



*City of Manassas*  
*Manassas City Council*  
*Economic/Community Development & Land Use Committee*  
Regular Meeting Minutes  
Thursday, January 26, 2017  
City Hall, 2nd Floor Conference Room, 5:30 pm

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**DETERMINATION OF QUORUM**

**MEMBERS PRESENT:** Councilmember Ian Lovejoy, Chair  
Councilmember Mark Wolfe

**MEMBERS ABSENT:** Councilmember Sheryl Bass

**STAFF PRESENT:** W. Patrick Pate, City Manager  
Patrick Small, CECD, Director of Economic Development  
Bryan Foster, Deputy City Manager  
Elizabeth S. Via-Gossman, AICP, Director of Community Development  
Matthew Arcieri, Manager, Planning and Zoning  
Kelly Davis, Sr. Planner

**GUESTS PRESENT:** Mayor Harry J. Parrish  
Elaine Trautwein, Planning Commission  
Matt Marshall, Land Design Consulting  
Huy Phan, Owner, Manassas Arms  
Jessica Pfeiffer, WCL&W  
Jay du Von, WCL&W  
Bryan Piper, NVR  
Jonathan Quinones

**CALL MEETING TO ORDER**

The meeting was called to order at 4:00 pm. A quorum was established.

**Adoption of Minutes of December 21, 2016**

**Councilmember Lovejoy** moved adoption of the Minutes of December 21, 2016. **Councilmember Wolfe** seconded. Motion passed.

**Presentation: REZ #2016-04, Tillett Square**

Ms. Davis introduced Mr. Jay du Von, attorney for the developer who presented the proposal to redevelop the site with a mix of single family homes and town homes. Two historic structures, including the main home would remain on the site. The property is zoned for multi-family and single family

housing with a potential by-right density of approximately 40 – 45 units. The developer is proposing 73 units which would increase the density by 28 – 33 units.

Councilmembers expressed the importance of fully studying the impact of the proposal on roads, schools and other City facilities. Councilmember Wolfe commented on the ratio of town homes to single family homes and Councilmember Lovejoy added that single family homes facing Wesley should be studied. Councilmembers also expressed concern on the amount of parking for the townhomes and the need to consider impacts on the surrounding community if not enough parking was provided onsite.

**Presentation: Update on Spot Blight Abatement – 9787 Bragg Lane**

Mr. Arcieri updated the Committee on the status of 9787 Bragg Lane and reported that the ordinance to declare the structure as blighted would be placed on the Council’s agenda for action on February 13, 2017. The Committee concurred.

**Closed Session**

**Councilmember Lovejoy** moved at 6:06 pm that the Land Use Committee of the City Council convene in closed session as permitted by Virginia Code 2.2-3711 Paragraph A (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. Seconded by **Councilmember Wolfe**. Included in the Closed Session were the Committee, City Manager, Deputy City Manager, Councilmember Elston, Economic Development Director, and Community Development Director.

<b>Roll Call</b>	
Chairperson Lovejoy	<b>Y</b>
Councilmember Wolfe	<b>Y</b>
Councilmember Bass	<b>A</b>

**Councilmember Lovejoy** moved at 6:34 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 Wolfe**.

<b>Roll Call</b>	
Chairperson Lovejoy	<b>Y</b>
Councilmember Wolfe	<b>Y</b>
Councilmember Bass	<b>A</b>

### **LAND USE COMMITTEE UPDATES**

Ms. Via-Gossman reviewed the attachments in the agenda package. Councilmember Wolfe requested that the designation of Annaburg Manor as a historic district/structure be placed on a future agenda. Ms. Via-Gossman reviewed the process for amending the historic district which would be initiated by the City Council requesting that the Architectural Review Board evaluate the proposal. The evaluation is required by City code to include a definition of the boundaries, the architectural significance of the property(ies), and an evaluation of the public interest in the proposal.

### **ADJOURNMENT**

**Councilmember Wolfe moved** to adjourn. **Seconded** by Councilmember Lovejoy. **Motion carried.** The regular meeting of the Land Use Committee adjourned at 6:45 pm.