



**CITY OF FREDERICKSBURG
PLANNING COMMISSION
MINUTES**

September 11, 2019

7:30 p.m.

**715 Princess Anne Street
Council Chambers**

You may view and listen to the meeting in its entirety by going to the Planning Commission page on the City's website:

<https://amsva.wistia.com/medias/54w9iq5cyo>

The Agenda, Staff Report, Applications and Supporting Documents are also available on the Planning Commission page.

MEMBERS

Kenneth Gantt, Chairman
Rene Rodriguez, Vice-Chairman
Steve Slominski, Secretary
Dave Durham
Chris Hornung
Tom O'Toole
Jim Pates (Absent)

CITY STAFF

Chuck Johnston, Director,
Planning and Building Dept.
Mike Craig, Senior Planner
James Newman, Zoning Administrator
Cathy Eckles, Administrative Assistant

1. CALL TO ORDER

Chairman Gantt called the meeting to order at 7:32 p.m. Chairman Gantt explained meeting procedures for the public, as well as expected decorum during public comment.

2. PLEDGE OF ALLEGIANCE

3. ADOPTION OF MINUTES

August 14, 2019 – Regular Meeting

Mr. Rodriguez moved to approve the August 14, 2019 minutes with Mr. Pates' edits; Mr. Hornung seconded.

The motion passed 6-0-1.

4. DECLARATION OF CONFLICT OF INTEREST

There were no conflicts of interest reported.

5. PUBLIC HEARING

A. **The Come Up, LLC** (Carlos Sandoval Jr.), requests a Special Use Permit for a Retail Sales Establishment at 1405 Princess Anne in the Transitional Commercial (CT) Zoning District located near the intersection of Princess Anne Street and Hawke Street.

Mr. Newman presented the staff report with a power point presentation.

Mr. O'Toole asked if there were any public comments. Mr. Newman said no. Mr. O'Toole asked if the building was right on the property line and was it attached to the other building. Mr. Newman said yes. Mr. O'Toole asked about the sign painted on the building stating the business name and was the establishment already open. Mr. Newman said no.

Mr. Rodriguez asked about the limited hours (9 am-9 pm, 7 days a week) and if any other retail had this type of condition. Staff said that both Cork & Table and Red Dragon Brewery had conditional hours in their Special Use Permit. Mr. Johnston discussed the zoning in Transitional Commercial and the limits and controls set for that zoning district.

Mr. Rodriguez asked about occupancy and was this Special Use Permit limited to retail. Mr. Newman stated the occupancy allowance was only affected by the number of people inside the 40 sq. ft. space and the Special Use Permit was solely limited to retail.

Mr. Hornung asked if the City can condition that non-desirable retail sales do not move into this property. Mr. Newman stated that according to the definition of retail sales, the only excluded uses are automobile-oriented uses, quick-service food stores, or vehicle sale, rental, or ancillary service establishments. Mr. Johnston stated that if the Commission feels that this Special Use Permit should be limited to retail clothing, shoes, and accessory uses only, a broad description of apparel sales could be applied.

Applicant, Carlos Sandoval Jr., 4205 Amelia Drive, was present. Mr. Sandoval stated he has no other plans for the property but his retail clothing, shoes, and accessories line. Mr. Hornung asked if the Applicant had any issues with the Commission limiting the Special Use Permit for this property to clothing, shoes and accessories. Applicant stated no.

Mr. Gantt closed the public hearing.

Discussion was had about applying a generic use category on the Special Use Permit rather than trying to list all of the retail sales the Commission may want to exclude. Mr. Johnston stated he could find no specific text in the Code that references "apparel sales" but suggested that the motion request staff to find the appropriate terminology.

Mr. Rodriguez noted that the location is not well lit but saw no plans for any exterior lighting. Mr. Johnston stated that the lighting standards in the UDO would allow some changes to the exterior lighting.

Mr. Hornung moved to approve the Special Use Permit for a retail sales establishment at 1405 Princess Anne Street conditioned upon staff limiting the approval to the appropriate definition for apparel, shoes, and accessories sales. Mr. Rodriguez seconded. Mr. Durham noted that the conditions that staff recommended should also be included.

The motion passed 6-0-1.

6. OLD BUSINESS

None.

7. NEW BUSINESS

A. Discussion of Archaeology Text Amendment

Ms. Schwartz made a presentation (attached) regarding a proposed archaeology ordinance to be the threshold for application of the ordinance in preparation for a public hearing later this Fall.

Mr. Slominski asked how the 2,500 sq. ft. of land disturbance number was determined. Ms. Schwartz said this number was previously set for the division between minor and major site plans. Mr. Slominski questioned what keeps a project from disturbing less than the 2,500, but numerous times. Ms. Schwartz stated projects have a complete picture for the entire site, the land disturbance number is cumulative, and the determination is based on the complete project.

Mr. Slominski asked if the City planned to hire an archaeologist and where will the funds come from. Ms. Schwartz stated the City planned to use on-call archaeologists and the funding will come from a proposed 5% fee on all land development applications and the City's general fund.

Mr. Slominski asked what type of penalties the City is considering. Ms. Schwartz stated it would be a zoning violation, with penalties for land disturbance. She said there is a caveat in the proposed ordinance regarding unexpected discoveries, so the City has the ability to capture something found on a site that didn't have an initial archaeological review.

Mr. Rodriguez asked if this proposal came about due to the experience with the Masonic Lodge on the Riverfront Park site. Ms. Schwartz stated that situation was unique, but this process could have alleviated some of that experience. She noted that the goal is to be able to investigate and prepare before any land disturbance occurs.

Mr. Rodriguez asked if the City has an experienced pool of archaeologists to do the on-call work. Ms. Schwartz said the City has a wide variety of cultural resource professionals.

Mr. Durham asked what portions of the City in the predictive model the ordinance would apply to. Ms. Schwartz said it would apply to the med-high and high archaeological resource areas. Mr. Durham asked if the ordinance will designate areas determined to have archaeological resources based on actual excavation as part of the archaeological overlay district. Ms. Schwartz said the ordinance will have an unexpected components model. Additionally, the predictive model will continually change as sites change.

Mr. Hornung discussed his involvement with the Archaeological Ordinance Committee and the goal of not necessarily preserving the sites but preserving the historical record of the City.

B. Status of Land Use Annual Report

1. Transmission of the Report
2. Joint Work Session with City Council on the Report and discussion of the Commission's role in annual CIP/Budget review: October 22 6:00

Mr. Craig noted the purpose of this discussion will be to start the working process on the cover letter to transmit the Land Use Annual Report and the joint work session on October 22, 2019.

Chairman Gantt requested the Commissioners to have cover letter transmittal ideas to him no later than September 20, 2019 as to what work the Commissioners want done regarding land use.

Mr. Durham asked staff if there was anything in the Annual Report that is remarkable or problematic. Mr. Craig noted the most remarkable aspect is the City and Commission's ability to work at a high volume. Specifically, the cycle of working on the Area plans, working on the implementation of last year's Area 6 (Princess Anne) and Area 7 (Downtown) Plans, and starting the preliminary planning on next year's Area 1 (Central Park/Celebrate) and Area 2 (Bragg Hill) Plans. Mr. Craig noted the Commissioners should look at the data trends, look at the rezonings, and look at the rules and regulations set up for the next growth phase. Mr. Hornung believes the highlights should also include the form-based code work as it's the guide to the City's future. Mr. Durham recommends the report highlight the philosophies the Commission feels the City should employ so the City residents are aware of the direction the City is heading.

8. GENERAL PUBLIC COMMENT

Jon Gerlach, 809 Charlotte Street, noted that he was the author of the Infill Ordinances Text Amendments and was available if the Commission had any questions regarding Item 9.B.3 on the Agenda.

9. OTHER BUSINESS

A. Planning Commissioner Comments

None.

B. Planning Director Comments

1. Small Area Plans for Area 1 (Central Park/Celebrate) and Area 2 (Bragg Hill)

a. Joint Work Session with City Council: September 10 5:30

b. Commission Charrette session: October 23 6:30

Proposed Location: 1270 Carl D. Silver Parkway
(between Old Navy & Party City)

Mr. Johnston noted that the joint work session with Council on September 10, 2019 only discussed Area 1 (Central Park/Celebrate) due to time constraints. Information about Area 2 (Bragg Hill) will be forthcoming. The Area 1 Charrette for the Commissioners will be Wednesday, October 23, 2019 at 6:30 pm at 1270 Carl D. Silver Parkway. The open public meeting will be Monday through Thursday, October 21-24, 2019. The final presentation/wrap-up will be Thursday, October 24, 2019.

