



CITY OF FREDERICKSBURG, VIRGINIA

**CITY COUNCIL**

# MINUTES

Council Chambers, 715 Princess Anne Street  
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR  
HON. CHARLIE L. FRYE, JR., VICE -MAYOR, WARD FOUR  
HON. KERRY P. DEVINE, AT-LARGE  
HON. MATTHEW J. KELLY, AT-LARGE  
HON. JASON N. GRAHAM, WARD ONE  
HON. WILLIAM C. WITHERS, JR., WARD TWO  
HON. DR. TIMOTHY P. DUFFY, WARD THREE

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**December 8, 2020**

**The Council** of the City of Fredericksburg, Virginia, held a public hearing on Tuesday, January 12, 2021, beginning at 8:01 p.m. using electronic communication through GoToMeeting pursuant to and in compliance with the City Council Ordinance 20-05, an ordinance to address Continuity of City Government during the pendency of a pandemic disaster.

**City Council Present.** Mayor Mary Katherine Greenlaw. Vice-Mayor Charlie L. Frye, Jr., Council members Kerry P. Devine, Dr. Timothy P. Duffy, Jason N. Graham, Matthew J. Kelly and William C. Withers, Jr.

**Also Present.** City Manager Timothy P. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen Dooley, Assistant City Attorney Dori Martin, Community Planning and Building Services Director Charles Johnston, Community Development Planner Susanna Finn, Zoning Administrator James Newman, Fire Chief Mike Jones, and Clerk of Council Tonya B. Lacey.

**Notice of Public Hearings (D21-\_\_ thru D21-\_\_).** The Clerk read the notice of the public hearings as they appeared in the local newspaper, the purpose being to solicit citizen input.

**Ordinance Amending the Unified Development Ordinance §72-32.2, Commercial Downtown District, §72-40.2, Use Table, §72-41.2 Institutional Uses, §72-53.1 Off-Street Parking and Loading, and §72-84 Definitions, to Modify the Commercial Downtown (CD) Zoning District Regulations to Permit Additional Project-Based Residential Density, Clarify Rules for Mixed-Use Projects, and Update Permitted Uses (D21-\_\_).**

no speakers. Community Planning and Building Development Director Johnston presented a PowerPoint presentation discussing Area 7 Downtown Small Area Plan, Commercial Downtown and Old and Historic Fredericksburg Overlay District, Disconnect between density rules and historic development patterns, calibration of active uses and retail priority area and next steps and recommendations.

Councilor Graham was supportive, but he did not think the changes were going far enough to have the vibrant downtown the City wants. He said there needed to be more housing. He said more people are being given the options to telework and they were looking for places like the City to live. He did not think this would push the City to be the sustainable community it wanted to be.

Councilor Kelly understood the need to take steps with the density downtown but he had concerns with the City being able to maintain its unique character and charm in the downtown. He warned, to be careful when making changes and he said the City did not have the infrastructure to support the changes.

Mayor Greenlaw said the changes respected the density that exist and gives the ability to maintain the character.

Councilor Duffy said he respected Councilor Graham's enthusiasm. He said this was an opportunity to attract a new urban center.

Mayor Greenlaw noted that the public hearing was closed but comments would be accepted through January 26, at 4:30.

**Adjourned.** There being no more speakers to come before the Council at this time, Mayor Greenlaw declared the hearing officially adjourned at 8:31 p.m.

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Mary Katherine Greenlaw, Mayor

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Tonya B. Lacey, Clerk of Council, CMC