

LAND USE COMMITTEE

REGULAR MEETING MINUTES

Thursday, May 22, 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: Bruce Gross, Planning Commission
Ken Johnson, Planning Commission
Len Forkas, Milestone Communication
Kristen Stelzer, Milestone Communication

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

Vice Mayor Harrover, seconded by Council Member Mark Wolfe, motion to approve the minutes of April 24, 2014. Motion Carried.

Presentation on Milestone Communication's request for an SUP for a telecommunications tower at Liberia Plantation on Mathis Avenue

The presentation was made by Mr. Forkas and Ms. Stelzer. Councilmember Wolfe asked if the tower could be a stealth pole. Mr. Forkas replied that a stealth pole would only carry one carrier and this pole was being designed for multiple carriers. Mr. Pate asked if towers were required to have a fall zone and setbacks. Mr. Forkas replied that modern towers are designed to collapse in on themselves. Councilmember Way requested that the applicant revisit a site at the City's public works facility and requested that the City Manager meet with the Director. Mr. Wolfe noted that increased cell and data service requires more poles and that the location on Mathis was "least bad". He stated that a Public Works site would have more impact on residents than the tower at Liberia that did not appear to be able to be seen from the historic house. Vice Mayor Harrover suggested pushing it as far from the house as possible but that public works would be better.

Zoning Ordinance Review Committee update on Phase 1 of the Comprehensive Zoning Ordinance Update

Mr. Arcieri introduced Mr. Gross to provide the update. Mr. Gross noted that the committee was meeting every two weeks and moving expeditiously through their task. He noted that his goal was to work out all non-confrontational issues and maintain a “bucket list” of items to revisit that require additional discussion. Mr. Arcieri handed out the current draft of the updated definitions. Vice Mayor Harrover asked if the Council should be discussing Phase 2 of the update. Ms. Via-Gossman suggested that per the schedule that Phase 1 needed to be completed in order to identify fully Phase 2 but that the City’s consultant was doing some preliminary analysis. Councilmember Way commended Mr. Gross on his methodical approach. Vice Mayor Harrover stated he was very comfortable with the progress being made.

Land Use Committee Work Program and Pending Land Use Cases

There was a general discussion of the work program with no changes or action.

Mr. Arcieri was asked about the County’s “Pyramid Rezoning” at the intersection of Liberia and the Prince William Parkway. Mr. Arcieri explained that the landowner had submitted a comprehensive plan amendment and thus far the County had declined to initiate that amendment. Since it had not been initiated it had not yet been forwarded to the City for formal review. However, the Director of Public Works/Utilities had met with the applicant and voiced traffic and transportation concerns that had been forwarded to the County’s Director of Transportation. Staff would continue to monitor the project.

There was a general discussion of the pending land use cases and that the applicant for REZ 2014-01 for the old Scotty’s Texaco site had not resubmitted his application. Staff noted that the schools application was moving forward and would be heard by the Council in July and that the Manassas Muslim Association had requested expedited processing.

ADJOURNMENT

Chairman Way **moved** to adjourn. **Seconded** by Councilmember Mark Wolfe. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 7:54 p.m.