



# TOWN OF OCCOQUAN

Town Hall, 314 Mill Street, Occoquan, VA 22125  
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## PLANNING COMMISSION MEETING

February 28, 2023 | 6:30 p.m.

1. **Call to Order**
2. **Citizen Comments**
3. **Approval of Minutes**
  - a. January 24, 2023 Meeting Minutes
4. **Discussion Items**
  - a. Town Council Meeting Update
    - Poplar Lane and Commerce Street ZMA
    - Myrtle Place CPA and ZMA
  - b. Berkley Riverwalk Planning Update
    - Issues, Opportunities, and Vision Summary
  - c. Potential New Membership
    - Former Councilmember Love
  - d. Planning Commission Priorities Update
    - North Woodbridge Town Center
    - Alpine X
    - Belmont Bay Expansion Project
5. **Work Session**
  - a. 2024 Strategic Planning Workshop
6. **Adjournment**

Eliot Perkins  
Chair, Planning Commission



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

**MEETING DATE: 1-24-2023**  
**MEETING TIME: 6:30 PM**

**Present:** Chairperson Eliot Perkins, Commissioners Darryl Hawkins, Ann Kisling, Don Wood, Ralph Newell

**Absent:** Ryan Somma

**Town Staff:** Matt Whitmoyer, Management Fellow; Adam Linn, Town Manager; Martin Crim, Town Attorney (remotely)

**1. Call to Order:**

The Planning Commission meeting was called to order by Chairman Perkins on 2023-1-24, at 6:37 p.m.

**2. Citizen Comments:**

Letty Lynn of Falls Church asked if the original cornerstone of the Town on Cooper's Alley was located when the dredging was happening in the river. The cornerstone if found could be made into a historic marker on the board walk. Chairman Perkins replied that staff will look to see what can be found and will follow up.

**3. Approval of Minutes (December 13, 2022):**

**a. December 13, 2022 Meeting Minutes**

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

**4. Public Hearings**

- a. Public Hearing on Zoning Map and Comprehensive Plan Amendments Generally Relating to Designating Mixed Use Overlay Parcels at Myrtle Place as Med-High Density Residential and a Town-owned Parcel as Park and Open Space and Rezoning Corresponding B-1 Parcels to R-3 and PPU in Accordance with the Proposed Comprehensive Plan**
- b. Public Hearing on Zoning Map Amendments Generally Relating to Rezoning R-1 Parcels at 124 and 126 Poplar Alley, 206 and 208 Coopers Alley, and 115 Commerce Street to B-1 and Mamie Davis and Furnace Branch Parks to PPU in Accordance with the Comprehensive Plan**

Chairperson Perkins opened the hearings to the audience.

Mr. Whitmoyer introduced the proposed zoning changes in the Comprehensive Plan Amendment and what is in accordance with the Comprehensive Plan.

Chairperson Perkins asked what the key reason was for amending the zoning designations not in the comprehensive plan. Mr. Whitmoyer replied that Myrtle Place parcels are currently in non-conforming use being zoned in the B-1 district rather than in a residential district.

Walt Seiberling of Occoquan noted that on the proposed zoning map amendments that the Town boundary doesn't extend out across the river to the Fairfax County side.

Chairperson Perkins asked what the key reason for rezoning the properties at Poplar Alley, Coopers Alley, and Commerce Street, as well as Mamie Davis Park and Furnace Branch Park. Mr. Whitmoyer replied that it is to bring these properties into accordance with the adopted Comprehensive Plan. Mr. Crim noted that Mr. Seiberling is correct that the Town Boundary goes across the whole river, but it doesn't matter for the zoning maps since open water isn't zoned.

Chris Wiseley of Occoquan wanted to know why there are plans of rezoning and why now. Chairperson Perkins said that the rezoning is based off evaluating the comprehensive plan, and to correct zoning that is wrongly zoned for the intended purpose.

William Cramer of Occoquan asked if having a bed and breakfast in one of the residences of Myrtle Place would be allowed if rezoned. He also asked if having home businesses would still be allowed. Another question asked if someone who owned the area across from McKenzie Drive could build apartments there under the zoning that they are currently under. Mr. Crim noted that it depends on what can be determined under the zoning regulations from the Zoning Administrator. Home businesses would be based off zoning approval and depend on whether customers come to the house or not. For bed and breakfast businesses, Mr. Crim noted that he would have to look at the ordinances but that there are many ways to operate a business still.

