City of Fredericksburg, Virginia

City Council

AGENDA

Council Chambers

715 Princess Anne Street

Fredericksburg, Virginia 22401

Hon. Mary Katherine Greenlaw, Mayor
Hon. William C. Withers, Jr., Vice-Mayor, Ward Two
Hon. Kerry P. Devine, At-Large
Hon. Matthew J. Kelly, At-Large
Hon. Bradford C. Ellis, Ward One
Hon. Timothy P. Duffy, Ph.D., Ward Three
Hon. Charlie L. Frye, Jr., Ward Four

November 8, 2016
7:30 p.m.
Mayor Mary Katherine Greenlaw, Presiding

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1. **Call To Order**

2. **Invocation**
   Councilor Bradford C. Ellis

3. **Pledge Of Allegiance**
   Mayor Mary Katherine Greenlaw

4. **Presentations**

   A. Proclamations Recognizing Richard Dynes And Roy McAfee For Their Service On The Planning Commission

      Documents:

      4A PLANNING COMM PROCLAMATIONS.PDF

   B. Proclamation Recognizing Native American Heritage Month - Sonja Johnson, Chief John Lightner And Minnie Lightner

      Documents:

      4B AI_HERITAGE_MONTH.PDF

5. **Public Hearing**

   A. Ordinance 16-__, First & Second Read, Granting A Fifteen-Year Non-Exclusive License To MCI Communication Systems, Inc. To Install, Maintain, And Use Telecommunication Cable And Equipment In City Rights-Of-Way

      Documents:

5A MCI LICENSE.PDF

B. Resolution 16-__, Granting A Special Use Permit To A. Blanton Massey And Betty Massey For A Bed And Breakfast Inn At 1517 Caroline Street

Documents:

5B MASSEY B-B.PDF

C. Ordinance 16-__, First Read, Amending The Unified Development Ordinance To Adapt To Proffer Reform Legislation Adopted By The 2016 Virginia General Assembly

Documents:

5C COMP PLAN AMENDMENT.PDF

6. **Comments From The Public**
City Council provides this opportunity each regular meeting for comments from citizens who have signed up to speak before the start of the meeting. To be fair to everyone, please observe the five-minute time limit and yield the floor when the Clerk of Council indicates that your time has expired. Decorum in the Council Chambers will be maintained. Comments that are not relevant to City business and disruptive are inappropriate and out of order.

7. **Council Agenda**

8. **Consent Agenda**

A. Transmitting The First Quarter Financial Report

Documents:

8A QUARTERLY FINANCIALS.PDF

B. Resolution 16-94, Second Read, Amending The Fiscal Year 2017 Budget To Recognize Debt Service Payments Received From The Rappahannock Regional Solid Waste Management Board For The Solid Waste Revenue Bonds, Series 2015D

Documents:

8B R-BOARD.PDF

C. Ordinance 16-24, Second Read, Revising The Purposes And Duties Of The Recreation Commission

Documents:

8C REC COMMISSION ORD UPDATE.PDF

D. Transmitting Boards And Commission Minutes

D.i. Economic Development Authority - September 12, 2016

Documents:

8D1 EDA 9-12-16.PDF

D.ii. Potomac And Rappahannock Transportation Commission - September 8, 2016

Documents:

8D2 PRTC 9-8-16.PDF

9. **Minutes**

A. Public Hearing - October 25, 2016

Documents:

9A 10-25-16 PUBLIC HEARING MINUTES.PDF

B. Regular Session - October 25, 2016

Documents:

9B 10-25-16 REGULAR SESSION MINUTES.PDF

10. **Boards And Commission Appointments**

A. Appointment To The Social Services Board - Monica Early, Brian Vaughan

Documents:

10A.PDF

B. Reappointment To The Board Of Building Code Appeal - William Thornton

Documents:

10B.PDF

11. **City Manager Agenda**

A. Ordinance 16-__, First Read, Rezoning 20.84 Acres Of Land Located On The Southside Of Fall Hill Avenue, Between Briscoe Lane And I-95, From Residential R-2 To Commercial Highway And R-12, With Conditions

Documents:

11A HAMPTONS.PDF

B. Resolution 16-__, First Read, Amending The Fiscal Year 2017 City Grants Budget By Appropriating $205,087 For Various Equipment Purchases Related To Grants Received By The Fire Department

Documents:

11B FIRE GRANTS AMEND.PDF

C. Resolution 16-__, First Read, Amending The Fiscal Year 2016 Budget By Appropriating $273,381 In General Fund Balance Reserved For Regional Detention Facility Contribution Stabilization For The City's Reconciled Share Of Costs At The Rappahannock Juvenile Detention Center

Documents:

11C RAPP JUV JAIL TRUE-UP.PDF

D. Resolution 16-__, Amending The Fiscal Year 2017 Budget By $38,904 To Hire A Utility Line Locator In The Water And Sewer Funds

Documents:

11D UTILITY LINE LOCATOR.PDF

E. Transmitting Fredericksburg Parking Plan Of Action

Documents:

11E PARKING ACTION PLAN.PDF

F. City Manager's Update

Documents:

11F CITY MANAGER REPORT.PDF

G. Calendar

Documents:

11G CALENDAR.PDF

12. **Adjournment**

PROCLAMATION
Richard Dynes

WHEREAS, the City of Fredericksburg expresses its gratitude and appreciation to **Mr. Richard Dynes** for two years of service on the Fredericksburg Planning Commission; and

WHEREAS, Planning Commission members are appointed by the City Council to review and consider items that pertain to Planning and Community Development within the City; and

WHEREAS, during his tenure, **Mr. Dynes** had occasion to consider and act upon various applications, which were brought forward to City Council for final approval; and

WHEREAS, as a Planning advocate, **Mr. Dynes** helped citizens to understand how their respective cases were being considered; and

WHEREAS, the selfless dedication of citizen volunteers to handle the duties of a Planning Commissioner are critical for a community to achieve the goals and promise of sound and proper planning.

NOW, THEREFORE, I, Mary Katherine Greenlaw, Mayor of the City of Fredericksburg, on behalf of City Council, do hereby extend a heartfelt thank you to **Mr. Dynes** for his service to the Fredericksburg community.

Mary Katherine Greenlaw, Mayor
Fredericksburg, Virginia

PROCLAMATION
Roy McAfee

WHEREAS, Mr. Roy McAfee *served on the Planning Commission of the City of Fredericksburg, Virginia, from October 2006 through October 2016; and*

WHEREAS, Mr. McAfee's *term on the Planning Commission was clearly driven by his commitment to public service, and by his desire to enhance and improve the community in which he lives; and*

WHEREAS, Mr. McAfee *distinguished himself as a strong advocate for planning principles and practices geared to improve quality of life issues for all citizens of the community; and*

WHEREAS, Mr. McAfee *served his City with unquestionable integrity, fairness and devotion to duty, always willing to listen to new ideas, yet steadfast in his aim to protect and preserve the qualities, values and resources that characterize the City he so dearly loves.*

NOW, THEREFORE, I, *Mary Katherine Greenlaw, Mayor of the City of Fredericksburg, on behalf of the City Council and the Citizens of Fredericksburg, on this 8th day of November 2016, proudly recognize and express my sincere appreciation to* **Mr. McAfee** *for his outstanding service to the City of Fredericksburg, Virginia.*

Mary Katherine Greenlaw

Mary Katherine Greenlaw, Mayor
City of Fredericksburg, Virginia

PROCLAMATION

American Indian Heritage Month
November, 2016

WHEREAS, *the history and culture of our great nation have been significantly influenced by American Indians and indigenous peoples; and*

WHEREAS, *the contributions of American Indians have enhanced the freedom, prosperity, and greatness of America today, and*

WHEREAS, *their customs and traditions are respected and celebrated as part of a rich legacy throughout the United States; and*

WHEREAS, *Native American Awareness Week began in 1976 and recognition was expanded by Congress and approved by President George Bush in August 1990, designating the month of November as National American Indian Heritage Month; and*

WHEREAS, *in honor of National American Indian Heritage Month, community celebrations as well as numerous cultural, artistic, educational and historical activities have been planned;*

NOW THEREFORE, I, *Mary Katherine Greenlaw, Mayor of the City of Fredericksburg, on behalf of the City Council do hereby proclaim November 2016, as American Indian Heritage Month in the City, and urge all our citizens to observe this month with appropriate programs, ceremonies and activities.*

Mary Katherine Greenlaw, Mayor
Fredericksburg, Virginia

ITEM#5A

MEMORANDUM

TO: Kathleen Dooley, City Attorney

FROM: Rob Eckstrom, Assistant City Attorney

DATE: October 18, 2016

RE: MCI Communication Services, Inc. license to use City ROW

Issue

Should the City grant a license to MCI Communication Services, Inc. for placement of a fiber optic cable in the public right-of-way?

Recommendation:

Yes. This cable has existed under the City's right-of-way for decades. MCI is asking to re-route the cable for technical reasons. The move will not negatively impact City operations or other utilities.

This item was transmitted on the consent agenda for the October 25 meeting. I recommend that given the small scale and uncontroversial nature of the project, that Council approve the license on first and second read at its first meeting in November.

Background:

This project involves moving Verizon's optical regeneration facility for its long-haul, long-distance service fiber optic cable to a different location in the city. The cable does not provide local service, and therefore does not fall within Verizon's franchise agreements with the City. The cable to be replaced was installed in the late 1990's under an agreement with CSX and several other companies.

City staff has reviewed and approved the proposed plans.

Fiscal Impact:

None.

MOTION:

SECOND:

November 8, 2016
Regular Meeting
Ordinance No. 16-

RE: **GRANTING A FIFTEEN-YEAR NON-EXCLUSIVE LICENSE TO MCI COMMUNICATION SYSTEMS, INC. TO INSTALL, MAINTAIN, AND USE TELECOMMUNICATION CABLE AND EQUIPMENT IN CITY RIGHTS-OF-WAY**

ACTION: **APPROVED: AYES: 0; NAYS: 0**

FIRST READ:_____ SECOND READ:_____

IT IS HEREBY ORDAINED by the Fredericksburg City Council:

SEC. I. **Introduction.**

MCI Communication Systems, Inc. has applied to the City Council for a fifteen-year, non-exclusive license to install certain telecommunications equipment in the public rights-of-way. The license allows installation and maintenance of telecommunication cable and equipment for use by wireless communication providers. Use of these facilities is not offered directly to individual consumers. The City and MCI Communication Systems, Inc. have negotiated the terms of the attached license agreement.

SEC. II. **Grant of License.**

The City Council finds that the grant of the license is in the public interest. The City Manager is hereby authorized to execute the attached fifteen-year non-exclusive license between MCI Communication Systems, Inc. and the City of Fredericksburg, on behalf of the City.

SEC. III. **Effective Date.**

This ordinance is effective immediately.

Approved as to form:

_____

Kathleen Dooley, City Attorney

****

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 16-_ duly adopted at a meeting of the City Council meeting held September 13, 2016 at which a quorum was present and voted.

_____

Tonya B. Lacey, CMC
Clerk of Council

Location: public rights-of-way (no GPIN)

LICENSE

This license agreement, dated _____ 2016, is between the CITY OF FREDERICKSBURG, VIRGINIA, a municipal corporation, and MCI Communications Services, Inc., a Delaware corporation ("Licensee").

Recitals

Licensee seeks to install, maintain, and use telecommunication cable and equipment in public rights-of-way owned and controlled by the City.

The City Council, by Ordinance 16-___, adopted on _____, 2016 after a public hearing, authorized the City Manager to sign this license agreement.

Terms

The City hereby grants a license to use the public rights-of-way within the city's boundaries to Licensee, on these terms:

1. **Term**. The term of this license is from _____ to _____. [15 YEARS]

2. **Location**. This license is for use of City property in accordance with the twelve sets of attached plans titled [ ], dated [ ]. Licensee shall not deviate from those plans without written permission from the City Manager.

3. **Generally applicable requirements**. This license is not a waiver of the requirements of any City ordinance, resolution, regulation, or permitting process. Licensee is responsible for obtaining all required permits at its own expense, and for complying with all City requirements.

4. **Safety and quality**. Licensee shall ensure that all activity under this license is performed safely, thoroughly, reliably, and in accordance with all relevant industry, professional, and federal and state-mandated standards and laws. All materials installed in the public right-of-way under this license must be of good and durable quality. If the City concludes that work or materials under this license are harmful to the health or safety of any person or property, Licensee shall correct the problem at its own expense.

5. **Termination**.
   a. Licensee may terminate this agreement by notifying the City at least 30 days in advance that it intends to do so, in which case the license terminates on the date the City receives written confirmation from Licensee that Licensee has removed all of its cables and equipment from City property (or at the option of City abandon its cable and/or equipment in place),

restored all affected City property to its original condition, and paid all amounts due to the City under the license.

b. The City may terminate this agreement if Licensee (i) has not completed installation of its cables and equipment within one year of the start of the license term; (ii) ceases use of its cables and equipment for a period of six (6) months or more; (iii) has not paid an amount due to the City under this license; (v) removes its cables and equipment; or (iv) violates any provision of this license.

c. If the City intends to terminate the license, it shall notify Licensee of the specific reason why and allow Licensee 30 days to respond to the notice. The City shall then notify Licensee in writing that either (i) Licensee has responded adequately to the notice, or (ii) Licensee has not responded adequately to the notice and that the license is terminated immediately.

d. Upon termination or expiration of this license, Licensee shall remove all of its cables and equipment from City property and restore all affected City property to its original condition (or at the option of City abandon its cable and/or equipment in place).

6. **Non-exclusivity**. This is a non-exclusive license. It does not limit the City's right to grant permission to any other person or entity to use the public rights-of-way.

7. **Disturbing rights-of-way**.

   a. Licensee shall notify the City Public Works Department and receive a City utility permit before disturbing any street, alley, or sidewalk. Licensee's permit application must include any plans, specifications, traffic control plans, and other information that the Public Works Department deems necessary for an adequate review of the proposed work. The City shall approve or deny the permit application promptly, and shall not unreasonably withhold a permit. This section does not apply to emergency situations or where the Director of Public Works has expressly waived a requirement in writing.

   b. If Licensee disturbs streets, alleys, sidewalks, utility lines, or other public property, it shall restore the property to its original condition as soon as practicable in accordance with City standards. If Licensee does not do so within a reasonable time, the City may do so at Licensee's expense.

8. **Records**. At the City's request, Licensee shall send the City (at no cost to the City and within 10 days of the request) copies of Licensee's plans, maps, and records pertaining to this license.

9. **Removal and relocation**.

   a. If the City determines that Licensee's cables or equipment need to be removed or relocated, Licensee shall remove or relocate its cables and equipment as requested by the City within a reasonable time.

   b. Generally, removal or relocation is at Licensee's expense. If the City requests a removal or relocation, the City shall provide a substitute location for Licensee's facilities and shall obtain all required City permits. If the removal or relocation is for the benefit of a third party (a developer, for example), the third party is responsible for all costs.

   c. If the Licensee does not remove or relocate its cables and equipment within a reasonable time of the City's request to do so, the City may, after 30 days written notice to Licensee, remove or relocate the cables and equipment itself at Licensee's expense.

10. **Trees**. Licensee shall not damage trees in or near the public rights-of-way more than reasonably necessary.

11. **Assumption of Risk**. Licensee assumes all risks of loss and damage to its cables and equipment, including any interference or loss of service and any resultant consequential damages that result from City operations.

12. **Indemnification**. Licensee shall save, defend, hold harmless, and indemnify the City, and all of its elected and appointed officials, officers, employees, agents, departments, agencies, boards, and commissions from and against any and all claims, losses, damages, injuries, fines, penalties, costs (including court costs and attorney's fees), charges, liability, or exposure, however caused, resulting from, arising out of, or in any way connected with Licensee's negligent acts, errors or omissions, recklessness or intentionally wrongful conduct of Licensee in performance or nonperformance of its work under the license. This indemnification survives the termination of the license.

13. **Insurance**. Licensee shall maintain the following insurance coverage during the entire term of this license:
    a. Two million dollars for bodily injury to or the death of any one person.
    b. Three million dollars for bodily injury or death resulting from any one event.
    c. Three million dollars in commercial general liability insurance.

    The City must be named as an additional insured on these policies, and Licensee shall provide copies of its certificates of insurance to the City. Licensee may instead maintain self-insurance that meets the requirements of this section.

14. **Assignment**. Licensee shall not assign or otherwise transfer any of its rights, obligations, or interests in this license without the written permission of the City, except that Licensee may transfer this Agreement to an affiliate of Licensee, and in such event, Licensee shall provide the City with written notice of such transfer within sixty(60) days of such event occurring.

15. **Choice of Law, Venue**. This license is governed by Virginia law. The Circuit Court of Fredericksburg, Virginia is the exclusive venue for any state litigation regarding this license.

16. **Authorization to do Business in Virginia**. Licensee is authorized to do business in Virginia as a domestic or foreign business entity under Title 13.1 or Title 50 of the Virginia Code. Licensee shall not allow its existence to lapse or its certificate of authority or registration to do business in Virginia to be revoked or cancelled during the term of this license.

17. **Notices**. Notices pertaining to this license must be sent by first-class mail to:

To the City:
Fredericksburg City Manager
PO Box 7447
Fredericksburg, Virginia 22404-7447

To Licensee:
Adam Rice
Verizon Business Services
12379A Sunrise Valley Drive
Reston, VA 20191
(o) 571-220-8978
(f) 703-391-5713

with a copy to:

Verizon
Suite 900
1320 N. Courthouse Road
Arlington, VA 22201
Attn: Vice President and Deputy General Counsel, Network Services

18. **Severability**. If a court declares any part of this license to be invalid, void, or unenforceable, the rest of the license remains in effect.

19. **Strict Performance**. The failure of a party to insist upon the other party's strict performance of the terms of the license is not a waiver of the right to insist upon strict performance of those terms at a later time.

By signing below, the City and Licensee agree to the terms of this license.

CITY OF FREDERICKSBURG

By:_____
Timothy Baroody, City Manager

Attest:

_____
Deputy City Clerk

Approved as to form:

_____
City Attorney

MCI COMMUNICATIONS SERVICES, INC.

By:_____

Name: _____

Title: _____

Commonwealth of Virginia
City/County of _____:

This license agreement was acknowledged on _____, 2016, by [ ], on behalf of the company.

_____
Notary Public

Certification # _____
My Commission Expires: _____

MCI

OUTSIDE PLANT CONSTRUCTION

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A & B FREDERICKSBURG, VA

PROPOSED FIBER ROUTE

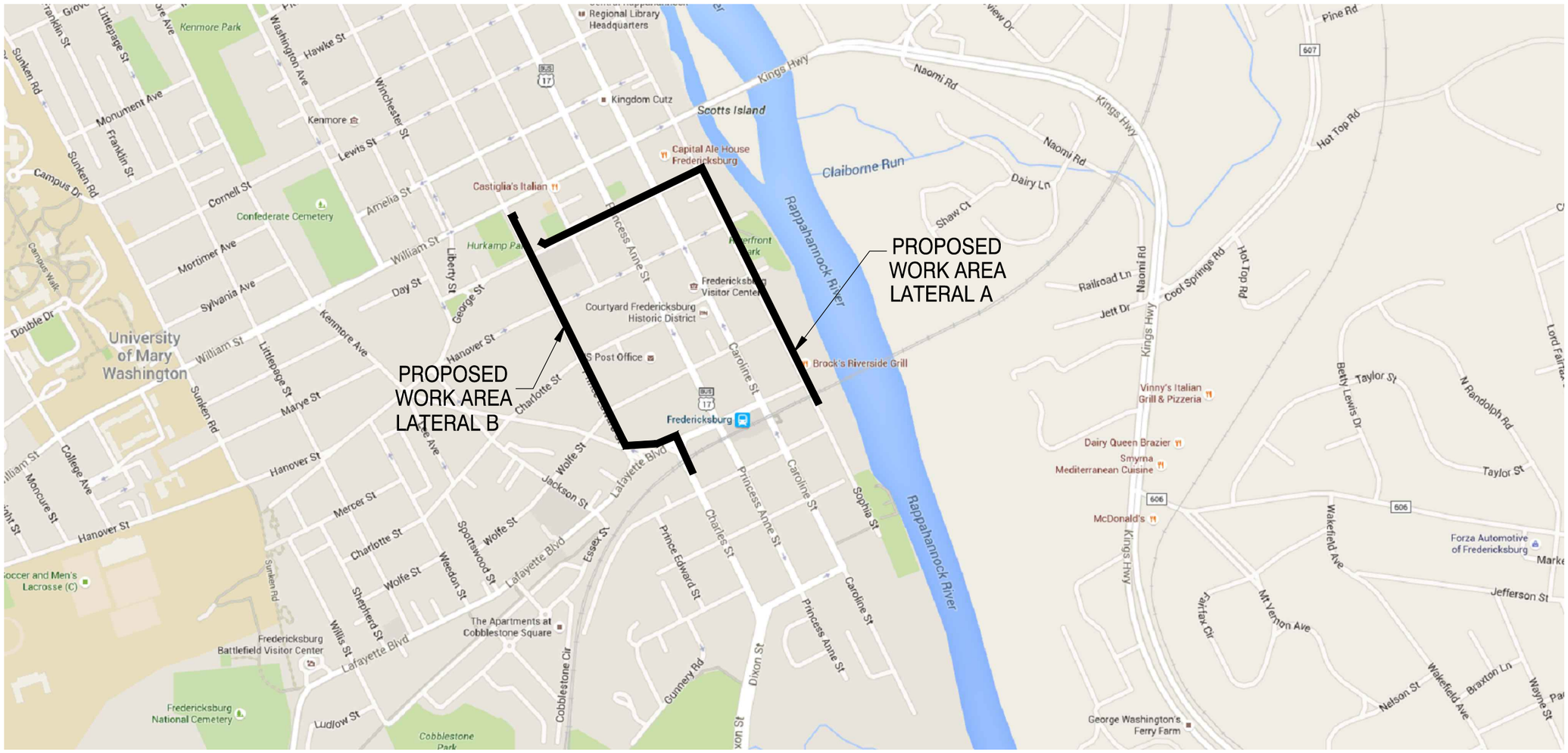
MCI PROJECT #06351-001

ISSUED FOR CONSTRUCTION

SEPTEMBER 13, 2016

NTD
National Telecom Design
• fiber engineering • gis • gps • technical services •
Office: 540-710-5416 Fax: 540-710-5417
email: ntd@ntdfiber.com

SITE MAP
FREDERICKSBURG, VA



MCI
OUTSIDE PLANT CONSTRUCTION

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY

MCI METRO ACCESS TRANSMISSION SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A&B
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT, THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF MCI COMMUNICATION SERVICES, INC. BOTH BEING ISSUED IN STRICT CONFIDENCE AND SHALL NOT BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE WITHOUT SPECIFIC WRITTEN PERMISSION.

SCALE
HORIZONTAL: N. T. S.
VERTICAL: N. T. S.
MP _____ TO MP _____
SHEET 01 OF 23
FILE: 06351-001 . DWG

MCI:

ADAM RICE OSP MANAGER	(571) 220-8478
BOB SMITH PERMIT MANAGER	(703) 622-3775

NTD:

DANIEL MCBEE DESIGN MANAGER	(703) 989-3936
CHRIS KOPCAK PERMIT MANAGER	(540) 710-5416

PERMITTING AGENCIES:

VERIZON	MIKE TYSINGER	(804) 814-9038
V-DOT	DAVID BEALE	(540) 899-4525

UTILITIES:

MISS UTILITY (VA)	24 HOUR NUMBER	1-800-552-7001

NOTE: THIS INFORMATION IS OR WILL BE BASED ON AREA OF WORK

LINETYPES

X	ABANDON
A	AERIAL CABLE (EXISTING)
A	AERIAL CABLE (PROPOSED)
B/E	BUILDING EDGE
CATV	CABLE TV
CL	CENTER LINE
H	DIRECT BURIED HDPE (EXISTING)
H	DIRECT BURIED HDPE (PROPOSED)
DB	DIRECTIONAL BORE
D/L	DITCH LINE
EOP	EDGE OF PAVEMENT
E	ELECTRIC
FOC	FACE OF CURB
	FENCE
F/L	FOGLINE
G	GAS LINE
	GUARDRAIL
PL	PROPERTY LINE
	PROPOSED FIBER LINE
	PROPOSED PULL THRU
	RAILROAD
R	REMOVE CABLE
R/W	RIGHT-OF-WAY
S	SEWER LINE
	SPLIT PVC CONDUIT
SD	STORM DRAIN
T	TELEPHONE LINE (CARRIER SPECIFIC)
TR	TRAFFIC SIGNAL LINE
W	WATER LINE
	WOODS/LANDSCAPING

SYMBOLS

ELECTRIC

- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- POWER POLE
- PARKING METER
- STREET LIGHT
- TRAFFIC CONTROL BOX
- TRAFFIC POLE
- TRAFFIC SIGNAL

WATER

- WATER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- IRRIGATION VALVE

GENERAL

- SIGN
- STEEL POLE
- STEEL POST
- PROPERTY PIN
- CONCRETE POLE
- TEST PIT
- MAILBOX
- TREE

GAS

- GAS MANHOLE
- GAS VALVE

SEWER/STORM

- SEWER MANHOLE
- STORM DRAIN MANHOLE
- GRATE INLET
- CATCH BASIN

TELEPHONE

- TELEPHONE MANHOLE
- TELEPHONE HH
- PROPOSED HH
- ANCHOR
- TELEPHONE PEDESTAL
- TELEPHONE POLE
- VERIZON MANHOLE
- FIBER MARKER TUBE
- PROPOSED ANCHOR
- 6.6M 5/8" x 8'L — PROPOSED ANCHOR TEXT
- PROPOSED AERIAL SLACK COIL
- PROPOSED AERIAL SPLICE
- PROPOSED POLE

MCI
OUTSIDE PLANT CONSTRUCTION

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY

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SCALE
HORIZONTAL: N. T. S.
VERTICAL: N. T. S.
MP _____ TO MP _____

FILE: 06351-001 .DWG

GENERAL NOTES:

1. ALL WORK WILL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATORY AGENCIES, INCLUDING, BUT NOT LIMITED TO, OSHA, NESC, DOT, RPA, ETC. GENERAL NOTES WILL APPLY TO ALL DRAWINGS.
2. THE CONTRACTOR WILL NOTIFY (IF APPLICABLE) THE ADJACENT PROPERTY OWNERS A MINIMUM OF 24 HOURS IN ADVANCE OF CONSTRUCTION.
3. ALL TRAFFIC CONTROL DEVICES WILL BE IN PLACE PRIOR TO CONSTRUCTION. DEVICES NO LONGER NEEDED WILL BE REMOVED AS QUICKLY AS POSSIBLE.
4. PEDESTRIAN TRAFFIC AREAS MUST BE MAINTAINED AT ALL TIMES. PEDESTRIANS WILL NOT BE ROUTED ON TO PRIVATE PROPERTY.
5. NO MATERIALS OR EQUIPMENT WILL BE STORED OR ALLOWED TO STAND UNPROTECTED WHERE PEDESTRIAN OR VEHICULAR TRAFFIC IS PRESENT.
6. NO EQUIPMENT OR MATERIALS WILL BE STORED ON ROAD SURFACE DURING NON-WORK PERIODS.
7. NO EQUIPMENT OR MATERIALS MAY BE STORED ON THE SIDEWALK.
8. EXCAVATION MATERIAL WILL BE STORED AWAY FROM THE PAVED ROADWAY. ALL SPILLED MATERIAL WILL BE PICKED UP IMMEDIATELY.
9. MUNICIPAL ROAD SIGNS, DELINEATORS, GUARDRAILS, ETC. WILL NOT BE REMOVED WITHOUT PRIOR WRITTEN PERMISSION FROM THE APPROVING AUTHORITY.
10. ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE CITY, COUNTY, AND STATE SPECIFICATIONS AND STANDARDS.

DATES OF CONSTRUCTION:

CONSTRUCTION ON THE RIGHT OF WAY IS PLANNED TO BE A YEAR ROUND ACTIVITY. SOILS DATA FOR SOILS MAP AND SOILS INFORMATION PROVIDED.

EROSION SEDIMENTATION CONTROL PROGRAM:

EROSION AND SEDIMENTATION CONTROLS SHOWN ARE PROVIDED TO ACCOMMODATE ONSITE DRAINAGE AREAS DURING THE CONSTRUCTION PHASE. ADDITIONAL OR REVISED CONTROLS MAY BE INSTALLED AS DETERMINED NECESSARY. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE CURRENT VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

PHASE OF LAND DISTURBING ACTIVITIES:

CONTROLS SHOWN SHALL BE INSTALLED AS THE FIRST ITEM OF CONSTRUCTION AND MAINTAINED FOR CONSTRUCTION ACTIVITIES LASTING MORE THAN A ONE DAY SCHEDULE. ALL AREAS NOT TO BE IMMEDIATELY BUILT UPON SHALL BE SEEDED FOR TEMPORARY VEGETATION. ALL CONTROLS ARE TO REMAIN IN PLACE FOR THE DURATION OF THE JOB. REMOVAL, REGRADING AND SEEDING OF THE TEMPORARY DIVERSION DIKES WILL BE THE FINAL ACT OF GRADING IF REQUIRED.

SEQUENCE OF CONSTRUCTION:

1. PLACEMENT OF EROSION AND SEDIMENTATION CONTROLS
2. TRENCHING AND/OR DIRECTIONAL BORING
3. UTILITY INSTALLATION
4. FINAL GRADING AND VEGETATION
5. REMOVAL OF CONTROLS

GENERAL LAND CONSERVATION NOTES:

1. NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN SEVEN (7) CALENDAR DAYS UNLESS AUTHORIZED BY FREDERICKSBURG, VA.
2. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PLACED AS THE FIRST STEP IN GRADING.
3. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED. WITHIN FIVE (5) DAYS OF BACKFILL.
4. ALL TEMPORARY EARTH BERMS, DIVERSION DIKES, SILT DAMS, AND SOIL STOCKPILES SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY IS REQUIRED.
5. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY SILT TRAPS MAINTAINED AND MODIFIED AS REQUIRED DURING CONSTRUCTION PROGRESS.
6. ANY DISTURBED AREA NOT COVERED BY NOTE 1 ABOVE AND NOT PAVED, SODDED, OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED WITH HAY OR STRAW MULCH AT THE RATE OF TWO (2) TONS PER ACRE AND OVER-SEEDED BY MARCH 15.
7. AT THE COMPLETION OF THE CONSTRUCTION PROJECT AND PRIOR TO RELEASE OF THE BOND, ALL TEMPORARY SILTATION AND EROSION CONTROLS SHALL BE REMOVED UPON THE APPROVAL OF FREDERICKSBURG AND ALL DENUDED AREAS SHALL BE STABILIZED WITH VEGETATION.
8. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CURRENT VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
9. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
10. EXCAVATION MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.
11. EFFUENT FROM THE DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSLY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
12. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
13. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
14. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
15. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.

CONSTRUCTION NOTES:

1. FIBER OPTIC WARNING TAPE WILL BE PLACED 12" BELOW THE EXISTING GRADE IN ALL EXCAVATIONS.
2. VERIFICATION OF THE LOCATION OF EXISTING UTILITY CROSSINGS IS THE RESPONSIBILITY OF THE CONTRACTOR. HAND DIGGING WILL BE UTILIZED WHERE REQUIRED.
3. CALL THE LOCAL UTILITY ONE-CALL AT LEAST 72 HOURS IN ADVANCE OF ANY CONSTRUCTION. 1-800-552-7001
4. A 12" SEPARATION BETWEEN PROPOSED CONDUIT AND OTHER UTILITIES WILL BE MAINTAINED.
5. CONDUIT CAPS WILL BE PLACED ON THE ENDS OF ALL VACANT DUCTS DURING CONSTRUCTION, UPON COMPLETION, AND WHILE AWAITING FIBER INSTALLATION.
6. ALL INSTALL DUCTS WILL BE PROOFED USING A MANDRILL 1/4" SMALLER THAN THE PIPE ID PVC AS SHOWN ON DRAWING.
7. THE MINIMUM BENDING RADIUS FOR FIBER CABLE WILL BE 36".
8. MAXIMUM CABLE INSTALLATION TENSION WILL NOT EXCEED 600 POUNDS. A 600 POUND BREAKAWAY SWIVEL WILL BE USED DURING PULLING.
9. THE REMOVAL AND STORAGE OF ALL SHRUBBERY TO BE REPLACED IS THE RESPONSIBILITY OF THE CONTRACTOR.
10. THE CONTRACTOR WILL RESTORE ALL DISTURBED AREAS TO THEIR ORIGINAL OR BETTER CONDITION.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN CONSTRUCTION AS-BUILT DRAWINGS AND PRESENT A COMPLETE SET OF RED-LINED DRAWINGS TO MCI WITHIN 14 DAYS OF COMPLETION OF THE WORK.
12. CONDUITS WILL BE TERMINATED ABOVE THE MIDPOINT OF MANHOLE.
13. PLACE 100 FEET FIBER SLACK COIL IN EACH HANDHOLE/MANHOLE.
14. HAND DIG UNDER ANY BURIED UTILITY CABLES AS REQUIRED.
15. ALL CONDUITS WILL BE PLACED AT A MINIMUM OF 36" COVER UNLESS ROCK IS ENCOUNTERED. IN CASE OF ROCK, CONDUIT MAY BE PLACED AT A MINIMUM OF 36" INCHES AND ENCASED IN STEEL PIPE SIZED APPROPRIATELY. IF 36" COVER IS NOT ACHIEVABLE THE ROCK MUST BE EXCAVATED TO A MINIMUM DEPTH OF 24" INCHES AND THE CONDUIT MUST BE ENCASED IN CONCRETE.

RESTORATION OF ASPHALT AND CONCRETE:

12.4.26 • 270 REMOVE AND RESTORE ASPHALT

THIS UNIT SHALL INCLUDE ALL TIME, EQUIPMENT, MATERIAL AND MATERIAL HANDLING TO SAW CUT, REMOVE AND RESTORE ASPHALT, SURFACE MIX, SUB-BASE, GRAVEL BASE, STRIPING PAINT, CURBS, GUTTERS AND SPEED BUMPS AS DETAILED ON THE CONSTRUCTION PLANS OR AS REQUIRED ON PERMITS. THE CONTRACTOR'S PRICE INCLUDES ANY STONE OR GRAVEL NEEDED AND COMPACTION TAMPING.

12.4.28 • 281 REMOVE AND RESTORE SIDEWALK

THIS UNIT SHALL INCLUDE ALL TIME, EQUIPMENT, MATERIAL AND MATERIAL HANDLING TO SAW CUT, REMOVE AND RESTORE SIDEWALK, SUB-BASE, GRAVEL BASE, REINFORCEMENT STEEL AS DETAILED ON THE CONSTRUCTION PLANS OR AS REQUIRED ON PERMITS. THE CONTRACTOR'S PRICE INCLUDES ANY STONE OR GRAVEL NEEDED AND COMPACTION TAMPING.

12.4.29 • 282 REMOVE AND RESTORE CURBING

THIS UNIT SHALL INCLUDE ALL TIME, EQUIPMENT, MATERIAL AND MATERIAL HANDLING TO SAW CUT, REMOVE AND RESTORE CURBING, INCLUDING SUB-BASE, GRAVEL BASE, REINFORCEMENT STEEL, AS DETAILED ON THE CONSTRUCTION PLANS OR AS REQUIRED ON PERMITS. THE CONTRACTOR'S PRICE INCLUDES ANY STONE OR GRAVEL NEEDED AND COMPACTION TAMPING.

NOTE: THE INITIAL CUT INTO THE EXISTING SURFACES IS TO BE MADE WITH MCI-APPROVED REMOVAL EQUIPMENT TO MINIMIZE RESTORATION EFFORTS

NOTE: ALL MATERIALS TO BE REMOVED SHALL BE DISPOSED OF AT A "RECOGNIZED DUMP FACILITY" IN THE AREA AS DESIGNATED BY THE LOCAL GOVERNING AUTHORITY.

SOURCE: MCI OSP HANDBOOK 2005

MCI
OUTSIDE PLANT CONSTRUCTION

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY

MCI METRO ACCESS TRANSMISSION SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A&B
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

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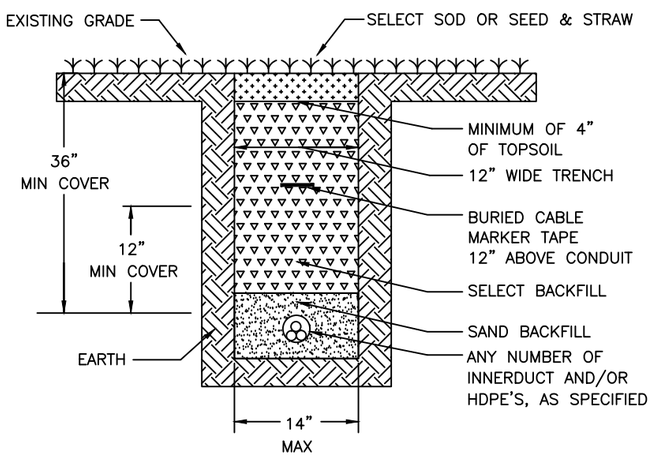
SCALE
HORIZONTAL: N. T. S.
VERTICAL: N. T. S.
MP _____ TO MP _____

FILE: 06351-001 .DWG

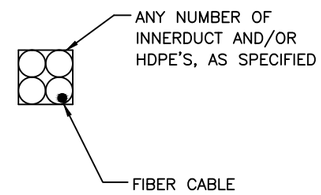
SOD/UNIMPROVED AREA TRENCH RESTORATION TYPICAL



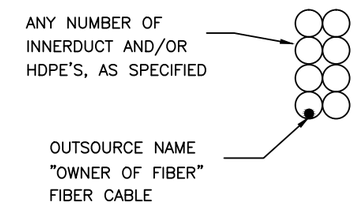
1. ALL BACKFILL MUST BE APPROVED BY ENGINEER OR PERMITTING AUTHORITY INSPECTOR.
2. EXCAVATED MATERIAL MAY BE DEEMED SUITABLE BACKFILL BY ENGINEER, AND/OR PERMITTING AUTHORITY.
3. A MAXIMUM OF EIGHT (8) INCH LIFTS OF BACKFILL MATERIAL WILL BE ALLOWED. FOUR (4) INCHES OF CLEAN SAND SHALL BE PLACED ABOVE THE CONDUIT.
4. THE BOTTOM OF THE TRENCH SHALL BE LEVEL, FLAT, AND NOT HAVE ANY ROCK DEBRIS.
5. ALL DISTURBED GRASS AREAS ARE TO BE SEEDED WITH KENTUCKY 31 FESCUE WITH NUTRIENTS APPLIED AND MAINTAINED TO ACHIEVE A SATISFACTORY GRASS COVER TO CONTROL EROSION.

HDPE CONDUIT CONFIGURATION

TYPICAL "C"
CABLE IN CONDUIT

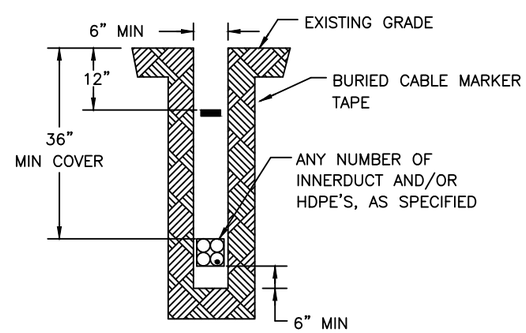


TYPICAL "D"
MULTIPLE CABLE IN CONDUIT

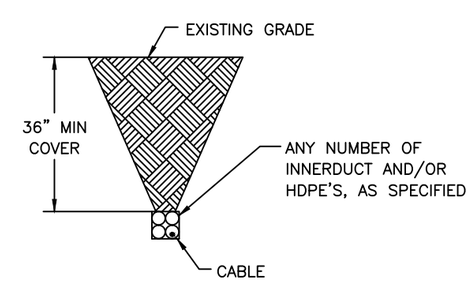


PLACEMENT - TYPICALS

TYPICAL "A"
PLACE CONDUIT CROSS SECTION



TYPICAL "B"
PLACE HDPE (DIRECTIONAL BORE) CROSS SECTION



NOTE:
BACKFILL MUST BE MADE WITH ROCK FREE MATERIAL

MCI
OUTSIDE PLANT CONSTRUCTION
PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY

MCI METRO ACCESS TRANSMISSION SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A&B
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

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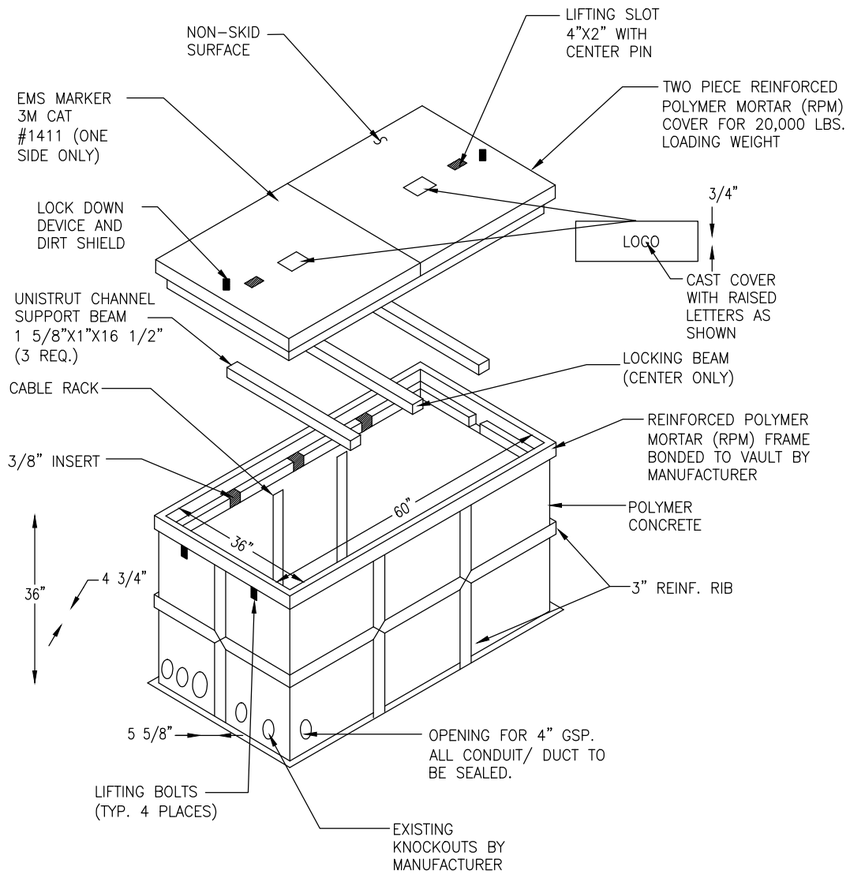
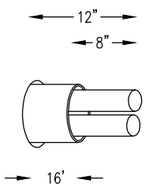
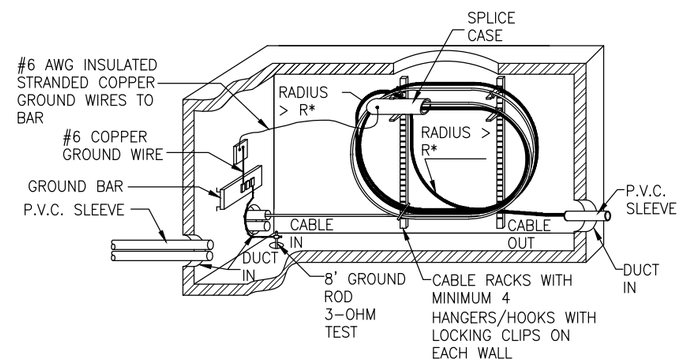
TYPICAL 3'x5'x3' HANDHOLE DETAIL

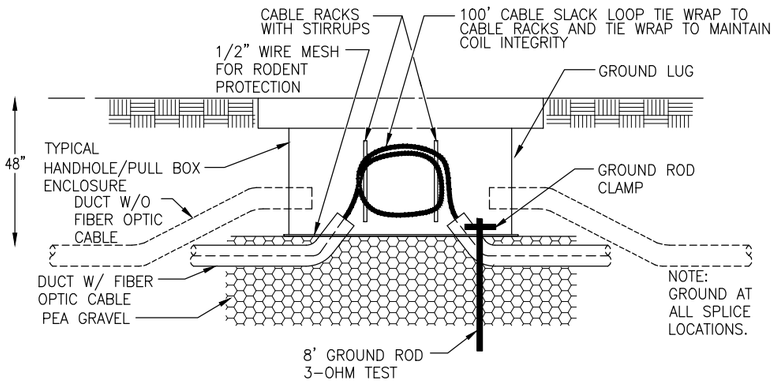




TYPICAL HANDHOLE WITH SPLICE COIL

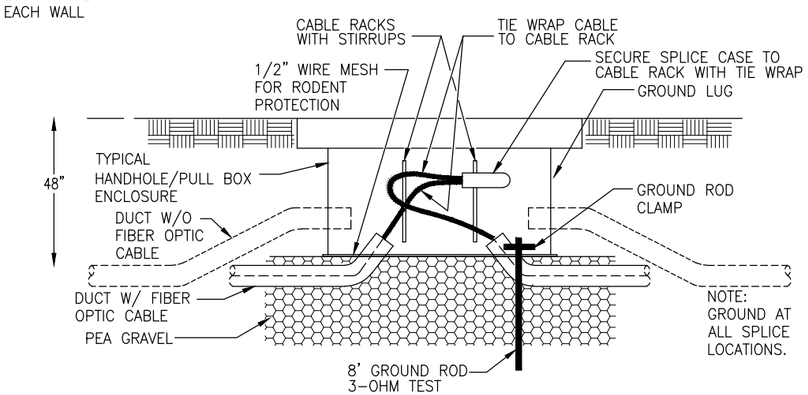


DETAIL-"A"



NOTE:
CAUTION – RING CUT INNERDUCT TO EXPOSE FIBER OPTIC CABLE TO ALLOW SLACK COIL TO BE PULLED INTO HANDHOLE FOR SPLICING

DETAIL-"B"



NOTE:
CAUTION – RING CUT INNERDUCT TO EXPOSE FIBER OPTIC CABLE TO ALLOW SLACK COIL TO BE PULLED INTO HANDHOLE FOR SPLICING

NOTES:

1. THE HANDHOLE SHALL BE SET WITH THE TOP COVER LEVELED AND MATCHING THE EXISTING SURFACE.
2. THE FLOOR OF THE PIT SHALL BE COVERED WITH 10"–12" OF PEA GRAVEL, IN WATER PRONE AREAS 18" OF GRAVEL SHALL BE USED TO IMPROVE DRAINAGE. THE BASE OF THE HANDHOLE/PULL BOX SHALL BE OPEN, AND PLACED IN THE CENTER OF THE PIT.
3. AN 8' LG.X5/8" DIA. COPPER CLAD GROUND ROD SHALL BE DRIVEN INTO THE BOTTOM OF THE HANDHOLE/PULL BOX. A 3–OHM TEST IS REQUIRED. (SEE DETAIL A). A BARE 6" LG. #6 BCW COPPER GROUND WIRE SHALL BE CLAMPED TO THE ROD AND ATTACHED TO THE GROUND LUG ON THE SIDE WALL OF THE HANDHOLE.
4. THE DUCT PLACED INTO HANDHOLE WALLS WILL USE APPROVED DUCT TERMINATORS TO SEAL DUCT ENTRANCE.
5. THE ANNULAR SPACE BETWEEN THE DUCT WALL AND THE FIBER OPTIC CABLE SHALL BE SEALED USING A SPLIT PLUG. THE SPLIT PLUG SHALL BE SIZED ACCORDING TO THE OUTSIDE DIAMTER OF THE FIBER OPTIC CABLE AND THE INSIDE DIAMETER OF THE DUCT.
6. ALL VACANT DUCTS SHALL BE SEALED USING AN EXPANDABLE BLANK DUCT PLUG. THE DUCT PLUG SHALL BE SIZED ACCORDING TO THE INSIDE DIAMETER OF THE DUCT.

MCI
OUTSIDE PLANT CONSTRUCTION

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY

MCI METRO ACCESS TRANSMISSION SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A&B
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

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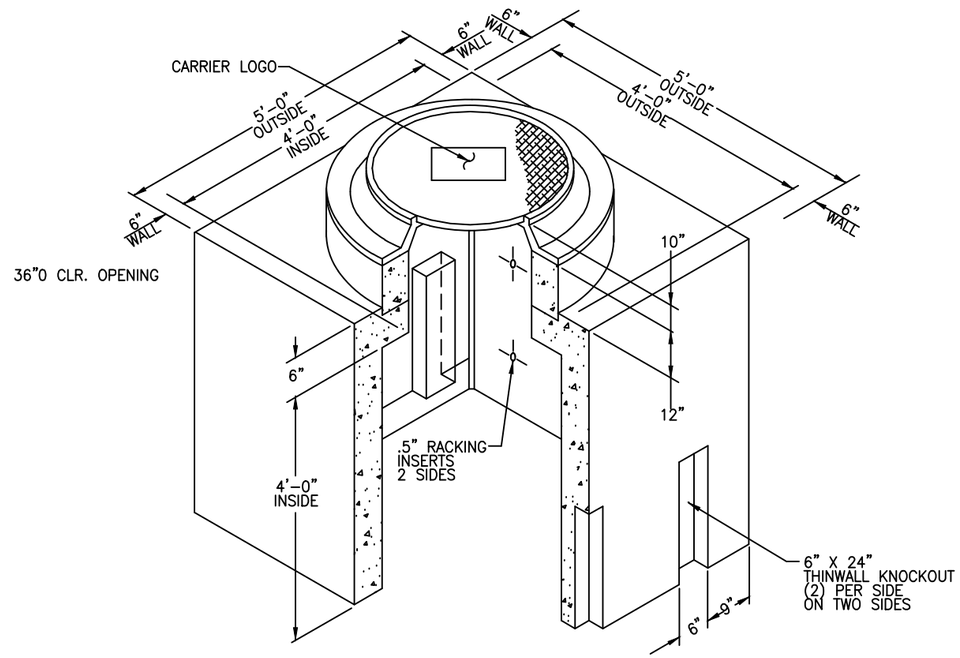
VERTICAL: N. T. S.
MP _____ TO MP _____
SHEET 05 OF 23
FILE: 06351-001 .DWG

4' x 4' x 4' INTERCEPT MANHOLE DETAIL - TYPE 1

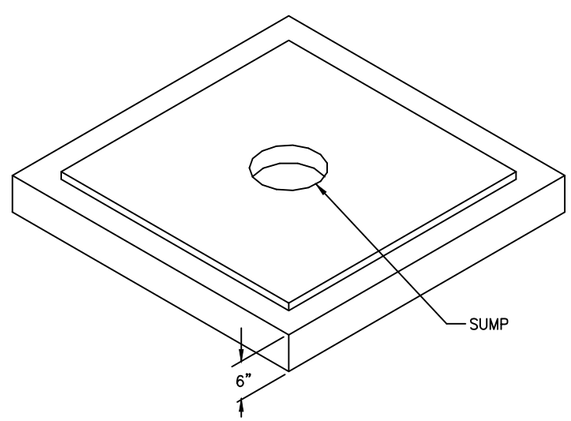
DETAIL "A"

TOP SECTION



DETAIL "B"

BOTTOM SLAB



APPROXIMATE
TOP SECTION WEIGHT
7300 LBS.

APPROXIMATE
BOTTOM SLAB WEIGHT
1900 LBS.

