

**TOWN OF OCCOQUAN, VIRGINIA
PLANNING COMMISSION**

**NOTICE OF PUBLIC HEARINGS TO CONSIDER
PROPOSED AMENDMENTS TO OCCOQUAN ZONING ORDINANCE:**

**LAND DISTURBANCE, SITE PLAN, AND SUBDIVISION PLAN
REQUIREMENTS AND APPROVAL,**

ILLUMINATED SIGNS; AND

**RESIDENTIAL USE BY-RIGHT IN ONE STORY BUILDINGS FRONTING COMMERCE AND
ELLCOTT STREETS IN THE B-1 ZONING DISTRICT**

AT TOWN HALL - 314 MILL STREET

November 16, 2021 – 6:30 p.m.

Notice is hereby given pursuant to § 15.2-2204 of the Code of Virginia, as amended, that the Planning Commission of the Town of Occoquan, Virginia, a Municipal Corporation of the Commonwealth of Virginia, will hold three public hearings to consider proposed amendments to the Occoquan Town Code.

The first public hearing will be for extensive changes to the land disturbance, site plan, and subdivision plan requirements, amending numerous sections of Chapters 155 and 156 of the Town Code, adding a section numbered 155.006, and repealing sections 155.042 and 155.063. These changes will eliminate the requirement for site plans for land disturbances under 2,500 square feet, create a site sketch requirement for land disturbances between 625 and 2,500 square feet and for land disturbances of less than 2,500 square feet on lots with existing dwellings in R-1 and R-2 zones, provide for submission of plans electronically, and transfer approval authority from the Town Council to an agent appointed by the Town Council.

The second public hearing will be for an amendment to § 157.304 of the Town Code, which currently prohibits illuminated signs except for box signs. The revised ordinance will prohibit internally lighted signs, except for marquees and box signs.

The third public hearing will be for an amendment to § 157.121 of the Town Code, which currently allows residential uses in the B-1 district only above the first story. The revised ordinance will permit detached single-family dwellings in the B-1 district in one-story buildings that front Commerce Street or Ellicott Street.

The proposed amendments are available for review in the Occoquan Town Hall at 314 Mill Street, Occoquan, Virginia 22125 and online at www.occoquanva.gov.

The hearing is being held on November 16, 2021, at 6:30 p.m. at the Occoquan Town Hall, 314 Mill Street, Occoquan, Virginia 22125. The location of this public hearing is believed to be accessible to persons with disabilities. Any person with questions on the accessibility of the facility should contact the Town Clerk at the above address or by telephone at (703) 491-1918. Persons needing interpreter services for the hearing impaired and/or vision impaired must notify the Town Clerk no later than one week prior to the hearing.

The Planning Commission of the Town of Occoquan, Virginia

Instruction to Publisher:

Run This Notice Twice

Thursday, November 4, 2021

Thursday, November 11, 2021