

AGENDA
City Council Economic/Community Development & Land Use Committee
City Hall, Second Floor Conference Room
Thursday, August 25, 2016

Members:

The Hon. Mark D. Wolfe, Chairman
The Hon. Sheryl L. Bass
The Hon. Ian T. Lovejoy
The Hon. Ken D. Elston (Alternate)

Staff Liaison:

Elizabeth S. Via-Gossman, AICP

5:30 pm

CALL TO ORDER

ROLL CALL

1. Adoption of Minutes of July 7, 2016 1 minute

2. Consideration of a resolution authorizing a closed meeting on subjects in accordance with the amended Freedom of Information Act. Sec. 2.2-3711 A 30 minutes
 - (3) Discussion or consideration of the acquisition of real property for a public purpose, or of 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
 - (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. (Staff: Patrick Small, Director, Economic Development)

ALL COUNCIL MEMBERS ARE ENCOURAGED TO REVIEW THE AGENDA AND ATTEND IF THEY HAVE AN INTEREST IN ANY OF THE ITEMS. THERE WILL NOT BE A CITY COUNCIL WORKSESSION ON THESE ITEMS PRIOR TO BEING PLACED ON A CITY COUNCIL AGENDA FOR ACTION IF APPROPRIATE.

cc: The Hon. Harry J. Parrish, Mayor City Manager
 The Hon. Marc T. Aveni, Council Member City Attorney
 The Hon. Jonathan L. Way, Vice Mayor Senior Staff
 Chair, MBC (Rebecca Vaughan-King) EDA (Mark Bradford)
 President, HMI (Charlie Patullo) Planning Commission (Harry Clark)

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LAND USE COMMITTEE

REGULAR MEETING MINUTES

Thursday, July 7, 2016
City Hall, 2nd Fl, 5:30 pm

DETERMINATION OF QUORUM

MEMBERS PRESENT: Councilmember Mark D. Wolfe, Chair
Councilmember Sheryl Bass
Councilmember Ian Lovejoy

MEMBERS ABSENT: None

STAFF PRESENT: W. Patrick Pate, City Manager
Patrick Small, CECD, Director of Economic Development
Matt Arcieri, AICP, Planning and Zoning Manager
Kelly Davis, Sr. Planner
Patrick Moore, Assistant Director Public Works

GUESTS PRESENT: Vice-Mayor Jonathan Way
Harry Clark, Planning Commission
Christine Hoeffner, VRE
Meredith Judy, Rhodeside and Harwell (VRE Consultant)
Brian Benninghoff, Buchanan Partners
Russ Gestl, Buchanan Partners
Truett Young, Stanley Martin Homes

CALL MEETING TO ORDER

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

Adoption of Minutes of May 23, 2016

Councilmember Bass moved adoption of the Minutes of May 23, 2016. Councilmember Lovejoy seconded. Motion passed.

VRE Presentation: Gainesville/Haymarket Extension

Ms. Christine Hoeffner provided an overview and update on the current study that is analyzing options for additional VRE service. Option 1 would extend VRE service to Gainesville and Haymarket with three new stations and close the Broad Run Station near the Manassas Regional Airport. Option 2 would increase service to Broad Run Station and would likely include relocating the station for better access. Other options for additional VRE services have been analyzed but deemed infeasible due to cost and/or ridership estimates. Ms. Hoeffner also provided an update on a ridership survey conducted for current users of the Broad Run Station. That survey's preliminary results show that 70% of existing ridership would use a new VRE station (if Broad Run station were closed) and 7% would use the downtown Manassas station.

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Councilmember Wolfe thanked VRE for providing the presentation, but expressed concern that the study was pre-supposing the extension to Haymarket should be built while the information provided, including costs and potential ridership, does not support that conclusion.

Manassas Gateway Residential Architecture

Mr. Arcieri introduced Mr. Truett Young of Stanley Martin Homes, the prospective builder for the residential component of the Manassas Gateway development. Mr. Arcieri explained that the approved proffers for Manassas Gateway require the City Council to approve the residential architecture. Mr. Young provided an overview of the proposed residential architecture for the two-over-two units and the front and rear loaded single family attached (townhouse) units. Mr. Young confirmed for the committee that decks were a standard feature, that the two-over-two units were a viable product, and that the use of vinyl siding was not proposed.

