



**PLANNING COMMISSION
MINUTES
June 23, 2021
6:30 p.m.
IN PERSON & ELECTRONIC MEETING**

**You may view and listen to the meeting in its entirety
by going to the Planning Commission page on the City's website.
The time on the video of each item is shown below in brackets [0:00].**

<https://amsva.wistia.com/medias/3us74ja1mp>

**The Agenda, Staff Report, Applications and Supporting Documents
are also available on the Planning Commission page.**

MEMBERS

Rene Rodriguez, Chairman (absent)
David Durham, Vice-Chairman (live)
Kenneth Gantt (live)
Chris Hornung (absent)
Adam Lynch (live)
Tom O'Toole (live)
Jim Pates, Secretary (electronic)

CITY STAFF

Chuck Johnston, Plng & Bldg Dept Director (live)
Mike Craig, Senior Planner (live)
James Newman, Zoning Administrator (live)
Kate Schwartz, Historic Resources Planner (live)
Cathy Eckles, Administrative Assistant (electronic)

1. CALL TO ORDER

This meeting was held both in person in Council Chambers and electronically by 'Go to Meeting' application, pursuant to City Council Ord. 20-05, An Ordinance to Address Continuity of City Government during the Pendency of a Pandemic Disaster.

Members of the public were invited to attend with masks and social distancing or access this meeting by public access television Cox Channel 84, Verizon Channel 42, online at www.regionalwebtv.com/fredcc, or Facebook live at www.facebook.com/FXBGgov.

Vice Chairman Durham called the meeting to order at 6:30 p.m. and explained in person and electronic meeting procedures.

2. PLEDGE OF ALLEGIANCE

3. DETERMINATION OF A QUORUM

There were 4 members present.

4. APPROVAL OF AGENDA

Mr. Gantt motioned to approve the agenda as submitted, Mr. O'Toole seconded.
Motion passed 4-0-3.

5. APPROVAL OF MINUTES

None.

6. DECLARATION OF CONFLICT OF INTEREST AND DISCLOSURES OF CONTACT

None.

7. DISCUSSION OF POTENTIAL POLICIES, ORDINANCES, OR APPLICATIONS

A. Draft Area 1 Small Area Plan [\[2.55\]](#)

Mr. Craig updated the Commissioners about the next steps in the process: the Public Community Meeting at the stadium in July, the potential joint City Council work session in August, and a proposed public hearing to be set for September or October 2021. Mr. Craig noted that a meeting is set for June 25, 2021 with Steven Haynes, VDOT, to discuss the proposed interchange as a new focus area to be sure the concepts in the plan are workable.

Mr. Durham questioned the advertising procedures set for the Community Meeting. Discussion ensued regarding the notifications [Facebook, City website, newsletter, mailings, etc.] and the proposed recipients [both individual business owners, business licensees, residents, and property owners, etc.].

Mr. Pates arrived electronically at 6:40.

B. Capital Improvement Plan Review [\[11.22\]](#)

Mr. Durham reviewed the CIP process with a power point presentation (Att. 1). Mr. Johnston explained what level of process has gone into the packet for the June 23, 2021 meeting.

C. Draft Ending Covid Procedures [\[16.30\]](#)

Mr. Johnston reviewed the City Council June 22, 2021 work session discussion regarding ending COVID-19 procedures in the City of Fredericksburg. Mr. Johnston noted that this is expected to be finalized on July 13, 2021.

8. OLD BUSINESS

A. UDO Text Amendment 2021-04: Amending Height in the PDC Zoning District. [\[20.30\]](#)

Mr. Newman presented along with a power point presentation (Att. 2).

Mr. Durham questioned if staff has considered if there are conceivable uses that could be higher than the proposed amendment of 135 feet. Mr. Newman said that Clint Novak, Fun Land, said that there are other outdoor recreation venues that do need a higher height requirement, but that there is nothing being considered in the City. Mr. Durham questioned the view shed requirements and how this would affect it. Mr. Johnston noted that this is more than a half mile from the river and would not be visible.

Mr. Newman noted that no public comments had been received. The public hearing was closed.

