




**DATE:** Thursday, October 29, 2020  
**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**

- The **proposed 2021 calendar** of meetings is attached.
- The **November 19<sup>th</sup> meeting** will be our **last** meeting of **2020**.
- The Preserve at Long Branch CPA and REZ were heard by the BOCS on October 20<sup>th</sup>.

**Section B. Project Reviews**

<b>#1 – Project Title:</b>	Reid's Prospect Proffer Amendment (53.267)
<b>Representative:</b>	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) <a href="mailto:jcameron@thelandlawyers.com">jcameron@thelandlawyers.com</a> <a href="http://www.thelandlawyers.com">www.thelandlawyers.com</a> 
<b>Staff Planner:</b>	

**PROJECT DESCRIPTION:** The Applicant, Reid’s Prospect PWC LLC, is seeking a proffer amendment for the portion of the Property that they own highlighted in yellow on the aerial on the next page. The proffers require these 12 subdivided units be live/work units. They will be removing the requirement that these units be live/work units. There is not a market for live/work units and due to the commercial being located further away from this site, the Applicant would like to have these units be strictly townhomes. The proposal will not have an impact on the approved level of service in Reid’s Prospect because they were included as multifamily units for proffer payment purposes. The parcels are adjacent to the Hawthorne Retirement facility (see the aerial on the next page).

**NOTES:**





<b>#2 – Project Title:</b>	Elm Street Development (w/in the Independent Hill Small Area Plan)
<b>Representative:</b>	Mr. Joseph (Joe) Jacobs, Vice President, Elm Street Development Inc., 1355 Beverly Rd. Suite 240, McLean, VA 22101 (703) 734-9730 (703) 734-0322 (Fax) <a href="mailto:jjacobs@elmstreetdev.com">jjacobs@elmstreetdev.com</a> <a href="http://www.elmstreetdev.com">www.elmstreetdev.com</a>
<b>Staff Planner:</b>	



**PROJECT DESCRIPTION:** On September 30<sup>th</sup>, at a Coles Supervisor Town Hall meeting, Mr. Jacobs presented a plan for a portion of the Independent Hill Small Area Plan (SAP). The SAP has not been finalized by the County staff. However, Mr. Jacobs would like to show us the multiple plans and progression of the Independent Hill rezoning. The plans I presented to your group last time included age restricted units along with “work force units” along with retail. Multiple revisions to that plan occurred over the last year while county staff worked on finalizing the Small area Plan. Only the last plan was presented at the town hall and Mr. Jacobs’ intention is to show the progression and see if/which of the plans is more desirable.

**NOTES:**

**Section C. Discussion Topics and “DAPS”**

**1. Discussion Topics:**

- Dar al Noor Mosque expansion – letter drafted
- International Central Gospel Church, 5451 Davis Ford Road (PWC Planner is Alex Vanegas) – working on draft letter outlining LOCCA/PELT concerns expressed at our July meeting.
- Revival Baptist Ministries Int’l, Inc., 13386 Telegraph Road – working on draft letter outlining LOCCA/PELT concerns expressed at our July meeting
- Ridgefield Village Retail Center – working on getting developer of entire site on board for our November meeting to discuss the whole package – the retail center and day care center and impact on traffic (in addition to normal courtesy review items)



- Preserve at Long Branch – this project was due to go to the BOCS at their October 20<sup>th</sup> meeting but has been deferred (at the request of the applicant) to some future date.

## 2. 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>

## 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](http://www.loccapeltva.org)), and drafting letters (with the help of others) in response to projects reviewed at our meetings. **It is anticipated that this position will need to be filled sometime in 2021 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@verizon.net](mailto:tom.burrell@verizon.net) or (703) 927-7580 (cell). Either of us would be happy to talk to you.










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## Section E. 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. **During the COVID crisis, we will meet virtually via Zoom.**

<p><b>January 30<sup>th</sup></b>  <b>Location: DSB, Room 107A&amp;B</b>  <i>Snow Date – February 6<sup>th</sup> Location: TBD</i></p> <ul style="list-style-type: none"> <li>• Kaiser comprehensive sign package</li> <li>• Apollo project update</li> <li>• Daycare at Bethel Freewill Baptist Church</li> </ul>	<p><b>February 27<sup>th</sup></b>  <b>Location: DSB, Room 107A&amp;B</b>  <i>Snow Date – March 5<sup>th</sup> Location: TBD</i></p> <ul style="list-style-type: none"> <li>• No projects Reviewed</li> <li>• Discussion topics: <ul style="list-style-type: none"> <li>○ Kaiser sign package</li> <li>○ The Gatherings at Occoquan</li> <li>○ Mosque expansion</li> <li>○ Pennington Lane</li> <li>○ Childcare on Pennington Lane</li> </ul> </li> </ul>	<p><b>March 26<sup>th</sup></b>  <b>Location: DSB, Room 107A&amp;B</b>  <i>Snow Date – April 2<sup>nd</sup> Location: TBD</i></p> <p style="text-align: center;"><b>Cancelled</b> </p>
<p><b>April 30<sup>th</sup></b>  <b>Location: TBD</b></p> <p style="text-align: center;"><b>Cancelled</b> </p>	<p><b>May 28<sup>th</sup></b>  <b>Location: TBD</b></p> <p style="text-align: center;"><b>Cancelled</b> </p>	<p><b>June 25<sup>th</sup></b>  <b>Location: TBD</b></p> <p style="text-align: center;"><b>Cancelled</b> </p>
<p><b>July 30<sup>th</sup></b>  <b>August 6<sup>th</sup></b>  <b>50<sup>th</sup> Anniversary</b></p>  <ul style="list-style-type: none"> <li>• International Central Gospel Church</li> <li>• Revival Baptist Ministries International</li> <li>• Ridgefield Village SUP</li> <li>• 12754 Gordon Boulevard</li> <li>• The Preserve at Long Branch</li> </ul>	<p><b>August</b></p>  <p style="text-align: center;"><b>No Meeting</b></p>	<p><b>September 24<sup>th</sup></b></p>  <ul style="list-style-type: none"> <li>• Prince William Marina</li> <li>• Ridgefield Village Retail Center</li> <li>• Lake Pointe Multifamily on Caton Hill</li> <li>• Christ Chapel LED sign</li> <li>• Hawthorne Assisted Living</li> <li>• The Preserve @ Long Branch</li> </ul>
<p><b>October 29<sup>th</sup></b></p>  <ul style="list-style-type: none"> <li>• Reid's Prospect Proffer Amendment</li> <li>• Elm Street Development project (w/in the Independent Hill SAP)</li> </ul>	<p><b>November 19<sup>th</sup></b>  <b>Location: TBD</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>December</b></p>  <p style="text-align: center;"><b>No Meeting</b></p>



**Section F (continued). Tentative 2021 Calendar of Monthly Meetings**

<p><b>January 28<sup>th</sup></b>  <b>Location: DSB, Room 107A&amp;B</b>  <i>Snow Date – February 4<sup>th</sup> Location: TBD</i></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>February 25<sup>th</sup></b>  <b>Location: DSB, Room 107A&amp;B</b>  <i>Snow Date – March 4<sup>th</sup> Location: TBD</i></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>March 25<sup>th</sup></b>  <b>Location: DSB, Room 107A&amp;B</b>  <i>Snow Date – April 1<sup>st</sup> Location: TBD</i></p> <ul style="list-style-type: none"> <li>•</li> </ul>
<p><b>April 29<sup>th</sup></b>  <b>Location: TBD</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p><b>May 27<sup>th</sup></b>  <b>Location: TBD</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>