



**TOWN OF OCCOQUAN**  
**Town Hall – 314 Mill Street, Occoquan, VA 22125**

**PLANNING COMMISSION**  
**MEETING DATE: 2020-10-27**  
**MEETING TIME: 6:30 PM**

**Present:** Darryl Hawkins, Ann Kisling, Eliot Perkins, Ryan Somma

**Town Staff:** Kirstyn Jovanovich, Town Manager

**1. Call to Order**

The Planning Commission Public Hearing was called to order by Eliot Perkins on 2020-10-27, at 6:30 p.m.

**Secretary for Meeting**

Ryan Somma took minutes for the meeting.

**2. Citizen Comments**

Walt Seiberling spoke to note that Kirstynn Jovanovich had included an insert on the possible indoor ski resort across the river in the agenda.

**3. Approval of Minutes September 22, 2020**

Darryl Hawkins motioned to approve the minutes. Ryan Somma seconded. The motion carried.

**4. Discussion: Mill at Occoquan**

Eliot Perkins said that this will be a reoccurring discussion. The applicant is going through the process of resubmitting their packet with the site plans and variances. It is possible there could be a public hearing at the next meeting.

**5. Request to Recommend Approval of Final Site Plan for Mill Street ADA Compliant Crosswalks**

Eliot Perkins said this is something the Town has been working on for quite some time, and that the Town does not currently have the number of crosswalks we need. Kirstyn Jovanovich said this is a shared cost through a grant program through VDOT. Eliot Perkins said this was part of an ongoing discussions on safety, and that the Mill at Occoquan applicant is aware of the situation and that there may be future crosswalks in the future as well.

Ryan Somma asked if these were raised crosswalks. Kirstyn Jovanovich said that they were not, and that much of the cost came with adding ADA ramps to the sidewalks. Eliot Perkins said that ADA compliance adds cost and is hugely important.

Kirstyn Jovanovich said the next step in the process will go to Town Council. Then VDOT will evaluate. The project will not begin in until 2021 or 2022, with a striping plan.

Daryl Hawkins said that in the areas where pedestrians are crossing there were not white stripes clearly indicated on the plans. These stripes are needed, especially in places like Washington street where the crosswalk is not straight. Kirstyn Jovanovich said that Washington and Mill streets only had the two lines. She could ask VDOT what the requirements are.

Ryan Somma moved move to recommend approval of the final Site Plan submission for improvements to add crosswalks and ADA-compliant curb cuts at the corner of Mill and Ellicott Streets and at the corner of Mill and Washington Streets, contingent on approval by the Virginia Department of Transportation. Anne Kisling Seconded. The motion carried by unanimous vote.

## **6. Request to Review and Provide Comments on the Preliminary Flood Insurance Rate Map (FIRM)**

Kirstyn Jovanovich said that Prince William County is currently revising Flood insurance rate maps, so the Town is automatically included. They provide a Flood Insurance Study, and every 10 years they update these maps which sometimes impacts the flood plain. She said she will be attending a meeting tomorrow. Thee Town Engineer is also reviewing these documents. They are looking for non-technical comments. For example, confirming if street and stream names correct. The Engineer will request streams be named. These comments are needed by the 30th at the latest. Eliot Perkins said to be sure to include the names of creeks and streams here.

Ryan Somma said he had compared the map to google maps and everything matched up. He said the Tanyard Hill property has not been evaluated in this map, and that this was something to keep in mind for the future if the town wants to further improve that area as a park. Kirstyn Jovanovich said she would look into this and that the property may be included on another map.

Eliot Perkins asked if from process to process have there been small or big changes. Kirstyn Jovanovich said that, based on her knowledge, the maps have mostly stayed the same. Gaslight Landing had to do an adjustment to the map. When there is a lot of development that can impact the map. There have been changes like that, but no major changes to her knowledge. The maps have been stable.

Anne Kisling moved to forward the identified comments and corrections to non-technical information in the Preliminary FIRM and/or FIS to the Town Engineer for review. Daryl Hawkins seconded. The motion carried by unanimous vote.

## **7. Comprehensive Plan Review and Discussion**

Eliot Perkins said that Walt Seiberling had the opportunity to review the latest Fairfax Planning Commission meeting on the Alpine-X project. Perkins said that the Planning Commission needed to stay on top of this and be proactive. We have a responsibility to inform Town Council to mitigate potential negatives.

Walt Seiberling said the right of entry was approved for testing to build on the old landfill to see if it is even feasible to construct building there. Fairfax County said come back on Nov 17th after their staff reviews.

Seiberling said he lives across the river now, and he is concerned the little tree-lined road can't handle the traffic they will need. The area currently has silt and runoff problems. He is concerned about cutting down trees, noise, and runoff. There is already a problem from the 123 bridge with sandbars and runoff. He said the Town needs to both accommodate what Alpine-X thinks they might be able to do with the Town and make sure the Town gets what they want out of it. Anne Kisling said it might be possible to ferry between our two locations.

Eliot Perkins said that Fairfax County won't care much about what the Town thinks, but Alpine-X may care. We will work with our representatives in Prince William County to address environmental and traffic problems. Fairfax will get all the revenues, but Prince William County will get the pollution and traffic. There are good opportunities here. He recommended that one Planning Commission member should be on each Fairfax meeting concerning this.

## **8. Planning Commission Priorities Update**

### *Parking and Traffic*

Eliot Perkins said that Town Council have voted to move forward with timed-parking setup. The Town was in the process of purchasing an enforcement unit from the vendor. There were two zooms with Kirstyn Jovanovich, Eliot Perkins, and Mayor Porta already with local business owners to educate them. On January 1st business owners and visitors would begin being educated on the policy. While February 1<sup>st</sup> would officially start timed parking. There will be a period where citizens would get warnings.

Eliot Perkins said that, in discussions with business owners so far, the biggest concerns are the times. The wonder why 7am to 7pm. The answer is that this because people are using parking as storage and permanent parking. The intent is to make sure citizens are out of parking spaces in the morning and into the eight-hour lot to allow traffic to move in and out for our businesses. The second concern is why three hours? This is to provide enough time for citizens to do a host of things. If you are here for longer, move to the eight hour lots. Three hours creates an optimal flow and turnover for businesses. The aim is not to punish business owners but move them to eight-hour spots and the intent is not to ticket owners and employees of businesses. The business community is mostly on board with this. The Town is communicating that this policy is for the business community.

Eliot Perkins said the Town is continuing to work to get private off-street paid parking available to citizens, and finally trying to get more parking, but these efforts are a way off.

## **9. Chair/Town Council Report**

Eliot Perkins said the Town was close to getting the sign and banner code changes in, the Town Council hopes to have that done at the next meeting. The Noise Ordinance was passed and complete. He said the Halloween Parade was a success and that Julie Little did a fantastic job of letting people participate in the holidays and feel safe social distancing. More events coming up for the holidays.

## **10. Adjournment**

The meeting was adjourned at 7:13 p.m.

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Eliot Perkins  
Chair, Planning Commission  
*Submitted by Ryan Somma, Planning Commission Secretary*