



**CITY OF FREDERICKSBURG  
PLANNING COMMISSION  
MINUTES**

**August 8, 2018  
7:30 p.m.**

**715 Princess Anne Street  
Council Chambers**

**You may view and listen to the meeting in its entirety by going to the  
Planning Commission page on the City's website:  
<http://fredericksburg.pc.regionalwebtv.com/2018/0808.html>  
The Agenda, Staff Report, Applications and Supporting Documents  
are also available on the Planning Commission page.**

**MEMBERS**

Chris Hornung, Chair  
Kenneth Gantt, Vice-Chair  
Tom O'Toole, Secretary  
Jim Beavers  
Jim Pates - **Absent**  
Steve Slominski  
Rene Rodriguez

**CITY STAFF**

Chuck Johnston, Planning & Building Director  
Mike Craig, Senior Planner  
Marne Sherman, Development Administrator  
Camilla Jacobs, Secretary - **Absent**

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**1. CALL TO ORDER**

Mr. Hornung called the meeting to order at 7:30 p.m. Mr. Hornung explained meeting procedures for the public, as well as expected decorum during public comment.

**2. PLEDGE OF ALLEGIANCE**

**3. ADOPTION OF MINUTES**

July 11, 2018 Regular Meeting Minutes – Discussion ensued on level of detail required for meeting minutes and there was mutual agreement to postpone the adoption of the Minutes so that Mr. Pates could be involved in the discussion at the next meeting.

#### **4. DECLARATION OF CONFLICT OF INTEREST**

None declared at the meeting

#### **5. NEW BUSINESS**

- A. PREPLAT 2018-01 Valley Run Preliminary Subdivision Plat – Valley Run, LLC**, proposes to develop approximately 7.6 acres into 64 single-family attached lots, common areas, and related infrastructure on GPINs 7778-26-5233 and a portion of 7778-26-0284 located on the west side of Jefferson Davis Highway, south of Dunning Mills Drive.

Ms. Marne Sherman, Development Administrator, provided a PowerPoint presentation and presented the staff report. The Planning Commission was asked to review and take action on the application and resolution at this meeting to provide its recommendation to City Council. The application was scheduled for an August 28, 2018 City Council Public Hearing in order to meet the Code of Virginia's mandate for action within 60 days of the submission of the plat.

Mr. Beavers asked if these would be 2 or 3 story townhouses. Ms. Sherman replied they would be 3 stories in height with a garage on ground level.

Mr. O'Toole asked about the difference with Public Works granting design waivers vs. exception requests. Ms. Sherman replied that certain code sections relating to streets and public infrastructure (water and sewer) can be waived by the Public Works Director. Other standards related to lots and general development requirements would be acted upon by the Development Administrator on administrative subdivisions and would go to City Council for major subdivisions such as this one. The street design waivers will be handled by the public works director during the site plan review process.

Discussion took place regarding decks and parking. Mr. O'Toole asked for clarification on the "deck", as a 200 sf yard. Ms. Sherman explained the code requires a 200 sq. ft. privacy yard, which in this project is addressed with a private deck over the driveway. All driveways have the minimum depth of 18 feet. In addition, there are garage spaces on the inside at ground level, resulting in room for 4 cars – 2 in garage, 2 outside garage.

Mr. O'Toole asked if there would be any on-street parking. Ms. Sherman replied yes, 11 on-street parking spaces in front of lots 42 - 51 and 22 on-street parking spaces on Valley Run Drive in front of Lots 1- 12 and 52-64. In addition, there are 21 spaces in rows adjacent to Lots 32 – 35 and 27 – 31 and 6 adjacent to Lots 13 and 22.

Mr. O'Toole asked who is responsible for road maintenance of private roads and alleys. Ms. Sherman responded that the city code allows for development on public streets, private streets built to public street standards, or driveways meeting

certain standards. The code allows for development such as this on private streets. In this case, the Homeowners Association (HOA) would be responsible for the maintenance of the streets and alleys. Mr. O'Toole asked about the review of HOA documents. Ms. Sherman said that the City does not review HOA documents.

Mr. Rodriguez asked if the width of the alleys was wide enough for traffic to pass each other, with the garages being accessed from the back of the property. Ms. Sherman replied yes.

