

OFFICIAL MINUTES OF THE REGULAR MEETING OF THE MANASSAS PARK GOVERNING BODY HELD ON TUESDAY, DECEMBER 14, 2010 AT 7:00 PM AT MANASSAS PARK CITY HALL, ONE PARK CENTER COURT, MANASSAS PARK, VIRGINIA

**1. Roll Call:** Frank Jones, Mayor  
Bryan E. Polk, Vice Mayor  
Michael Bunner  
Fran D. Kassinger  
Keith Miller  
William J. Treuting, Jr.

Absent: Suhas Naddoni

Staff Present: Lana A Conner, City Clerk  
Dean Crowhurst, Interim City Manager

**1. Approval of Agenda**

MOTION: Councilmember Treuting moved to approve Agenda with following changes:  
The City Manager asks that Item 5 closed meeting be removed from agenda. Add Canon Lease Agreement to the agenda. Add appointment of Planning Commissioner to the agenda.  
SECOND: Councilmember Kassinger  
VOTE: Unanimously passed

**2. Moment of Silence/Pledge of Allegiance:** Councilmember Kassinger

**3. Citizen Time:** There were no citizens wishing to address the Governing Body.

**4. City Manager:**

**a. Employment Agreement:**

MOTION: Councilmember Treuting moved to approve the City Manager Employment Agreement between City of Manassas Park and James Zumwalt as recommended by City Attorney.  
SECOND: Councilmember Kassinger  
VOTE ROLL CALL: Unanimously passed with Councilmember Bunner abstaining

**b. Introduction of New City Manager and Reception:**

The Mayor introduced James Zumwalt to the City and the Governing Body recessed the meeting for twenty five minutes in order to hold a reception for him and for the citizens to be able to meet him and welcome him and his wife to the city. Mr. Zumwalt thanked the Governing Body for giving him this opportunity to serve the citizens of the city and stated he looks forward to starting his new job on January 3, 2011.

**5. Closed Meeting State Code of Virginia Freedom of Information Act: Sec 2.2-3711a of the Code of Virginia: Legal Consultation with City Attorney (7):**

This item was removed from agenda at the request of the City Attorney.

**6. Public Hearing on Well Lot #6: Carried over from December 7, 2010 Meeting:**

The Mayor opened the continued Public Hearing on Well Lot #6. The City abandoned the well lot in January 2010. City held a Public Hearing in October on sale of well lots. They couldn't reach an agreement on how to divide this particular well lot because we had three adjoining property owners who had indicated an interest in purchasing all or a portion of it.

He and the Mayor met with those three interested parties and came up with a division plan which is what the Governing Body has before them tonight that interested parties have agreed to. The City Attorney would have to prepare a deed of boundary line adjustment.

MOTION: Councilmember Treuting moved to close the Public Hearing at 7:33pm.

SECOND: Councilmember Kassinger

VOTE: Unanimously passed

**11. Unfinished Business:**

The Mayor moved Item 11a up to be addressed at this time.

**11a. Well #6 Authorizations to Proceed to Sell Property:**

MOTION: Councilmember Bunner moved to authorize Staff to move forward with sale of Well Lot 6 and authorize the City Attorney to prepare a deed of boundary line adjustment and authorize the Mayor or Vice Mayor in his absence to sign the necessary documents.

SECOND: Councilmember Kassinger

VOTE ROLL CALL: Yes: Bunner, Kassinger, Miller, Polk Treuting, Jones

**7. Joint Public Hearing:**

**7b. Comprehensive Plan Amendment #11-04, Proffer Amendment PFA#1105 (6ac. Formally Union Ridge & Belmont Station) Rezoning #11-06 (.84 ac), Glory Hill**

The Planning Commission joined the Governing Body for Joint Public Hearing at 7:35 pm. Planning Commissioners Present: Edmond Rishell, John Evans, Oscar Jamilla and Bryan Polk.

Chairman Rishell called the Planning Commission into session at 7:35 pm.

The Mayor opened the Public Hearing Comprehensive Plan Amendment #11-04, Proffer Amendment PFA#1105 (6ac. Formally Union Ridge & Belmont Station) Rezoning #11-06 (.84 ac), Glory Hill

Vanessa Watson, City Planner:

These applications are to request: 1) a comprehensive plan amendment (CPA) to change the designation of the property from Commercial to Multi Family Residential, 2) a proffer amendment to change the permitted use on +/- 6.7 acres from office/retail, as approved with the original rezoning (R-90-5) in 1991, to residential for maximum of 82 townhome dwelling units, and 3) a rezoning for a +/- .8 acre parcel from A-1, Agricultural to PUD, Planned Unit Development. The site is located on the northwest corner of the intersection of Manassas and Andrew Drives. The current zoning is PUD except for the .8 acre parcel which is A1. The long range plan designation is commercial in the Comprehensive Plan. The site is bordered by Manassas Drive to the south, Manassas Park Plaza to the east, Belmont Station (townhomes) to the north and vacant land to the west. The parcel has an existing above ground Stormwater Pond that services the parcel as well as the Manassas Park Plaza Shopping Center.

