

LAND USE COMMITTEE

SPECIAL MEETING MINUTES

Thursday, November 14, 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

MEMBERS ABSENT: None.

STAFF PRESENT: Elizabeth S. Via-Gossman, AICP, Liaison
W. Patrick Pate, City Manager

GUESTS PRESENT: Ken Johnson, Planning Commission
John Rice, Hearthstone Communities
Marty Crahan, Bowman Consulting
Mark Olsen, Historic Manassas, Inc.
Christine Finnie, Historic Manassas, Inc.

CALL MEETING TO ORDER

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

Adoption of Minutes of October 24, 2013

Council Member Mark Wolfe, seconded by Vice Mayor Harrover, motion to approve the minutes of October 24, 2013. **Motion Carried.**

Discussion on Downtown Sector Plan Development

Ms. Via-Gossman presented a brief powerpoint (attached) on the Downtown Sector Plan and identified several development opportunities including redevelopment of the ABC Photo Lab site for multi-family residential, redevelopment of Liberty Street, the GTS Shopping Center and other portions of Grant Avenue between Grant and Main. The Committee emphasized that any development needed to be of high quality and high design. They expressed satisfaction with the Van Metre style townhouses currently under construction. They voiced a concern for multi-story buildings against single family and thought that townhouses may be a better transition to higher density closer to the train station. The Committee also discussed impacts to the schools and traffic concerns in downtown particularly with the proposal for the new magnet school on the Osbourn/Baldwin campus.

The Planning Office is to develop further illustrative plans showing potential development scenarios with impacts for further discussion.

Closed Session

Chairman Way moved at 6:00 pm that the Land Use Committee of the City Council convene in closed session to discuss 1) the disposition of publicly held real property, since discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City and 2) 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 (3) and (5) for which the Virginia Freedom of Information Act permits discussion in closed session. Vice Mayor Harrover Seconded.

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

Council Member Way moved at 7:00 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

ADJOURNMENT

Chairman Way **moved** to adjourn. **Seconded** by Councilmember Mark Wolfe. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 7:10 p.m.