Mr. Hornung noted that it has been a year since he worked for Silver Co. and he would be participating in the charrettes as he did not believe he had any conflict or bias.

Mr. Durham asked about Area 2 (Bragg Hill) and why there was not a charrette planned. Mr. Johnston stated that this was a smaller area plan and a less formal community information session would be used. Mr. Durham noted his concern about it not being planned as a charrette and wants to be sure this area plan still has a good showing from City leadership and commissions to indicate the City is vested in the Area 2 small area plan.

2. Small Area Plan schedule

Mr. Johnston noted the long-term schedules for the small area plans and provided a presentation showing the dates planned for each area (see attached).

Mr. Johnston noted that during this schedule, late FY2021, the Comprehensive Plan five-year review and update will also be in progress. Mr. Gantt asked if staff was accepting the injection of

the Council's vision statement. Mr. Johnston said yes. He stated that the City will also be receiving census data in late FY2021.

Mr. Johnston updated the Commission on the Braehead neighborhood situation, stating that there is a lot of concerns regarding the potential resubdivision of the neighborhood, the additional single family homes, and how the City's infill regulations are set up.

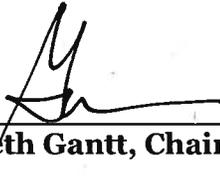
Mr. Johnston discussed the George Washington Regional Commission's Meeting Schedule for its three "Good Jobs Here" sessions (attached), which are intended to create a shared understanding of current data, analysis, strengths, and opportunities for the region. Mr. Johnston said staff would be ordering a book entitled "*The New Geography of Jobs*" for Commission members, which should help understand how the paradigm of job growth is changing. Mr. Durham recommended a book entitled "*Walkable City*" about how downtown can save America one step at a time.

Mr. Craig said that staff is continuing to research solar power and sustainability. Staff will work with the Clean and Green Committee on advancing those ideas. Mr. Craig noted staff will keep the Commission updated on these progress.

Mr. Gantt asked about the discussion on infill ordinance text amendments. Mr. Johnston noted that the Commission will be discussing that October 9, 2019

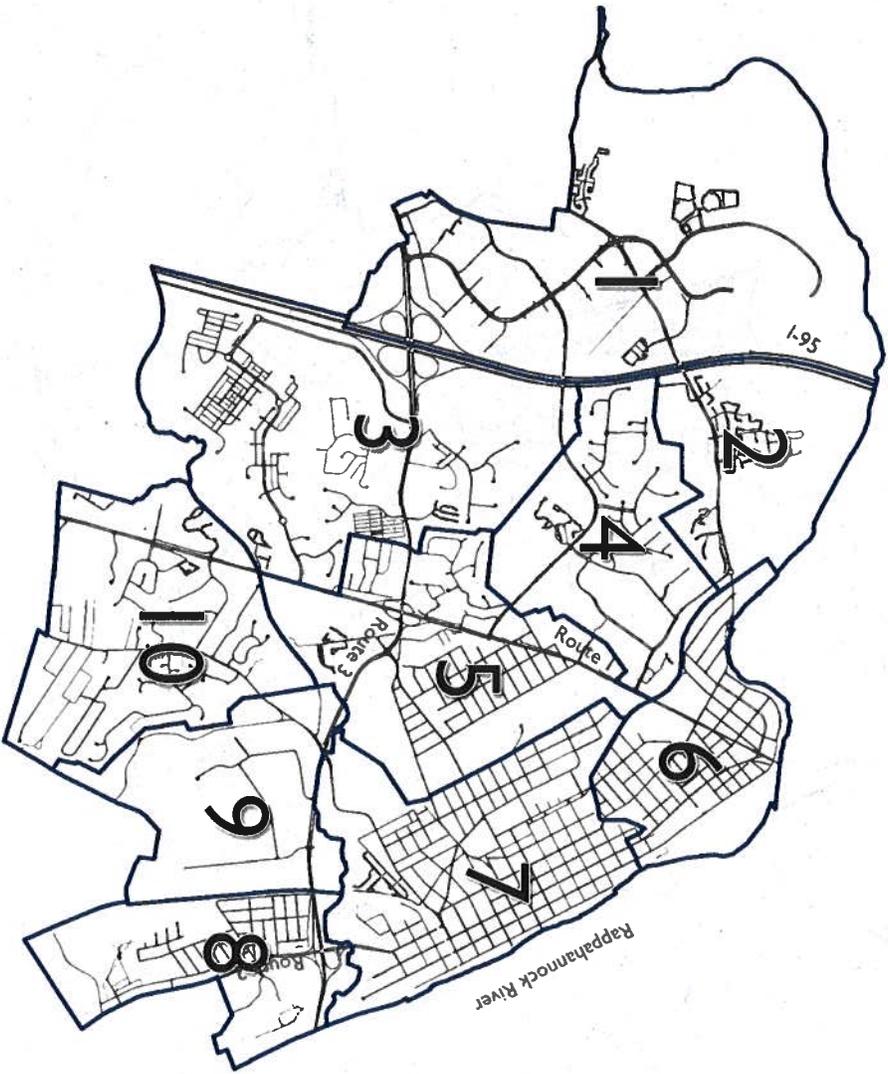
10. ADJOURNMENT

There being no further items to be discussed, the Planning Commission adjourned at 8:38.