MINIMUM EXCAVATION
7' X 7'

NOTES:

1. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,500 P.S.I.
2. REINFORCING STEEL SHALL COMPLY WITH ASTM A-615 GRADE 60. BAR BENDING AND PLACEMENT SHALL COMPLY WIHT THE LATEST ACI STANDARDS.
3. STANDARD STRUCTURAL DESIGN IS BASED ON AASHTO HS WHEEL LOADING.
4. WATER TABLE IS AT 3'-0" BELOW GRADE FOR STANDARD STRUCTURAL DESIGN.
5. DESIGNED & MANUFACTURED IN ACCORDANCE TO ASTM C854 AND ASTM C858.

MCI
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901 PRINCE EDWARD ST
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SHEET 06 OF 23
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CLARIFICATION NOTES

1. STATION
2. LOCATION
3. CLARIFICATION NO. AND MINIMUM COVER
4. QUANTITY LINEAR FOOTAGE/SQUARE FOOTAGE, SIZE OF MANHOLE/HANDHOLE SIZE OF PULL/SPLICE BOX, DIMENSION OF WALL, HEIGHT/CLASS/TYPE OF POLE
5. TYPICAL DRAWING NO. AND TYPICAL DETAIL DRAWING NUMBER
6. PLANT ACCOUNTING CODE
7. SPECIFIED CONDUIT, HANDHOLE/MANHOLE NO., SPECIFIED PURPOSE AND STATION, MATERIAL, POLE NO.

1.
2.
3.
4.
5.
6.
7.

CLARIFICATION NOTES (CONTINUED)

100	110	JACK AND DRY BORE CONDUIT(S)
200	210	PLACE CONDUIT
	212	PLACE HIGH DENSITY POLYETHYLENE (HDPE)
	213	ROCK ADDER
	214	SLURRY BACKFILL ADDER
	215	EXPOSE CONDUIT
	216	EXPOSE CONDUIT AND RELOCATE
	217	EXPOSE CONDUIT AND REPLACE/SUBSTITUTE
	218	EXPOSE AND REMOVE CONDUIT
	219	EXPOSE AND REMOVE CONDUIT (ABANDONED)
	220	CONCRETE ENCASE
	221	REMOVE CONCRETE ENCASEMENT
	222	REMOVE CONCRETE CAP
	240	PLACE HANDHOLE
	244	REMOVE EXISTING HANDHOLE
	245	RELOCATE HANHOLE
		REPLACE/SUBSTITUTE HANDHOLE
	247	EXCAVATE SPLICE PIT
	250	PLACE MANHOLE
	252	REMOVE EXISTING MANHOLE
	255	RELOCATE PRECAST MANHOLE
	256	REPLACE/SUBSTITUTE PRECAST MANHOLE
	260	CONSTRUCT WALL
	270	REMOVE AND RESTORE ASPHALT
	280	REMOVE AND RESTORE CONCRETE
	281	REMOVE AND RESTORE SIDEWALK
	282	REMOVE AND RESTORE CURBING
300	310	ATTACH CONDUIT TO WALL OR STRUCTURE
	315	DETACH CONDUIT FROM WALL OR STRUCTURE
	320	CORE BORE
	330	ATTACH PULL/SPLICE BOX TO WALL OR STRUCTURE
400	410	PULL CABLE
	411	PULL THROUGH DUCT (INNERDUCT)
	415	REMOVE CABLE FROM CONDUIT
	420	REPOSITION ACTIVE CABLE SLACK
500	510	DIRECT BURY CABLE
	515	EXPOSE DIRECT BURIED CABLE
	516	EXPOSE DIRECT BURIED CABLE AND RELOCATE
	517	REMOVE AND DISPOSE OF CABLE
	520	PLACE AERIAL CABLE
	525	RELOCATE AERIAL CABLE
	526	DELASH AERIAL CABLE
	527	RELASH AERIAL CABLE
	528	REMOVE AERIAL CABLE
	530	PLACE POLE/PUSH BRACE
	535	REMOVE POLE/PUSH BRACE
600	610	JETTING CONDUIT
	620	EMBEDMENT PLOW
	630	DIRECTIONAL BORE
700	710	PLACE BURIED CABLE MARKERS AND SIGNS/MWCOM WATER CROSSING SIGNS
	711	PLACE ISOLATOR/PROTECTION SYSTEM AT EXISTING HANDHOLES/MANHOLES
	712	REMOVE BURIED CABLE MARKER POST/HARDWARE
	714	REMOVE CONCRETE BURIED CABLE MARKER POST

PROJECT CLARIFICATION SUMMARY

CLARIFICATION NUMBER	CLARIFICATION NUMBER AND ALPHA	DESCRIPTION	QUANTITY	UNIT
210A		TRENCH (1) 4" HDPE E/W (3) 1.25" INDT	163	FT
210B		PLACE (1) 1/4" INDT	507	FT
240		PLACE (1) 3'X5'X3' HANDHOLE	4	EA
250		PLACE 4'X4'X4' INTERCEPT MANHOLE	2	EA
270		REMOVE AND RESTORE ASPHALT	278	SQ. FT
281		REMOVE AND RESTORE SIDEWALK	299	SQ. FT
282		REMOVE AND RESTORE CURBING	13	SQ. FT
330		SPLICE CASE	2	EA
410		PULL (1) 144 FIBER (INCLUDES SLACK COILS)	3,617	FT
411		PULL THRU DUCT (3) 1.25" INDT E/W (1) 144 FIBER	2,922	FT
420		REPOSITION SLACK	658	FT
630		DIRECTIONAL BORE (1) 4" HDPE E/W (3) 1.25" INDT	2,043	FT

MCI
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PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

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POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A&B
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

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SCALE
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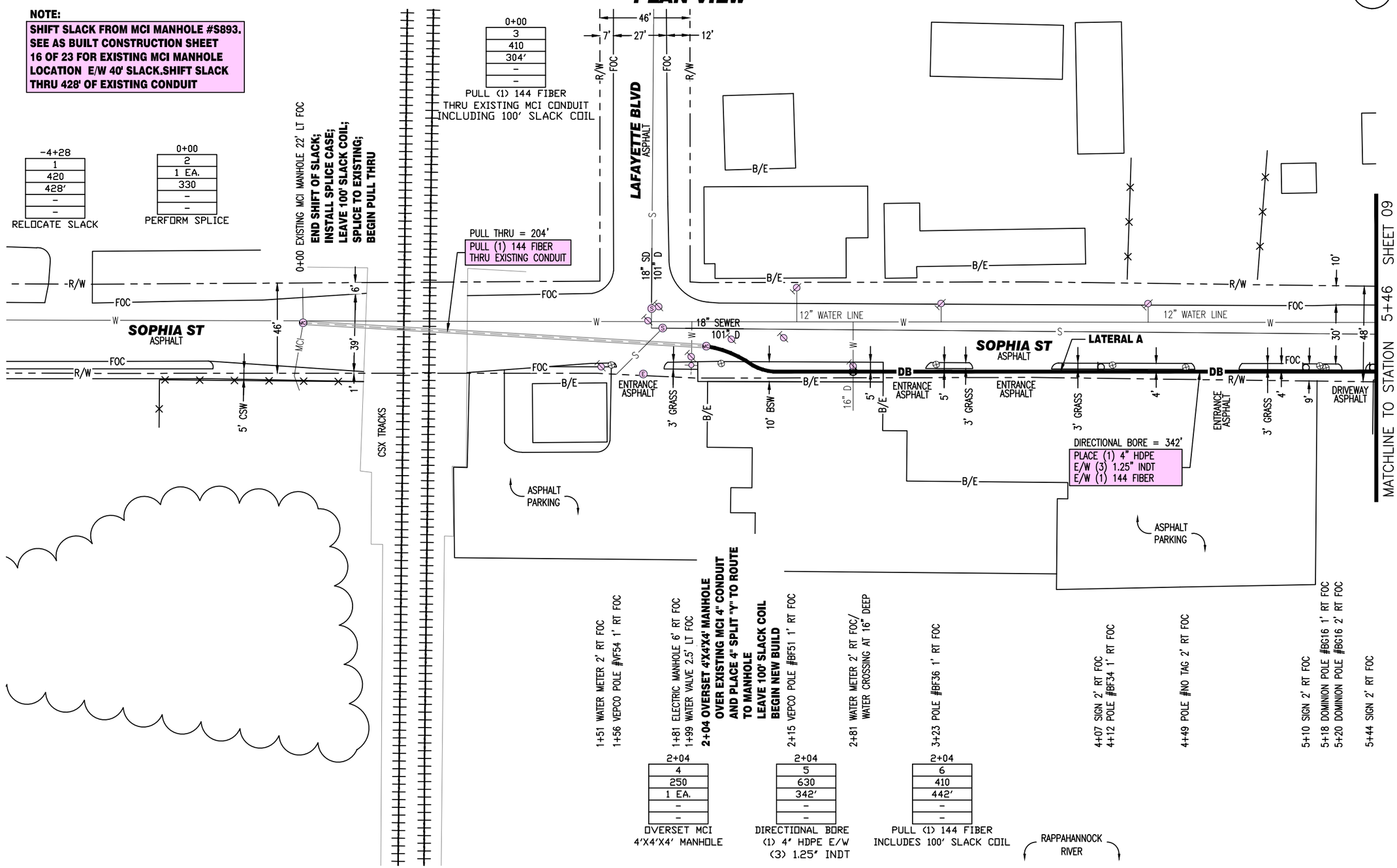
FREDERICKSBURG, VA
PLAN VIEW



NOTE: UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. THEREFORE, UTILITY LOCATIONS WILL BE VERIFIED AT LEAST 100' IN ADVANCE OF TRENCHING, PLOWING OR BORING, SO THAT CHANGES IN CABLE PLACEMENT CAN BE MADE IN THE EVENT OF CONFLICT.

MISS UTILITY

CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-552-7001 IT'S THE LAW!

ROW DERIVED FROM FREDERICKSBURG GIS

ISSUED FOR CONSTRUCTION

APPROVED BY:

verizonbusiness

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY
250	1 EA.
330	1 EA.
410	746'
420	428'
630	342'

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

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SCALE
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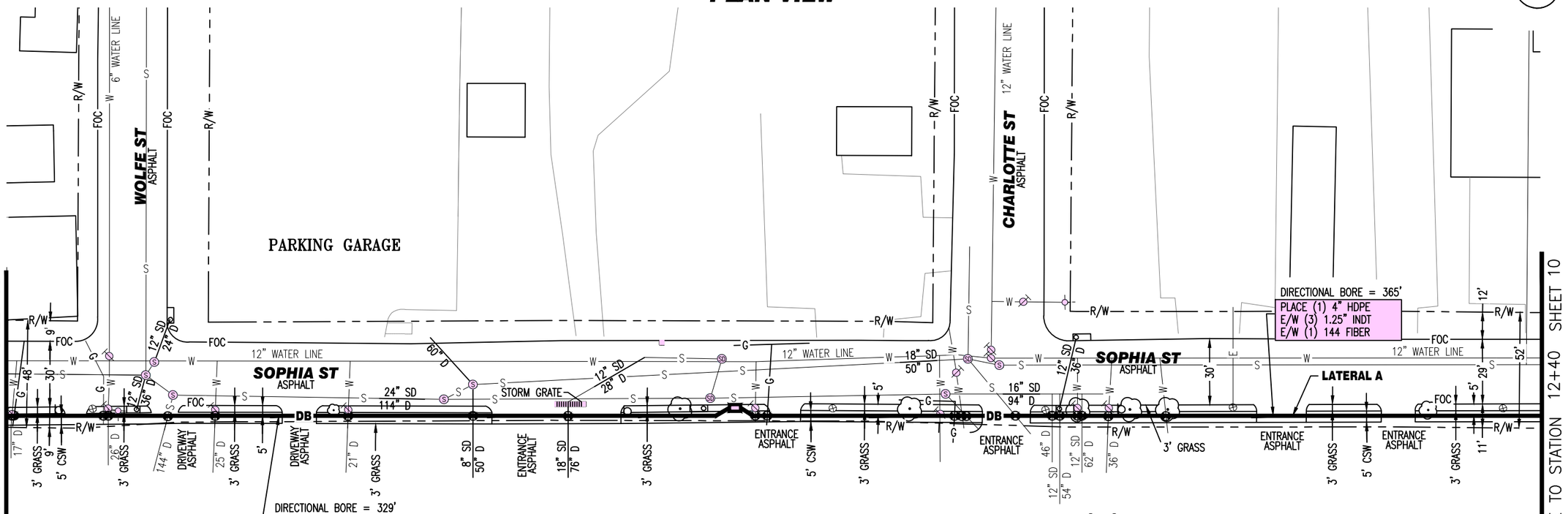
VERTICAL: 1" = 50'
MP _____ TO MP _____
SHEET 08 OF 23
FILE: 06351-001008. DWG

FREDERICKSBURG, VA
PLAN VIEW



5+48 WATER CROSSING/WATER METER 2' RT FOC AT 17" DEEP
5+49 GAS CROSSING
5+69 SIGN 2' RT FOC
5+85 DOMINION POLE #BG11 1' RT FOC
5+90 GAS CROSSING
5+92 WATER METER 1' RT FOC/CROSSING AT 26" DEEP
5+94 WATER CROSSING
5+96 FIRE HYDRANT 2' RT FOC
6+18 SEWER CROSSING AT 144" DEEP
6+40 WATER METER 2' RT FOC/ CROSSING AT 25" DEEP
6+93 TREE 2' RT FOC
7+00 WATER METER 2' RT FOC / CROSSING AT 21" DEEP
7+56 SEWER CROSSING AT 50" DEEP
7+99 STORM DRAIN CROSSING AT 76" DEEP
8+26 SIGN 2' RT FOC
8+50 TREE 2' RT FOC
8+60 STORM GRATE 2' RT FOC
8+75 PLACE 3'X5'X3' MCI HANDHOLE 2'RT
LEAVE 100' SLACK COIL
8+86 WATER METER 2' RT FOC/WATER CROSSING @ 26" DEEP
8+91 GAS CROSSING
9+20 DOMINION POLE #AG87 2' RT FOC
9+55 TREE 2' RT FOC
9+69 WATER CROSSING/WATER METER 2' RT FOC
9+76 GAS CROSSING
9+78 SEWER CROSSING AT 68" DEEP,16" CULVERT
9+79 WATER CROSSING AT 36" DEEP
10+01 SEWER CROSSING-CULVERT 18" , 63" DEEP
10+17 DOMINION POLE #AG79 2' RT FOC
10+20 SEWER CROSSING AT 46" DEEP
10+24 SEWER CROSSING AT 54" DEEP,12" CULVERT
10+31 TREE 2' RT FOC
10+42 WATER METER 2' RT FOC/WATER CROSSING AT 24" DEEP
10+44 SEWER CROSSING AT 60" DEEP,12" CULVERT
10+45 WATER METER 2' RT FOC/WATER CROSSING AT 36" DEEP
10+51 SIGN 2' RT FOC
10+55 TREE 2' RT FOC
10+71 WATER CROSSING
10+72 TREE 2' RT FOC
11+01 DOMINION POLE #BG11 1' RT FOC
11+89 TREE 2' RT FOC
12+23 DOMINION POLE #BG11 1' RT FOC

5+46
1
630
329'
-
-

DIRECTIONAL BORE
(1) 4" HDPE E/W
(3) 1.25" INDT

5+46
2
410
329'
-
-

PULL (1) 144 FIBER

8+75
3
240
1 EA.
-
-

PLACE MCI
3'X5'X3' HANDHOLE

8+75
4
630
365'
-
-

DIRECTIONAL BORE
(1) 4" HDPE E/W
(3) 1.25" INDT

8+75
5
410
465'
-
-

PULL (1) 144 FIBER
INCLUDES 100' SLACK COIL

NOTE: UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. THEREFORE, UTILITY LOCATIONS WILL BE VERIFIED AT LEAST 100' IN ADVANCE OF TRENCHING, PLOWING OR BORING, SO THAT CHANGES IN CABLE PLACEMENT CAN BE MADE IN THE EVENT OF CONFLICT.

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1-800-552-7001
IT'S THE LAW!

ROW DERIVED FROM FREDERICKSBURG GIS

ISSUED FOR CONSTRUCTION

APPROVED BY:

verizonbusiness

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY
240	1 EA.
410	794'
630	694'

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901
PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

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SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'
MP ____ TO MP ____
SHEET 09 OF 23
FILE: 06351-001009. DWG

FREDERICKSBURG, VA
PLAN VIEW

MATCHLINE TO STATION 20+05 SHEET 11

MATCHLINE TO STATION 12+40 SHEET 09

NOTE :
SEE SHEET # 10A TO 10G FOR PROFILE DETAILS OF NEW BUILT SECTION FOR LATERAL "A"

19+94 VERIZON MANHOLE #169 5' RT FOC
PULL THRU = 11'
PULL 144 FIBER THRU EXISTING VERIZON CONDUIT-INDT

19+94
10
411
11'
-
-

PULL (1) 144 FIBER THRU EXISTING VERIZON CONDUIT

18+44
9
411
150'
-
-

PULL (1) 144 FIBER THRU EXISTING VERIZON CONDUIT

PULL THRU = 150'
PULL 144 FIBER THRU EXISTING VERIZON CONDUIT-INDT

DIRECTIONAL BORE = 466'
PLACE (1) 4" HDPE
E/W (3) 1.25" INDT
E/W (1) 144 FIBER

NOTE:
REMOVE/RESTORE 218 SQFT ASPHALT

18+44 VERIZON MANHOLE 8' RT FOC
INTERCEPT VERIZON MH
END TRENCH
BEGIN PULL THRU

LATERAL A

TRENCH = 138'
PLACE (1) 4" HDPE
E/W (3) 1.25" INDT
E/W (1) 144 FIBER

NOTE:
REMOVE/RESTORE 299 SQFT CONCRETE SIDE WALK

17+06 PLACE 3'X5'X3' MCI HANDHOLE 2' RT FOC
LEAVE 100' SLACK COIL
END BORE; BEGIN TRENCH

12+68 SIGN 2' RT FOC
13+16 DOMINION POLE #AH45 2' RT FOC
13+30 WATER METER 2' RT/ CROSSING AT 36" DEEP
14+09 SEWER CROSSING AT 60" DEEP
14+80 GAS CROSSING
14+87 WATER METER 2' RT FOC/CROSSING AT 36" DEEP
14+92 TREE 2' RT FOC
15+02 DOMINION POLE #AH16 2' RT FOC
15+16 TREE 2' RT FOC
15+32 WATER METER 2' RT FOC/CROSSING AT 37" DEEP
15+37 TREE 2' RT FOC
15+57 GAS CROSSING
15+75 WATER METER 2' RT FOC/CROSSING AT 29" DEEP
15+79 GAS CROSSING
16+00 DOMINION POLE #AH37 2' RT FOC
16+25 WATER METER 3' RT FOC/CROSSING AT 35" DEEP
16+80 DOMINION POLE #AI16 2' RT FOC
17+37 WATER METER 2' RT FOC/ CROSSING AT 29" DEEP
17+71 DOMINION POLE #XI83 2' RT FOC
17+80 STORM DRAIN CROSSING
17+99 FOC SOPHIA STREET
18+05 SEWER DRAIN CROSSING AT 60" DEEP
18+06 GAS CROSSING
18+09 TREE 2' RT FOC
18+13 WATER CROSSING
18+20 SEWER CROSSING AT 60" DEEP
18+27 WATER CROSSING AT 16" DEEP
18+35 SEWER DRAIN CROSSING AT 36" DEEP
18+39 FOC SOPHIA STREET

12+40
1
630
466'
-
-

DIRECTIONAL BORE (1) 4" HDPE E/W (3) 1.25" INDT

12+40
2
410
466'
-
-

PULL (1) 144 FIBER

17+06
3
240
1 EA.
-
-

PLACE MCI 3'X5'X3' HANDHOLE

17+06
4
210A
138'
-
-

TRENCH (1) 4" HDPE E/W (3) 1.25" INDT

17+06
5
410
238'
-
-

PULL (1) 144 FIBER INCLUDES 100' SLACK COIL

17+06
6
281
299 SQFT
-
-

REMOVE AND RESTORE SIDEWALK

17+06
7
282
8'
-
-

REMOVE AND RESTORE CURBING

17+06
8
270
218 SQFT
-
-

REMOVE AND RESTORE ASPHALT

NOTE: UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. THEREFORE, UTILITY LOCATIONS WILL BE VERIFIED AT LEAST 100' IN ADVANCE OF TRENCHING, PLOWING OR BORING, SO THAT CHANGES IN CABLE PLACEMENT CAN BE MADE IN THE EVENT OF CONFLICT.

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ROW DERIVED FROM FREDERICKSBURG GIS

ISSUED FOR CONSTRUCTION

APPROVED BY:

verizonbusiness

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY
210A	138'
212	604'
240	1 EA.
270	218 SQFT
281	299 SQFT
282	8'
410	704'
411	161'
630	466'

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

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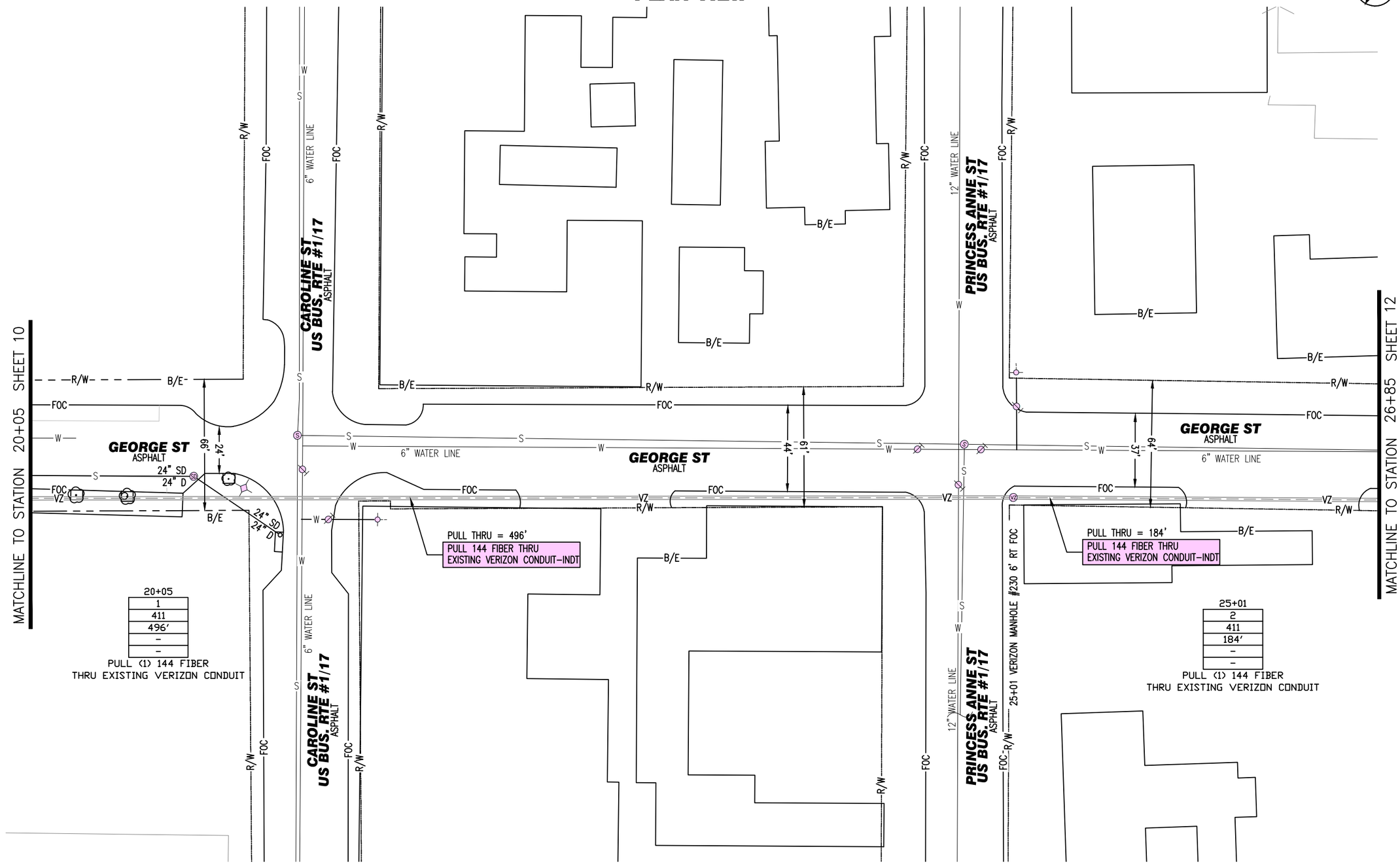
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'
MP ____ TO MP ____
SHEET 10 OF 23
FILE: 06351-001010. DWG

FREDERICKSBURG, VA
PLAN VIEW



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FREDERICKSBURG GIS

ISSUED FOR CONSTRUCTION

APPROVED BY:

verizonbusiness

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY
411	680'

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901
PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

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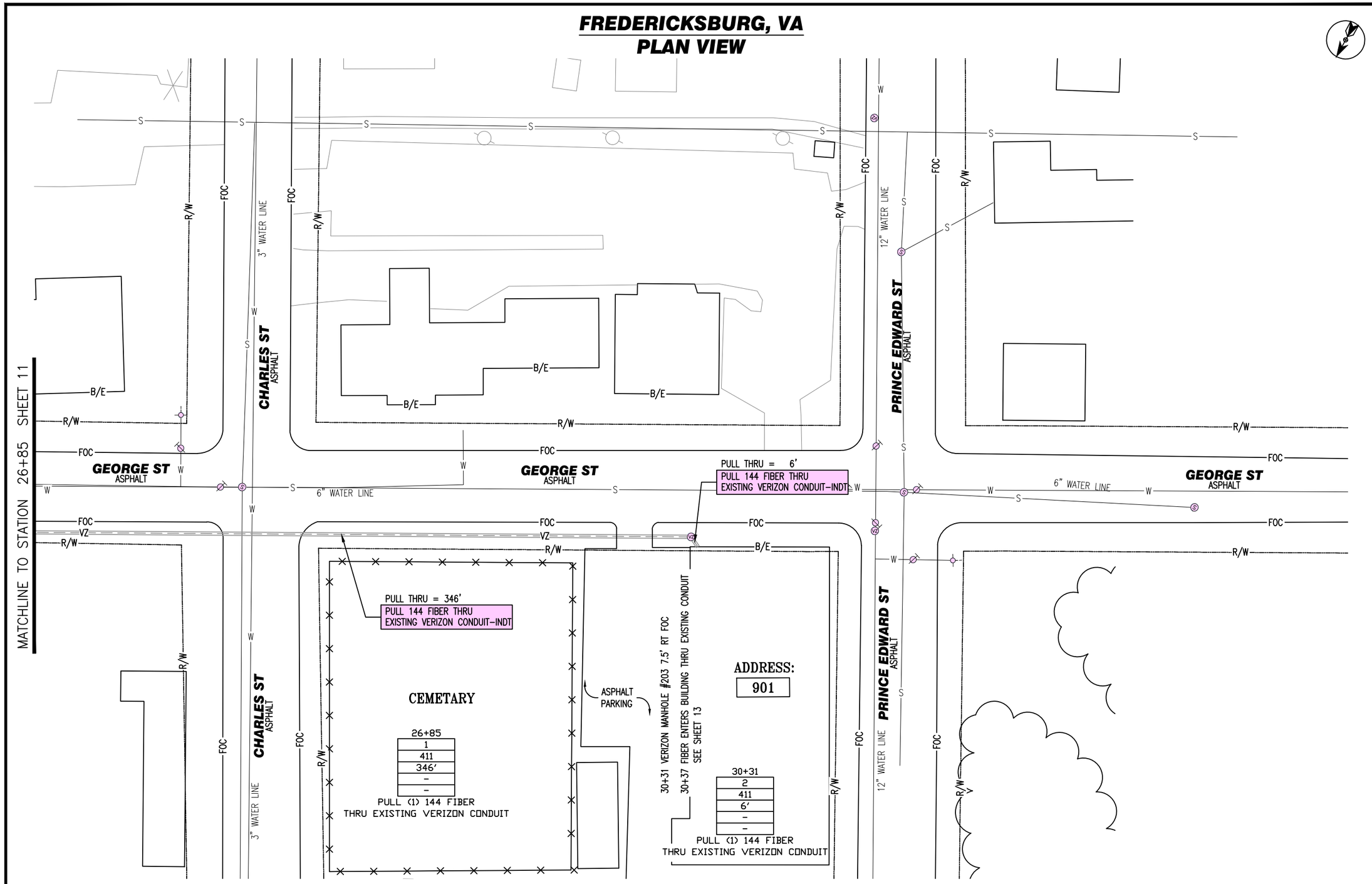
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'
MP _____ TO MP _____
SHEET 11 OF 23
FILE: 06351-001011.DWG

FREDERICKSBURG, VA
PLAN VIEW



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MISS UTILITY
CALL BEFORE YOU DIG

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ISSUED FOR CONSTRUCTION

APPROVED BY:

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PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY
411	352'

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATIION TO 901
PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

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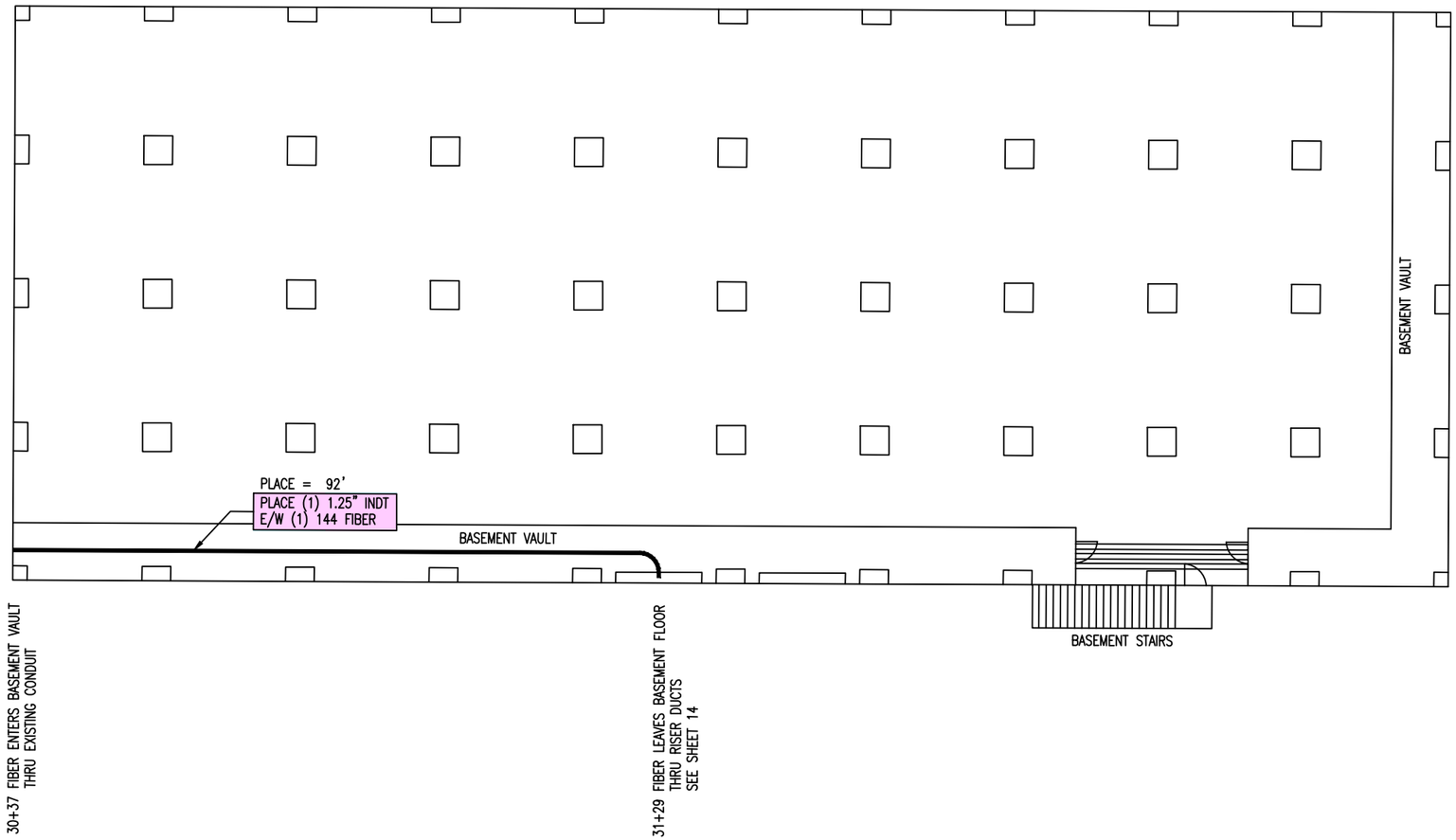
SCALE
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 50'

MP _____ TO MP _____

SHEET 12 OF 23

FILE: 06351-001012.DWG

FREDERICKSBURG, VA
900 PRINCE EDWARD ST
BASEMENT FLOOR



30+37
1
210B
92'
-
-

PLACE (1) 1.25" INDT

30+37
2
410
92'
-
-

PULL (1) 144 FIBER

NOTE: UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. THEREFORE, UTILITY LOCATIONS WILL BE VERIFIED AT LEAST 100' IN ADVANCE OF TRENCHING, PLOWING OR BORING, SO THAT CHANGES IN CABLE PLACEMENT CAN BE MADE IN THE EVENT OF CONFLICT.

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APPROVED BY:

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PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY
210B	92'
410	92'

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

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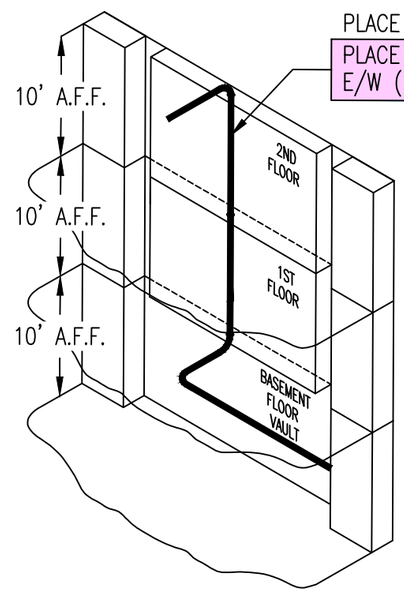
SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 20'
MP _____ TO MP _____
SHEET 13 OF 23
FILE: 06351-001013.DWG

FREDERICKSBURG, VA
900 PRINCE EDWARD ST
RISER DETAIL

RISER DETAIL
BASEMENT LEVEL THRU 2ND FLOOR
N.T.S.



PLACE = 22'
PLACE (1) 1.25" INDT
E/W (1) 144 FIBER

31+51 FIBER ENTERS 2ND FLOOR CEILING
SEE SHEET 15

31+40 FIBER LEAVES 1ST FLOOR
THRU RISER DUCTS,
ENTERS 2ND FLOOR

31+29 FIBER LEAVES BASEMENT FLOOR
THRU RISER DUCTS,
ENTERS 1ST FLOOR

NOTE:
ACCOUNTING FOR 1' THICK FLOOR LEVELS

31+29
1
210B
22'
-
-

PLACE (1) 1.25" INDT

31+29
2
410
22'
-
-

PULL (1) 144 FIBER

NOTE: UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. THEREFORE, UTILITY LOCATIONS WILL BE VERIFIED AT LEAST 100' IN ADVANCE OF TRENCHING, PLOWING OR BORING, SO THAT CHANGES IN CABLE PLACEMENT CAN BE MADE IN THE EVENT OF CONFLICT.

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APPROVED BY:

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PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY
210B	22'
410	22'

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901
PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

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SCALE
HORIZONTAL: N. T. S.
VERTICAL: N. T. S.
MP _____ TO MP _____
SHEET 14 OF 23
FILE: 06351-001014. DWG

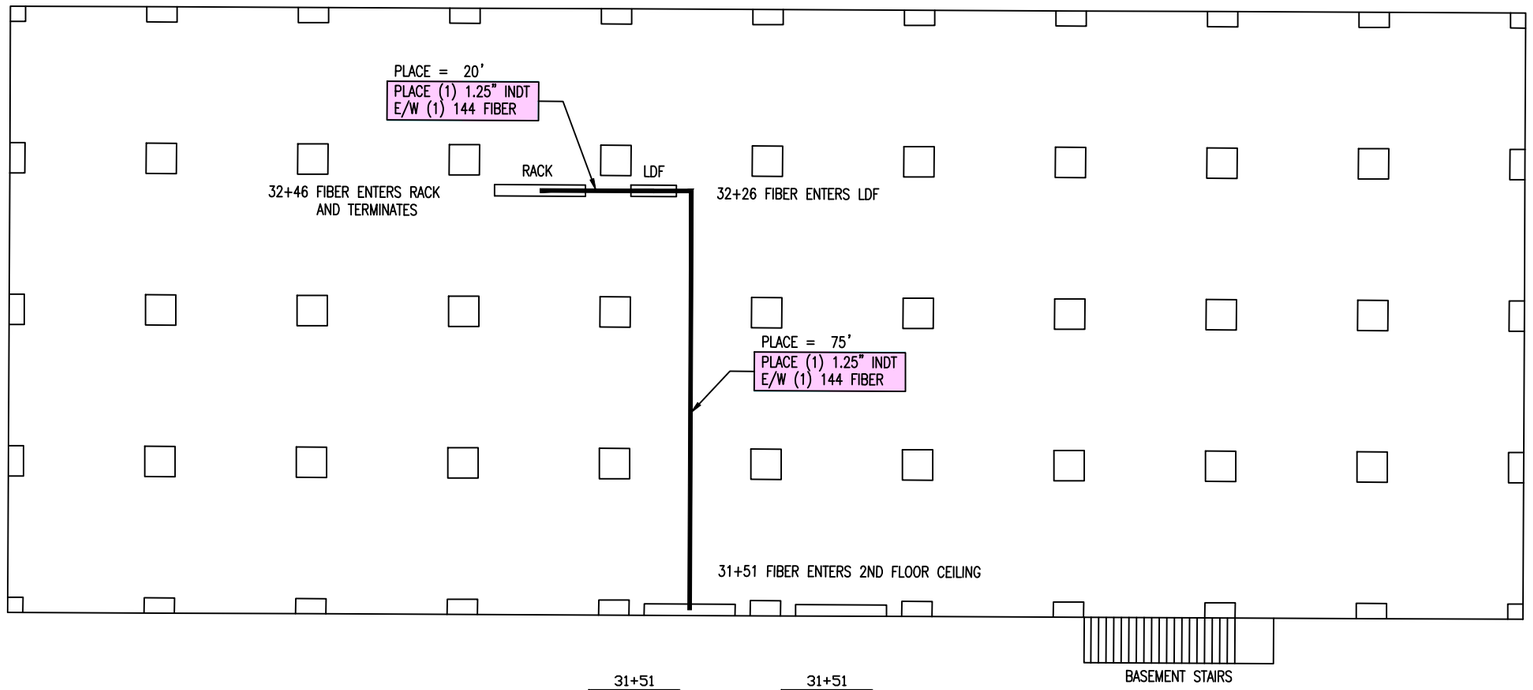
FREDERICKSBURG, VA
900 PRINCE EDWARD ST
2ND FLOOR

31+51
3
210B
20'
-
-

PLACE (1) 1.25" INDT

32+26
4
410
20'
-
-

PULL (1) 144 FIBER



31+51
1
210B
75'
-
-

PLACE (1) 1.25" INDT

31+51
2
410
75'
-
-

PULL (1) 144 FIBER

NOTE: UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. THEREFORE, UTILITY LOCATIONS WILL BE VERIFIED AT LEAST 100' IN ADVANCE OF TRENCHING, PLOWING OR BORING, SO THAT CHANGES IN CABLE PLACEMENT CAN BE MADE IN THE EVENT OF CONFLICT.

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APPROVED BY:

verizonbusiness

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY
210B	95'
410	95'

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901
PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

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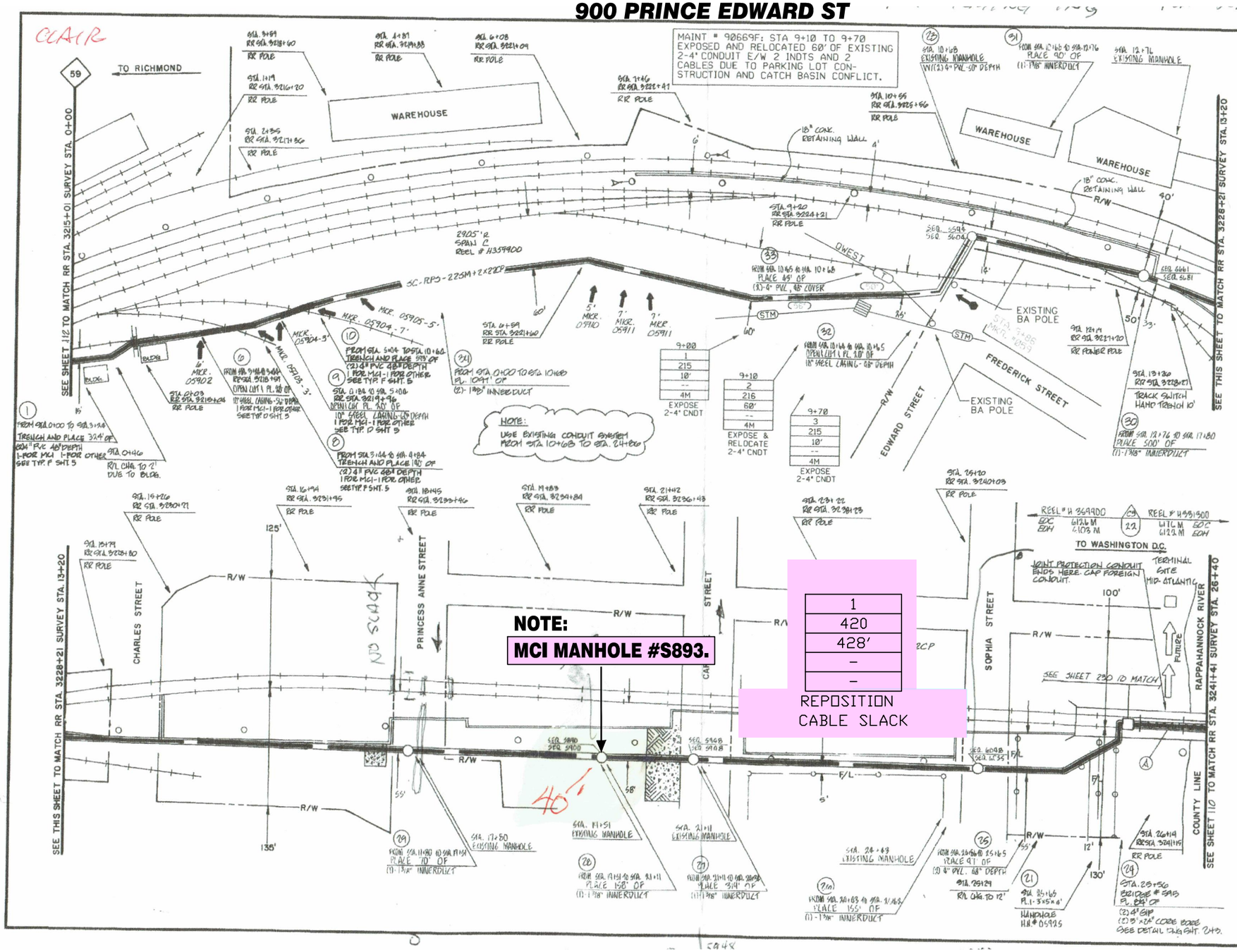
SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 20'
MP _____ TO MP _____
SHEET 15 OF 23
FILE: 06351-001015.DWG

FREDERICKSBURG, VA
900 PRINCE EDWARD ST



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APPROVED BY:

verizonbusiness

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY

PROJECT: # 03124

SPAN:

TO

MAP FOOTAGE
SURVEY 2640 LF
RAILROAD 2640 LF

MATERIAL LIST	QUANTITY
CABLE	31,060'
4" GIP	168'
4" PVC	2394'
HAND HOLE 3'x5'x4'	1
BL CA. MKR.	9
1 3/8" INNERDUCT	4940'
10" STEEL CASING	60'

MCI
TELECOMMUNICATIONS CORPORATION
LIGHTWAVE SYSTEMS
TITLE: FIBER OPTIC CABLE ROUTE
RICHMOND VA. TO WASHINGTON D.C.

DATE:
ENGINEER:

REVISIONS

DATE	DESCRIPTION	INITIAL
8-14-95	REVISION	GNJ
2-22-96	REVISION	GNJ
12/99	MAINT #90669F	CD

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TOLERANCES UNLESS OTHERWISE SPECIFIED: XX±.02 XXX±.010 ANGLES ± 30' FRACTIONS: ±1/32"

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=50'

DEPT. ID. 059 LOC. ID. 081

MP 59 TO MP 60

SHEET 11 OF 205

DWG. NO. 0312400111AA.LDR
0312400111AA.CIT

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

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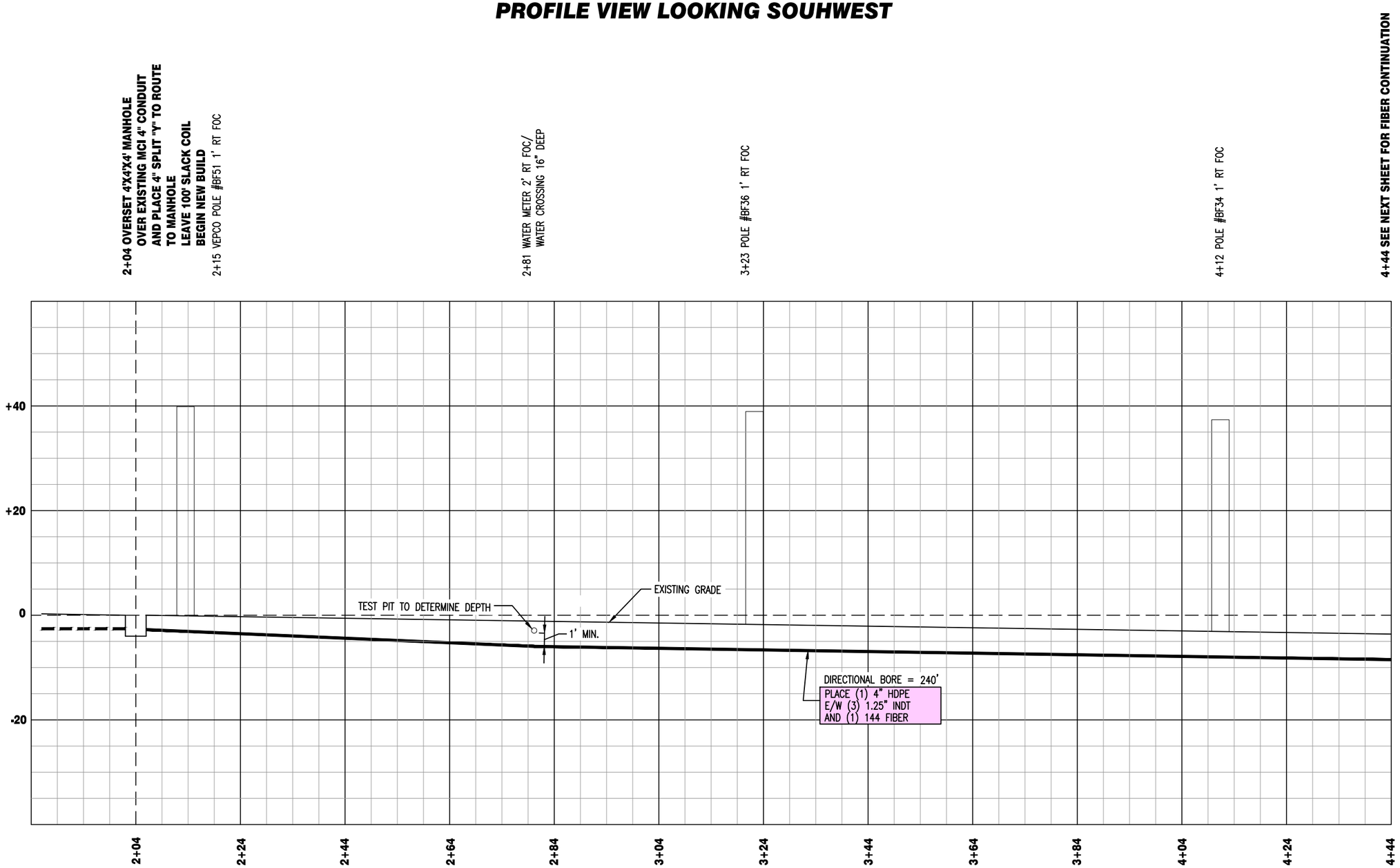
SCALE
HORIZONTAL: 1' = 20'
VERTICAL: N. T. S.

MP ____ TO MP ____

SHEET 16 OF 23

FILE: 06351-001016.DWG

FREDERICKSBURG, VA
PROFILE VIEW LOOKING SOUHWEST



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CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-552-7001 IT'S THE LAW!

