

ORDINANCE # O-2023-03

AN ORDINANCE TO AMEND THE ZONING MAP TO REZONE B-1 PARCELS AT MYRTLE PLACE AND MCKENZIE DRIVE AND A TOWN-OWNED B-1 PARCEL COMPRISING PART OF RIVER MILL PARK IN ACCORDANCE WITH RECENT AMENDMENTS TO THE COMPREHENSIVE PLAN 2016-2026'S FUTURE LAND USE MAP

WHEREAS, The Town Council initiated a comprehensive plan amendment to amend Mixed Use Overlay parcels at Myrtle Place and McKenzie Drive and to designate a Town-owned parcel comprising part of River Mill Park as Park and Open Space on the Comprehensive Plan 2016-2026's Future Land Use Map by Resolution R-2022-14; and

WHEREAS, The Town Council initiated a zoning map amendment to rezone B-1 parcels at Myrtle Place and a Town-owned B-1 parcel comprising part of River Mill Park in accordance with amendments to the Comprehensive Plan 2016-2026's Future Land Use Map by Resolution R-2022-14; and

WHEREAS, After receiving public input and the recommendation of the Planning Commission, the Town Council desires to amend the Town's Zoning Map in order to accomplish the objectives of Virginia Code § 15.2-2200 and serve the public health, safety and welfare.

NOW, THEREFORE BE IT ORDAINED by the Council for the Town of Occoquan, Virginia meeting in regular session this 7th day of March, 2023:

1. That the Town Council hereby amends the Town's Zoning Map to rezone B-1 parcels at Myrtle Place and McKenzie Drive and a Town-owned B-1 parcel comprising part of River Mill Park, as shown in Exhibit A.
2. That this ordinance is effective upon passage.

BY ORDER OF THE TOWN COUNCIL

Meeting Date: March 7, 2023
Town Council Meeting
Ord No. O-2023-03

RE: An Ordinance to Amend the Zoning Map to Rezone B-1 Parcels at Myrtle Place and McKenzie Drive and a Town-Owned B-1 Parcel Comprising Part of River Mill Park in Accordance with Recent Amendments to the Comprehensive Plan 2016-2026's Future Land Use Map

MOTION: Vice Mayor Loges
SECOND: Councilmember Fithian

ACTION: Approve

Votes:

Ayes: Vice Mayor Loges, Councilmember Freeborne Brinton, Councilmember Fithian, Councilmember Daubresse, and Councilmember Perkins

Nays: None

Absent from Vote: None

Absent from Meeting: None

CERTIFIED COPY _____

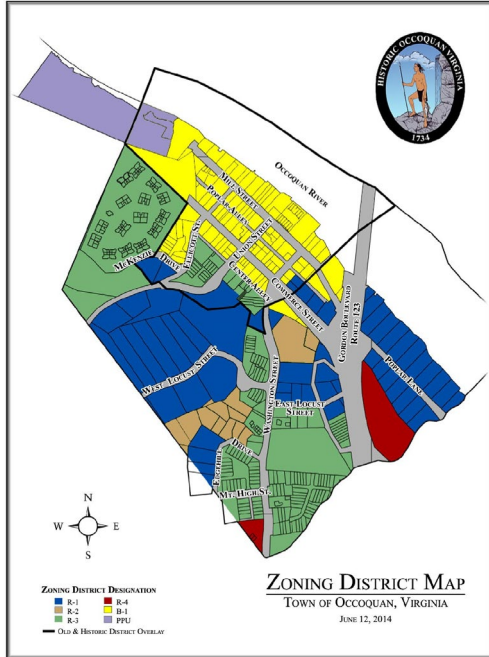


Town Clerk

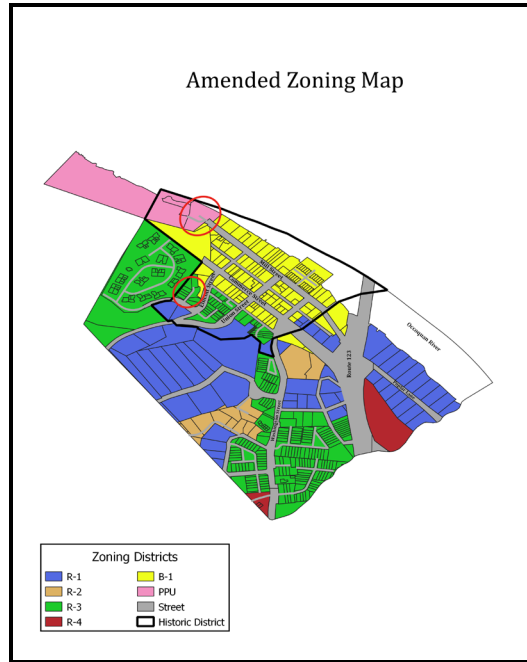
EXHIBIT A

Zoning Map Amendments

Current Map



Amended Map



Parcel Information for Rezoned Parcels

GPIN	Address	Owner	Area	Current Zone	Proposed Zone
8393-65-2114	458 Mill Street	Town of Occoquan	0.909 acres	B-1	PPU
8393-64-0535	390 Myrtle Place	Private	0.0599 acres	B-1	R-3
8393-64-0637	388 Myrtle Place	Private	0.0411 acres	B-1	R-3
8393-64-0739	386 Myrtle Place	Private	0.0411 acres	B-1	R-3
8393-64-0941	384 Myrtle Place	Private	0.0598 acres	B-1	R-3
8393-64-1047	382 Myrtle Place	Private	0.1042 acres	B-1	R-3
8393-64-1549	380 Myrtle Place	Private	0.1407 acres	B-1	R-3
8393-64-1435	392 Myrtle Place	Private	0.21 acres	B-1	R-3
8393-64-1531	389 Myrtle Place	Private	0.073 acres	B-1	R-3
8393-64-1428	391 Myrtle Place	Private	0.084 acres	B-1	R-3
8393-64-1525	401 McKenzie Drive	Private	0.0051 acres	B-1	R-3
			1.7279 acres		