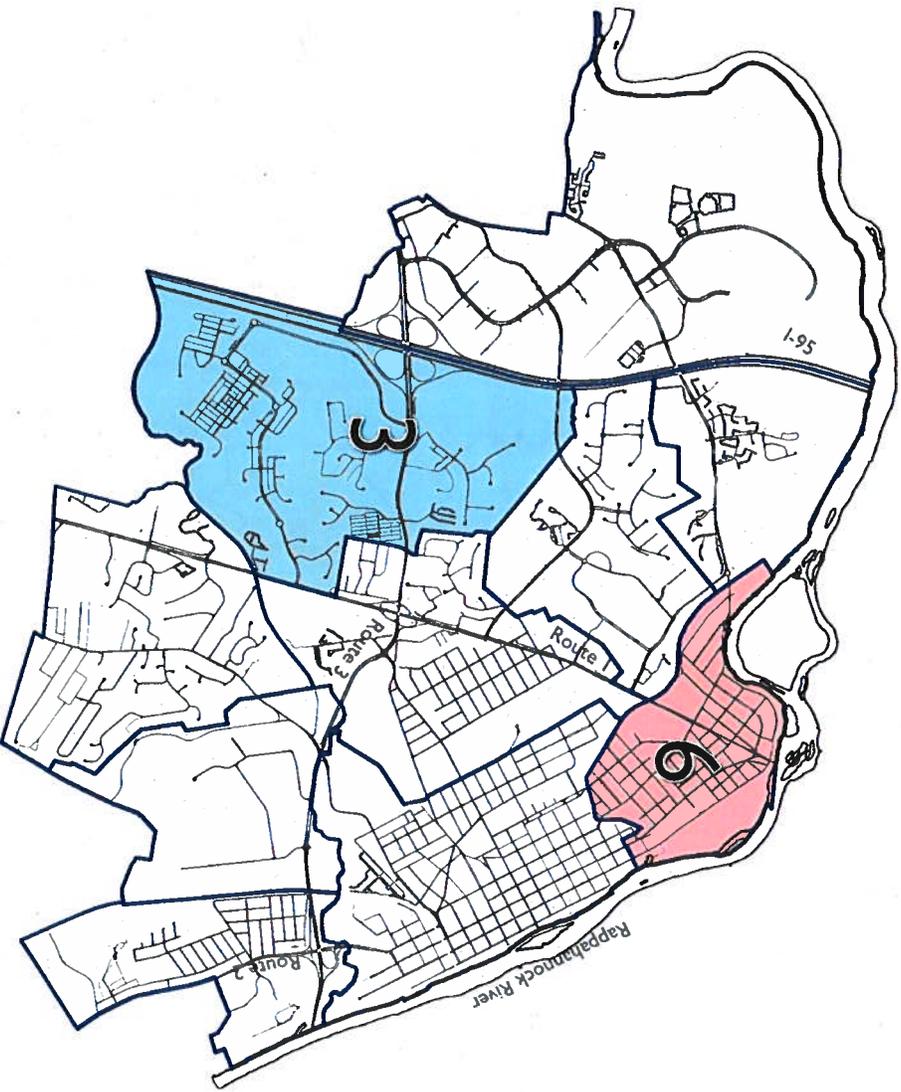


Kenneth Gantt, Chairman

Small Area Plans



Phase I: Areas 3 and 6



Area 3

Small Area Report

Completed 2nd Qtr FY 2018

Comprehensive Plan Amendments

Completed 3rd Qtr FY 2018

UDO Amendments

Completed 3rd Qtr FY 2019

Area 6

Small Area Report

Completed 2nd Qtr FY 2018

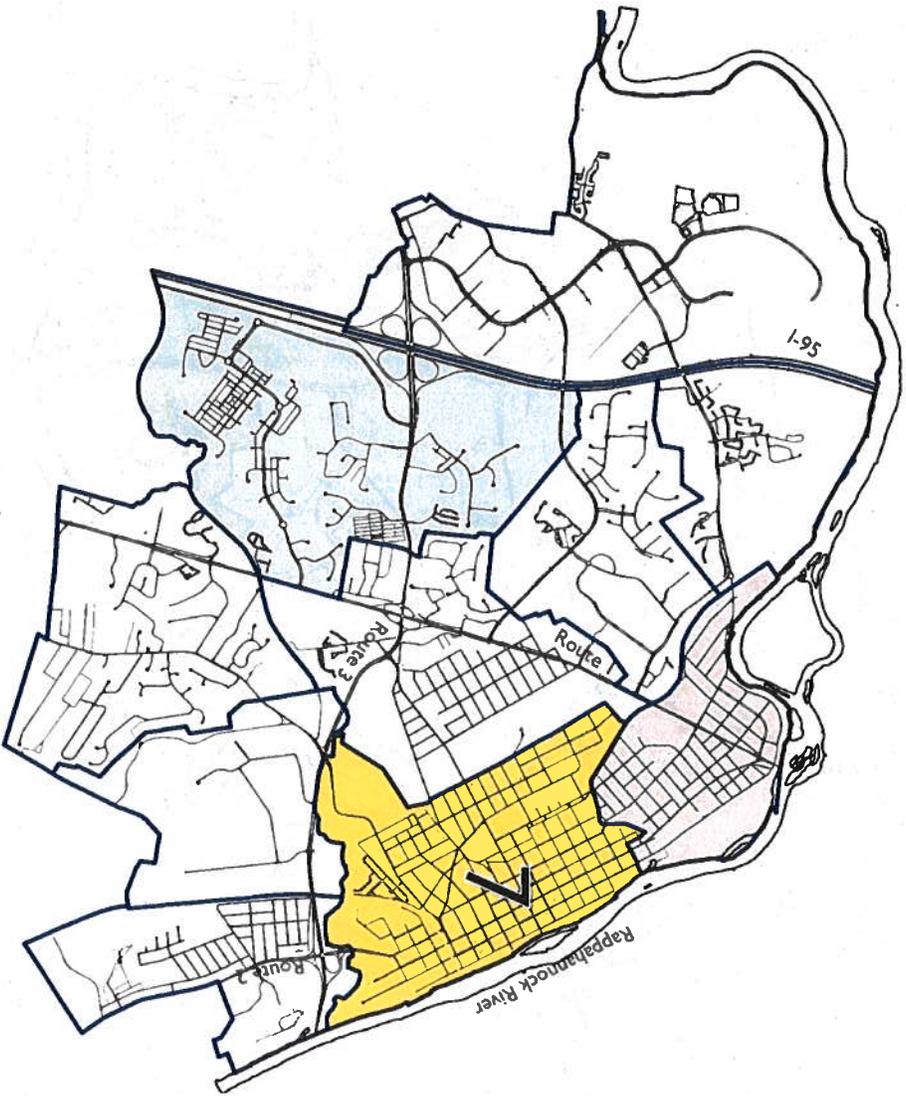
Comprehensive Plan Amendments

Completed 3rd Qtr FY 2019

UDO Amendments

In Process

Phase II: Area 7



Area 7

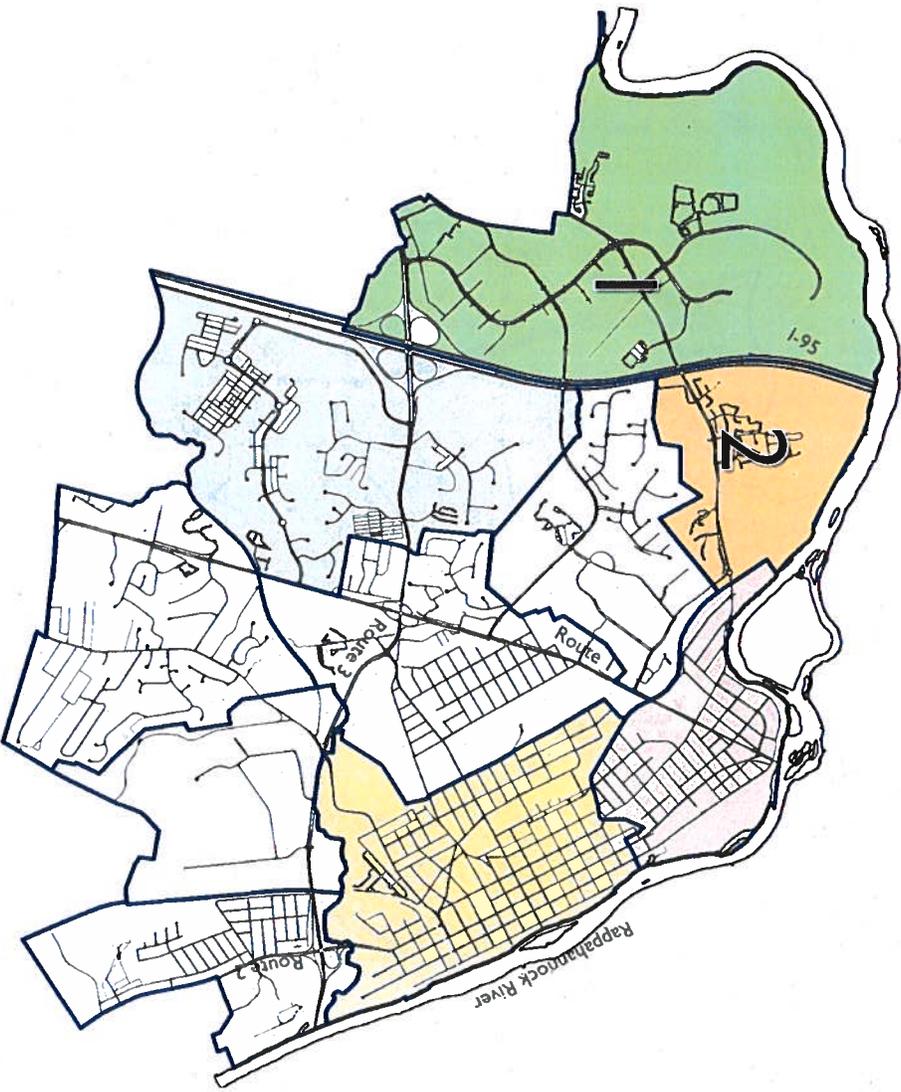
Small Area Report

Completed 4th Qtr FY 2019

Comprehensive Plan Amendments

In Process

Phase III: Areas 1 and 2



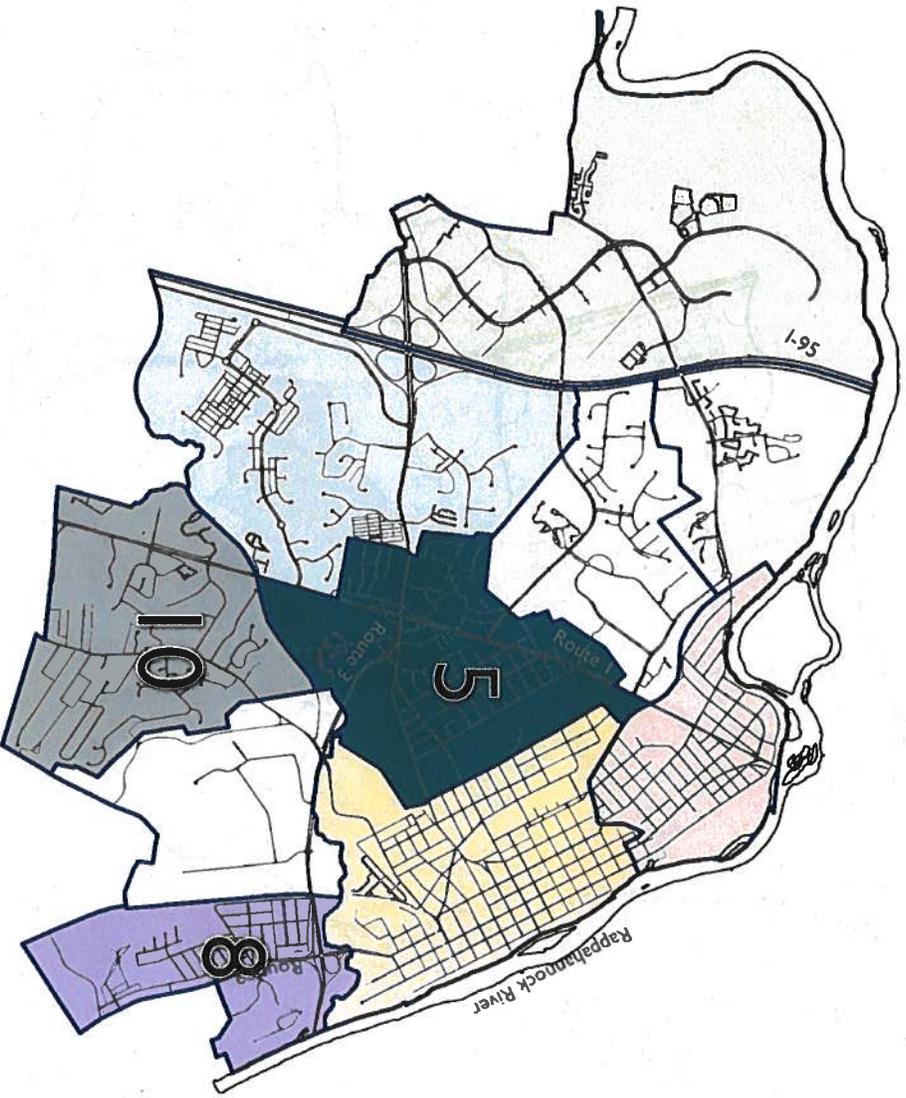
Area 1 and 2

Small Area Report

Begin

1st Qtr FY 2020

Phase IV: Areas 5, 8, and 10



Areas 5, 8, and 10

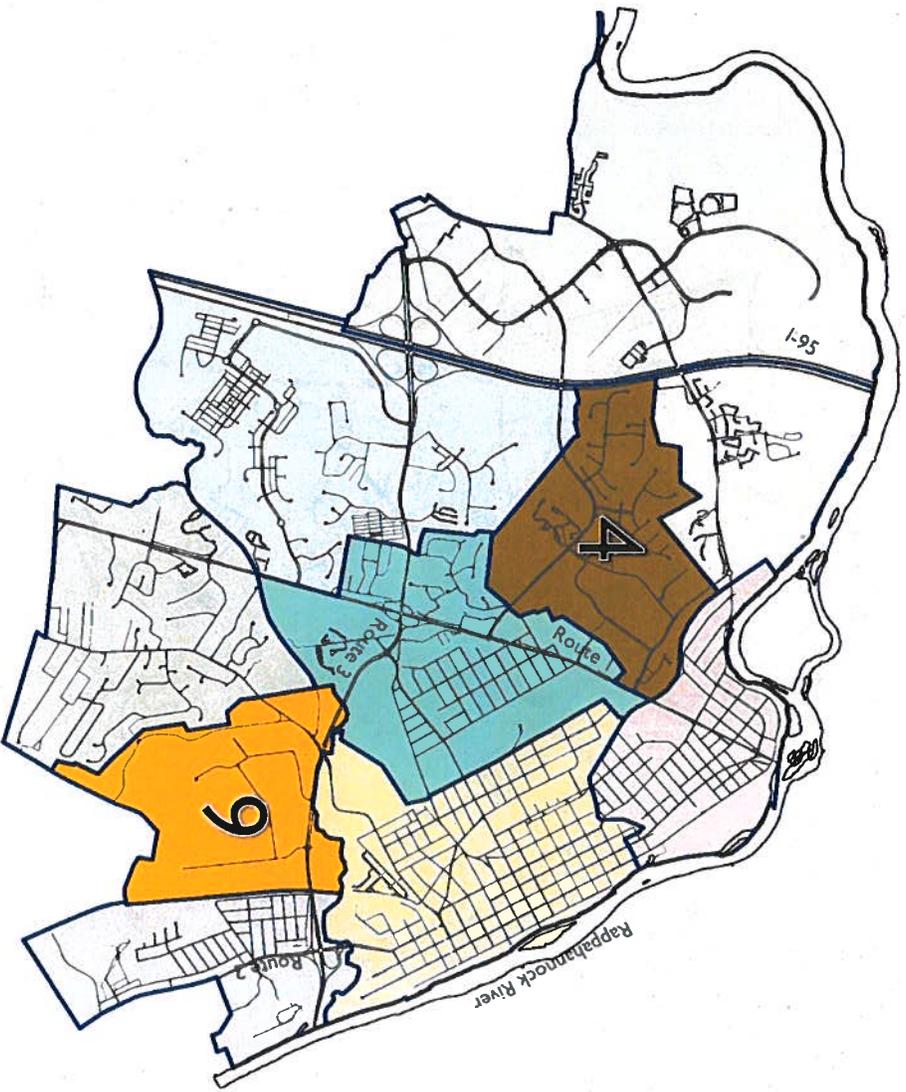
Small Area Report

Area 10 – 4th Qtr FY 2020

Area 8 – 2nd Qtr FY 2021

Area 5 – 4th Qtr FY 2021

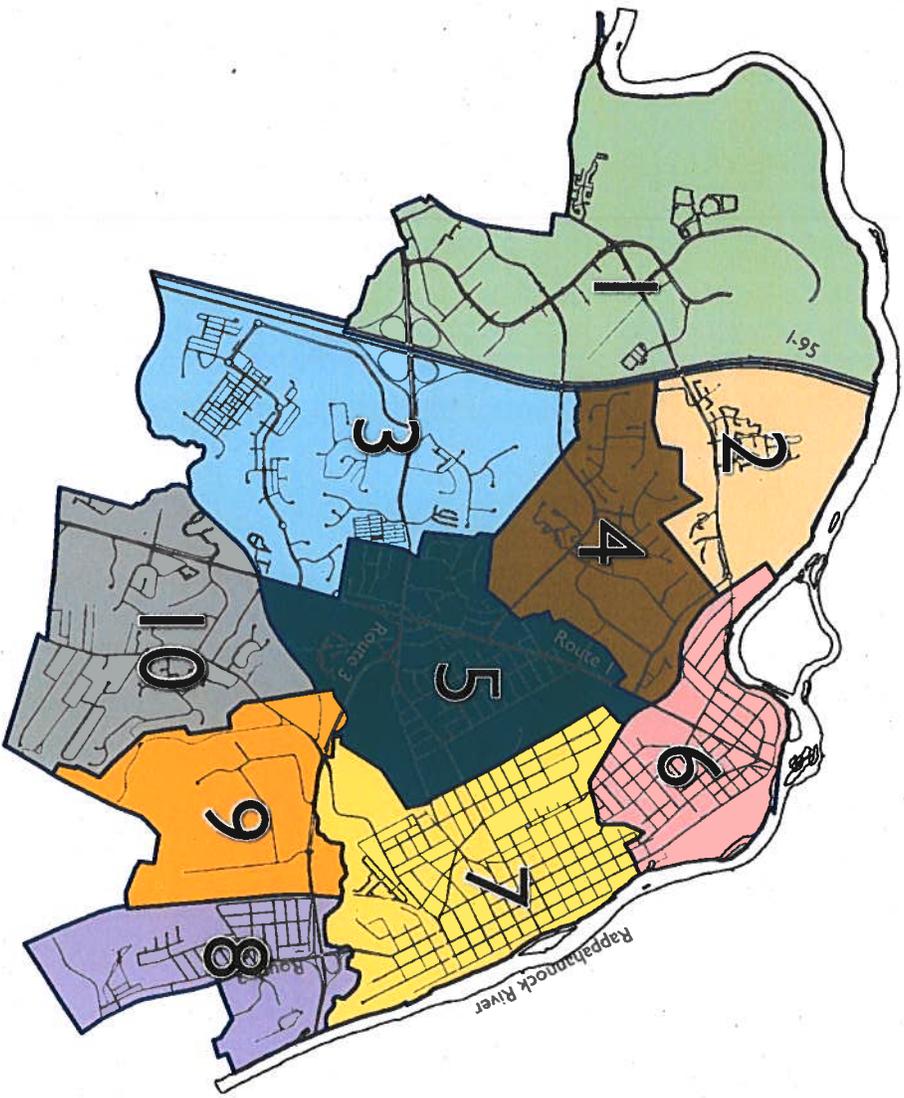
Phase V: Areas 4 and 9



Areas 4 and 9

Small Area Report
Planned Start 1st Qtr FY 2023

Small Area Plans



Cathryn A. Eckles

From: Charles R. Johnston
Sent: Thursday, September 12, 2019 11:54 AM
To: C. Hornung (chornung@ymail.com); David Durham; James Pates; Kenneth Gantt (kdgantt.fredpc@gmail.com); Rene Rodriguez; Steve Slominski; Tom O'Toole (tjotoole@verizon.net)
Cc: Michael J. Craig; Marne E. Sherman; Susanna R. Finn; Cathryn A. Eckles
Subject: Economic Development Info sessions
Attachments: good jobs here flyer v 2.pdf

Hello all

As I mentioned last night, the Regional Commission is sponsoring workshops on September 19th, October 17th, and November 21st to share information and discuss the future of economic development in our region. The concept is to develop 'Good Jobs Here' plan to create, measure, execute, and foster economic growth and job creation in the Fredericksburg region. Each meeting will be held at the UMW Stafford Campus (121 University Boulevard, Stafford, Virginia 22406) from 8:00am until 11:30am.

