

LAND USE COMMITTEE

REGULAR MEETING MINUTES

Thursday, March 26, 2015
City Hall, 2nd Fl, 5:30 pm

DETERMINATION OF QUORUM

MEMBERS PRESENT: Councilmember Mark D. Wolfe, Chair
Councilmember Ian Lovejoy
Councilmember Ken Elston

MEMBERS ABSENT: Councilmember Sheryl Bass

STAFF PRESENT: Elizabeth S. Via-Gossman, AICP, Liaison
W. Patrick Pate, City Manager
Matt Arcieri, Planning and Zoning Services Manager
Kelly Davis, Sr. Planner

GUESTS PRESENT: Planning Commissioner Bruce Wood

CALL MEETING TO ORDER

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

Adoption of Minutes of January 22, 2015

Chairman **Wolfe** moved approval; seconded by **Councilmember Lovejoy**; motion passed (3/0).

Update to City Code, Chapter 14, Amusement and Entertainment

Mr. Arcieri presented an overview of changes proposed to Chapter 14 of the City Code which regulates a number of entertainment activities, including dancehalls and special events. At the request of the Mayor and Land Use Committee the regulation of dancehalls is maintained in the updated ordinance. The updates primarily address permitting requirements for outdoor events and are recommended to be adopted concurrently with the new zoning ordinance. No public hearing is required on this ordinance change.

Councilmember Lovejoy moved to recommend approval of the updated ordinance to the City Council; seconded by **Councilmember Elston**; motion passed (3/0)

Zoning Ordinance – Discussion on Potential Phase 2 Projects

Mr. Arcieri presented the Planning Commission's recommendations for Phase 2 projects to update the Zoning Ordinance. They include:

1. Parking and Loading Requirements – Article VI: Initiate zoning text amendment and proceed with Staff and PC review.
2. Airport Zoning and Airport Overlay – Staff and PC to work with the Airport Commission to develop a scope and schedule.
3. Historic District and Downtown Zoning – Staff and PC to work with the Architectural Review Board to develop a scope and schedule.

Councilmember Wolfe commented that he would like to see the County engaged in a larger discussion of how to protect the airport as part of item # 2. The City Manager commented that due to new FAA rules that the agreement had to be amended and perhaps the matter could be initiated in those meetings.

Mr. Arcieri added that he would be reinstating fall housekeeping amendments to keep the new zoning ordinance updated on a more regular basis, particularly with changes in State code.

Councilmember Lovejoy moved to approve the Planning Commission-recommended plan for Phase 2; seconded by **Councilmember Elston**; motion passed (3/0).

Land Use Committee Work Program and Pending Land Use Cases

Ms. Via-Gossman updated the LUC on a request from Mr. Mike Hoover of The Bone restaurant to reconsider allowing food trucks to operate in the City of Manassas. Currently food trucks are only permitted as part of a 1) public or private special event or 2) may drive through the City and be "flagged down" to provide service, but they cannot park on public or private land. This is creating difficulties for the new breweries and distilleries that provide their patrons with food options, and for existing businesses to add food trucks to their service lines. The LUC agreed to revisit the issue and directed Staff to research the issues and present options at the committee's meeting in June.

Councilmember Lovejoy asked if anything could be done about the sign for the Old Town Sports Pub which is in disrepair on Center Street. Mr. Arcieri to follow up with the owner.

ADJOURNMENT

Chairman Wolfe **moved** to adjourn. **Seconded** by Councilmember Lovejoy. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 6:30 p.m.