ROW DERIVED FROM FREDERICKSBURG GIS

ISSUED FOR CONSTRUCTION

APPROVED BY:

verizonbusiness

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

REVISIONS

DATE	DESCRIPTION	INITIAL

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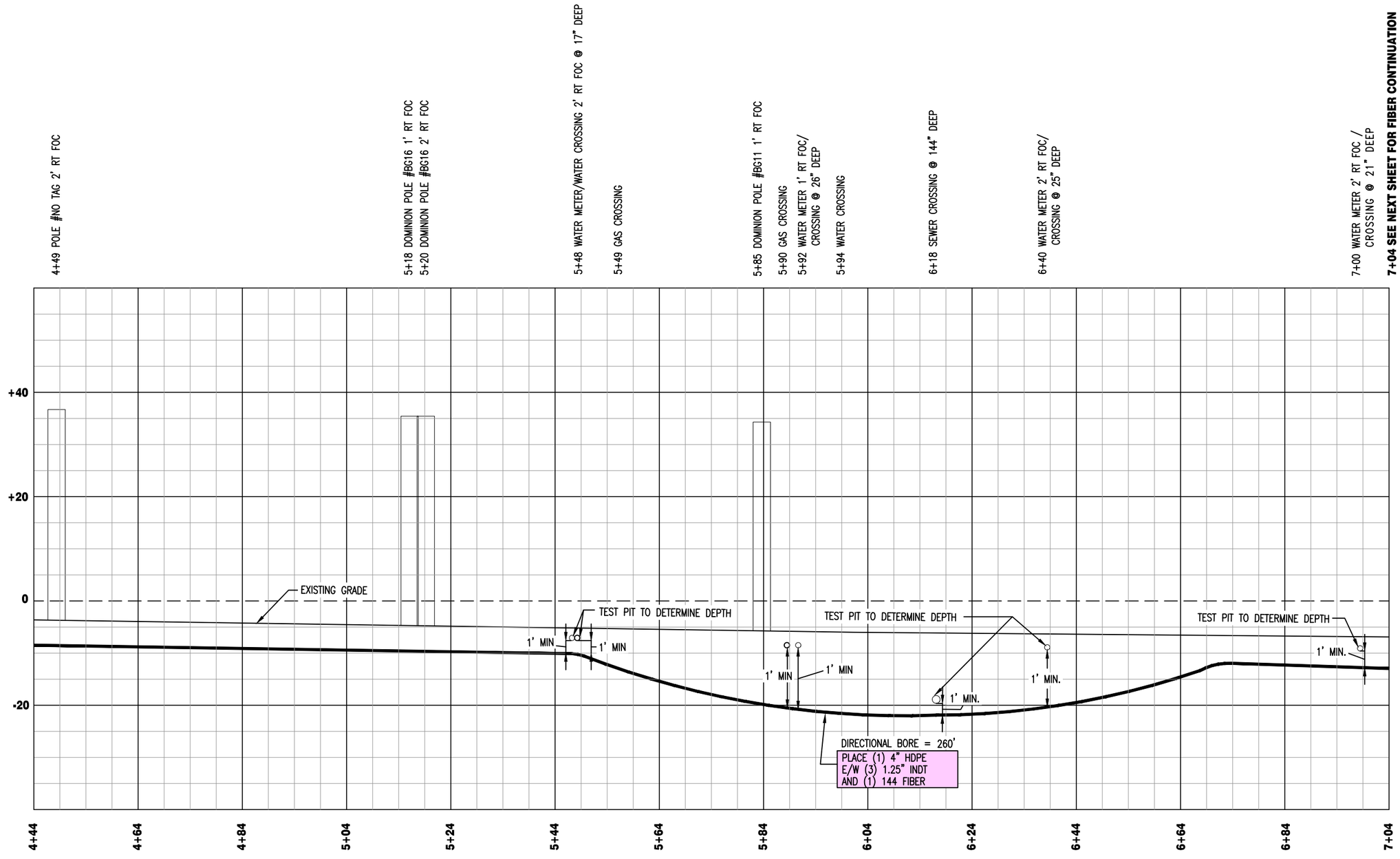
SCALE
HORIZONTAL: 1" = 20'
VERTICAL: N. T. S.
MP _____ TO MP _____
SHEET 10A OF 23
FILE: 06351-00110A. DWG

FREDERICKSBURG, VA
PROFILE VIEW LOOKING SOUHWEST



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ISSUED FOR CONSTRUCTION

APPROVED BY:

verizonbusiness

PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

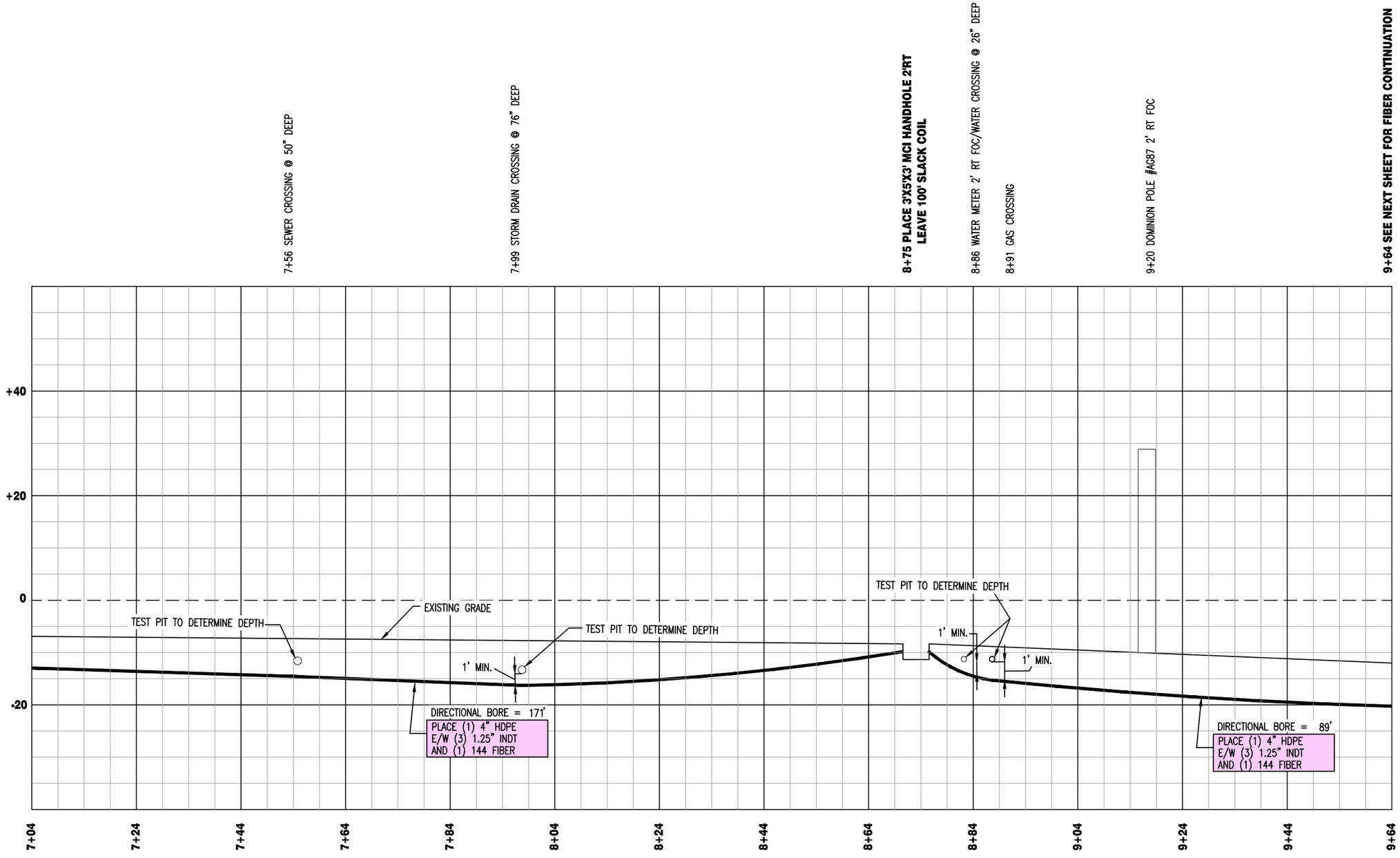
REVISIONS

DATE	DESCRIPTION	INITIAL

EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT, THESE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE PROPERTY OF MCI COMMUNICATION SERVICES, INC. BOTH BEING ISSUED IN STRICT CONFIDENCE AND SHALL NOT BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE WITHOUT SPECIFIC WRITTEN PERMISSION.

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: N. T. S.
MP _____ TO MP _____
SHEET 10B OF 23
FILE: 06351-00110B. DWG

FREDERICKSBURG, VA
PROFILE VIEW LOOKING SOUHWEST



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901 PRINCE EDWARD ST
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CLARIFICATION NO.	QUANTITY

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901
PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

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FILE: 06351-00110C. DWG

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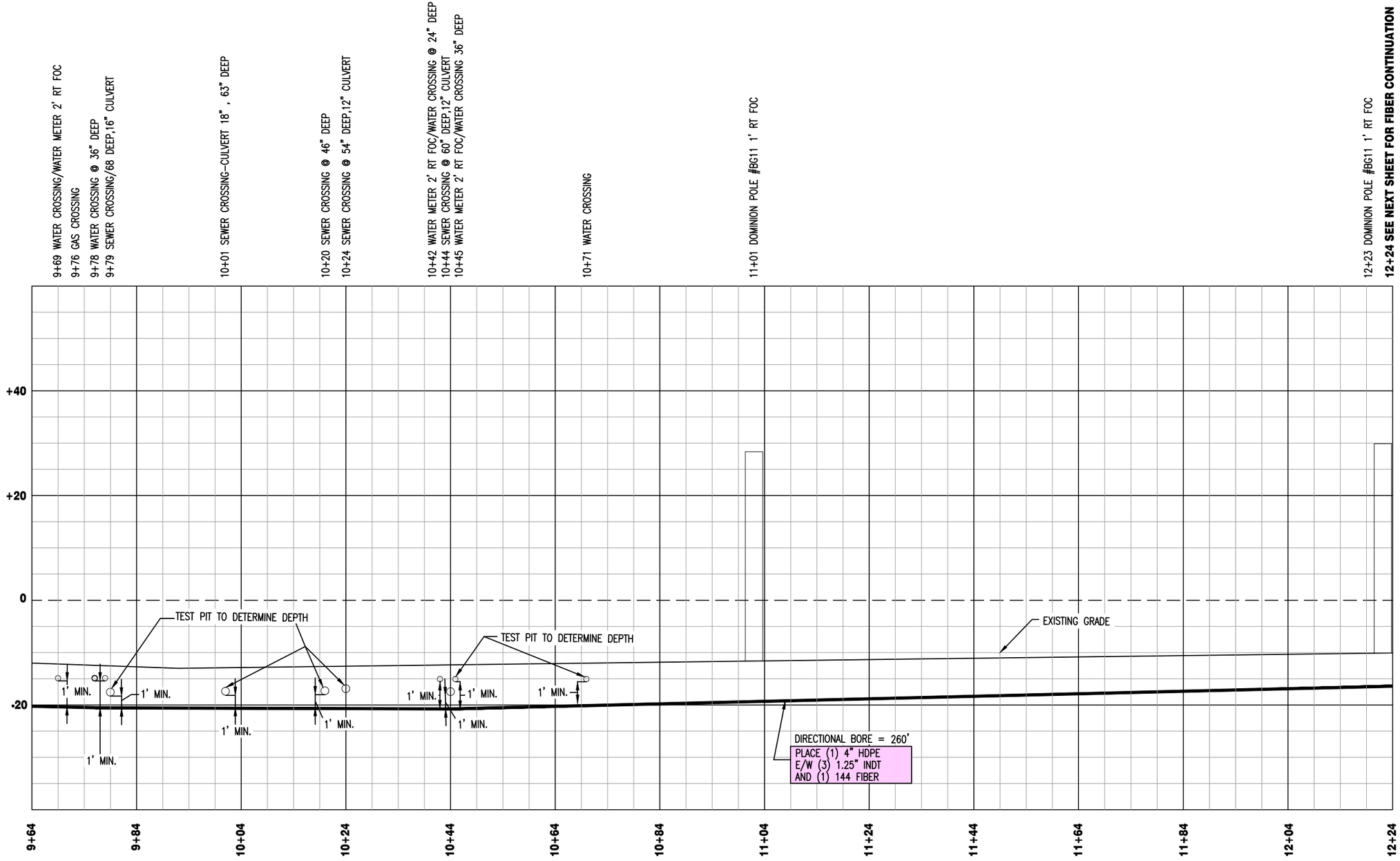
PROFILE VIEW LOOKING SOUHWEST



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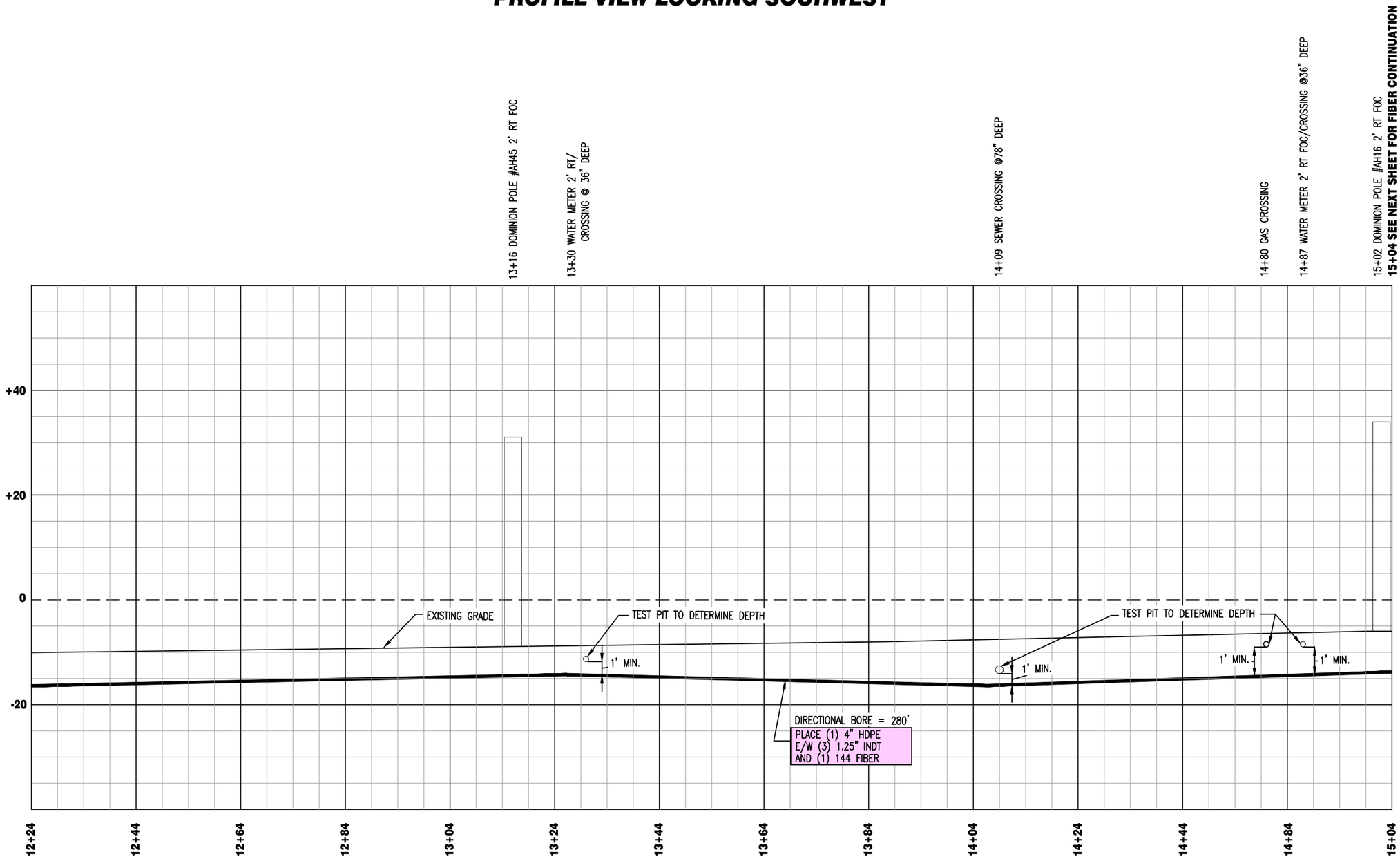

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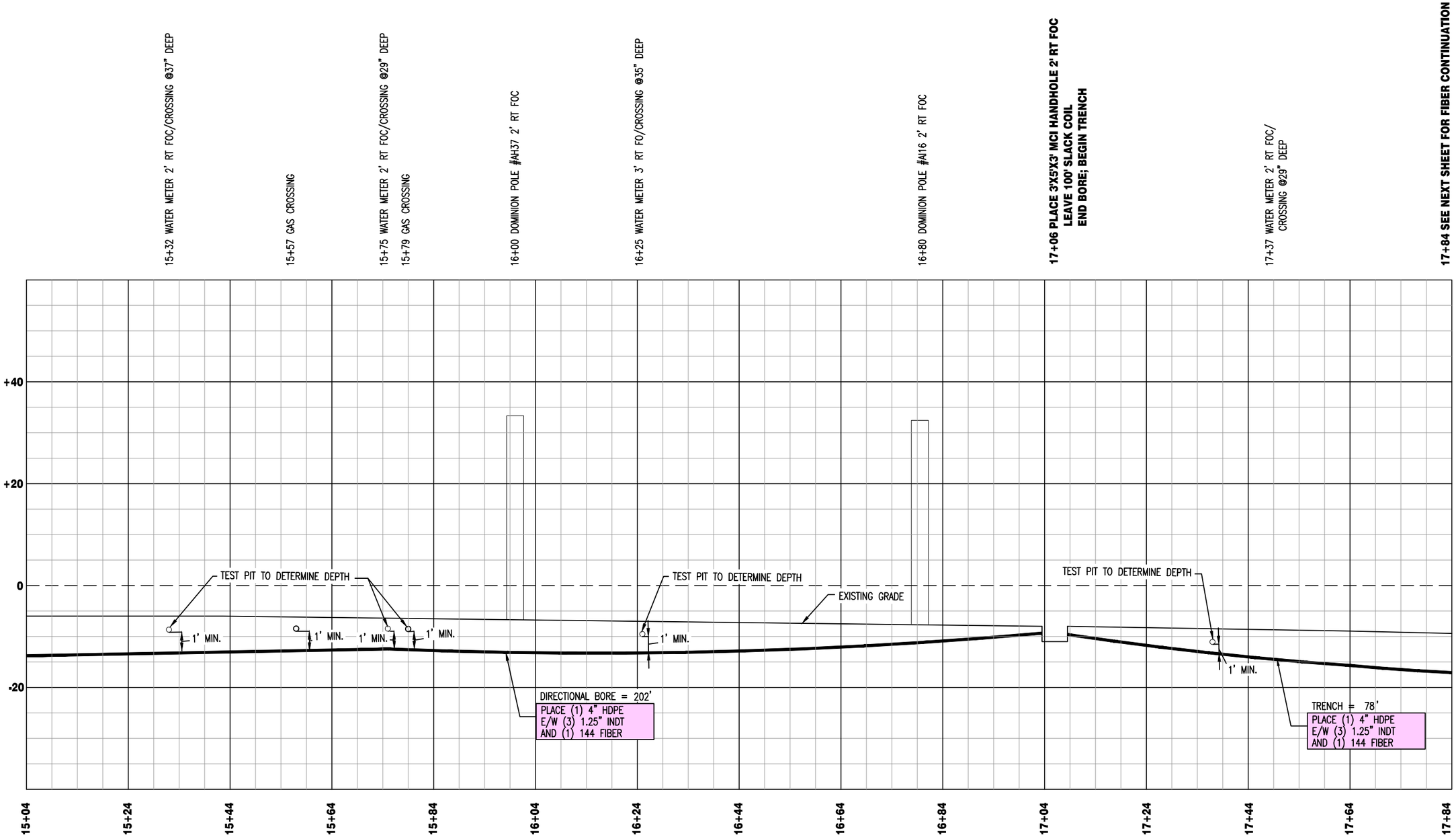
MP _____ TO MP _____
SHEET 10E OF 23
FILE: 06351-00110E. DWG

FREDERICKSBURG, VA
PROFILE VIEW LOOKING SOUHWEST



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MCI NETWORK SERVICES OF VIRGINIA, INC.

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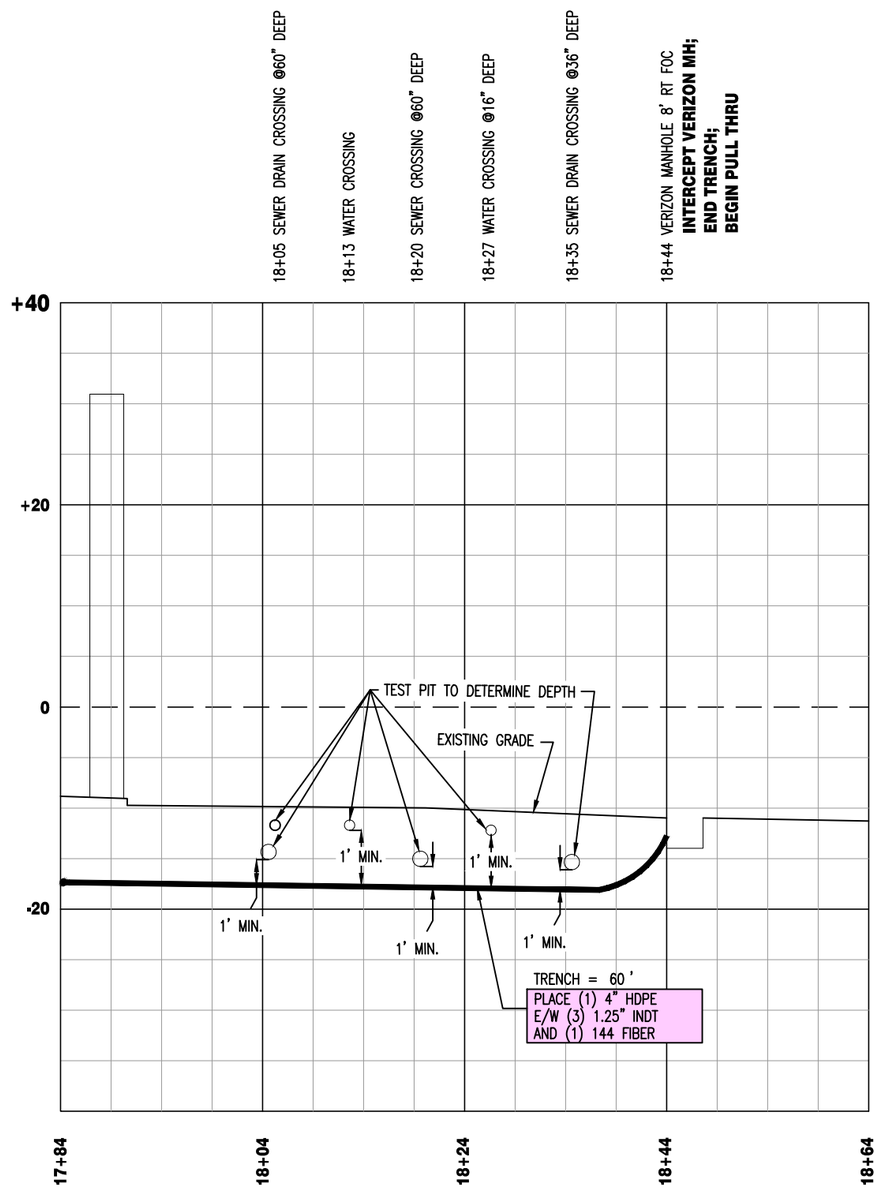
VERTICAL: N. T. S.
MP _____ TO MP _____

SHEET 1 OF 1 OF 23

FILE: 06351-00110F. DWG

FREDERICKSBURG, VA
PROFILE VIEW LOOKING EASTSOUH



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901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL A
FREDERICKSBURG, VA

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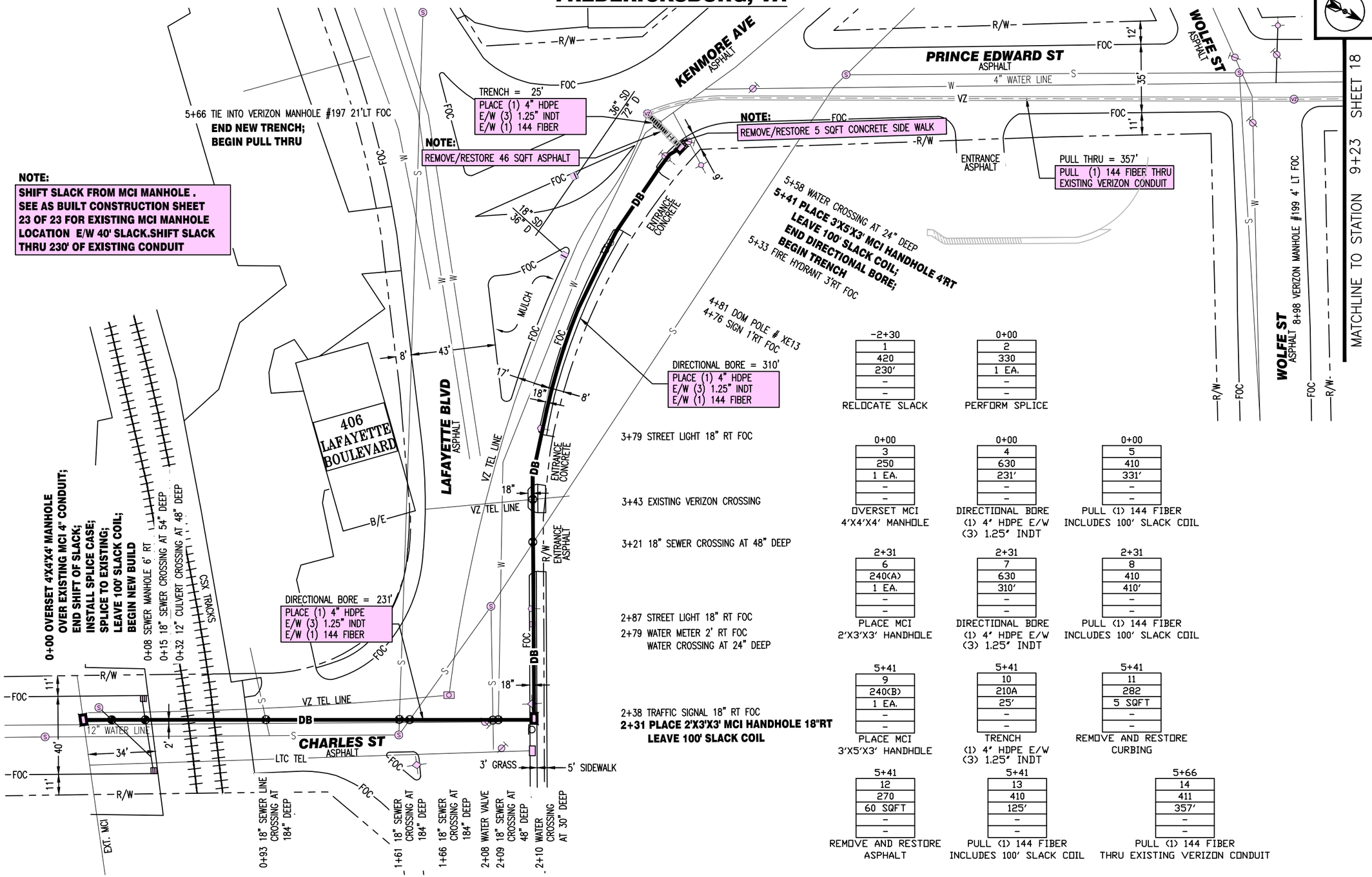
SCALE
HORIZONTAL: 1" = 15'
VERTICAL: N. T. S.
MP _____ TO MP _____
SHEET 10G OF 23
FILE: 06351-00110G.DWG

FREDERICKSBURG, VA



-2+30	0+00	0+00	0+00	0+00
1	2	3	4	5
420	330	250	630	410
230'	1 EA.	1 EA.	231'	331'
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
RELOCATE SLACK	PERFORM SPLICE	OVERSET MCI 4'X4'X4' MANHOLE	DIRECTIONAL BORE (1) 4" HDPE E/W (3) 1.25" INDT	PULL (1) 144 FIBER INCLUDES 100' SLACK COIL

2+31	2+31	2+31
6	7	8
240(A)	630	410
1 EA.	310'	410'
-	-	-
-	-	-
PLACE MCI 2'X3'X3' HANDHOLE	DIRECTIONAL BORE (1) 4" HDPE E/W (3) 1.25" INDT	PULL (1) 144 FIBER INCLUDES 100' SLACK COIL

5+41	5+41	5+41
9	10	11
240(B)	210A	282
1 EA.	25'	5 SQFT
-	-	-
-	-	-
PLACE MCI 3'X5'X3' HANDHOLE	TRENCH (1) 4" HDPE E/W (3) 1.25" INDT	REMOVE AND RESTORE CURBING

5+41	5+41	5+66
12	13	14
270	410	411
60 SQFT	125'	357'
-	-	-
-	-	-
REMOVE AND RESTORE ASPHALT	PULL (1) 144 FIBER INCLUDES 100' SLACK COIL	PULL (1) 144 FIBER THRU EXISTING VERIZON CONDUIT

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PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY
210A	25'
240A	1 EA.
240B	1 EA.
250	1 EA.
270	60 SQFT
282	5 SQFT
330	1 EA.
410	866'
411	357'
420	230'
630	541'

MCI NETWORK SERVICES OF VIRGINIA, INC.

POP RELOCATION TO 901 PRINCE EDWARD ST-LATERAL B.
FREDERICKSBURG, VA

DATE: 09/13/16
ENGINEER: NTD FIBER
DRAWN BY: NTD FIBER

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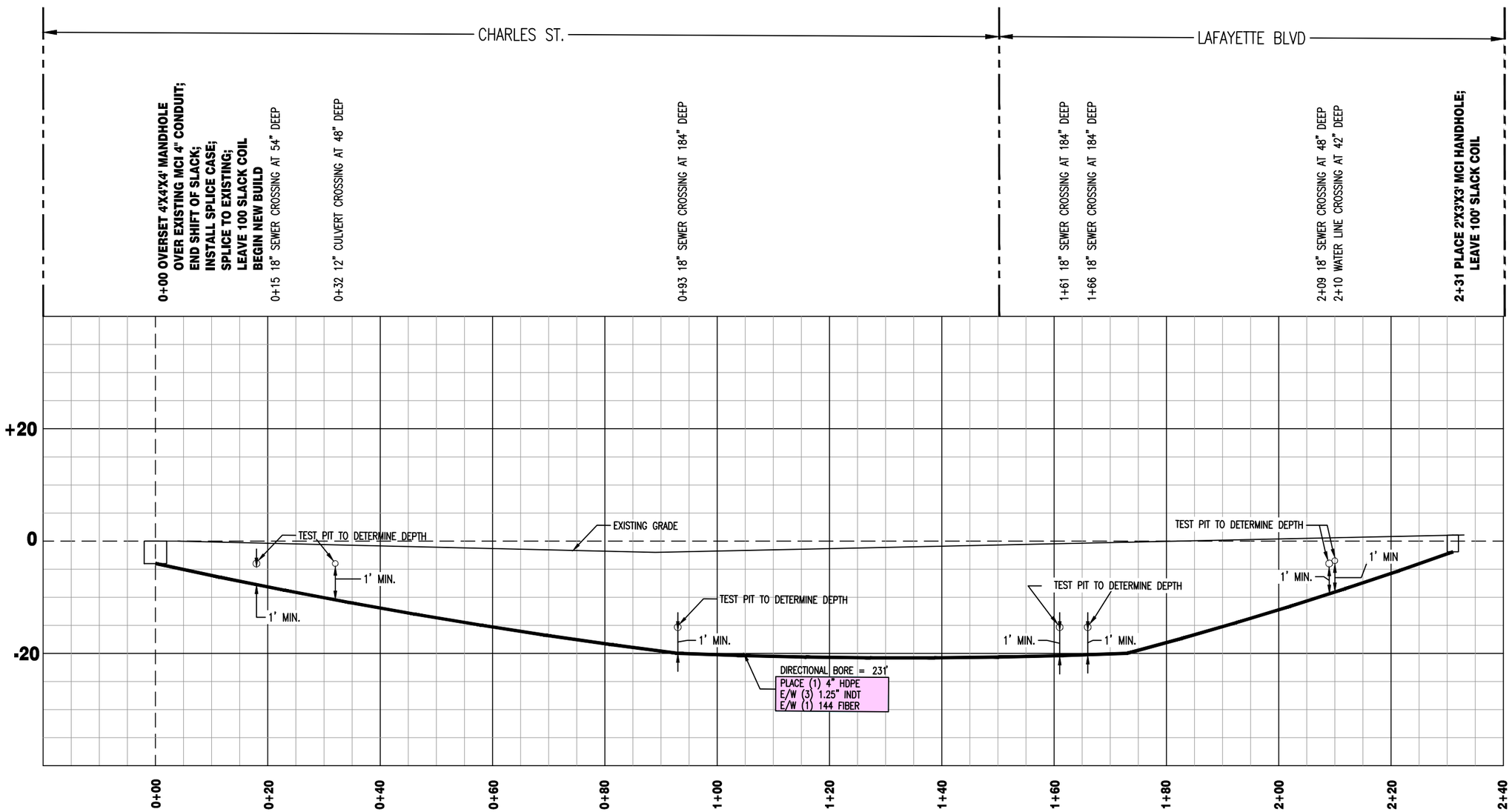
VERTICAL: 1" = 30'
MP ____ TO MP ____
SHEET 17 OF 23
FILE: 06351-001017.DWG

FREDERICKSBURG, VA
PROFILE VIEW
LOOKING SOUTHWEST

NORTH



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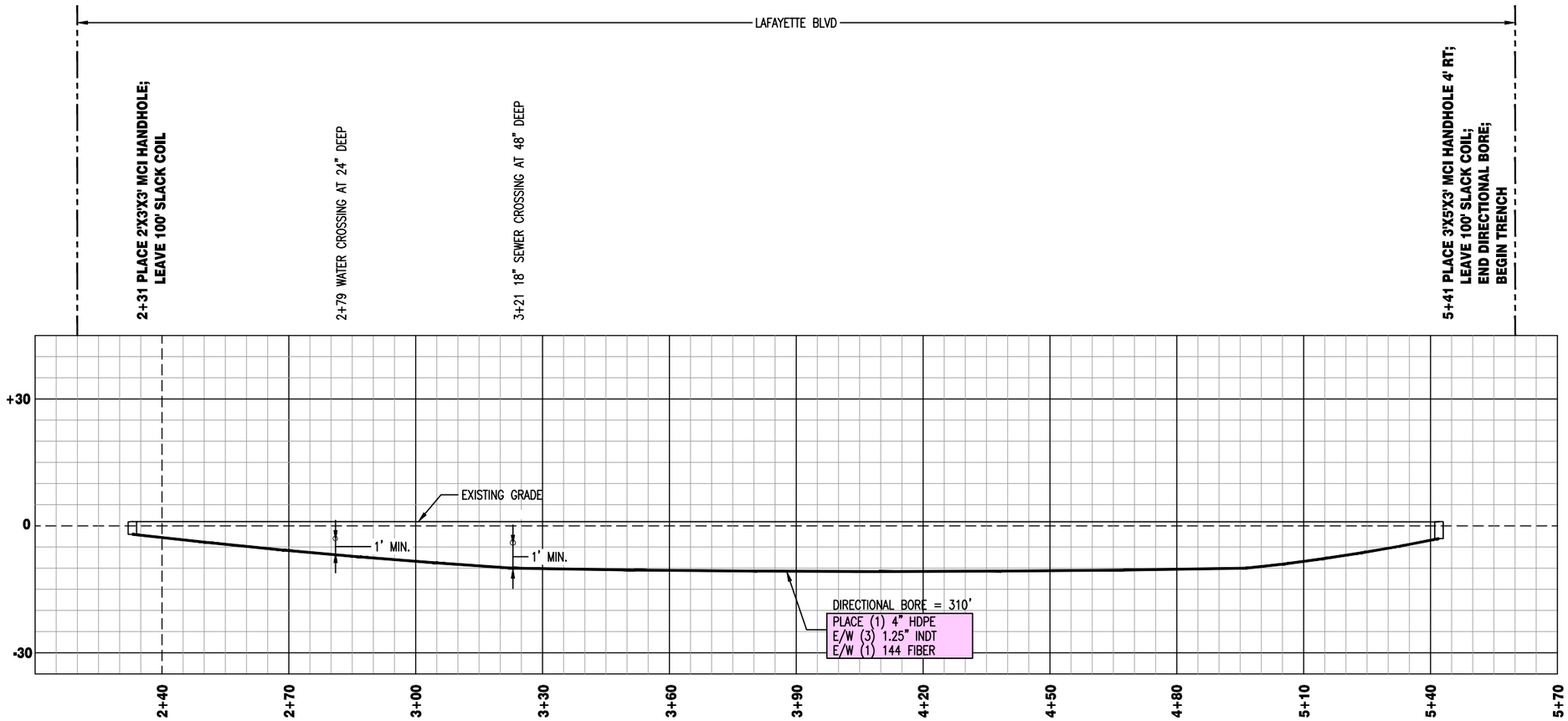
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 20'
MP _____ TO MP _____
SHEET 17A OF 23
FILE: 06351-00117A.DWG

FREDERICKSBURG, VA
PROFILE VIEW
LOOKING SOUTH



NORTH

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PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY

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MP _____ TO MP _____

SHEET 17B OF 23
FILE: 06351-00117B.DWG

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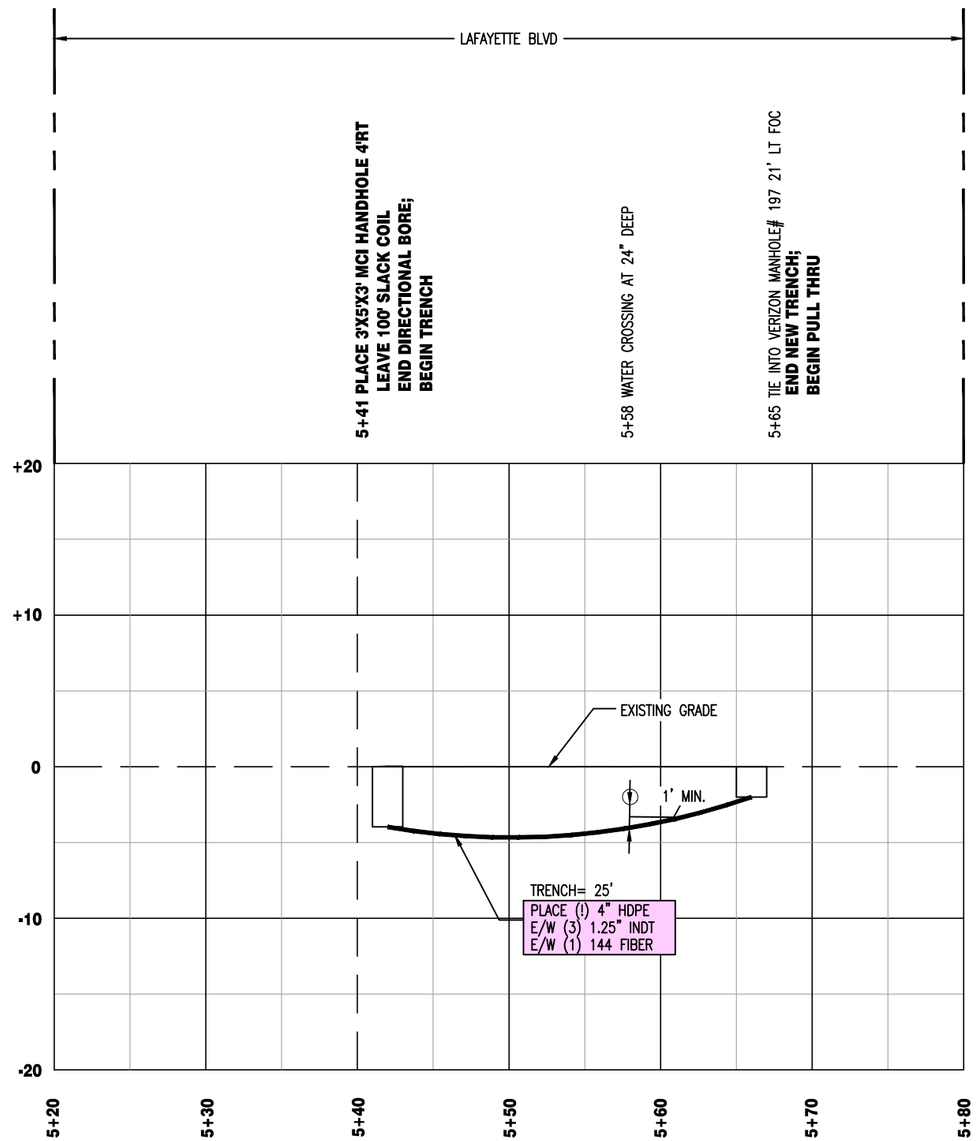
FREDERICKSBURG, VA
PROFILE VIEW
LOOKING EAST

NORTH



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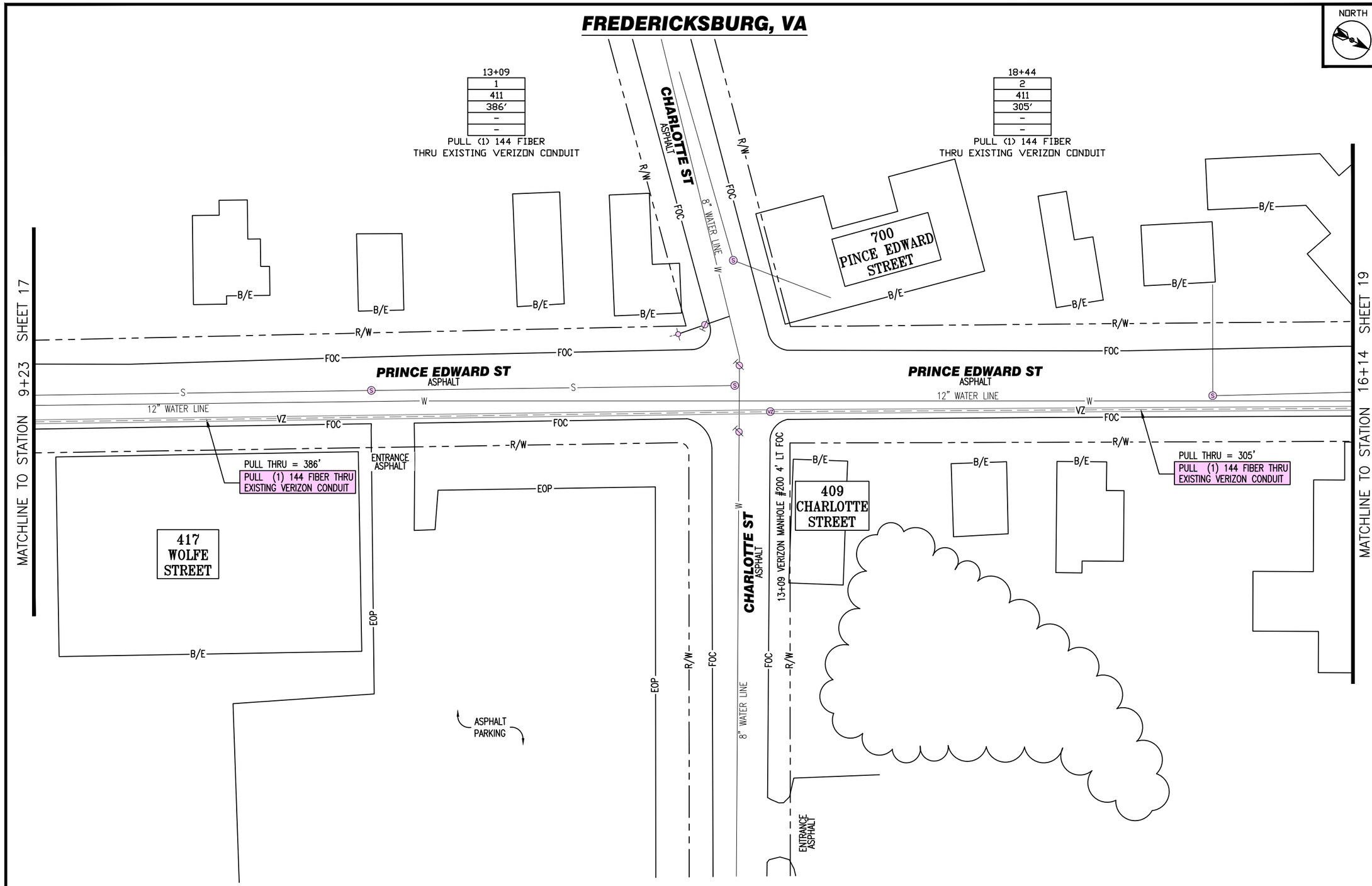
VERTICAL: 1" = 10'
MP _____ TO MP _____
SHEET 17C OF 23
FILE: 06351-00117C. DWG

FREDERICKSBURG, VA



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PROJECT: 06351-001

901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY
411	701'

MCI NETWORK SERVICES OF VIRGINIA, INC.

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FREDERICKSBURG, VA

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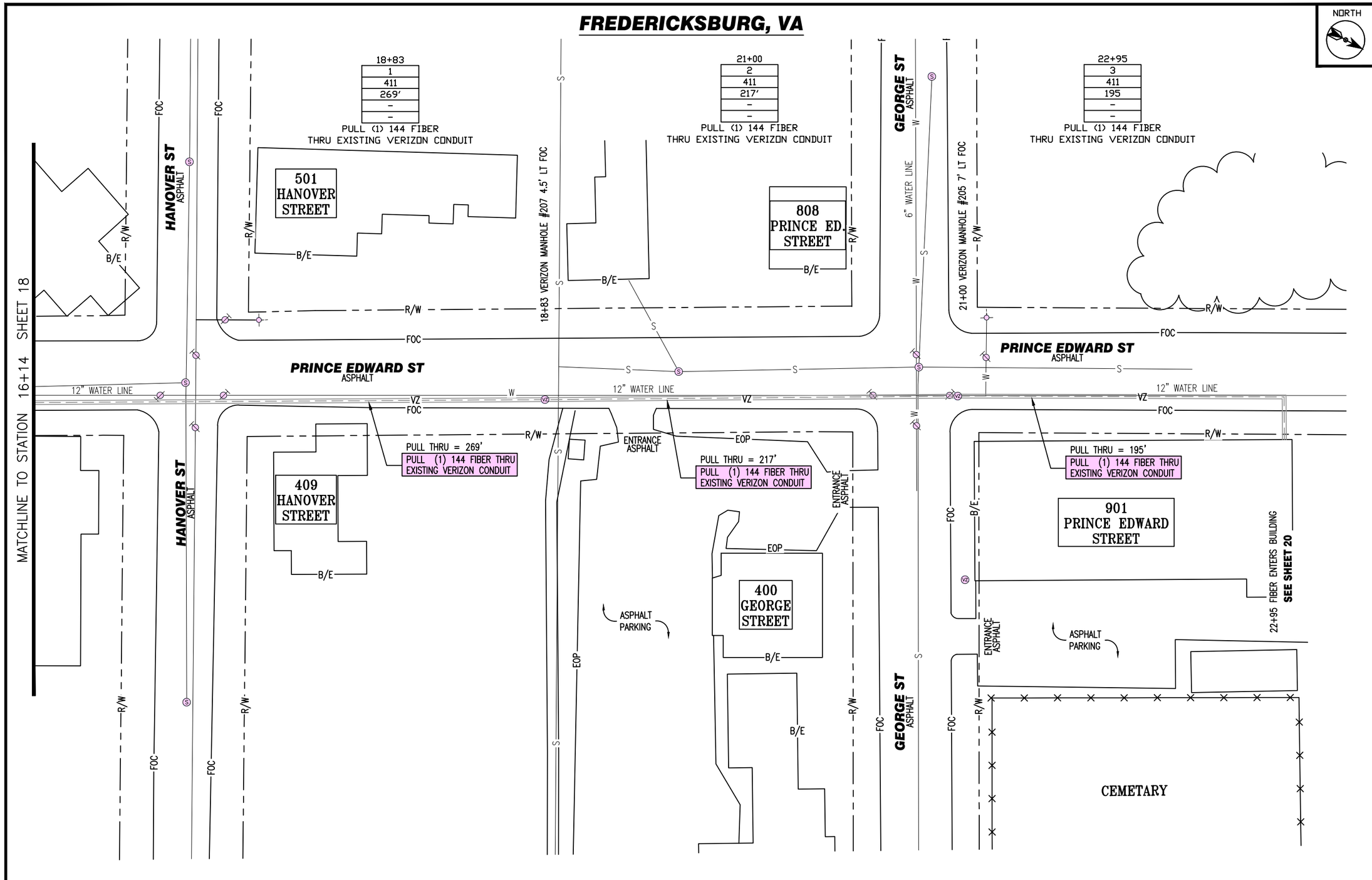
MP _____ TO MP _____
SHEET 18 OF 23
FILE: 06351-001018.DWG

FREDERICKSBURG, VA



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901 PRINCE EDWARD ST
FREDERICKSBURG, VA

CLARIFICATION NO.	QUANTITY
411	681'

MCI NETWORK SERVICES OF VIRGINIA, INC.

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MP ____ TO MP ____
SHEET 19 OF 23
FILE: 06351-001019.DWG

ITEM#5B

MEMORANDUM

TO: Tim Baroody, City Manager
FROM: Mike Craig, Zoning Administrator
DATE: November 1, 2016 for the November 8 meeting
RE: SUP-2016-07, Blanton Massey (homeowner) requests a Special Use Permit for a Bed and Breakfast at 1517 Caroline Street (GPIN 7789-07-6402), in the R2 Residential Zoning District.

ISSUE

Should the City Council approve a Special Use Permit for a Bed and Breakfast at 1517 Caroline Street?

RECOMMENDATION

Approve the Special Use Permit, subject to following conditions:

1. The Bed and Breakfast inn shall be operated in substantial conformance with the special use permit application, and with City Code §72-41.3(F).
2. The use of a maximum of two bedrooms by a maximum of four guests is permitted at any one time.
3. The proposed use shall commence within 24 months of the date of this resolution.
4. This special use permit shall expire in 36 months from the date of this resolution, unless renewed by City Council.

BACKGROUND

1517 Caroline Street is a single family home in the Rising Sun Tavern Neighborhood. The property is zoned R2 Residential. The parcel is bordered by single family homes to the west and south. To the north is a City owned right-of-way that would be the extension of Canal Street but is currently vacant. To the east is the Rappahannock River.

The house at 1517 Caroline Street dates to 1840. The house is a total of 3,267 square feet, has four bedrooms, two full bathrooms, and one half bath.

The property is 25,311 square feet and fronts on Caroline Street. The property contains a pool in the backyard, a patio, and a garden. There are two on-street parking spaces adjacent to the property and two parking spaces available in a driveway adjacent to the house.

Blanton and Betty Massey own 1517 Caroline Street. They propose to operate a two bedroom Bed and Breakfast for up to four guests at a time. Check-in time is proposed to be after 3 pm and check-out time is proposed to be 11 am. Quiet hours are proposed between 10 pm and 7 am.

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a public hearing on this item on October 12, 2016 at which one person spoke. The speaker was concerned about parking in the area of the proposed special use permit. After discussion, the Planning Commission voted unanimously to recommend approval of the special use permit with conditions one through four and they added a fifth condition adding a three year sunset clause to the proposed special use permit.

SPECIAL USE PERMIT ANALYSIS

Special use permits are evaluated according to the criteria contained in the UDO, Section 72-22.6, as follows:

(1) The proposed special use at a specified location shall be:

(a) In harmony with the adopted Comprehensive Plan;

The future land use map calls for this area to be low density residential. The property is within Land Use Planning Area 7. The one relevant opportunity listed on page 172 of the Comprehensive Plan is to "protect existing residential neighborhoods from existing and proposed commercial development, through transitional uses and design standards to minimize adverse impacts."

(b) In harmony with the purpose and intent of the zoning district regulations;

The purpose of the R2 zoning district is "*to provide for single-family detached dwellings in suburban-style subdivisions at a density not to exceed two dwelling units per acre. The district also allows selected uses which are compatible with the low-density residential character of the district and to implement the stated purposes and intent of the Comprehensive Plan…*" A Bed and Breakfast is a use permitted by special use permit in the R2 zoning district.

§ 72-41.3F contains principal use standards for the operation of a Bed and Breakfast:

(1) Operated in a principal building and not in any accessory building or structure.
The use will be within the existing house.

(2) The front yard of an inn shall not be used for parking. If parking cannot be provided on the site, it must be provided within 500 feet of the site.
The site has an existing driveway that can accommodate two cars and adjacent on-street parking that can accommodate two cars.

(3) A maximum of five guest rooms shall be allowed, with not more than 10 occupants.
The facility is proposed to contain a maximum two bedrooms and four occupants.

(4) The facility shall be managed by an individual who resides on the premises.
The owners propose to live on-site and operate the Bed and Breakfast.

(5) For identification of the bed-and-breakfast inn, one wall sign of four square feet is permitted. Such sign shall not be directly illuminated, nor shall it contain the word "hotel" or "motel." Such sign shall meet all zoning requirements.
No signs are proposed.

(6) There shall be no more than one kitchen.
There is only one kitchen in the house and no interior renovations are proposed.

(7) Receptions and other such functions, for compensation, shall require approval of a special use permit.
No receptions or other functions are planned at this point.

(c) In harmony with the existing uses or planned uses of neighboring properties.
1517 Caroline Street is within the historic Rising Sun Neighborhood. The house is adjacent to the Rappahannock River. The Ryan House Bed and Breakfast is two doors down.

In considering an application for a Special Use Permit, the Planning Commission and City Council shall consider potential adverse impacts including:

1. **Traffic or parking congestion;**
   The Rising Sun Neighborhood is a residential area of the City between the Mill District Area and the Downtown. In the 1500 block, Caroline Street is a one way two lanes street. Adding a Bed and Breakfast will marginally increase traffic on Caroline Street when the Bed and Breakfast has guests, however, the use is proposed to be limited to two bedrooms which would generate minimal additional trips.