The applicant is proposing to build an underground facility on the adjacent Parcel Lot 1A, as shown on the General Development Plan dated November 19, 2010 (see Attachment B). It will continue to serve the Plaza as well as the Glory Hill development.

The schools have projected approximately 47 students from this development. Dr. McDade had expressed that there was room in the schools to accommodate these children. Mr. Doll's figured a total of 42.64 students based as K-6, 82 townhomes, 2/3 bedrooms unit ratio is .251 which would be about 20 students. Seventh & eighth grades would be .118 which produces 9.6 students. Nine – twelfth grade ratio is .151 which would produce 12.3. This is based on Prince William County ratios.

The applicant has proffered monetary contributions of \$23,254 per unit for a total of \$1,906,828.00 to be used at the discretion of the Governing Body. Payment will be made in accordance with Va. Code 15.2.2303.1:1 and will be \$23,254.00 per unit before final Certificate of Occupancy.

There is an opportunity for a passive park with a Manassas Park gateway feature. There are opportunities for things the city could do on that corner.

Potomac and Rappahannock Transportation Commission has constructed a bus shelter at the existing stop and has slated that area to put in a bus shelter. Because of the topography they cannot put it there right now.

This development would have the potential of increased customer base at the shopping plaza. There are no weaknesses identified. Staff recommends approval of the comprehensive plan amendment #11-04 to change the comprehensive plan designation to allow for the residential development, the proffer amendment #11-05 with proffers dated December 14, 2010, the general development plan dated November 19, 2010 and the architectural rendering.

Staff recommends approval of the rezoning #11-06 (the yellow area) to change the A-1 parcel to PUD. Staff makes this recommendation to the Planning Commission.

The townhomes along Manassas and Andrew Drives will be facing the street to enhance the gateway effect into the City. The application is not consistent with the Commercial designation in the Comprehensive Plan without a Comprehensive Plan Amendment. However the Zoning Designation is appropriate for the residential development.

There is one primary proposed ingress/egress to the property on Andrew Drive. There is a proposed emergency ingress/egress at the end of Kristy Drive. This will only be used in times of emergency. All other times the access will be restricted.

Commissioner Jamilla wanted to know since there was only one ingress/egress if there was any type of site analysis regarding the feasibility of safety issues regarding that one lone entrance into development. Ms. Watson stated there was not. He questioned where the ingress/egress points would be for this development. Ms. Watson stated this would be determined at site plan. In their review, the public works department did not feel it was warranted at this stage. Ms. Watson stated one solution would be to install stop signs at the ingress/egress point of the development and on the side by the shopping center.

Mr. Lawrence Doll, owner of these two parcels of land, addressed the Governing Body. He has owned this land for over 20 years and it just sits there. In the 1980's the city and county were trying to work out an annexation. The sticking point was the County wanted the four houses to be purchased by the city and be included in annexation. The city asked Mr. Doll to purchase these properties. Eventually Mr. Doll purchased three parcels but the owners would not sell on the fourth parcel. When they went to the State Corporation Commission, they had to have a plan. Eventually this land and land across from this property became commercial and the shopping center and 7-11 was built.

He has been trying for 20 years to do some kind of retail on this property including food stores; he had this under contract with Rite Aid and CVS, fast food stores, day cares, etc. Liberia has sucked the air out of any type of retail in this area. There is a challenge for any type of retail in this area right now. Mr. Doll stated the city had a study completed that stated the city needed about 2,500 more units to support the retail they already built. These townhomes will help the existing shopping center that is there. Units will be facing Andrew Drive and Manassas Drive. These townhomes will give the area an urban look. Mr. Doll will work with the city on what can be done to put up a monument indicating you are now entering Manassas Park. He does not think a lot of people will come out of the development and take a left. It will either be right or straight across. He doesn't think there will be a stacking problem. Belmont Station has 315 units. He thinks about 200 cars empty onto Andrew Drive and the remaining 115 go out the back.

The applicant has proffered monetary contributions as follows:

It is \$23,000 a unit which comes to \$1.9 million dollars which the city may use as they see fit and which city would not receive if it were developed as retail. The water & sewer tap fees are approximately \$11,000 a unit which would be approximately \$900,000. Eighty two townhome units would generate \$400,000 a year in tax revenue. Personal property would generate approximately \$60,000 a year. This is why Mr. Doll is asking for this rezoning.

The schools have projected 47 students from this development. Dr. McDade had expressed that there was room in the schools to accommodate these children. The townhomes are 2/3 bedrooms. Mr. Doll's figured it as K-6, 82 townhomes, 2/3 bedrooms unit ratio is .251 which would be about 20 students. Seventh & eighth grades would be .118 which produces 9.6 students. Nine – twelfth grade ratio is .151 which would produce 12.3. He had a total of 42.64 students. This is based on Prince William County ratios.

Councilmember Polk has concerns because this is not consistent with where the city wants to go not withstanding the challenges Mr. Doll mentioned with regard to retail.

Councilmember Treuting asked about parking.

