



DATE: Thursday, September 24th
TIME: 7:30 p.m.
LOCATION: Virtual via Zoom

www.loccapeltva.org

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

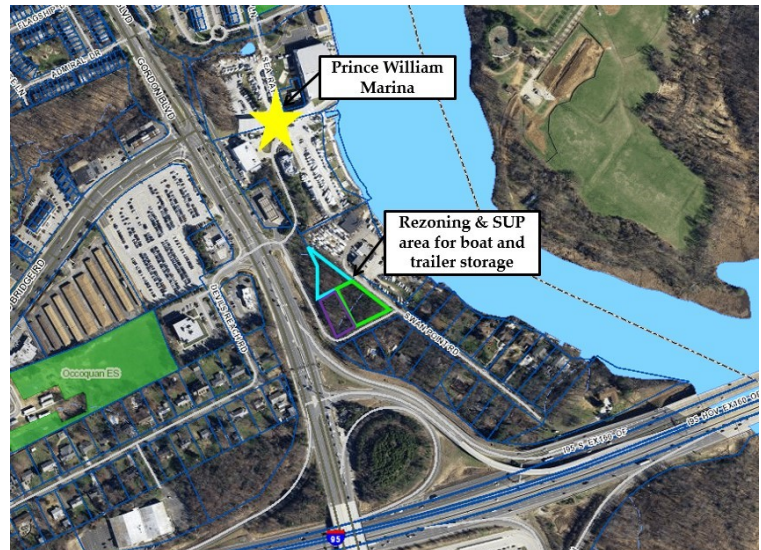
Section B. Project Reviews

#1 – Project Title:	Prince William Marina Courtesy Review
Representative:	Brian Prater, Associate, Walsh, Colucci, Lubeley & Walsh, P.C. 4310 Prince William Parkway, Suite 300, Prince William, VA 22192 (703) 680-4664 x5122 (703) 680.6067 (Fax) bprater@thelandlawyers.com www.thelandlawyers.com
Staff Planner:	



PROJECT DESCRIPTION: This project was for the expansion for boat and trailer storage on 1300 Devil's Reach Rd., 1302 Devil's Reach Rd. and 1215 Swan Point Rd. Below is map of the Prince William Marina and the location of the proposed boat and trailer storage area outlined in blue, green and purple. This is courtesy review called for in the proffers of this approved project.

NOTES:





#2 – Project Title:	Courtesy Review of Ridgefield Village Retail Center
Representative:	Blake A. Smith, P.E., LEED AP, PRESIDENT, Smith Engineering, 14901 Bogle Drive, Suite 202, Chantilly, Virginia 20151 (703) 956-6204 (703) 593-0299 cell Blake@SMITHengineeringVA.com Ms. Mary Pitman mary@SMITHengineeringVA.com
Staff Planner:	

SMITH
ENGINEERING

PROJECT DESCRIPTION: This project is the same site that Sherman Patrick presented at the July LOCCA meeting, for an SUP for a drive-thru coffee shop along Hoadly Road. This site plan has that coffee shop in the retail building, plus a daycare building in the back. Back in 2015 this site was approved for a grocery store. However, the grocery store is not being built and this is the development that is now being proposed. We are the engineers on this project for our client, Capital Real Estate, Inc., out of Minneapolis, MN. This site was originally rezoned in 1999 as part of the Ridgefield Village development (RZ #99-0024). Proffer 12.b.vii states:

“The Applicant agrees to provide a courtesy review to LOCCA/PELT during final site plan review of development on the property to review signage, landscaping, lighting and architecture.”

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#3 – Project Title:	Lake Pointe Multifamily Redevelopment
Representative:	Ms. Jonelle Cameron, Associate, Walsh, Colucci, Lubeley & Walsh, P.C., 4310 Prince William Pkwy, Suite 300, Prince William, VA 22192 (703) 680-4664 x5132 (703) 680-6067 (Fax) jcameron@thelandlawyers.com www.thelandlawyers.com
Staff Planner:	




PROJECT DESCRIPTION: The NRP Group is seeking a proposed rezoning in the Landing at Prince William Small Area Plan area (the proposal would be for multifamily which is consistent with the Small Area Plan designation and layout for these properties). The site is shown on the following pages followed by its approximate location within the Small Area Plan boundaries. The



applicant has not yet filed the application with the County. This parcel of land is within The Landings of Prince William Small Area Plan. The introduction to the Small Area Plan states:

“The Landing at Prince William, formerly known as the Parkway Employment Center, Small Area Plan intends to reinvent and capitalize on one of Prince William County’s last largely undeveloped areas ripe for increased economic growth. The small area plan has been prepared to further the economic development goals of the County to provide opportunities for high-quality employment integrated within a vertical mixed-use Town Center that will foster local and regional economic opportunities. The primary focus of The Landing at Prince William Small Area Plan is to create a sustainable transit-oriented community anchored around a vibrant Arts & Entertainment District while also preserving existing natural resources.”