   There is an existing driveway on-site at 1517 Caroline Street capable of accommodating two cars and there are two on-street parking spaces adjacent to the parcel. The Applicant has proposed limiting the use to two bedrooms. Per § 72-53.1C(2), a two bedroom Bed and Breakfast requires 4 parking spaces (two for the house use and one each per bedroom proposed).

2. **Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;**
   The Bed and Breakfast use, by adding more people on-site, would create additional light and noise then a single family use. The proposed bed and breakfast is on a comparably large lot for the City of Fredericksburg. The closest house to the proposed Bed and Breakfast is 20 feet to the south, 100 feet to the north, and 80 feet across the street.

3. **Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;**
   The use constitutes economic development.

4. **Undue density of population or intensity of use in relation to the community facilities existing or available;**
   There are sufficient public utilities to serve the site.

5. **Reduction in the availability of affordable housing in the neighborhood;**
   Not applicable, this Special Use application is for a use in an existing building.

6. **Impact on school population and facilities;**
   Not applicable, this Special Use application is commercial in nature.

7. **Destruction of or encroachment upon conservation or historic districts;**
   The use is proposed within a historic building in the City's Old and Historic Fredericksburg Overlay Zoning District. No exterior changes are proposed to the building.

8. **Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and**
   The applicant has, to our knowledge, conformed to all federal, state, and local laws.

9. **Massing and scale of the project.**
   There are no exterior alterations proposed with this project.

CONCLUSION:

The proposed Bed and Breakfast is within a historic residential area of the City situated between the Mill District and the Downtown. The Bed and Breakfast use will generate some additional traffic and parking demand in the neighborhood. Also, adding people into the home would cause light and noise.

The recommended conditions will offset these impacts by limiting the Bed and Breakfast to no more than two bedrooms and four occupants, requiring the Bed and Breakfast to operate under the use standards as currently written, and setting an expiration date on the bed and breakfast use. With these conditions, the application meets the criteria noted above.

ATTACHMENTS:

1. Proposed Resolution
2. § 72-41.3F
3. Application and Supporting Materials
4. GIS Map
5. October 12 Planning Commission Minutes

MOTION:

SECOND:

November 8, 2016
Regular Meeting
Resolution No. 16-__

RE: GRANTING A SPECIAL USE PERMIT TO A. BLANTON MASSEY & BETTY MASSEY FOR A BED AND BREAKFAST INN AT 1517 CAROLINE STREET

ACTION: APPROVED: Ayes: 0; Nays: 0

WHEREAS A. Blanton Massey has applied to the City Council for a special use permit to operate a bed and breakfast inn at 1517 Caroline Street, GPIN 7789-07-6402.

WHEREAS, the Council after notice and a public hearing, has considered the application in light of its conformity with the City's Comprehensive Plan, its harmony with the purposes and standards of the zoning district regulations, its compatibility with existing or planned uses of neighboring properties, and whether the proposed special use and related improvements will be designed, sited, landscaped and otherwise configured so that the use will not hinder or discourage the appropriate development or use of adjacent, neighboring or community land and structures, or impair their economic, social or environmental value;

NOW, THEREFORE, BE IT RESOLVED:

Based on these considerations, Council finds: (a) this request as submitted (or modified) conforms to the City's Comprehensive Plan, or to specific elements of that plan and to official policies adopted pursuant the plan, (b) this request is in harmony with the purpose and intent of the zoning district regulations, (c) this request will not have an undue adverse impact on the surrounding neighborhood, in terms of public health, safety or general welfare; and (d) this request is appropriately designed, sited, landscaped and otherwise configured.

This Council grants to A. Blanton Massey and Betty Massey a special use permit to operate a bed and breakfast inn at 1517 Caroline Street, GPIN 7789-07-6402, in accordance with the application for a special use permit dated August 15, 2016, subject to the following conditions:

1. The bed and breakfast inn shall be operated in substantial conformance with the special use permit application, and with City Code §72-41.3(F).

2. The use of a maximum of two bedrooms by a maximum of four guests is permitted at any one time.

3. The proposed use shall commence within 24 months of the date of this resolution.

4. This special use permit shall expire in 36 months from the date of this resolution, unless renewed by City Council.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

****

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 16-_ duly adopted at a meeting of the City Council meeting held October 25, 2016 at which a quorum was present and voted.

_____

Tonya B. Lacey, CMC
Clerk of Council

Unified Development Ordinance § 72-43.1(F)

F. Bed-and-breakfast inn. Bed-and-breakfast inns shall comply with the following standards:

- **(1)** Operated in a principal building and not in any accessory building or structure.
- **(2)** The front yard of an inn shall not be used for parking. If parking cannot be provided on the site, it must be provided within 500 feet of the site.
- **(3)** A maximum of five guest rooms shall be allowed, with not more than 10 occupants.
- **(4)** The facility shall be managed by an individual who resides on the premises.
- **(5)** For identification of the bed-and-breakfast inn, one wall sign of four square feet is permitted. Such sign shall not be directly illuminated, nor shall it contain the word "hotel" or "motel." Such sign shall meet all zoning requirements.
- **(6)** There shall be no more than one kitchen.
- **(7)** Receptions and other such functions, for compensation, shall require approval of a special use permit.

Legend

- City Boundary
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- Parcels
- R2 - RESIDENTIAL
- R4 - RESIDENTIAL
- CT - COMMERCIAL / TRANSITIONAL OFFICE

Feet

0 50 100 150 200

1:1,200 / 1"=100 Feet

Title:

Date: 10/5/2016

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Application #SUP:_____
Date:_____
Fee/Check#:_____

APPLICATION
SPECIAL USE PERMIT

APPLICANT NAME: A. Blanton Massey

MAILING ADDRESS: 1517 Caroline Street, Fredericksburg, VA 22401

TELEPHONE: (540) 371-9614 **E-MAIL:** branscome@hotmail.com

THE UNDERSIGNED HEREBY APPLIES FOR A SPECIAL USE FOR: _____

Bed and Breakfast at 1517 Caroline Street

THE SUBJECT PROPERTY IS DESCRIBED AS FOLLOWS:

Property Location 1517 Caroline Street, Fredericksburg, VA 22401

Property Owned By A. Blanton Massey & Betty B. Massey

Owner's Mailing Address 1517 Caroline Street, Fredericksburg, VA 22401

Proposed Use of Property (*be specific*) Two Room

Bed and Breakfast at 1517 Caroline Street, Fredericksburg, VA 22401

HOURS OF OPERATION 3pm-11am **NUMBER OF EMPLOYEES** 0

Anticipated Number of Patrons or Clients 2-4 per Week

Description of the development's impact on neighboring and adjacent properties (please submit a complete and accurate description on a separate sheet of paper):

1. **Compliance with Comprehensive Plan:**
2. **In harmony with the purpose and intent of the zoning district regulations:**
3. **In harmony with the existing uses or planned use of the neighboring properties:**
4. **Traffic Impact:**

Special Use Permit Request
(Application Continued)

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true.

Signature of Applicant _____ Date 8/15/16

PRINT NAME OF APPLICANT A. Blanton Massey

The above oath or affirmation was signed before me and witnessed by me this 15 day of August, 2016 in the ~~County~~ / City of Fredericksburg in the state of Virginia.

Notary Signature Monica Dyan McCrary

Notary Registration # 7610321 Commission Expires 02-28-2018

Signature of Owner _____ Date Aug 15, 2016

PRINT NAME OF OWNER Massey, A. Blanton & Betty B.

The above oath or affirmation was signed before me and witnessed by me this 15 day of August, 2016 in the ~~County~~ / City of Fredericksburg in the state of Virginia.

Notary Signature Monica Dyan McCrary

Notary Registration # 7610321 Commission expires 02-28-2018

ATTACHMENT TO APPLICATION FOR SPECIAL USE PERMIT
FOR A BED & BREAKFAST AT 1517 CAROLINE ST. FILED BY
A.BLANTON MASSEY FOR A.BLANTON MASSEY & BETTY B. MASSEY, CO-OWNERS
GENERAL DEVELOPMENT PLAN &
IMPACT ON NEIGHBORING & ADJACENT PROPERTIES

1. This General Development Plan ("GDP") is attached to the Application for Special Use filed on August 15, 2016. The $150 fee has been paid and background materials have been loaded to the City's FTP website.
2. This GDP is a notarized affidavit signed by the application containing the following:
    a. Name and address of the applicant: A.Blanton Massey, attorney at law, 1517 Caroline St., Fredericksburg, VA 22401; title owners: Massey, A.Blanton & Betty B., 1517 Caroline St, Fredericksburg, VA 22401 the "Property").
    b. No member of the City Council or the Planning Commission and no member of their immediate household or family owns or has any financial interest in the Property, nor do any of them have any interest in the outcome of the decision for which the Application for Special Use is filed.
3. The aforesaid agent and owners have signed the Application and this GDP before a notary to confirm that the applicant's status as owners' agent is confirmed and to indicate the owners' endorsement of the application.
4. A certified boundary and house location survey plat of the Property, made by Henry W. Cropp, Jr., CLS, is attached as Exhibit #1 containing:
    a. Metes and bounds. The Property is in the "historic downtown area," and metes and bounds are shown on the plat.
    b. The house consists of 3,267 sq.ft. and the lot on which is it situated is 0.5904 acres. The house extends from Caroline St. back to the Rappahannock River.
    c. Scale and north arrow are represented.
    d. The location and dimensions of the house are shown. There are no easements.
    e. The streets are shown (Canal Street is the unimproved alley to the River).
    f. The surveyor's signature and seal are affixed.
    g. The location and names of adjoining and abutting owners as the sample diagram shows they are to be named and notified are contained on a list attached hereto as Exhibit #2 and on the GIS plat showing addresses is attached as Exhibit #3.
5. To the extent applicable, the following are provided:
    a. The planning objective is to obtain approval for and to operate a two room bed and breakfast at 1517 Caroline Street for up to 4 people per overnight stay.
    b. The requirement for a schematic land use plan is not applicable. This is an existing residence and no new construction is involved.
    c. Environmental analysis: not applicable
    d. A requirement for a Chesapeake Bay Preservation environmental assessment is not applicable.
    e. A requirement for a phasing plan is not applicable.

f. Requirement for a transportation analysis is not applicable. This request for a two-bedroom B&B for up to 4 people per visit will not result in noticeable increase in traffic on Caroline St., which is one-way street.
g. Public facility assessment is not applicable.
h. The applicant certifies that the use and development resulting from the approval of a special use for the 2-room B&B will conform to the UDO.
i. The Zoning administrator at the time this application was filed had not requested any additional information to include here.

6. Information required here is as follows:
   a. The owners will remain on site and will personally operate the B&B. Guests will not be allowed to occupy their room or suite until after 3pm and must vacate by 11am. Quiet hours will be from 10pm to 7am. Guests will be limited to nor more than 4 per night. Since the owners will be on site to operate the B&B, there will not be any employees. The owner/operators' qualifications include having stayed in many B&B's over the decades and having been versed in the B&B previously operated two blocks away by Andi Gaebler at 1303 Caroline St. The owners' son served as accounting and Quickbooks consultant in regard to that B&B.
   b. Consistency with the Comprehensive Plan ("CP"): Part 1,Chapter 1: City's Vision Statement pg. 3: to be animated by it's unmatched, irreplaceable history. B&B's are part of our City's historic fabric, which is also the case in cities such as Charleston, SC and Newport, RI. Goals: Business Opportunity, pg.10: Goal 1. Ensure that downtown continues to serve as a center of commerce, art, culture, recreation and historic amenities. The overnight guests in B&B's choose B&B's in order to participate in the ambiance of the community and its activities. They want the residential atmosphere. Goal 2. To achieve a sustainable mix of commercial and residential development downtown that fits the historic character of the urban core. Nothing combines the commercial and residential better than a B&B, while preserving the historic character. Historic Preservation Goal, pg.12: a B&B promotes economic strength while protecting and enhancing the character of the historic district. CP, pg.85 states that Land Use Planning Area 7 includes an old community that had and still has small-scale commercial activities within residential areas. The Appendix containing the Historic Preservation Planning Initiative (at p.191) speaks of encouraging varied uses and flexibility in applying zoning.
   c. The UDO permits B&B's as 1 of 7 Commercial uses. See UDO §72-41.3F for standards. See also Use Table §72-40.2. As to parking see UDO §72-53.1C(2), which requires 1 space per B&B room in addition to the 2 called for per residence, for a total need of 4 for this application. The driveway accommodates 2 cars and the 85' lot frontage accommodates 3 cars regularly. (While it can't be counted as part of the application, the unimproved Canal Street alley, which has no curb cut for entrance onto the alley, offers on Caroline Street parking space for 3 additional cars.)

d. The residence is in the downtown historic district and will be the 3rd B&B approved within the 1300-1500 blocks of Caroline St. The "Rising Sun" neighborhood supported the 2 prior applicants. The applicant, as Executor of the Herman Groves estate, was responsible for the sale of 1601 Caroline St. Several serious offers were made to buy that house with the intent to seek approval for a 5 bedroom B&B. The two bedrooms to be used for the B&B at 1517 Caroline Street are part of a wing added in the mid-1950's which can be let as a separate suite with privacy doors to each room. The two bedrooms are part of a suite which consists of the two bedroom, a full bath and hallway with a door separating the suite from the rest of the 2nd floor.

e. See above.

7. [left blank since Attachment B didn't have a number 7]
8. See Exhibit #2, the list of abutting and adjoining property owners as shown on the City's tax records.
9. No additional information had been requested by the Zoning Administrator at the time this application was filed.

We the undersigned co-owners do hereby certify to the accuracy of the foregoing information and do authorize A.Blanton Massey, as our agent, to file this Application on our behalf, this 15th day of August, 2016:

A.Blanton Massey, applicant and co-owner

Betty B. Massey, co-owner

State of Virginia,
City of Fredericksburg, to-wit:
Subscribed, sworn and acknowledged before me, the undersigned notary public, by A.Blanton Massey and Betty B. Massey this 15th day of August, 2016 in my City and State aforesaid.
(SEAL)

Notary Public

My commission expires on:
My registration number is:

Monica Dyan McCrary
Commonwealth of Virginia
Notary Public
Commission No. 7610321
My Commission Expires 2/28/2018

z:\abm\1517\b&b general development plan.docx

Legend

- City Boundary
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- Parcels
- Addresses

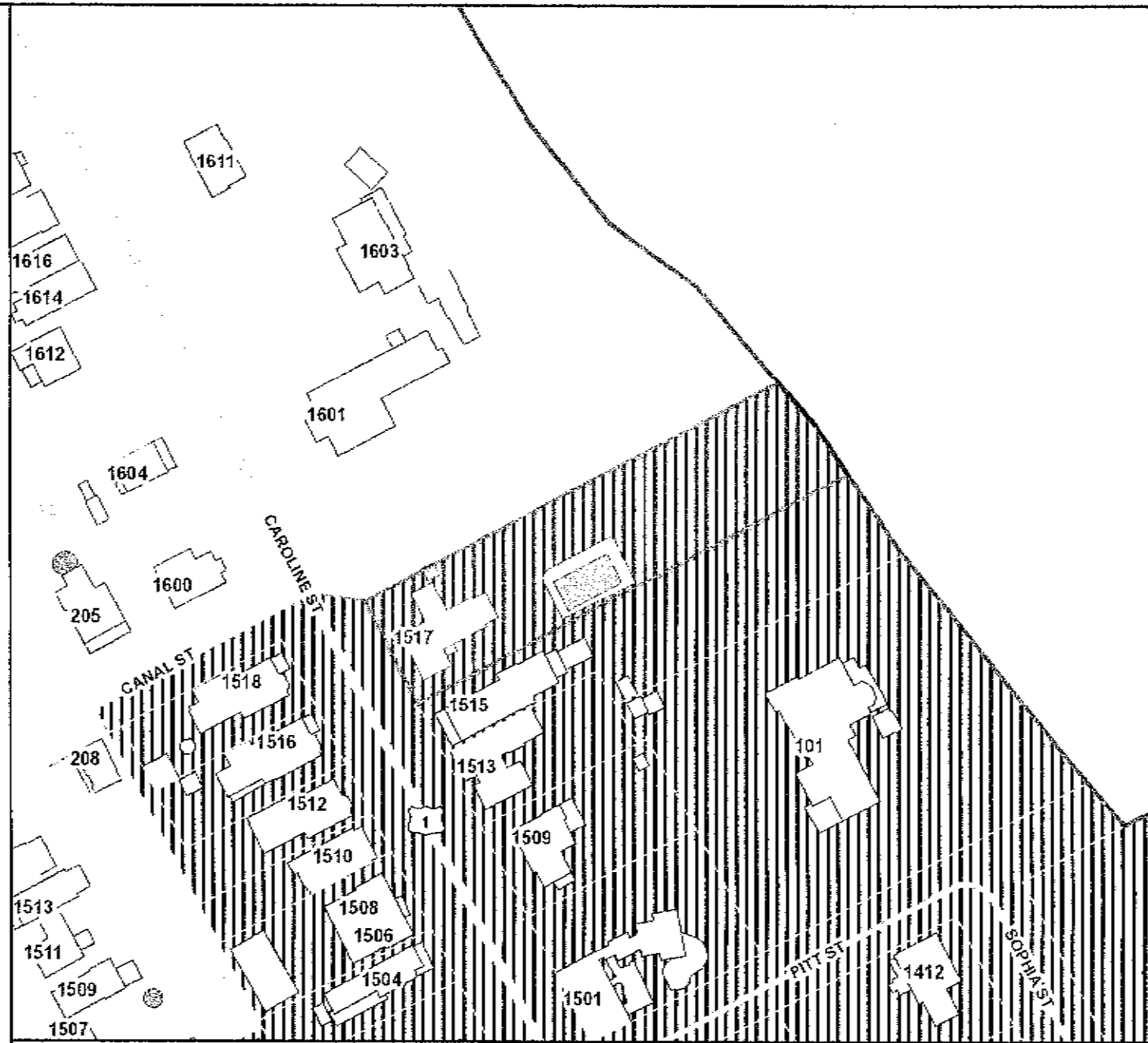
Structures

- Building
- Canopy
- Courtyard
- Deck/Porch
- Foundation
- Patio
- Pool (Above Ground)
- Pool (Below Ground)
- Propane Tank
- Ruin
- Silo
- Tank
- Old and Historic Fredericksburg

Feet

0 50 100 150 200

1 1 200 / 1"=100 Feet



Title:

Date: 8/14/2016

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EXHIBIT A 3

Legend

- City Boundary
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
  - VA Primary
  - Others
- WVS_Centerlines Back (12,000)
  - Interstate
  - US Highway
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  - Others
- Parcels
- Addresses
- Structures
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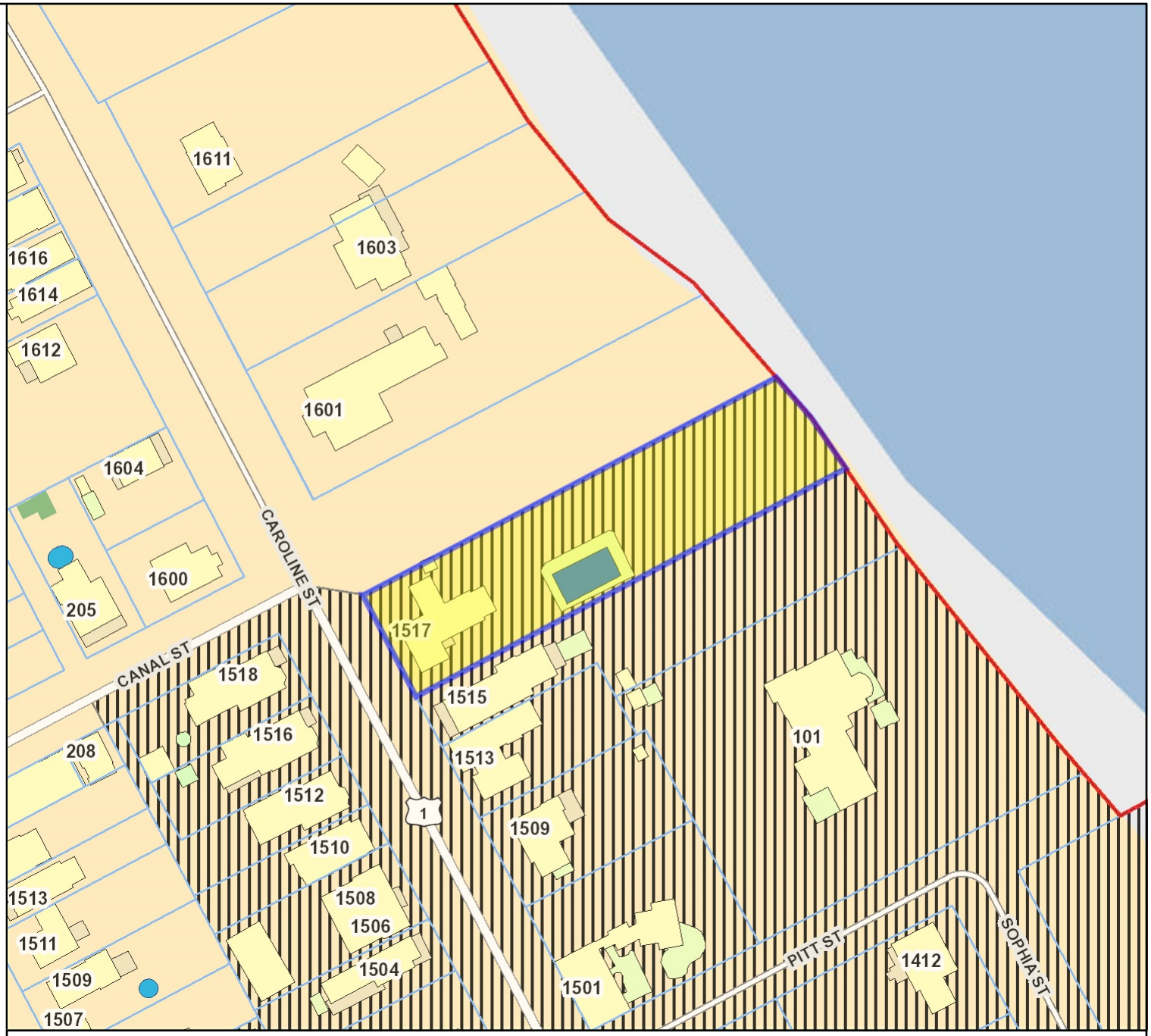
  - Pool (Above Ground)
  - Pool (Below Ground)
  - Propane Tank
  - Ruin
  - Silo
  - Tank
  - Old and Historic Fredericksburg



Feet

0 50 100 150 200

1:1,200 / 1"=100 Feet

Title:

Date: 8/14/2016

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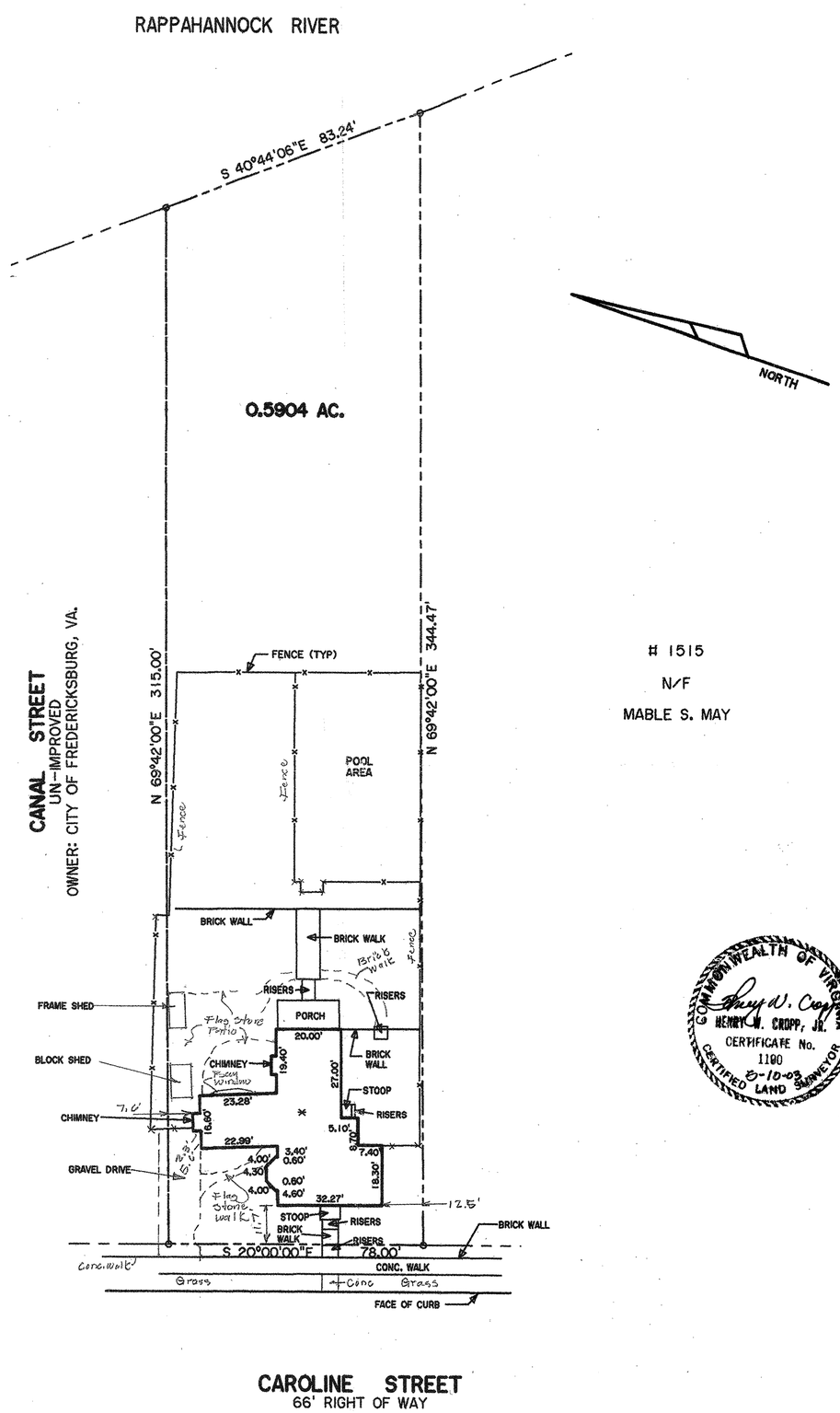

1515
N/F
MABLE S. MAY

CAROLINE STREET
66' RIGHT OF WAY

30 0 30 60 90
GRAPHIC SCALE - FEET

NOTES:

1. NO TITLE REPORT FURNISHED.
2. PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3. (FIRM) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 510065 0005 B DATE JULY 2, 1979, ZONE B AND ZONE A. DWELLING IS IN ZONE B.
4. ADDRESS: # 1517 CAROLINE STREET FREDERICKSBURG, VA. 22401.
5. * DENOTES TWO STORY FRAME DWELLING.

COMMONWEALTH OF VIRGINIA
HENRY W. CROPP, JR.
CERTIFICATE No. 1100
5-10-03
CERTIFIED LAND SURVEYOR

DATE	REVISION

HENRY W. CROPP, JR.
SURVEYS P.C.
CERTIFIED LAND SURVEYOR
506 CLAIBORNE AVE
FREDERICKSBURG, VA 22405
(540) 373-0785

HOUSE LOCATION
1517 CAROLINE STREET
CITY OF FREDERICKSBURG, VIRGINIA
SCALE 1" = 30' MAY 10, 2003

DATE: 5-10-03
SCALE: 1" = 30'
DESIGNED BY: HC
DRAWN BY: CG
CHECKED BY: HC
JOB NO.: 84-96-9784-C
SHEET# 1 OF 1

October 12, 2016 Planning Commission DRAFT Minutes (portion pertaining to B&B request at 1517 Caroline Street.

PUBLIC HEARINGS

1. **SUP2016-07 -** Blanton and Betty Massey (owners), request a special use permit for a bed and breakfast (B&B) at 1517 Caroline Street (GPIN 7789-07-6402) in the R-2 Residential (R2) Zoning District. The Comprehensive Plan designates the area where the subject property is located as 'Low Density Residential,' which recommends residential development at two units per acre.

Mr. Craig presented the staff report on the application.

Mr. Pates said he did not see anything in the material provided to Commissioners that this particular application would be operated under "Airbnb".

Mr. Craig said that it is his understanding that this is more of a traditional Bed and Breakfast. However, he said he does not know whether one would advertise under "Airbnb" and that there really is no difference between an Airbnb and a B&B being sought in the City of Fredericksburg. He said the Unified Development Ordinance regulations are the same for both, no matter what type of Bed and Breakfast it is.

Mr. Pates noted that the Planning Commission had recently considered a different B&B application and it was understood that the City was undertaking a study regarding B&B's and that in light of what the General Assembly may do, City staff was going to come back to the Planning Commission with a report, tentatively set for October. He asked the status of this study/report.

Mr. Craig said staff continues to work on this study and hope to have something ready to report to the Commission in another month or so. He said what staff is focused on right now is a "Home Occupation Provisional Use Permit for a Home Stay," which is a mechanism that Charlottesville is using and that is an administrative-type permit for smaller bed and breakfast types of uses.

Mr. Pates said then that would not be a Special Use Permit.

Mr. Craig said no sir, it would not.

Mr. Pates said then they would be treated differently [than they are today].

Mr. Johnston said yes, by size. He said he thinks that the distinction of whether something advertizes on the Web and considers itself an Airbnb versus one that does not advertise on the Web is a distinction without much difference from a land-use perspective. So, he said, whether they call themselves an "Airbnb" or don't call themselves an "Airbnb," it is still temporary overnight-guests]lodging] in a single-family

residential home on a very modest level, and what Mr. Craig's research has shown is it is extremely modest – one, two, three-bedrooms, that it is treated as a home occupation and treated administratively. He said staff will of course discuss other processes that communities are following but this is just one example of how these types of uses are being handled.

Mr. Pates asked staff if, in consideration of this issue, they are looking into any other additional regulations relating to "Airbnb" uses.

Mr. Craig said this is a good question and read a few highlights from the permit used in Charlottesville that allows for permits to be revoked if the "Airbnb" does not follow specific guidelines. The sample permit also calls for safety measures such as working smoke detectors, carbon monoxide detectors, and fire extinguishers being accessible to overnight guests at all times. It also includes admittance for City inspectors to the subject property upon advance, written notice, at least one time during the calendar year. Also there could be a cap on the number of rooms and guests. These, he said, are all things that we are looking into and will present to the Planning Commission at a later date.

Mr. Pates said he thought this was all very interesting and believes it is a good project for the City to be looking at these types of issues. However, he said, by considering this application tonight, before we have had a chance to consider some sort of additional measures for these kinds of establishments, he asked if staff would be amenable to a provision for this application that it would need to comply with whatever the City ultimately determines?

Mr. Johnston said the City cannot impose regulations on particular applications that have not yet been adopted by City Council.

Mr. Pates asked: Then why approve something when the City may soon adopt something that has different rules?

Mr. Johnston said we do not know that the rules will be different or even whether City Council would adopt new regulations. He said of course staff is talking about it and proposing some changes but there is no way to guarantee these changes <u>will</u> happen. He said the Commission has been asked to look at the merits of this application based on the regulations as they are written today and he believes that is all that one should reasonably do.

Mr. Beavers confirmed that approval of the Special Use Permit would run with the land and if the owners decided to move, it could continue to change ownership as a B&B until such time that it is not utilized for this use after two years.

Mr. Craig said this was correct. As long as the use is not discontinued for more than two years, it would be permitted as a B&B.

Mr. Johnston reminded Commissioners that with one previously-submitted bed and breakfast [application], the City Council chose to impose a sunset clause of three years because it was a newly-established B&B and that [the Council] was aware that the General Assembly might impose changes in regulations for B&B's. However, he said, the Commission reviewed another Bed and Breakfast application at last month's hearing and decided it did not want to impose a sunset clause.

Dr. Gratz asked if the subject bed and breakfast was already in existence and attempting to come into compliance, or whether it was a new one.

Mr. Craig said the subject bed and breakfast is a new business, which will not operate until permits are issued.

Dr. Gratz questioned that there is no requirement to have a bathroom for each guest room of the B&B.

Mr. Craig said there was no such requirement.

Mr. McAfee called on the applicant and asked if he had anything further to add.

Mr. Blanton Massey (applicant), 1517 Caroline Street, said that he and his wife intend to rent only to families who would not mind sharing a bathroom, such as a husband, wife and children. He also said he would be charging a pretty high fee since he is located within the Historic District and has a swimming pool for guest use. He added that he does not believe there are enough B&B's in the Fredericksburg downtown area.

Mr. Pates asked Mr. Massey if it was his understanding that this would only be operated as a bed and breakfast while he continued to occupy the home as his principal residence.

Mr. Massey said yes, he understands he must live in the residence in order to operate the bed and breakfast.

Mr. McAfee opened the floor for public comment.

PUBLIC COMMENT

Ms. Connie Truslow – 8320 River Road, 22407. She said she and her husband own the home at 1600 Caroline Street and that her son currently lives there. She said her main concern is about parking. She asked how Mr. Massey intends to ensure that the two parking spaces in front of his house will be there for his guests to park.

Mr. McAfee asked what the feeling was of staff regarding the adequacy of parking on site.

Mr. Craig said the Ordinance for “B&B’s” requires two parking spaces for the dwelling use and staff believes the property’s driveway has ample room for two vehicles to fit well. He said the owners also have approximately 60 feet of street frontage, which will also accommodate two parking spaces in front of their house. He said that staff believes there is ample parking for this use for what the ordinance requires.

Mr. McAfee asked if there is any attempt being given to include this part of Caroline Street in the permit parking that the City oversees.

Mr. Craig said, no, not that he is aware of.

Mr. McAfee closed the public hearing on this item.

Mr. Pates made a motion to approve the application for a special use permit to operate a bed and breakfast at 1517 Caroline Street to include the four conditions listed on the staff report, and to add a fifth condition: “that the special use permit will sunset two years from the date of issuance.” He said he had no doubt whatsoever that the applicant would run a fine establishment but had legitimate concerns about B&B’s, and he personally believes there should be protections in place. He said that after two years, the applicant can come back and comply with the ordinance in place at that time. He said the larger issue is if other people come in to operate these B&B’s and don’t run such a reputable establishment, once the special use permit has been issued to the previous owners. He added that there are legitimate concerns regarding the proliferation of these types of uses, no matter what you want to call them, and it makes sense to have some sort of protections in place.

Mr. McAfee said he believes the City puts a lot of effort and money into trying to get people to come here on short-term stays.

Mr. McAfee asked if there was a second to the motion on the floor.

Mr. Beavers said he would like to first ask a question of the applicant. In thinking about the motion proposed by Mr. Pates, Mr. Beavers asked how long it would take the applicant to get “up and running”.

Mr. Massey said he believes it should take no longer than 60 days.

Mr. Beavers seconded the motion.

Mr. Gantt said he is somewhat concerned about putting a sunset clause on the approval of this application when, just at the last Planning Commission meeting, it was agreed by Commissioners that they did not want to [impose] a sunset clause. He said he is very concerned with projecting something is “going to happen” down the line and that this application must be reviewed based on the merits and ordinances that currently exist.

Mr. McAfee asked the City Attorney whether, if the City Council adopts a stricter ordinance [in the future], the previously-approved B&B's would be required to comply with the new ordinance.

Ms. Dooley said if the City Council adopts a stricter ordinance in the future, the current B&B's would be "grandfathered" under the regulations that existed at the time of approval.

Mr. Gantt proposed a substitute motion. He made a motion to recommend approval of the special use permit for a B&B operation at 1517 Caroline Street to include the four conditions outlined on the staff report and to add a sunset clause of three (3) years. He stated that the reason for a three-year sunset clause was because this is what the Council imposed on another B&B it recently approved.

Mr. Pates withdrew his motion, which contained the two-year sunset clause.

Mr. O'Toole seconded the motion made by Mr. Gantt.

Mr. McAfee called for the vote.

Motion carried by a unanimous vote of 6 - 0

ITEM#5C

TO: Timothy J. Baroody, City Manager
FROM: Charles Johnston, Director, Community Planning & Building Department
Erik F. Nelson, Senior Planner/Deputy Director, CPBD
DATE: November 1, 2016
RE: Comprehensive Plan and Unified Development Ordinance Amendments

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ISSUE

Shall the City of Fredericksburg amend its Comprehensive Plan and Unified Development Ordinance to address new legislation from the Virginia General Assembly related to conditional rezoning proffers? The City Council initiated this process on July 12th of 2016, through Resolution 16-65, and voted on September 13th to forward this matter to the Planning Commission.

RECOMMENDATION

Approval of amendments to:

a. the 2015 Comprehensive Plan:
   1. to establish Land Use Areas 1 through 8 and 10 as Small Area Comprehensive Plans that are designated for revitalization, are served by mass transit, include mixed use development, and permit a density of 3.0 floor area ratio in a portion thereof; and
   2. to establish policies requiring adequate public facilities and services; and
b. the Unified Development Ordinance of the City Code to permit nonresidential development with a 3.0 Floor Area Ratio as a Special Use in the Commercial-Shopping Center, Commercial Highway, Planned Development-Commercial, and Planned Development-Medical Center Zoning Districts.

PLANNING COMMISSION MEETING

The Planning Commission held a public hearing on the proposed amendments on October 12. No member of the public offered comment. Draft Commission meeting minutes are attached. The Commission voted unanimously (one member absent) to recommend approval of the proposed Comprehensive Plan and UDO amendments

BACKGROUND

1. Comprehensive Plan Amendment re: Small Area Comprehensive Plans

During its 2016 session, the General Assembly passed a bill (SB 549) that created a new Virginia Code Section: 15.2-2303.4. This new section addresses proffers associated with conditional residential zoning applications. This proffer reform legislation restricts local authority with respect to proffers or proffer amendments for a new residential development or a new residential use. The effect of the proposed amendments will be to exempt land within the designated Land Use Areas from this proffer reform legislation. The new legislation did not change the rules related to commercial rezonings, or for special use permits, special exceptions, variances, or previously approved rezonings.

For residential development or residential uses proposed under the new law, proffers must address an impact specifically attributable to the proposed development/use. The identified impacts can be within the boundaries of a property as well as outside those boundaries if they affect directly related facilities. An applicant for a residential development/use, for instance, can offer proffers for facilities outside the property boundaries only if the development will specifically impact public transportation facilities, public safety facilities, public school facilities, or public parks and only when capacity for these facilities have already been exceeded.

However, the new law does not apply to land encompassed by an approved 'small area comprehensive plan'. A small area comprehensive plan, however, must be designated a revitalization area, encompass mass transit, include mixed use development, and allow a commercial density of at least 3.0 Floor Area Ratio in identified areas. The phrase 'small area comprehensive plan' was created in the new law and does not occur in Code of Virginia Section 15.2-2223, which is the enabling legislation for comprehensive plans. As a consequence, such designations were not part of the City's recently adopted comprehensive plan.

To address the new legislation, the City Council proposes to amend the overall comprehensive plan to identify several small area comprehensive plans. To this end, the ten planning areas identified in the current comprehensive plan have been evaluated and all, except Area 9, Braehead/National Park, have been determined as meeting the criteria stated in Section 15.2-2303.4.E and appropriate for designation as small area comprehensive plans.

Revitalization

The new Virginia Code section 15.2-2303.4.E says it: "shall not apply to residential development ... [in] ... an approved small area comprehensive plan in which the delineated area is designated as a revitalization area." The revitalization designation is to occur in the process of preparing small area comprehensive plans. Criteria to evaluate a revitalization designation would include area devoted to surface parking, the age of structures, and a low percentage of vacant parcels.

Areas with substantial portions of commercial land devoted to surface parking have revitalization opportunities that would allow the evolution of a suburban pattern of development into a more urban, mixed-use pattern. Age of structures indicates that revitalization is necessary with structural improvement or replacement. Several of the planning areas have a low percentage of vacant residential parcels, showing that most residential development will be in the form of redevelopment/revitalization. Outside of area 1, there are few vacant commercial parcels. Commercial areas that are vacant are typically adjacent to existing commercial projects and have a low-intensity suburban character. This would also indicate the potential for revitalization.

	Planning Areas	Commercial Land Area in Surface Parking	Structure Age: pre-1980 Residential	Structure Age: pre-1980 Commercial	Vacant Residential Parcels
1	Celebrate Va / Central Park	85%			
2	Fall Hill		81%		
3	Plank / Rt 3	80%	10% (concentrated)		
4	Hospital/Cowan	47%	4% (concentrated)		
5	University / Rt 1	65%	86%		5%
6	Princess Anne / Rt 1	43%	90%	75%	1%
7	Downtown		89%	85%	4%
8	Dixon / Mayfield		81%		19%
9	Braehead / National Park				
10	Lafayette / Rt 1	75%	66%		3%

An analysis of these statistics is included in the Land Use Potential section for each planning area, as appropriate.

In addition, a study titled the *Market Analysis for the City of Fredericksburg* (October 2016) has been prepared in conjunction with more detailed planning for Areas 3 and 6. It states that the office, hotel, and retail markets for the City are generally overbuilt, except for specialized uses. It states that lower quality offerings in each of these use categories are appropriate for revitalization, either with upgraded more competitive uses of the same type or converted to different uses, such as residential.

Mass Transit

The new code section says the small area comprehensive plans are to encompass mass transit, with a specific reference to the definition in Virginia Code Section 33.2-100:

> " 'Public transportation' or 'mass transit' means passenger transportation by rubber-tired, rail, or other surface conveyance that provides shared ride services open to the general public on a regular and continuing basis. 'Public transportation' or 'mass transit' does not include school buses, charter or sight-seeing services, vehicular ferry service that serves as a link in the highway network, or human service agency or other client-restricted transportation."

Fred Transit meets this definition. The attached map of Fred routes in the city in relation to the current Land Use Planning Areas shows all planning areas being served.

Mixed Use Development

The third criterion in the new code section is that the delineated area of each small area comprehensive plan "includes mixed use development". The text of the 2015 Comprehensive Plan for all of the 10 planning areas shows these areas as appropriate for mixed use either by current zoning which allows mixed use or by future land use policies that provide for mixed use.

3.0 Floor Area Ratio for Commercial Development

The final criterion in the new code section is that the small area comprehensive plans "allow a density of at least 3.0 floor area ration in a portion thereof;". The current and proposed density for commercial development is shown below:

Current Commercial Density Limits expressed as a Floor Area Ratio		Mixed Use	Only Commercial Use	Allowed as SU	***Proposed as SU***
Commercial/Office-Transition	CT	0.7	0.5		
Commercial-Downtown	CD	3.0	2.5		
Commercial-Shopping Center	C-SC		0.5		***3.0***
Commercial-Highway	C-H		0.7		***3.0***
Planned Development-Commercial	PD-C		1.0		***3.0***
Planned Development-Mixed Use	PD-MU		2.0	3.0	
Planned Development-Medical Center	PD-MC		1.5		***3.0***

The proposed amendments to the Unified Development Ordinance would allow a 3.0 Floor Area Ratio as a Special Use in the Commercial Shopping Center, Highway Commercial, PD-Commercial, and PD-Medical Center zoning districts.

All the Planning Areas, except for Planning Area 9, are recommended for Small Area Comprehensive Plan status. Area 9 was not included because it is primarily planned and used

for industrial purposes, not residential purposes. Only residential rezonings are the focus of the new code section.

2. Comprehensive Plan amendments to ensure Adequate Public Facilities.
The second area of comprehensive plan amendment addresses how certain public services are defined in the plan and clarifies their levels of service. This step will help to ensure that the City's public facilities and services are adequately maintained when new development occurs.

The amendments focus on the insertion of the phrases 'Adequate Public Facilities' and 'Levels of Service'. Adequate Public Facilities is a goal first formally enunciated in the late 1960s in communities experiencing rapid growth that believed they had insufficient public facilities and services for new residents. Levels of Service are a quantitative means to measure Adequate Public Facilities. This concept has long been used in evaluating transportation facilities by applying grades 'A' through 'F' to intersection capacity and efficiency. The term is also used to describe appropriate levels of school service in several documents by the Virginia Department of Education and in the Virginia Outdoors Plan for public recreation services. It can be used to evaluate public safety services by either state or federal agencies or by independent rating entities. These sources have been referenced in the amendments.

By explicitly establishing in its Comprehensive Plan the goal of adequate public facilities measured by appropriate levels of service, the City makes clear that the health, welfare, and safety of current and future residents and visitors is paramount.

3. UDO amendments: Allow a 3.0 Floor Area Ratio Density for Commercial Uses as a Special Use.
As shown above, amendments to four commercial zoning districts are proposed so as to allow a 3.0 floor area ratio for commercial activities as a special use. Provision for such density is one of the requirements that exempt areas of the City from the new proffer law. This will allow the City to be able to accept a full range of proffers for residential development.

In addition, the Virginia Code (15.2-2283.vii), states one of the purposes of zoning ordinances is: "to encourage economic development activities that provide desirable employment and enlarge the tax base;". This provision would allow the potential for more intense commercial development, thereby expanding the City's tax base. It would also allow more intensive use of the primary medical care facility in the City, allowing for expansion of health care services.

The additional density would be allowed after the issuance of a special use permit. The UDO provides nine minimum criteria for Council to use when evaluating Special Use requests:

(a) Traffic or parking congestion;
(b) Noise, lights, dust, odor, fumes, vibration, and other factors which adversely affect the natural environment;
(c) Discouragement of economic development activities that may provide desirable employment or enlarge the tax base;
(d) Undue density of population or intensity of use in relation to the community facilities existing or available;
(e) Reduction in the availability of affordable housing in the neighborhood;
(f) Impact on school population and facilities;
(g) Destruction of or encroachment upon conservation or historic districts;
(h) Conformity with federal, state and local laws, as demonstrated and certified by the applicant; and
(i) Massing and scale of the project.

In addition, the UDO states six minimum conditions that may be imposed:

(a) Appropriate screening, buffer planting and landscaping.

(b) Enhanced utility, drainage, parking, sidewalk, loading and other onsite facility design requirements.

(c) Sign standards of a stricter nature than those which apply to the district in which the proposed use is located.

(d) Open space requirements of a stricter nature than those which apply to the district in which the proposed use is located.

(e) Participation in off-site pro rata improvements for reasonable and necessary sewerage and drainage facilities as provided for in this section.

(f) Other reasonable standards and criteria, as deemed necessary in the public interest to secure compliance with this chapter and the Comprehensive Plan by the City Council.

These criteria and conditions should be sufficient to ensure any development proposing a floor area ratio of up 3.0 will not unduly impact adjoining properties or public facilities.
For comparison purposes, the following Floor Area Ratios are provided:

715 Princess Anne Street	City Hall	1.09
701 Princess Anne Street	City Courthouse	3.75
601 Caroline Street	Executive Plaza (not including parking deck property)	3.32
215 William Street	Formerly retail and offices for Museum	3.89
810-812 Caroline Street	Shops at 810	3.49
622 Caroline Street	Marriott Hotel	3.29
1001 Sam Perry Blvd	Mary Washington Hospital	0.31

Conclusion

The Virginia Code amendments creating 15.2-2303.4, which restrict local authority with respect to proffers or proffer amendments for residential rezoning applications, provide for an exemption from these restrictions in areas that meet specific criteria. With the proposed Comprehensive Plan amendments (coupled with the UDO amendments to the C-SC, C-H, PD-C, and PD-MC districts allowing commercial activities with a 3.0 Floor Area Ratio as a Special Use), 9 of the 10 Land Use Planning Areas in the 2015 Comprehensive Plan will meet these specific criteria. They will serve as "approved small area comprehensive plan[s] in which the delineated area is designated as a revitalization area, encompasses mass transit ... , includes mixed use development, and allows a density of at least 3.0 floor area ratio in a portion thereof." The effect of all the proposed amendments will be to exempt land within the designated Land Use Areas from this proffer reform legislation. The proposed amendments do not include Land Use Area 9, which is primarily comprised of land shown for industrial uses on the Future Land Use Map. Residential rezonings are not anticipated in this area.

The new Virginia Code section limits the discussion and acceptance of proffers to a narrow range of issues. By obtaining this exemption, the City and applicants can develop creative solutions to the potential impacts of the development of a property. It allows the City to create and protect public service capacity for vested unbuilt development, without it being absorbed by new rezoning applications. Finally, it allows for the acceptance of facilities beyond what is necessary to meet minimum standards.

Virginia Code (15.2-2200) states the intents in having land use regulations. The final item is: "that the growth of the community be consonant with the efficient and economical use of public

funds." Adoption of these amendments will allow the City to ensure the growth will occur in a manner consistent the efficient and economic use of public funds and facilities.

Attachments:
Master list of proposed Comprehensive Plan amendments
Unified Development Ordinance Text Amendments
Maps of Planning Areas shown revitalization factors
Map of FRED transit routes and planning areas
Floor Area Ratio Examples
Planning Commission Minutes, October 12, 2016 (excerpt)

COMPREHENSIVE PLAN AMENDMENTS

October 6, 2016

Page 4, Plan Implementation	Insert following last paragraph: The built environment in an established and growing community experiences an ongoing process of development and redevelopment, which is commonly understood as revitalization. These terms are interchangeable within this Comprehensive Plan, to describe efforts to improve an area, to make it better, and to pursue an evolving density of uses that occurs in a growing community like Fredericksburg.
Page 8, Goal 1	Provide adequate public facilities and services, in an efficient and effective manner, to all City residents.
Page 27, Background	Amend the second to last sentence as follows: The overall transportation system includes a coordinated hierarchy of interstate highways, regional arterial roads, local collector roads, and neighborhood streets, but the City seeks to ensure the community is accessible to all persons, by emphasizing pedestrian sidewalks and trails, bicycle facilities, and fully accessible transit, all provided at safe levels of service.
Page 36, Transit	Amend the first sentence as follows: The City of Fredericksburg operates the FREDericksburg Regional Transit (FRED), a local bus system that meets the State definition of mass transit and serves the greater Fredericksburg area.
Page 50, Fire and Rescue	Insert the following last paragraph: The Insurance Services Office (ISO) is an independent company that analyzes data about communities nationwide and assigns a Public Protection Classification (PPC) number related to risk. Class 1 represents an exemplary fire suppression program while Class 10 indicates an area does not meet even minimal standards. The City's PPC rating is Class 3, which indicates the City Fire Department meets high standards in communications, department function, available water supply, and risk reduction efforts as defined through prevention, education, and investigation.
Page 57, Goal 1	Provide adequate public facilities and services, in an efficient and effective manner, to all City residents.
Page 58, Policy 5	Remove existing Policy #5 and replace with the following: Work with private developers, as appropriate, to ensure that the levels of service provided by the following public facilities are maintained in accordance with standards established by the Commonwealth and the City, when new development occurs: a) Transportation: As noted in Chapter 3. b) Public safety: Maintain ISO rating of 3 Citywide c) Schools: As specified in criteria developed by the Fredericksburg School Board and the Virginia Department of Education. d) Parks: As noted in Chapter 4, page 58.

