



TOWN OF OCCOQUAN
Comprehensive Plan Update
Town Hall - 314 Mill Street, Occoquan, VA 22125
Tuesday, June 28, 2016 & July 12, 2016
Excerpt of Citizen Comments

Planning Commission Community Input Meeting/ Open Forum
June 28, 2016

Lance Houghton, 127 Washington St.

1. Suggested that too many residences in a business district can suffocate the businesses.
2. Suggested residents embrace businesses and Town should assist in encouraging that process.
3. Suggested an additional tax on businesses to help alleviate real estate taxes paid by residents.

Pat Sivigny, Vice Mayor

1. Inquired about the environmental impacts from traffic within the town.

Kelly Davis, 110 Vista Knolls Dr.

1. Requested a change in verbiage to #2 in the Action Plan; change "accommodating traffic" to "traffic calming measures."
2. Suggested that zoning could help preserve community character in the Community Character/ Quality of Life section.
3. Requested clarification on #3 in the Action Plan regarding Commerce St. widening reference.

Planning Commission/ Town Council Joint Public Hearing
July 12, 2016

James Phelps, 409 Union St.

1. Expressed concern about the number of "down zonings" illustrated on the proposed future land use map. He stated that he thinks "down zoning is a bad idea."
2. Stated that the document focuses more heavily on the Historic District; the entire town should have the same level of detail given throughout the document.

Letty Lynn, Property Owner 126 Mill St.

1. Stated that a site plan has been submitted to the town for 126 Mill St.
2. Expressed concern about the proposed future land use map as it shows 126 Mill St. as park and open space. She expressed concern about its impact on future possible financing for the project.
3. She also stated the Current Land Use Map shows 126 Mill Street as "undeveloped" and stated that this is not true because there are utility hookups on the property and commercial entities have rented that property in the past.

Wanda McKenzie Massie, Property Owner 406 Union St.

1. Stated she has letters from the Town and County stating her property is zoned as high density.
2. She stated that the current Comprehensive Plan's Future Land Use Map has her property listed as low density and she objects to that designation.