Zoning Ordinance Parking required: 2.3 spaces per dwelling unit plus 1 additional space for every 3 units = 192 spaces

Parking Provided:

Rear Loading units: 38 units x (1 garage and 2 driveway) = 114 spaces

Front Loading units: 44 units x (1 garage plus 1 driveway) = 88 spaces

Surface parking = 18 spaces

Total parking provided = 220 spaces versus the required 192 spaces

The Mayor opened the Public Hearing for citizen comments:

1. Jesse Ludvigsen, 9255 Matthew Drive: He is opposed to this rezoning. Over the years the city has been whittling away at all the commercial space we have. We are going to end up with four hundred thousand residential units and no place to do any commercial business. The tax burden is outrageously high. We cannot continue to put the entire tax burden on the citizen. We need a plan to develop commercial and businesses. Do not continue to expand the residential base. He agrees that Liberia is a concern and an issue on how we acquire businesses but we need a plan to bring in businesses.

2. Kris Day, 9234 Matthew Drive: In the 2009 a Manassas Park marketing report was done to assess the current conditions for development; there was two weaknesses outlined the tax base is heavily weighed to residential and therefore it is difficult to increase available funds for major products and traffic congestion. Vacant land is available for mixed use development in the area. We have gotten away from the original intent of this space to attract employers and businesses to the city. This decision would be unwise. It is short sighted to add townhomes to a community already stressed in it public services. She is opposed because of the pressure it puts on an already burdened school system which cannot support more students.

She brought statements from fellow neighbors

Linda Chambers, 9196 Matthew Drive; Christine Gardner, 9232 Matthew Drive; Roberta Schalles, 9214 Matthew Drive; Anne Marie Stewart, 9236 Matthew Drive; Samor Chanaa, 9231 Matthew Drive that cannot be here tonight.

One neighbor does not want her child to be in a class of forty since teachers have already been furloughed. A neighbor would like to see a more kid friendly area. A neighbor stated that townhomes decrease the value of adjoining property. This community wants to support our local businesses. The city should increase citizen participation in being loyal shoppers to businesses located in Manassas Park. She had a bumper sticker which reads "we support Manassas Park businesses". She is asking Governing Body to stay the course. Recommit to attracting businesses here and during a better economic climate which is sure to come; we will be glad we preserved this land.

3. Brian Leeper, 9279 Kristy Drive: He lives in Belmont Station. Everything he has read states that townhomes tend to consume more in tax dollars than it generates. This property is next to 9109 Digital Drive which is zoned industrial. The city had a similar incident about eight years ago and there was an outcry about putting residential property next to a parcel zoned industrial which is the most intensive use zoning allows. There is only one emergency egress at the end of Kristy Drive. The primary egress is on Andrew Drive. He believes there will be stacking problems. The convenience store is very busy in the mornings. Parking will be an issue because there are only eighteen common parking spaces. Supposedly he has two parking spaces his garage and driveway. You have to back out a car in the garage switch the cars around which becomes a pain. He doesn't use his driveway very often but parks his three cars and parks one in the garage. He uses the overflow parking lot. There are not sufficient surface parking spaces for people who have company. There are covenants running with the land that prohibiting garages to be used as living space. He does not see how you can enforce that provision. This is one of the last undeveloped commercial properties in the city. We should be patient and wait until the economy turns around.

4. Mark Scheufler, 9402 Wilcoxon Drive: He believes this will reduce his quality of life by adding to the overcrowding of the schools. This will overload the over capacity lot for VRE riders. It will add to the already gridlocked roads trying to get to Centreville where the majority of the jobs are at.

This will reduce the tree cover that we have. He is a big fan of City Center and he thinks the city should focus on expanding the city center development to attract residents there that may not have children. Develop property in a way that will distinguish Manassas Park from other jurisdictions.

5. Ryan Schaedig, 9786 Corbett Place: He is president of the Manassas Park Station Board of Directors: The market is already flooded with homes. Homeowners cannot pay their association dues because they have lost their jobs, etc. Home values will plummet if you add another 80+ homes. It will affect the tax base of the city. There will be an additional burden on the city for all the services used. We will get funds for water & sewer but how much will it cost the city for additional services.

This will affect the traffic on Manassas Drive which affects residents in Manassas Park Station. The signal that handles pedestrian traffic is disabled and not working which makes it a safety issue that needs to be addressed.

6. Robert Makheja: Businessman of Manassas Park Plaza: He is here on behalf of the landlords that own the Manassas Park Plaza. Even with the economic boom, the current number of households in this area cannot sustain retain. They cannot sustain the tenants in Manassas Park Plaza. The landlords are running in the red in the plaza for several years even during the economic boom because of the challenges. You need a certain number of households, traffic counts, etc. for any retail tenant to want to open up a shop for any purpose. It does not exist today in Manassas Park. This is why City Center hasn't had any luck getting tenants. This is why Manassas Park is giving significant concessions to tenants to keep lights on. Otherwise Manassas Park will also be lights out like City Center retail is. He urges the Governing Body to approve this development. He understands the citizens concerns on the number of homes but leaving it commercial will leave it as an empty lot for the next twenty years. Commercial entities look at certain statistics. Unless you put more residential in this area, you will never sustain commercial. If things do not change you may end up with two vacant lots instead of the one in question.