Page 115, first column	Remove heading: The Land Use Plan. Insert heading from top of second column, as follows: Land Use Categories and Classifications.
Page 115, Commercial-General, brought forward to bottom of second column	Add the following to last sentence of paragraph: which will include a 3.0 Floor Area Ratio.
Page 116, Commercial-Downtown	Insert the following sentence at end of paragraph: A 3.0 Floor Area Ratio is allowed in this category.
Page 116, Planned Development-Commercial	Insert the following sentence at end of paragraph: A 3.0 Floor Area Ratio should be allowed in this category.
Page 116, Planned Development – Mixed Use	Insert the following sentence at end of paragraph: A 3.0 Floor Area Ratio should be allowed in this category.
Page 116, Institutional	Insert the following sentence at end of paragraph: This category should allow a 3.0 Floor Area Ratio for these uses.
Page 116, Planned Development – Medical Center	Insert the following sentence at end of paragraph: This category should allow a 3.0 Floor Area Ratio for these uses.
Page 116, Land Use Planning Areas	Amend paragraph as follows: This Comprehensive Plan designates 10 Small Area Comprehensive Planning Areas, to more effectively evaluate specific conditions and to make clear recommendations for land use within the City of Fredericksburg. In this manner, the general land use principles described in this Plan can be translated into clear policies. These areas are designated as revitalization areas that encompass mass transit, include mixed use development as an allowed land use, and are planned to allow for a commercial density of at least 3.0 Floor Area Ratio.
Page 121, Land Use Potential	Insert the following sentences to the end of the paragraph: This section of the City is designated as a revitalization area that encompasses mass transit, includes and provides for mixed use development, and allows for a density of at least 3.0 Floor Area Ratio in certain areas. Central Park constitutes the majority of the developed commercial area in Area 1. Central Park has 85% of its area devoted surface parking. This percentage indicates a low intensity suburban land use pattern with a ready potential for redevelopment and revitalization with infill development into a more intense urban pattern.
Page 129, Land Use Potential	Insert the following sentences to the end of the paragraph: This section of the City is designated as a revitalization area that encompasses mass transit, includes and provides for mixed use development, and allows for a density of at least 3.0 Floor Area Ratio in certain areas. 81% of the Area 2's residential structures were built before 1980. This includes apartment buildings with multiple dwelling units. Once structures reach an age of 30 to 40 years, their mechanical systems, roofing systems, and other structural elements are need of updating or replacement, an indicator of the need for revitalization.
Page 135, Land Use Potential	Insert the following sentences to the end of the paragraph: This section of the City is designated as a revitalization area that

	encompasses mass transit, includes and provides for mixed use development, and allows for a density of at least 3.0 Floor Area Ratio in certain areas. Area 3 has 80% of its commercial area devoted surface parking. This percentage indicates a low intensity suburban land use pattern with a ready potential for redevelopment and revitalization with infill development into a more intense urban pattern. Only 10% of the Area 3's residential structures were built before 1980, however, these older dwellings are concentrated in two single family and one apartment neighborhood. Once structures reach an age of 30 to 40 years, their mechanical systems, roofing systems, and other structural elements are need of updating or replacement, an indicator of the need for revitalization.
Page 141, Land Use Potential	Insert the following sentences to the end of the paragraph: This section of the City is designated as a revitalization area that encompasses mass transit, includes and provides for mixed use development, and allows for a density of at least 3.0 Floor Area Ratio in certain areas. Area 4 has 47% of its commercial area devoted surface parking. This percentage indicates a low intensity suburban land use pattern with a ready potential for redevelopment and revitalization with infill development into a more intense urban pattern. Only 4% of the Area 4's residential structures were built before 1980, however, these older dwellings are concentrated in two apartment projects with 396 units. Once structures reach an age of 30 to 40 years, their mechanical systems, roofing systems, and other structural elements are need of updating or replacement, an indicator of the need for revitalization.
Page 147, Land Use Potential	Insert the following sentences to the end of the paragraph: This section of the City is designated as a revitalization area that encompasses mass transit, includes and provides for mixed use development, and allows for a density of at least 3.0 Floor Area Ratio in certain areas. Area 5 has 65% of its commercial area devoted surface parking. This percentage indicates a low intensity suburban land use pattern with a ready potential for redevelopment and revitalization with infill development into a more intense urban pattern. 86% of the Area 5's residential structures were built before 1980. Once structures reach an age of 30 to 40 years, their mechanical systems, roofing systems, and other structural elements are need of updating or replacement, an indicator of the need for revitalization.
Page 153, Land Use Potential	Insert the following sentences to the end of the paragraph: This section of the City is designated as a revitalization area that encompasses mass transit, includes and provides for mixed use development, and allows for a density of at least 3.0 Floor Area Ratio in certain areas. Area 6 has 43% of its commercial area devoted surface parking. This percentage indicates a low intensity suburban land use pattern with a ready potential for redevelopment and revitalization with infill development into a more intense urban pattern. 90% of the area's residential structures and 75% of its commercial structures were built before 1980. Once structures reach an age of 30 to 40 years, their

	mechanical systems, roofing systems, and other structural elements are need of updating or replacement, an indicator of the need for revitalization.
Page 162, Land Use Potential	Insert the following sentences to the end of the paragraph: This section of the City is designated as a revitalization area that encompasses mass transit, includes and provides for mixed use development, and allows for a density of at least 3.0 Floor Area Ratio in certain areas. 89% of the Area 7's residential structures and 85% of its commercial structures were built before 1980. Once structures reach an age of 30 to 40 years, their mechanical systems, roofing systems, and other structural elements are need of updating or replacement, an indicator of the need for revitalization.
Page 166, Land Use Potential	Insert the following sentences to the end of the paragraph: This section of the City is designated as a revitalization area that encompasses mass transit, includes and provides for mixed use development, and allows for a density of at least 3.0 Floor Area Ratio in certain areas. 81% of the Area 8's residential structures were built before 1980. Once structures reach an age of 30 to 40 years, their mechanical systems, roofing systems, and other structural elements are need of updating or replacement, an indicator of the need for revitalization.
Page 174, Land Use Potential	Insert the following sentences to the end of the paragraph: This section of the City is designated as a revitalization area that encompasses mass transit, includes and provides for mixed use development, and allows for a density of at least 3.0 Floor Area Ratio in certain areas. Area 10 has 75% of its commercial area devoted surface parking. This percentage indicates a low intensity suburban land use pattern with a ready potential for redevelopment and revitalization with infill development into a more intense urban pattern. 66% of the Area 10's residential structures were built before 1980. Once structures reach an age of 30 to 40 years, their mechanical systems, roofing systems, and other structural elements are need of updating or replacement, an indicator of the need for revitalization.

MOTION:

SECOND:

November 8, 2016
Regular Meeting
Ordinance No. 16-__

RE: AMENDING THE UNIFIED DEVELOPMENT ORDINANCE TO ADAPT TO PROFFER REFORM LEGISLATION ADOPTED BY THE 2016 VIRGINIA GENERAL ASSEMBLY

ACTION: APPROVED: Ayes: 0; Nays: 0

FIRST READ:_____ SECOND READ:_____

IT IS HEREBY ORDAINED by the Fredericksburg City Council that City Code _____, "_____," is amended as follows.

I. Introduction.

The City Council adopted Resolution 16-65, to initiate this text amendment, at its meeting on July 12, 2016. The Planning Commission held its public hearing on the amendment on _____, after which it voted to recommend the amendment to the City Council. The City Council held its public hearing on this amendment on _____.

The purpose of this amendment is to adapt the City's zoning district regulations to proffer reform legislation adopted by the 2016 Virginia General Assembly, Acts of the Assembly Ch. 322. The new legislation exempts applications for new residential development or new residential use occurring in an area within an approved small area comprehensive plan in which the delineated area is designated as a revitalization area, encompasses mass transit, includes mixed use development, and allows a density of at least 3.0 floor area ratio in a portion thereof. Given the City's pattern of development, and the suitability of land within certain commercial and planned zoning districts for intense commercial use, the City has identified Land Use Planning Areas and zoning districts which can meet these statutory criteria.

In making these amendments, the City Council has considered the factors in Code of Virginia 15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor the amendment.

II. City Code Amendment.

The City Code, Chapter 72, "Unified Development Ordinance," Article 3, "Zoning Districts," is amended as follows:

1. City Code §72-33.3, "Commercial-Shopping Center District," subsection (B), "Dimensional standards," is amended as follows:

Standard	Residential	Nonresidential
Nonresidential FAR, Maximum		0.50*, or 3.0 by special use permit*

The remaining provisions in this subsection are not amended.

2. City Code §72-32.4, "Commercial-Highway District," subsection (B), "Dimensional standards," is amended as follows:

Standard	Residential	Nonresidential
Nonresidential FAR, Maximum		0.70*, or 3.0 by special use permit*

The remaining provisions in this subsection are not amended.

3. City Code §72-33.2, "Planned Development-Commercial," subsection (D), "Bulk regulations," is amended as follows:

Sec. 72-33.2(D) Bulk regulations.

[Subsections 1 and 2 are not amended.]

(3) Maximum floor area ratio. The maximum floor area ration shall be 1.00*, or 3.0 with a special use permit.*

[The remaining subsections are not amended.]

4. City Code §72-33.4, "Planned Development-Medical Center," subsection (D), "Bulk regulations," is amended as follows:

[Subsections 1 – 4 are not amended.]

5. Floor area ratio. The maximum floor area ratio shall be 1.50, *or 3.0 with a special use permit*, provided that the total project area (i.e. area prescribed to total building project boundary or development phase) for each building containing or intended to contain one or more permitted or special uses shall be at least 20,000 square feet; except that additional density regulations shall be applied as follows: [Subsections a, b, and c are not amended.]

SEC. III. <u>Effective Date</u>.

This ordinance is effective immediately.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

Approved as to form:

_____
Kathleen Dooley, City Attorney

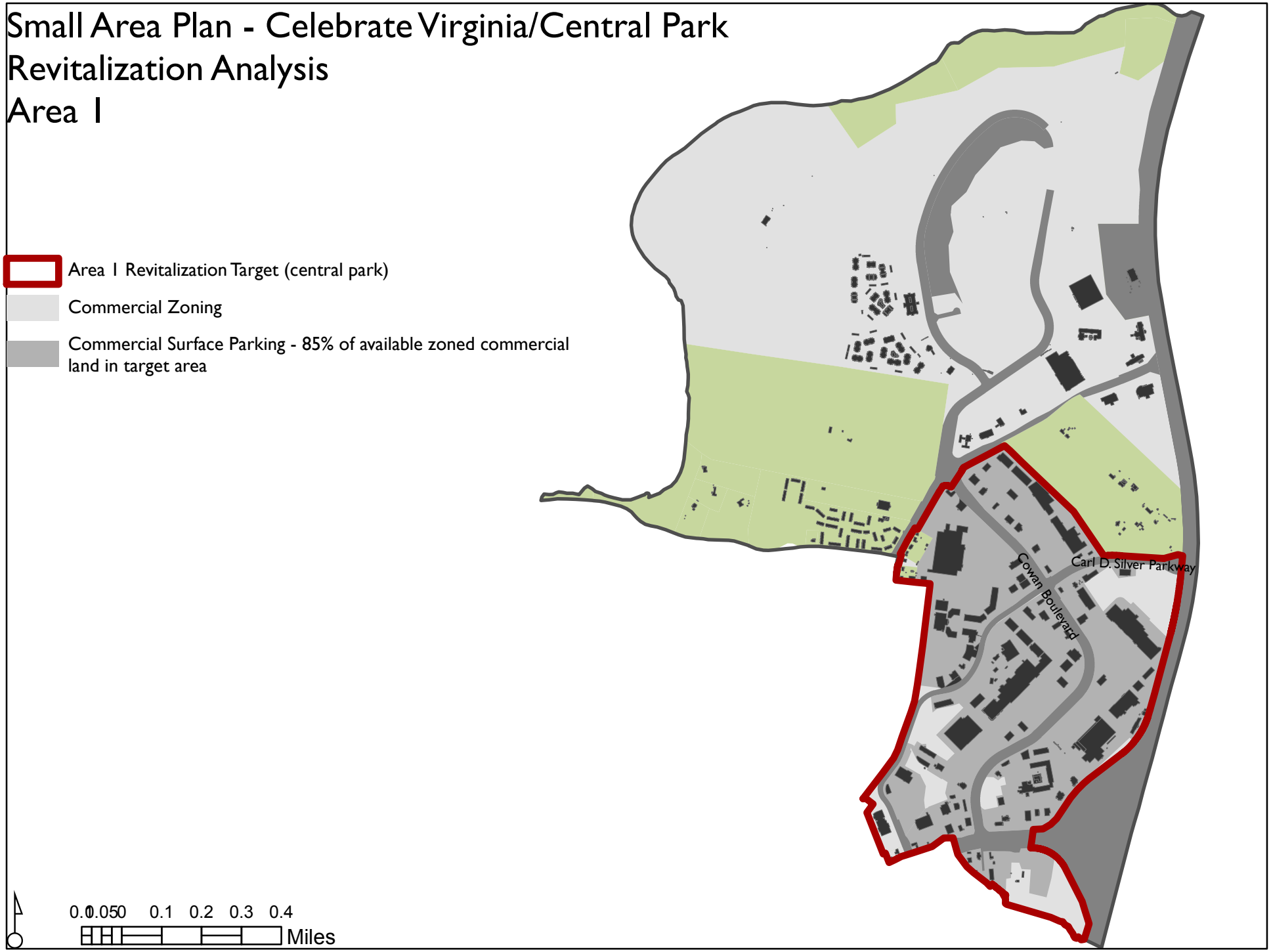
****

Clerk's Certificate

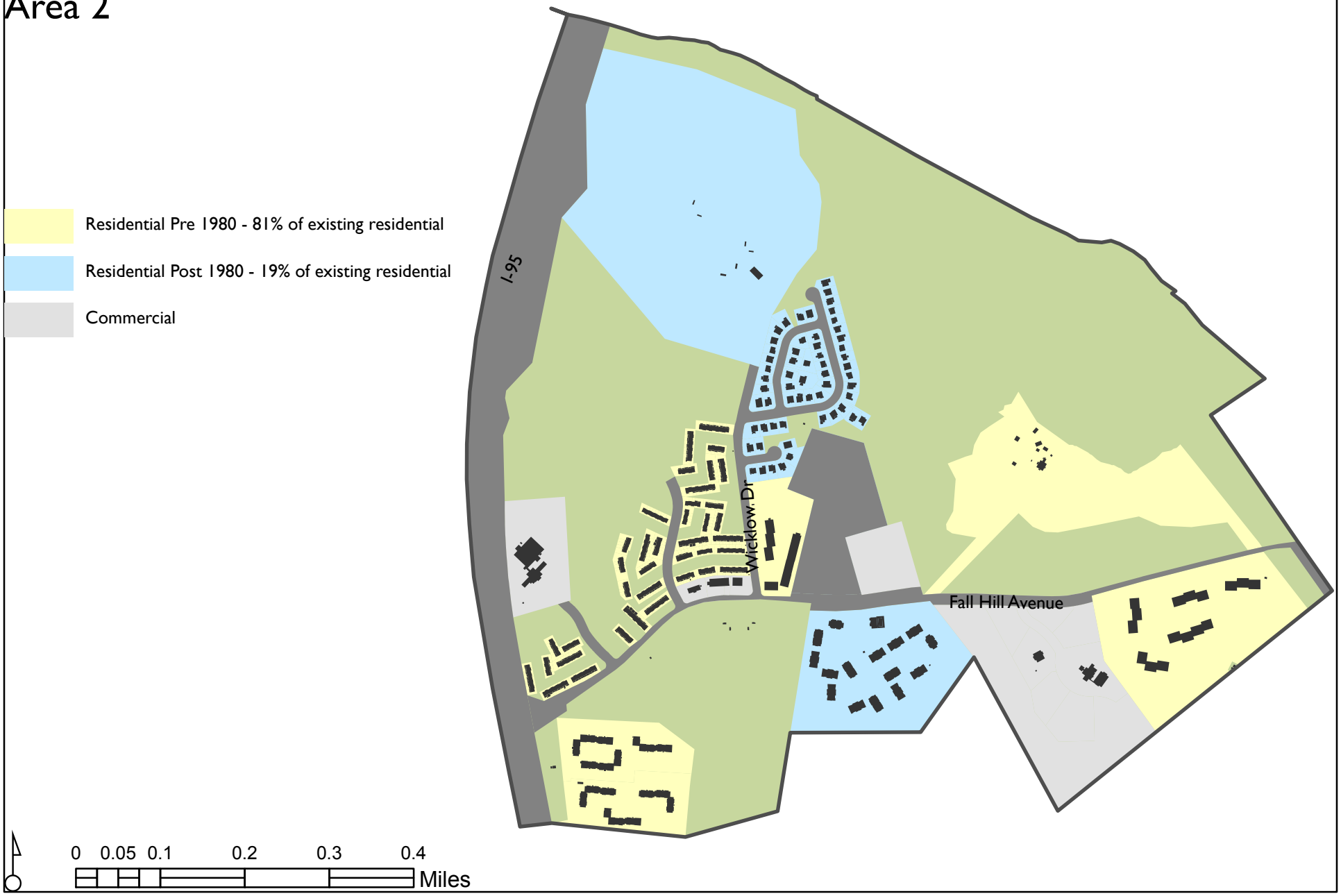
I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 16- duly adopted at a meeting of the City Council meeting held Date, 2016 at which a quorum was present and voted.

_____
Tonya B. Lacey, CMC
Clerk of Council

Small Area Plan - Celebrate Virginia/Central Park Revitalization Analysis
Area 1



Small Area Plan - Fall Hill Avenue
Revitalization Analysis
Area 2



Small Area Plan - Plank Rd/Route 3
Revitalization Analysis
Area 3

Residential Pre 1980 - 10% of existing residential structures (concentrated)

Residential Post 1980 - 90% of exisisting residential structures

Commercial Zoning

Commercial Surface Parking - 80% of available zoned commercial land

0 0.05 0.1 0.2 0.3 0.4 Miles

Small Area Plan - Hospital/Cowan Blvd
Revitalization Analysis
Area 4

Residential Pre 1980 -4% of existing structures (multi family)

Residential Post 1980 - 96% of existing structures

Commercial Zoning

Commercial Surface Parking - 47% of available zoned commercial land

0.1 0.05 0 0.1 0.2 0.3 0.4 Miles

Small Area Plan - University/Route 1 (central)
Revitalization Analysis
Area 5

Residential Pre 1980 - 86% of existing structures

Residential Post 1980 - 14% of existing structures

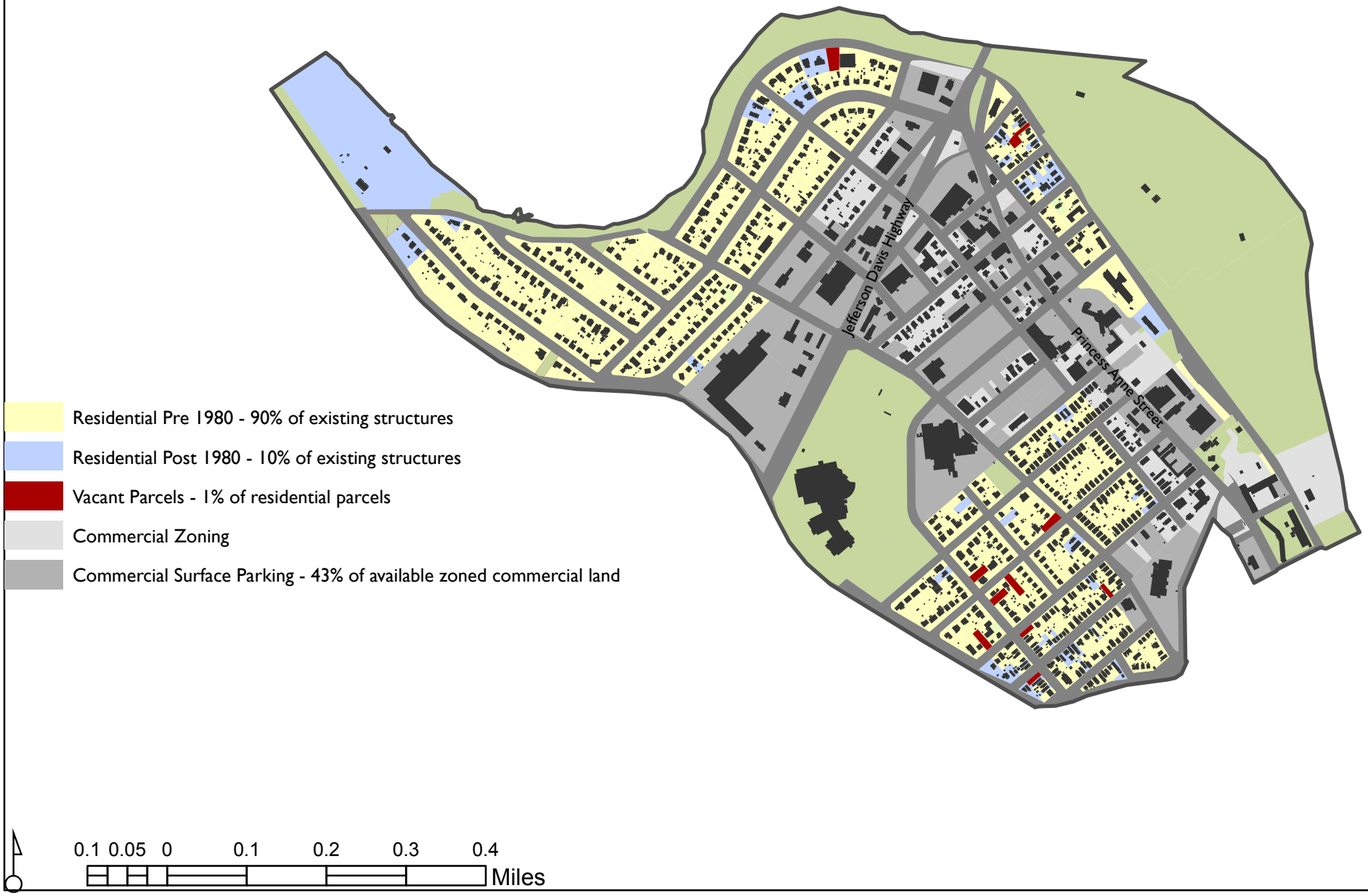
Vacant Parcels - 5% of residential parcels

Commercial Zoning

Commercial Surface Parking - 65% of available zoned commercial parcels

0 0.05 0.1 0.2 0.3 0.4 Miles

Small Area Plan - Princess Anne/Route 1 (north)
Revitalization Analysis
Area 6



Small Area Plan - Downtown Revitalization Analysis Area 7

- Commercial Pre 1980 - 85% of existing structures
- Commercial Post 1980 - 15% of existing structures
- Residential Pre 1980 - 89% of existing structures
- Residential Post 1980 - 11% of existing structures
- Vacant Parcels - 4% of residential parcels

0 0.05 0.1 0.2 0.3 0.4 Miles

Small Area Plan - Dixon St./Mayfield Revitalization Analysis
Area 8

Vacant Parcels - 27% of residential parcels

Residential Pre 1980 - 81% of existing structures

Residential Post 1980 - 19% of existing structures

0 0.05 0.1 0.2 0.3 0.4 Miles

Small Area Plan - Lafayette Blvd/Route 1 (south)
Revitalization Analysis
Area 10

Commercial Surface Parking - 75% of available zoned commercial land

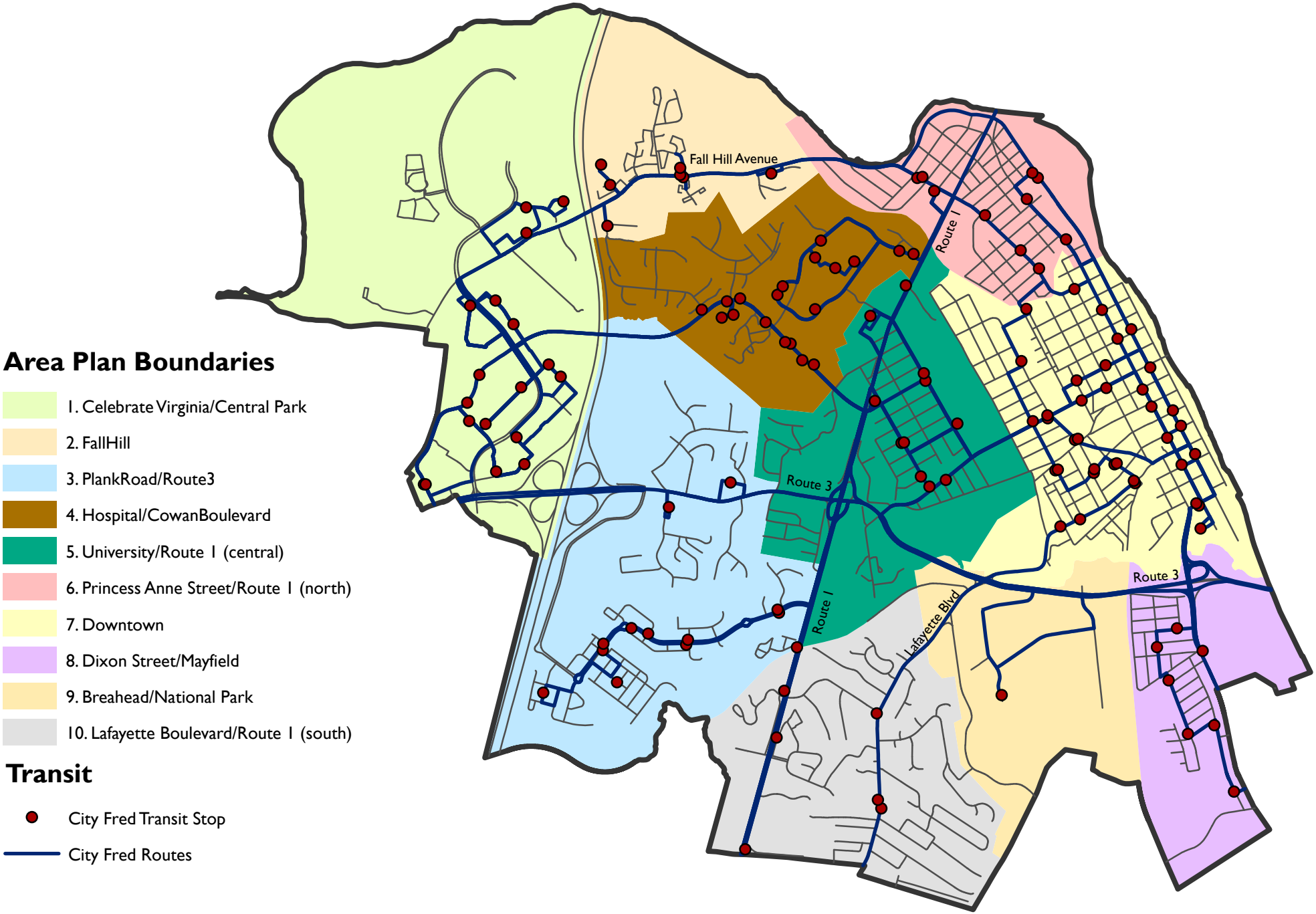
Commercial Zoning

Vacant Parcels - 3% of residential parcels

Residential Pre1980 - 66% of existing structures

Residential Post 1980 - 34% of existing structures

0 0.05 0.1 0.2 0.3 0.4 Miles


Area Plan Boundaries
1. Celebrate Virginia/Central Park
2. FallHill
3. PlankRoad/Route3
4. Hospital/CowanBoulevard
5. University/Route 1 (central)
6. Princess Anne Street/Route 1 (north)
7. Downtown
8. Dixon Street/Mayfield
9. Breahead/National Park
10. Lafayette Boulevard/Route 1 (south)
Transit
City Fred Transit Stop
City Fred Routes
Fall Hill Avenue
Route 1
Route 3
Route 1
Lafayette Blvd
Route 3

FLOOR AREA RATIO EXAMPLES

1. 715 Princess Anne Street – Zoned Commercial-Downtown
   a. City Hall
   b. 29,140 +/- building square feet
   c. 26,837 +/- lot square feet
   d. 1.09 FAR

2. 701 Princess Anne Street – Zoned Commercial-Downtown
   a. Courthouse
   b. 77,000 +/- building square feet
   c. 20,580 +/- lot square feet
   d. 3.75 FAR

3. 601 Caroline Street – Zoned Commercial-Downtown
    a. Office
    b. 44,000 +/- building square feet
    c. 13,250 +/- lot square feet
    d. 3.32 FAR

4. 215 William Street – Zoned Commercial-Downtown

    a. Retail / Office
    b. 10,500 +/- building square feet
    c. 2,700 +/- lot square feet
    d. 3.89 FAR

5. 810-812 Caroline Street – Zoned Commercial-Downtown

   a. Retail / Office
   b. 23,625 +/- building square feet
   c. 6,780 +/- lot square feet
   d. 3.49 FAR

6. 622 Caroline Street – Zoned Commercial-Downtown

   a. Marriott Hotel
   b. 63,683 square feet
   c. 19,331 square feet
   d. 3.29 FAR

7. 1001 Sam Perry Blvd – Zoned Planned Development-Medical Campus

   a. Mary Washington Hospital
   b. 595,500 +/- building square feet
   c. 1,925,352 +/- lot square feet
   d. 0.31 FAR

Portion of the October 12, 2016 (DRAFT) Planning Commission Minutes pertaining to the proposed Comprehensive Plan and Unified Development Text Amendments.

1. **The City of Fredericksburg proposes amendments to**:

    a. The 2015 Comprehensive Plan, to designate Land Use Areas 1 through 8 and 10 as areas that are appropriate for revitalization, are served by mass transit, include mixed-use development, and permit a density of 3.0 floor area ratio in a portion thereof; and to establish policies requiring adequate public facilities and services; and

    b. The Unified Development Ordinance of the City Code, to permit non-residential development with a 3.0 Floor Area Ratio as a Special Use in the Commercial-Shopping Center, Commercial Highway, Planned Development-Commercial, and Planned Development-Medical Center Zoning Districts.

The effect of these amendments will be to exempt land within the designated Land Use Areas from proffer reform legislation adopted by the 2016 Virginia General Assembly. The proffer reform legislation restricts local authority with respect to proffers or proffer amendments for a new residential development or a new residential use.

Mr. Nelson presented the staff report.

Mr. McAfee confirmed that the General Assembly has identified unique situations, such as those that exist in the City of Fredericksburg, and given us a way to exempt ourselves from this legislation and we are now taking advantage of that in the best way we are able.

Mr. Nelson said this is correct and that it is also giving the City the opportunity to put it in writing in a much clearer way.

Mr. Beavers asked if there are any negative consequences for the City taking this route.

Ms. Dooley said, no. She said she does not see any negative consequences. She said she believes it is important that the analysis is correct and she would review it substantively. She said the question is whether the Planning Commission agrees that these land use areas are in fact land areas where revitalization is a goal; that are served by mass transit; where FAR of 3.0 is appropriate; and where mixed-use development is correct. If, substantively, those facts are correct and that indeed it is our vision for the City, then she said she does not see a down-side in so stating in the Comprehensive Plan. She said the General Assembly did establish this “safe harbor” for more urbanized areas such as Fredericksburg.

Mr. Johnston said he wanted to follow along with what Ms. Dooley was saying and to look specifically at the criteria. He said if you look at the staff report, it does add substantial justification of why we believe that the various sub-areas are appropriate for revitalization.

Mr. Pates commended staff on crafting a plan that allows the City to stay in the proffer business and said he hopes to see the City continue its efforts to develop a proffer policy if this ordinance is adopted by City Council. He asked what an example would be of something that has a roughly 3.0 FAR on a commercial property.

Mr. Johnston said he believes the simplest example would be the Courthouse.

Mr. Pates said that is exactly what concerns him. By doing this, we are not just amending the Comprehensive Plan but we are also amending our zoning ordinance (UDO), so that in all of these districts where land is currently zoned for some type of commercial use, we are saying, basically, that you can fill that land up by obtaining a special use permit with something as dense as the courthouse. He said he questions whether the City really wants to do that city-wide.

Mr. McAfee said as a city, one would want increased density. He said the trend in the past has been sprawl and that is what the City is trying to get away from. He said we want increased density and want to see individual pieces of land used as efficiently as possible. He said he does not see the 3.0 FAR as a problem.

Mr. Johnston said he believes that once City Council acts on this, a proffer policy will be the very next step. He reminded Commissioners that there had been some work done on a proffer policy but that this might need to be backed up “a couple steps” because the parameters have changed slightly. He said it is his hope that a proffer policy will come forward within a matter of months after this moves forward.

Mr. Gantt said that in going along with what Mr. McAfee was saying earlier, he said that even though we have this in the ordinance, it is for flexibility purposes. He said we don’t want to have something that limits the City too much and we are talking about commercial properties here. He said he would agree with Mr. McAfee’s comments.

Dr. Gratz noted that there is no recommended increase in FAR for the C-T Commercial Transitional zoning district.

Mr. Johnston said the Code allows it to be a portion thereof. He said you don’t have to allow it in every commercial area and that it can be just one spot within that area where we allow it. He added that the C-T zoning district is intended to be a transitional zone and a less intense commercial zoning district. He said every other planning area has at least one of these zoning districts so there was not a need to even discuss putting it in the C-T district.

There were no additional Planning Commissioner comments.

Mr. McAfee opened the floor for Public Comment.

There was no public comment.

Mr. McAfee closed the floor to public comment and asked if there as a motion.

Mr. Gantt made a motion to recommend approval of the proposed Comprehensive Plan and Unified Development text amendments, as outlined by staff.

Dr. Gratz seconded the motion.

Mr. Pates said he intends to vote for this but that he remains concerned whether the City wants a lot of this [more intense development] in the City. He said the intent is good and hopes the City Council looks at the amendments very carefully.

Motion carried by a unanimous vote of 6 – 0.

ITEM#8A

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Clarence A. Robinson, Director of Fiscal Affairs
RE: Quarter-End Financial Results – FY 2017 (July 1, 2016 – September 30, 2016)
DATE: November 2, 2016

ISSUE

This report is presented to the City Council in an effort to highlight some aspects of the financial results from the first quarter of FY 2017 (July 1, 2016 – September 30, 2016).

RECOMMENDATION

This item is informational and it does not require any action on the part of the City Council.

BACKGROUND

This report reflects the City's FY 2017 financial activities through the first quarter ended on September 30, 2016. A collection of selected highlights reflecting the City's first quarter position for FY 2017 have been included in this report. It is important to note that the first half of the real estate taxes and the second half of personal property taxes are not due until November 15, 2016. The financial results for the quarter ending December 31, 2016, will highlight the applicable real estate revenue amounts.

Overall General Fund

The General Fund financial results for the first quarter of FY 2017 remains consistent with our expectations. At the end of the first quarter, General Fund revenues for the City have increased 5.20% from $9,049,146 in FY 2016 to $9,519,627 in FY 2017. Overall General Fund expenditures and transfers to other funds totaled $22,760,820, reflecting an increase of 3.84% from the prior year total of $21,919,918.

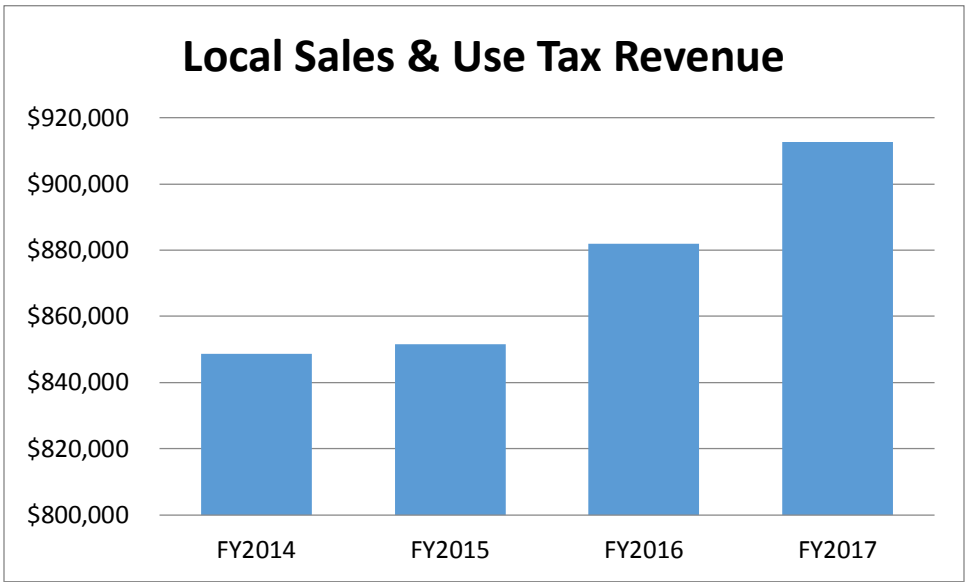
Revenues

A closer review of many of the first quarter General Fund revenue sources reflects increased revenue amounts in several major revenue sources when compared to the first quarter of FY 2016. The revenue outlook for FY 2017 reflects a trend in a positive direction.

Sales Tax

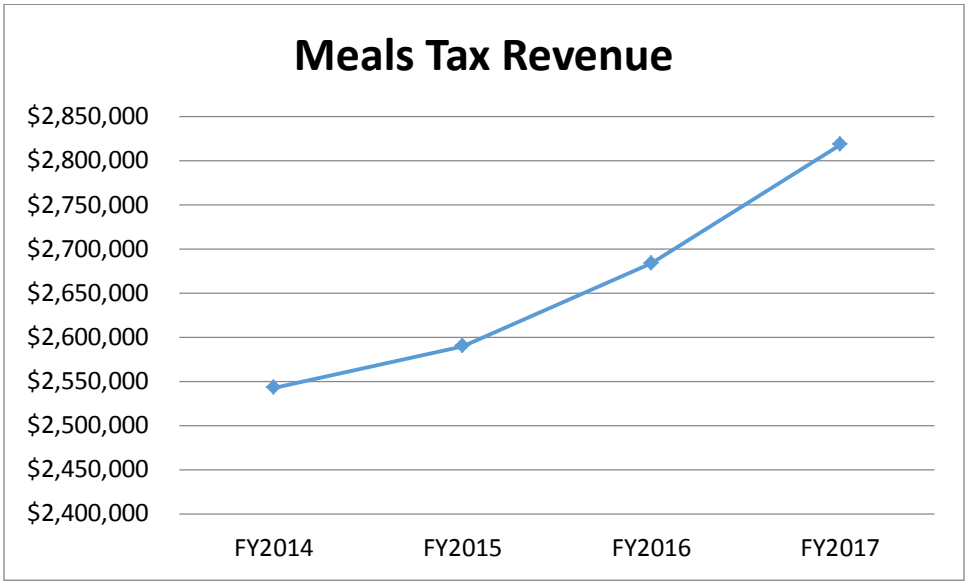
The local sales and use tax collections for the first quarter of FY 2017 again exceeded the prior year's first quarter collections. First quarter FY 2017 collections totaled $912,782, up 3.49%

above the first quarter FY 2016 collection amount of $881,985. The following chart reflects first quarter sales tax collection activity over the past four years.



Meals Tax

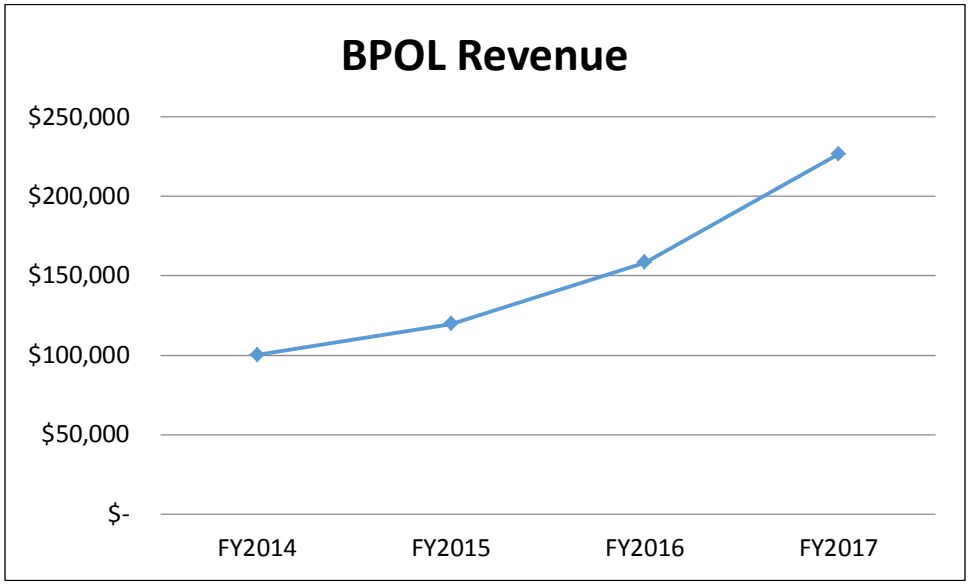
The meals tax revenue growth in the first quarter of FY 2017 continues the positive trend of recent fiscal years. The first quarter FY 2017 revenue was up 5.02% to $2,818,371 from the first quarter FY 2016 amount of $2,683,763. The following graph depicts the favorable trend in the growth of first quarter meals tax receipts over the past four years.



Business License

The City's business license (BPOL) revenue receipts increased during the first quarter of FY 2017. The first quarter BPOL revenue during FY 2017 was $226,690, a growth of 43.21% from

the first quarter FY 2016 total of $158,297. This is a favorable sign of continued growth in the development activities. The following graphic reflects a revenue growth pattern trending up after the low period in FY2014, when first quarter BPOL revenue was only $100,089.



Other Notable Revenue Items

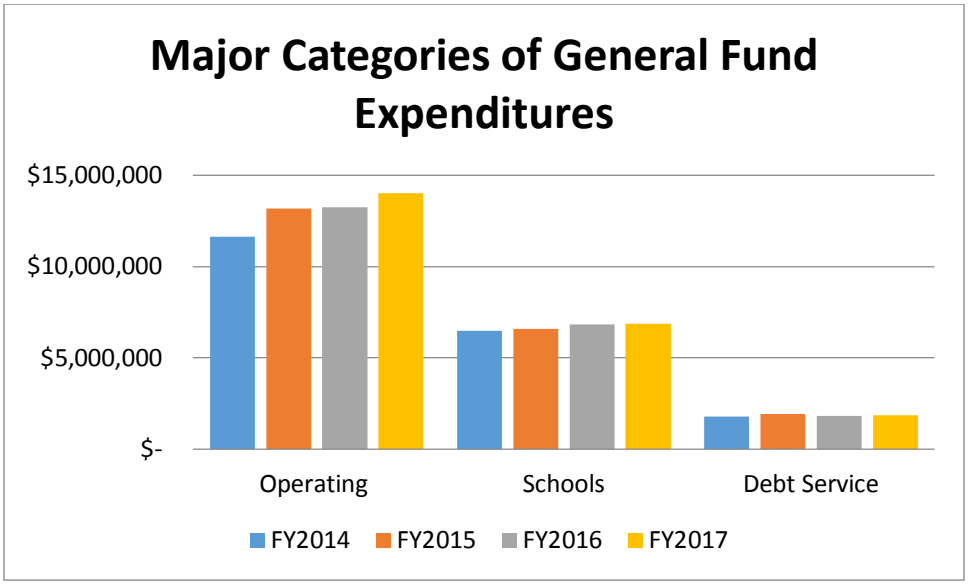
Other first quarter FY 2017 revenue results include:

- Personal property tax collections, including the state's PPTRA reimbursement, decreased 4.67% from $1,442,122 in the first quarter of FY 2016 to $1,374,712 in the first quarter of FY 2017.
- Consumer Utility Tax collections reflected a slight reduction from $465,488 in the first quarter of FY 2016 to $448,171 in the first quarter of FY 2017.
- Lodging taxes increased modestly, from $422,875 in the first quarter of FY 2016 to $423,565 in the first quarter of FY 2017.
- Building permit revenue increased from $79,524 in the first quarter of FY 2016 to $109,012 in the first quarter of FY 2017.
- Court fines and forfeitures increased from $24,445 in the first quarter of FY 2016 to $38,303 in the first quarter of FY 2017.
- Waste collection revenue increased from $234,572 in the first quarter of FY 2016 to $235,906 in the first quarter of FY 2017.
- Emergency Medical Fee revenue increased slightly, from $81,366 in the first quarter of FY 2016 to $90,923 in the first quarter of FY 2017.

Expenditures

Overall General Fund expenditure activity increased from $21,919,918 in the first quarter of FY 2016 to $22,760,820 in the first quarter of FY 2017. General Fund operating expenditures account for $14,005,191, along with $6,886,178 transferred to Schools and $1,869,452 of Debt

Service transfer activity applicable to the first quarter of FY 2017. This growth in expenditures in the first quarter of FY 2017 represents a 3.84% increase over the FY 2016 amount for a similar time period. This is not an alarming increase amount, but we will continue to monitor the change going forward. The following graph highlights the three major categories of the General Fund expenditure activity for the first quarter of the past four fiscal years.



Balance of General Fund Contingency
No expenditures were charged to the General Fund Contingency account at the close of the first quarter of FY 2017. There is a $500,000 unspent balance remaining in the contingency account. These contingency account resources were appropriated from fund balance for use as needed.

FISCAL IMPACT
There is no fiscal impact – this report is informational only and no action is requested.

ITEM#8B

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Deidre G. Jett, Budget Manager
RE: Resolution Amending the FY 2017 Budget to Recognize Debt Service Payments from the R-Board on the 2015D Solid Waste Revenue Bonds
DATE: October 31, 2016

ISSUE

The City Council is asked to consider a resolution amending the FY 2017 budget to recognize $279,922 of debt service payments from the Rappahannock Regional Solid Waste Management Board ("the R-Board") on the 2015D Solid Waste Revenue Bonds due to the Virginia Resources Authority (VRA). No local funds are required.

RECOMMENDATION

Staff recommends approval of the attached resolutions. Council unanimously approved this resolution for first reading on October 25, 2016.

BACKGROUND

For debt service on the 2015D Solid Waste Revenue Bonds, the City receives a payment from the R-Board equal to the debt service. The City, as issuer of the bonds, makes the payment to VRA. This resolution amends the FY 2017 budget to reflect this payment structure.

The City and Stafford County together own the Rappahannock Regional Solid Waste Management Board ("the R-Board") as a joint-power authority. The R-Board runs the landfill for the City and the County. The R-Board is in the process of completing construction of Cell F2 at a cost of approximately $5.2 million. The City and Stafford County agreed to share equally in the financing of a portion of the cost incurred in connection with the addition of the Cell F-2. Council authorized the issuance of bonds not to exceed $2,250,000. A Public Hearing related to these bonds was held on September 8, 2015. The bonds were issued on November 4, 2015. Debt Service on the bonds is approximately $280,000 per year through FY 2024. Listed below is a history of City Council action related to the financing of this project.

1. **Resolution15-34** Amending The Fiscal Year 2016 Budget In The Amount Of $2,600,000 For The Purpose Of Financing Rappahannock Regional Solid Waste Management Board Capital Construction Costs

2. **Resolution 15-35** Authorizing The City Manager To Apply To The Virginia Resources Authority For Financing For Rappahannock Regional Solid Waste Management Board Capital Construction Costs, And Declaring Intent To Borrow Those Funds

3. **Ordinance 15-21** Ordinance Providing For Issuance And Sale Of A Solid Waste System Revenue Bond, Series 2015 Of The City Of Fredericksburg, Virginia, In An Amount Not To Exceed $2,250,000, And The Form, Details And Payment Thereof

4. **Resolution 15-86** Approving The Revenue Pledge Agreement Between The City, Stafford County, And The Rappahannock Regional Solid Waste Management Board In Support Of The 2015 Debt Issuance For Landfill Cell Construction

FISCAL IMPACT

No local funds are required. The City will appropriate $279,992 for principal and interest payments and recognize the source of funds as payments from the R-Board. The principal payment is $195,000 and the interest payment is $84,922. The revenues from the R-Board will be $279,992.

Attachments: Resolution Amending the FY 2017 Budget

cc: Mark Whitley
Clarence Robinson

MOTION: **November 8, 2016**
Regular Meeting
SECOND: **Resolution No. 16-94**

RE: **AMENDING THE FISCAL YEAR 2017 BUDGET TO RECOGNIZE DEBT SERVICE PAYMENTS RECEIVED FROM THE RAPPAHANNOCK REGIONAL SOLID WASTE MANAGEMENT BOARD FOR THE SOLID WASTE REVENUE BONDS, SERIES 2015D**

ACTION: **APPROVED: Ayes: 0; Nays: 0**

FIRST READ: **October 25, 2016** **SECOND READ:** _____

WHEREAS, the Rappahannock Regional Solid Waste Management Board (the "R-Board") operates the Rappahannock Regional Landfill under a Joint Powers Agreement between the City of Fredericksburg and Stafford County; and

WHEREAS, the City and the County agreed to share equally in the financing of a portion of the cost incurred in connection with the addition of the new cell (F-2), with the City's share not expected to exceed $2,250,000; and

WHEREAS, in accordance with Section 15.2-2606 of the Code of Virginia of 1950, as amended, the Council held a public hearing on September 8, 2015 on the issuance of the Bonds to finance the City's share of the new landfill cell; and,

WHEREAS, on September 22, 2015 City Council adopted Ordinance 15-21 authorizing the issuance of solid waste system revenue bonds; and,

WHEREAS, on November 10, 2015 the City Council passed a resolution approving the revenue pledge agreement between the City, Stafford County and the R-Board in support of the debt service on bonds,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fredericksburg that the FY 2017 Budget be amended to include the following appropriations, and authorizing the following expenditures in the General Debt Service Fund (Fund 401);

GENERAL DEBT SERVICE FUND
Source
Miscellaneous Revenue

3-401-018990-0010	Payment – Rappahannock Regional Landfill	$	279,922
Department Total		$	279,922
Total Source:		**$**	**279,922**

Use

VRA Revenue Bonds – R-Board Cell F2			
4-401-095135-9110	Principal	$	195,000
4-401-095135-9120	Interest		84,922
Department Total		$	279,922
Total Use:		**$**	**279,922**

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

****

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 16-94 duly adopted at a meeting of the City Council meeting held November 8, 2016 at which a quorum was present and voted.

_____

Tonya B. Lacey, CMC
Clerk of Council

ITEM#8C

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Jane Shelhorse, Director Parks, Recreation and Commission
DATE: October 18, 2016
SUBJECT: Change in Recreation Commissions

ISSUE
Shall City Council amend the City Code to reflect the current vision and responsibilities of the Recreation Commission?

RECOMMENDATION
Staff recommends approval of the updated version of the code because it more closely resembles the current role of the Recreation Commission.

BACKGROUND
In June 2016 the Recreation Commission held a retreat with staff from the Parks and Recreation Department. During that retreat, Commission members started developing their vision for themselves and the department, and analyzing their role in the management of the department. During the process the Commission reviewed the current City Code that was written more than 30 years ago, and found that what is described in the ordinance did not fit the description of a modern Recreation Commission.

The role of the Commission has changed in the last few decades. Originally, the Commission had a more supervisory role over personnel and financial responsibilities such as creating and submitting annual budgets for the department. Now, Commission members see themselves more as liaisons between the Parks and Recreation department staff and the community and advocates for the department with City Council. Their role is an advisory commission that makes recommendations to the department, and provides strategic guidance.

FISCAL IMPACT
There is no fiscal impact with changing the ordinance.

Attachment: Ordinance

MOTION: **November 8, 2016**
Regular Meeting

SECOND: **Ordinance No. 16-24**

RE: **REVISING THE PURPOSES AND DUTIES OF THE RECREATION COMMISSION**

ACTION: **APPROVED: Ayes: 0; Nays: 0**

FIRST READ:____October 25, 2016____ SECOND READ:_____

IT IS HEREBY ORDAINED by the Fredericksburg City Council that Chapter 10 of the City Code is amended as follows:

SEC. I. City Code Amendment.

1. City Code section 10-372, "Purposes and duties," is amended as follows:

Sec. 10-372 Purposes and duties.