Mr. Gantt motioned to recommend approval of amending the height text amendment in the PDC Zoning District to permit the height of outdoor recreation structures of up to 135 feet by special use permit. Mr. Lynch seconded. Mr. Durham made a friendly amendment to amend the motion to up to 155 feet by special use permit. Mr. Gantt and Mr. Lynch accepted. Mr. Pates questioned why the increase was desired. Mr. Durham noted it was to identify potential future uses. Mr. Johnston noted that the initial recommendation was for 199 feet for outdoor recreation with a special use permit because then the Commission and Council could decide on a case-by-case basis. Mr. Lynch said he was concerned with the view shed effect on the river. Mr. Johnston noted that special use permits can be denied due to impact on surrounding properties.

Motion passed 4-1-2 (Pates: No; Rodriguez & Hornung: Absent).

9. PUBLIC HEARING – New

None.

10. NEW BUSINESS

None.

11. GENERAL PUBLIC COMMENT –

None.

12. PLANNING COMMISSIONER COMMENTS

Mr. Durham said that the Virginia APA requested volunteers to serve as delegates to the National APA's policy guide process and he will be serving in that capacity.

13. PLANNING DIRECTOR COMMENTS [\[33.56\]](#)

Mr. Johnston introduced William Sugg, the new Community Development Planner.

Mr. Johnston reviewed the June 22, 2021 Council meeting:

- Kerri Devine asked Council to look into initiating Code amendments that would establish a fee for the use of plastic bags and FOR is working with Council on that. Mr. Gantt asked if a survey would be done on all commercial businesses that offer reusable bags to encourage the alternative use.
- The amendment to the Comprehensive Plan for the Historic Preservation was reviewed and will be on the Council's July 13 agenda for action.
- The amendment to the UDO regarding density, open space, and mixed-use was reviewed and approved; second read will be on Council's July 13 agenda.
- The Historic District Guidelines were reviewed and will be on the Council's July 13 agenda for action.

Mr. Durham noted that Council discussed the Mary Washington Monument and Caretaker's Lodge. Mr. Johnston said the City is seeking the involvement of the Washington Heritage Foundation but they are not interested in the Lodge as the structure does not fall within its era of focus. Discussion was had at Council about putting an easement on the property. Mr. Durham noted that the easement proposal just adds a new body, which the City would have to consult if the City wants to do anything on the 3.5-acre property.

14. ADJOURNMENT

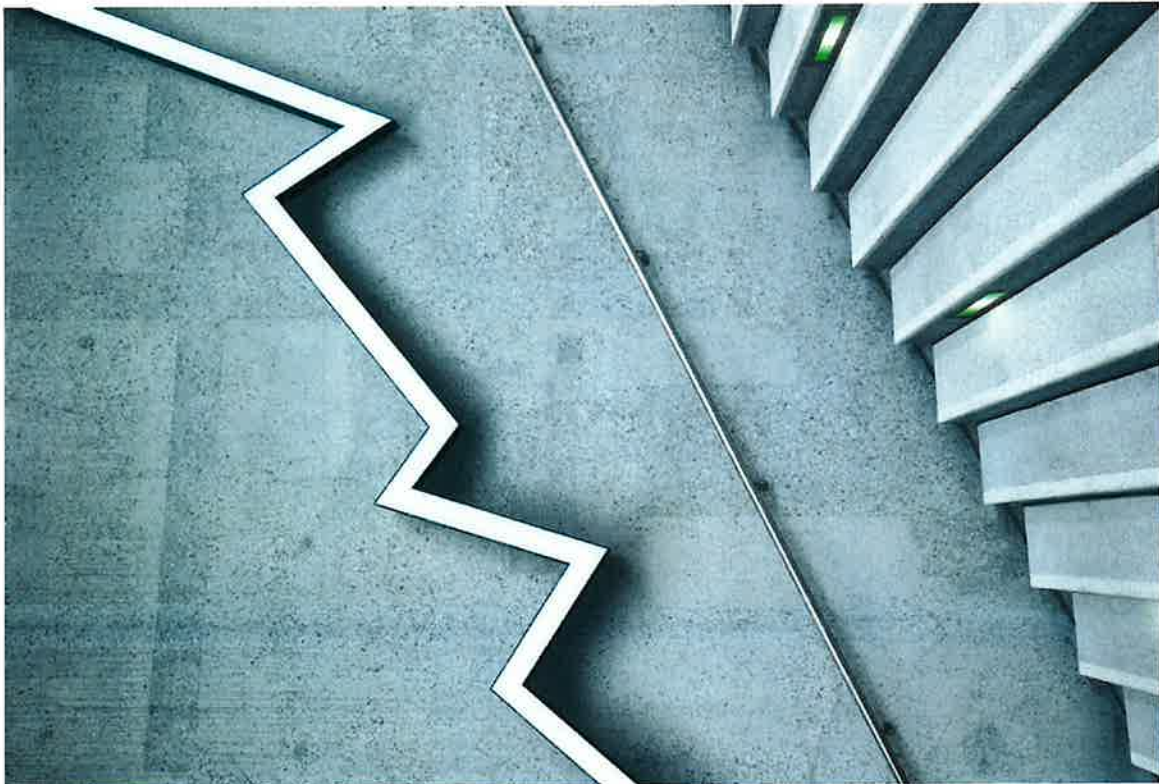
There being no further items to be discussed, the Planning Commission meeting adjourned at 7:13 p.m.