NOTES:

#4 – Project Title:	Hawthorne Assisted Living Courtesy Review
Representative:	Ms. Jonelle Cameron, Associate, Walsh, Colucci, Lubeley & Walsh, P.C., 4310 Prince William Pkwy, Suite 300, Prince William, VA 22192 (703) 680-4664 x5132 (703) 680-6067 (Fax) jcameron@thelandlawyers.com www.thelandlawyers.com 
Staff Planner:	

PROJECT DESCRIPTION: This is a request that was approved to amend the proffers associated with REZ #PLN2000-00041 to change the use designation in a portion of Land Bay I from OC-2 to O(H), Office High Rise / B-1, General Business, to permit an assisted living facility, along with associated modifications, to include signage, building height, and floor area ratio (FAR) increase. This is a courtesy review of the plans for the Hawthorne Assisted Living facility to be built on the Parkway.




NOTES:

#5 – Project Title:	Courtesy Review of Christ Chapel - Electronic Message Board
Representative:	<p>Mr. Sherman Patrick, Director of Zoning & Entitlements, Compton and Duling, 12701 Marblestone Drive, Suite 350, Prince William, VA 22192 (703) 583-6060 (703) 583-6066 (Fax) (703) 565-5134 (Direct) spatrick@comptonduling.com</p> <div style="text-align: right;">  COMPTON & DULING Attorneys At Law </div>
Staff Planner:	

PROJECT DESCRIPTION: This is a courtesy review of an LED sign at Christ Chapel Church on Smoketown Road (across from Gar-Field HS). The request is pretty minimal as the church is looking to replace the changeable copy signs with LED signage. The existing entrance wall features will remain the same and there will be additional shrubbery and drought resistant trees added around both of the existing entrance wall features. The Special Use Permit has already been approved by the BOCS.

NOTES:



#6 – Project Title:	The Preserve at Long Branch (CPA#2020-0008 and REZ#2017-00013)	
Representative:	Mr. John McBride, Attorney-at-Law, 1775 Wiehle Avenue, Suite 400, Reston, VA 20190 (703) 218-2133 John.mcbride@ofplaw.com www.ofplaw.com Mr. Mark Granville Smith, tarpbone@aol.com Mr. Mark Branca, mbranca@starpower.net	
Staff Planner:		

PROJECT DESCRIPTION: Preserve at Long Branch Presentation and Overview Discussion CPA#2020-00008 and REZ#2017-00013. The 339.1 acre Project is located 1 mile west of the intersection of Route 234 and Canova Drive, near the Woodbine Woods and Sinclair Mill Road areas. Most of the project area is within the Rural Area but some is within the Development Area. It was formerly known as "Mid-County Park & Estate Homes." The CPA seeks to replan 21.4 acres to County Registered Historic Site (CRHS); 170.9 acres to Parks and Open Space (P&OS) and 145.9 acres to Semi-Rural Residential. 171.2 acres will remain "Rural Area" and 167.9 acres will revert to its pre-1998 "Development Area" status. The rezoning seeks to change ±145.9 acres from A-1, Agricultural, to SR-1, Semi-Rural Residential, for the development of up to 102 single-family detached residential units on 1 to 4-acre lots; and to donate a ±168.6 acre natural area preserve and ±21.4-acre offsite historic preservation area (known as the Historic Maddox-Sinclair Mill Preservation Area) to the County as 190 acres of parkland that connects to Doves Landing Park and provides public access to the Occoquan River. The project density is 3.32 acres per home. (Concurrently being processed with #CPA2020-00008; Rezoning request received June 30, 2016, not subject to SB549. Full LOS monetary contributions are proffered. A rendering of the project is shown on a following page.

