



**CITY OF FREDERICKSBURG  
PLANNING COMMISSION  
MINUTES**

**September 12, 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/2018/0912.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 - **Absent**

**CITY STAFF**

Chuck Johnston, Planning & Building Director  
Mike Craig, Senior Planner  
Rob Eckstrom, Assistant City Attorney  
John Schaffer, Building Official  
Camilla Jacobs, Secretary

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**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.

**PLEDGE OF ALLEGIANCE**

**ADOPTION OF MINUTES**

July 11, 2018 - Regular Meeting Minutes - **Adopted**

August 8, 2018 - Regular Meeting Minutes - **Adopted**

**DECLARATION OF CONFLICT OF INTEREST**

Mr. Hornung said he would recuse himself from items 5 A, **Comprehensive Plan Amendment** and item 5 B **Proposed Stadium in Celebrate Virginia South** Comprehensive Plan Compliance Review 2018-01 and Special Use Permit 2018-03. Mr. Hornung has filed a conflict of interest statement with the Clerk, a copy of which is attached.

Chairman Hornung turned the meeting over to Vice Chairman Gantt.

## **PUBLIC HEARING**

- A. Comprehensive Plan Amendment – The City of Fredericksburg** proposes to amend Chapter 3 Transportation, Chapter 4 Public Facilities, and Chapter 11 Land Use Plan to establish the vision for a public / private use stadium in Land Use Planning Area 1.

Mike Craig presented a Power Point Presentation and presented the staff report. Mr. Craig recommended to hold the public hearing open and defer action until the September 26, 2018 meeting because of boundary changes made by the applicant to the Special Use application. Mr. Craig commented that this meeting is to provide general information, hear from the public and members and to address and discuss any preliminary issues or comments.

Mr. Beavers asked if the property in sub-planning area 1H is under single ownership now. Mr. Craig replied “no” and outlined the collection of parcels and the various owners.

Mr. Beavers asked if any of the applicants didn't want to do something that conformed to the zoning, would they have to go through a rezoning themselves or a special use. Mr. Craig said that the special use permit application encompasses only properties that are owned by the applicants. Other properties are not part of the application but are included in 1H so as to plan them cohesively.

Mr. Gantt asked if there was any public comment. There was none.

A recommendation was made by staff that if there were no objections, the Public Hearing would remain open until September 26, 2018. There was no objection.

## **B. Proposed Stadium in Celebrate Virginia South**

- 1. CPCR2018-01 – The City of Fredericksburg** requests the vacation of a portion of the Carl D. Silver Parkway right-of-way between Haymarket Street (the northern entrance to the Expo Center) and the northern property line of GPIN 7860-60-7626, which requires a Comprehensive Plan Compliance Review by the Planning Commission to determine if the approximate location, character, and extent of the vacation is substantially in accord with the 2015 Comprehensive Plan. This request is to be considered in conjunction with Potomac Baseball, LLC's special use permit for a stadium in Celebrate Virginia South.
- 2. SUP2018-03 Potomac Baseball, LLC** requests a **Special Use Permit** in order to build a stadium in Celebrate Virginia South in the Planned Development - Commercial Zoning District (PD-C).

Mr. Craig explained the re-advertisement of the Public Hearing for September 26, 2018 because of the change in land distribution. Mr. Craig presented a Power Point Presentation and the staff report. He reviewed the GDP Elements to include the general stadium location, right-of-way realignment and roadway section, general parking area, clearing limitations and sign location. He also explained there would be two elements to the Masterplan, to include an infrastructure component and a land use component. Light and noise were addressed as well.

A recommendation was made by staff that if there were no objections, the Public Hearing would remain open until September 26, 2018 because of boundary changes made by the applicant. There was no objection.

Mr. O'Toole asked for clarification as to if the applicants are going to vacate the Carl D. Silver Boulevard right-of-way and then build the street over to the stadium, but won't connect to the Gordon W. Shelton Parkway. Mr. Craig said that was correct and described the benefits of the realignment and having less environmental features to cross and property ownership that would need to be overcome.

