



CITY OF FREDERICKSBURG, VIRGINIA

CITY COUNCIL

# MINUTES

Council Chambers, 715 Princess Anne Street  
Fredericksburg, Virginia 22401

**ITEM #9B**

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

## Council Work Session

February 23, 2021

### Creative Maker District Rezoning Area 2, Fall Hill Small Area Plan General Assembly Update

**The Council** of the City of Fredericksburg, Virginia held a work session on Tuesday, February 23, 2021, beginning at 5:30 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.

**Council Present.** Mayor Mary Katherine Greenlaw, Presiding. Vice-Mayor Charlie L. Frye, Jr. Councilors Kerry P. Devine, Timothy P. Duffy, Jason N. Graham and Matthew J. Kelly.

**Council Absent.** William C. Withers, Jr. (sick).

**Also Present.** City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen Dooley, Assistant City Attorney Dori Martin, Community Planning and Building Services Director Charles Johnston, Senior Planner Michael Craig, Community Development Planner Susanna Finn and Clerk of Council Tonya B. Lacey.

**Creative Maker District Rezoning.** Senior Planner Craig presented a PowerPoint presentation. He discussed the implementation of the Creative Maker District (CMD) in Area 7. He discussed the existing and proposed zoning. He explained that an existing business (Sprelly) was in need of moving their business and they found a location in the proposed CMD and wanted to move forward with a rezoning for the location. Mr. Craig said the CMD applies a form based code in the proposed CMD. The CMD allows for only two building types in new construction elements, by-right general Non-residential Floor Area ratio, by-right general residential density permitted, general open space required. The CMD permits a mix of

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residential and commercial uses, including low impact maker uses traditionally classified as light manufacturing or contactor's office in order to create an environment where people can live, work and create within a pedestrian-scaled environment that transitions appropriately to surrounding residential neighborhoods. He said using the form controls would make the proposed uses good additions to the area. Mr. Craig stated that there were a few things that would need regulating in the CMD such as drive-through's, outdoor storage and alcohol sales which would all need a special use permits. See Attachment I for more information.

Council had a brief discussion on enforcement of special use permit violations.

**Area 2, Fall Hill Small Area Plan.** Community Development Planner Finn presented a PowerPoint presentation and she discussed the Plan Goals, Fall Hill Area, Land Use Designations (T-1, civic designations, T-2, T-3, T-4), Environment and Open Space, Wild Riverfront Park Focus Area, Motts to Dixon Trail System, Neighborhood Center, Access and Mobility and Implementation which is broken down into three areas. See Attachment II for more information.

Councilor Graham asked if FRED transit stops had been a part of the conversations. Ms. Finn said it had been discussed and they would continue to work on it.

Councilor Devine stated how thrilled she was with the connectivity in the City. She added how important it was to have that connectivity.

Councilor Kelly asked if Friends of the Rappahannock had been involved in the conversations. Mr. Johnston said they have had conversations with American Canoe Association (ACA) and they will continue discussions.

Mayor Greenlaw said this was an exciting plan and it had so much opportunity. She said she had enjoyed seeing it evolve.

**General Assembly Update.** City Attorney Dooley noted that the Council had adopted a resolution on February 9 addressing the General Assembly Senate Bill 1157 which would move May elections to November. This resolution was cautioning the General Assembly that this bill was a surprise and it did not hold a hearing before the House Cities and Towns Committee and it would override the City's Charter as well as other Charters and it needed another look. The City's position did not prevail in the General Assembly. Ms. Dooley presented a PowerPoint presentation discussing the local election landscape – overview,

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normal local election/redistricting cycle, late delivery of Census data – 2022 calendar uncertain, SB1157 moves May elections to November, potential 2022 overlap: redistricting/ward campaigns, option: move May 2022 to November 2021, normal November even-year election cycle, and normal November odd-year election cycle. See Attachment III for more information.

Ms. Dooley told the Council if it was important to have a public conversation to move the May election to an odd year election cycle the Council should move quickly.