GWRC received a Go Virginia grant to complete planning activities using a 3-track approach to create a common economic vision and regional community-based economic development plan. GWRC has retained The Berkley Group and partnered with FRA and UMW to complete this work. Part of the goal is to create a shared understanding of current data, analysis, strengths and opportunities for the region and to create a region-wide vision with high-level goals.

The link to the Eventbrite flyer and registration can be found **HERE**:

<https://goodjobshere.eventbrite.com>

Please register if you plan to attend.

Meeting Schedule:

1. Demographic Demolition: How a changing population is blowing up how we do business
Thursday, September 19, 2019.

This session features Dr. Jim Johnson with the University Of North Carolina School Of Business. He will cover demographic trends and how they will impact our future workforce.

2. Don't Reinvent the Wheel: Regions that work Thursday, October 17, 2019.

This session takes a step away from Fredericksburg and brings in other regions that have successfully joined together to foster greater economic development. We will identify best practices that can be part of our plan.

3. Making the Sausage: Putting it all together Thursday, November 21, 2019.

This session will gather all we've learned and mix it up into something actionable, measurable, and reasonable.

Please let me know if you have any questions.

Thanks

Chuck

Charles Johnston AICP CNU-A
Director

Community Planning & Building Department

City of Fredericksburg
715 Princess Anne Street
Fredericksburg, VA 22401
540-372-1180

One team for a great community



MEETING SCHEDULE

LOCATION

**University of Mary Washington, Stafford Campus
121 University Boulevard
Stafford, Virginia 22406**

1

Demographic Demolition: How a changing population is blowing up how we do business

Thursday, September 19, 2019

8:00am-11:30am

This session features Dr. Jim Johnson with the University of North Carolina School of Business. Dr. Johnson is frequently called upon for his analysis and entertaining but poignant presentations by Fortune 500 Companies, the National Conference of State Legislators, Governing Magazine, and Chambers across the country. He will discuss disruptive demographic trends and how they will impact our future workforce nationwide, but also in the region.

2

Understanding the Region: Who are we and what are our opportunities?

Thursday, October 17, 2019

8:00am-11:30am

This session looks at some of the key demographics and opportunities related specifically to Planning District 16. This will include a look at never before developed data on our workforce, including those who commute, and some unique opportunities we have as a region to develop and grow economically. It also includes a special look at the portions of our population that are working but struggling, so we can be sure to include this population in our long terms plans for success.

3

Regions that Work: Learning from Others and Putting it All Together for Success!

Thursday, November 21, 2019

8:00am-11:30am

In this session, we will first take a step away from Fredericksburg and bring in other regions that have successfully joined together to foster greater economic growth that successfully harnesses what makes them unique. Then we will gather all that we have learned in all three sessions, and turn it into a common set of community-wide goals, with a special view as to how each individual and organization can best contribute to our economic success from our areas of strength and expertise.

How can you get involved?

We need thought-leaders and trusted voices from across the region. We need your commitment to attend all three sessions and to be an active participant in the planning and implementation process.

Register at goodjobshere.eventbrite.com

An overhead photograph of several people sitting around a large wooden table. They are using various electronic devices: a laptop, a tablet, and a smartphone. The scene suggests a collaborative meeting or workshop.

GOOD JOBS HERE

GOOD JOBS HERE is a broad-based effort to create, measure, execute, and foster economic growth and job creation in the Fredericksburg region. Utilizing a GO Virginia grant, the George Washington Regional Commission has partnered with leading local organizations to create a shared understanding of current data, analysis, strengths and opportunities for this region.



Who?

This effort focuses on the City of Fredericksburg, and the counties of Caroline, King George, Spotsylvania and Stafford. Our goal is to include a set of diverse voices and viewpoints to inform the plan.



Why?

While our region is a great place to live, many of our citizens must commute long distances for work. A community-based, region-wide plan that looks to the future and offers measurable strategic goals is a key step in creating diversified growth.



How?

Through a series of three sessions, we will engage the community with high-level speakers and thought-provoking data to reach a consensus on economic development strategies and opportunities to seize going forward.

Help us bring good jobs here!