Next meeting: July 14, 2021

David Durham, Vice-Chairman

City of Frederickicksburg Planning Commission

CAPITAL IMPROVEMENT PLAN (CIP)
Process Review



Planning Commission Bylaws:

Article 5 – Capital Improvement Plan (CIP) Summary

The adopted change:

- Grounds the PC's CIP recommendations in the approved Comprehensive Plan
- Creates the first feedback point at the outset of the City Manager's annual CIP development process
- Establishes multiple milestones at which the PC and City Manager and PC and City Council exchange information regarding the in development/ in consideration draft CIP

Planning Commission Bylaws:

Article 5 – Capital Improvement Plan (CIP) Adopted Text

ARTICLE 5 - CAPITAL IMPROVEMENT PLAN

5-1 Virginia Code Section 15.2-2239 provides that “[a] local planning commission may, and at the direction of the governing body shall, prepare and revise annually a capital improvement program [CIP] based on the comprehensive plan of the locality for a period not to exceed the ensuing five years.” The City of Fredericksburg City Council charges its city government staff to prepare the CIP and for the Planning Commission to make recommendations to City Council and staff as to CIP completeness. To prepare these recommendations, in June the Commission Chairperson shall appoint a committee of at least two planning commissioners to conduct a review of the most current CIP. Using the Comprehensive Plan, data from the Status of Land Use Annual Report, and other information from staff, the Commission shall complete a comparative analysis of Comprehensive Plan land use goals and the approved CIP highlighting specific connections and disconnections between the two plans. The committee shall deliver a draft report of its analysis to the full Commission by its first meeting in September. In September and October, the Commission shall discuss the report in work session[s] and/or in public meeting[s] and finalize it for transmittal to the City Council and City Manager no later than the last business day of October. Following its transmission, the Commission shall seek to hold a joint work session with City Council in December to discuss report findings. Throughout the city’s ensuing CIP development process, the Commission and City Manager will exchange information on how the draft CIP has incorporated the Commission’s report findings. Prior to City Council’s first public hearing regarding the proposed CIP for the succeeding fiscal year, the Commission shall transmit its final recommendations to the City Council and City Manager on this proposal.

Planning Commission Bylaws:

Article 5 – Capital Improvement Plan (CIP) Timeline

- Jun: PC CIP Committee appointed
- Jul – Sep: CIP Committee works with planning staff to compare approved CIP with CP, create draft analytical report of findings
- Sep – Oct: Draft report reviewed during PC work session[s] and public meeting[s].
- Oct: Final report delivered to City Manager and City Council NLT last business day of the month.
- Dec: Joint CC/CM/PC work session to review report
- Jan – Mar: Continuing PC interactions with CM and staff to review incorporation of report recommendations during CIP development process
- Apr: Final recommendations based on report and subsequent interactions with staff submitted to CC prior to first CIP public hearing

Text Amendment for increased height in PDC zoning

UDOTA 2021-04

Overview

- Issue: Structures in PDC zoning permitted up to 90 ft.
- Telecommunication towers permitted up to 199 ft. in height, subject to an SUP.
- Funland seeks to establish a new ride with a height of approx. 130 feet.
- Amendment would permit outdoor recreation uses a height above 90 ft. up to 135 ft., subject to an SUP.