~~The Recreation Commission shall plan for and supervise the parks and recreation facilities department. The parks and recreation facilities department shall conduct programs on playgrounds, athletic fields, recreation centers, and parks designated by the City Council for such purposes. The commission shall be charged with the duty of planning and developing the areas and facilities designated for such programs, but no area shall be designated, developed, or abandoned for recreational purposes until the plans for such have been submitted to the City Planning Commission and have been approved by the City Council.~~

The purposes and duties of the commission shall be as follows:

a) Act as liaison between Parks and Recreation Department staff and the community.

b) Provide a forum for comment by Parks and Recreation Department staff and the community.

c) Advise Parks and Recreation Department on yearly goals, park maintenance and development, park policy, and department budget submissions.

d) Review Parks and Recreation Department programming, park needs, and department financial reports.

e) Report and advocate to City Council on behalf of the Parks and Recreation Department.

f) Provide Strategic Guidance to the Parks and Recreation Department.

g) Participate through a representative on all Parks and Recreation Department task forces.

[Sections 10-373, "Membership;" 10-374, "Vacancies;" 10-375, "Officers;" and 10-376, "Meetings; quorum; minutes;" are not amended.]

2. Section 10-377, "Authority to make bylaws, rules and regulations," is repealed, and the section number is reserved:

~~Sec. 10-377 Authority to make bylaws, rules and regulations.~~

~~The Recreation Commission shall have the power to make bylaws, rules, and regulations, not inconsistent with the provisions of the Charter, City ordinances and state laws, for the proper conduct of the recreation department of the City.~~

3. Section 10-378, "Recommendations regarding employees," is repealed, and the section number is reserved:

~~Sec. 10-378 Recommendations regarding employees.~~

~~The Recreation Commission shall have the power to recommend to the City Manager someone to serve as Director of parks, recreation and public facilities, and such other persons as it deems necessary. All salaries shall be fixed by the City Council. The power to recommend the discharge of officers and employees connected with the administration of public recreation shall rest in the Recreation Commission.~~

4. Section 10-379, "Fiscal year; reports; submission of budget," is repealed, and the section number is reserved:

~~Sec. 10-379 Fiscal year; reports; submission of budget.~~

~~The fiscal year of the Recreation Commission shall conform to that of the City. The commission shall make full and complete annual reports to the City Council, and other reports from time to time as necessary or required. Annually, at such time as the City Council designates, the commission shall submit for consideration and approval of the City Council a detailed budget for the following year.~~

5. Section 10-380, "Finances; supervision by City Council," is repealed, and the section number is reserved:

~~Sec. 10-380 Finances; supervision by City Council.~~

~~Funds appropriated by the City Council to the Recreation Commission shall be disbursed as are other appropriations by the City Council. Funds received by the commission from other sources shall be accounted for and deposited with the City Treasurer to the credit of the City for the use and at the direction of the commission. Funds received by the commission by gift shall, to the maximum extent allowable by law, be disbursed as directed by the terms of the gift, provided such disbursement is otherwise in accordance with law. All acts of the Recreation Commission shall be subject to review by the City Council.~~

SEC. II. Effective date.

This ordinance shall become effective immediately upon adoption.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

Approved as to form:

_____
Kathleen Dooley, City Attorney

****

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 16-24 duly adopted at a meeting of the City Council meeting held Date, 2016 at which a quorum was present and voted.

_____
Tonya B. Lacey, CMC
Clerk of Council

FREDERICKSBURG
ECONOMIC
DEVELOPMENT
AUTHORITY

706 Caroline Street
Fredericksburg, VA 22401

(540) 372-1216
(540) 372-6587 Fax

ECONOMIC DEVELOPMENT AUTHORITY MINUTES (EDA)

September 12, 2016
8:30 a.m. • EDA Regular Meeting
City Hall, The Suite
715 Princess Anne St.
Fredericksburg, VA

The Economic Development Authority of the City of Fredericksburg, Virginia met in regular session on Monday, September 12, 2016 beginning at 8:30 a.m. in the Suite at City Hall.

EDA MEMBERS PRESENT. Amy LaMarca, Chair, presiding. Joe Wilson, Michael Colangelo, Chris Muldrow, Bob Carter and Bill Beck.

ABSENT. Tom Crimmins.

ALSO PRESENT. **BzzNizz, LLC DBA Hapcast:** Kris Carter, Stephen Labrador, Charlie Kaiman; **Fredericksburg Today:** Susan Larson; **Free Lance-Star:** Lindley Estes; **City of Fredericksburg:** Timothy Baroody, City Manager; **EDA Counsel:** Blanton Massey; **Department of Economic Development and Tourism:** Bill Freehling, Interim Director; Amy Peregoy, Economic Development Specialist; Julie Perry, Tourism Services Manager.

DETERMINATION OF QUORUM. Michael Colangelo.

AGENDA. Upon a motion by Bob Carter, seconded by Bill Beck, the agenda was approved as presented: Ayes (6); Nays (0); Absent from Meeting (1).

PUBLIC COMMENTS. None.

PRESENTATION BY JULIE PERRY, TOURISM SERVICES MANAGER, REGIONAL TOURISM UPDATE – Chair LaMarca introduced Ms. Perry. Ms. Perry presented a background of the regional tourism effort between the city, Stafford and Spotsylvania Counties. The memorandum of understanding is for a three year period with each participant allocating $171,000 and operates under the Fredericksburg Timeless brand. Ms. Perry works with BCF marketing agency from Virginia Beach. She reviewed FY16 successes to include: Google analytics, public relations clip report, sales team overview and recent programs. She presented upcoming FY17 iniatives to include: continuing to develop Fredericksburg Stories videos, strategically indentify a targeted PR approach to attract Top Tier publications, refresh regional photography, conduct a website overhaul to conform to responsiveness standards, add sports marketing, and expand mapping features. After a brief question and answer period; Chair LaMarca thanked Ms. Perry for the presentation.

PRESENTATION BY CHARLIE KAIMAN, KRIS CARTER AND STEVE LABRADOR, HAPCAST – Chair LaMarca requested Hapcast to introduce themselves; Mr. Kaiman, Mr. Carter and Mr. Labrador. Mr. Carter presented a mobile messaging program smart phone application which gives time-sensitive and location mobile messaging for businesses and community groups to promote events and sales. The Hapcast application will offer a

better tool to drive traffic and compete with online retailers with filters for the user. After a brief question and answer period; Chair LaMarca thanked Mr. Kaiman, Mr. Carter and Mr. Labrador for the presentation.

APPROVAL OF MINUTES. Upon a motion by Bob Carter, seconded by Bill Beck the minutes from the July 11, 2016 and August 8, 2016 meetings were approved: Ayes (6); Nays (0); Absent from Vote: (1).

TREASURER'S REPORT. The financial statement and budget report for July and August were accepted and filed with the minutes.

OLD BUSINESS. None.

NEW BUSINESS.

a. ***Partnership with City of Fredericksburg on Parking Analysis*** – Mr. Freehling presented an overview of City Council seeking to build a second downtown parking deck and has tasked staff with pursuing the initiative. Before committing to purchasing a downtown property suitable for a deck and developing the garage, staff wants a final analysis of the current parking situation in downtown Fredericksburg. This type of analysis was last completed by Desman Associates in January 2006 (some additional work focused on potential sites for a second downtown parking garage was completed by Walker Parking Consultants in 2014). Staff has already done ample work to analyze current downtown parking supply and demand, and how both have changed since the January 2006 analysis. Mr. Baroody, City Manager, noted the request was from his office as directed by city council; as a joint effort between the city and the EDA. The estimated cost is $25,000-$30,000 for the analysis. After a brief discussion, upon a motion by Joe Wilson, seconded by Chris Muldrow the EDA would enter into a joint study with city council up to $12,500. Chair LaMarca opened the motion for discussion. Upon a motion by Bill Beck, seconded by Michael Colangelo a substitute motion was approved to allocate a matching amount not to exceed $15,000 for the parking analysis as a joint study with the city: Ayes (6); Nays (0); Absent from Meeting (1).

b. ***EDA and City Council Work Session, November 15, 7 p.m.*** – Mr. Freehling notified the board the work session with city council will be held on November 15 at 7:00 p.m. Please note on your calendars.

c. ***Discussion of a joint performance agreement with the Economic Development Authority, City of Fredericksburg and NBB, LLC for a mixed use development at the National Bank Building property*** – Mr. Freehling presented to the board NBB, LLC has offered to revise the design of its George Street townhomes. The redesigned project reduces the number of units from seven to five, reduces the height of the units to 44'4", removes one of the stories of the units, lowers the cornice, and provides a front yard on George Street and a side yard on Charles Street. Fredericksburg City Council has offered to consider an economic incentive for the whole mixed-use project – including NBB's investment of about $1.2 million in the rehabilitation of the National Bank Building. If the City Council is able to approve the redesign through a public hearing process, and if the City Council and EDA approve the economic incentive, then the parties would dismiss the pending lawsuits.

The proposed economic incentive to NBB, LLC is $300,000, paid in two $150,000 installments along the following schedule:

- First payment: Upon certificate of occupancy being issued for bank building and first two townhomes
- Second payment: Upon certificate of occupancy being issued for remaining three townhomes

NBB, LLC would have five years from the date of the performance agreement to complete the project.

The EDA is asked to make the upfront payments to NBB, LLC along the aforementioned terms. City Council proposes to pay the EDA back in full from the incremental real estate tax revenue expected from the project. At project completion, it is anticipated that the real estate revenue increment will be about

$48,500 annually. It is anticipated that the EDA will be paid back in about seven years. Payments will be made annually, on or about September 1.

City Council also proposes to pay the EDA 3 percent interest on the outstanding balance. That payment will also be made annually at the same time as the real estate increment transfer. The EDA received this same 3 percent interest rate for the funds lent to the City of Fredericksburg for the Masonic Lodge acquisition in 2011.

If the EDA agrees to enter into a performance agreement with the City of Fredericksburg and NBB, LLC to help resolve the litigation surrounding the National Bank Building project, move the matter to a successful resolution and obtain a higher return on its existing funds.

Joe Wilson moved for the EDA to accept the proposal as presented, seconded by Bob Carter. Chair LaMarca opened the motion for discussion. Mr. Beck made a substitute motion for the interest rate be decreased to 2%. The substitute motion was not seconded. The EDA authorizes its Chairwoman to execute on behalf of the EDA, the Performance Agreement with the city and NBB, Inc. subject to the terms listed above with staff and EDA counsel review and approval and passed by the following recorded votes: Ayes (5); Nays (0); Absent from Meeting (1); Abstain (1-Amy LaMarca).

COMMITTEE REPORTS. ***Fredericksburg VA Main Street (FVMS) Committee*** – Mr. Freehling noted the city is working with Streetsense on neighborhood planning and requested a member(s) of the EDA to attend a meeting on September 20 at 4 or 4:30 p.m. Mr. Carter and Mr. Muldrow will attend or ask Mr. Crimmins if he would like to attend on one of their behalves.

STAFF REPORT. None.

CHAIRWOMAN'S REPORT. Chair LaMarca notified the board Mr. Chris Hornung is finalizing the strategic planning report and it should be distributed via e-mail at the end September.

BOARD MEMBERS COMMENTS. The board continued a brief parking discussion. Mr. Carter requested an update on the Spencer Devon Brewing state grant. Mr. Freehling noted the document is being finalized. Mr. Wilson requested if a grant was approved for the Spencer Devon Brewing. Mr. Carter noted a $2,000 grant was awarded. Mr. Carter noted the need of more trash receptacles with cigarette butt containers.

ADJOURNMENT. There being no further business to come before the Economic Development Authority at this time, Chair LaMarca declared the meeting officially adjourned at 10:23 a.m.

Michael Colangelo, Secretary

October 6, 2016
Regular Meeting
Res. No. 16-10-01

MOTION: KELLY

SECOND: CADDIGAN

RE: APPROVE – MINUTES – SEPTEMEBER 8, 2016

ACTION: APPROVED

WHEREAS, on September 8, 2016, at 7:00 p.m. the Potomac and Rappahannock Transportation Commission ("PRTC" or the "Commission") convened their regular meeting at the PRTC Transit Center, located at 14700 Potomac Mills Road, Woodbridge, Virginia; and

WHEREAS, PRTC conducted business in accordance with a published agenda dated September 8, 2016.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission does hereby approve the minutes of September 8, 2016.

Votes:
Ayes: Anderson (Richard), Anderson (Ruth), Caddigan, Jenkins, Kelly, Lawson, Nohe, Principi, Thomas, Trampe
Nays: None
Abstain: Milde, Skinner
Absent from Vote: Miller, Pittard
Alternate Present Not Voting: Durany, Franklin
Absent from Meeting: Aveni, Barg, Barker, Horsely, Jones, Lasch, Lovejoy, Maurer, McLaughlin, Mitchell, Naddoni, Ross, Sellers, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

September 8, 2016
Regular Meeting
Res. No. 16-09-01

MOTION: KELLY

SECOND: CADDIGAN

RE: APPROVE – MINUTES – JULY 7, 2016

ACTION: APPROVED

WHEREAS, on July 7, 2016, at 7:00 p.m. the Potomac and Rappahannock Transportation Commission ("PRTC" or the "Commission") convened their regular meeting at the PRTC Transit Center, located at 14700 Potomac Mills Road, Woodbridge, Virginia; and

WHEREAS, PRTC conducted business in accordance with a published agenda dated July 7, 2016.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission does hereby approve the minutes of July 7, 2016.

Votes:
Ayes: Anderson, (Richard), Anderson (Ruth), Barker, Caddigan, Jenkins, Jones, Kelly, Lawson, Lovejoy, Miller, Pittard, Principi, Thomas
Nays: None
Abstain: Durany, Trampe
Absent from Vote: None
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

September 8, 2016
Regular Meeting
Res. No. 16-09-02

MOTION: JONES

SECOND: KELLY

RE: APPROVE – AGENDA – SEPTEMBER 8, 2016

ACTION: APPROVED

WHEREAS, the Potomac and Rappahannock Transportation Commission ("PRTC" or the "Commission") meets on a monthly basis and an agenda is presented to the Commission for review and approval.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission does hereby approve the agenda of September 8, 2016, as presented.

Votes:
Ayes: Anderson (Richard), Anderson (Ruth), Barker, Caddigan, Durany, Jenkins, Jones, Kelly, Lawson, Lovejoy, Miller, Pittard, Principi, Thomas, Trampe
Nays: None
Abstain: None
Absent from Vote: None
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

September 8, 2016
Regular Meeting
Res. No. 16-09-03

MOTION: KELLY

SECOND: CADDIGAN

RE: APPROVE – CONSENT AGENDA – SEPTEMBER 8, 2016

ACTION: APPROVED

WHEREAS, the Potomac and Rappahannock Transportation Commission ("PRTC" or the "Commission") was presented with a consent agenda; and

WHEREAS, an opportunity was afforded for items to be added or deleted from the consent agenda.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission does hereby approve the consent agenda of September 8, 2016, as presented.

Votes:
Ayes: Anderson (Richard), Anderson (Ruth), Barker, Caddigan, Durany, Jenkins, Jones, Kelly, Lawson, Lovejoy, Miller, Pittard, Principi, Thomas, Trampe
Nays: None
Abstain: None
Absent from Vote: None
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

September 8, 2016
Regular Meeting
Res. No. 16-09-04

MOTION: KELLY

SECOND: CADDIGAN

RE: ACCEPTANCE OF THE POTOMAC AND RAPPAHANNOCK TRANSPORTATION COMMISSION MONTHLY JURISDICTIONAL FINANCIAL REPORT FOR THE PERIODS ENDED MAY 31, 2016 AND JUNE 30, 2016

ACTION: APPROVED

WHEREAS, a financial report for each jurisdiction is prepared each month for presentation to the Potomac and Rappahannock Transportation Commission ("PRTC" or the "Commission"); and

WHEREAS, this report supplies information on the current month and year-to-date motor fuel tax collections; earned interest, other revenues, state administration cost, expenditures, transfers and encumbrances; and

WHEREAS, this information covers the PRTC as a whole, as well as each separate jurisdiction; and

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission does hereby accept the Jurisdictional Financial Report for the periods ended May 31, 2016 and June 30, 2016, as presented.

Votes:
Ayes: Anderson (Richard), Anderson (Ruth), Barker, Caddigan, Durany, Jenkins, Jones, Kelly, Lawson, Lovejoy, Miller, Pittard, Principi, Thomas, Trampe
Nays: None
Abstain: None
Absent from Vote: None
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

September 8, 2016
Regular Meeting
Res. No. 16-09-05
VRE Agenda Item 9-E

MOTION: KELLY

SECOND: JENKINS

RE: RECOMMEND AUTHORIZATION TO SUBMIT VRE PROJECT TO THE COMMONWEALTH TRANSPORTATION BOARD FOR EVALUATION UNDER SMART SCALE

ACTION: APPROVED

WHEREAS, the Virginia Railway Express (VRE) has identified a candidate project for evaluation under the Smart Scale prioritization process (formerly known as HB2); and

WHEREAS, the project is the Gainesville-Haymarket Extension Project; and

WHEREAS, projects must go through the Smart Scale prioritization process to receive funding under the High-Priority Projects Program; and

WHEREAS, the Commonwealth Transportation Board (CTB) will use the Smart Scale scoring along with other information to inform their funding decisions; and

WHEREAS, the VRE Operations Board recommends the following action.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission hereby authorizes the Northern Virginia Transportation Commission's (NVTC) Acting Executive Director to submit the Gainesville-Haymarket Extension Project to the Commonwealth Transportation Board for evaluation under the Smart Scale scoring process and funding consideration in the FY 2022-2023 Program, to make necessary corrections to project amounts or descriptions, and to execute all project funding agreements that may result from consideration of the project.

Votes:
Ayes: Anderson (Ruth), Caddigan, Durany, Jenkins, Kelly, Lawson, Principi, Thomas
Nays: Anderson (Richard), Barker, Lovejoy, Miller, Jones, Trampe
Abstain: Pittard
Absent from Vote: None
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

September 8, 2016
Regular Meeting
Res. No. 16-09-06
VRE Agenda Item 9-E

MOTION: KELLY

SECOND: JENKINS

RE: RECOMMEND AUTHORIZATION TO SUBMIT VRE PROJECT TO THE COMMONWEALTH TRANSPORTATION BOARD FOR EVALUATION UNDER SMART SCALE

ACTION: APPROVED

WHEREAS, the Virginia Railway Express (VRE) has identified a candidate project for evaluation under the Smart Scale prioritization process (formerly known as HB2); and

WHEREAS, the project is the Fredericksburg Line Capacity Expansion Project; and

WHEREAS, projects must go through the Smart Scale prioritization process to receive funding under the High-Priority Projects Program; and

WHEREAS, the Commonwealth Transportation Board (CTB) will use the Smart Scale scoring along with other information to inform their funding decisions; and

WHEREAS, the VRE Operations Board recommends the following action.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission hereby authorizes the Northern Virginia Transportation Commission's (NVTC) Acting Executive Director to submit the Fredericksburg Line Capacity Expansion Project to the Commonwealth Transportation Board for evaluation under the Smart Scale scoring process and funding consideration in the FY 2022-2023 Program, to make necessary corrections to project amounts or descriptions, and to execute all project funding agreements that may result from consideration of the project.

Votes:
Ayes: Anderson (Richard), Anderson (Ruth), Barker, Caddigan, Durany, Jenkins, Jones, Kelly, Lawson, Lovejoy, Miller, Principi, Thomas, Trampe
Nays: None
Abstain: Pittard
Absent from Vote: None
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

September 8, 2016
Regular Meeting
Res. No. 16-09-07

MOTION: THOMAS

SECOND: KELLY

RE: AUTHORIZE THE SALE OF SEVEN VRE LEGACY GALLERY CARS

ACTION: APPROVED

WHEREAS, in February of 2013, the VRE Operations Board granted authority to sell the remaining Legacy Gallery cars in anticipation of the new railcar delivery; and

WHEREAS, the Virginia Railway Express (VRE) posted a Request for Interest (RFI) on the VRE website for public sale; and

WHEREAS, a proposal was received from Metra of Chicago, Illinois to purchase the 405, 408, 412, 422, 423, 425 and 429 Legacy Gallery cars.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission hereby authorizes the VRE Chief Executive Officer to enter into the attached agreement to sell seven Legacy Gallery cars Nos. 405, 408, 412, 422, 423, 425, and 429 to Metra of Chicago, Illinois for a total amount of $3,500.

Votes:
Ayes: Anderson (Richard), Anderson (Ruth), Barker, Caddigan, Durany, Jenkins, Jones, Kelly, Lawson, Lovejoy, Miller, Pittard, Principi, Thomas, Trampe
Nays: None
Abstain: None
Absent from Vote: None
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

September 8, 2016
Regular Meeting
Res. No. 16-09-08

MOTION: KELLY

SECOND: DURANY

RE: **AUTHORIZATION FOR THE INTERIM EXECUTIVE DIRECTOR TO COMMENCE PUBLIC PARTICIPATION PROCESS FOR PROPOSED GAINESVILLE/PENTAGON OMNIRIDE SERVICE**

ACTION: **APPROVED**

WHEREAS, at its March 3rd meeting, the Potomac and Rappahannock Transportation Commission ("PRTC" or the "Commission") authorized the Interim Executive Director to apply for and accept funds from the Transform 66 Multimodal project made available through the Northern Virginia Transportation Commission (NVTC) for OmniRide service between Gainesville and the Pentagon; and

WHEREAS, PRTC's project was one of ten selected by the regional project team, approved by the NVTC Board, then forwarded to and approved by the Commonwealth Transportation Board; and

WHEREAS, awarded funds fully cover costs between December 2016, and the end of FY19; and

WHEREAS, management is engaged in discussions with VDOT to use I-66 outside the Beltway Transportation Management Plan funds to continue the Gainesville/Pentagon operation through the end of construction (expected in 2021); and

WHEREAS management intends to seek Gainesville/Pentagon funding beyond 2021 as an element of the Transform 66 Transit and TDM plan that will fund services post construction, when Express Lane revenue operations begin; and

WHEREAS, PRTC's Public Participation Policy requires that public hearings be held in the implementation of new routes.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission hereby authorizes the Interim Executive Director to conduct public hearings for the proposed Gainesville/Pentagon route.

BE IT FURTHER RESOLVED that the Interim Executive Director will present results of the public participation process to the Commission prior to commencement of the Gainesville/Pentagon service.

Votes:
Ayes: Anderson (Richard), Anderson (Ruth), Barker, Caddigan, Durany, Jenkins, Jones, Kelly, Lawson, Lovejoy, Pittard, Principi, Thomas, Trampe
Nays: None
Abstain: None
Absent from Vote: Miller
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

September 8, 2016
Regular Meeting
Res. No. 16-09-09

MOTION: **JONES**

SECOND: **THOMAS**

RE: **AUTHORIZE CLOSED MEETING**

ACTION: **APPROVED**

WHEREAS, the Potomac and Rappahannock Transportation Commission (PRTC) desires to discuss in Closed Meeting the following matters:

- Personnel discussion concerning a modification to the VRE Chief Executive Officer's contract.
- Establish performance incentives and metrics for the second year of the Interim Executive Director's contract.

WHEREAS, pursuant to Section 2.2-3711.A.1 (personnel) VA Code Ann., such discussions may occur in Closed Meeting.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission does hereby authorizes discussion of the aforestated matters in Closed Meeting.

Adjourned into Closed Meeting at 8:41 p.m.

Votes:
Ayes: Anderson (Richard), Anderson (Ruth), Barker, Caddigan, Durany, Jenkins, Jones, Kelly, Lawson, Lovejoy, Pittard, Principi, Thomas, Trampe
Nays: None
Abstain: None
Absent from Vote: Miller
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

September 8, 2016
Regular Meeting
Res. No. 16-09-10

MOTION: **JONES**

SECOND: **JENKINS**

RE: **CERTIFIY CLOSED MEETING**

ACTION: **APPROVED**

WHEREAS, the Potomac and Rappahannock Transportation Commission has this day adjourned into Closed Meeting in accordance with a formal vote of the Commission, and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Freedom of Information Act requires certification that such Closed Meeting was concluded in conformity with the law.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission does hereby certify that to the best of each members' knowledge, (i) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were discussed in the Closed Meeting to which this certification applies, and (ii) only such public business matters as were identified in the Motion by which the said Closed Meeting was convened were heard, discussed or considered by the Commission. No member dissents from the aforesaid certification.

Concluded Closed Meeting at 10:20 p.m.

Votes:
Ayes: Anderson (Richard), Anderson (Ruth), Barker, Caddigan, Durany, Jenkins, Jones, Kelly, Lawson, Lovejoy, Pittard, Principi, Thomas, Trampe
Nays: None
Abstain: None
Absent from Vote: Miller
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

September 8, 2016
Regular Meeting
Res. No. 16-09-11

MOTION: CADDIGAN

SECOND: LAWSON

RE: APPROVE AN AMENDMENT TO THE VRE CHIEF EXECUTIVE OFFICER'S EMPLOYMENT AGREEMENT

ACTION: APPROVED

WHEREAS, the Virginia Railway Express (VRE) Operations Board has concluded an evaluation of the VRE Chief Executive Officer's performance for the third year of his service; and

WHEREAS, the VRE Operations Board is recommending an amendment to the VRE Chief Executive Officer's employment agreement ("the Third Amendment") based on an assessment of his performance, and

WHEREAS, the Potomac and Rappahannock Transportation Commission (PRTC) has reviewed the VRE Operations Board recommendation and concurs.

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission hereby approves the Third Amendment to the employment agreement with Mr. Allen, and authorizes NVTC's Chairman to execute it on behalf of the Commission.

Votes:
Ayes: Anderson (Richard), Anderson (Ruth), Barker, Caddigan, Durany, Jenkins, Jones, Kelly, Lawson, Lovejoy, Pittard, Principi,
Nays: Thomas, Trampe
Abstain: None
Absent from Vote: Miller
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

September 8, 2016
Regular Meeting
Res. No. 16-09-12

MOTION: THOMAS

SECOND: JONES

RE: AUTHORIZE CHAIRMAN TO FINALIZE PERFORMANCE INCENTIVES AND METRICS FOR THE INTERIM EXECUTIVE DIRECTOR

ACTION: APPROVED

WHEREAS, the Potomac and Rappahannock Transportation Commission ("PRTC" or the "Commission) Evaluation Committee met to review proposed performance incentives and metrics for the second year of the Interim Executive Director's contract; and

WHEREAS, the Evaluation Committee asked the Commission to authorize the Chairman, in consultation with the Evaluation Committee, to finalize such incentives and metrics; and

NOW, THEREFORE, BE IT RESOLVED that the Potomac and Rappahannock Transportation Commission hereby authorizes the Chairman, in consultation with the other members of the Evaluation Committee, to work with the Interim Executive Director, to finalize and agree to the performance incentives and metrics for the second year of the Employment Agreement between the Commission and its Interim Executive Director, and directs the Chairman to report back to the Full Commission at its October meeting on those agreed performance incentives and metrics.

Votes:
Ayes: Anderson (Richard), Anderson (Ruth), Barker, Caddigan, Durany, Jenkins, Jones, Kelly, Lawson, Lovejoy, Pittard, Principi, Thomas, Trampe
Nays: None
Abstain: None
Absent from Vote: Miller
Alternate Present Not Voting: None
Absent from Meeting: Aveni, Barg, Horsley, Lasch, Maurer, McLaughlin, Milde, Mitchell, Naddoni, Nohe, Ross, Sellers, Skinner, Way, Withers, Wren

ATTEST: _____
Eric Marx, Interim Executive Director

ITEM #9A

CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL

MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. BRADFORD C. ELLIS, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

October 25, 2016

The Council of the City of Fredericksburg, Virginia, held a public hearing on Tuesday, October 25, 2016, beginning at 8:03 p.m. in the Council Chambers of City Hall.

City Council Present. Mayor Mary Katherine Greenlaw, Vice-Mayor William C. Withers, Jr. and Council members Kerry P. Devine, Dr. Timothy P. Duffy, Bradford C. Ellis, Charlie L. Frye, Jr. and Matthew J. Kelly.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen Dooley, Community Planning and Building Development Director Charles Johnston, Zoning Administrator Michael Craig, Historic Resources Planner Kate Schwartz, Interim Economic Development Director Bill Freehling, Budget Manager Deidre Jett, Public Works Director Doug Fawcett and Clerk of Council Tonya B. Lacey.

Notice of Public Hearings (D16-__ thru D16-__). The Clerk read the notice of the public hearings as they appeared in the local newspaper, the purpose being to solicit citizen input.

Resolution 16-91, Approved, Approving Certificates of Appropriateness for Site Planning, Mass and Scale, and Detailed Design of the George Street Townhouses (D16-__). 2 speakers. City Attorney Dooley

explained that the public hearing was a continuation from the September 27 public hearing and she said City Council needed to determine whether the townhomes were architecturally compatible with the historic landmarks, buildings, structures and areas within the historic district. At the September 27 meeting the applicant presented his plans for five (5) George Street Townhomes. The applicant revised the plans slightly after the September 27 meeting in response to comments he received from the public. The revised plans included a reduction in the height of the chimneys, the bay windows now match the porch and the materials list had been submitted.

Erik Nelson D16-__, 811 Brompton Street, stated that he had staffed 2/3 of the Architectural Review Board (ARB) over the years and he came to offer a few observations for the record. Mr. Nelson explained that historic district administration was a dynamic process where historic preservation occurs through private investment, with some local government oversight, meaning the seven citizens on the ARB. The ARB make decisions based on specific aspects of the City Code, which included the Secretary of the Interior's Standards for Rehabilitation. Mr. Nelson also noted that the ARB does not make decisions in work sessions. Secondly, the notices were not inadequate and he noted that public hearings were not required by State Code and thirdly, the ARB's decision was entirely consistent with the Secretary of the Interior's Standard. See Doc 16-__ for more information.

Renee Rodriguez, 1514 Prince Edward Street, spoke in opposition of the project because of the following issues: activities in the area, other projects already approved, and parking. He felt this was creating a bigger issue in the downtown because it would be taking away needed parking.

Councilor Ellis moved approval of Resolution 16-91, approving certificates of appropriateness for site planning, mass and scale, and detailed design of the George Street townhomes; motion was seconded by Councilor Kelly.

Councilor Devine said it had been a year since the ARB voted and it was important to note how far they had come in a year and the end result was much better because of it. Councilor Devine thanked the ARB, City Manager, City Attorney, City staff and the developer for all of the hard work put into this project.

Councilor Kelly added that it had been a long process. He also said he did not want to put the blame on the developer for putting the porches on the front of the house because after discussions with preservationists and Council it was determined that it mitigated the impact on the bank with regards to scale and massing. He thought Mr. Adams, the developer was very accommodating during the process.

Councilor Ellis said the City had come a long way with this project and he look forward to supporting the project.

Vice-Mayor Withers said this was simply a difference of opinion between the Council and the ARB and he said he appreciated the work of the Board and Councilor Duffy agreed.

Councilor Frye said he appreciated the work the ARB do for the City. He added that there was only one time to get a project right.

The motion passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

Rezoning 20.84 Acres of Land Located on the Southside of Fall Hill Avenue, Between Briscoe Lane and I-95, from Residential R-2 to

Commercial Highway and R-12, with Conditions (D16-__). 2 speakers. Zoning Administrator Craig summarized the project stating that this was a rezoning request for 20.84 acres. The rezoning was from R-2 to Commercial Highway (C-H) and R-12. The 20.84 acres are located between the Volvo and Mercedes dealerships and the 128 unit Hamptons at Noble apartment project to the north; Interstate 95 to the east; Briscoe Lane, farmed fields, and five single family homes and a 34 acre farm to the south west; and Fall Hill Avenue and Wegmans grocery store to the north west.

The project was generally flat with very few trees and was currently a corn field. There are a couple of wetland and a 0.11 acre farm pond and an intermittent stream. The property has access off Fall Hill Avenue via Briscoe Lane an existing public street and Noble Way. The City was currently working with the Mercedes and Volvo dealerships to obtain public access rights across Noble Way to the property. Additional access to the project would be via Noyack Lane.

The property is currently zoned R-2 which would support 42 single family homes by-right. The proposed use is 4.31 acres to be zoned C-H to the north and 16.53 acres zoned R-12. The applicant proposes to build a turn lane and taper off of Fall Hill Avenue which will connect into Noyack Lane. There will be a right-of-way dedicated with that to the City. Currently, between Fall Hill Avenue and the proposed car dealership there is a buffer and the proposed dealership plans to extend the buffer along Fall Hill Avenue. The car dealership will be 4.19 acres after the right-of-way is dedicated to the City. The dealership is shown as 20,300 square feet. Between the car dealership and the two single family homes there would be a Type “D” (an opaque buffer) fifteen (15) feet wide.

A proposed public street Shadmoor Drive, separated the project's residential and commercial sites. Shadmoor Drive would extend from the project to Noble Way. This will be a public access that the developer is proffering to build. The other side of the street is the residential side. It is proposed to have 198 total residential units on the 16.53 acres; seventy-eight (78) units will be townhomes and they will front on either public or private streets. The developer was also proposing sidewalks and curbs as well as on street parking. They will also build two private streets parallel to Briscoe Lane through the townhome project. Mr. Craig noted that two of the proposed streets align with streets in Central Park and could be connected in the future.

A 0.53 acre central open square is proposed in the middle of the residential portion of the site between the townhomes and apartments. This green will contain a 3,575 square foot clubhouse complex and pool.

The remaining 120 units will be multi-family. The units are proposed to be five three-story buildings. Between the multi-family and the single-family homes the applicant is proposing a Type "D" buffer which is not required.

The applicant also proffered ensuring there was a sidewalk connection with the Central Park sidewalk; a FRED stop to include signage and shelter; construction of a crosswalk at the intersection of Fall Hill Avenue and Gordon Shelton Boulevard; provided architectural proffers for the townhomes, multi-family buildings and the dealership; cash proffer of $4,000 to offset the cost for the City to build two wayside panels, noting the historical significance of the area; cash proffer $99,990 to offset the projects impacts on the fire and rescue and a cash proffer of $900,010 to offset the impacts on the school facilities.

Mr. Craig also reviewed the compliance of the project with the City's Comprehensive Plan (Comp Plan) and the Comp Plan calls for Planned Development-Commercial (PDC) which is reserved for large scale development or offices or big box retail like Central Park. He said they reached out to Streetsense who was currently working on the market study in Areas 3 and 6 of the City and they found both Areas 3 and 6 have an oversupply of retail and would not recommend anymore. They recommend more compact and consolidated land uses. Streetsense looked at the site conditions and stated that the general site layout along Fall Hill Avenue with the 300 foot depth of commercial transitioning into residential was reasonable.

Mr. Craig said they recommend approval of the rezoning to C-H and R-12 with the proffers based on the fact that what is proposed would be permitted and desirable if it were a part of the larger Central Park PDC zoning district.

Vice-Mayor Withers expressed concern with the size of the dealership and Mr. Craig reminded him that there was a proffer for the architectural design. Mr. Withers also asked staff's opinion of the residential percentage allowed in the area and Mr. Craig explained that the residential use was below the PDC limit.

Charlie Payne (D16-__), Hirschler, Fleischer Law Firm, represented the applicant and provided a PowerPoint presentation. The presentation covered much of what was covered in the staff report and it also included the rent range from $1,100 to $1,400 and he provided pictures of what the project would look like. See D16-__ for more information. Mr. Payne also addressed the concerns Vice-Mayor Withers had with the size of the car dealership. Mr. Payne said the calculations on the General

Development Plan were for the acreage only and not for plans to build the car dealership at 135,000 square feet.

Vice-Mayor Withers expressed his concern that the City might get an oversupply of townhomes because of the 100 they had previously approved and only six had been contracted. Mr. Payne said the demand was high. Vice-Mayor Withers other concern was that the City always get the apartments but never seem to get the commercial. Mr. Payne said it was a fair concern but the two car dealerships that are currently there have created a strong market in the corridor. He said the applicants were confident the apartments would be occupied. The community was building and it was a great location for people who want to live in that area. The improvements in the area and Wegmans were good attractors to the area. Vice-Mayor Withers said he was concerned that the apartments would come but he was not sure the commercial would and he said the area was too tight. He said the spacing was hugely different from other sites. Mr. Payne said a lot of thought between the adjoining property owners, auto dealership owners had gone into this project as well as getting Noble Way dedicated. He said having a full intersection would help the corridor and the businesses. Mr. Payne said the density was consistent with the Comp Plan by creating an urban feel and he said this was a good model with a good mixed use.

Councilor Frye stated he was happy to see a project that was a little mixed and not only apartments. He was also concerned with the cost of the apartments. Councilor Frye said he would like to see developer push homeownership more. He was happy to see some townhomes in the package. Mr. Payne said the townhomes were market rates but

the apartments are workforce affordable. He said the community needed to offer opportunity for a variety of housing.

Councilor Ellis stated that home ownership was not like it used to be, many people are more mobile and do not stay in one location anymore. He asked how they arrived at the rental rates. Mr. Payne explained that it must be calculated based on 60 percent of the Washington Metropolitan average median income.

Councilor Duffy said he could see some of the benefits of the project such as resolving some of the network transportation issues in the neighborhood and how the additional rooftops would help the economy, but he had reservation about the size and density of the project. He said it was important that the commercial development in the area be redeveloped because it could not sustain the big box stores in the area nor the amount of multi-family housing. Mr. Payne said future land use plans for the site for the highest and best use is 20 acres and 150 acres was more suitable for PDC use and he said putting more commercial in this location made little sense. Mr. Payne said this was not the only solution for this area but it was a very positive one. He disagreed with the comments that this area was too dense and he said the positive outweighed the negatives with this project.

Lindsey Dickenson, 703 Cornell Street, a longtime resident and business owner expressed her concern that if the Council continues to approve apartments the schools would not be able to continue to have small class sizes. She said by continually adding apartments it would add more students to the classrooms. Ms. Dickenson offered to tour the classes with the Council.

Mr. Payne addressed the concerns that the apartments would add more students. He said he spoke with the schools and they determined that the apartments would generate approximately .025 students per unit. He said the Seasons project was 24 units per acre and it generated about 25 kids and the Hamptons project was only 12 units per acre. He said the concerns were inconsistent with the facts and the numbers provided by the schools system. Mr. Payne also noted that this was the largest proffer package the City had been offered to address any impacts there may be. He added that this project was not a downtown project and it was west of I-95 and in an area that was right for redevelopment.

Vice Mayor Withers made a motion to postpone action until the November 8 meeting; motion was seconded by Councilor Devine.

Councilor Ellis noted that the City was in dialog with the schools and had earmarked money. He said the Council was aware of the need for another school.

The motion passed by the following recorded votes. Ayes (6). Councilors Greenlaw, Withers, Devine, Duffy, Frye and Kelly. Nays (1). Councilor Ellis.

Resolution 16-92, Approved, Granting a Special Use Permit to Denise A. Antil for a Bed and Breakfast Inn at 1619 Sunken Road (D16-__). 2 speakers. Zoning Administrator Craig gave a summary of the bed and breakfast. He said it would be a three (3) bedroom bed and breakfast (B&B), with up to 5 guests at one time. Ms. Antil advertises on Air B&B. The home is within the College Terrace neighborhood and it is adjacent to the University. There are ten (10) parking spaces available and she only needed five (5). Ms. Antil has been operating the B&B for four (4) years without complaint. Mr. Craig said he had proposed a few conditions which

were included in the resolution.

Denise A. Antil, 1619 Sunken Road, clarified that the property was being operated as an Air B&B. Ms. Antil said she has five (5) to six (6) guests and she added that she was the longest serving Air B&B in the ares.

Ryguy Mau Muhammed, 1112 Caroline Street, stated that he would like to see the Black Panther Breakfast go along with this B&B.

Vice-Mayor Withers moved approval of Resolution 16-92, granting a Special Use Permit to Denise A. Antil for a Bed and Breakfast Inn at 1619 Sunken Road and with the added condition of a three (3) year sunset clause; motion was seconded by Councilor Devine.

Councilor Devine said she knew people who had stayed at this Air B&B and had enjoyed their stay. She said this was the perfect location because it was within walking distance of downtown.

Councilor Frye suggested the City provide the Air B&B with proper advertisements for the City to share with the guests.

The motion passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

Resolution 16-93, Approved, Approving a Special Use Permit Amendment for the HealthSouth Rehabilitation Hospital of Fredericksburg (D16-__). no speakers. After staff presentation Councilor Devine moved approval of Resolution 16-93, approving a Special Use Permit Amendment for the HealthSouth Rehabilitation Hospital of Fredericksburg; motion was seconded by Councilor Ellis and passed by the following recorded votes. Ayes (7).

Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

Adjournment. There being no more speakers to come before the Council at this time. Mayor Greenlaw declared the hearing officially adjourned at 9:34 p.m.

_____

Mary Katherine Greenlaw, Mayor

_____

Tonya B. Lacey, Clerk of Council, CMC

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ITEM #9B

CITY OF FREDERICKSBURG, VIRGINIA
CITY COUNCIL

MINUTES

Council Chambers, 715 Princess Anne Street
Fredericksburg, Virginia 22401

HON. MARY KATHERINE GREENLAW, MAYOR
HON. WILLIAM C. WITHERS, JR., VICE -MAYOR, WARD TWO
HON. KERRY P. DEVINE, AT-LARGE
HON. MATTHEW J. KELLY, AT-LARGE
HON. BRADFORD C. ELLIS, WARD ONE
HON. DR. TIMOTHY P. DUFFY, WARD THREE
HON. CHARLIE L. FRYE, JR., WARD FOUR

October 25, 2016

The Council of the City of Fredericksburg, Virginia, held a regular session on Tuesday, October 25, 2016, beginning at 7:30 p.m. in the Council Chambers of City Hall.

City Council Present. Mayor Mary Katherine Greenlaw, Vice-Mayor William C. Withers, Jr. and Council members Kerry P. Devine, Dr. Timothy P. Duffy, Bradford C. Ellis, Charlie L. Frye, Jr. and Matthew J. Kelly.

Also Present. City Manager Timothy J. Baroody, Assistant City Manager Mark Whitley, City Attorney Kathleen Dooley, Community Planning and Building Development Director Charles Johnston, Zoning Administrator Michael Craig, Historic Resources Planner Kate Schwartz, Interim Economic Development Director Bill Freehling, Budget Manager Deidre Jett, Public Works Director Doug Fawcett and Clerk of Council Tonya B. Lacey.

Opening Prayer and Pledge of Allegiance. Council was led in prayer by Councilor Matthew J. Kelly followed by the Pledge of Allegiance led by Mayor Mary Katherine Greenlaw.

Officer Recognized. Mayor Greenlaw recognized the presence of Officer Stu Butterfield at this evening's meeting.

Wall of Honor Ceremony – Nancy Moore, Chair of Memorials Advisory Commission (D16-__). The Chair of the Memorials Advisory Commission Nancy Moore gave a brief overview of the wall of honor process and she called on each of the representatives of the nominees to give a brief description of the person's life and their many contributions to the Fredericksburg community and Vice-Chair Michael Spencer revealed the names on the wall and Ms. Moore presented each of the families with a certificate. The 2016 Wall of Honor honorees were Barbara Malone Crookshanks, Charles Spurgeon Rowe, Ralph H. Smith and Gladys Todd.

Columbia Gas Update – Robert Innes, Columbia Gas (D16-__). Mr. Innes updated that they were in week seven (7) of a ten (10) week project in the Hazel Hill neighborhood. As of this week they restored 5 buildings with the natural gas. They had installed sixteen (16) total service lines and half of the neighborhood had the main in place. They decided to extend the main just outside of Hazel Hill so they could have a two way feed in there for system integrity. He said they would continue to work with Hazel Hill management team, City Staff, and with the residence of Hazel Hill. He said the work should be complete mid-November.

Mr. Scott Kline of Hazel Hill thanked the City for all the support and he thanked Columbia Gas for keeping the work site neat and safe for the tenants.

Councilor Frye said this was a rocky road but he was pleased with the progress that had been made.

Welcoming of Este, Italy Sister City Representative Dr. Giuseppe Lava on behalf of Mayor Roberta Gallana – Kathryn Willis, President of the

Este Sister City Association said the organization had been in existence for 2 years and they had accomplished a great deal to advance the relationship between Este and the City. Ms. Willis said Neil Reed, a potter in the City, recently returned from a two week sponsored art exchange to represent Fredericksburg. The organization was currently working with LibertyTown to have a show to exhibit Mr. Reed's work. Ms. Willis introduced Dr. Giuseppe Lava the representative from Este who brought greetings from Mayor Roberta Gallana. Dr. Lava was here to work on a partnership between Mary Washington Hospital and the Regional Medical Center in Este in collaborative learning projects.

Dr. Lava said he was glad to be here and to share in friendship. He presented the Mayor with a clock for the City to represent prosperity and friendship.

Public Hearings Conducted (D16-__ thru D16-__). The regular session was recessed in order to conduct the scheduled public hearings and immediately reconvened upon their conclusion.

Citizen Comment. The following speaker participated in the citizen comment portion of this evening's meeting.

Eric Bonds (D16-__), 437 Hanson Avenue, Professor at the University of Mary Washington, stated that he asked his political sociology course to undertake a community involved project. One of the suggestions was to consider renaming the Jefferson Davis Highway, within the Fredericksburg limits. The project was to help students develop democracy skills, and encourage them to think about democracy in an active sense. The students did historical research about Jefferson Davis and the origin of the highway name, meet with Councilor Kelly and with other community members. Mr. Bonds added that

Jefferson Davis was not honored for his wisdom or his heroic acts as others might remember, but because he was a symbol of white supremacy. Mr. Bond said he would like to see the City make a decision as the City of Alexandria did by renaming the highway. He also suggested the City form a Taskforce to looking into the possibility of a name change. See D16-__ for more information.

William West, 1311 Princess Anne Street, noted that Jefferson Davis Highway was renamed by the state legislature and that is who would have to make the change. He also said that there were strict laws against nonprofit educational organizations participating in the political process which is what he thought was happening. Finally, he said the instructor referred to democracy in the Marxists tone. He said many had ancestors in the war. He requested the Council disregard the request

Drew Shannon, College Avenue, student of Mary Washington, spoke in support of renaming Jefferson Davis Highway. He said this was a name that misrepresents the values of the community. Mr. Shannon said by allowing Jefferson Davis' name on the Highway was an endorsement to his values. He said it was the City's duty to reflect our values and to remove his name from the highway.

John Johnson (D16-__), 6009 Fox Point Road, 22407, spoke in opposition of changing the name of Jefferson Davis Highway. He said erasing history is a crime against future generations. It diminishes their legacy. Mr. Johnson said history was a valuable resource and he noted that many visitors come to the area to absorb some fragment of whatever historical era they are interested in. See D16-__ for more information.

Chris Ezelle (D16-__), 1327 Dogleg Drive, Locust Grove, VA, warned the Council of the many direct and indirect cost for changing the name of a major highway.

He also added that someone must prepare a petition and circulate to every person/business located along that stretch of highway. Mr. Ezelle noted that in recent years the Council had been reluctant to approve "private-interest" requests for street renaming without a substantial rationale given the costs. See D16-__ for more information.

Roy Perry (D16-__), 1032 Conway Road, spoke in opposition of changing the name of Jefferson Davis Highway. Mr. Perry gave a brief history of Jefferson Davis and others who owned slaves. He stated that he did not understand the motive behind the class or instructor, but added if they were offended by Jefferson Davis they should be equally offended by the name Mary Washington by which the University bears her name. See D16-__ for more information.

Kyra Ketch (D16-__), College Avenue, a student at University of Mary Washington spoke in support of changing Jefferson Davis Highway name. She spoke of the history of Jefferson Davis and Ms. Ketch said this was an opportunity to brand the City as a more welcoming community. Ms. Ketch added that there are economic and social benefits of becoming more welcoming. The City has great historical significance, but Ms. Ketch said there was great disparity in whose history had been chosen to be memorialized. Ms. Ketch said Route One was an inappropriate place to remember Jefferson Davis. See D16-__ for more information.

Teresa Roane, Richmond, VA, a historian, spoke in opposition of changing the name of Jefferson Davis Highway. Ms. Roane gave a brief history of Jefferson Davis and she said history was complex and we are meant to study, it not eradicate it. She added that changing street signs and other aspects of history was the beginning of a slippery slope. See D16-__ for more information.

Jacqueline Ferris (D16-__), 1110 Braize Road, 22405, spoke in opposition of changing the name of Jefferson Davis Highway. She said the City was falling into the prey of slowly chipping into history with the removal of flags and anything southern. Ms. Ferris gave a brief summary on Jefferson Davis' history. She asked that the City not fall into another attack and abolishment of American History. See D16-__ for more information.

Jenna Bernstien, spoke in opposition of changing the name of Jefferson Davis Highway. She passionately spoke of her time on some of the battlefields where soldiers had lost their lives. She said there were other positive ways to help the community other than erasing the history.

Elizabeth Hiatt (D16-__), 1701 College Avenue, University of Mary Washington College student, spoke in support of changing the name of the Jefferson Davis Highway. Ms. Hiatt gave a brief history on how the street name became Jefferson Davis Highway. She said the City must confront the implications of celebrating symbols of racism, hatred and violence and confront the history behind commemorating these symbols. See D16-__ for more information.

Yanina Angelini, 1405 Princess Anne Street, spoke in support of changing the name of Jefferson Davis Highway. She said she was appalled by the revisionism. She said it was anti-American to have Jefferson Davis name on the highway.

Charles McKnight Anderson, 4202 Oak Hill Road, said the enthusiasm of the college students was to be admired but their intentions and their efforts were misguided. He said when we acknowledge figures from the past it was not an endorsement for all that they did throughout their life. Mr. Anderson said before citizens are forced to bear the

cost of renaming the highway they should have an opportunity to have their voices heard by referendum or taskforce.

Neil Russell, Del Plains, VA, spoke on the history of the war in Virginia. Mr. Russell said people needed to be remembered for what they did. He said the south has done so much for the country. Mr. Russell said he was proud to be a Virginian and people not from Virginia want to come here and change things.

Motion to Suspend the Rules. – Councilor Kelly made a motion to spend the rule to allow the Council to meet past the 11:00 hour; motion was seconded by Councilor Devine and passed by the following recorded votes. Ayes (5). Councilors Greenlaw, Devine, Duffy, Ellis, and Kelly. Nays (2). Councilors Withers and Frye.

Council Agenda Presented. There were no items presented to Council for discussion.

7A. Jefferson Davis Highway Renaming – Councilor Kelly

7B. High Speed Rail – Councilor Kelly

Jefferson Davis Highway Renaming – Councilor Kelly gave context to the discussion. He said many lost their lives within a few miles of the City, more than any other place in the world fighting a war that defined this nation. Councilor Kelly had a few concerns after listening to the discussions. He said the history was filled with both good and bad and it is what defines us not a street name. He also said people define the City and he said this City was very diverse.

Councilor Kelly said the students needed to learn that the country was in a bad state because many will not discuss issues with each other and respect other's opinions. He noted that the United Daughters of the Confederacy and the Sons of the Confederate

Veterans no longer advocate slavery and to imply that the stigma remains was unfair. Councilor Kelly added that history was very important and learning from it was extremely important. The Civil War was important to the City's history and the economics of it.

Councilor Kelly said he had great faith in the City and there were many smart thinking people who have brought the City through this history and he would like everyone to talk about this. The students have the right to their opinions but some of the comments made should not have been made. Councilor Kelly said the National Park Service had offered to have the discussion but everyone must be able to work together.

Councilor Kelly made a motion to allow the National Park Service to take up the conversation to include the students; and to set up a working group with the National Park Service; motion died for lack of a second.

Mayor Greenlaw was not opposed to having dialog or a working group. She said this was a community decision and the community was capable of making the decision.