Register at goodjobshere.eventbrite.com

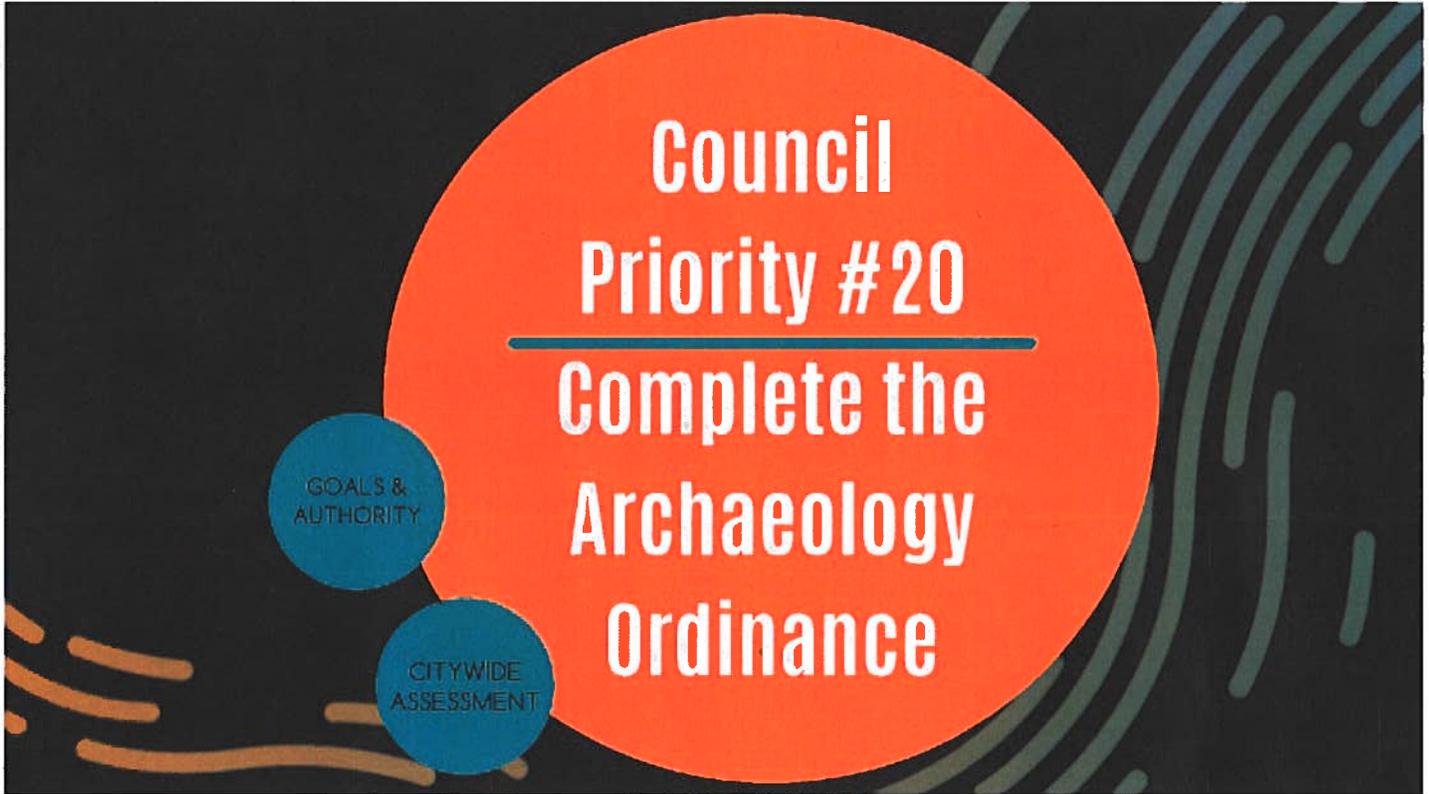
The Archaeology Ordinance

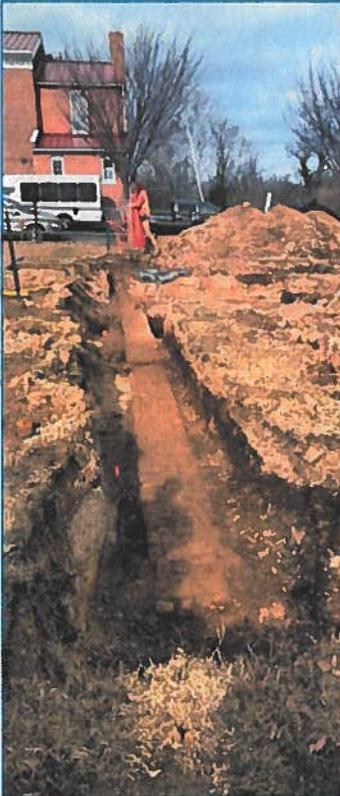
PROCESS

BACKGROUND

**ARCHAEOLOGY
PROGRAM**

September 11, 2019



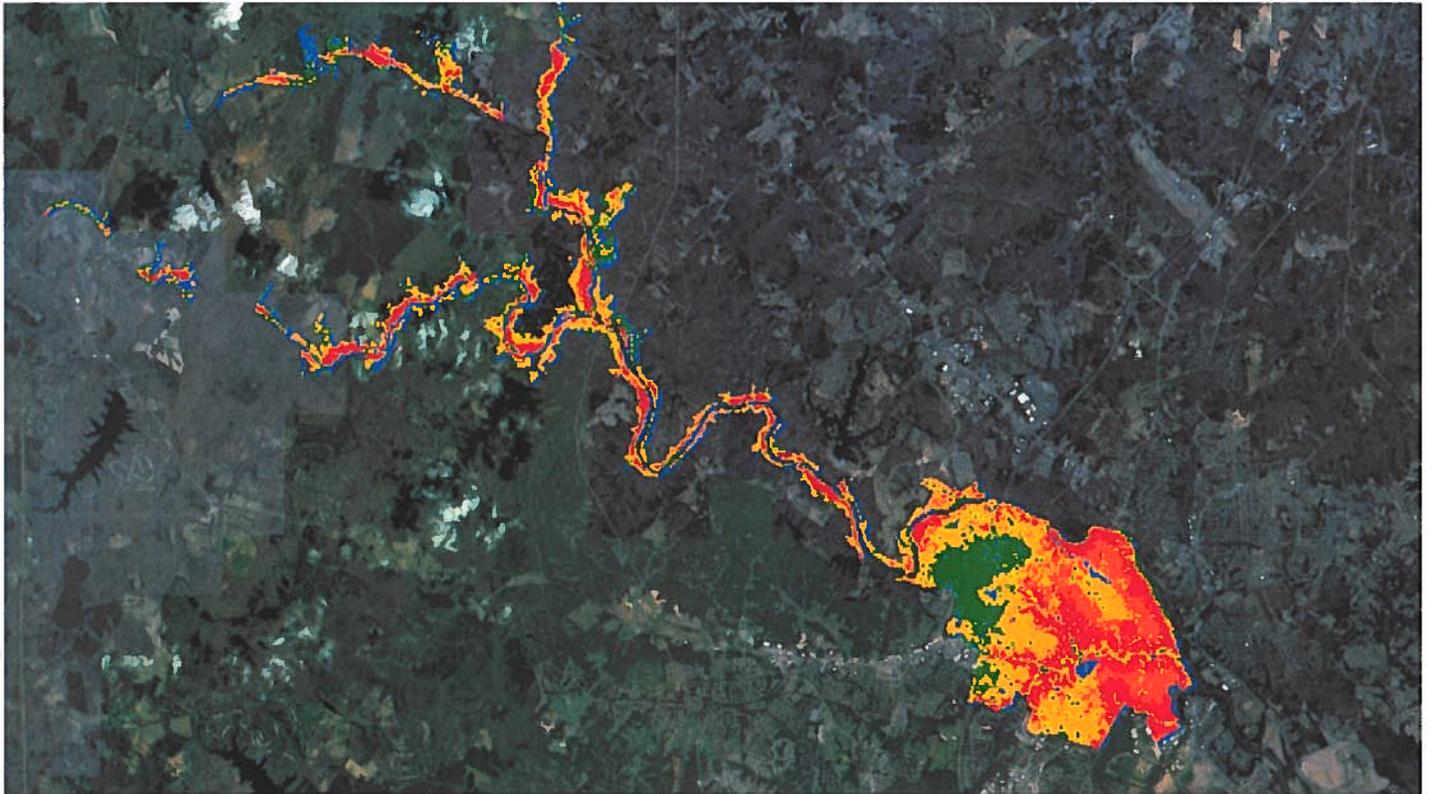


COMPREHENSIVE PLAN, CHAPTER 8 - HISTORIC PRESERVATION

"Fredericksburg's archaeological resources are an integral part of the City's history...Archaeological sites, when properly excavated, can provide information that contributes to the general history of the community and to the particular histories of its inhabitants."

2010 HISTORIC PRESERVATION PLAN

Issue 1, Goal 2: Establish controls to assure archaeological sites and subsurface materials are properly identified, evaluated, and mitigated prior to excavation projects throughout the city.



The Archaeology Ordinance

PROCESS

BACKGROUND

**ARCHAEOLOGY
PROGRAM**

September 11, 2019

The Archaeology Ordinance

- Establishes an Archaeological Preservation District that encompasses those areas shown as Medium-High or High Priority (orange or red) on the predictive model.
- Requires archaeological investigation in conjunction with existing land development review processes.
- Evaluation of sites and extent of investigation is tied to identified research priorities for the City.

Minor
Application
Types

Major
Application
Types

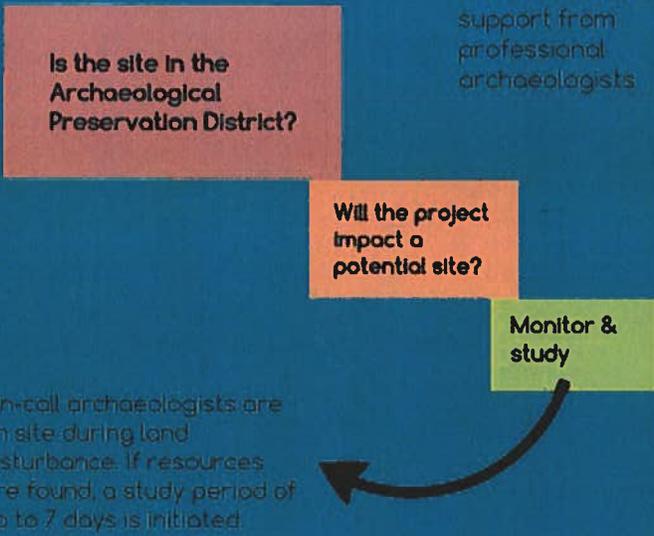
Research
Priorities

Minor Application Types

- Applies to Minor Site Plans, Residential Lot Grading Plans, and Certificate of Appropriateness Applications
- Requires the services of on-call archaeologists for evaluation of sites and monitoring during land disturbance

Process

Administrative with support from professional archaeologists



Major Application Types

- For projects that include more than 2500 square feet of land disturbance
- Requires preliminary archaeological survey to be submitted with the site plan application; further investigation, if necessary, is coordinated under a Memorandum of Agreement.
- Requires the services of on-call archaeologists for evaluation of sites, review of reports, and design of intensive investigation.
- Never intended to halt development, only to slow occasionally to ensure we capture significant resources. Other construction work can likely continue on site during the process.

