



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

MEETING DATE: 2025-03-25

MEETING TIME: 6:30 PM

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

Town Staff: Matt Whitmoyer, Deputy Town Manager

1. Call to Order

The meeting was called to order at 6:30 pm

2. Citizen Comments

Lance Houghton reported that the roof of Rockledge Mansion is nearing completion, but window installation has been delayed due to a canceled order. He is also working on additional stonework for the window surrounds, aiming for completion by the upcoming craft show. In addition, survey work is ongoing at the Condominiums on Washington Street and plans for redevelopment into new townhouses are being developed.

3. Approval of Minutes

a. February 25, 2025 Meeting Minutes

Commissioner Kisling moved to approve the February 25, 2025 meeting minutes with revisions for correcting spelling of Kisling and Eliot. Commissioner Newell seconded the motion. Motion passed unanimously by voice vote.

4. Reports

a. Town Council Report

None

b. Deputy Town Manager Report

Mr. Whitmoyer reported that:

- a) The Planning Commission's strategic recommendations report was scheduled to be discussed further in the April 15th joint Town Council / Planning Commission meeting.
- b) Town Council discussed the bird sanctuary resolution. It appears that the resolution is unenforceable at the Town-level.
- c) Significant funding of \$1.2 million for the Riverwalk project was potentially in the VA budget.
- d) The Planning Commission's annual reporting process has been streamlined.

b. Architectural Review Board Report

None

5. Action Items

a. Request to Review and Approve Summary List for Strategic Planning Recommendations to Town Council

Commissioners discussed:

- a. The one-page "Top Priorities" summary of the strategic recommendations, noting a few minor corrections.
- b. The inclusion of the Riverwalk Project in the final report.
- c. The environmental education as a key feature in preserving the identity of the Town's environmental stewardship role as recognized in the Comprehensive Plan.

Commissioner Wood moved to give the Chair discretion in adding the Riverwalk project as an action item in the strategic recommendations report. Commissioner Kisling seconded the motion. The motion passed unanimously by voice vote.

Commissioner Newell moved to approve the Top Priority summary. Commissioner Kesling seconded the motion. The motion passed unanimously by voice vote.

6. Discussion Items

a. Planning Commission Priorities Update

- i. The Mill at Occoquan
- ii. Occoquan Riverwalk
- iii. Riverside Station (Formerly North Woodbridge Town Center)
- iv. Alpine X
- v. The Townes at Occoquan (Formerly Destination Place)

None

7. Adjournment

The meeting was adjourned at 7:23 pm

*Minutes prepared by Don Wood, Planning Commission Secretary
With revisions from Matt Whitmoyer, Planning Commission Liaison*