



**DATE:** Thursday, April 29, 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>	Round One Signage
<b>Representative:</b>	Mr. Mark Goins Principal 1333 13 <sup>th</sup> Street East Moline, IL 61244 (563) 449-5541 (423) 400-7648 (cell) mgoins@twin-shores.com
<b>Staff Planner:</b>	N/A

**PROJECT DESCRIPTION:** This is a request for a Special Use Permit Signage Modification related to signage at the Potomac Mills Mall. This request is to allow a free-standing, externally illuminated, statue in the shape of a bowling pin with 20 square feet of text verbiage to be located at the exterior entry of Round One’s new store. The Round One facility has recently opened in the former Neiman Marcus Last Call store location.

The bowling pin statue element is used at all of Round One’s more than forty locations across the United States and is similar to restaurant franchise P.F. Chang’s horse statue that they locate in front of all of their stores. The bowling pin is an iconic element in their corporate branding and serves as a backdrop for many patrons who take have their photo taken in front of it when they visit.

The surrounding area is highly commercial, and the proposed sign is compatible with surrounding buildings and other signage. The visual impact and appearance of the proposed sign would be negligible in the overall variety of signage visible at the Potomac Mills property. The proposed statue is to be located just west of the main entry to the Round One facility (in the area between the sidewalk and building). There is an existing large freestanding sign at the main entry to the Potomac Mills Mall, approximately 150 feet to the east. The entry to the AMC



Theater is located just to the west and has numerous signage elements and poster cases featuring current and upcoming movies.

**NOTES:**

<b>#2 – Project Title:</b>	Mezeh Mediterranean Restaurant at the Glen and Potomac Mills
<b>Representative:</b>	<p>Mr. Erik Fry  Purchasing and Project Manager,  Mezeh Mediterranean Grill  3975 Fair Ridge Drive, Suite N310  Fairfax, VA 22033 703-652-1870  <a href="mailto:Erik@mezeh.net">Erik@mezeh.net</a></p> <p>Ms. Madelaine Brewer</p> <p>Ms. Rose Jaffe  Mural Artist  <a href="https://rosejaffe.myportfolio.com/murals">https://rosejaffe.myportfolio.com/murals</a></p>
<b>Staff Planner:</b>	N/A

**PROJECT DESCRIPTION:** This is a continuation of discussion and courtesy review of the Mezeh restaurant at the Glen. The discussions included modifications that could be made to the exterior of the building. The owner was very amenable to working LOCCA/PELT and jointly developed a list of potential changes and he will be discussing those at the meeting.

**NOTES:**

<b>#3 – Project Title:</b>	REZ 2018-00007 Occoquan Ridge
<b>Representative:</b>	<p>Jerry W. Davis, Managing Partner  Xanadu Group LLC  (703) 335-8944  (703) 856-3402 (cell)  jerrymontross@gmail.com</p>
<b>Staff Planner:</b>	N/A

**PROJECT DESCRIPTION:** The developer is prepared to show us modifications he has made to previous editions of this project. The community has reviewed and commented on this project many times. No dates have been set for Planning Commission or BOCS hearings.

**NOTES:**



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## Section C – Discussion Topics

### #1 – New Discussion Topic

- LOCCA Letter Dated April 21, 2021 on Clarkson Eye Care Façade Signage at 2253 Old Bridge Road, Tackett's Mill
- Closure Letter of Extra Space Storage Zoning Code Enforcement & Minor Sign Modification

### #2 – Project Updates:

- 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 latest DAPS, this project is listed as “Suspended.”
- Revival Baptist Ministries Int'l, Inc., 13386 Telegraph Road – When we reviewed this project at our August 6<sup>th</sup> Zoom meeting, traffic concerns were identified, and the church representatives are working these issues.
- 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 Boddye on this project on August 10, 2020.
- 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)

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 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>            Location: ZOOM </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>            Location: ZOOM </p> <ul style="list-style-type: none"> <li>• Longpointe rezoning</li> <li>• Open Space Master Plan discussion</li> </ul>	<p><b>March 25<sup>th</sup></b>            Location: ZOOM </p> <ul style="list-style-type: none"> <li>• Occoquan Crossing project by PWCSA, Fairfax Water, and Virginia American Water</li> <li>•</li> </ul>
<p><b>April 29<sup>th</sup></b>            Location: ZOOM </p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>May 27<sup>th</sup></b>            Location: ZOOM </p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>June 24<sup>th</sup></b>            Location: ZOOM </p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p><b>July 29<sup>th</sup></b>            Location: ZOOM </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>            Location: TBD</p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p><b>October 28<sup>th</sup></b>            Location: TBD</p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>November 18<sup>th</sup></b>            Location: TBD</p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>December</b></p>  <p><b>No Meeting</b></p>