

LAND USE COMMITTEE

REGULAR MEETING MINUTES

Thursday, October 24, 2013

City Hall, 2nd Fl, 5:30 pm`

DETERMINATION OF QUORUM

MEMBERS PRESENT: Councilmember Jonathan L. Way, Chair
Councilmember Mark D. Wolfe
Vice Mayor Andrew L. Harrover (arr. 6:05 pm)

MEMBERS ABSENT: None.

STAFF PRESENT: Elizabeth S. Via-Gossman, AICP, Liaison
Morgan Brim, Senior Planner
Karen Cohen, VF&N

GUESTS PRESENT: Ken Johnson, Planning Commission
Bruce Gross, Planning Commission
Bruce Wood, Planning Commission
Harry Clark, Chair, Planning Commission
Don L. Jones, George Mason Univ.
Waria Salhi, Landowner
John Weber, Weber-Rector

CALL MEETING TO ORDER

The meeting was called to order at 5:30 pm.

Adoption of Minutes of September 26, 2013

Council Member Mark Wolfe, seconded by Council Member Jon Way, motion to approve the minutes of September 26, 2013. **Motion Carried.**

Change to the Agenda

Council Member Way determined to move up the closed session.

Closed Session

Council Member Way moved at 5:45 pm that the Land Use Committee of the City Council convene in closed session to discuss a prospective business or industry or the expansion of an existing business or industry since no previous announcement has been made of the businesses' or industry's interest in locating or expanding its facilities in the City, as permitted by Virginia Code 2.2-3711 Paragraph A (5) for which the Virginia Freedom of Information Act permits discussion in closed session. Councilmember Wolfe Seconded. EDA member Mark Bradford was included in the closed session.

Roll Call	
Chairperson Way	Y
Councilmember Wolfe	Y

Council Member Way moved at 6:11 pm that the Land Use Committee of the City Council certify that, in the closed session just concluded, nothing was discussed except the matter (1) specifically identified in the motion to convene in closed session and 2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information act cited in the motion.

Roll Call	
Chairperson Way	Y
Vice Mayor Harrover	Y
Councilmember Wolfe	Y

Presentation on Property at the Corner of Sudley Road and Portner Avenue

Landowner Waria Salhi and Realtor John Weber presented a development plan for the corner known as Scotty's Texaco. The development proposal is for a retail/commercial center oriented towards Sudley Road. The property on the corner, 9113 Sudley Road, is zoned R-1 and planned for medium density residential. The site adjacent, 9115 Sudley Road, is zoned B-4 and planned for mixed-use. The proposal would take a rezoning and comprehensive plan amendment for 9113 Sudley Road. Committee expressed concerns regarding the comprehensive plan amendment and indicated that there would need to be buffering and transitional uses adjacent to the residential area if a plan amendment was to be considered. Drawings are attached.

Presentation of City Parks Assessment

Ms. Via-Gossman introduced Christen Zenich, Recreation Supervisor from the Neighborhood Services division of Community Development who presented an assessment of the City's existing parks and trails including school facilities. A copy of the presentation was included in the agenda package. Committee members commended Ms. Zenich, Mr. Brim and Mr. Fitzwater on the effort and requested that it be presented at a full Council meeting. The next steps in the parks planning process include the following:

- Continue to implement approved FY14 CIP park projects
- Identify necessary park improvements for FY15 to keep existing parks open including Stonewall Park Pool repair, Byrd Park Field #3, Jennie Dean Soccer Field, and Stonewall Park Soccer Field.
- FY16 CIP Parks Plan Scope with citizens input, site analysis for better utilization of existing parks and plan for future parks.

Industrial Land Use Study Worksession

Ms. Via-Gossman opened the worksession with an overview of the City Council's action on October 21st to initiate ZTA#2014-01 to Amend Section 130-42 Definitions to Add a new Definition for Assembly, Places of and to consider whether such places should be allowed by-right or by Special Use Permit or Prohibited in the City of Manassas I-1 and I-2, Industrial Zoning Districts. Ms. Via-Gossman reviewed a draft of the new definition, *Assembly, Place of means a meeting place at which the public or membership groups are assembled regularly or occasionally, including but not limited to schools, religious institutions, banquet facilities, theaters, conference centers, stadiums and similar places.* The Committee generally discussed the proposed definition and if you were to differentiate by size whether a special use permit was required how would you do so. Planning Commission Chairman Clark commented that the differentiation should be the intensity of the use as exhibited not just by numbers of people but by frequency. He commented that an event of 50 people every day could have as much or more impacts as an occasional event with 300 people. The participants also generally discussed the purpose of industrial districts and the broader policy question, i.e. "Do we want a traditional I-2 use in the City?" It was discussed that the City may be too small and too urban to have traditional heavy industrial and that the community had evolved to a post-industrial economic future. It was pointed out that Micron was a factory but it had no exterior impacts, all of the process, including chemical storage was interior.

ADJOURNMENT

Councilmember Way **moved** to adjourn. **Seconded** by Councilmember Mark Wolfe. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 7:40 p.m.