of March 23, 2023 PWC was the winning bidder to purchase the former Gander Mountain Buildings complex at 14011 & 14041 Worth Avenue for \$15.2 million for a Crisis Receiving Center. The building is 155,309 sq. ft. and was constructed in 1996 on 12.51 acres of land (also includes the current Floor & Décor portion of the building).

## #2 – Project Updates:

- **Westminster at Lake Ridge & Possible Purchase of Lake Ridge Baptist Church Property:**
  - We have received notice of a delay in this discussion
  - Discussed this on Jan 26<sup>th</sup> in preparation for more dialogue at March 30<sup>th</sup> LOCCA/PELT Committee Mtg., which has now been deferred & new date has not been established as yet.
  - Future discussion might also involve discussion of a portion of the Rockledge ES property.
- **St. Elizabeth Ann Seton Catholic Church Expansion Plans & SUP** located at 12807 Valleywood Drive, Lake Ridge, VA 22192-3373 (A 5-Phase Expansion Program, with Phase 1 (Initial upgrades and improvements in the Church, Rectory and the grounds are completed.); Phase 2 (proposed Church Lower Level and Narthex Renovations); Phase 3 (Proposed site work, connector plaza, outreach center and columbarium); Phase 4 (Future church/chapel painting, flooring and seating); and Phase 5 (Future new Seton Parish Hall). 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 church has committed to come back to LOCCA's PELT Committee to discuss details as the project is prepared for the public review process. May come to PELT Committee early (April/May?) 2023.
- **King's Crest Project (REZ2022-00010):** This is 89.65 acres of vacant land from A-1, Agricultural to SR-1, Semi-Rural Residential district to allow development of 31 single family dwellings on well & septic. Subject property was reviewed by MIDCO in Sept. 2022, as well as by LOCCA/PELT Sept. 29<sup>th</sup>, 2022. Presented by Noah Klein (note Noah moved to a new law firm from Olin Feldman & Pittleman). Barbara Ghabdan is owner of property & applicant). This is near Delaney Property.



- **Sent LOCCA, MIDCO, and WPCCA Letter to BOCS Regarding Request for a Lower Density on the Delaney tract.** The BOCS agreed & lowered the density on this to coincide with the Occoquan Overlay District in the new 2040 Comp. Plan to protect the Occoquan Reservoir.
- **Sent LOCCA, MIDCO, and WPCCA Letter to BOCS Regarding Dropping Purcell Road East Roadway Project in 2040 Comp Plan:** Sent a joint LOCCA/MIDCO & WPCCA Letter & along with community commentary at BOCS public hearing , especially from Hunter’s Ridge Residents, & HOA President Delton Nichols.
- **Quartz District (REZ2019-00018)** was approved by PC at Sept. 21, 2022 public hearing and was approved by the BOCS at the Oct. 18, 2022 public hearing. Had discussions with Applicant & their Attorneys at the October 28, 2021 and the June 30, 2022 LOCCA/PELT Committee meetings. There is a commitment in the proffers for courtesy updates for the first 8 years of this project for DCCA, LOCCA/PELT, MIDCO & WPCCA. Russ Gestl, Buchannan Partners is principal coordinator with Marian Harders & Jonelle Cameron of Walsh, Colucci, Lubeley & Walsh, P.C. Planning Office staffer is Steve Gardner.
  - This is a part of the Dale City SAP. Project is not feasible without a grade-separated interchange at Minnieville Road & the PW Parkway.
  - Applicant has worked with Street Sense Group planners/architects
  - Quartz District Project needs & should have clear Design Standards for Community Commercial & Residential HOA Documents, as well as Umbrella Documents & Reserve Study to be sure that future financial & maintenance commitments are provided for & to avoid/minimize “special assessments.”

### **#3 – Development Application Process Schedule (DAPS)**

Once a developer’s application has been accepted by the County Planning Staff, its 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 E. 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 either Jack Kooyoomjian at [kjkooyoomjian01@verizon.net](mailto:kjkooyoomjian01@verizon.net) or (703) 505-7719 (cell). Jack will be happy to talk to you.

## **#2 – Citizens’ Time:**



## Section F. 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.

<b>Smart Location &amp; Linkage</b>		<b>Y</b>	<b>N</b>	<b>N/A</b>	
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				
<b>Neighborhood Pattern &amp; Design</b>		<b>Y</b>	<b>N</b>	<b>N/A</b>	
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				




<b>Green Infrastructure &amp; Buildings</b>		<b>Y</b>	<b>N</b>	<b>N/A</b>	
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				
<b>Innovation &amp; Design Process</b>		<b>Y</b>	<b>N</b>	<b>N/A</b>	
49	Architectural Compatibility with Community				
50	Color Scheme Compatibility with Community				
51	Material Compatibility with Community				
52	Architectural/Color/Material Compatibility with Historic features				
<b>Regional Priority Credits</b>		<b>Y</b>	<b>N</b>	<b>N/A</b>	
53	Regional Transportation Mitigation				
54	Regional Electrical Grid Impact				
55	Impact on Regional Health, Safety, and Education Capacity				
<b>Proffer Statement(s)</b>		<b>Y</b>	<b>N</b>	<b>N/A</b>	
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 G. 2023 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 26<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>• Update on alternative design for Route 123 (Gordon Blvd) &amp; Old Br. Rd. Intersection</li> <li>• Lake Pointe Courtesy Review</li> <li>• WLR Early Discussion on LRBC Property</li> <li>• Riverside Station Land Bay A Courtesy review</li> </ul>	<p><b>February 23<sup>rd</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>• Discussions on Draft LOCCA Letters in progress</li> <li>• Internal PELT Committee Courtesy Reviews (Lake Pointe Multi-Family, Riverside Station Landbay A) &amp; Other Planning Toll Bros. Ashford Glen)</li> <li>• Data Center Issues</li> <li>• Rte 123 &amp; Old Bridge Rd Alternative design Options</li> </ul>	<p><b>March 30<sup>th</sup></b>  <b>Location: ZOOM</b> </p> <ul style="list-style-type: none"> <li>• Transformation Temple Int'l.</li> <li>• LOCCA Sustainability Rep.</li> <li>• Park Funding Letter Discussion</li> <li>• Jiffy Lube SUP Amendment</li> </ul>
<p><b>April 27<sup>th</sup></b>  <b>Location: ZOOM</b> </p>	<p><b>May 25<sup>th</sup></b>  <b>Location: ZOOM</b> </p>	<p><b>June 29<sup>th</sup></b>  <b>Location: ZOOM</b> </p>
<p><b>July 27<sup>th</sup></b>  <b>Location: ZOOM</b> </p>	<p><b>August</b></p>  <p><b>No Meeting</b></p>	<p><b>September 28<sup>th</sup></b>   <b>Location: ZOOM</b></p>
<p><b>October 26<sup>th</sup></b>   <b>Location: ZOOM</b></p>	<p><b>November 16<sup>th</sup></b>   <b>Location: ZOOM</b></p>	<p><b>December</b></p>  <p><b>No Meeting</b></p>