Councilor Devine added that the discussion was about a lot of things and one was the democratic process and democracy involved freedom of speech. She said she was glad to hear from so many. Councilor Devine said any action from the Council at this point would be premature because it seemed as if the issue was being handed off to the Council without all the research being done. Changing a highway name is larger than simply changing a name. It would involve a lot because it would involve many businesses and homes and much more. Councilor Devine said she would like to have this discussion after the students completed the assignment and do some of the research to see what it would take to engage some local interest, what the costs of signage would be, what the cost to businesses would be for changing all of their marketing and advertising materials and GPS

systems. She added that at this point she had no idea what it would take to change the name. She reminded everyone that the Council recently decided against changing the name of Fall Hill Avenue when it was proposed because of the impacts on the residence and businesses on Fall Hill and instead named the new bridge in honor of someone instead. Councilor Devine said there were immense costs and pieces to the project and it was premature to set up a committee. She said the City was much more than the name on a street.

Councilor Ellis said there was lots of passion and he appreciated everyone's viewpoints. He said this was a phenomenal opportunity they had to speak to this issue. He applauded the zeal and willingness but he said the students seemed to lack some understanding of history and he said they needed to take time to understand the opposition of the proposal. Councilor Ellis said this was our history and it could not be ignored or eradicated and he encouraged the students to make their own history and have something named after them.

Councilor Duffy thanked Councilor Kelly for his comments. As a history major he found it intriguing to hear the comments. He said it was an honor to be a part of the process and he appreciated everyone who came out.

Vice-Mayor Withers said even though the Council did not sanction the committee Councilor Kelly could talk to this topic on his own. He said they did not change the Fall Hill Avenue name because of the historic significance of its name, as well as the affects it would have on the businesses and residents.

Councilor Frye thanked the students and everyone else for coming out to give their opinions. He said everyone's opinion was valuable. He thanked Mr. Bonds for working

with his students. Councilor Frye also suggested Mr. Kelly that if he moved forward with any committees that he made it open to the public. He wanted to make sure the public was informed. Councilor Frye suggested if there was a committee formed that the people were not handpicked.

Mayor Greenlaw thanked everyone and she hoped everyone learned something from this process.

High Speed Rail - Councilor Kelly announced that Hap Connors with the Commonwealth Transportation Board would be hosting a High Speed Rail and Public Transportation presentation at 7:00 p.m. on Thursday, October 27 in the Council Chambers. He said the City Council would have to start meeting on this topic.

City Manager's Consent Agenda Accepted for Transmittal as Recommended (D16-__ thru D16-__). Following review and as recommended Councilor Kelly moved approval of the City Manager's consent agenda items; motion was seconded by Vice-Mayor Withers and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

- Transmitting the MCI License Agreement (D16-__).
- Transmitting the 4-Hour Holiday Parking (D16-__).
- Resolution 16-94, First Read, Amending the Fiscal Year 2017 Budget to Recognize Debt Service Payments Received from the Rappahannock Regional Solid Waste Management Board for the Solid Waste Revenue Bonds, Series 2015D (D16-__).

- Resolution 16-95, Amending the Fiscal Year 2017 Budget to Recognize Special Welfare Fund Activity
- Resolution 16-96, Amending the Fiscal Year 2017 Budget by Appropriating $12,640 in the City Grants Fund for a Library of Virginia Records Preservation Grant
- Resolution 16-97, Authorizing the Mayor to Approve the Assignment of the Mary Washington Lodge License
- Transmittal of Boards and Commission Minutes (D16-__).
    - Architectural Review Board - June 13, 2016 (D16-__).
    - Architectural Review Board - June 27, 2016 (D16-__).
    - Architectural Review Board - July 11, 2016 (D16-__).
    - Architectural Review Board - July 25, 2016 (D16-__).
    - Architectural Review Board - August 8, 2016 (D16-__).
    - Board of Social Services - August 11, 2016 (D16-__).
    - Clean and Green Commission - August 8, 2016 (D16-__).
    - Clean and Green Commission - September 12, 2016 (D16-__).
    - Planning Commission - August 31, 2016 (D16-__).
    - Planning Commission - September 14, 2016 (D16-__).
    - Public Transit Advisory Board - June 1, 2016 (D16-__).
    - Public Transit Advisory Board - July 13, 2016 (D16-__).
    - Recreation Commission – July 21, 2016 (D16-__).

Adoption of Minutes (D16-__). Councilor Devine moved approval of the September 27, 2016 Public Hearing and Regular Session minutes; motion was seconded

by Councilor Kelly and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

Reappointments to the Memorials Advisory Commission – Jervis Hairston and Paula Raudenbush (D16-__). Councilor Devine made a motion to reappoint Jervis Hairston and Paula Raudenbush to the Memorials Advisory Commission; motion was seconded by Councilor Ellis and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

Reappointment to the Board of Zoning Appeals – James Jarrell (D16-__). Councilor Kelly made a motion to reappoint James Jarrell to the Board of Zoning Appeals; motion was seconded by Councilor Devine and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

Appointment to the Cable Commission – Andrew Wolfenbarger (D16-__). Councilor Devine made a motion to appoint Andrew Wolfenbarger to the Cable Commission; motion was seconded by Councilor Kelly and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

Appointment to the Fredericksburg Clean and Green Commission – Kyle Snyder and Janice Olsen (D16-__). After the recorded votes taken, Kyle Snyder was reappointed to the Clean and Green Commission with a vote resulting between applicants Kyle Snyder and Janice Olsen. Snyder (6) Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye. Olsen (1) Councilor Kelly.

Appointments to the Planning Commission – Christopher Hornung and Steven Slominski (D16-__). After the recorded votes taken, Christopher Hornung and Steven Slominski were appointed to the Planning Commission with a vote resulting between applicants Christopher Hornung, Steven Slominski and Rene Rodriguez. Hornung (6) Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye. Slominski (7) Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye, Kelly. Rodriguez (1) Councilor Kelly.

Resolution 16-98, Approved, Approving Economic Incentives for the NBB, LLC Mixed Use Project (D16-__). – After staff presentation Councilor Kelly made a motion to approve Resolution 16-98, approving economic incentives for the NBB, LLC mixed use project; motion was seconded by Vice-Mayor Withers and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

Ordinance 16-24, First Read Approved, Revising the Purposes and Duties of the Recreation Commission (D16-__). – Councilor Duffy made a motion to approve Ordinance 16-24, on first read, revising the purposes and duties of the Recreation Commission; motion was seconded by Councilor Devine and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

Approving the Holiday Schedule (D16-__). – After staff presentation Councilor Kelly made a motion to approve the holiday schedule as presented; motion was

seconded by Vice-Mayor Withers and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

Resolution 16-99, Amending the Fiscal Year 2017 Budget by Using $25,000 of General Fund Contingency for the Wheeled Refuse Cart Program (D16-__). – After staff presentation Vice-Mayor Withers made a motion to approve Resolution 16-99, amending the Fiscal Year 2017 budget by using $25,000 of General Fund Contingency for the Wheeled Refuse Cart Program; motion was seconded by Councilor Kelly and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

Resolution 16-100, Authorizing the City Manager to Apply for $150,000 in Fiscal Year 2018 Virginia Department of Transportation Revenue Sharing Funds and $450,000 in Highway Safety Improvement Funds (D16-__). – After staff presentation Councilor Kelly made a motion to approve Resolution 16-100, authorizing the City Manager to apply for $150,000 in Fiscal Year 2018 Virginia Department of Transportation Revenue Sharing Funds and $450,000 in Highway Safety Improvement Fund; motion was seconded by Councilor Duffy and passed by the following recorded votes. Ayes (7). Councilors Greenlaw, Withers, Devine, Duffy, Ellis, Frye and Kelly. Nays (0).

City Manager's Report and Council Calendar (D16-__ thru D16-__). City Manager Baroody reviewed the Manager's report and Council Calendar. Activities highlighted on the report were as follows: High Speed Rail Study Public Meeting' 2016 Holiday Ornament Available Soon, Window Wonderland Back for Sixth

Year, Police Department Employees Participate in National Coffee with a Cop Day; the Police Department Partners with Sugar Shack Donuts for a Special Olympic Fundraiser, Annual Fire Department Open House Draws a Large Crowd, Train Station Power Washed and Motts Reservoir Extends Fall Hours.

Adjournment. There being no further business to come before the Council at this time, Mayor Greenlaw Declared the meeting officially adjourned at 11:35 p.m.

_____
Mary Katherine Greenlaw, Mayor

_____
Tonya B. Lacey, Clerk of Council, CMC

ITEM #10A

MEMORANDUM

TO: Mayor Greenlaw and City Council
FROM: Tonya B. Lacey, Clerk of Council
DATE: November 3, 2016
SUBJECT: Board of Social Services

BACKGROUND

The appointment of Zachery Hatcher expired on June 30, 2016 and he did not reapply to serve on the Board. I have received two applications from Monica Early and Brian Vaughan. Both applicants are eligible to serve.

RECOMMENDATION

At the November 8, regular session, Council is requested to make an appointment to the Board of Social Services. The appointment applications are attached for your review and consideration.

Tonya B. Lacey
Tonya B. Lacey
Clerk of Council

Attachments: Application

ITEM #10B

MEMORANDUM

TO: Mayor Greenlaw and City Council
FROM: Tonya B. Lacey, Clerk of Council
DATE: November 3, 2016
SUBJECT: Board of Building Code Appeals Reappointment

BACKGROUND

The appointment of William Thomton is up for renewal and Mr. Thornton is eligible and seeking reappointment to the Board. As of December 31 there will be two vacancies but there are no other applications on file.

RECOMMENDATION

At the November 8, regular session, Council is requested to make the reappointment of Mr. Thornton to the Board of Zoning Appeals. The reappointment application is attached for your review and consideration.

Tonya B. Lacey
Tonya B. Lacey
Clerk of Council

Attachments: Application

ITEM#11A

MEMORANDUM

TO: Tim Baroody, City Manager
FROM: Mike Craig, Zoning Administrator
DATE: November 2, 2016 for the November 8 meeting
SUBJECT: RZ2016-03 – Hamptons at Family, L.P. (Contract Purchaser) requests a rezoning of GPIN 7769-77-8378 and a portion of GPIN 7769-87-3295 (the "Property" totaling 20.840 acres) from R2, Residential to Commercial Highway (CH) and R12, Residential (R12).

ISSUE

Should the City Council rezone 20.84 acres from R2 to CH and R12 to enable the development of an automotive sales establishment, 78 townhomes, and 120 multi-family dwellings?

RECOMMENDATION

Approve the rezoning in accordance with the proffer statement and general development plan.

CITY COUNCIL PUBLIC HEARING AND DISCUSSION

The City Council held a public hearing on this item on October 25 at which one person spoke against this application. The speaker cited impacts on the schools. After discussion, the City Council tabled the item until the November 8 meeting.

Discussion of this item focused on five topics – commercial and residential phasing, school capacity, density, housing affordability and sustainability:

1. ***Commercial and Residential Phasing –***

Council members asked if any phasing of the development was to be proffered. The concern was whether or not the commercial development was speculative at this time. The applicant stated that no phasing was proffered; that the construction of the multi-family housing would begin in about two years, and that the construction of the single family attached would commence at about the same time. The applicant stated that there was a strong market for the automobile sales commercial use. The City has received a letter of support for this application from Clay Huber, President of Huber Motor Cars, expressing his interest in building a third dealership on the Hamptons at Coleman site. The letter is attached to this memo.

No previous rezoning in the City has included a proffer that commercial land use be constructed prior to residential land uses. Commercial and residential phasing was discussed with the 2015 Mill District rezoning but, due to ownership issues and the specific use mix of the proposed Germania Mills building, was not included in the final approval.

The City has approved commercial land uses that revert to residential use. In the Idlewild (2003) rezoning to Planned Development – Residential (PDR), the applicant proffered that they would build Live Work Units (mixed use townhomes) around a central plaza in the project. The Applicant included a proffer that the Live Work Units were required to be marketed and sold as commercial for five years after which they could be converted to townhomes. The Live Work Units were built and still function as such.

Two previous rezonings included residential phasing:

a) In the Riverwalk (1991) rezoning to R-4, the applicant proffered an initial 31 unit phase followed by a second 39 unit phase occurring three years after rezoning.
b) In the Idlewild (2003) rezoning to PDR, the applicant proffered a phasing plan limiting residential construction to 200 units per year for 4 years.

The most common use of phasing in previously approved rezonings within the City has been to address the implementation of infrastructure improvements and payment of cash proffers to different phases of the proposed development. The Hamptons at Coleman project includes the proffered phasing of infrastructure improvements and cash proffers:

a) Prior to Occupancy of first multifamily building the Applicant shall:
    i. Construct the Briscoe Lane Improvements;
    ii. Construct and dedicate the Shadmoor Drive Improvements;
    iii. Construct (or pay the City for) the extension of sidewalk to Central Park;
    iv. FRED Stop (including bench and shelter);
    v. Construct (or pay the City for) the crosswalk across Fall Hill Avenue at Gordon W. Shelton Boulevard;
    vi. Construct the Noyack Lane turn lane;
    vii. Construct the on-site club house and pool;
    viii. Pay the City the cash for wayside panels;
b) Prior to Occupancy of each residential unit:
    i. Pay the City $5,050 per unit for schools and fire and rescue (total $1,000,000).
c) Prior to Occupancy of the automotive sales use:
    i. Build the enhanced landscaping berm along Fall Hill Avenue.
d) Upon City request:
    i. Provide legal public access across Noyack Lane and Islip Lane.

2. School Capacity –

Another Council inquiry addressed the new students to be generated by the residential development, and the capacity of the schools to absorb these new students. The following chart was taken from a Facilities Assessment Update completed by Mosley Architects in January of 2015. The Assessment included projected school occupancy based on the existing land use entitlement through 2024 in the City of Fredericksburg:

ENROLLMENT	Base Year 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Elem (PK-5)	1,821	1,891	1,954	1,962	1,985	2,038	2,087	2,125	2,161	2,222
Middle (6-8)	677	705	752	822	854	875	859	869	912	937
High (9-12)	1,038	1,066	1,101	1,101	1,130	1,116	1,212	1,276	1,287	1,319
	3,536	3,662	3,807	3,885	3,969	4,029	4,158	4,270	4,360	4,478

CAPACITY	Base Year 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Elem (PK-5)	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118
Middle (6-8)	880	880	880	880	880	880	880	880	880	880
High (9-12)	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164
	4,162	4,162	4,162	4,162	4,162	4,162	4,162	4,162	4,162	4,162

UTILIZATION										
Elem (PK-5)	86%	89%	92%	93%	94%	96%	99%	100%	102%	105%
Middle (6-8)	77%	80%	85%	93%	97%	99%	98%	99%	104%	106%
High (9-12)	89%	92%	95%	95%	97%	96%	104%	110%	111%	113%
	85%	88%	91%	93%	95%	97%	100%	103%	105%	108%

** Source: Facility Assessment Update (Moseley Architects; K&C Associates), Jan. 2015*

The 20.84 acre property is currently zoned R-2. By-right this property could be developed as 42 single family homes. According to data from the Fredericksburg Public Schools, single family homes generate 0.32 students per unit meaning that by-right this property would expect to generate 14 school age children.

The 20.84 acre property is proposed to permit 78 townhomes and 120 multi-family residential units. According to data from the Fredericksburg Public Schools, townhomes generate 0.458 students per unit and multi-family units generate 0.217 students per unit. Based on these rates, the proposed townhome units would generate 36 students. The proposed multi-family units would generate 26 students. Thus, the proposed zoning would generate 62 total students or 48 students more than would be generated with the by-right development of the property. According to data from the Fredericksburg Public Schools, of the 48 students above by-right, 15 would attend lower elementary, 12 would attend upper elementary, 8 would attend middle school, and 13 would attend high school.

The City Council has approved three rezonings and a special use permit since 2014 that have increased the by-right number of dwelling units permitted in the City. See the discussion of public facilities in the Comprehensive Plan Compliance section on page 13 of this report for more details. The increase in entitlement would add 38 total students to the school system. Based on data from the Fredericksburg Public Schools, of the 38 additional students, 11 would attend lower elementary school, 9 would attend upper elementary school, 7 would attend middle school, and 11 would attend high school.

If the Hamptons at Coleman project was approved, the total number of students by school above the assumed projection in the 2015 Moseley study (conservatively including the 2014 Governors Row rezoning) would be 26 lower elementary students, 21 upper elementary students, 15, middle school students, and 24 high school students. As shown in the chart above, there is now capacity for these students in the school system and will be through 2020.

The City anticipates the expansion of capacity in several of the public schools as well as the construction of a new school on the Idlewild School site. The students that come out of the project would be part of the City's projected growth that will require additional capital investment in

expanding the City school system. The Hamptons at Coleman project includes a $900,010 cash proffer to offset the capital impacts of the project on the schools. The school proffer breaks down as:

a) $ 4,545.50 per unit.
b) $14,516.29 per child.
c) $18,750.21 per child above what is permitted by-right.

The three other rezonings approved since 2014 included $90,000 in cash proffers to the Community Foundation of the Rappahannock River Region for the benefit of City public schools and $170,000 in cash proffers to the City for capital impacts on the public school system. The Hamptons at Coleman project also includes $99,990 in cash to offset impacts on public safety.

3. Density –

Council members expressed concerns about the residential density of the proposal. The proposed zoning contains 198 units on 16.53 acres for a density of 11.96 units per acre. The Comprehensive Plan's land use categories defines Medium-Density Residential as 8 units an acre or more. High-Density Residential is defined as 12 units an acre or more. By definition the proposed use would be considered under the Comprehensive Plan as Medium-Density Residential. The Planned Development – Commercial District permits up to 24 units per acre..

Here are some comparable residential densities (with their zoning in parenthesis):

a) Hamptons at Noble (CH) – 128 MF Units on 10.97 acres @ 11.67 units per acre;
b) The Havens (PD-C) – 232 MF Units on 16.84 acres @ 13.78 units per acre;
c) Heritage Park (R-16) – 202 Units on 12.33 acres @ 16.38 units per acre;
d) The Seasons (PD-C) – 250 MF Units on 13.48 acres @ 18.55 units per acre;
e) Riverview (R-30) – 96 MF Units on 4.80 acres @ 20.00 units per acre;
f) Cobblestone (CD)– 398 MF Units on 19.48 acres @ 20.43 units per acre;

4. Affordability –

Affordability is addressed in Comprehensive Plan Chapter 7: Residential Neighborhoods and Housing. Goal 7 of that chapter is Affordable Housing, which states that "all persons who live and work in Fredericksburg should have the opportunity to rent or purchase safe, decent, and accessible housing within their means" (pg 95). Affordable housing is specifically discussed on page 94 of the plan, which states, "the City has consistently allowed a wide range of housing types to be develop" including, specifically, apartment complexes. This project contains two types of housing, townhomes and apartments.

The City uses Community Development Block Grant funds (CDBG) to address housing affordability. The City provides Downpayment and Closing Cost assistance and Emergency Home Repair through the City's Community Development Block Grant (CDBG) program to create and maintain affordable housing units. The City provides funding to four non-profit organizations to indirectly address housing affordability and reduce cases of homelessness. These agencies provide emergency housing grants (two agencies), legal aid, and food assistance through its CDBG program. The City provides staffing for the Continuum of Care run through the George Washington Regional Commission. Money for this staff person also comes from the City's General Fund. One option for addressing housing affordability in the City would be to allocate more local funds to address this issue.

Other municipalities mandate that a percentage of units in a project be offered at a rate that would be affordable to households making less than the 80% of the median income of the municipality (usually with density exemptions or bonuses) or participate in other programs that directly subsidize affordable housing. U.S. Census Data states that in 2014 Fredericksburg's median household income was $49,454.

Council members questioned whether monthly rents beginning at $1100 were truly "affordable" in the Fredericksburg market. Housing affordability is often described based on Census Bureau Washington Metro Area Median Income (AMI) calculations. About 20 localities are included in the U.S. Census Bureau definition of the Washington metro region, including the District of Columbia, Prince George's County (Maryland), Alexandria, Arlington, and Fairfax County.

	AMI for a family of 4	**AMI for a family of 3**	**AMI for a family of 2**	**AMI for a family of 1**
Washington Region	$108,600	$97,740	$86,880	$76,020
City of Fredericksburg	$70,150	$63,150	$56,150	$49,150

The Applicant has now included two proffers aimed at addressing housing affordability in the City. Proffer 8.A states that the Applicant agrees to reduce the residential rents on 12 of the units in the Apartment project by $200 a month for five years. Proffer 8.B states that the Applicant agrees to pay $100,000 to the City for low income housing initiatives within 180 days of the rezoning approval.

5. Conclusion and sustainability –

One question posed by Council members was whether the proposed land uses are sustainable. The proposal is for medium density residential land use and an expansion of an existing vehicular sales node along Fall Hill Avenue. The residential portion of the project contains two housing types, two ownership opportunities, and is less dense than four out of the five closest apartment complexes to the site as well as Cobblestone. Wegmans has sent a letter of support for the project stating that the rooftops near there site are good for their business. The letter is attached to this report.

The proposal includes the continued private development of a publically accessible multi-modal transportation network between Fall Hill Avenue, Interstate 95, and Central Park. The proposal is phased so that this infrastructure network (including off-site roads, off-site pedestrian links, and an on-site bus stop) is completed prior to the occupancy of the first multi-family building.

The proposal will produce 48 students more than the on-site development currently permitted by-right. According to data from the Fredericksburg Public Schools, the additional students will not drastically accelerate the need for the City to make capital expenditures to expand school capacity. Before any students come out of the multi-family units, the developer will pay a cash proffer to offset a proportional share of the cost of expanding the City's school system.

Generally, the City has advanced affordability by approving a variety of housing and through the implementation of a CDBG program. This proposal provides a variety of housing types and ownership opportunities and now includes two elements aimed at affordability.

The Hamptons at Coleman proposal includes the development of publically accessible infrastructure and investment in public service capacity. The development of infrastructure and investment are phased to be completed prior to people moving into the apartments. The Hamptons

at Coleman project could be a sustainable piece of an evolving future core in Planning Area 1 of the City of Fredericksburg.

With the exception of the additional background information included on page 13 and 14, the remainder of this report is unchanged.

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a public hearing on this item on August 31, 2016 at which two members of the public spoke. One speaker was concerned about the effect of the development on the rural character of a rental home he owned off Briscoe Lane. The second speaker stated that he had served on a committee several years ago to keep this area of the City green and have less intensive uses. After discussion, the Planning Commission voted to recommend approval of the project 4-3.

EXISTING USE AND CHARACTER OF THE PROPERTY

The Property is a 20.84 acre parcel located between the Volvo and Mercedes automotive sales establishments and the 128 unit Hamptons at Noble apartment project under construction to the north (zoned Commercial Highway/Conditional); Interstate 95 to the east; Briscoe Lane, farmed fields, and five single family homes and a 34 acre farm to the south west (zoned R2); and Fall Hill Avenue and Wegmans grocery store to the north west (zoned PD-C). The Property was annexed into the City in 1984.

Topographically, the Property is generally flat with very few trees and is currently a corn field. The Property has a high point in the middle which splits site drainage. In the south east corner of the site is a 0.11 acre farm pond. South of the pond is a roughly 175 linear foot stream that drains to the south and ends at Interstate 95 where it enters a culvert and flows under the roadway.

On the other side of the highpoint are 0.52 acres of non-tidal wetlands in the middle of the property as shown on the attached wetland delineation map. The wetlands are currently in the middle of the cornfield and drain to the north.

Fall Hill Avenue is the primary public road serving the project. The City is currently widening Fall Hill Avenue in the vicinity of the project from two to four lanes with a curb median. Access to the project from Fall Hill Avenue will be provided from:

- Noble Way – an existing four lane local street that will have a full movement intersection with Fall Hill Avenue once the Fall Hill Avenue project has been concluded. Public access across the Hamptons at Noble project via a private roadway aligning with and connecting to the proposed Islip Lane is being developed as part of the apartment complex currently under construction.
    - The City anticipates installing a signal at the intersection of Noble Way and Fall Hill Avenue at a future date to be determined after the completion of the VDOT Fall Hill Avenue project. The 2015 Hamptons at Noble rezoning proffered $91,000 towards the signalization and Celebrate Virginia South committed to paying half the cost of a signal at the intersection in a side agreement.
    - Public access across the portion of Noble Way on the Volvo and Mercedes car dealerships (currently a private road) was proffered along with the original car dealership rezoning. An order to comply with the proffer and to permit public access across the portion of Noble Way (either by easement or through dedication of right-of-way) was sent to the owners of the property in 2015. The owners are working on documents to convey public access across the property to the City but have not completed the process yet. The owners are legally obligated to do so.
- Briscoe Lane – a two lane local street under a right-of-way easement, shoulder and ditch sections and no pavement markings.
- Noyack Lane – a proposed two lane private street with public access to be built, along with

a right turn lane and taper, by the Applicant.

As part of the Fall Hill Avenue widening project, the City is building a trail on the north side of Fall Hill Avenue and a sidewalk along the south side.

Public water and sewer are available on the site.

PROPOSED ZONING MAP AMENDMENT

1. *Code of Virginia:*

Virginia Code § 15.2-2284 provides the criteria to consider when evaluating a zoning map amendment:

a) "Zoning ordinances and districts shall be drawn and applied with reasonable consideration for
b) the existing use and character of property,
c) the comprehensive plan,
d) the suitability of property for various uses,
e) the trends of growth or change,
f) the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies,
g) the transportation requirements of the community,
h) the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services,
i) the conservation of natural resources, the preservation of flood plains, the protection of life and property from impounding structure failures,
j) the preservation of agricultural and forestal land,
k) the conservation of properties and their values, and
l) the encouragement of the most appropriate use of land throughout the locality."

2. *Proposed use:*

The 20.84 acre Property is proposed to be rezoned to two different zoning districts.

A 4.31 acre portion of the Property adjacent to Fall Hill Avenue is proposed as a commercial automotive sales establishment zoned Commercial Highway (CH), separated from Fall Hill Avenue and the vehicle sales establishment by a proposed extension of the enhanced landscaping and berm proffered and constructed with the Mercedes and Volvo establishments.

Within the 4.31 acre commercial area, the GDP currently shows a 20,300 square foot vehicle sales building, vehicle display area, and parking lot. While the GDP estimates a 0.11 Floor Area Ratio, the GDP notes that the square footage and display area proposed may vary at the time of site plan approval up to the maximum allowable Floor Area Ratio of 0.70.

A proposed public street, Shadmoor Drive, separates the project's residential and commercial sites. A 25 foot wide Type "D" Buffer (an opaque buffer with 10 average caliper inches [ACI] of canopy trees, 13.5 ACI of understory trees, and 23 shrubs per 100 linear feet) will be located on the residential side of Shadmoor Drive between the automotive sales establishment and a proposed 16.53 acre mixed residential site proposed to be zoned R12. The R12 area consists of 198 total residential units designed around an integrated network of streets and sidewalks and integrated open space and recreational areas. The 198 units would be built at 11.96 units per acre, which is close to the maximum of 12 units per acre.

78 of the units are townhomes. The townhomes front on either public or private streets and have rear alley access for garages. A 0.36 acre open space is proposed between townhomes 13-22 and the vehicle sales use and a 0.37 acre "mews /open space" is proposed between townhomes 23-34 and Sag Harbor Lane. The townhome block between Briscoe Lane, Shadmoor Drive, and Islip Lane (consisting of townhomes 35 – 78) is proposed between existing single family homes.

A 0.53 acre central open square is proposed in the middle of the residential portion of the site between the townhomes and apartments. The green contains open space, a +/- 3,575 square foot clubhouse complex, and a pool.

The remaining 120 of the units are multi-family. These units are proposed in five three-story buildings that contain 24 units apiece. Parking for the units is either perpendicular or parallel and is adjacent to each building. A 25 foot wide Type "D" Buffer is proposed between the apartment units and the existing single family homes to the west creating a buffer where none is required by the ordinance. Access to the multi-family portion of the project is from Noyack Lane, Sag Harbor Lane, and Islip Lane.

As proposed, both the commercial and residential uses conform to the standards in Article 3 (generally, bulk regulations, setbacks, open space, and other dimensional standards), Article 4 (the use table and the use standards, specifically those found in § 72-41.2.E regarding Multi-Family Dwellings or § 72-41.2.F regarding Townhomes), and Article 5 (generally, access, parking, utilities, landscaping, etc.).

3. *Transportation:*

The development provides an integrated network of complete streets in accordance with the vision and policy established in the Comprehensive Plan and Unified Development Ordinance. The development will produce a combined 2,023 vehicles per day including 144 vehicles during the a.m. peak and 196 vehicles during the p.m. peak hour. The Applicant produced a traffic analysis which showed that the new Fall Hill Avenue construction, the proposed signalization of the Noble Way and Fall Hill Avenue intersection, and the improvements proposed with this application are sufficient to handle the increase in traffic.

In regards to transportation, the proffers include:

- The upgrading of the north side of Briscoe Lane to include curbs, on-street parking, and sidewalk where adjacent to the project.
- The building and dedication of Shadmoor Drive, which is a new public road parallel to Fall Hill Avenue and will be built by the applicant through the site, as well as across right-of-way dedicated to the City in conjunction with the Hamptons at Noble project.
- The VDOT Fall Hill Avenue widening project will extend the public sidewalk to end 70 feet short of the existing sidewalk adjacent to Central Park. The Applicant either will construct the additional 70 feet or pay the City a cash proffer to build a connection in the public right-of-way.
- The construction of a FRED stop, including applicable signage and shelter, within the property.
- The construction of a crosswalk across Fall Hill Avenue at its intersection with Gordon Shelton Boulevard (essentially a connection to Wegmans).
- The construction of turn lane and taper improvements in the public right of way along Fall Hill Avenue at Noyack Lane.

- The continued development of Islip Lane. The proffer is to complete the on-site extension of a private street with public access that connects Noble Way to Briscoe Lane. The first leg of the connection is under construction with the Hamptons at Noble site.
- The development of Noyack Lane, which is a new proposed two lane private street with public access serving the project.

As proposed, the site layout also provides for future connections that can be made to the southwest onto the adjacent Graves site to help further the City's goal of creating an integrated grid network between Fall Hill Avenue, Gordon Shelton Boulevard, Cowan Boulevard, and Carl D. Silver Parkway.

The road type labeling on the GDP needs to be revised to match the proffer statement. According to the proffer statement, Noyack and Islip Lanes are proposed to be private streets with public access which is the City's preference. Also, the parking lot lanes within the apartment complex do not meet street standards and should not be labeled as streets.

4. *Public Facilities:*

Fredericksburg City Schools Operation staff estimates that apartments will generate approximately 0.217 school age children per multi-family unit and 0.458 school age children per townhome unit. Based on this ratio, this project will generate approximately 62 school age children. By right, the 20.84 acres of R2 zoned property could produce 14 school age children (42 single family homes at 0.32 students per unit). The Applicant has proffered $900,010 ($4,545.50 per unit) to offset the capital impacts of these additional students on the school system.

The proposed project is in the service boundary for proposed Fire Station #3. Fire Station #3 is projected to cost $7 million and is in the five-year Capital Improvement Program, but was not included in the Fiscal Year 2016 or 2017 Capital Budget. The Applicant has proffered $99,990 ($505 per unit) to offset their impacts on fire and rescue services.

The Applicant has proffered $4,000 to the City for two wayside panels for purposes of identifying a historic civil war battlefield to be located within the Fall Hill Avenue right of way to be maintained by the City.

5. *Proposed Environmental Changes:*

The site is within the Chesapeake Bay Preservation Area. The Applicant has undertaken a perennial streams analysis and determined that the on-site streams are intermittent. As such, the streams are not protected features under the Chesapeake Bay Preservation Act.

The 0.11 acre farm pond is proposed to be moved into a larger proposed storm water facility between the proposed multi-family buildings and Interstate 95 that will treat the stormwater from the development. The pond is conceptually shown over a portion of the intermittent stream.

The Applicant proposes to develop non-tidal wetlands in the middle of the site, which will require coordination with the U.S. Army Corps of Engineers during the land disturbance portion of this proposed project. During that process the Corps of Engineers will determine what if any mitigation is required to offset the impact of developing those wetlands. This may be done through the purchase of off-site offsets. From a local compliance standpoint, the wetlands are not contiguous

and connected to a resource (like a perennial stream or the River) and are not a protected feature under the Chesapeake Bay Preservation Ordinance.

6. *Architectural Proffers:*

The Applicant proposes architectural proffers for the project's buildings. The proffers reference architectural elevations depicting the general character and materials to be used on the residential buildings. The materials include asphalt shingles, PVC trim, vinyl shake siding, vinyl lap siding, and brick. The townhomes will be no less than 18 feet in width. The proffer statement states that, "the general architectural features and materials for the Commercial Project shall be generally similar to the adjoining Mercedes and Volvo commercial car dealerships."

COMPLIANCE WITH THE COMPREHENSIVE PLAN

1. *Land Use:*

The Future Land Use Map (FLUM) in the 2015 Comprehensive Plan shows the Property as Planned Development - Commercial (PD-C). The PD-C land use "category is reserved for large scale development near major transportation routes," "encourages a wide range of commercial retail and service uses oriented to serve a regional market," and "encourages employment centers that combine office and professional business development within a landscaped, high quality setting" (pg. 116). The project is within Sub Planning Area 1E, which in addition to the designated land use states that, "planned traffic signals on Fall Hill Avenue fall outside this property's frontage so access is limited to right-in, right-out. Cross connections across the adjoining property should be considered to gain access to a signalized intersection" (pg. 122).

The "opportunities" listed under Land Use Planning Area 1 (pg. 118) include:

- The redevelopment of Central Park as a regional commercial activity center, through higher levels of mixed use development, and an improved roadway network and bicycle / pedestrian access.
- Construct Fire Station #3 in Celebrate Virginia.
- Protect residential neighborhoods from existing and proposed commercial development through transitional uses and design standards that minimize adverse impacts.
- Enhance this gateway to the City, which is highly visible to travelers in the Interstate-95 corridor, to provide a distinctive and appealing sense of arrival.

The "roads" section of Land Use Planning Area 1 states that "if redevelopment at higher densities is to be feasible, this internal network will need to be reconfigured for greater efficiency. As an example, a cross connection from Carl D. Silver Boulevard to Sub Planning Areas 1D and 1E would provide a transportation link consistent with good urban design" (pg. 123). The "land use potential" discussion relates the Fall Hill Avenue widening project to "intense commercial development" (pg. 121).

Both the Mercedes and Volvo dealerships and Celebrate Virginia have berms and landscaping buffering the development from Fall Hill Avenue. This proposal includes a continuation of the berm and landscaping in front of the Noble car dealerships along the proposed car dealership adjacent to Fall Hill Avenue.

Currently, the Plan envisions an expansion of Central Park and Celebrate Virginia onto the 20 acres proposed here to be rezoned. Is it acceptable for the City to change the Comprehensive Plan vision for these properties?

A total of 884.15 acres of land are designated for current or future PD-C development, in the Future Land Use Map. Currently, residential uses (the Seasons / Havens and Hamptons at Noble) occupy 41.27 acres (5%) of this area. Adding the 16.53 acres of residential use proposed with this project would bring the total to 57.80 acres or 6.5% of the total land area designated as PD-C in the Future Land Use Map.

Currently, 625 dwelling units are located on the 41.27 acres of residential development within the areas designated PD-C Area in the FLUM. Of these, 617 are multi-family units at the Seasons (Havens) and 8 are single family homes on parcels zoned R2. Adding the proposed 78 townhomes and 120 multi-family units would bring the total to 823 units overall (8 single family detached, 78 townhomes, and 737 multi-family units. There are 3,000,000 square feet of non-residential space in the PD-C Area of the FLUM.

The City has engaged Streetsense, an urban planning consultant, to complete Small Area Plans for Area 3 (Route 3 and adjacent neighborhoods) and Area 6 (the area of the City north of the Canal). The Area Plans included a market analysis for Land Use Planning Areas 3 and 6. The market analysis show on over supply of general retail in the two Areas and state that the future of retail in Areas 3 and 6 are more compact mixed use environments, which is in part due to the abundance of retail in the Central Park and Celebrate Virginia area. The analysis suggests that the City's existing retail shopping centers (the centers along Routes 1 and 3 in particular) should be redeveloped as concentrated mixed-use centers with a more concentrated, denser character.

Streetsense staff was asked if the concepts identified in Areas 3 and 6 could be applied to Area 1. They stated that they are not able to comment on market issues for Area 1 without completing an independent study. However, they did state that due to the characteristics of the site including, its depth, the limitations on creating an east-west through-street across I-95, and the existing presence of adjacent residential units have created a condition where a 300 foot deep commercial frontage along Fall Hill Avenue transitioning to residential use is consistent with their continuing market, land use and planning studies for the City of Fredericksburg. A brief memo they prepared is attached to this report.

2. *Promoting and Sustaining a Liveable Community:*

a. Transportation:

The Transportation chapter emphasizes a coordinated hierarchy of streets and a multi-modal transportation network including networks of sidewalks, trails, and bicycle facilities (pg. 27). The Comprehensive Plan emphasizes "complete streets" (pg. 31). The Plan also establishes a vision for FRED service, VRE services, and other commuting services like GWRideConnect! (pg. 36-37). The Comprehensive Plan emphasizes a connection between transportation and land use and calls for certain principles to be incorporated into new growth including:

- Pedestrian friendly road design.
- Interconnection of new streets with existing streets.
- Connectivity of road and pedestrian networks.
- Preservation of natural areas.

- Mixed use neighborhoods, to include both commercial and residential uses as well as affordable housing and a mix of housing types.
- Reduction of front and side setbacks.
- Reduction of subdivision street widths and turning radii at intersections (pg. 40).

Conformance to this vision may be measured by compliance with the Transportation chapter's Goals (pg. 41). The proposal is consistent with Goals 1. Surface Transportation, 3. Reduce Congestion, 4. Walkability, 5. Complete Streets, and 7. Transportation Safety. The plan would provide a network of complete streets that is scaled appropriately to be safe and functional for pedestrians, bicyclists, drivers, and riders. The plan provides connections to existing development and future development, including to Celebrate Virginia and Central Park. The plan extends a publically accessible road and sidewalk network along Islip Lane, Shadmoor Drive, and out to Fall Hill Avenue along Noyack and Briscoe Lanes. The plan includes the construction of a FRED stop.

b. Public services, public facilities, and preserved open space:

The City of Fredericksburg provides many key public services including, a uniquely unified school system where all City students in a single grade attend the same schools throughout their academic years (pg. 47). The City participates in the Central Rappahannock Regional Library system (pg. 48) and provides water and sewer as well as solid waste and recycling services (pg. 49). The City has its own public safety services made up of Fire and Rescue, the Fredericksburg Police Department, and a General District and Circuit Court (pg. 49-50). The City is planning the development of a new Fire Station (Fire Station 3) to serve developing areas of the City including the project site. The City also maintains a network of recreational parks and open space that protect valuable natural resources and provide recreational amenities and quality of life for its residents (pg. 51-55).

A project's affect on these facilities may be measured by compliance with the Public services, public facilities, and preserved open space chapter's Goals (pg. 57). The project is consistent with Goals 1. Efficient and Effective Public Services, 2. Safe and Secure Environment, 3. Educational Facilities, 4. Educational System, and 5. Parks and Open Space. The plan provides an inter-connected development pattern which will make the provision of any services dependent on motor vehicles (i.e. school busses, fire trucks, trash trucks, etc.) more efficient. The proposal contains a $1,000,000,000 cash proffer to offset impacts on the Fredericksburg school system and the City's Fire and Rescue services. The proposal provides 1.26 acres of parks for the residents of the development and has aligned those improved recreational areas with open spaces on the adjacent Hamptons at Noble site.

Here is a summary of the entitlements approved by the City since the 2014 Moseley study that are projected to increase school attendance:

a) In 2014, Governors Row was rezoned to R-8 to permit 36 townhome units. The previous zoning of the project permitted the development of 5 single family homes and an office building. In terms of students, the rezoning added 15 additional school students above what was permitted on the site prior to projected enrollment. The project proffers included a $2,500 per unit ($90,000) payment to the Community Foundation of the Rappahannock River Region for the benefit of City public schools. The first three townhomes in that project are now under construction.

b) In 2015, the Hamptons at Noble was rezoned to CH to permit 128 multi-family units. The previous zoning of the project permitted a vehicle sales establishment and up to 92 multi-family units. In terms of students, the rezoning added 8 additional school students above what was permitted on the site prior to projected enrollment. The project proffers included a total cash payment of $100,000 to the City to offset capital costs on the schools. The project is currently under construction.
c) In 2016, the Mill District was rezoned to PD-MU to permit a mixed use project with 90 multi-family units and 83,500 square feet of non-residential space. The previous zoning of the project permitted 37 residential units and 90,000 square feet of commercial space. In terms of students, the rezoning added 12 additional school students above what was permitted on the site prior to projected enrollment. The project proffers included a $70,000 lumps sum payment to the City to offset capital costs on the schools. No building permits have been filed for the project.
d) In 2016, the Liberty Place project received a special use permit to permit 10 additional multi-family units on their 1.42 acre site. In terms of students, the rezoning added 3 additional school students above what was permitted on the site prior to projected enrollment. Construction permits for the project have been submitted to the City.

c. Environmental protection:

The environmental protection chapter lays out the City's vision regarding its soils, flood boundaries, streams, storm sewer management programs, woodlands and tree preservation, Rappahannock River, and Wetlands (pg. 62-69). The chapter also discusses the role of Chesapeake Bay Preservation Areas in the City including Resource Protection Areas and Resource Management Areas (pg. 70-71). The environmental chapter also details the City's Green Infrastructure and how it relates to the Regional Green Infrastructure Plan and the Climate, Environment & Readiness Plan (pg. 72-73).

Conformance to this vision may be measured by compliance with the Environmental Protection chapter's Goals (pg. 75). This project is in conformance with Goal 4. Water Quality, 5. Sustainability, and 6. Livability. The proposal will be required to implement best management practices for stormwater management, erosion and sediment control, and wastewater treatment that meet or exceed the Commonwealth of Virginia's regulatory requirements. The project also enhances City sustainability due to the location of the proposed development, which is adjacent to several large business districts and the interconnectivity of its proposed multi-modal transportation network.

The proposal is inconsistent with Goal 3. Natural Functions of Rivers and Streams. The development plan proposes to put stormwater management facilities on top of the existing intermittent stream on-site and to redevelop non-tidal wetlands.

The quality of these features (the stream's intermittent character, its short run, and its termination at a culvert under Interstate 95 as well as the wetland's agricultural nature) should be balanced against the opportunity to locate high density development adjacent to the City's second commercial core in Central Park and Celebrate Virginia, making it more mixed use in nature.

d. Business Opportunities:

The Business Opportunities chapter lays out the City's vision for its Corridors including Fall Hill Avenue (pg. 83) as well as its Business Opportunity Districts (pg. 85). The Plan states that west of I-95 "there are additional large parcels across Fall Hill Avenue from Celebrate Virginia that will also be intensely developed" (pg. 83). The Plan also states that to keep the Central Park and Celebrate Virginia campus economically viable, "the City encourages the progression of these areas to the next level of intensity that includes a more urban mix of uses and promotes high-quality development and redevelopment that is sustainable and attractive within these business opportunity districts" (pg. 85).

Conformance to this vision may be measured by compliance with the Business Opportunity chapter's Goals (pg. 86). The proposal is consistent with Business Opportunity Goals 4. Community Character, 5. Mixed-Uses in Corridors, 6. Complementary and Connected Business Districts. The proposal has a strong urban design centered on complete streets (that are planned to continue into Central Park). The proposal contains commercial and residential uses as appropriate and puts needed residential density next door and interconnected with the City's major retail and office developments.

Goal 3. Business Development states that the City should accommodate and capture its projected share of regional economic growth by providing for retail and office space development in areas identified for growth. The proposal contains an extension of the existing vehicle sales uses along Fall Hill Avenue. However, three quarters of the proposal is residential use.

e. Residential Neighborhoods and Housing:

The Residential Neighborhoods and Housing chapter encourages "neighborhood design" based on a pedestrian-friendly environment (pg. 90). The chapter addresses existing housing inventory, housing conditions, homeownership, the impact of the University of Mary Washington on housing stocks, and affordable housing (pg. 92-93).

A project's affect on City housing may be measured by compliance with the Residential Neighborhoods and Housing chapter's Goals (pg. 95). The proposal is consistent with Residential Neighborhoods Goals 1. Neighborhood Character, 2. Neighborhood Quality, 4. Adequate Public Services and Facilities, 5. Enhanced Connections, 6. Compatible Design and Functionality, 8. Variety of Housing, and 9. Homeownership. The design of the project is based on a quality "neighborhood design" that will be attractive to residents and will make the provision of public services efficient. The design is accessible and multi-modal. The proposal contains both townhouses and multi-family dwellings.

Goal 7. Affordable Housing states that all persons should have the opportunity to rent or purchase safe, decent, and accessible housing within their means. The application narrative discusses "affordable rental prices," "rental rates at least twenty percent (20%) less" than average rental rates, and household income ranges for tenants; however, no proffer has been put in place ensuring that it will be. The proposed units should be considered market rate.

<u>COMPLIANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE</u>

1. *Existing zoning:*

The Property is currently zoned R2 and is surrounded by CH zoning to the east, R2 zoning to the south and west, and Planned Development-Commercial (PD-C) zoning to the north. The Property was part of the acreage annexed to the City in 1984. At that time it was assigned an R1 zoning designation, which was a holding zone until a property was deemed ready for development. The property was part of the City initiated rezoning in 2014 that rezoned all remaining R1 zoned land to the R2 zoning district.

§ 72-31.2.A states that the purpose of the R2 zoning district is "to provide for single-family detached dwellings in suburban-style subdivisions at a density not to exceed two dwelling units per acre. The district also allows selected uses which are compatible with the low density residential character of the district, and to implement the stated purposes and intent of the Comprehensive Plan."

R2 permits two single family homes per acre on minimum 15,000 square foot lots. The 20.84 acres could yield 42 single family homes by-right. The Future Land Use Map of the City's Comprehensive Plan calls for the area to be Planned Development-Commercial (pg 121). The Comprehensive Plan also calls for Mixed Use in Corridors and Complementary and Connected Business Districts (pg 86). The City is also upgrading Fall Hill Avenue to four lanes with a curb median. This vision contemplates a level of intense development that exceeds, in use and density, what may be built in the R2 zoning district.

2. *Proposed zoning:*

a. Commercial Highway.

§ 72-32.4.A states that the purpose of the CH zoning district is "to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which are oriented to the automobile and require good access but not dependence on adjacent uses or pedestrian trade." The purpose also states that "the district shall generally be considered inappropriate in those parts of the City where individual uses can be grouped in preplanned concentrations and in newly developing areas, such as those in areas that have been annexed to the City."

The Property is within a newly developing area of the City that was annexed in 1984. The area proposed to be zoned CH is 4.31 acres adjacent to CH zoned land. The 4.31 acres is proposed to be a Vehicle Sales establishment and would be part of a concentration of Vehicle Sales establishments already developed along Fall Hill Avenue. Only two zoning districts permit vehicle sales by-right, the CH zoning district and the Planned Development-Commercial zoning district.

b. R-12, Residential.

§72-31.5.A states that the purpose of the R12 District is to "provide for a planned mixture of single-family attached and multifamily dwelling types at a density not to exceed 12 dwelling units per acre. Development in this district shall be sensitive to existing land physiography, adequate public facilities and infrastructure, transportation access requirements and vulnerable environmental features in achieving optimal siting of dwellings, open space, recreational and community facilities, and transportation systems."

The proposal is a mixture of single family attached and multifamily dwelling types at 11.96 units per acre. There are adequate public facilities and infrastructure serving the site. The proposal includes optimal open space, recreational and community facilities. The transportation

infrastructure proposed with the project is a major positive. The storm water management area of the project, however, is proposed to encroach on an intermittent stream.

c. Comprehensive Plan proposed zoning.

The Comprehensive Plan's FLUM envisions this parcel of land being rezoned to Planned Development-Commercial.

§ 72-33.2.A, purpose of the Planned Development – Commercial District states in part, "the district should be reserved for development on contiguous land areas of at least 150 acres under single ownership or control capable of containing an aggregate gross floor area in excess of 500,000 square feet." This site is only 20.84 acres.

§ 72-33.2.D.4 limits residential uses to ten percent of the overall PD-C district and 24 units per acre. As stated above, overall residential use in the PD-C designated area of the FLUM would be 57.80 acres or 6.5% of the total 884.15 acres. Adding the proposed 78 townhomes and 120 multi-family units would bring the total to 823 units overall (8 single family detached, 78 townhomes, and 737 multi-family units. The total units per acre in the FLUM PD-C area would be 0.93 units per acre if this project were approved. There are 3,000,000 square feet of non-residential space in the PD-C Area of the FLUM.

Townhomes are a special use in the PD-C zoning district and multi-family units are permitted by-right.

CONCLUSION AND RECOMMENDATION

The City Council should approve this rezoning. The Property is proposed to be intensely developed and is well suited to handle a high density. The Property is also in an area where the City is investing in infrastructure to support more use. The Property is currently a cornfield and is located in the middle of arguably the City's most intense growth area. This is a conclusion drawn while balancing the location and character of the site against the impact the proposed development would have on the sites two minor environmental features.

The proposed zoning districts do not match the color on the Future Land Use Map. This area of the City is designated for commercial and office development. However, the urban pattern proposed is consistent with the City's vision of a more intense mixed-use core developing in this area. Similarly, if the 884 acre area shown on the Future Land Use Map was all one planned unit development zoned PD-C, this type of residential use may be the most appropriate on this particular property. The property's frontage on Fall Hill Avenue is proposed to be part of a larger vehicle sales cluster. The property has relatively limited access from Fall Hill Avenue and is not at a signalized intersection where more intense commercial activity would be appropriate. The proposed use and layout conform to adjacent land uses to the north, east, and west and the area. The R2 zoned land to the south is planned to be even more intense development. The use types, development pattern, urban design and the proposed mitigation to the impacts the development would have on public facilities also meets the intent of the Comprehensive Plan.

The existing zoning R2 zoning on the property is not sufficient to meet the intent of the Comprehensive Plan or the level of infrastructure investment the City has committed to along the Fall Hill Avenue corridor west of Interstate 95. In order to prevent the proliferation of strip retail

development, CH zoning is not envisioned to be expanded into the developing areas of the City. However, this proposal is to expand an existing CH zoned area to provide for an expansion of an existing vehicle sales cluster. The residential portions of the property meet the intent of the R12 zoning district in that they are well designed, provide multi-modal transportation opportunities, and ample open and recreational space for residents. Finally, the PD-C zoning district is meant for sites of 150 contiguous acres.

The Applicant's proposal is to use two zoning districts to accomplish a complimentary, well-connected and designed development program that fits into its surroundings, context, and City planning and vision.

ATTACHMENTS

1. Proposed ordinance.
2. Application and supporting materials.
3. 2016-10-27 Letter of Support from Clay Huber, President, Huber Motor Cars.
4. 2016-11-03 Letter of Support from Wegmans.
5. Wetland Delineation Map.
6. Memo from Streetsense dated October 18, 2016.
7. Planning Commission Public Hearing minutes.