Mr. Crim addressed that rezoning the R-1 to B-1 for 124 and 126 Poplar Alley, 206 and 208 Coopers Alley, and 115 Commerce Street would open up more opportunities for different businesses. Chairperson Perkins asked if there were a home on one of these properties and if they sold it would the next owner still be able to use it as a residence. Mr. Crim replied that they would until being rezoned into a business.

Chris Wiseley of Occoquan mentioned that since the homes of Myrtle Place are within the Historic District that could be why they zoned it originally as B-1.

Marie Cramer of Occoquan asked how having rental properties would be affected by a zoning change. Mr. Crim replied that he didn't believe that it would be affected by the zoning change. Ms. Cramer asked if the property had multiple residences with multiple entrances how that would be affected. Mr. Crim replied that that would involve a building permit and the county

building official would have to determine if that would be safe or not when changing from a single family to multiple dwellings.

Letty Lynn of Falls Church asked why the properties of the Mosque aren't consolidated into one property since someone could potentially buy a lot and turn the parking lot there into a business. Chairperson Perkins replied that it is partially up to the current owners to decide that, and part is owned by the Town as well.

Chairperson Perkins closed the public hearings at 7:20 p.m.

## 5. Action Items:

- a. **Request to Make a Recommendation to Town Council on Zoning Map and Comprehensive Plan Amendments Generally Relating to Designating Mixed Use Overlay Parcels at Myrtle Place as Med-High Density Residential and a Town-owned Parcel as Park and Open Space and Rezoning Corresponding B-1 Parcels to R-3 and PPU in Accordance with the Proposed Comprehensive Plan Amendments**

Commissioner Newell moved to recommend approval of the attached ordinances. Commissioner Kisling seconded. The motion passed unanimously by voice vote.

- b. **Request to Make a Recommendation to Town Council on Zoning Map Amendments Generally Relating to Rezoning R-1 Parcels at 124 and 126 Poplar Alley, 206 and 208 Coopers Alley, and 115 Commerce Street to B-1 and Mamie Davis and Furnace Branch Parks to PPU in Accordance with the Comprehensive Plan**

Commissioner Kisling moved to recommend approval of the attached ordinance. Commissioner Newell seconded. The motion passed unanimously by voice vote.

## 6. Discussion Items:

- a. **Town Council Meeting Update**

Chairperson Perkins noted that there is discussion for future parking objectives for the Town and the feasibility of a parking structure.

- b. **Berkley Riverwalk Planning Update**
  - **Visioning Workshop Update**

Chairperson Perkins noted that he was happy with the turnout and thanked members of the Planning Commission for attending.

- c. **Planning Commission Priorities Update**
  - **North Woodbridge Town Center**
  - **Alpine X**
  - **Belmont Bay Expansion Project**

No Discussion on Woodbridge Town Center, Alpine X, or the Belmont Bay projects.

**6. Adjournment:** The meeting was adjourned at 7:29 p.m.

*Minutes Prepared by Philip Auville, Town Clerk*



# TOWN OF OCCOQUAN PLANNING COMMISSION

## Agenda Communication

<b>5. Work Session</b>	<b>Meeting Date:</b> February 28, 2023
<b>5A: 2024 Strategic Planning Workshop</b>	

**Attachments:** a. [Vision 2026: 2016-2026 Comprehensive Plan](#)

**Submitted by:** Matt Whitmoyer  
Management Fellow

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### **Explanation and Summary:**

This is a workshop for the Planning Commission to discuss its strategic planning for 2024. This exercise is intended to help the Commission discuss how it can utilize the Comprehensive Plan and all other suitable tools to define its strategic goals and create actionable steps that will guide the Commission in fulfilling its purpose to guide and promote the efficient, coordinated development of the town.

The Chair, assisted by staff, will provide a presentation and lead discussion on the matter.

A copy of the Comprehensive Plan is linked above, and a presentation will be available to the Commissioners.