Mr. O'Toole expressed concerned for the safety of public if there is an event and public safety personnel need to access or vacate the stadium as there was only one point of access.

Mr. Craig said the construction sequence was being determined. He observed that clarity is needed from the applicant and more information will be brought back to the Planning Commission on September 26, 2018. In terms of safety, there is a 6 lane road feeding the stadium and a lot of capacity even if an entire half of the road was shut down to move people in and out.

Mr. Craig explained #14 feature and possible future projects to connect the streets.

Mr. Slominski asked if the street connection from Carl D. Silver Parkway to Gordon W. Shelton Boulevard would be needed and if it was problematic to have traffic going through to Celebrate Virginia to that exit. Mr. Craig commented that the traffic proposed is equivalent to the Celebrate Virginia Live Concert Series. The street network is designed for this level of use and the connection would be beneficial, especially with an interstate interchange. Having the interchange and a second entrance changes the character of the land that is locked back there. Mr. Craig said it is an important feature to have direct access into the stadium.

Mr. Slominski asked for clarification on how traffic would flow with or without the connection. He asked for a time table on the interchange. Mr. Craig would get additional information on when and how are we are pursuing the interchange.

Mr. Slominski asked about additional numbers or studies to show the impact on the area. Mr. Craig commented that the interstate interchange would certainly help and would make the area even more viable than it already is. The infrastructure in place can handle traffic to the stadium. He commented that there will be a traffic impact analysis study and if there was a concern that another street is needed, staff wouldn't be recommending e moving forward at the masterplan level.

Mr. Slominski asked for any data available on length of time from stadium parking lot to exit 130. If the project is handled right it will enhance the experience of the people coming to the stadium. It's an important aspect of this project.

Mr. Gantt asked for clarification on the reduction in right-of-way width from 100 to 80 feet wide. Mr. Craig commented it's to fit the stadium but would still allow a 4 lane street with a sidewalk and bike trail. Mr. Gantt asked about the traffic study and expressed his concern regarding traffic impacts and flow during afternoon events at the Expo Center and the Stadium. Will the infrastructure be able to handle that traffic?

Mr. Craig reminded Commission that the 80 foot right-of-way is for the travel lane, but the section shown on the GDP and the notes explain that if there are turn lanes required the right-of-way will be expanded.

Mr. Gantt inquired about the parking options and discussion continued regarding the size of the stadium parking lot and shared parking lots. Mr. Beavers inquired about advertising schedules well in advance to schedule accordingly and commented that Wegman's parking lot is continually used for various events.

Mr. Craig commented that it's great that there is enough surface parking that serves multiple users and events and that additional parking lots would not be necessary. The stadium will be required to meet the City standards and there may be some program overlap, but utilization of legitimate shared use parking is good planning for this area. Planning staff has confidence in moving this proposal forward from a technical planning standpoint because of where it is located, the type of facilities that are serving it and the existing pieces that are already in place and how they all interrelate.

The applicant, The Potomac Nationals, Seth Silber, commented they appreciate the opportunity to be in the City and the reception in the community has been great. The interaction with the planning staff has been incredibly constructive and they appreciate the diligence and speed at which the department has been going at this. They have a tight time frame and would like to be open in April 2020.

Mr. Silber addressed several questions posed by the Commission. Regarding scheduling and parking, the applicant wants to make sure the fans have a good experience and that it is easy to park and get into and out of the ball park. As far as scheduling goes, most of the games are primarily at night, with the only day games on Sunday afternoons with a start time of 1 or 1:30 p.m. Mr. Silber anticipates they would be able to figure out the scheduling and overlapping uses with the Expo Center. The schedule for the 2019 season has recently been set and the applicant is looking to schedule a full year in advance in the future. If they find there are conflicting parking issues they could consider changing their Sunday afternoon games to the evening.

