



**CITY OF FREDERICKSBURG
PLANNING COMMISSION
WORK SESSION
MINUTES
October 9, 2019
6:30 p.m.**

**715 Princess Anne Street
Council Chambers**

MEMBERS

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

CITY STAFF

Chuck Johnston, Director,
Planning and Building Dept.
Mike Craig, Senior Planner
Susanna Finn, Community Development
Planner
Cathy Eckles, Administrative Assistant

The Planning Commission work session began at 6:40 p.m. The purpose of the session was discussion of Area 7 Downtown Small Area Plan. Ms. Finn reviewed the Area 7 Small Area Plan Power Point presentation (Attachment A) regarding Capital Improvements, Sophia Street, Transects and Land Use, and Land Use and Zoning.

Discussion ensued regarding the proposed off-street trail capital improvements, the working details, and the estimated costs of each capital improvement. Ms. Finn further reviewed potential state and federal grants available to fund these projects such as the T.A.P. (Transportation Alternatives Program) currently being used to upgrade Downtown streetscapes with street lights and brick sidewalks..

Ms. Finn explained the proposed plans for one-way to two-way traffic conversion (Princess Anne and Caroline Streets north of Amelia Street and south of the railroad tracks and of William and Amelia Streets in the Downtown core area), trolley line service expansion, and expansion of the downtown parking district.

Mr. Pates said private parking exemptions for historic places should be abolished. Further discussion ensued regarding contributions to the parking bank and permit fee-in-lieu purchase of parking spaces for the second 50% of spaces required but at an increased rate.

Mr. Durham suggested the Memorial Advisory Commission be included in discussions regarding the activation of the Sophia Street as they have been charged by Council to ensure historical interpretation becomes more diverse and inclusive. Ms. Finn noted that planning staff met with the Memorials Commission and had incorporated their comments into the plan. Discussion ensued regarding the plan to activate the riverfront with beacons as was done along the ocean in Virginia Beach.

Discussion ensued regarding the transect zones and proposed land use policies in the different transects. Mr. Pates stated asked about the specifics of the Transfer of Development Rights programs. Mr. Craig stated the concept was laid out in the Area 6 Plan and that more detailed ordinances are still being worked on with the City Attorney's office. Mr. Durham said that careful review will need to be done with the ordinances because some of the areas are not in neighborhoods but are retail areas. Mr. Craig noted that Streetsense had considered that in protecting the character of the City's neighborhoods.

Mr. Pates asked for an explanation of what "right-size development standards to prioritize the pedestrian realm" meant. Mr. Craig said that the City's development standards are suburban in nature and are based on maximizing the space on a site for automobile circulation and storage where the parking lot is the most prominent feature of the site. Drive way widths are sized so that two cars can pass each other at all times. Historically, infill development in the City of Fredericksburg is designed around the concept of buildings fronting on streets and parking being located behind buildings using a narrower drive for access. If the vision for infill within Area 7 is for buildings to front on the street and parking to be behind buildings then the City's development standards need to be calibrated to match. These changes should be applied in the T-4 areas especially where the Plan identifies emerging walkable urban places.

Mr. Pates stated he had numerous other questions regarding Area 7 that he would submit in writing, and requested another work session.

The work session meeting adjourned at 7:30.

Kenneth Gantt, Chair