A lot of these owners who operate businesses in Manassas Park live here and employ city residents. One business, Box Buddy, will close its doors at the end of the month because it could not make the business work. The traffic count is just not there. People from Belmont Station do not park in the parking lot of the shopping center. He fully supports this development.

7. Michele Herd, 9209 Zachary Court: This is right next to the industrial and there was a big brouhaha when the trees came down and the neighbors had to see the industrial development net to them. You still have empty land across Digital Drive. There was a big issue when Innovations tried to bring in the asphalt plant which is no where near residential. They couldn't do it even though it was properly zoned.

She does not have a problem with egress/ingress. It scares her when you mention another traffic light. Many years ago, the Mayor stated at a meeting that Manassas Park would not become a bedroom community; we need commercial development. She understands that the traffic is not there. Is there enough parking to sustain this? Will it be properly accessed by the people who live there? Is it appropriate to put it in that location next to the other parcels yet to be developed?

8. Richard Shubert, 9207 Jessica Drive: There have been a lot of concerns raised about parking, lack of support of businesses and living in this community. Living in Belmont Station, he believes there would be problem with parking. Most people in townhomes do not use their garage but keep things there. It amounts to one parking space. Belmont Station does have a parking problem and residents parking on Andrew Drive. An exit and entrance on Andrew Drive would create more hazardous situations. If passed, there is no way the egress could be on Andrew Drive. It would have to be on Manassas Drive. He would like to see a grocery store or a movie theatre there. You need an anchor store.

9. Heather Gustin, 9316 Jan Street: She agrees with what other residents have stated. We don't need more homes. Get commercial first before building more townhomes.

10. Jen Newfield, 9301 Deborah Court: She is President of Cougar PTO. She opposes this development. This will add 200 kids to our schools which will require 28-30 teachers. Manassas Park is known for its schools. We will need more school buses. This can't support schools, police department and fire departments. City Center apartments are not half full. You cannot generate revenue with empty apartments.

Traffic is already bad enough and adding another traffic light is adding time. Single family home values have plummeted and now sell in the same price range as a townhome. Foreclosures are a problem and adding more homes will devalue her house. Manassas Park is a small town with a small town feel. She wants to keep it that way. She does not want to live in city full of townhomes. She asked about our roads. Can they offer her new roads to travel on? Why add more people to travel on these roads we have. She thinks that Governing Body is looking at the money that will be produced from this and not a drain on our resources. She disagrees with commercial concerns. If you get the right stores such as a book store, pet store, Starbucks, etc., they will be supported. She uses the cleaners, 7-11 and Subway.

10. Dwight Ponsart: By e-mail, he wrote that he is opposed to the Glory Hill rezoning. We need more commercial not residential.

11. Noreen Slater: By e-mail she stated they are opposed to this rezoning. This land has been designated as commercial for 20 years. Manassas Park needs commercial not residential zoning.

Close Public Hearing: 8:25 pm:

MOTION: Councilmember Miller  
SECOND: Councilmember Bunner  
VOTE: Unanimously passed

**7b Proffer Amendment PFA#1103 (formerly approved under rezoning #06- 01)  
Manassas Park Station II: to change & reduce dwelling type: copy of report made  
part of the record:**

The Mayor opened the Public Hearing at 8; 25 pm.

This is a request to amend the originally approved proffer statement associated with rezoning #06-01 dated May 15, 2006. The application requested rezoning five (5) adjacent parcels totaling +/- 12.2 acres from I-1, Industrial, to PUD, Planned Unit Development. The proposed amendment is requesting to change the dwelling unit type to townhomes and reduce the density from 200 to 126 units. The site is located on the eastern side of Digital Drive, south of its intersection with West Carondelet Drive and approximately 2,000 feet north of Manassas Drive. The site is designated as Multi-family in the Comprehensive Plan.

The subject property is zoned PUD, Planned Unit Development, and consists of approximately 12.2 acres, identified as tax map numbers 30-03-4, 30-03-5, 30-03-5a, 30-03-6 and 30-03-7. The long range plan designation is multi-family residential. The site is bordered by multi-family dwellings to the north, Industrial use to the south, single-family attached dwellings to the east and multi-family dwellings to the west. The level of service impacts related to this request would be mitigated by the monetary contributions. The applicant is proposing a residential development consisting of 126 townhome dwelling units. These unit types will be 20 feet wide. Each building group will contain between six to ten units. The proposed gross density is 10.26 units per acre.

As referenced in the Comprehensive Plan, the subject lots are suitable for residential development, mainly because they are surrounded on three sides with various residential housing types. The southern end of the application is bordered by an Industrial use (Lot 3). This lot line will be screened substantially according to City Code Section 31.33(b) (3) b, with the requirement of a 40-foot buffer, and Section 31.33(j) (1), with the requirement of adequate fencing. The proposal is consistent with the goals and strategies outlined in the Comprehensive Plan for promoting the use of land in a manner harmonious with other uses and the environment.