Mr. Silber commented that currently they are showing 500 parking spaces to be built as part of the stadium facility and there will be some service parking to the west of the stadium and shared parking with the Expo Center. Mr. Slominski asked about the ratio for parking. Mr. Silber commented that it's usually 3:1 or 4:1 seats for spaces in their experience. Having the availability of 1250 – 1500 spaces within the proximity of the ball park should be more than sufficient. Mr. Craig commented that the city requires 1 space for every 4 seats. Mr. Slominski asked if that counts into their overflow with Wegman's. Mr. Craig commented that the applicant would need to formulate a shared parking

agreement in order to take advantage of Wegman's parking and it would be part of the master plan.

Mr. Gantt asked for any public comment. There was no public comment. The public hearing will be open until September 26, 2018.

The Vice-Chair turned the meeting back over to the Chair.

Mr. Hornung clarified the reason for his conflict of interest, the property in question that this application is affecting is owned in part by one of his employers.

**3. UDOTA2018-02 - The City of Fredericksburg** proposes to amend Unified Development Ordinance to define, permit and regulate small data centers and data centers within the City of Fredericksburg.

Mr. Craig presented the staff report to the Planning Commission.

Mr. Beavers commented that no one has come to the city with this request yet but the City is being proactive and planning for the future, so that it can entice businesses to come here with a data center. Mr. Craig agreed.

Mr. Hornung commented that if the ordinance would make small data centers permitted by right in all non-residential and mixed use districts, why wouldn't the City also consider the same kind of review for water cooling if there were 50 small data centers? Would such small centers not use water cooling or is there another reason why.

Mr. Craig commented that the amendment looks at it as an individual user. The potential water withdrawal for a 10,000 sq. ft. small data center use is like a restaurant. If someone tried to come in and build 10 or 15 small data centers then the City would structure the application differently. Mr. Craig explained that the City would be concerned with the water withdrawal on a 100,000 – 150,000 sq. ft. data center.

Mr. Hornung asked John Schaffer, Building Official, if there were any code concerns with allowing this by-right use. Mr. Schaffer commented that the applicant would be required to maintain the area around the building for fire apparatuses etc. and be required to follow building code standards.

Mr. Slominski asked about the state of the art technology utilizing air cooling in data centers. Mr. Craig said air cooling was more modern technology but given limited water resources the requirement for water cooling is appropriate.

Mr. Hornung asked for public comment. There was no public comment.

Mr. Hornung closed the public hearing.

Mr. O'Toole made a motion to recommend to approval of the amendment to the City Council as written in the draft resolution. Mr. Beavers seconded the motion, UDO 2018-02. The motion passed 5-0-2 Absent - Pates and Rodriguez.

**GENERAL PUBLIC COMMENT**

Mr. Hornung opened the floor to general public comment.

There were no speakers.

## **OTHER BUSINESS**

### **A. Housing Action Plan**

Mr. Johnston commented that staff is waiting on the release of the RFP to hire the consultant who will prepare the Housing Action Plan. It is planned to get the RFP out by the end of September.

### **B. Chairmanship at September 26, 2018 Meeting**

Mr. Johnston noted that the Chair may have a conflict of interest at the September 26, 2018 meeting and that the Vice-Chair may not be able to attend. In this circumstance, according to Robert's Rules as the Chairman steps down, he will designate a temporary chair.

### **C. Planning Commissioner Comments**

There were no Commissioner Comments.

### **D. Planning Director Comments**

Charles Johnston commented on the kickoff of the Downtown Plan & Public Information meeting on September 11, 2018 at 7:30 p.m. as well as a joint work session of the City Council, Planning Commission and Architectural Review Board at 5:30 p.m. in which Mr. Hornung and Mr. Slominski attended. At this session there was a feedback process of identifying people's impact and thoughts about Downtown.