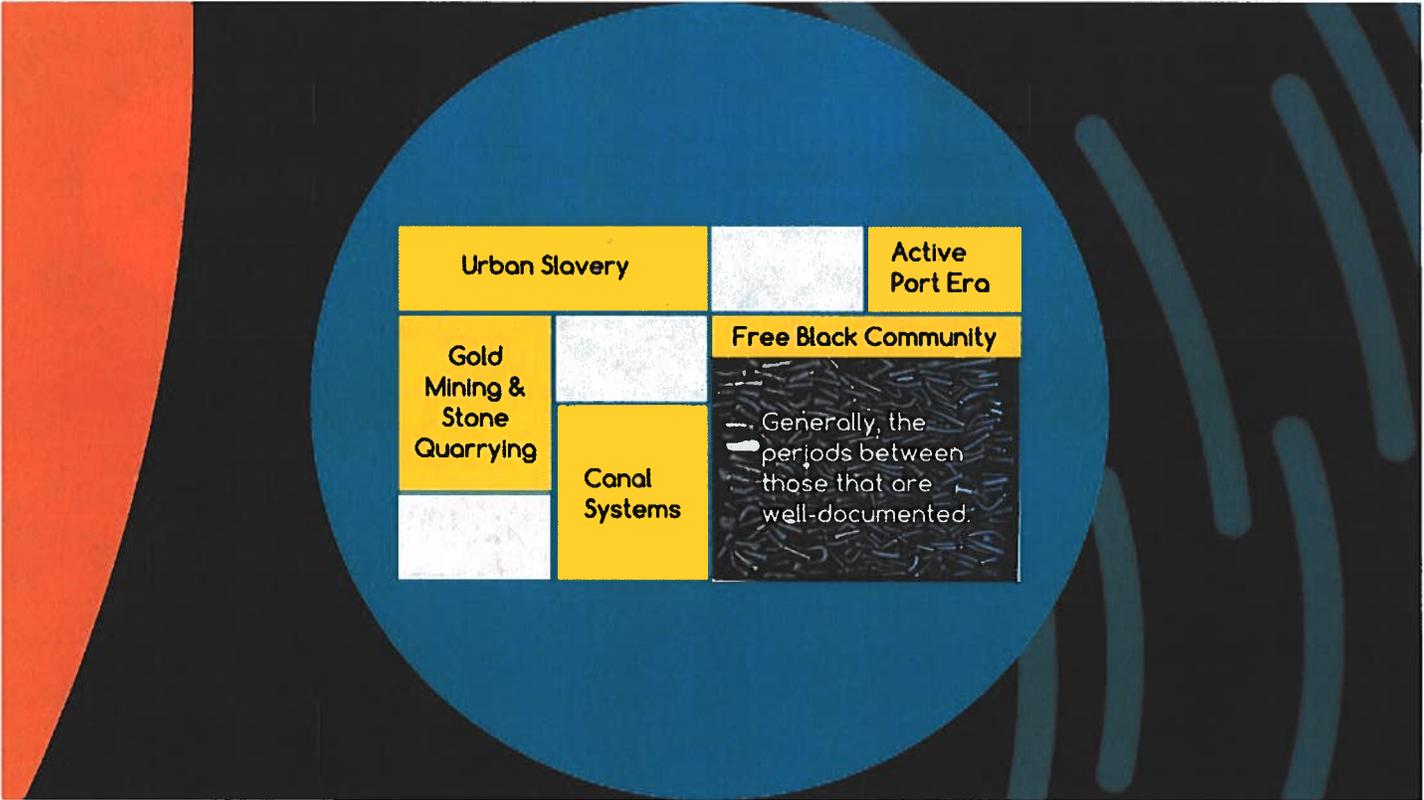
For projects in the District, developer submits survey report with application.

If resources will be impacted, further investigation is coordinated under the MOA

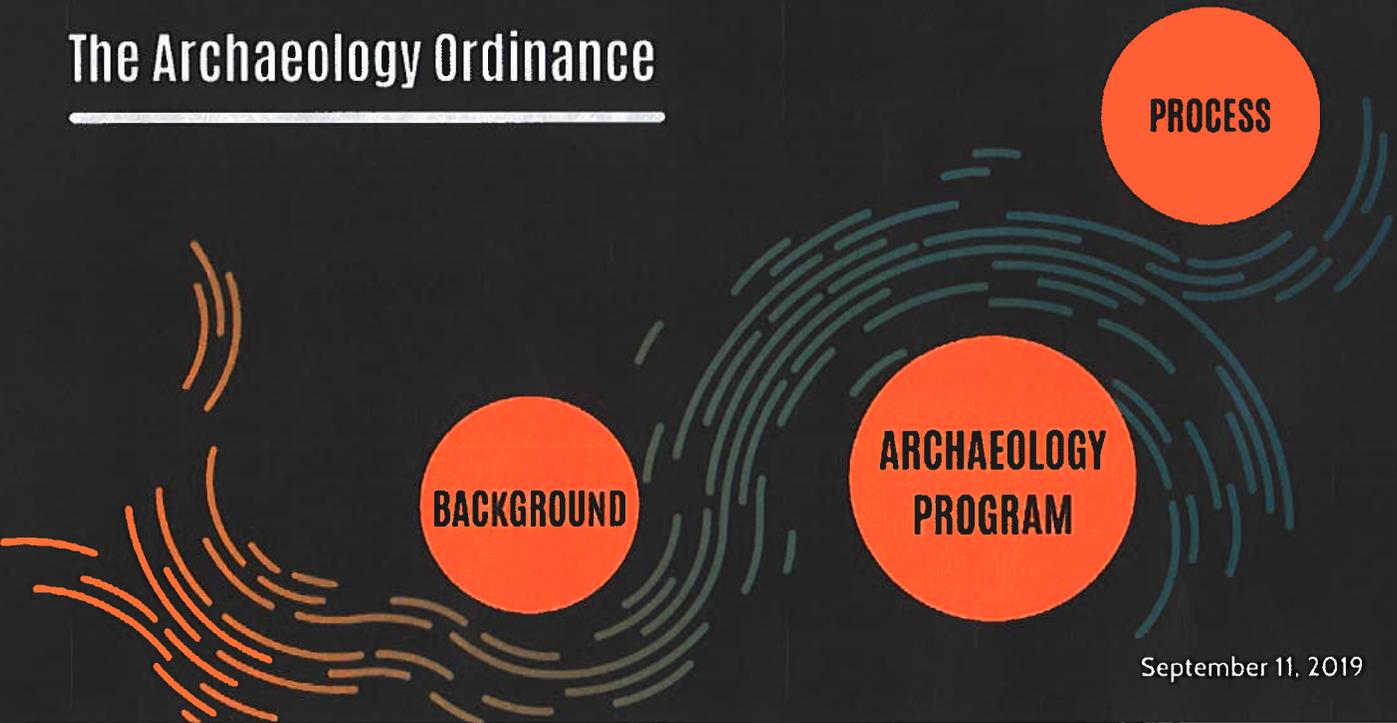
Archaeology becomes a component of the site work.

