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Dumfries opposes townhouses

By DOUGLAS ASHLEY
Potomac News Staff Writer

Developer Wilbur Ausley wants to build 498 townhouses in Dumfries that he says will preserve the town's historic nature and be "very nice."

But if Monday night's survey at a Town Hall public hearing is any indication, the odds are against him — by about 52 to 1.

That's the result of an audience poll that overwhelmingly urged the Dumfries Town Council to deny Ausley's rezoning request on 83 acres to allow the townhouse development. The town's seven-member planning commission unanimously recommended a denial of the rezoning too.

The town council will vote on the proposal at its regular meeting July 5.

Potomac Development Corp., of which Ausley is president, submitted a rezoning request for the property, which stretches between I-95 and U.S. 1 from the Grayson Village Mobile Park into the middle of town, on April 27. The land is currently zoned for single family residences.

But Ausley said this morning he wants to develop "very nice" three-bedroom townhouses on the property. The townhouses would sell for \$67,000 to \$95,000. "I think it would really be a stimulus for Dumfries and something the town would be extremely proud of," Ausley said.

The problem, he said, is that many present at the public hearing were worried that the development would be similar to the Williamstown development, a high-density townhouse development that has been plagued with numerous crime reports.

Other problems cited at the meeting were the proposed project's impact on already overcrowded schools and burdened roads.

Dumfries Councilwoman Eleanor Gum said she thought the proposed development was a good thing for the town.

"I think that we cannot stop progress, and these people are financially capable [of doing] what they say they can do," Mrs. Gum said this morning. She said she toured the proposed brick, Williamsburg-style

townhouses that Ausley seeks to build and found them very nice.

Dumfries Mayor Olney Brawner said he was against the proposed townhouse development, citing the town's comprehensive development plan. "The comprehensive plan calls for single family houses, and that's what I think it should be," Brawner said.

Al Bishton, Dumfries' building inspector and zoning administrator, said he had reservations about whether the site would hold the 498

townhouses that Ausley plans to build, because about 30 percent of the land would be required for open space.

The development would just about double the number of townhouses in Dumfries now, Bishton said. He said there were about 500 townhouse and 921 single-family homes in Dumfries currently.

Ausley said he had agreed to make all road improvements needed on the site, which is now largely vacant land.

Family sues nightclub

The family of Manfred G. Bast, a Woodbridge man who died following a fight at a Lorton nightclub two years ago, have sued club owners Earl Roy and Mary Ruth Dixon.

The \$1 million suit alleges that employees at Hillbilly Heaven served drinks to Bast and John Oscar Collins on June 13, 1981, even though the two men were obviously intoxicated.

Bast and Collins fought in the parking lot after midnight, and Bast died later that day of his injuries.

Collins, of Fairfax, was convicted of manslaughter. He is a codefendant in the suit, filed in Fairfax Circuit Court by Bast's wife and two children.

Virginia law prohibits the serving of alcohol to drunken customers.

Dale City renovation

By EILEEN MEAD
Potomac News Staff Writer

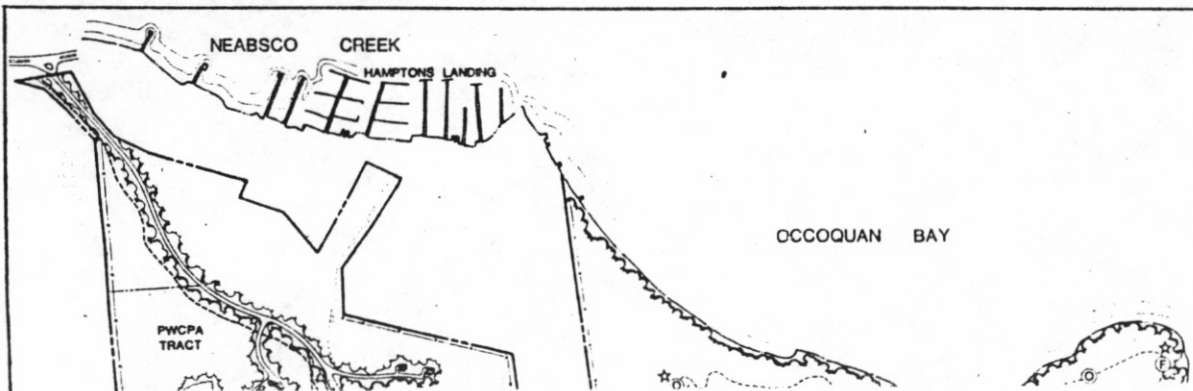
The Dale City Sanitary Advisory Committee Tuesday proved a plan to spend over the next five years to and renovate the center.

The budget plan will be the Prince William County of Supervisors for approval.

The advisory committee has the sole responsibility of convincing the supervisors on matters concerning the Dale City Recreation Center, allocated the lion's share of \$300,000, to add a 4,500 square foot multi-purpose room and kitchen in 1984.

Another \$20,000 is budgeted for 1984 for weight lifting equipment, \$25,000 for pool mechanical renovation and \$5,000 for grass playing fields.

In 1985, fitness trails are scheduled to cost \$5,000, an amount



Freestone Point funding begins

EILEEN MEAD
Potomac News Staff Writer

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