



Lake Ridge Occoquan, Coles Civic Association
of Prince William County
P.O. Box 204
Occoquan, Virginia 22125

Officers

Dr. Jack Kooyoomjian, President
Vacant, Vice President
Kathleen Harding, Secretary
Clancy McQuigg, Treasurer

Others

Dr. Tony Bennett, Chairman, PELT
Committee

The Charter Virginia Green Community, 1991

August 5, 2022

Mr. David Dittman
Vice President of Operations
Flagship Carwash
950 Herndon Parkway, Suite 400
Herndon, VA 20170

RE: Courtesy Review of Tackett's Mill Carwash SUP Permit 90-34

Dear Mr. Dittman:

The Lake Ridge-Occoquan-Coles Civic Association's Planning, Environment, Land-Use, and Transportation Committee (LOCCA/PELT) conducted a courtesy review of the proposed signage for the Tackett's Mill Carwash on July 28, 2022. We were introduced to you at our LOCCA/PELT Committee Zoom meeting of May 26, 2022, but the Zoom video link connection didn't work, so we engaged in a brief audio introduction to you and the Flagship Carwash Company at that time. You advised us that Flagship had purchased both the Tackett's Mill Carwash at 12831 Harbor Drive in Lake Ridge, as well as the LEED Silver "Smart Wash" at 13589 Minnieville Road in the Smoketown Road shopping center. There is a separate courtesy review letter from LOCCA and DCCA on the Minnieville "Smart Wash" addressing that facility's courtesy review.

We conducted courtesy review at LOCCA's July 28, 2022 PELT Committee Zoom meeting. The following items are noted:

As Vice president of Operations for Flagship Carwash, you highlighted various details of the Tackett's Mill Carwash site. They included the following plans by the Applicant (Flagship Carwash) s represented by the Talley Sign Company renderings:

- Applicant plans to repaint the building with the same colors,
- Applicant plans to install a free-standing Internally illuminated monument sign facing Minnieville Road,
- Applicant plans to replace the existing free-standing wooden monument sign with an internally-illuminated monument sign with the Flagship Logo,
- Applicant plans to replace all existing customer signs with an electronic reader board,



- Applicant is not changing the existing free-standing pole or box fixtures. However, the Applicant plans to change out and replace the existing lighting elements with efficient energy saving LED lighting. The original shoe box fixtures will be retained and continue to be shielded and downward directed, and
- Applicant may increase the hours of operation through 7:30 pm. (Note: From LOCCA/PELT. We checked the current SUP conditions number 2 & 3. According to **SUP Condition number #2 states:** “The hours of operation for the convenience store shall be between 6:00 am and 12:00 pm, seven days a week. The hours of operation for the car wash shall be between 7:00 am and 7:00 pm, Monday through Saturday and 6:00 am and 6:00 pm on Sunday.” **SUP Condition #3 states:** “The car wash shall be operated as a full service facility Monday through Saturday. The applicant shall have the right to operate the car wash on Sundays as a reduced-service facility offering exterior wash only or as a full service facility.”)

OBSERVATIONS/SUGGESTIONS:

- **OVERALL COMMENTARY:** There was general consensus that the signs as proposed are too big & too bright. The rationale offered was that it was thought to be overkill of signage for a toned-down commercial & residential mixed-use area with at least 500 persons living along the Harbor Drive corridor. There was a sense that the Flagship sign on the front of the building should be reduced in size and may be unnecessary. It was suggested to tone down the signs & get them to be more friendly and compatible to a mixed-use residential & business setting. It was suggested to look at the NTB sign or the Wells Fargo sign on Harbor Drive for a more compatible monument sign configuration (but not to use the white background and stick with the corporate black background).
- **FACADE SIGNS:** The proposed building façade signs are over-sized. It was recommended to eliminate one of the façade-mounted signs on the building, either the façade sign facing Harbor Drive, or the façade sign facing Lake Manor Drive. Mr. Dittman was leaning toward leaving the sign on the Lake Manor Drive facing the Tackett’s Mill Townhomes & eliminating the Flagship sign on Harbor Drive, since there is a monument sign to replace the existing monument sign on Harbor Drive. There was a consensus that the proposed façade-mounted Flagship sign facing Harbor Drive is unnecessary. If Flagship prefers to keep the Harbor Drive façade sign & eliminate the Lake Manor Drive façade sign, the façade sign chosen needs to be reduced in size and could be non-illuminated or have exterior accent lighting.
- **MONUMENT SIGN ON HARBOR DRIVE:** The original wooden Tackett’s Mill Carwash monument sign is unique, but is in a serious state of disrepair. It should either be re-established or replaced with a Flagship monument sign that is smaller than proposed. The proposed flagship sign base in the illustration could be eliminated so as to reduce the overall height to 7 or 8 feet maximum height and be similar in design to the re-designed Minnieville Road Flagship sign, or redesign the sign to be similar to the Well Fargo sign as a prototype. It was suggested that the Harbor Drive monument sign should have exterior illumination and not be internally illuminated.