Process

Developer-initiated with review by staff and on-call archaeologists



The Archaeology Ordinance



September 11, 2019

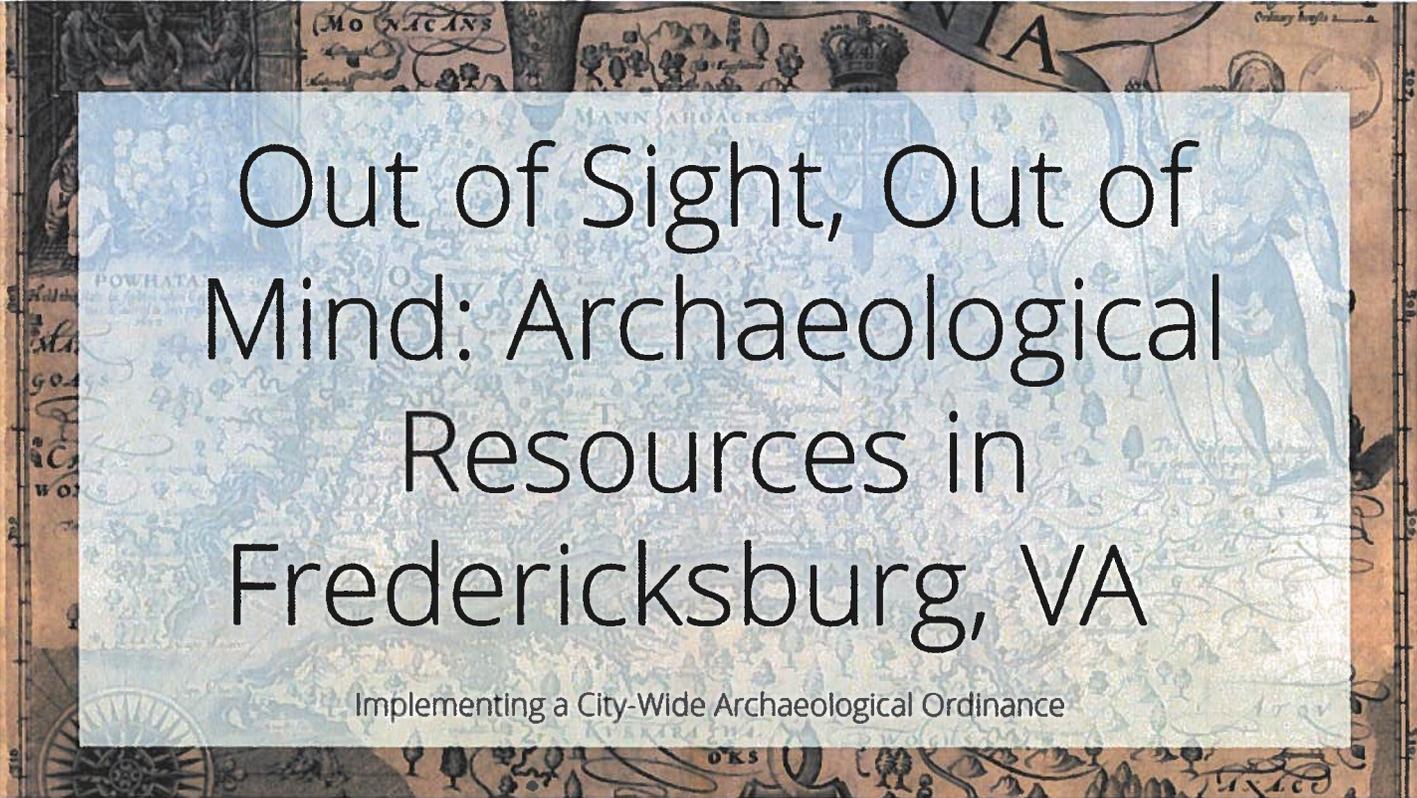
NEXT STEPS



STORY
MAP

CASE
STUDY



A historical map of Virginia, likely from the 17th century, featuring a blue text overlay. The map includes various geographical features, a crown, and the name 'MANNABOCKS'. The text overlay is centered and reads: 'Out of Sight, Out of Mind: Archaeological Resources in Fredericksburg, VA'.

Out of Sight, Out of Mind: Archaeological Resources in Fredericksburg, VA

Implementing a City-Wide Archaeological Ordinance



Riverfront Park Investigations

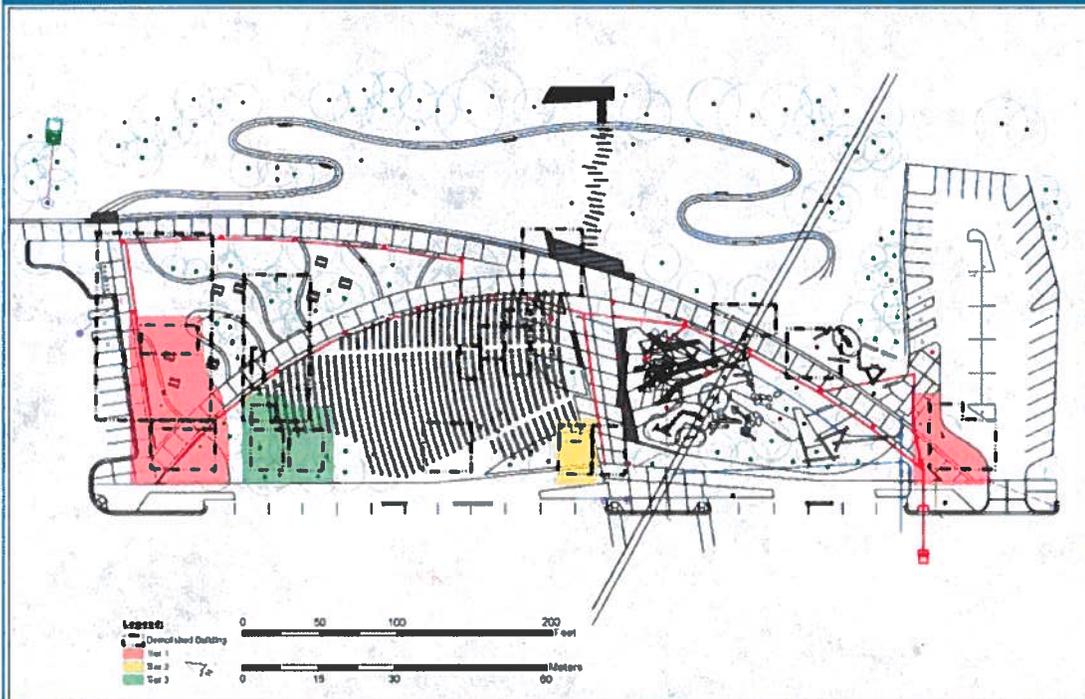
The Archaeology Ordinance

PROCESS

BACKGROUND

**ARCHAEOLOGY
PROGRAM**

September 11, 2019



Initial survey completed and reviewed with site plan.

Level of investigation determined based on extent of disturbance and potential of each resource.

Cathryn A. Eckles

From: David Durham <david.b.durham@gmail.com>
Sent: Tuesday, September 17, 2019 8:48 AM
To: Michael J. Craig
Cc: C. Hornung (chornung@ymail.com); James Pates; Kenneth Gantt (kdgantt.fredpc@gmail.com); Rene Rodriguez; Steve Slominski; Tom O'Toole (tjotoole@verizon.net); Charles R. Johnston; Cathryn A. Eckles
Subject: Re: Annual Report - Summary Paragraph

Many thanks, Mike. This will help tremendously.

David

David Durham
m 703-470-4769 | david.b.durham@gmail.com

On Sep 16, 2019, at 16:52, Michael J. Craig <mjcraig@fredericksburgva.gov> wrote:

Dave,

During the discussion you requested that we give some thought to how the Status of Land Use Planning Annual Report ties into the bigger picture. Here are our thoughts:

As described in the City's Comprehensive Plan the City envisions that in the future it will:

- Be an Employment Epicenter;
- Deliver quality core public services including clean water and sanitary services, public safety, health, and social services;
- Be home to Distinct and Linked Neighborhoods;
- Value Learning as a Way of Life;
- Be a Leader in Historic Preservation;
- Build Community Through Cultural Vibrancy;
- Foster a Green, Clean Environment; and
- Provide Cutting Edge Transportation Solutions.

The City Council, Planning Commission, and Community Planning and Building Department worked together to advance these values through the following land use planning efforts in FY 19:

- **Area Planning and Updating the City's Regulatory Framework** - Area Planning ensures that the proper regulatory frameworks and infrastructure systems are in place prior to the next City growth spurt. The primary focus of this effort is adopting Small Area Plans (Area 6 was adopted in January), implementing the regulatory changes identified by those plans (ie. the Commercial Highway Form Based Code and associated rezonings were finalized in June), and undertaking new planning efforts for the remaining Areas (including completing the land use report for Area 7, starting the planning for Areas 1 and 2, and procuring services for Areas 10, 8, and 5).
- **Capital Improvements and Systems Planning** - Adopting the Capital Improvements Plan and completing additional engineering for systems upgrades are two critical steps in implementing the City's vision for the future. In FY 19 and over the next few years, this work will focus on upgrading the City's environmental and multi-modal transportation infrastructure. Another key focus will be on making traffic patterns more compatible with residential neighborhoods by converting one way pairs to two way where appropriate.

- **Economic Development** - Ensuring that the City can accommodate and capture its share of regional economic growth is a core piece of the City Council's priorities and the Comprehensive Plan. The City Council, Planning Commission, and Community Planning and Building Department work together to ensure that the City's regulations keep pace with economic innovation and to process major economic development projects like the proposed Veteran's Administration Medical Clinic and the 5,000 seat multi-purpose stadium in Celebrate Virginia South.
- **Code Administration** - The state of planning also include administering the permitting of the City's land use market. As identified in the Streetsense Market Report, the City is digesting the residential entitlement that came online between 2015 and 2017. Also, based on statistics tracked by the Building Department, the non-residential land use market is undergoing a cycle of repurposing and repositioning to reflect changes in office and retail demand.

Please let me know if you have any questions.

Mike Craig, AICP
Senior Planner
City of Fredericksburg
(540) 372-1179

DISCLAIMER: Information contained in this e-mail does not take the place of a written zoning determination and is not intended to be an official zoning decision. To obtain a written zoning decision contact the Zoning Administrator for more information.