

**NOTICE OF PUBLIC HEARING  
TO CONSIDER MODIFIED SPECIAL USE PERMIT  
APPLICATIONS TO ALLOW RESIDENTIAL USE AND  
MODIFY THE MAXIMUM PERMITTED HEIGHT,  
RELATING TO 401-411 MILL STREET  
OCCOQUAN, VA 22125  
JUNE 15, 2021 - 7:00P.M.**

Notice is hereby given that the Occoquan Town Council will conduct a public hearing on modified Special Use Permit applications to allow residential use and modify the maximum permitted height 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 two 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, three stories of residential use, and two tenant parking levels. The Special Use Permits, if granted, would allow a maximum building height of 55 feet, a maximum of 52 dwelling units, approximately 7,000 square feet of commercial space (including a 2,886 square foot restaurant with a 748 square foot terrace), and approximately 143 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 and a maximum building height of 35 feet.

The Occoquan Planning Commission held a public hearing on January 26, 2021 related to a prior version of these Special Use Permit applications and recommended that the Town Council approve the Special Use Permits with conditions. Since that time, the Applicant has reduced the proposed impact of the development by reducing the proposed maximum building height from 79 to 55 feet, reducing the maximum number of proposed dwelling units from 80 to 52, and withdrawing the request to modify the minimum setback. The Planning Commission's resolution of recommendation and other materials related to the applications are available to the public at Town Hall or on the Town's website at [www.occoquanva.gov/development-projects](http://www.occoquanva.gov/development-projects).

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 314 Mill Street, Occoquan, Virginia, 22125, or submitted via email to [mwhite@occoquanva.gov](mailto:mwhite@occoquanva.gov). 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 Clerk at the above address or by telephone at (703) 491-1918.

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Run advertisement 6/3 and 6/10/21.