



**CITY OF FREDERICKSBURG  
PLANNING COMMISSION  
WORK SESSION  
MINUTES  
October 23, 2019  
7:00 p.m.**

**1270 Carl D. Silver Parkway**

**MEMBERS**

Kenneth Gantt, Chairman  
Rene Rodriguez, Vice-Chairman  
David Durham (by Phone)  
Tom O'Toole  
Jim Pates

**CITY STAFF**

Chuck Johnston, Director,  
Planning and Building Dept.  
Mike Craig, Senior Planner  
James Newman, Zoning Administrator  
Susanna Finn, Community Development  
Planner

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The Planning Commission work session began at 7:00 p.m. The purpose of the session was discussion of Area 1 Small Area Plan.

The work session was an open forum with the public where various topics were discussed. No recording was made.

**Topics included:**

- The interface between the Rappahannock River and adjacent uplands:
  - Increasing access to the River;
  - Increasing passive recreational opportunities within the areas around the River;
  - Integrating passive recreational opportunities with active recreational areas, tourism draws, and especially the stadium; and
  - Designating the appropriate boundary for growth around the River.
- The appropriate future land use within Area 1:
  - The proper mix between residential and non-residential use including the appropriate location and distribution of mixed-use centers and planned developments.
  - Identifying the stadium and exposition center as a special district and adding national / regional tourism draws and destination entertainment components to this cluster;
  - The future of retail / big box land uses;
  - The appropriate form of redevelopment within ageing big box centers;
  - The viability for additional future employment centers within Area 1; and
  - The impacts of growth on infrastructure and tax revenue.
- The next evolution of the transportation system:
  - How to better integrate the different sections of Area 1;

- Incorporating bike trails and transit into the transportation network;
- Automobile circulation to and from Interstate 95; and
- A potential road diet for Carl D. Silver Parkway.

The work session meeting adjourned at 8:30.

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**Kenneth Gantt, Chair**

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