Mr. Slominski asked if there were any stop lights proposed. Ms. Sherman commented that a traffic impact study was voluntarily conducted and submitted by the developer and no signals were warranted.

Ms. Sherman commented that the more street access points to a neighborhood, the better for disbursing traffic and this project has two street access points and two alley access points.

Mr. Hornung asked if trails and sidewalks tie into the City network. Ms. Sherman commented that the sidewalks are planned to tie into the City network. Discussion continued about the Comprehensive Plan and sidewalks in neighborhoods and connections to existing trails.

Dan Webb, owner of the property and project engineer, commented that the HOA will maintain the grass and the homeowners and HOA have been very satisfied with the set up in other projects they have worked on. He commented that the first design of the subdivision was conventional, but this new design provides alleys and rear parking access.

Mr. Gantt asked if the streets are wide enough for two way traffic and on-street parking. Mr. Webb replied that the streets meet VDOT standards for the roadway widths, 36 feet from face of curb to face of curb. Mr. Webb listed the various streets and their capacities for parking on one or both sides of the street.

Mr. Rodriguez asked Mr. Webb, what would happen if the waiver request was not approved. Mr. Webb replied they would have to reduce the rear yards, travel ways and buffers. Ms. Sherman commented that a minimum lot size needs to be met and the concern from staff is that on street parking may be the first thing to go, which is not required, but certainly would be a benefit.

Mr. Beavers asked about affordable housing and the price range of these townhomes. Mr. Webb commented that it would be tough to do affordable housing with all the improvements they are proposing in the project. Mr. Beavers asked if there would be any screening. Mr. Webb replied that there would be some landscaping or screening between the homes and gas station, but that this was not detailed as this request is just a subdivision plat.

Mr. O'Toole made a motion to recommend approval of the preliminary plat and exception requests, **PREPLAT 2018-01 Valley Run Preliminary Subdivision Plat – Valley Run, LLC**. Mr. Slominski seconded. The motion carried 6-0 (Pates - Absent).

## **6. GENERAL PUBLIC COMMENT**

Mr. Hornung opened the floor to general public comment.

There were no speakers.

Mr. Hornung closed the public hearing.

## **OTHER BUSINESS**

### **A. Planning Commissioner Comments**

Affordable Housing Plan / Housing Advisory Committee: Vice Chairman Gantt Kick-off session went really well. Two challenges were how do you describe the affordable housing aspects in the City, as it is multifaceted and how do you attack it? He described the process the City has in place and the role of the Advisory Committee. Mr. Gantt outlined the four aspects of the project and that the committee will serve as the selection committee for the consultant working with the persons who will produce the Request for Proposal (RFP).

The draft work scope of work will be discussed and the RFP will hopefully be out the end of September, with a selection by November.

Mr. Hornung is eager to hear the ideas that will then morph into a policy. Mr. Gantt commented that this work before them is very valuable and important task.

### **B. Planning Director Comments**

Chuck Johnston introduced the following Comprehensive Plan and Code Amendments –

**Major Recreation Facility and Road Network** - Bill Freehling, Director of Economic Development, presented information on the CVAS Stadium.

Mr. Hornung turned the meeting over to Mr. Gantt, Vice Chair, during this presentation and discussion, as he has a conflict of interest with this project.

**Unified Development Ordinance Text Amendment – Data Centers – Mike Craig, Senior Planner.**

### **Comprehensive Plan related items**

**Small Area Plan 3 – Route 3 (I-95 to Route 1) – UDO Text Amendments**

- To be initiated by City Council in September.

**Small Area Plan 6 – North Princess Anne/Route 1 – Comprehensive Plan Amendments**

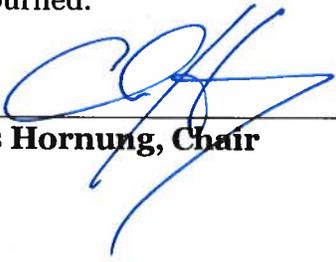
- Planning Commission Public Hearing on September 26

**Small Area Plan 7 – Downtown – Plan Development**

- Initial public information meeting at 7:30 on September 11 at the former Planters Bank at 1001 Princess Anne Street (at Princess Anne and William Streets).
- Downtown Plan joint work session with Council and ARB at 5:30 on this date at this location.

**ADJOURNMENT**

Meeting adjourned.



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**Chris Hornung, Chair**

