



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

MEETING DATE: 2022-02-23
MEETING TIME: 6:30 PM

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

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

1. Call to Order

The Planning Commission meeting was called to order by Chairman Perkins on 2023-02-23, at 6:34 p.m.

2. Citizen Comments

There were no comments.

3. Approval of Minutes

a. November 16, 2021 Meeting Minutes

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

4. Action

a. Request to Consider Zoning Text Amendments to Bring the Town Code into Conformance with DEQ's Recommendations for Implementing the Chesapeake Bay Preservation Act and to Set Public Hearing Date

Mr. Reece explained that DEQ Chesapeake Bay ordinance is to be reviewed every five years, and it has been 10-15 years. DEQ outlined things needing review by the town including the Zoning Ordinance, Comprehensive Plan, and site plans reviewed in the last five years. DEQ analyzes and visits sites that were inspected to see how well they were inspected. The Town met with DEQ on Jan 14, 2021, where plans were reviewed and sites visited. They recommended changes to the Comprehensive Plan that were adopted in 2021 by Town Council. Changes were extraordinarily minor, and only touched on one or two pages in 100-page document. Mr. Reece has been working with the Town Manager and Town Attorney to accommodate changes to the Zoning Ordinance based on DEQ recommendations. Changes include updated definitions, spelling errors, references to state code rather than re-iterating the state code and specifying water-dependent uses such as boat docks. Town was asked to remove appeals to the Town Council and let decisions rest with Planning Commission. Other jurisdictions have named a Chesapeake Bay Board to review exceptions to the CB requirements. Because the Planning Commission is capable, it was decided to let those decisions rest with the Planning Commission to act as the

Chesapeake Bay board. The Code further clarifies what is an exemption and what is an exception. Mr. Moore at the DEQ believes adopting these changes will meet the requirements.

Chairperson Perkins asked if Mr. Reece thought there was anything substantive in terms of changes. Mr. Reece did not think there was anything of substance requested by DEQ and no changes to operations in Town of Occoquan.

4. Discussion Items

a. Coronavirus State and Local Fiscal Recovery Funds (SLFRF) Update

Chairperson Perkins said these funds are a generational opportunity for Occoquan. The Town Council had a presentation from Ms. Jovanovich concerning the funds.

Ms. Jovanovich provided the Planning Commission the presentation made to Town Council. \$949,560.76 would come from American Rescue Act. The Town has received half the funds and will get the rest in June. Restrictions on how the money can be spent have slowed the process, but a new development is that money can be used to replace lost public sector funds up to \$10 million in lost revenue. She outlined a list of potential projects and programs., including stormwater system maintenance, deferred maintenance, Town Hall energy updates, gateway projects, signage and entryways, and public facility improvements,

Chairperson Perkins said there is a mixture of maintenance things people don't see and visible projects. He said there is also an opportunity to build a deck behind the Mill House Museum to connect the Riverwalk. The current total is \$1.15 million which is over the \$950K. Planning Commission members are welcome to have a say in priorities and offer recommendations.

b. Community Plan Addendum Status Update

Ms. Jovanovich said there are two years to designate the money and the Town could spend that time figuring out a signage motif. Chairperson Perkins said Ms. Jovanovich will be looking for grant opportunities as well.

c. Planning Commission Priorities Update

▪ Alpine X

Chairperson Perkins said that feasibility studies are now taking place. He has reached out to CEO of Alpine X to see how the Town of Occoquan can partner with them.

▪ North Woodbridge Town Center

Chairperson Perkins said the developer has submitted a zoning request to Prince William County. This will be a \$380 million town center, with more than 900 housing units, and 130k square feet of commercial space. Chairperson Perkins has spoken with the mayor concerning mobility and being able to connect these things, as there will be a need for busses to move people around Alpine, Town Center, and Occoquan.

- Belmont Bay Expansion Project

Chairperson Perkins said this is not as far along as other projects, but it will be significant. The Town will bring in representatives in to see about coordination.

- Mill at Occoquan

Commissioner Hawkins said the final meeting between Mr. Sills and the Architectural Review Board had taken place. The developer brought an Architect representative with materials for approval from the ARB. These were approved unanimously without comment.

Ms. Jovanovich said this means they are approved for exterior elevations. They still need approval for the Riverwalk with the ARB. They still need a final site plan and are still working on FEMA permitting. They are gearing up to start demolition. She has requested plenty of notice on the demolition to notify residents.

- Occoquan Beer Garden

Ms. Jovanovich said permits were issued by the County yesterday. They have an approved site plan. And they just need to meet conditions of approval such as nutrient credits. We should start seeing activity such as landscaping and work on the interior of the building very soon.

5. Adjournment

The meeting was adjourned at 7:14 p.m.

Minutes Prepared by Ryan Somma, Planning Commission Secretary