



**OCOCOQUAN TOWN COUNCIL**  
**Meeting Minutes - DRAFT**  
**Town Hall – 314 Mill Street, Occoquan, VA 22125**  
**Tuesday, September 16, 2025**  
**7:00 p.m.**

**Present:** Mayor Earnie Porta; Vice Mayor Jenn Loges, Councilmembers Theo Daubresse, Robert Love, and Eliot Perkins

**Absent:** Councilmembers Cindy Fithian

**Staff:** Adam Linn, Town Manager / Chief of Police; Matthew Whitmoyer, Deputy Town Manager; Philip Auville, Town Clerk; Jason Forman, Deputy Chief of Police; Martin Crim, Town Attorney; Asma Rupani, Town Treasurer

**1. CALL TO ORDER**

Mayor Porta called the meeting to order at 7:00 p.m.

Mayor Porta noted that Bob Love was attending remotely from California for personal reasons.

Mayor Porta introduced Bruce Reese who has worked for the town as an engineer for around 30 years.

Bruce R. introduced Jeff Harvey and Caroline Dayton, two of his colleagues at Legacy Engineering.

**2. CONSENT AGENDA**

**a. Request to Accept September 2<sup>nd</sup>, 2025, Town Council Meeting Minutes**

Councilmember Perkins moved to approve the Consent Agenda. Vice Mayor Loges seconded. Motion passed unanimously by voice vote.

**3. REGULAR BUSINESS**

**a. Request to Adopt Ordinance Amending VESMP**

This is a request to adopt Ordinance O-2025-11 to repeal Town Code sections 152.01 through 152.99 and to replace them with new sections 152.01 through 152.21 in Chapter 152, Generally Relating to Erosion and Sediment Control. Town Manager Linn noted that there were changes to the VESMP not included in the agenda. The first was all references “Manager” or “Agent” have been changed to “Town Manager or Designee” to align with verbiage in the Town Code. Vice Mayor Loges moved to adopt the ordinance as presented that evening. Councilmember Daubresse seconded. Motion passed unanimously by roll call vote.

**b. Request to Adopt Resolution of Appreciation for Matthew Whitmoyer**

This is a request to adopt resolution R-2025-13 of Appreciation for Matthew Whitmoyer. Councilmember Daubresse moved to adopt the resolution. Councilmember Love seconded. Motion was passed by a unanimous roll call vote.

Councilmember Perkins states that Occoquan is a “roll-up-your-sleeves up kind of place” and the countless hours Matt put in beautifying the landscape with native flowers, shoveling snow, and working for the Planning Commission demonstrate Matts ambition and work ethic. He said that Matt has left a lasting impact on this town with his ambition and diligence. He said it was an honor to work with Matt and wished him well on future endeavors.

Mayor Porta noted that Occoquan has been a “roll-up-your-sleeves” kind of place and spoke on the work and impact that Matt has shown in a short period of time. He lauded Matt’s persistence to be in the town when it was blistering hot as well as snowed in. He could not express enough his appreciation for Matt and wished him well.

**Ayes:** Vice Mayor Loges, Councilmember Daubresse, Councilmember Love, and Councilmember Perkins

**Nays:** None

#### **4. Discussion Items**

##### **a. Discussion on Special Use Permits/ By Right Uses**

Vice Mayor Loges said this discussion is to keep Occoquan businesses walkable, vibrant and welcoming. The small footprint of the town means one business or storefront can have a large impact on all other businesses in the area. Vice Mayor Loges affirms that special use permits are not restrictions or bans. When reading an article about the City of Alexandria, Virginia, that the City uses special uses permits to maintain a level of retail shops to keep King Street walkable and free of dead spots, areas without services, restaurants, or retail stores. Her purpose is not to ban businesses, but to make sure businesses in Occoquan fit the character and do not shift a burden of public safety costs onto residents of the Town. Vice Mayor Loges provided an example of a Vape Shop with extra security and monitoring or restricted hours to not shift costs onto taxpayers or negatively harm surrounding businesses. Vice Mayor Loges would like staff to see if something like this would create balance, like the City of Alexandria’s service business restrictions.

Councilmember Perkins is interested in knowing more about what the City of Alexandria implements, but also towns more similar in size to Occoquan and how those towns implement such permits and rules. He would also like to see how to make a standard that does not overstep the bounds of our government’s power.

Councilmember Love agreed that looking into special use permits makes sense as long as it is not overburdensome for staff.

Councilmember Daubresse was also open to research, but worried about the possibility of the government overstepping to restrict the free market.

Mayor Porta, to better direct staff in their research, wanted to recognize former Mayor Quist and prior councils for changing the zoning in the Business District to encourage business uses by allowing residential uses only as part of a mixed use and with a special use permit, rather than allowing residential use by-right in the business district, which used to be the case. He talked about how that resulted in the Mill at Occoquan not being able to be solely a residential project. Mayor Porta also talked about dead zones in the Town that separate the Riverwalk

Shops and River Mill Park from the rest of town during winter festivities. The Mayor would like to suggest that Staff research what kinds of appropriate restrictions, with regards to Special Use Permits, could be put in place that would express, for example, a preference for personal service to say on Commerce Street or a street other than Mill Street, in the future, or a preference for retail in certain locations, etc.

Bruce R. reminded the council of a Supreme Court Case the Town of Occoquan was involved in which effectively restricted most future developments in the Town by prohibiting the use of a special use permit for development on slopes greater than 20%. The case essentially allowed the town to prohibit such development, or allow it, but not subject it to a special use permit. He cautions that Special Use Permits must be thought out carefully and that this may need to be added to the Comprehensive Plan.

Jeff H. was invited to speak by Bruce R. because of Jeff's expertise with comprehensive plans. Jeff H. stated that comprehensive plans are visioning documents that can be used to make policy that dictate what mix of businesses a street should have and can then be used as a basis of approving or not approving a project.

Councilmember Perkins, who is also the Chair of the Planning Commission, said he would have to look at how the comprehensive plan is currently written to make it more appropriate based on what was being talked about.

Mayor Porta added that after a discussion about colored lighting with the local mosque that the discussion about colored lighting should be looked into again as their important holidays fall out of the range where colored lights are allowable in the town. He noted that Vice Mayor Loges has brought this up at a prior council meeting. In the darker months of Winter, the period of colored lights was extended to March and in the Summer, colored lights for the Fourth of July, for example, are not an issue as it is still light for a longer period of time. Town Manager Linn said lights for a specific event are usually fine as a notice of violation must be abated within ten calendar days and are usually changed to comply within the 10-day period. Mayor Porta would like to revisit this question in the next few months

## 5. ADJOURNMENT

The meeting was adjourned at 7:53 p.m.



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Philip Auville, Town Clerk