NOTES:



Ridgefield Village Retail Center



SCHEMATIC STUDY



MATERIALITY

ELEVATION STUDIES



SOUTH ELEVATION

NTS



ELEVATION STUDIES



WEST ELEVATION

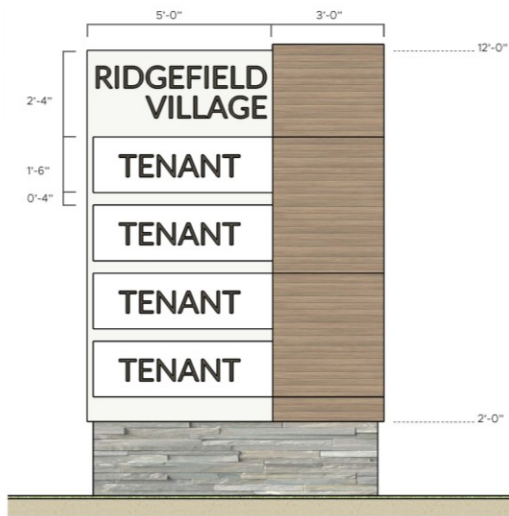
NTS



NORTH ELEVATION

NTS

SIGNAGE STUDY



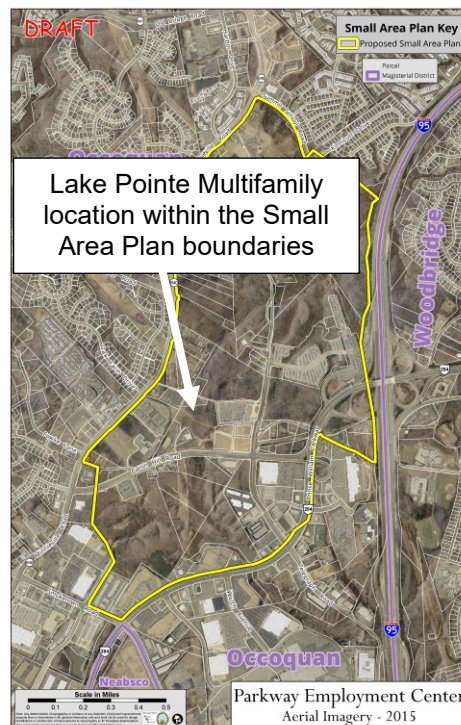
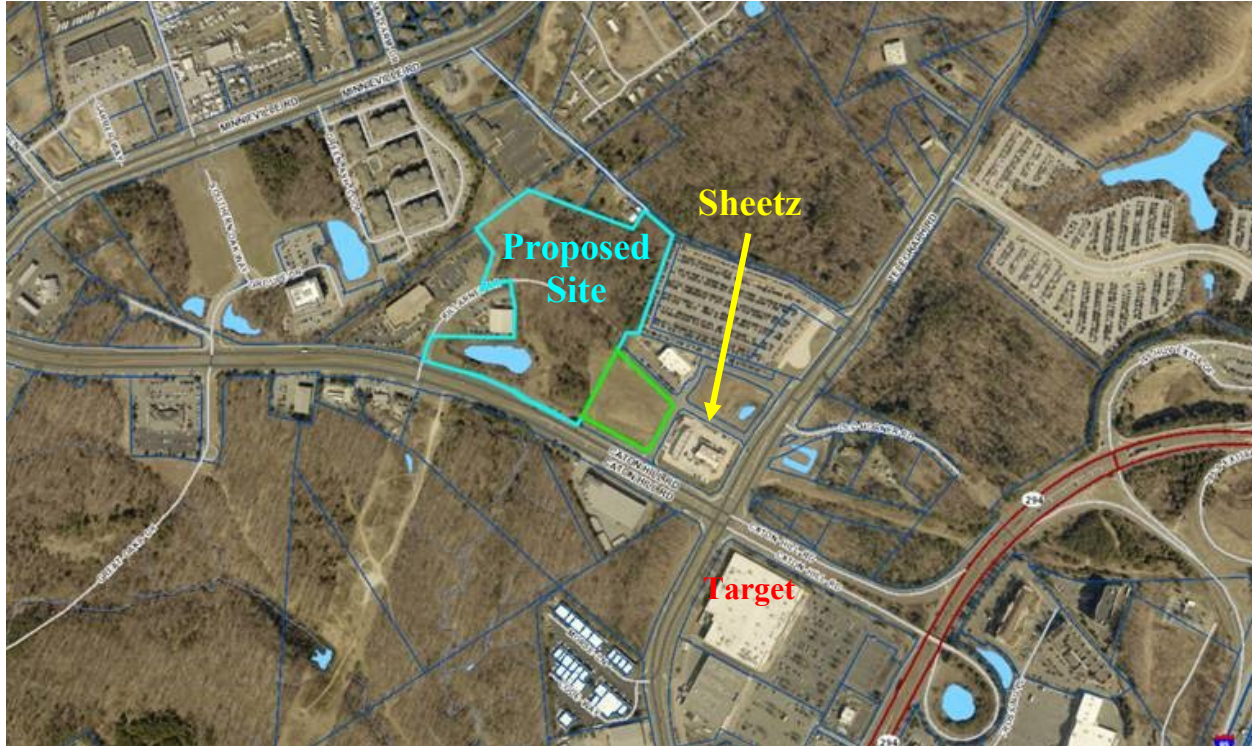
SOUTH ELEVATION