At 7:30 p.m. session there were a little over 60 people at the old Bank Building, 1001 Princess Anne Street. Approximately 2/3 of the participants were from the neighborhoods that are in the outer perimeter of Area 7 and about 1/3 were of the business core. Mr. Johnston felt there was very good input and the participants were lively and seemed very positive.

Mr. Beavers, who attended the 7:30 p.m. session was pleased at the amount of attendance and how involved the people were. He felt that it was difficult to hear at times, but it was fine.

Mr. Hornung feels we have a lot of soul searching to do as a City in terms of future residential growth and having more density in the City. He doesn't know if the City has fully come to terms with what it has seen in past market studies. Just because the market study says that your market is for residential growth doesn't mean you have to necessarily have to approve high density residential growth. He also commented that even if someone comes in with a proposal it doesn't mean there's necessarily a demand for it. Overall we need to look at the market study and at a fiscal analysis of those things to guide decisions.

Mr. Slominski liked the fact that Streetsense, project consultants are tying in the market analysis with the planning. He likes Streetsense's approach and that they are utilizing

industry data and feels that the City will benefit from that type of approach.

Mr. Johnston said the City should have a final of the market analysis by October 1, 2018.

Mr. Johnston reminded the Commission of the week long charrette October 8- 10, 2018 and explained the scheduling of individuals and groups.

The Planning Commission will have its own pre-work session at 6:30 p.m. before the regular meeting on October 10, 2018. It will be held at 1001 Princess Anne Street (the Old Bank Building).

Mr. Hornung expressed his appreciation of everyone's participation and would like to encourage everyone on the Planning Commission to attend the charrette and associated meetings.

Mr. Johnston invited Planning Commission to the Council Work Session on September 25, 2018 at 5:30 p.m.

September 26, 2018 we will have a 2<sup>nd</sup> monthly meeting to discuss Comprehensive Plan amendments and items relative to the stadium.

The Planning Commission may not have the regular meeting on October 10, 2018 but will have the work session at 6:30 p.m. The Planning Commission will likely have the 2<sup>nd</sup> monthly meeting on the 24<sup>th</sup> of October.

#### **ADJOURNMENT**

Meeting adjourned at 8:47 p.m.

  
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**Chris Hornung, Chair**

Disclosure  
Personal Interest in a Transaction

Virginia Code §2.2-3112(A)(1) prohibits a member of a public body from participating in a transaction that has application solely to property or a business or governmental agency in which he has a personal interest or a business that has a parent-subsidary or affiliated business entity relationship with the business in which he has a personal interest.

The officer shall be prohibited from (i) attending any portion of a closed meeting authorized by the Virginia Freedom of Information Act (§ 2.2-3700 et seq.) when the matter in which he has a personal interest is discussed and (ii) discussing the matter in which he has a personal interest with other governmental officers or employees at any time.

The officer is required to disclose the existence of the interest, and the disclosure is maintained in the public records of the agency for five years in the office of the administrative head of the agency.

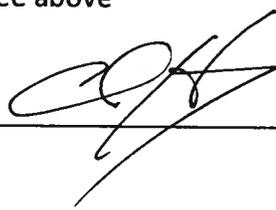
Name of Officer: **Chris Hornung, Planning Commissioner**

Transaction name/meeting date(s): **SUP 2018-03 – Potomac Baseball, LLC requests a Special Use Permit in order to build a stadium use on a portion of GPIN 7860-60-7626, a portion of 7860-80-0703, GPIN 7860-70-3653, a portion of GPIN 7860-70-2035, and a portion of 7769-79-5783 (collectively, 37.71 acres of vacant land at the end of Carl D. Silver Parkway in Celebrate Virginia South) , public hearing September 12, 2018, September 26, 2018 and any follow-up meetings.**

Name and address of business or governmental agency in which the officer has a personal interest: **Employer: The Silver Companies. The Applicant/Owner is owned, in part, by the officer's employer.**

Address or parcel number for real estate (if applicable): see above

Date: 9-12-18

Signed:  \_\_\_\_\_