After Council discussion it was noted they were concerned about keeping elections non-partisan, the amount of time potential candidates would have to get their names on the ballot and the location of wards if they move elections to even year. Majority of the Council agreed to move forward with the process.

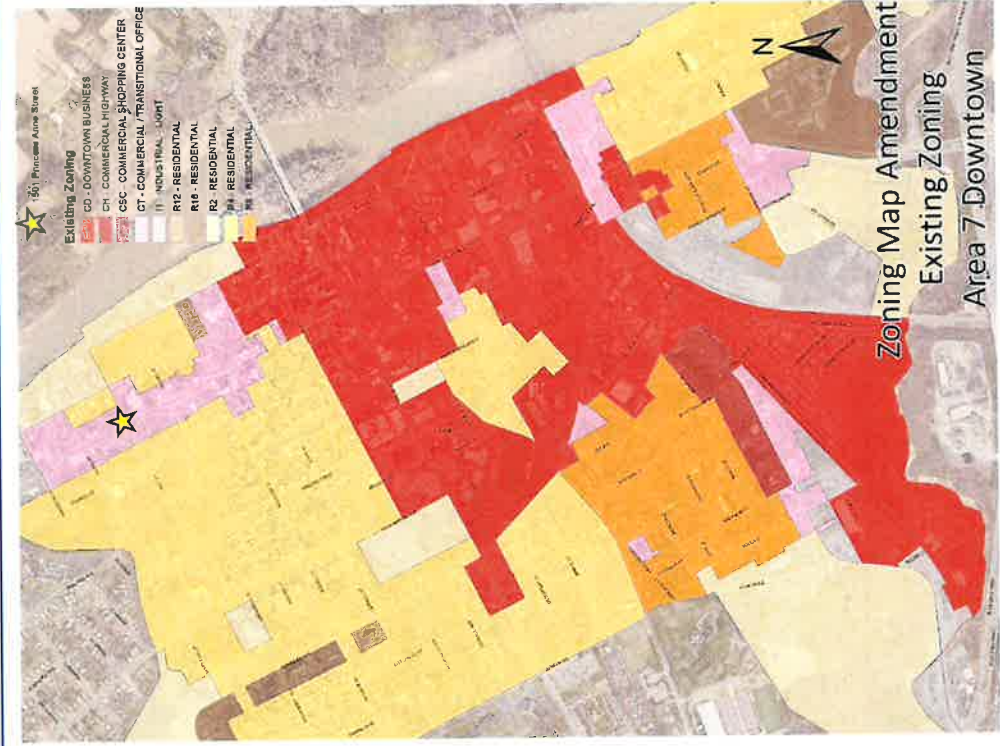
**Adjournment.** There being no further business to come before the Council at this time. Mayor Greenlaw declared the session officially adjourned at 6:37 p.m.

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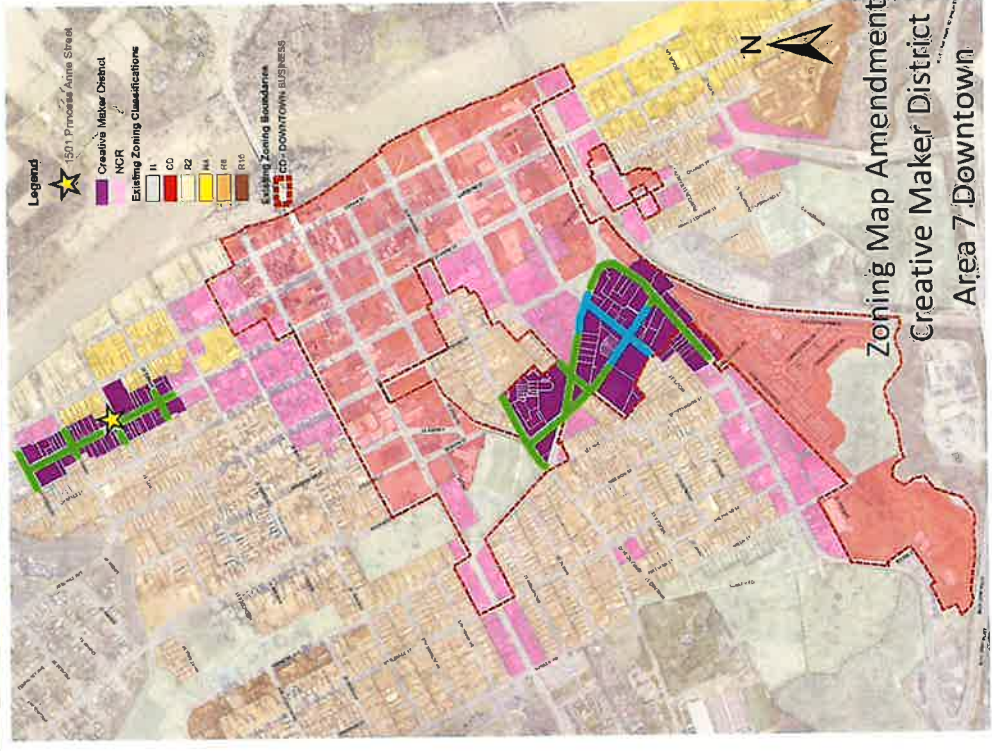
**Tonya B. Lacey  
Clerk of Council  
City of Fredericksburg**

