



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. JONATHAN A. GERLACH, WARD TWO
HON. DR. TIMOTHY P. DUFFY, WARD THREE

June 28 2022

The Council of the City of Fredericksburg, Virginia, held a public hearing on Tuesday, June 28, 2022, beginning at 7:30 p.m. in the Council Chambers of City Hall.

City Council Present. Mayor Mary Katherine Greenlaw. Vice-Mayor Charlie L. Frye, Jr., Council members Kerry P. Devine, Dr. Timothy P. Duffy, out of town (phoned in), Jonathan A. Gerlach, Jason N. Graham, and Matthew J. Kelly.

Others Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, Assistant City Manager David Brown, City Attorney Kathleen Dooley, Police Chief Brian Layton, Director of Parks, Recreation & Events Todd Brown, Director of Planning and Building Services Charles Johnston, Senior Planner Michael Craig, Zoning Administrator James Newman, Budget Analyst Donna Leahy 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.

Resolution 22-40, Approved, Granting a Special Use Permit to Jarrell Properties, Inc. for a Drive Through Associated with a Financial Institution

Use at the Cowan Station Development (D22-__). No speakers. Zoning Administrator Newman presented a PowerPoint presentation and in his presentation he overviewed the project, location, zoning, General Development Plan, view of the project, the design, details, use standards, code and Comprehensive Plan, special use permit analysis, Planning Commission recommendation, conditions and staff recommendation.

Mr. Newman explained that the Planning Commission suggested the use of evergreen trees to prevent headlights from shining into homes while in the drive through. He also clarified that the building could only be used as a financial institution, otherwise it would be a zoning violation. If the use were to change they could not use the drive through it would have to be demolished or blocked off.

Councilor Duffy said he was pleased with how the developer worked with the neighborhood. He also asked about the parking and lighting and Mr. Newman said those were both addressed during the site plan process and nothing has been submitted to date.

Mr. Jeh Hicks, Jarrell Properties, said he appreciated the Council's confidence in their development of this property. He said he believes the plans submitted would be a win for the City. He said they have worked closely with City staff on the conditions and with College Heights on their concerns. He said they were asking for a few extra parking spaces but the original approved plans included 38 potential parking spaces. He said with the inclusion of the drive through they removed 14 spaces and added 2 back and this would be a reduction from the original plan. The tenant, a financial institution,

plans to have 12-20 employees at any one time. The tenant also plans to have space to conduct regional training for the company staff. The Interactive Teller Machines (ITM) was a concern because it is new to this area, the first in the region.

Vice-Mayor Frye asked the applicant to address the safety with the use of the ITM and Mr. Hicks said the transactions will be speedy but there will be the typical cameras and the noise and conversations will be down played to protect the privacy of the customers.

Councilor Gerlach made a motion to approve Resolution 22-40, granting a special use permit to Jarrell Properties, Inc. for a drive through associated with a financial institution use at the Cowan Station Development; motion was seconded by Councilor Devine and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Frye, Devine, Duffy, Gerlach, Graham and Kelly. Nays (0).

Adjourned. There being no more speakers to come before the Council at this time, Mayor Greenlaw declared the hearing officially adjourned at 8:11 p.m.

Mary Katherine Greenlaw, Mayor

Tonya B. Lacey, Clerk of Council, MMC