The applicant has proffered architectural elevations. The dwelling units facing Manassas and West Carondelet Drives will predominately have brick fronts with end units having all brick. The interior units will have a mix of brick and siding of varying color schemes. In addition, the applicant has proffered to submit a comprehensive signage and lighting plan at final site plan stage. Furthermore, the development will have internal street lighting consistent with street lighting to be constructed by the applicant on both sides of those portions of Digital and West Carondelet Drives that abut the proposed development.

There is an Environmental Protection Area (EPA), on the subject property, as shown on the General Development Plan (GDP). This area will remain undisturbed and will be protected, with no development or crossings planned. The applicant will negotiate with the owners of the Haverhill Apartments across Digital Drive to use an off-site stormwater maintenance/best management practices (SWM/BMP) facility, but in the event the facility is not granted, the applicant has proffered several underground SWM/BMP areas on-site, as shown on the GDP. This issue will be resolved by the final site plan stage.

The applicant has proffered to have internal plantings along the parking areas and in the 40' buffer area along the Lot 3 site, as well as streetscape trees along the development area adjacent to Digital and West Carondelet Drives. A landscape plan will be submitted at final site plan stage. There are no on-site recreational amenities planned. The applicant has, however, proffered a monetary contribution amount that will help offset impacts to the existing park facilities.

There are three proposed accesses to the property. One entrance is on West Carondelet Drive and two entrances are on Digital Drive. A traffic impact analysis (TIA) dated November 1, 2005, was submitted with the initial rezoning application containing 200 dwelling units. The number of units is subsequently reduced to 126, so the analysis for the site still applies. According to the TIA, the roadway network will be sufficient to operate at acceptable levels of service with the proposed Manassas Park Station II site.

Each front loading unit (garage in front) will have one garage space and one drive-way space for parking. Each rear loading unit (garage in rear) will have a two car garage with driveway space for parking. Additional guest/overflow parking will be provided within the development.

Parking is proposed to be located within enclosed garages, on driveways and in additional surface lots. The applicant is proposing 413 total parking spaces within the development at 3.2 spaces per unit, which is adequate parking for this type of development. Required parking is 2.3 spaces per unit.

This project is consistent with the Comprehensive Plan.

Projected school population increase from Dr. McDade was approximately 73 students. Dr. McDade indicated that there would be room in the schools for students from both projects.

Monetary: The Applicant shall contribute the sum of \$23,254.00 per dwelling unit to the Governing Body to mitigate the impact of the development upon public facilities and services. The contributions shall be expended at the Governing Body's sole discretion and shall be payable before the issuance of a certificate of occupancy for each such unit. The Applicant shall contribute the sum of \$20,000.00 to the Governing Body for an Opticon device to be installed on the traffic signal at the intersection of Digital Drive and Manassas Drive. This will be paid at the time of final site plan approval. The Applicant shall contribute the sum of \$50,000.00 to the Governing Body for the installation of lights along the pedestrian trail from the VRE Station to West Carondelet Drive. This will be paid at the time of final site plan approval.

In addition to the monetary contributions, the applicant has added several proffers that require items to be included by the Homeowner Association with the Homeowner Documents, such as, prohibiting the conversion of garage spaces into storage or living space and maintenance. The applicant has also proffered to submit Condominium Documents to the City Attorney for review prior to recordation.

Staff finds the applicant's proposal consistent with the intent of the Land Use Section of the 2007 Comprehensive Plan and compatible with existing, adjacent land use and patterns of development. Staff recommends approval of Proffer Amendment #11-03, Manassas Park Station II with proffers dated December 13, 2010, the General Development Plan dated November 24, 2010 and the Architectural rendering to the Planning Commission. Ms. Watson stated these proffers will change to December 14, 2010 because there are last minute changes. At this time, the property is zoned for 200 two over twos stacked towns and the owners could build them tomorrow. That is an approved project. The only difference is a decrease in number of units.

Citizens Wishing to Address this Public Hearing:

1. Ryan Schaedig, 9786 Corbett Place: He is president of the Manassas Park Station Board of Directors. They understand that this has already been zoned. He stated that the name has no association with Manassas Park Station project. This raises issues on what they do and how does that affect their reputation as a Board and as a community. He would like that issue addressed.

Traffic will be a significant issue for their development and they have issues with that. The plan allows for two cars in each garage. People cannot use their garages and this drops the available parking spaces. He understands that this rezoning will reduce the number of units by eighty.

2. David Coates, 9748 Corbett Circle: Manassas Park Station. He was on the Board from the time there was no real Manassas Park station because it was under the builder's authority. They had problems with construction of the houses. The streets were poorly laid out. There were safety hazards which were addressed by Fire Marshal. Parking is on both sides of street which creates safety hazards. They have been concerned about the traffic coming down W. Carondelet where there is no control of the traffic going west. There are large vehicles parking on both sides of the street. You cannot see a small vehicle coming down the street.

His neighbor had eight school age children in a townhome. There are safety concerns about people walking to the VRE. This development should not be allowed if the same types of issues are allowed. There is no place for children in this development area. They want commercial development not more residential.

3. Yolanda King, Resident of Manassas Park Station: She agrees with what Mr. Coates said. The reserve condos residents feel that another development coming down on Digital Drive would be very difficult. She recently became a dog owner and there is no place to walk the dog. There is no place for children to play. As far as parking, they are assigned a space and a half. There is confusion over parking.

