



**TOWN OF OCCOQUAN
PLANNING COMMISSION**
Town Hall - 314 Mill Street, Occoquan, VA 22125

MEETING DATE: 2021-09-29
MEETING TIME: 6:30 PM

Present: Chairperson Eliot Perkins, Commissioners Darryl Hawkins, Ann Kisling, Ralph Newell, Ryan Somma

Town Staff: Kirstyn Jovanovich, Town Manager; Bruce Reese, Town Engineer (remote), Martin Crim, Town Attorney (remote)

1. Call to Order

The Planning Commission meeting was called to order by Chairman Perkins on 2020-09-29, at 6:30 p.m.

Secretary for Meeting

Commissioner Somma took minutes for the meeting.

2. Citizen Comments

There were no comments.

3. Approval of Minutes

a. August 25, 2021 Meeting Minutes

Commissioner Somma motioned to approve the minutes. Commissioner Kisling seconded. The motion passed unanimously by voice vote.

b. September 7, 2021 Meeting Minutes

Commissioner Somma motioned to approve the minutes. Commissioner Kisling seconded. The motion passed unanimously by voice vote.

4. Discussion Items

Chairperson Perkins introduced a new member of the Planning Commission, Ralph Newell. Commissioner Newell said he has lived in Occoquan since 2015 or 2016. He takes a vested interest in the future of the town. He served as an Election Officer for the County, has volunteered for the Honor Guard, and is an IT specialist for communications company in Fairfax. His father was a Planning Commissioner and he sat in on many meetings as a youth.

a. Comprehensive Plan Update

Ms. Jovanovich said the initial schedule was overly aggressive. The Comprehensive Plan update is almost done. The schedule sets a public hearing over the Comprehensive Plan for December in a joint meeting with the Town Council. This will meet the deadline to update the Plan every five years. She sent an email this evening to Commissioners with presentation slides and the Community Plan to review and provide feedback by October 8th. She needs feedback on the guiding principles or any missing elements. There will be a public meeting in January to avoid holidays for the draft addendum.

5. Action Items

a. Request to make Recommendation to Town Council on Occoquan River Crossing Transmission Main Site Plan (SP-2021-007)

Mr. Reese gave an overview of the plan. The Fairfax Water Authority (FWA) will be drilling a tunnel under the river containing two pipes to increase supply to the area. There are already pipes running under the river. The FWA is thinking long term about water service. Impact to the Town is well less than an acre and mostly involves stormwater management. The site plan will seek to resolve stormwater issues in Mill Park by creating a wall to divert water into an underwater storage system.

Ms. Jovanovich noted that the next item in the agenda, the Zoning Text Amendments, will keep site plans that meet the code requirements from coming before the Planning Commission as they are ministerial in nature. Generally speaking, the Planning Commission won't be seeing these kinds of site plans in the future. Only when applicants seek exceptions to the Town Code.

Commissioner Kisling moved to recommend approval of the Site Plan SP-2021-007. Commissioner Somma seconded. The motion passed unanimously by voice vote.

b. Request to make Recommendation to Town Council on Zoning Text Amendments Relating to Land Development Process

Mr. Reese said it's a very rare occasion that jurisdictions put these kinds of plans before a Planning Commission. This puts the Planning Commission in the awkward position of having no choice but to approve site plans that meet code requirements in public even if they are unpopular. Chairperson Perkins summarized that only applications needing exceptions will come to the Planning Commission.

Mr. Reese recommended in section 155.003 that the "XXX" be replaced with "2,500 square feet." Plans with less than 2,500 square feet of land disturbance don't fall within Chesapeake Bay Preservation Act requirements. Mr. Crim suggested that Sections 155.006 and 155.003 should replace the "XXX" with 625 square feet. This will allow for review opportunities for projects within certain zones that don't meet the Chesapeake Bay Preservation Act requirements, but may still warrant a review process.

Ms. Jovanovich said this change also addresses the case of site plans not being needed for small changes. These plans can cost \$200 plus contractor fees. The Town still wants to have eyes on plans in the B1 area, which is the reason for the 625 square feet minimum. These changes will improve the process to make it faster and make it less expensive for homeowners. It also reduces administrative overhead. By simplifying this it will bring more people into compliance.

Commissioner Somma moved to recommend approval of the proposed ordinance, as amended to replace the triple X's with 625 square feet. Commissioner Kisling seconded. The motion passed unanimously by voice vote.

6. Discussion Items

- Alpine X/North Woodbridge Town Center

Chairperson Perkins said there is a developer looking to develop a marina district in Belmont Bay to fully realize that area. There are now three things bringing potential competition, traffic, and impact our river. This area is going to look fundamentally different from how it looks today. We will need to get after these developments and make sure the Town Council has a good understanding.

Commissioner Somma noted there is now a stock offering from Alpine X.

10. Adjournment

The meeting was adjourned at 6:57 p.m.

Eliot Perkins: Perkins
Chair, Planning Commission

Submitted by Ryan Somma, Planning Commission Secretary