

LAND USE COMMITTEE

REGULAR MEETING MINUTES

Thursday, February 27, 2014

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
Matt Arcieri, Planning and Zoning Services Manager
Morgan Brim, Senior Planner

GUESTS PRESENT: Mayor H. Parrish
Councilmember Steve Randolph
Councilmember Ian Lovejoy
Christine Finnie
Mark Olsen
Joe Hanlin
Debbie Haight
Bruce Wood
John Regan
Jonathon Bondi
Jessica Pfeiffer

CALL MEETING TO ORDER

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

Adoption of Minutes of January 23, 2014

Council Member Mark Wolfe, seconded by Vice Mayor Harrover, motion to approve the minutes of January 23, 2014. **Motion Carried.**

Presentation on Manassas Station

Developer John Regan presented his company's proposal for Manassas Station to be located at 9002 and 9004 Prince William Street and to include approximately 140 apartment units and 210 parking spaces. The site is 3.5 acres and is to be zoned B-3.5, City Center Transitional from its current zoning of I-1, Light Industrial. The property is also located in the Historic Overlay District and is designated for mixed-use in the Old Town Sector Plan. The units would have balconies and the developer is proposing a courtyard with parking generally in the rear.

The proposal was generally discussed by the committee.

Councilmember Way noted the odd shaped lot and the need for the proposal to fit into the historic downtown.

Councilmember Wolfe commented that he had a hard time envisioning the property to continue as industrial so residential is a fair proposal but that the building had to be architecturally interesting and upscale. Councilmember Wolfe also requested demographic information from the Courts of Historic Manassas, another project by the same company, including the # of school children from the development in order to ascertain impact on the schools if the new project were to be approved.

The Mayor commented that he would prefer condos to apartments. He also requested that when the rezoning comes before the City Council that staff provides a revenue analysis of the B-3.5 versus the existing I-1 zoning.

Councilmember Randolph requested that traffic be looked at closely, particularly with the new schools being built.

Councilmember Way requested that consideration be given to green space and that the project not be hard on the street like Lee Square.

No action was taken by the committee.

Presentation on Proposed Truck Terminal at 9416 & 9418 Prince William Street

Chuck Rector presented his client's proposal to place a truck terminal at 9416 & 9418 Prince William Street. The property is zoned I-1, Light Industrial and a truck terminal would require a special use permit. The truck terminal would be for the storage and deployment of trash trucks.

The proposal was generally discussed by the committee.

Councilmember Wolfe raised 2 concerns including 1) screening from adjacent residential across the street and 2) whether or not Prince William Street was being designed to carry heavy truck traffic.

The Vice Mayor expressed concern on the heavy truck traffic and smells from the trucks.

Councilmember Way noted that the proposal was not consistent with the City's comprehensive plan.

No action was taken by the committee.

Consideration of a Recommendation on the Initiation of ZTA #2014-02 Amending Chapter 130 of the Code of Manassas to update Article II and to Update Permitted Uses throughout the Ordinance

Mr. Arcieri explained that the next step in the process, following the direction that the City Council had provided the Staff on February 3rd was to initiate the zoning text amendment for the comprehensive update and reviewed the schedule with the committee. Mr. Arcieri also explained that pursuant to the action the City Council took on February 24th that the Staff was preparing an additional agenda item concerning the issue of medical facilities. Staff would have both items on the Council's agenda for March 10th.

Mr. Lovejoy asked if there was a timeline to do medical facilities as a standalone text amendment. Ms. Via-Gossman responded that the staff would provide that on March 10th.

The Mayor asked if the actions were mutually exclusive or could the Council choose to pass both text amendments. Ms. Via-Gossman responded that the Council could choose to pass both and that action would in effect have the standalone text amendment on medical facilities moving forward first followed by the comprehensive text amendment as there were not the staff resources to do both concurrently.

Mr. Way asked if the Council approved the comprehensive text amendment could medical facilities be undertaken first. Ms. Via-Gossman explained that medical facilities could be one of the first definitions to be discussed but that Article II had to be completed in its entirety and then the sorting of uses into districts could happen sequentially. That in lieu of the Staff doing the stand alone text amendment we would commit to a very aggressive timeline on the comprehensive update. Councilmember Way requested that the medical facilities be included in the first round of definition updates. Staff to make that change.

Councilmember Wolfe moved that the Land Use Committee recommend to the City Council the initiation of ZTA#2012-02. Seconded by Vice Mayor Harrover. Motion Carried.

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

Land Use Committee Work Program and Pending Land Use Cases

The Vice Mayor asked about progress on the Council's long term strategies concerning the museum, library and community development, and in particular how to reduce crime besides incarceration. There was general discussion on these items and the staff's work plan. Historic Resources Board member Joe Hanlin was asked to provide a brief overview of the Board's work on understanding the operation of the Museum system and an updated business plan that

would assist the Council in the preparation of the FY16 budget. The City Manager reported that the Staff was at work on options for the museum property and an in-house study of development opportunities south of the railroad tracks in the historic downtown area.

Chairman Way asked for a presentation on what is being done on these topics and process towards bringing these topics before the Council for decision and direction.

The Mayor commented that the City needed to work closely with the County on both the issue of the jail and the library.

Councilmember Wolfe requested an offender profile and a breakdown of crime statistics by geography, demographics and types of crimes. The City Manager provided that the Chief of Police is working on pulling together this information.

Agreed upon follow-up was for a presentation in April or May at a committee meeting on options for the museum and work of the Historic Resources Board and development opportunities and impacts for the areas south of the railroad tracks.

ADJOURNMENT

Chairman Way **moved** to adjourn. **Seconded** by Councilmember Mark Wolfe. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 7:30 p.m.