ACTION – The committee expressed no concerns with the elevations presented, and Stanley Martin will proceed with final designs for approval.

Closed Session

Councilmember Wolfe moved at 6:24 pm that the Land Use Committee of the City Council convene in closed session to discuss the acquisition of real property for a public purpose, or of 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 as permitted by Virginia Code 2.2-3711 Paragraph A (3) for which the Virginia Freedom of Information Act permits discussion in closed session. Seconded by **Councilmember Lovejoy**. Included in the Closed Session were the Committee, City Manager, Vice Mayor, Economic Development Director, and Planning and Zoning Manager.

Roll Call	
Chairperson Wolfe	Y
Councilmember Bass	Y
Councilmember Lovejoy	Y

Councilmember Lovejoy moved at 6:38 pm that the Land Use Committee of the City Council did 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. Seconded by **Councilmember Bass**.

Roll Call	
Chairperson Wolfe	Y
Councilmember Bass	Y
Councilmember Lovejoy	Y

Zoning Ordinance Update Phase 3 and Update to City Code Ch. 102, Signs and Street Furniture

Mr. Arcieri presented the third and final phase of the zoning ordinance that includes technical and administrative updates as well as recommended changes to permit food trucks on private property in certain locations. Concurrent with this update, an amendment to City Code Chapter 102 would relocate sign regulations within the public right-of-way from the zoning ordinance to Chapter 102 and would codify minimum safety requirements for the placement of privately owned street furniture on public sidewalks.

ACTION – The committee concurred with the schedule proposed by staff. The public hearing for the Zoning Ordinance will be scheduled for July 18th and the 1st reading of the zoning ordinance update and the update to Chapter 102 will be scheduled for July 25th.

ADJOURNMENT

Councilmember Wolfe moved to adjourn. **Seconded** by Councilmember Bass. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 6:50 p.m.

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MEETING DATE: August 25, 2016 – Land Use Committee

TIME ESTIMATE: 30 Minutes

AGENDA ITEM TITLE: Consideration of a resolution authorizing a closed session on subjects in accordance with the amended Freedom of Information Act.

DATE THIS ITEM WAS LAST CONSIDERED BY COUNCIL:

SUMMARY OF ISSUE/TOPIC: Consideration of a resolution authorizing a closed meeting on subjects in accordance with the amended Freedom of Information Act. Sec. 2.2-3711 A (3) Discussion or consideration of the acquisition of real property for a public purpose, or of 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 (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.

STAFF RECOMMENDATION: For Discussion Only

BOARD/COMMISSION/ COMMITTEE:

RECOMMENDATION: ___ Approve ___ Disapprove ___ Reviewed ___ See Comments

CITY MANAGER: ___ Approve ___ Disapprove ___ Reviewed ___ See Comments

COMMENTS:

DISCUSSION (IF NECESSARY):

BUDGET/FISCAL IMPACT:

STAFF: Patrick Small, CEcD, Director, Economic Development

MOTION FOR CONVENING CLOSED MEETING

(requires recorded roll call vote)

I move that the Land Use Committee of the City Council convene in closed session to discuss the acquisition of real property for a public purpose, or of 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 concerning a prospective business or businesses since no previous announcement has been made of the business' interest in locating or expanding 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.

Roll Call	
Chairperson Wolfe	
Councilmember Bass	
Councilmember Lovejoy	
Councilmember Elston (alternate)	

CERTIFICATION MOTION AFTER RECONVENING IN PUBLIC SESSION

(requires recorded roll call vote)

I move 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 Wolfe	
Councilmember Bass	
Councilmember Lovejoy	
Councilmember Elston (alternate)	

Applicable Economic Development Sections for Closed Session

Virginia Code § 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, since discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the City;
 - 5. Discussion 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;
 - 6. The investing of public funds where competition or bargaining is involved, where, if made public initially, the financial interest of the governmental unit would be adversely affected.
 - 7. [part 1] Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, since such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the public body;
 - 7. [part 2] consultation with legal counsel employed or retained by a public body regarding specific legal matters requiring the provision of legal advice by such counsel.
 - 13. Discussion of strategy with respect to the negotiation of a siting agreement or to consider the terms, conditions, and provisions of a siting agreement, it being the finding of the City Council that an open meeting would have an adverse effect upon the negotiating position of the City or the establishment of the terms, conditions and provisions of the siting agreement, or both.
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