PDC Zoning



Location – Funland at 1351 Central Park Boulevard



Funland – Ride Location

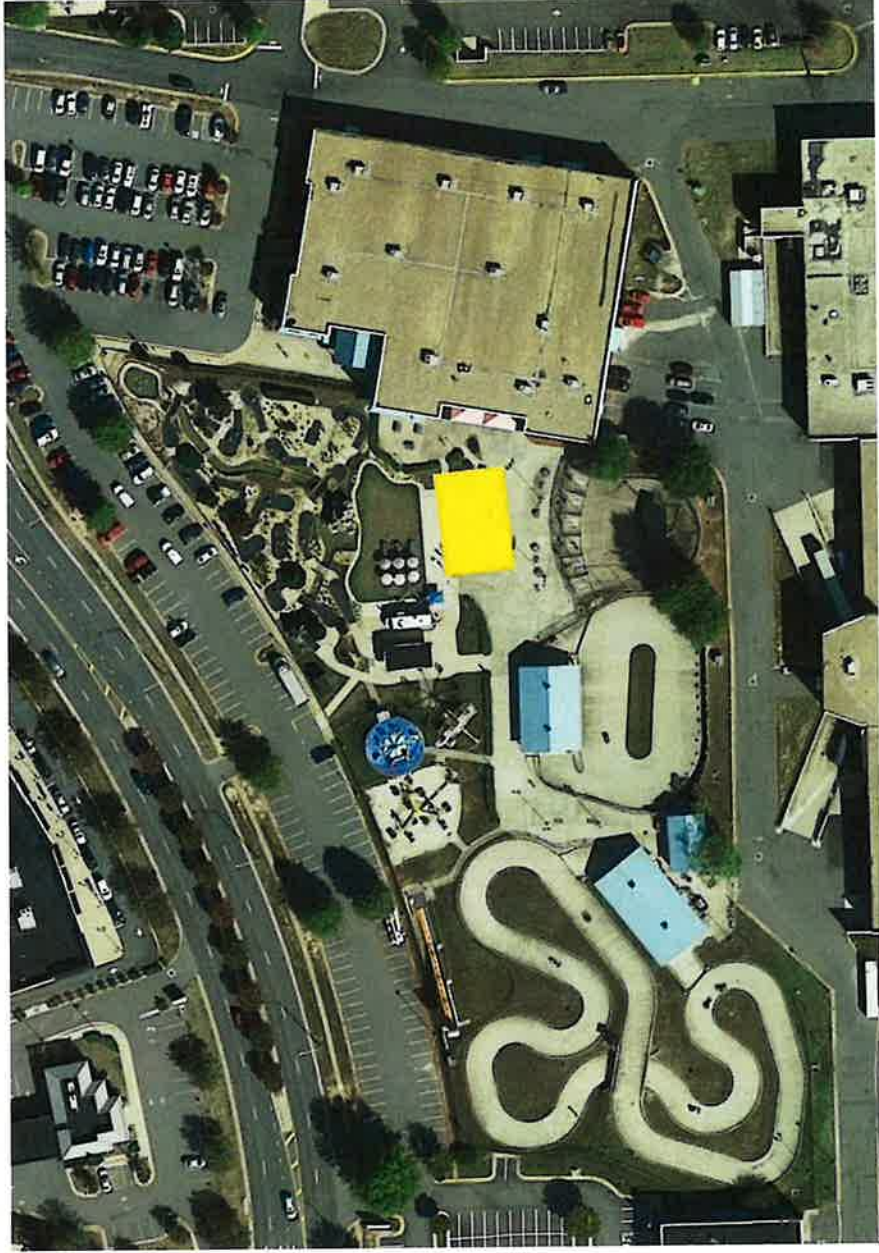


Image showing a 130 ft. radius around the potential Fun Land ride



Funland – View



Staff Recommendation

Approval