# CREATIVE MAKER DISTRICT AREA 7





Existing



Proposed

<p>i. Building Elevation:</p>	<p>The building elevation shall be either vertically oriented or horizontally oriented based on the patterns of surrounding buildings.</p>
<p>ii. Permitted Materials:</p>	<p>a. Permitted primary building materials are brick, stone, stucco, wood / wood composite / cementitious siding, and non-corrugated metal.</p> <p>b. Accent and trim materials may be any of the primary building materials or vinyl.</p>
<p>iii. Equipment screening:</p>	<p>Utility and service functions shall be designed so that they are screened from adjacent streets.</p>

By-right General Non-Residential Floor Area Ratio	
Commercial Highway	0.70
Commercial Transitional - Mixed Use	0.70
Commercial Downtown	2.5, 3.0
<b>Creative Maker District - T-4M*</b>	<b>0.75</b>

\* Creative Maker permits increases in F.A.R. up to 1.5 by Special Use Permit.

By-right General Residential Density Permitted	
Commercial Transitional – General	8 units per acre
Commercial Transitional - Mixed Use	12 units per acre
Commercial Downtown	12, 18, and 24 units per acre
<b>Creative Maker District - T-4M*</b>	<b>8 units per acre</b>

\* Creative Maker permits increases in density by Special Use Permit.

General Open Space Required	
Commercial Highway - Residential	25%
Commercial Highway - Non-Residential	15%
Commercial Transitional - Residential	25%
Commercial Transitional - Non-Residential	20%
Commercial Downtown	0%
<b>Creative Maker District</b>	<b>25%</b>

**Light Manufacturing:** The mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. *Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration.* Examples include, but are not limited to, production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; publishing and lithography; computer design and development; research, development, testing facilities and laboratories; apparel production; sign making; assembly of prefabricated parts; manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of food products, including a production brewery producing up to 30,000 barrels of beer annually; cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations, and any similar item.

**Warehouse:** A use engaged in distribution or storage of manufactured products, supplies, and equipment.



- **City Council Work Session – February 23.**
- **Sprelly / 1501 Princess Anne Street Public Hearing – March 10.**
- **City led Rezoning Initiated by City Council – March 9.**
- **City led Rezoning Public Hearing – April / May.**

