



TOWN OF OCCOQUAN
Town Hall – 314 Mill Street, Occoquan, VA 22125
MEETING DATE: 2019-07-23

MEETING TIME: 6:30 PM

Present: Daryl Hawkins, Jenn Mathis, Eliot Perkins, Ryan Somma

Absent: Ann Kisling

1. Call to Order

The Planning Commission Public Hearing was called to order by Eliot Perkins on 2019-07-23, at 6:37 p.m.

Secretary for Meeting

Ryan Somma took minutes for the meeting.

2. Citizen Comments

There were no citizens comments.

3. Planning Commission Priorities Update

o Beautification, Town Entrances, Streetscaping

There was a discussion concerning the death of another tree at the 123 Town Entrance, getting replacements, and how to ensure the next trees planted survive.

Eliot Perkins asked Daryl Hawkins if he would be interested in putting together professional examples of the Town signage Anne Kisling had previously provided. Daryl Hawkins noted that professional and attractive were subjective, but he could put multiple options in front of the group and see what they like.

Eliot Perkins asked if there was an update on bricks being replaced in Town. Chris Coon said it was not currently happening due to a lack of bandwidth. Extra help has gone to events and mitigating trash has consumed extra staff time. Eliot Perkins asked if there was a way to set goals or timeframe. Chris Coon said that with public works things can come up immediately and take priority. The goal is to finish it by end of summer, but overflowing trash and other issues have taken priority.

o Parking and Traffic

Chris Coon reported on a meeting Town Staff had with VDOT representatives. They discussed parking widths, angled parking, and a timeframe for repaving. 8.5 feet was a fine space width. This was the same VDOT representative who did a parking plan when town went one-way so they were familiar

with the Town. The Town needs to create a parking design for VDOT approval. They could repave Occoquan in 2021 or 2022 at latest. Recommended getting parking plan approved to move faster and let VDOT cover all costs. On timed parking, they said that Quantico does time parking, and that it can be done. The Town would need to get approval from VDOT for timed parking and have signs approved. There was no estimate on how long that could take. There were also conceptual plans for crosswalks for Washington-Mill and Mill-Ellicott intersections and that Staff has provided feedback.

Jenn Mathis noted that this was likely implausible, but wanted to know what cost would be involved in maintaining these roads ourselves. Chris Coon said paving Rivermill park cost \$80k, so there was no budget to maintain Town roads at this time. Jenn Mathis said the Town runs budget of \$100k surplus, so we just need to know. Chris Coon said the Town was looking at millions. Daryl Hawkins said that even just striping would cost \$100k. The Town could consider purchasing and maintaining some areas for town for additional parking. Eliot Perkins noted that the Visitor Center was Town-owned and will have parking and there was a possibility of additional future parking as well.

o CIP

Eliot Perkins said the Mill at Occoquan was coming before the Planning Commission soon. The Commission has asked many questions and have a sense of things, and that members want to be thinking about concerns and questions that we have now and not at the time of the meeting so that we have a recommendation on setback and height.

Eliot Perkins had Talked to the Town Engineer, and asked if there was something we could put up to show the height. The Engineer said that it was common to put a balloon up to show the height. Several could be put up to allow everyone in town to see.

Daryl Hawkins said the buildings across the street are 35 feet. Jenn Mathis said the street grading causes variations in height from one end to the other. Daryl Hawkins said they could measure a line from the existing steel.

Jenn Mathis said she would see more value in a final rendering of the building in the spot. Better to see it actually dropped onto that space. Ryan Somma said it was important for residents to review, even if it makes them heated. Eliot Perkins said it is important for residents to see in context.

Daryl Hawkins said that the developers will set back parts of building so that residents can't see them so the view isn't blocked. Eliot Perkins said this is what the developer is doing. Daryl Hawkins said that seeing what's built is very important for people to approve the actual design.

Jenn Mathis asked about the status of the site plan. Chris Coon said the Zoning Administrator and Town Engineer have had comments with the developer. Eliot Perkins said he asked the Town Engineer how they are doing. The Town Engineer gave them an A and Town is doing well too. The plan could possibly come before the Planning Commission in September.

Chris Coon said there would be a Planning Commission public hearing for height and setback exceptions to recommend approval or disapproval to the Town Council. Then another meeting for the site plan. The Town Engineer, Zoning Administrator, and Town Lawyer would also be present.

Jenn Mathis asked if this would be a joint public meeting with the Town Council. Chris Coon said this was not recommended to allow the option of corrections before going to Town Council. Jenn Mathis

agreed, and said there will be a lot feedback at that meeting and citizen comments. There would be hesitation on voting that night to allow time to process the feedback. Chris Coon said there was no expectation to vote that night.

Ryan Somma asked if the parking variance was needed. Chris Coon said the parking variance was a misunderstanding of the code.

4. Parking Recommendation

Jenn Mathis moved to take the Planning Commission's Parking Recommendations to Town Council for approval. Ryan Somma seconded. The motion carried.

5. Chair/Town Council Report

Eliot Perkins said there was a reasonable chance of kayak ramp in 2019. The Town will lose one parking spot. The Town Council was very much for it. The project does not include the Riverwalk extension.

6. Adjournment

The meeting was adjourned at 7:19 p.m.

Eliot Perkins
Chair, Planning Commission

Submitted by Ryan Somma, Planning Commission Secretary