NTS





Lake Pointe Multifamily Redevelopment







Section C. Update/Discussion Topics

- BOCS Strategic Plan
- Dar al Noor Mosque expansion
- International Central Gospel Church, 5451 Davis Ford Road (PWC Planner is Alex Vanegas)
- Revival Baptist Ministries Int'l, Inc., 13386 Telegraph Rd.
- The Landings of Prince William Small Area Plan (SAP) (Formerly Known as the Parkway Employment Area Plan)
- The Independent Hill SAP – Planning Commission Work Session of Sept 16, 2020
- Need to Request Feedback on Four Seasons Courtesy Review of April 24, 2020
- Status of 3716 Pennington Lane Residential Rezoning by the Dennis Family (REZ 2019-00038 & SUP 2019-00045; PWC Case Planner is Keasha Hall)
- Status of Day Care Proposal at the Bethel Freewill Baptist Church on Pennington Lane
- MGM Enterprises Office Building (REZ 2018-00024; PWC Case Planner is Scott Meyer)
- ZTA Domestic Fowl Overlay District
- ZTA Allowing Cattle in less than 10 acres

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.

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), and drafting letters (with the help of others) in response to projects reviewed at our meetings.



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 or (703) 505-7719 (cell) or Tom Burrell at tom.burrell@verizon.net or (703) 927-7580 (cell). Either of us would be happy to talk to you.



Section E. Project Tracker and Citizens' Time

1. General Announcements

“Major Projects on the Map” in the Occoquan and/or Coles Districts (as of the **September 17th** Development Application Process Schedule (DAPS) Any project shown as “Approved” on this agenda will be dropped from this listing on subsequent agendas. Information in **red** is new from last agenda.









Number	Name	Planner	Request/Status
REZ2018-00007	Gatherings at Occoquan Ridge	Keasha Hall	Under Review. The applicant has made a 4 th submission which is being treated by staff as a new submission. This submission is currently under review by staff. There is still no P/C date and no BOCS date.
REZ2019-00018	Quartz District (part of Dale City SAP)	Scott Meyer	Under Review. This project is within the Dale City Small Area Plan boundary. The proposed mixed-use project will generally include a commercial center (±300,000 square feet of retail/commercial and office uses); up to 1,000 residential units (townhouse and multi-family); various access and pedestrian improvements; and public use and open space areas.
SUP2019-00046	Dar al Noor Mosque Expansion	Scott Meyer	Under Review. This is a special use permit request to allow for the expansion of an existing religious institution with related facilities, to include a private school, building expansion with new 3 rd floor level, expanded parking lot, outdoor recreational amenities, and associated signage modifications for a new freestanding sign with electronic message board. The PC has recommended approval. No BOCS date has been set.

2. Citizens' Time:



Section F. 2020 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 30th Location: DSB, Room 107A&B <i>Snow Date – February 6th Location: TBD</i> <ul style="list-style-type: none"> • Kaiser comprehensive sign package • Apollo project update • Daycare at Bethel Freewill Baptist Church 	February 27th Location: DSB, Room 107A&B <i>Snow Date – March 5th Location: TBD</i> <ul style="list-style-type: none"> • No projects Reviewed • Discussion topics: <ul style="list-style-type: none"> ○ Kaiser sign package ○ The Gatherings at Occoquan ○ Mosque expansion ○ Pennington Lane ○ Childcare on Pennington Lane 	March 26th Location: DSB, Room 107A&B <i>Snow Date – April 2nd Location: TBD</i> <p>Cancelled </p>
April 30th Location: TBD <p>Cancelled </p>	May 28th Location: TBD <p>Cancelled </p>	June 25th Location: TBD <p>Cancelled </p>
July 30th August 6th 50th Anniversary  <ul style="list-style-type: none"> • International Central Gospel Church • Revival Baptist Ministries International • Ridgefield Village SUP • 12754 Gordon Boulevard • The Preserve at Long Branch 	August  <p>No Meeting</p>	September 24th  <ul style="list-style-type: none"> • Prince William Marina • Ridgefield Village Retail Center • Lake Pointe Multifamily on Caton Hill • Christ Chapel LED sign • Hawthorne Assisted Living • The Preserve @ Long Branch
October 29th Location: TBD <ul style="list-style-type: none"> • 	November 19th Location: TBD <ul style="list-style-type: none"> • 	December  <p>No Meeting</p>