# Area 2 Small Area Plan Fall Hill

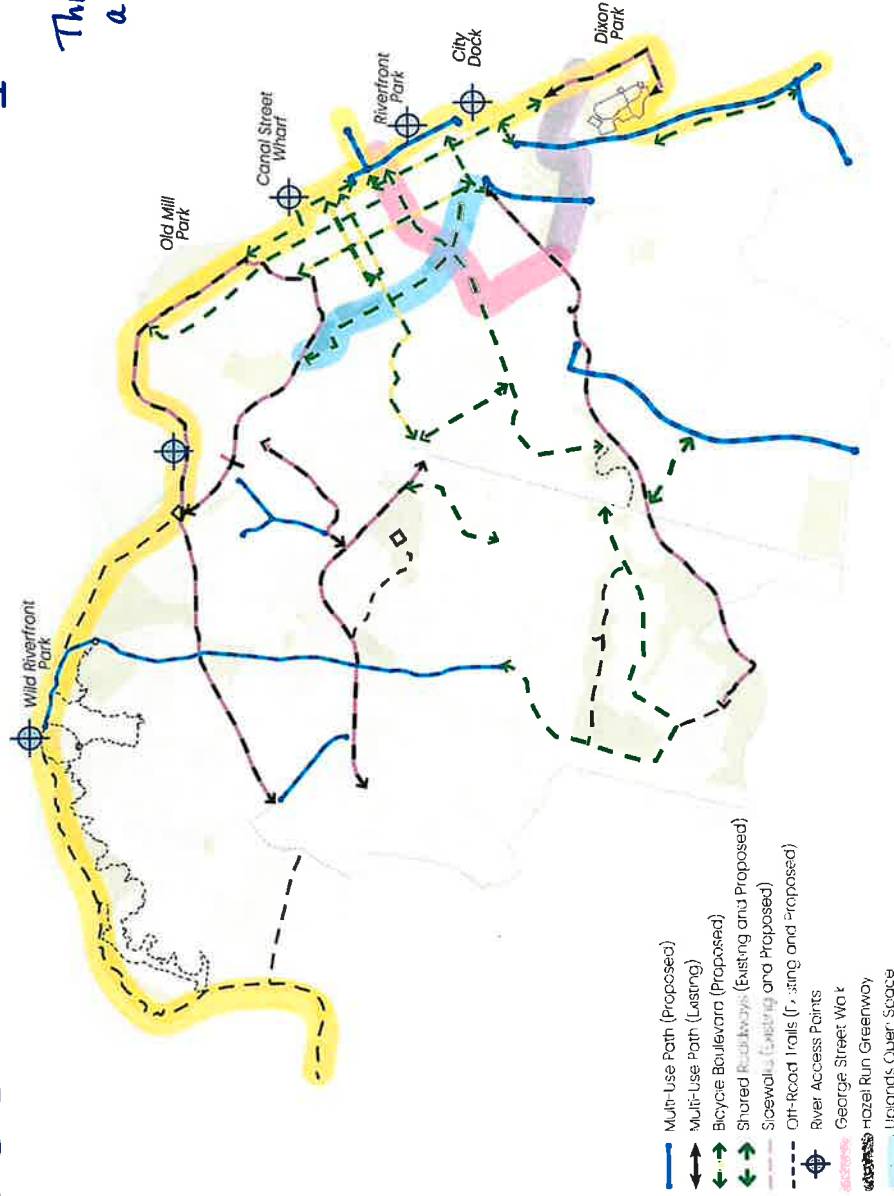






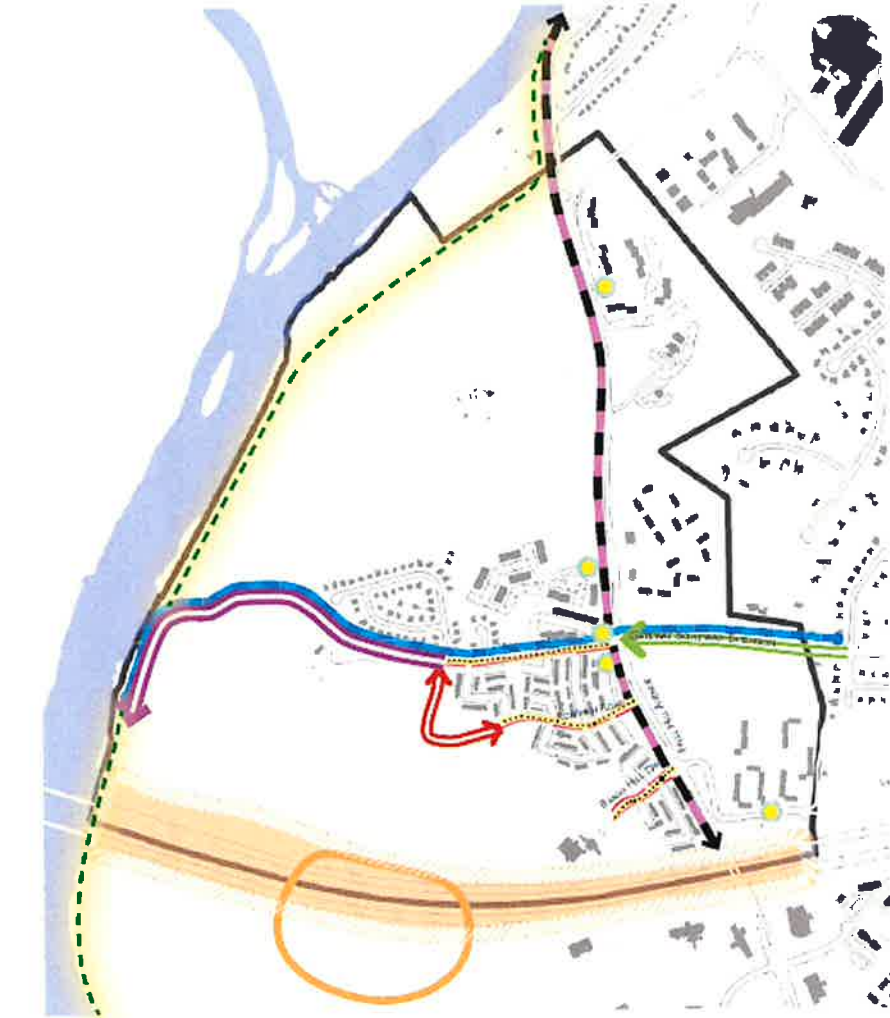
# Motts to Dixon Trail System

*This connection would complete a whole city loop.*



# Access and Mobility

- Gateway Boulevard Extended
- Bus Stop
- I-95 Impact Area
- Future I-95 Interchange
- Roffman Road Extended
- Vehicular River Access
- Existing Multi-Use Path
- Proposed Multi-Use Path
- Sidewalk Expansion
- Lighting Improvements
- Riverside Trail Route from Motts Run To Dixon Park



# Next Steps

Hold public hearing and adopt the amendments

# General Assembly update – election laws, redistricting

02/23/2021

## City Council Work Session





## Normal local election/redistricting cycle

*In a normal election/redistricting cycle, local ward elections occur in a different year than local redistricting. Incumbents complete their terms of office.*

- 2010 – Ward reps elected
- 2011 – State and local redistricting
- 2012 – At large members elected
- 2014 – Ward reps elected (using new boundaries)

# SB1157 moves May elections to November

*SB1157 (Spruill) moves all local May elections to November, effective January 1, 2022:*

- Law overrides Fredericksburg's Charter for City Council and School Board
- Arguments in favor of May elections did not carry the day this year – the bill is expected to become law
- VML has asked Governor for a delayed effective date

## Option: move May 2022 to November 2021

*Existing law authorizes localities to reduce incumbents' terms of office, roll May elections into preceding November.*

- Va. Code 24.2-222.1 optional “notwithstanding” Charter authority
- Reduce or extend incumbents’ term of office
- Campaign finance report schedule for November 2021 elections
- Authority to reduce incumbents’ term will expire under SB1157

## **Normal November odd-year election cycle**

*Candidates for state office and local Constitutional officers run in odd-numbered years.*

- **2017:** Governor, Lt. Governor, Attorney General, Va. House Districts 28 and 88, Fredericksburg Constitutional Officers (all 4 year terms)
- **2019:** Senate of Virginia District 17 (4 year terms)
- **2021:** Governor, Lt. Governor, Va. House Districts 28 and 88, Fredericksburg Constitutional officers
- **2023:** Senate of Virginia District 17