It is difficult when the fire department comes through the development. She does want to see the value of her condo go down. She loves Manassas Park and would love to stay here until she retires. She would like to the city focus on City Center.

4. Robert Makheja: Businessman of Manassas Park Plaza: He agrees that it would be great to have a Star Bucks or Dunkin Donut, book store or movie theatre. They offered these types of tenants the entire build out cost to come into Manassas Park and open up shop. They offered \$400,000 to Starbuck to put a business in Manassas Park. They said the traffic count at best is about 15,000 on Manassas Dr; on Signal View and Andrew Drive is about 6,700 cars. They go for 40,000+ vehicles. The city is at 1/2 to 1/3 that number. They look at traffic count, number of households and household income. Manassas Park has the household income.

4. Mark Scheufler, 9402 Wilcoxon Drive: He is a walker from Belmont STation to VRE. He does not use the path because it is an extra .4 miles. He cuts through the wood. He would like to see a high rise development as opposed to Manassas Park Station II.

5. Michele Herd, 9209 Zachary Court: Decrease in density reinforces why you should not rezone Glory Hill development of more residential. You sandwich the industrial you do have. She has heard that the golf course is not doing well so the City is going to develop that residential. City should look at a way to get into Fairfax County other than Route 28.

6. Preston Banks, 9463 Russia Branch View Drive: He thanked everyone for coming out tonight. He has heard the lack of critical mass reasoning before as a reason for not developing commercial. He has talked to businesses especially about traffic count. He has heard in the past about how Manassas Park could not be modern or meet up to Prince William County or neighboring jurisdictions. The residents have spoken and they do not want it rezoned but kept as commercial. We will work together; it will take a long time and a lot of work and patience. It is not worth this short term gain.

7. Noreen Slater: By e-mail she stated they support reducing the density of the number of homes being built in this project.

Councilmember Polk stated that parking is not allowed on Digital Drive.

Close Public Hearing at 8:57 PM:

MOTION: Councilmember Miller

SECOND: Councilmember Bunner

VOTE: Unanimously passed

The Mayor recessed the meeting at 8:57 pm.

Separate minutes were taken of the Planning Commission meeting.

The Mayor reconvened the Governing Body meeting at 9:40 pm.

The Governing Body agreed to consider these amendments and rezoning tonight. Councilmember Bunner abstained. Councilmember Kassinger defers. Councilmember Polk address tonight. Councilmember Treuting addressed tonight. Councilmember Miller defers. Mayor Jones address tonight.

The City Manager stated the applicants had requested that action be taken prior to the end of the year because it has to do with the sale of the property. It is not proper for one Governing Body to sit and hold a Public Hearing and have another Governing Body act on it. After first of year, you will have two new members of Governing Body.

**7a Ordinance \_\_\_\_\_ Proffer Amendment PFA#11-03 (formerly approved under rezoning #06- 01) Manassas Park Station II: to change & reduce dwelling type:**

Ms. Watson stated that the Planning Commission recommended to the Governing Body that Proffer Amendment PFA#11-03 (formerly approved under rezoning #06-01) Manassas Park Station II: to change & reduce dwelling type be approved with amended proffer statement(three proffer amendments) as approved by the Applicant and dated December 14, 2010.

Councilmember Treuting stated he talked with Dr. DeBolt about the impact this development would have on the schools. Dr. DeBolt stated that the schools have the capacity for the kids that would come out of this development. He stated that was a major concern of his since the schools started to evolve in 1994 and he believes what the schools are today is what the citizens wanted. He is in favor of this amendment. Councilmember Miller, Kassinger, Polk and Jones concur with Councilmember Bunner abstaining.

**MOTION** Councilmember Polk moved accept recommendation of the Planning Commission to approve Proffer Amendment PFA#11-03 (formerly approved under rezoning #06-01) Manassas Park Station II: to change & reduce dwelling type and three amendments as approved by Planning Commission per proffer amendment dated December 14, 2010:

1. Land Use:
  - 1.4. Consistent with Section 15.2-2286 of the Code of Virginia, prior to final site plan approval, the Applicant shall provide evidence to the Planning Director that all monies owed to the City for the subject property shall have been fully paid.
2. Architectural Design:
  - 2.4 Lighting: Add a sentence at the end of original sentence. New sentence: The comprehensive signage and lighting plan shall include trees and decorative lighting consistent with the street lighting for City Center along Digital Drive and West Carondelet Drive adjacent to the Subject Property.
6. Creation of Homeowners Association:
  - 6.3: New: The HOA documents prepared by the Applicant shall include the right of the City to enforce all covenants that are included in the declaration of covenants, conditions and restrictions for the Subject Property. If the HOA does not do its job and the development starts to go down, the city can go in and act in lieu of HOA to enforce the declarations.