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- **PROPOSED MONUMENT SIGN ON MINNIEVILLE ROAD:** Suggest that the proposed Flagship monument sign on Minnieville road should be deferred in favor of working with the Tackett's Mill Management to install an additional Tackett's Mill Center sign mirroring the existing sign on Old Bridge Road, but with spaces for multiple (perhaps 4 to 6 tenants). There is a historical restriction in the original 1980 Mixed-Use zoning that all center signage should be internally oriented, and not displayed on Minnieville Road (Formerly Davis Ford Road). Historical anecdotal background on this item was provided by Dr. Kooyoomjian, President of LOCCA under separate cover. Suggest that you contact Tackett's Mill Center, LLC to have dialogue on the possibility of a Tackett's Mill Center sign on Minnieville Road. Recommend contacting Ms. Nancy S Kyme of Wellstone Properties. (Office 703-490-60; Cell 70928-1688; Email: wellstone@starpower.net).

OTHER DETAILS:

- **BUILDING MOUNTED CARRIAGE LIGHT FIXTURES FACING HARBOR DIVE:** The exterior lights on the front door are okay, but the exterior lights on the car exit area seem to be excessive. If both locations are used, the fixtures should be matched and upgraded.
- **REPAINTING BLUE BUILDING TRIM:** The current Williamsburg Blue trim used to be white. Consider painting the blue back to the original white or some other down-toned color.
- **LANDSCAPE RESTORATION:** Recommend that landscaping at the base of the building perimeter in select areas need to be re-established. Recommend restoring the landscaping in the large cottage style garden plot in the circle. Recommend restoring the evergreen screening along the back and side. Recommend restoring missing landscaping around the new monument sign. Your landscaping firm might wish to confer with Prince William County's arborist. We have found her to be very helpful and knowledgeable of native plants and what does well in our area.
- **BOLLARD STYLE DIRECTIONAL/WRONG WAY SIGNS:** It was thought that the bollard style Directional/Wrong Way signs may not be needed at this site, as the traffic patterns appear to be very straight forward. However, the previous owner of the carwash did use directional signage and as the current owner, you may need discretion in this matter as you finalize your plans with Prince William County's Department of Development Services.

We would like to take this opportunity to thank you for meeting with us, and we would especially like to recognize how helpful and courteous we found Ms. Carrie C. Carleton of Flagship Carwash with us in every instance. She is a very good Ambassador of your Company, as are you. We would also like to take this opportunity to thank Mr. Juan C. Bernal, Principal Planner in Prince William County's Department of Development Services for his digitizing and providing materials.



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Thank you for your patience and excellent listening skills to hear our inputs and suggestions during the courtesy review with the community. We welcome you to our neighborhood, appreciate your listening to us, and welcome the service that you provide. This is what makes the fabric of the community that we care so much about.

Thank you for the opportunity to review this project. Should you have any questions, please feel free to contact me at (703) 888-8956 (Cell) or at drtonybennett@yahoo.com. If Flagship wants to show us their revised signage plans, we would be happy to hold a special Zoom session with a few representatives of LOCCA/PELT & DCCA in August.

Sincerely,

Dr. Tony Bennett

Dr. Tony Bennett, Chairman
LOCCA/PELT Committee

cc: Mr. Guy Paolozzi, President, Flagship Carwash
Ms. Carrie C. Carleton, Executive Assistant/Office Manager, Flagship Carwash
The Honorable Kenny Boddye, Occoquan Magisterial District Supervisor
Ms. Julia Cottrell, Chief of Staff for the Occoquan District Supervisor
The Honorable Victor Angry, Neabsco Magisterial District Supervisor
Ms. Kelly Easterly, Chief of Staff for the Neabsco District Supervisor
Mr. Juan Bernal, CZA, Prince William County Development Services
Ms. Joyce A. Fadeley, Prince William County Development Services
Ms. Lisa Fink-Butler, Prince William County Zoning Administrator
Ms. Julia Flanagan, Prince William County Arborist
Ms. Nancy S. Kyme, Tackett's Mill Center, LLC/Wellstone Properties, Inc.