



**CITY OF FREDERICKSBURG  
PLANNING COMMISSION  
WORK SESSION  
MINUTES  
November 13, 2019  
6:30 p.m.**

**715 Princess Anne Street  
Council Chambers**

**MEMBERS**

Rene Rodriguez, Chairman  
Steve Slominski, Vice-Chairman  
David Durham (telephonically)  
Kenneth Gantt (absent)  
Chris Hornung  
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

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The Planning Commission work session began at 6:30 p.m. The purpose of the session was discussion of the Area 7 Downtown Small Area Plan and the Area 6 Creative Maker District.

Ms. Finn reviewed the current draft of Area 7 and proposed work session plans. Mr. Craig noted that staff has been working with the Pathways Committee and Main Street, will be going before the Architectural Review Board on November 18, and staff will be sending the draft to all boards and commissions for review.

Mr. Craig then summarized the current status of Area 6 and reviewed the draft Canal Quarter Form Based Code (Attachment A). Further discussion ensued regarding the Canal Quarter Area 6 group and their work on the form based code. Mr. Pates questioned the relationship between the Form Based Code and Area 6. Mr. Craig stated this would become the ordinance and only apply to Area 6. The City will adopt the ordinance and then change the zoning map. Mr. Craig noted this is an ordinance that will potentially apply to all of Area 6, there are no other maker districts at this time.

Mr. Durham questioned the two transect areas in Area 7 (T-4M and T-5M) and would they be changed by specific reflecting characteristics. Mr. Craig noted that they were also considering the South Princess Anne Street area and the Jackson-Wolfe Warehouse area.

Mr. Durham clarified that this document was specifically written for the Canal Quarter and would be amended for other transect zones. Ms. Finn stated the only portion to be amended will be the identification of the character structures. Mr. Craig noted that the area plans are being worked in stages and are at the Comprehensive Plan stage for Area 7; if the transect zones are adopted, the City will need to do transect and frontage maps. The Commission will have input on the map work.

Mr. Pates asked how to build any innovative design with the prescriptive standards set forth. Mr. Craig referred him to the Optional Forms of Development which allow deviations after progressing through the proper procedures. Further discussion ensued regarding the various optional forms of development, density, and open space.

Mr. Pates stated that there should be a provision for the request for special use permit to allow extra density only if there is open space provided also. Mr. Craig discussed those options in the Creative Maker Bulk Standards and encouraged the Commissioners to add any further criteria they deem important.

Mr. Pates questioned the Creative Maker Signage Standards and was there anything planned to eliminate billboards. Mr. Craig noted they are a non-conforming use and the content cannot be regulated. Further discussion ensued regarding illegal signage and what is permitted in the Creative Maker District.

Mr. Pates questioned the schedule on adoption of the Form Based Code. Mr. Craig noted it will be initiated in January.

The work session meeting adjourned at 7:30.

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**Rene Rodriguez, Chairman**