SECOND: Councilmember Treuting

VOTE ROLL CALL: Yes: Polk, Treuting, Kassinger, Miller, Jones with Councilmember Bunner abstaining

Ordinance \_\_\_\_\_:

**7b. Comprehensive Plan Amendment #11-04**

**7c. Proffer Amendment PFA#11-05 (6ac. Formally Union Ridge & Belmont Station)**

**7d. Rezoning #11-06 (.84 ac), Glory Hill**

Ms. Watson stated that the Planning Commission recommended to the Governing Body that Comprehensive Plan Amendment #11-04, Proffer Amendment PFA #11-05 and Rezoning #11-06 Glory Hill be denied.

Vice Mayor Polk stated this rezoning is not consistent with city direction. He does not want to give up on commercial. He does not support this and would like Governing Body to deny the application. Councilmember Kassinger and Councilmember Bunner stated they would abstain from voting. Councilmember Miller stated he was an owner of Fat Punks in the shopping center and there was not enough traffic to support that business or any business at the corner of Manassas Drive and Andrew Drive. He supports this development.

Councilmember Treuting stated he agrees with Councilmember Miller comments. Mr. Doll has tried to bring in commercial but without rooftops it is not going to happen. The economic development study stated commercial use is not going to work without more rooftops and vehicles.

Commissioner Rishell stated this rezoning goes all way to Digital Drive and that is not in compliance with the Comprehensive Plan. The City Manager stated as far as the change of how far along Manassas Drive the commercial designation would be in the Comprehensive Plan; he thinks that is more of a planning director issue when she was preparing it. They wanted that one parcel to be cut out of the commercial designation and that parcel would remain commercial. It is a matter of defining it properly. Instead of changing it to Euclid to Digital Drive change it to Euclid to the Glory Hill Development which would make it easier to understand. As far as ingress/egress, staff met and had originally talked about creating a direct access into the neighboring community but the problem was if it wasn't just an emergency access it was also a primary access that there would be a lot of cut through traffic which would create more of a problem than otherwise would occur. That is why it is shown as an emergency access instead of dedicated access point. The eastern terminus is Andrew Drive which would be changed to Digital Drive or commencement of Glory Hill community. The property on the north side of Manassas Drive is designated for non-residential commercial. The proposal in the staff report is it terminates at Digital Drive instead of Andrew Drive. The Planning Commission had a problem with that because it would two parcels between Digital Drive and the site that would become residential. Realistically it would continue up to the western side of the site. The Comprehensive Plan will still show commercial on that section.

The Mayor asked about the limitations and restrictions egress/ingress had to do with Manassas Drive. Jay Johnson, Public Works Director/City Engineer, stated at one time the entrance was on Manassas Drive. They created a right in/right out. They have a turn lane into Andrew Drive (left turn). If an entrance was made to be in there it would be a free flow entrance. You would be restricting the left turn onto Andrew Drive. The Mayor was looking for more than one entrance maybe at corner of the site onto Manassas Drive which would be right in/right out. He does not want a single entrance. That would require some reconfiguration of the site. Mr. Johnson stated right now they have a bus stop there. The Mayor asked what would happen if you put it to the other side of the corner. The bus would have to go onto Andrew and do a come around.

The mountain of dirt on that property would go away with the building of the townhomes. The Mayor stated there is no reason an egress/ingress could not be further down Manassas Drive. Mayor Jones asked why that old Kristy Drive cannot be a right in/right out because the road bed is there as well as the curb cuts. There will be no entrance into the Belmont Station development. The developer could look at putting some parking back there such as visitor parking to accommodate the 17 spaces that will exist. Lawrence Doll, the developer, owns Kristy Drive. Mr. Johnson stated you could do a combination access to that stormwater management facility and right in/right out development. Mr. Doll stated he would be willing to do that and add as a proffer condition.

Vice Mayor Polk stated he does not want to see another entrance onto Manassas Drive. This entrance is too close to bus stop and traffic light at entrance of Andrew Drive and Manassas Drive. The Mayor stated you can have an acceleration lane and merge at Kristy Drive. Mr. Doll stated he would proffer that. Vice Mayor Polk stated that does not alleviate his concern about the traffic.

Councilmember Miller stated right now there is no stop sign coming out of the shopping plaza. Mr. Johnson stated right now there are three entrances on Andrew Drive; one is a common shared at the restaurant and 7-11, there is one in the middle and one all the way at the end of Belmont Station. This entrance would line up with the entrance in the middle.

Mr. Doll stated there is 1.7 acres parcel next to the development which he would be willing to proffer to the city for a public park along with playground equipment.

Councilmember Kassinger stated with the proffer of a park, she would support this rezoning.

**7b. Ordinance \_\_\_\_\_ Comprehensive Plan Amendment #11-04, Proffer Amendment PFA#1105 (6ac. Formally Union Ridge & Belmont Station) Rezoning #11-06 (.84 ac), Glory Hill**

MOTION: Councilmember Miller moved to approve Proffer Amendment PFA #11-05 as amended and dated December 14, 2010 for Glory Hill Development with following amendments: Mr. Doll agreed to amend Proffer Amendment PFA#11-05 (6ac. Formally Union Ridge & Belmont Station) as follows:

