

# LAND USE COMMITTEE

## REGULAR MEETING MINUTES

Thursday, May 28, 2015

City Hall, 2<sup>nd</sup> Fl, 5:30 pm

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### DETERMINATION OF QUORUM

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

**MEMBERS ABSENT:** Councilmember Sheryl L. Bass

**STAFF PRESENT:** W. Patrick Pate, City Manager  
Liz Via-Gossman, Community Development Director  
Patrick Small, Economic Development Director  
Matt Arcieri, Planning and Zoning Services Manager  
Kelly Davis, Senior Planner  
Andrea Dono, Economic Development Coordinator

**GUESTS PRESENT:** Patrick Cowne, Chuck Rector, Coleman Rector, Charlie Patullo

### CALL MEETING TO ORDER

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

### Adoption of Minutes of March 16, 2015

**Councilmember Lovejoy, seconded by Councilmember Elston, motion to approve the minutes of April 23, 2015. Motion Carried.**

### Presentation by Landowner on Potential Rezoning of 9110 Weir Place

Mr. Cowne presented his proposal to rezone approximately 1.31 acres from R2 and B4 for a townhouse or multifamily product. The Committee expressed their desire that any new residential homes in the City be of high quality and high design. Councilmember Elston expressed a desire for more green space and clear walkability. The project should blend into what is the future of the area. Chairman Wolfe stated that new projects needed to not just be more suburban sprawl but address modern planning principles.

### Tourism Development Financing Program

Mr. Small and Ms. Dono presented an overview of the Commonwealth's Tourism Development Financing Program (TDFP). The program allows for a percentage of a qualified project's sales and use tax to be applied toward paying down a development's debt service. A hotel would be

an example of a qualified project. Mr. Small recommends that the City Council establish a Tourism Zone at Gateway to enable use of the TDFP by the development community.

Chairman Wolfe moved that the LUC recommend to the Council the adoption of such a zone. Seconded by Mr. Lovejoy.

<b>Roll Call</b>	
Chairperson Wolfe	<b>Y</b>
Councilmember Elston	<b>Y</b>
Councilmember Lovejoy	<b>Y</b>

### **Closed Session**

Councilmember Lovejoy moved, at 5:49 pm, that the Land Use Committee of the City Council convene in closed session to discuss subjects in accordance with the amended Freedom of Information Act, Virginia Code Sec. 2.2-3711 Paragraph A (3) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property known as Manassas Gateway since discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City and (5) concerning a prospective business or industry or the expansion of an existing business or industry, since no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the City. Councilmember Wolfe Seconded. Included in the Closed Session were the Committee, City Manager, Economic Development Director, Community Development Director and guests, Chuck Rector, Coleman Rector and Charlie Patullo.

<b>Roll Call</b>	
Chairperson Wolfe	<b>Y</b>
Councilmember Elston	<b>Y</b>
Councilmember Lovejoy	<b>Y</b>

Councilmember Lovejoy moved, at 7:41 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.

<b>Roll Call</b>	
Chairperson Wolfe	<b>Y</b>
Councilmember Elston	<b>Y</b>
Councilmember Lovejoy	<b>Y</b>

### **Land Use Committee Work Program and Pending Land Use Cases**

Ms. Via-Gossman stated that the Staff was currently wrapping up several FY15 projects and reviewing the Council's adopted budget and strategic plan for FY16. She reported also that the Mayor had requested that the Staff consider a request by the Georgetown South (GTS) Community Association to use Spot Blight Abatement to acquire condemned housing in GTS and sell it to be rehabilitated by the non-profit, VOICE. Chairman Wolfe requested that Staff pay close attention to the legal requirements and have the steps and procedures clearly articulated when it comes back to the City Council for action.

### **ADJOURNMENT**

Chairman Wolfe **moved** to adjourn. **Seconded** by Councilmember Lovejoy. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 7:44 p.m.