



**NOTICE OF PUBLIC HEARING
TO CONSIDER SPECIAL USE PERMIT APPLICATIONS TO
ALLOW RESIDENTIAL USE, MODIFY THE MAXIMUM PER-
MITTED HEIGHT, AND MODIFY THE SETBACK REQUIRE-
MENT IN THE B-1 ZONING DISTRICT,
ALL RELATING TO 401-411 MILL STREET,
OCCOQUAN, VA 22125
JANUARY 26, 2021 - 7:00 P.M.**

Notice is hereby given that the Occoquan Planning Commission will conduct a public hearing on Special Use Permit applications to allow residential use, modify the maximum permitted height, and modify the setback requirement for 401-411 Mill Street, Occoquan, VA 22125. The public hearing will be held at the Occoquan Town Hall, 314 Mill Street, Occoquan, Virginia in order to consider three Special Use Permit applications by Mid-Atlantic Real Estate Investments, Inc. for the Mill at Occoquan development. The applicant is proposing a building consisting of one floor of commercial use with retail and public parking, four stories of residential use, an observation deck, and two tenant parking levels. The Special Use Permits, if granted, would allow a maximum building height of 79 feet, 80 dwelling units, 12,050 square feet of commercial space, a setback of zero feet along the street right-of-way, and approximately 211 internal parking spaces. The subject site is zoned B-1 and is located in the Old and Historic Occoquan District. Without the Special Use Permits, redevelopment of the property would be limited to commercial uses, a maximum building height of 35 feet, and a five-foot setback from the street right-of-way.

The Occoquan Planning Commission held a public meeting on September 23, 2020 related to these Special Use Permit applications. The applicant has subsequently amended the Special Use Permit applications. After the public hearing, the Occoquan Planning Commission may make a recommendation to the Town Council regarding the Special Use Permits. This recommendation may be to approve them, deny them, or approve them with conditions.

All are invited to attend the Public Hearing at the time and place described above and present their views pertinent to the requested Special Use Permits. Public comments can also be mailed to PO Box 195 Occoquan, Virginia, 22125, or submitted via email to kjovanovich@occoquanva.gov. A complete copy of the application for the Special Use Permits is available for public inspection during normal business hours at the Clerk's Office of the Town of Occoquan and online at www.occoquanva.gov immediately upon the advertising of this notice. The Public Hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility to the facility should contact the Town Manager at the above address or by telephone at (703) 491-1918.