- 1.4. The Applicant shall construct no fewer than 20 parking spaces on adjacent property known as Lot 1A Phase 1 Digital Park Business Center ("Lot 1-A"), identified as Tax Map Parcel 30((3))1A.
- 1.5 Primary ingress to and egress from the Property shall be (i) via a median crossing access along Andrew Drive, and (ii) via a right-in/right-out access along Manassas Drive near the boundary of the Property and Lot 1-A. An ingress/egress easement shall be granted to the City to provide emergency access to the Property from existing Kristy Drive in Belmont Station.
- 1.6 The Applicant shall construct an acceleration/deceleration lane along Manassas Drive.
- 1.7 If required, the Applicant will dedicate right-of-way for the development of the project.
- 1.8 Consistent with Section 15.2-2286 of the Code of Virginia, prior to final site plan approval, the Applicant shall provide evidence to the Planning Director that all monies owed to the City for the Property shall have been ingress/egress easement shall be granted to the City to provide emergency access to the Property from existing Kristy Drive in Belmont Station.
- 3.2 Storm Water Management will be provided underground on Lot 1A and will be maintained by the Homeowners Association.

- 4.4 The Homeowners Association documents prepared by the Applicant shall include the right of the City to enforce all covenants that are included in the declaration of covenants, conditions and restrictions for the Property.
- 4.5 The Applicant will submit all Homeowners Association documents to the City Attorney for the City of Manassas Park for review prior to recordation.
- 5.2 Land contribution. The Applicant shall convey Lot 1-A to the City to be used initially as a park. The Applicant will provide playground equipment that meets the standards of the City's Parks and Recreation for use on Parcel 1A.

SECOND: Councilmember Kassinger

VOTE ROLL CALL: Yes: Miller, Kassinger, Miller, Treuting, Jones  
No: Polk  
Abstain: Bunner

Comprehensive Plan Amendment #11-04:

MOTION: Councilmember Miller moved to approve Comprehensive Plan Amendment #11-04.

SECOND: Councilmember Kassinger

VOTE ROLL CALL: Yes: Miller, Kassinger, Miller, Treuting, Jones  
No: Polk  
Abstain: Bunner

Rezoning #11-05:

MOTION: Councilmember Miller moved to approve Rezoning #11-05 Glory Hill Development with amended proffers dated December 14, 2011.

SECOND: Councilmember Kassinger

VOTE ROLL CALL: Yes: Miller, Kassinger, Miller, Treuting, Jones  
No: Polk  
Abstain: Bunner

8. Recognition:

8a. Fire Department: Citizen wishing to thank them for their services.

8b. Police Department: Citizen wishing to thank them for their services.

9. Monthly Departmental Updates: Written

10. Consent Agenda

10a. Resignation: Brian Leeper: Economic Development Authority: Elected to Governing Body effective 1/1/2011

10b. Clark Realty Bond Extension Request

10c. Branscome Paving \$18,136.00: Roadway Asphalt Repairs

10d. Finley Asphalt & Sealing: \$155,771.91: Manassas Dr/Mathis Improvements

10e. Cargill Deicing Technology for De-icing Salt: \$12,037.50

10f. Preventative Maintenance Contract for Fitness equipment: Renewal of contract

MOTION: Councilmember Bunner moved to approve as presented.

SECOND: Councilmember Miller

VOTE ROLL CALL: Unanimously passed

11. Unfinished Business:

11a. Well #6: Authorization to Proceed to sell Property: Addressed after Public Hearing. Governing Body addressed and approved at the beginning of the meeting.

12. New Business:

12a MWCOG Appointment for 2011:

The Mayor carried this item over to January 4, 2011 meeting.

12b. UASI Grant Memorandum of Understanding:

MOTION: Councilmember Treuting moved to approve as presented.

SECOND: Councilmember Miller

VOTE ROLL CALL: Unanimously passed

12c Resolution\_\_\_\_\_ : Authorization for Chief of Police to sign Task Force Agreement:

MOTION: Councilmember Treuting moved to approve as presented.

SECOND: Councilmember Polk

VOTE: Unanimously passed

12d. Appointment to Planning Commission:

MOTION: Councilmember Bunner moved to appoint Julie B. Cline to Planning Commission.

SECOND: Councilmember Treuting

VOTE: Unanimously passed

12e. Copier Lease:

MOTION: Councilmember Naddoni moved to approve lease as presented and authorize Mayor or Vice Mayor in his absence to sign lease.

SECOND: Councilmember Polk

VOTE: Unanimously passed

13. Special Presentation:

13a. Michael Bunner, Governing Body

13b. Dr. Fran D Kassinger, Governing Body

The Mayor presented Michael Bunner and Dr. Fran Kassinger with proclamation and plaque for their years of service.

13c. Dr. Fran D. Kassinger Social Services Advisory Board & Parks and Recreation Advisory Commission:

Maxine Coleman presented Councilmember Kassinger with a proclamation for her serving on SSAB. Catherine Morretta, Director of Parks & Recreation, thanked Councilmember Kassinger for serving the city on the Parks and Recreation Advisory Commission Board.

14. Closed Meeting

15. Return to Open Session

16. Certification & Action out of Closed Meeting if Necessary

There was not a need for a closed meeting.

17. Adjournment: Mayor Jones adjourned the meeting at 10:40pm.

Approved January 18, 2011

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Frank Jones, Mayor