MOTION:

SECOND:

November 8, 2016
Regular Meeting
Ordinance No. 16-__

RE: **REZONING 20.84 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF FALL HILL AVENUE, BETWEEN BRISCOE LANE AND I-95, FROM RESIDENTIAL R-2 TO COMMERCIAL HIGHWAY AND R-12, WITH CONDITIONS**

ACTION: **APPROVED; Ayes: 0; Nays: 0**

First read: _____ **Second read:** _____

IT IS HEREBY ORDAINED by the Fredericksburg City Council that the official zoning map of the City, established pursuant to City Code §72-30, is amended as follows:

I. Background Information

This is a request to rezone 20.84 acres of land from Residential R-2 to Commercial Highway and R-12 with proffered conditions. The property is identified on the City's Geographic Information System as GPIN 7769-77-8378 and a portion of GPIN 7769-87-3295. The property is owned by Carol B. Coleman, Bonnie B. Carter, and Gloria B. Whittaker. The applicant is Hamptons at Family, L.P., a Virginia limited partnership, the contract purchaser. The property is located on the south side of Fall Hill Avenue, west of I-95 and east of Briscoe Lane. The applicant proposes to develop 4.31 acres as Commercial Highway, and the remaining 16.53 acres as single family attached and multi-family residential.

In connection with the application, the applicant has submitted a General Development Plan entitled "The Hamptons Phase II," by Bowman Consulting, dated May 2016, last revised 6/20/16, comprising sheets 1 through 8; and a Voluntary Proffer Statement dated November 2, 2016.

In adopting this ordinance, City Council has considered the applicable factors in Virginia Code § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor the requested rezoning.

II. Official Zoning Map Amendment

The official zoning map, prepared in accordance with City Code §72-30, is hereby amended by rezoning the following described land, as shown more particularly on a plat of survey entitled "Rezoning Plat, The Hamptons Phase II," by Kevin D. Early, Land Surveyor, included in the General Development Plan as sheet 3 of 8:

A. GPIN 7769-77-8378, consisting of +/- 0.987 acres of land, is rezoned from Residential R-2 to Residential R-12.

B. A +/- 19.853 acre portion of GPIN 7769-87-3295 is rezoned from Residential R-2 to Commercial Highway CH and Residential R-12.

The new zoning district lines are shown on sheet 4 of the General Development Plan.

III. Proffered Conditions

This is a conditional rezoning. The voluntary proffers contained in the Voluntary Proffer Statement are accepted and shall govern the use and development of this land.

IV. Effective Date

This ordinance is effective immediately. The applicant shall record a certified copy of this ordinance with a notice of conditional zoning, in a form approved by the City Attorney, in the land records of the Fredericksburg Circuit Court Clerk, with the owner as the "grantor" and the City as the "grantee," within 30 days of the adoption of this ordinance.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

Approved as to form:

_____
Kathleen Dooley, City Attorney

****

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 16- duly adopted at a meeting of the City Council meeting held October 25, 2016 at which a quorum was present and voted.

_____
Tonya B. Lacey, CMC
Clerk of Council

CITY OF FREDERICKSBURG, VIRGINIA
COMMUNITY PLANNING & BUILDING DEPARTMENT
APPLICATION FOR ZONING MAP AMENDMENT

Prior to submitting an application for Zoning Map Amendment, please contact the Development Administrator (540)372-1179 to schedule a meeting with the Technical Review Committee.

An Amendment to the City's official zoning map, or rezoning, may be initiated to provide for a different use of the property than is allowed by the City's Zoning Map. A rezoning can only be approved by the City Council, with a recommendation from the Planning Commission

APPLICATION REQUIREMENTS

Rezoning applications are filed with the office of the Zoning Administrator (540)372-1179. The processing time for a rezoning application is approximately 3-6 months. ***Applications must include the original application, with original signatures, the application fee ($500 for up to two acres; $1,000 for two acres – plus $100 for each additional acre over two). One complete copy of the application and supporting documentation must be uploaded to the City's FTP website (Attachment A). This must be accomplished in order for the application to be deemed complete. Please see the attached instructions on how to upload the application to the City's FTP website. In addition, 2 paper copies of the application and Generalized Development Plan must be submitted and contain ALL the information listed and attached to this application.***

The complete list of application requirements is contained in the UDO Procedures Manual and attached to this application for your convenience (Attachment B).

After the application is deemed complete and the review comments have been provided (if applicable), additional hard copies will be required prior to the Public Hearing.

Please be aware that you will not be contacted prior to the Planning Commission meeting unless the staff has questions concerning the application. A copy of the staff report will be e-mailed to the applicant if address is provided. Staff reports will be available the Friday prior to the Planning Commission meeting.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission will provide public notice and hold a public hearing concerning a Special Use before making a recommendation. Upon a recommendation by the Planning Commission, the City Council will render a final decision on all applications within sixty (60) days after the Planning Commission has acted upon it.

REZONING/APPEAL

An applicant whose request has been denied may not institute a new application on substantially the same project within a period of not less than 12 months from the date of action on the original application.

Appeals of City Council Action on rezoning applications may be filed with the Clerk of the Circuit Court. Such appeals must be filed within 30 days of City Council action.

Application #RZ_____
Date:_____
Fee/Check #:_____

APPLICATION
ZONING MAP AMENDMENT

APPLICANT NAME: Hamptons at Family, L.P., a Virginia limited partnership

MAILING ADDRESS: Attn: Richard Counselman 440 Monticello Avenue, Suite 1700, Norfolk, VA 23510

TELEPHONE #: 757-640-2299 E-MAIL: rcounselman@slnusbaum.com

INTEREST IN PROPERTY: Contract Purchaser

If the Applicant is not the Owner, indicate the nature of Applicant's authority to apply and attach appropriate documentation of Owner's consent.

NAME OF PROPERTY OWNER
(if different from applicant): Carol B. Coleman, Bonnie B. Carter & Gloria B. Whittaker

MAILING ADDRESS: 30 Briscoe Lane, Fredericksburg, VA 22401

TELEPHONE #:_____ E-MAIL:_____

THE PROPERTY IN QUESTION IS DESCRIBED AS FOLLOWS:

STREET ADDRESS: 44 Briscoe Lane & 0 Briscoe Lane

GPIN #: GPIN# 7769-87-3295 (portion of) & GPIN# 7769-77-8378

TOTAL AREA OF PROPERTY (Acreage or Square Feet) 20.84 acres

PRESENT USE OF PROPERTY: R-2; residence/portion of property in land use.

PROPOSED USE OF PROPERTY:
Rezoning of the property from R-2 to Commercial Highway zoning district ("CH") and R-12 zoning district to develop a commercial and residential project as described more particularly in the enclosed proffer statement and zoning map narrative amendment.

Zoning Map Amendment
(Application Continued)

I (we), the applicant(s) petition the Planning Commission and the City Council of Fredericksburg, Virginia to amend the Zoning Map of the City of Fredericksburg, Virginia by reclassifying the property described above from the R-2 District to the CH & R-12 District.

Has any previous application or appeal been filed in connection with this property?
____ No X Yes

If yes, what type of application Rezoning Application RZ2014-05 & RZ2015-01 Date June 2014 March 2015

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true and that no member of the City Council of Fredericksburg, Virginia has any interest in the land to be rezoned or has any interest in the outcome of the decision.

Richard T. Counselman 6/22/16
Signature of Applicant **Date**

PRINT NAME OF APPLICANT Hamptons at Family, L.P., a Virginia limited partnership
By: Hamptons at Family GP, L.L.C., General Partner
By: Richard T. Counselman Its Manager

The above oath or affirmation was signed before me and witnessed by me this 28nd day of June, 2016 in the County / City of Norfolk in the state of Virginia.

I was commissioned a notary public as Katrina Yasmeen Andrews.

Notary Signature Katrina Andrews Parham

Notary Registration # 7559299 Commission Expires 3/31/2017

_____ _____
Signature of Owner **Date**

PRINT NAME OF OWNER _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, _____ in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission expires _____

Zoning Map Amendment
(Application Continued)

I (we), the applicant(s) petition the Planning Commission and the City Council of Fredericksburg, Virginia to amend the Zoning Map of the City of Fredericksburg, Virginia by reclassifying the property described above from the R-2 District to the CH & R-12 District.

Has any previous application or appeal been filed in connection with this property?
_____ No X Yes

If yes, what type of application Rezoning Application RZ2014-05 & RZ2015-01 Date June 2014 March 2015

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true and that no member of the City Council of Fredericksburg, Virginia has any interest in the land to be rezoned or has any interest in the outcome of the decision.

Signature of Applicant _____ Date 6/22/16

PRINT NAME OF APPLICANT Hamptons at Family, L.P., a Virginia limited partnership
By: Hamptons at Family GP, L.L.C., General Partner
By: Thomas G. Johnson, III, Its Manager

The above oath or affirmation was signed before me and witnessed by me this 22nd day of June, 2016 in the County / City of Norfolk in the state of Virginia.

Notary Signature Katrina Andrews Durham

I was commissioned a notary public as Katrina Yasmeen Andrews.

Notary Registration # 7559299 Commission Expires 3/31/2017

Signature of Owner _____ Date _____

PRINT NAME OF OWNER _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, _____ in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission expires _____

Zoning Map Amendment
(Application Continued)

I (we), the applicant(s) petition the Planning Commission and the City Council of Fredericksburg, Virginia to amend the Zoning Map of the City of Fredericksburg, Virginia by reclassifying the property described above from the R-2 District to the CH & R-12 District.

Has any previous application or appeal been filed in connection with this property?
_____ No X Yes

If yes, what type of application Rezoning Application RZ2014-05 & RZ2015-01 Date June 2014 March 2015

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true and that no member of the City Council of Fredericksburg, Virginia has any interest in the land to be rezoned or has any interest in the outcome of the decision.

_____ _____
Signature of Applicant Date

PRINT NAME OF APPLICANT _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, _____ in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission Expires _____

Carol B. Coleman 6-24-16
Signature of Owner Date

PRINT NAME OF OWNER Carol B. Coleman

The above oath or affirmation was signed before me and witnessed by me this 24 day of June, 2016 in the County / City of Fredericksburg in the state of Virginia.

Notary Signature Dianna L. Graves

Notary Registration # 7506179 Commission expires 8-31-18

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8-31-18

Zoning Map Amendment
(Application Continued)

I (we), the applicant(s) petition the Planning Commission and the City Council of Fredericksburg, Virginia to amend the Zoning Map of the City of Fredericksburg, Virginia by reclassifying the property described above from the R-2 District to the CH & R-12 District.

Has any previous application or appeal been filed in connection with this property?
_____ No X Yes

If yes, what type of application Rezoning Application RZ2014-05 & RZ2015-01 Date June 2014 March 2015

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true and that no member of the City Council of Fredericksburg, Virginia has any interest in the land to be rezoned or has any interest in the outcome of the decision.

_____ _____
Signature of Applicant Date

PRINT NAME OF APPLICANT _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, 2016 in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission Expires _____

Bonnie B. Carter 6.24.16
Signature of Owner Date

PRINT NAME OF OWNER Bonnie B. Carter

The above oath or affirmation was signed before me and witnessed by me this 24 day of June, 2016 in the County / City of Fredericksburg in the state of Virginia.

Notary Signature Dianna L. Graves

Notary Registration # 7506179 Commission expires 8.31.18

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8.31.18

Zoning Map Amendment
(Application Continued)

I (we), the applicant(s) petition the Planning Commission and the City Council of Fredericksburg, Virginia to amend the Zoning Map of the City of Fredericksburg, Virginia by reclassifying the property described above from the R-2 District to the CH & R-12 District.

Has any previous application or appeal been filed in connection with this property?
_____ No X Yes

If yes, what type of application Rezoning Application RZ2014-05 & RZ2015-01 Date June 2014 March 2015

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true and that no member of the City Council of Fredericksburg, Virginia has any interest in the land to be rezoned or has any interest in the outcome of the decision.

_____ _____
Signature of Applicant Date

PRINT NAME OF APPLICANT _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, 2016 in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission Expires _____

Gloria B. Whittaker 24 Jun 16
Signature of Owner Date

PRINT NAME OF OWNER Gloria B. Whittaker

The above oath or affirmation was signed before me and witnessed by me this 24 day of June, 2016 in the County / City of Fredericksburg in the state of Virginia.

Notary Signature Dianna L Graves

Notary Registration # 7506179 Commission expires 8.31.18

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8.31.18

CITY OF FREDERICKSBURG
ZONING MAP AMENDMENT NARRATIVE

Project Name:	"The Hamptons Phase II"
Applicant:	Hamptons at Family, L.P., a Virginia limited partnership 440 Monticello Avenue, Suite 1700 Norfolk, VA 23510 Attn: Richard Counselman
Owner:	Carol B. Coleman, Bonnie B. Carter & Gloria B. Whittaker
Representative:	Charles W. Payne, Jr., Hirschler Fleischer, 725 Jackson Street; STE 200 Fredericksburg, VA 22401 (540) 604-2108 Fax (540) 604-2101 cpayne@hf-law.com
Engineer:	Bowman Consulting Group, Ltd. 650-A Nelms Circle Fredericksburg, VA 22406 (540) 371-0268 Fax (540) 371-3479
Architect:	TS3 Architects 1789 London Bridge Road Virginia Beach, Virginia 23453
Property:	GPIN# 7769-87-3295 (portion of) & GPIN# 7769-77-8378, commonly known as 44 Briscoe Lane, City of Fredericksburg, Virginia ("City"), and consisting of approximately 20.840 acres, located between Fall Hill Avenue and I-95, all as generally depicted on that certain generalized development plan prepared by the Engineer and entitled "The Hamptons Phase II General Development Plan" dated May, 2016, as last revised June 20, 2016 and marked as Exhibit A ("GDP")
Request:	Rezoning from R-2 to Commercial Highway zoning district ("CH") and Residential-12 ("R-12") zoning district accordance with Section 72-22.4, et al., of the City's Uniform Development Code ("UDO")
Date:	June 20, 2016

OVERVIEW

This Rezoning has been submitted in accordance with Sections 72-22.4, 72-31.5, 72-32.4 and 72-40.2, et al. of the City's UDO. The uses proposed herein are authorized as a permitted use under 72-40.2. The Project is further consistent with the City's September 8, 2015, comprehensive plan ("Comp Plan"), all as provided in more detail below.

The Applicant, headquartered in Norfolk, Virginia, is an affiliated company of S.L. Nusbaum Realty Co, which has been in the residential and commercial development business for over 100 years. S.L. Nusbaum Realty Co. is considered an industry leader in developing, constructing and managing multifamily housing and commercial properties. S.L. Nusbaum Realty Co. has developed over 7,000 apartment units and currently manages approximately 20,000 apartment units in the Southeastern United States of which 578 are in the Fredericksburg region (for more information, please go to: http://www.slnusbaum.com/) .

In addition, an affiliate of the Applicant (Hamptons at Noble, L.P.) recently obtained approval for a proffer amendment (Ordinance No. 15-16, dated 8-11-16) to develop one hundred and twenty-eight (128) multifamily units on City GPIN# 7769-87-5772, which parcel is adjacent to the subject parcels referenced under this application. Construction has commenced for this adjacent project and owner has obtained all necessary permits regarding the same.

The Property consists of approximately 20.840 acres, and stretches from Fall Hill Avenue to Interstate 95, and is surrounded by both commercial and residential properties. To the east of the site is commercial zoned property utilized for car dealership purposes (Rosner Mercedes and Volvo), and the aforesaid multifamily development, and to the north is Celebrate Virginia South and to the west and south are Central Park shopping center and I-95. There are a cluster of small single family lots between the site, Central Park and the Graves property farm. Within Celebrate Virginia South is a similar multifamily use named the "Seasons at Celebrate" and there are several townhouse and multifamily uses located both to the east and west along Fall Hill Avenue. The difference between those multifamily uses and the Project is that the Project is conveniently and strategically located in the center of two significant commercial centers notably Central Park and Celebrate Virginia South.

The Applicant is requesting a zoning map amendment to the Property from R-2 to CH (for commercial component) and from R-2 to R-12 (for multifamily and single family attached component) for purposes of developing a mixed use residential and commercial development project (collectively the "Project"). As noted, the current zoning of the Property is R-2, which allows two (2) dwelling single family detached units per acre within a suburban style subdivision setting. The portion of the Project designated as CH zoning is proposed for a car sales dealership, as shown on the GDP. The portion of the project designated as a R-12 zoning district allows up to twelve (12) units to the acre, and for purposes of this application will include no more than 78 single family attached (SFA) dwelling units along with five (5) multifamily buildings, each containing twenty four (24) units, for a total of one hundred and twenty (120) units. Thus, the total number of residential units (townhomes and multifamily) proposed is one-hundred and ninety-eight (198) units located on the R-12 portion of the project, all as shown on the GDP.

The attached single family units will include an average of approximately 18' wide internal units, 20' wide end units with one or two car garages. The multifamily units will include a mix of one, two and three bedroom units. As part of this Project, the Applicant also proposes a commercial component, which includes an approximately 20,300 square foot building for a future car dealership. All of the aforesaid proposed uses are generally shown and located on the attached GDP.

As previously noted, the Project is a companion project with proffer amendment application of an affiliate of the Applicant, which proffer amendment request for GPIN 7769-87-5772 was approved on August 11, 2015 by the adoption of Ordinance No. 15-16 ("The Hamptons at Noble"). The Hamptons at Noble project is located to the immediate east of the site and includes 128 multifamily units, all as provided more particularly in said application.

The Project will attract residents desiring high quality multifamily housing. Further, the Project will provide high-end market amenities all at affordable rental prices located at or near key shopping and entertainment areas of the City. In this regard, because of the Applicant's extensive experience utilizing the state and federal tax credit programs, the Applicant may offer, in the Fredericksburg region, a similar facility as the Seasons at rental rates at least twenty percent (20%) less on average. The household incomes for tenants at the Project will range from $37,000 to $75,000. The amenities for the Project will include a state of the art clubhouse with resort-style pool, fitness center, community room, and business center for the residents' use, all as depicted in the architectural renderings submitted with this application.

As noted above, the Project will be adjacent to two of the City's largest retail, hotel, restaurant, grocery and commercial trade centers, which include Central Park and Celebrate Virginia South. Both commercial venues are within a short walking distance of the site as are the shops and restaurants at Central Park. Thus, the Project should have a positive revenue generating effect on these immediate City shopping areas.

As previously noted, the Project will include 4.31 +/- acres for an approximately 20,300 square foot future car dealership, which will generate positive tax revenues and new employment opportunities along this corridor, and continue the high-end vehicles sales market in this area.

The Project will also offer several transportation improvements, dedications and other benefits, all as provided more particularly below.

DISCLAIMER STATEMENT:

To our knowledge and reasonable belief, no members of the City Council or the Planning Commission or any member of their immediate household or family owns or has a financial interest in the Property or Applicant.

PHASING PLAN:

It is anticipated the Project will commence in 2018 and be completed within 24 months thereafter, subject to market conditions.

ENVIRONMENTAL ANALYSIS:

An environmental analysis has been conducted by Bowman Consulting Group. The Property is not within the 100-year floodplain, flood zone, or river overlay district, nor are there any slopes in excess of twenty percent (20%). A Resource Protection Area (RPA) is not associated with the Property. Based on a wetland delineation study conducted by Bowman Consulting Group in April 2016, wetlands and other waters of the U.S. may be present on the Property; the results of the study will be submitted for review by the U.S. Army Corps of Engineers to confirm the limits of jurisdictional waters of the U.S. and wetlands on the Property. If any impacts to wetlands or streams are proposed for the Project, appropriate Federal and State permits will be applied for and obtained prior to construction. Further, the purpose of the rezoning will not adversely impact the area and the proposed use is consistent with other uses in the immediate area. The site is not within the Chesapeake Bay Preservation Overlay District.

According to the Department of Historic Resources database, the site does not include any cultural resources.

Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resource Information System (VCRIS), there are no documented archaeological sites or historic resources within the Property limits. Two houses located immediately adjacent to the Property along Briscoe Lane (DHR IDs 111-5321 and 111-5278) are identified by DHR, but were determined to be not eligible for listing on the National Register of Historic Places (NRHP). A third house (Graves House, 3430 Fall Hill Avenue, DHR ID 111-5285) is located offsite and just to the south of the Property; this resource was also determined to be not eligible for listing on the NRHP by DHR. The Property is located within the designated Bank's Ford/Salem Church Battlefield District (DHR ID 088-5181). However, given the surrounding land uses and current site conditions, no adverse impacts to historic resources are anticipated as a result of the proposed development activities at the Property.

Based on a review of Project-specific information from the U.S. Fish and Wildlife Service (F&WS), the Virginia Department of Conservation and Recreation (DCR), and the Virginia Department of Game and Inland Fisheries (DGIF), no threatened and endangered species are anticipated to occur or be adversely affected by the proposed development activities.

The Project will also include landscaping buffers and plan, all as shown on page 6 of 8 of the GDP.

ARCHITECTURAL FEATURES

The Property is not located within City's historic district and the architectural features will be generally compatible with adjacent commercial auto dealerships (for the commercial use) and multifamily complex (for the residential uses). The Applicant has submitted an elevation of the general architectural features for the multifamily portion of the Project marked as Exhibit B, which is attached hereto and incorporated herein by this reference. This exhibit is intended to be general in nature and depicts (i) a commitment to a general type, character, and quality of

architectural design, details and materials; and (ii) the general types of architectural and decorative elements and features. Building materials for the residential uses will include brick, stone, glass, metal, wood, vinyl, fiber cement siding and/or other similar materials, all as generally depicted on said exhibit.

TRANSPORTATION

The Project will generate 2,023 vehicles per day ("VPD"), including 144 vehicles during the a.m. peak and 196 vehicles during the p.m. peak hour. These projections were calculated using the Trip Generation Manual (9th Edition) from the Institute of Transportation Engineers ("ITE").

The Project will have access from Briscoe Lane and Fall Hill Avenue in the areas shown on the GDP. The Applicant will improve and dedicate thirty feet (30') from the center line of right of way (0.576 acres in total) to Briscoe Lane, all as shown on the GDP. The Applicant will also dedicate sixty feet (60') from the centerline of right of way (0.748 acres) along Fall Hill Avenue and provide a one hundred and fifty foot (150') taper and one hundred and fifty foot (150') turn lane on Fall Hill Avenue into Noyack Lane , all as shown on the GDP. Additionally, the Applicant will dedicate 0.683 acres for the extension of Shadmoor Drive from The Hamptons at Noble property to Briscoe Lane.

In addition, the Applicant will locate interparcel connections as shown on the GDP. The Applicant will also construct and maintain certain private roads within the Project all as generally depicted on the GDP and not otherwise dedicated to the City. All private roads will be constructed in accordance with City UDO requirements.

Further, the Applicant, if not otherwise provided via the Fall Hill expansion project, will extend sidewalks from the Project along Fall Hill Avenue connecting to the Central Park sidewalk network system, if not built by others during the expansion project, and will provide a crosswalk across Fall Hill Avenue at the intersection of Gordon W. Shelton Boulevard, all as shown on the GDP. These extensive pedestrian connections will enhance pedestrian access to both Central Park and Celebrate Virginia commercial shopping centers. If requested by FRED, the Project will also feature a FRED stop for public/local transportation.

Notwithstanding anything to the contrary provided herein, the final transportation impact analysis shall be completed after the submission of this application, which may necessitate minor edits to the transportation analysis provided herein.

PUBLIC FACILITIES/UTILITIES ASSESSMENT

(1) Water Treatment Storage & Transmission Facilities:

This Project contains 120 residential multifamily units, 78 single family attached units and 20,300 square feet of office building. These uses will generate the following water/sewer usage:

- Commercial: 0.2 gallons x 20,300 SF of space for a total usage of 4,060 gallons per day for water and sanitary sewer

- 18 1BR @ 150 GPD, = 2700 GPD, 72 2BR @ 250 GPD = 18000 GPD, 30 3-BR @ 350 GPD = 10500 GPD, 31200 GPD total for MF

- 78 3-bedroom TH @ 400 GPD = 31200 GPD for TH, 62,400 total GPD demand.

The Project will connect to an existing 12" waterline stub at Briscoe Lane connecting through the site to a proposed extension of the 12" water line in Noble Way. We believe there is more than adequate capacity for this Project.

(2) Sewage Transmission & Treatment Facilities:

The Project will connect to an existing 8" sanitary sewer line along the south side of the site adjacent to I-95. We believe there is more than adequate capacity for this Project.

(3) Storm Sewerage and Storm Water Management on and off site:

The existing site is currently undeveloped. The proposed development includes approximately 12.10 acres of impervious area. Appropriate storm water management ("SWM") measures will be provided in accordance with the City code during the site plan process.

(4) Streets & Other Public Transportation Systems:

The Project will utilize Fall Hill Avenue, Briscoe Lane and intersection of Fall Hill Avenue and Noyack Lane for main ingress and egress to and from the Property, all as noted above and as generally depicted on the GDP.

PUBLIC SCHOOLS, LIBRARIES & PARKS

It is anticipated that the Project will generate approximately 26.04 (120 units x 0.217 students per unit = for MF) school aged children for the multifamily units and 35.724 (78 units x 0.458 students per unit) children for the single family attached units. Although this is a modest school age pupil impact deriving from the Project, the Applicant has proffered, pursuant to the proffer statement of even date herewith and provided with this application, the sum of up to $1 Million Dollars, which will be paid to the City general fund, for City school capital facility purposes. Proffers will be paid on a per unit basis upon the issuance of a final certificate of occupancy for each residential unit, all as provided more particularly in the said proffer statement.

We do not believe the Project will have any adverse impacts on City libraries, parks or other City core services.

FIRE & RESCUE

We understand a new fire and rescue facility (#3) will be constructed at Celebrate Virginia and this Project will be directly served by said facility.

MAINTENANCE & OPERATIONS

The Applicant will own and an affiliated company will manage the multifamily facilities (a third party will own the commercial space). The Applicant and or its assigns and/or successors will be responsible for all management, repair, maintenance, improvements and general care of the Property, including any shared maintenance of the common areas for both the residential and commercial uses.

It is anticipated that the car dealership will operate during normal business hours in accordance with similar adjacent uses.

COMPREHENSIVE PLAN

As noted above, this application is consistent with the City's Comprehensive Plan. Generally, as a multifamily housing project surrounded by commercial centers, the Project is in line with the City's designation as an Urban Development Area under the Code of Virginia and the Plan's stated intent to support the creation of livable urban communities. More specifically, the Project directly advances multiple designated goals of the Plan for residential neighborhoods, transportation, and business development.

Under the City's residential neighborhood goal for neighborhood quality, the Plan defines livability as "safe and walkable, with a variety of housing choices and ready access to work, shopping, and services." The Project would contribute to the variety of housing options within the City and is conveniently located between two major commercial centers, providing residents with walkable access to work, shopping and services. Further, the Project aids the residential neighborhood goals of providing affordable housing and a variety of housing opportunities in the City. As noted above, through the use of tax credits, the Applicant intends to offer multifamily housing at rates 20% less than comparable facilities, for tenants with an initial range of incomes from $37,000 to $75,000. In addition, the Project will include 78 townhouse units, which will increase the stock of affordable homes within the City. The homes will be marketed and sold as owner occupied units.

For transportation, the Project furthers the Plan's goals to reduce auto congestion and expand the City's walkability with interconnected neighborhoods. As shown on the GDP, the Applicant will extend sidewalks from the Project to the Central Park sidewalk network, connecting the residential neighborhood to a major commercial center and amenities. This sidewalk expansion will enhance pedestrian access in the area and encourage walking versus driving for residents. The Project is also in line with the transportation goal policy of recognizing compact, integrated development is the best use of finite urban space. Further, the Applicant will dedicate Shadmoor Drive within the Project and construct Shadmoor Drive from Noble Drive to Brisco Lane, all as shown on the GDP. In addition, the Applicant will provide for a crosswalk (across Fall Hill Avenue) to the shopping areas to the north and, if requested by FRED, a Fred Bus Stop within the Project. Also note that pursuant to the prior referenced approval Ordinance 15-16, the Applicant has proffer cash to construct a full light intersection at Noble Way and Fall Hill Avenue, which will improve the immediate transportation activity in this area.

For purposes of business development, the Project advances the goal of mixed-uses in corridors by blending a residential community with adjacent commercial properties, all near the major Interstate 95 transportation corridor. Further, this Project will create a center of activity and commerce and increase consumer spending in this area, and attract other business to Celebrate Virginia South and Central Park. In addition, the proposed car sales dealership will expand the luxury car sales market along the Fall Hill Ave corridor, and is consistent with the recent Garner Economics, LLC report, dated January 2016, and revised April 23, 2016, which encourages more car sales dealerships within the City. Beyond these specifics, the Project is also consistent with City UDO goals and will have a positive impact on surrounding properties, as noted below:

CONSISTENCY WITH CITY UDO GOALS

As noted herein, the Property is located within the Land Use Planning Area 1, "Celebrate Virginia/Central Park" and is currently zoned R-2. The Project will be developed in accordance with the City's UDO, including without limitation §72-32.4, §72-31.5, §72-40.2, and §72-50 of the UDO, all as the aforesaid may be applicable and/or otherwise modified or waived by the City's Zoning Administrator.

IMPACTS TO SURROUNDING PROPERTIES

As noted above, the Project is conveniently located adjacent to several commercial enterprises, including the retail shops and restaurants at Central Park, a large grocer, a new entertainment venue and other business services provided at Celebrate Virginia South. In addition, the Fall Hill Ave corridor includes other multifamily and townhouse uses in this area, including a similar development known as the Seasons at Celebrate.

The Applicant will invest approximately $23 million in the Project, which will generate new economic development opportunities for this area of the City. The Project will also generate new spending and tax revenues at Central Park and Celebrate Virginia South, which will provide a much needed boost to new employment opportunities in this area and increase commercial tax base revenues at these shopping centers.

In addition, the Applicant will improve portions of Briscoe Lane and dedicate 60 feet from the centerline of right of way along Fall Hill Avenue to assist with the planned improvements to Fall Hill Avenue. Further, the Project will include a new FRED stop and extend sidewalk connectivity to Central Park and a crosswalk across Fall Hill Avenue (as noted above), which will improve pedestrian and bicycle mobility in this area. Further, the Project will construct new transportation facilities, including Shadmoor Drive, which will extend from Briscoe Lane to Noble Lane, and provide interparcel connections both to the east and west as shown on the GDP.

[AUTHORIZED SIGNATURES/CERTIFICATION/ENDORSEMENTS TO FOLLOW]

APPLICANT CERTIFICATIONS

The Applicant hereby certifies that the use and development of the Property, and all improvements thereon, are subject to the final approval by the City of this zoning application, and thereafter final site and construction plans for the Project.

The Applicant further certifies that the Project will conform to all applicable City ordinances, regulations and performance standards, unless and except any waiver, modification, exception or variance to said requirements is granted for this Project by the City, including without limitation as requested and provided in this application.

The Applicant further certifies that all information included herein and with this application is true and correct to the best of the Applicant's knowledge.

WITNESS the following authorized signatures:

Hamptons at Family, L.P.,
a Virginia limited partnership

By: Hamptons at Family GP, L.L.C., General Partner

By: _____
Print Name: Richard T. Counselman
Title: Manager

By: _____
Print Name: Thomas G. Thomas III
Title: Manager

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF Norfolk, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Richard T. Counselman, in his/her capacity as Manager for Hamptons at Family GP, L.L.C, the General Partner of Hamptons at Family, L.P. has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 22nd day of June, 2016.

Katrina Andrews Parham
Notary Public

I was commissioned a notary public as Katrina Yasmeen Andrews.

Print Name: Katrina Andrews Parham
My Commission Expires: 3/31/2017
Registration No.: 7559299 [SEAL]

KATRINA YASMEEN ANDREWS
NOTARY PUBLIC
REG # 7559299
COMMISSION EXPIRES 03/31/2017
COMMONWEALTH OF VIRGINIA

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF Norfolk, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Thomas G. Johnson, III, in his/her capacity as Manager for Hamptons at Family GP, L.L.C, the General Partner of Hamptons at Family, L.P. has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 22nd day of June, 2016.

Katrina Andrews Parham
Notary Public

Print Name: Katrina Andrews Parham
My Commission Expires: 3/31/2017
Registration No.: 7559299 [SEAL]

I was commissioned a notary public as Katrina Yasmeen Andrews.

KATRINA YASMEEN ANDREWS
NOTARY PUBLIC
REG # 7559299
COMMISSION EXPIRES 03/31/2017
COMMONWEALTH OF VIRGINIA

OWNERS ENDORSEMENT

WE, the undersigned, being all of the owners of the property described in this application hereby endorse the application and have authorized the Applicant to proceed forward with this rezoning application as submitted.

By: _____
Carol B. Coleman

COMMONWEALTH OF VIRGINIA,
CITY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Carol B. Coleman has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 24 day of June, 2016.

_____
Notary Public

Print Name: Dianna L. Graves
My Commission Expires: 7506179
Registration No.: 8-18-3
[SEAL]

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8-31-18

By: Bonnie B. Carter
Bonnie B. Carter

COMMONWEALTH OF VIRGINIA,
CITY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie B. Carter has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 24 day of June, 2016.

Dianna L. Graves
Notary Public

Print Name: Dianna L. Graves
My Commission Expires: 8-31-18
Registration No.: 7506179
[SEAL]

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8-31-18

By: Gloria B. Whittaker
Gloria B. Whittaker

COMMONWEALTH OF VIRGINIA,
CITY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Gloria B. Whitaker has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 24 day of June, 2016.

Dianna L. Graves
Notary Public

Print Name: Dianna L. Graves
My Commission Expires: 8.31.18
Registration No.: 7506179
[SEAL]

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8-31-18

VOLUNTARY PROFFER STATEMENT

Project Name:	The Hamptons Phase II
Applicant& Contract Purchaser:	Hamptons at Family, L.P., a Virginia limited partnership 440 Monticello Avenue, Suite 1700 Norfolk, VA 23510 Attn: Richard Counselman
Counsel:	Charles W. Payne, Jr. Esq. Hirschler Fleischer 725 Jackson Street; STE 200 Fredericksburg, VA 22401
Owner:	Carol B. Coleman, Bonnie B. Carter & Gloria B. Whittaker
Property:	GPIN# 7769-87-3295 (portion of) &GPIN# 7769-77-8378, known as 44 Briscoe Lane, City of Fredericksburg, Virginia ("City"), and consisting of approximately 20.840 acres, located between Fall Hill Avenue and I-95, all as generally depicted on the GDP (as defined below), all of the aforesaid collectively the "Property"
GDP:	That certain generalized development plan prepared by Bowman Consulting and titled "The Hamptons Phase II, General Development Plan", dated May 2016, as last revised October 19, 2016 (the "GDP")
Request:	Rezoning from R-2 to Commercial Highway ("CH") and Residential-12 ("R-12") in accordance with Section 72-22.4, et al., of the City's Uniform Development Code ("UDO")
City Case No:	RZ2016-03
Date:	November 2, 2016

The Owner and Applicant voluntarily proffer the conditions listed below which shall be applied to the Property if it is rezoned to the Commercial Highway ("CH") and Residential-12 ("R-12) zoning districts, as shown on the GDP. These conditions are proffered as a part of the requested rezoning and the Owner and Applicant acknowledge that they are voluntary and reasonable in accordance with Sections 15.2-2298 and 15.2-2303, et al. of the Code of Virginia (1950), as amended (collectively the "Proffers"). In the event the above-referenced rezoning is not approved by the City Council of the City of Fredericksburg, Virginia ("City"), then the Proffers shall be withdrawn, and thus null and void. Upon approval by the City of this rezoning and these Proffers, any and all prior proffers encumbering the Property shall be null and void and of no further force and effect, and the Proffers shall supersede said prior proffers, and thereafter be in

full force and effect. The Proffers shall run with and encumber the Property or any portion thereof and are binding upon all future assignees, successors, grantees, or lessees thereof. The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers.

1. **LAND USE**

A. The Property is to be rezoned under the City's CH and R-12 zoning districts, for purposes of developing and constructing the following:

(i) under the CH zoning district for a portion of the Property as shown on the GDP, anautomotive sales dealership (the "Commercial Project"); and

(ii) under the R-12 zoning district for a portion of the Property as shown on the GDP, no greater than 78 single family attached dwellings (the "SFA Project"); and (ii) five multifamily buildings, containing a total of 120 units (the "Apartment Project").

(iii) subdivision of the Property shall be in general accordance with the attached GDP.

(iv) all of the above being known collectively as the "Project".

B. Generalized Development Plan:The Property shall be developed in general conformance with the GDP, which is attached hereto, incorporated herein by this reference and marked as Exhibit A. For purposes of the final site and subdivision plans, minor adjustments may occur for purposes of addressing final site plans, engineering, design requirements and/or compliance with federal or state agency regulations including, but not limited to, Virginia Department of Transportation ("VDOT"), Virginia Department of Environmental Quality ("DEQ"), Army Corps of Engineers, etc., and compliance with the requirements of the City's development regulations and design standards manual. Notwithstanding the foregoing, any modifications or adjustments to the final plans, as noted above, shall be approved by the City Zoning Administrator.

2. TRANSPORTATION

A. **Briscoe Lane Improvements.** The Applicant shall improveportions of Briscoe Lane (including curb and gutter and sidewalk area) and dedicate 0.576 acres of public right of way, all in the locations shown and depicted on the GDP (collectively the "Briscoe Lane Improvements"). The Briscoe Lane Improvements shall be designed and constructed in accordance with standards for public streets under the City Uniform Development Code ("City Code") §72-52.1, et al. The Applicant shall substantially complete the Briscoe Lane Improvements prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project.

B. **Shadmoor Drive Improvements.** The Applicant shall dedicate public right of way and construct Shadmoor Drive from Noble Way to Briscoe Lane, all as shown and described on the GDP ("Shadmoor Drive Improvements"). The Shadmoor Drive Improvements shall be designed and constructed in accordance with standards for public streets under City Code §72-52.1, et al.The Applicant shall substantially complete said improvements prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project. Notwithstanding anything to the contrary herein, prior to the connection of Shadmoor Drive to Noble Way, the residents of the Project will have ingress and egress access, whether through public dedication or through public or private easement, across Noble Way to and from Fall Hill Avenue.

C. **Extension of Sidewalk Network**.The Applicant agrees to extend and connect a portion of the sidewalk along Fall Hill Avenue within the area shown and depicted on the GDP as "Connect to Existing Sidewalk" (the "Extended Sidewalk Area"). The Applicant agrees to substantially complete the Extended Sidewalk Areaprior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project. Notwithstanding the foregoing, in the event the Applicant is unable (at no fault of the Applicant) to complete the Extended Sidewalk Area prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project, the Applicant shall pay the City a cash proffer of $16,700.00 (which reflects the costs of the Extended Sidewalk Area) in lieu of constructing the Extended Sidewalk Area.

D. **FRED Stop**. Subject to the approval of FRED Regional Transit ("FRED"), the Applicant shall locate a FRED stop within the Property, which shall include applicable FRED stop signage and a shelter. If requested by FRED, the Applicant agrees to locate and install the FRED stop as described herein on or before the first certificate of occupancy for the first residential apartment building.

E. **Crosswalk**. The Applicant agrees to install a crosswalk across Fall Hill Avenue at its intersection with Gordon W. Shelton Boulevard within the area shown and depicted on the GDP as "PROPOSED CROSSWALK" (the "Crosswalk). The Applicant agrees to substantially complete the Crosswalk prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project. Notwithstanding the foregoing, in the event the Applicant is unable (at no fault of the Applicant) to complete the Crosswalk prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project, then the Applicant shall pay the City a cash proffer of $4,100.00 (which reflects the costs of the Crosswalk) in lieu of installing the Crosswalk.

F. **Fall Hill Avenue Improvements**. The Applicant shall dedicate certain right of way and construct improvements along Fall Hill Avenue to include a 150' right turn lane and a 150' taper off of Fall Hill Avenue and onto Noyack Lane, all within the areas shown and depicted on the GDP ("Fall Hill Avenue Access Improvements"). The

Fall Hill Avenue Access Improvements shall be designed and constructed in accordance with standards for public streets under City Code §72-52.1, et al. The Applicant shall substantially complete said improvements on or before the City issuance for the certificate of occupancy for the first residential apartment building within the Apartment Project.

G. **Public Access**. Upon the City's request and after the Applicant has completed the transportation improvements described herein, the Applicant agrees to grant public ingress/egress and pedestrian access across the following private roads within the Project (all as shown on the GDP):

(i) across Noyack Lane from its intersection with Fall Hill Avenue to its intersection with Islip Lane; and

(ii) across Islip Lane from its intersection with Briscoe Lane to its interparcel connection with The Hamptons Phase I.

3. <u>ARCHITECTURAL FEATURES</u>

A. **General Features for Apartment Project**. The general architectural features and design for the Apartment Project shall be as depicted on the attached <u>Exhibit B</u>, which exhibit is incorporated herein by this reference (the "Apartment Project Elevations").

B. **Materials for Apartment Project**. The building materials for the Apartment Project shall be as provided on <u>Exhibit B</u>.

C. **General Features & Materials for SFA Project**. The units for the SFA Project shall be no less than 18 feet in width, and include one or two car garages, and the building materials shall be substantially similar to the Apartment Project.

D. **General Features & Materials for Commercial Project**. The general architectural features and design and materials for the Commercial Project shall be generally similar to the adjoining Mercedes and Volvo commercial car dealerships.

4. <u>CASH PROFFERS</u>. For purposes of mitigating potential impacts to City school capital facilities and fire and rescue capital facilities, the Applicant, in accordance with the City's underlying UDO and applicable state code stated herein, shall pay an aggregate total of up to One Million Dollars ($1,000,000.00) in cash proffers for the Apartment Project and SFA Project pursuant to the following payment schedule:

A. for purposes of the Apartment Project, the Applicant shall pay $5,050.50 per unit, which shall be payable prior to the issuance of a certificate of occupancy for each multifamily building within the Apartment Project; and

B. for purpose of the SFA Project, the Applicant shall pay $5,050.50 per unit, which shall be payable prior to the issuance of a certificate of occupancy for each unit within the SFA Project.

C. for purposes of the foregoing proffers Section 4 A. and 4 B., the per unit cash proffer shall be applied as follows:

(i) $505.00 per unit (aggregate of $99,990.00) for fire and rescue public facilities; and

(ii) $4,545.50 per unit (aggregate of $900,010.00) for public school facilities.

5. **AMENITIES.** The Applicant will construct and locate on the Property a club house and pool, all as generally depicted on the GDP, which will be completed prior to the issuance of acertificate of occupancy for the first residential apartment building.

6. **WAYSIDE PANEL CASH PROFFER.** The Applicant agrees to pay $4,000 to the City as a cash proffer for the cost to acquire two wayside panels for purposes of identifying a historic civil war battlefield. The Applicant agrees to pay said proffer prior to the City issuance of acertificate of occupancy for the first residential apartment building of the Project. The wayside panels shall be located within the Fall Hill Avenue right of way and shall be maintained by the City.

7. **LANDSCAPING PROFFER**. For purposes of the commercial automotive sales facility located along Fall Hill Avenue, the Applicant agrees to extend west the landscape buffer provided along Fall Hill Avenue (fronting the current Mercedes and Volvo dealerships) and to include the following features:

A. 20' wide landscape buffer from the edge of the dedicated right of way for Fall Hill Avenue and extending south toward the dealership all in the area shown on the GDP;

B. along with a berm that includes a minimum height of 2.5' within the said buffer. The berm shall not be aligned ina straight line, but rather shall meander within the said buffer area in a manner consistent with the adjoining buffer to the east (e.g. Volvo dealership);

C. tree planting within said bufferto include trees with a diameter of least 3.5 inchesat breast height on 30' centers, except the said trees shall not belocated closer than seventy (70) feet to any access area along Fall Hill Avenue;

D. the Applicant agrees to trim the trees so a minimum of seven (7) feet of base of each tree measured from the base of the berm will be free of branches; and

E. the Applicant will also plant four ornamental shrubs selected by the Applicant between each 30' tree section, and the ornamental shrubs shall not exceed the height of the said berm.

F. All of the foregoing landscaping proffers under this Section 7 shall be completed prior to the issuance of a certificate of occupancy for the proffered automotive sales facility.

8. **LOW INCOME HOUSING INITIATIVES**. Notwithstanding anything to the contrary under the Proffers, the Applicant proffers the following:

A. Rent Adjustment. The Applicant agrees to reduce residential rents on a total of ten percent (10%) of the units within the Apartment Project (e.g. 12 units) by $200 per month of the then current rents for comparable non-discounted units (the "Rent Adjustment"). The Rent Adjustment shall be applicable for only a period of five (5) years after the issuance of a certificate of occupancy for the first multifamily building.

B. Low Income Housing Assistance. In addition to the foregoing, the Applicant agrees to pay the sum of $100,000 to the City for purposes of assisting the City with low income housing initiatives ("Low Income Housing Proffer"). The Low Income Housing Proffer shall be paid by the Applicant to the City within 180 days after rezoning approval.

[AUTHORIZED SIGNATURES TO FOLLOW]

WITNESS the following signatures acknowledging approval and consent of this proffer statement:

APPLICANT/CONTRACT PURCHASER:

Hamptons at Family, L.P.,
a Virginia limited partnership

By: Hamptons at Family GP, L.L.C., its General Partner

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF _____, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, in his/her capacity as _____ for Hamptons at Family GP, L.L.C, the General Partner of Hamptons at Family, L.P.has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this _____ day of November, 2016.

_____
Notary Public

Print Name: _____
My Commission Expires: _____
Registration No.: _____[SEAL]

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF _____, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, in his/her capacity as _____ for Hamptons at Family GP, L.L.C, the General Partner of Hamptons at Family, L.P.has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this _____ day of November, 2016.

_____
Notary Public

Print Name: _____
My Commission Expires: _____
Registration No.: _____[SEAL]

OWNERS

By: _____
Carol B. Coleman

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Carol B. Coleman has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this _____ day of November, 2016.

_____
Notary Public

Print Name: _____
My Commission Expires: _____
Registration No.: _____
[SEAL]

By: _____
Bonnie B. Carter

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie B. Carter has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this _____ day of November, 2016.

_____
Notary Public

Print Name: _____
My Commission Expires: _____
Registration No.: _____
[SEAL]

By: _____
Gloria B. Whittaker

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Gloria B. Whittaker has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this _____ day of November, 2016.

_____
Notary Public

Print Name: _____
My Commission Expires: _____
Registration No.: _____
[SEAL]

EXHIBIT A

GDP

GENERAL DEVELOPMENT PLAN

THE HAMPTONS PHASE II

WARD 1
CITY OF FREDERICKSBURG, VIRGINIA

SHEET INDEX

NO.	DESCRIPTION
1.	COVER SHEET
2.	LEGEND, ABBREVIATIONS, AND ROAD SECTIONS
3.	REZONING PLAT
4.	SCHEMATIC PLAN
5.	EX. CONDITIONS / ENVIRONMENTAL ANALYSIS PLAN
6.	LANDSCAPE & SIGNAGE PLAN
7.	TRANSPORTATION ANALYSIS & PEDESTRIAN PLAN
8.	PUBLIC FACILITIES ASSESSMENT PLAN

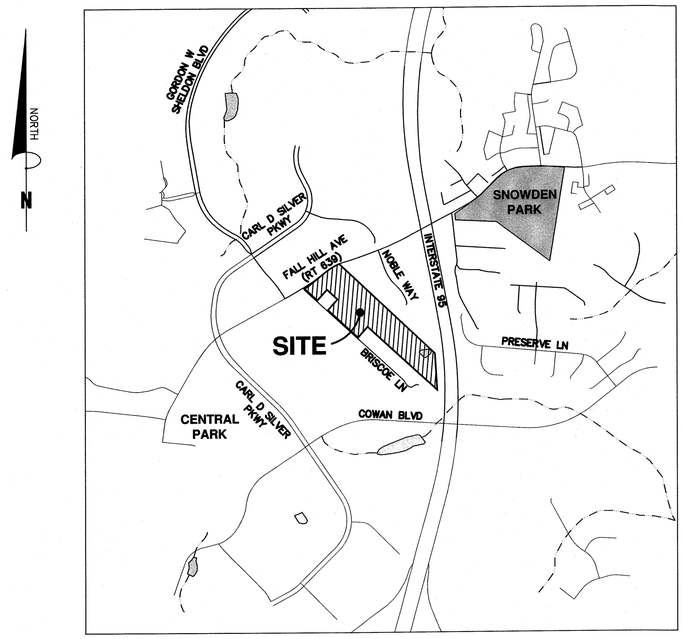
APPLICANT
HAMPTONS AT FAMILY, L.P.
440 MONTICELLO AVENUE, SUITE 1700
NORFOLK, VA 23510
CONTACT: RICHARD COUNSELMAN

OWNER
CAROL B. COLEMAN, BONNIE B. CARTER &
GLORIA WHITAKER

PLANNER/ ENGINEER
BOWMAN CONSULTING GROUP
650A NELMS CIRCLE
FREDERICKSBURG, VA 22406
P: (540) 371-0268
F: (540) 371-3479
CONTACT: MR. WILLIAM S. PYLE, P.E.

LAND USE ATTORNEY
CHARLES W. PAYNE, JR.
C/O HIRSCHLER FLEISCHER
725 JACKSON STREET, SUITE 200
FREDERICKSBURG, VA 22401
PHONE: (540) 604-2108

VICINITY MAP
1" = 1000'



1000 500 0 1000 2000
GRAPHIC SCALE
1" = 1000'

GENERAL NOTES

1. THE AREA TO BE REZONED FOR THIS PROJECT CONSISTS OF A ±20.84 ACRE PORTION OF THE PARCELS IDENTIFIED AS TAX MAP 272-91 (GPIN 7769-87-3295) AND 272-91C (GPIN 7769-77-8378).
2. THE PROPERTIES DELINEATED HEREON CURRENTLY STAND IN THE NAMES OF GLORIA B. WHITTAKER, BONNIE B. CARTER AND CAROL B. COLEMAN AS RECORDED IN DEED BOOK 208 AT PAGE 100 AND DEED BOOK 208 AT PAGE 97 IN THE CLERKS OFFICE OF THE CITY OF FREDERICKSBURG AND IS SHOWN AS A PORTION OF GPIN: 7769-87-3295 AND GPIN: 7769-77-8378.
3. THE SUBJECT PROPERTY IS CURRENTLY VACANT AND ZONED R2 RESIDENTIAL. THE PROPOSED ZONING FOR THIS SITE IS C-H, COMMERCIAL-HIGHWAY DISTRICT AND R-12 RESIDENTIAL DISTRICT.
4. BOUNDARY AND MERIDIAN SHOWN HEREON, AND REZONING PLAT HEREIN, ARE BASED ON A PLAT ENTITLED "PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY TAX MAP 272 PARCEL 91" PREPARED BY BAGBY, CALDWELL AND ASSOCIATES, P.C., DATED FEBRUARY 2005 AND DOES NOT REPRESENT A CURRENT FIELD RUN SURVEY BY BOWMAN CONSULTING. ADDITIONAL PROPERTY INFORMATION WAS DERIVED FROM CITY OF FREDERICKSBURG GIS DATA.
5. ADDITIONAL TOPOGRAPHY SHOWN IN THIS PLAN WAS OBTAINED FROM THE CITY OF FREDERICKSBURG GIS. THE CONTOUR INTERVAL IS 2 FEET.
6. THE SITE DOES NOT LIE WITHIN A FLOODPLAIN OVERLAY DISTRICT.
7. THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY OVERLAY DISTRICT, HUB ZONE TRACT 5, AND THE CELEBRATE VIRGINIA SOUTH TOURISM ZONE.
8. THERE ARE COMMERCIAL AND RESIDENTIAL USES PROPOSED ON THIS SITE.
9. THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY. MORE SPECIFICALLY, BASED ON A REVIEW OF THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES' (DHR) VIRGINIA CULTURAL RESOURCE INFORMATION SYSTEM (VCRIS), THERE ARE NO DOCUMENTED ARCHAEOLOGICAL SITES OR HISTORIC RESOURCES WITHIN THE PROPERTY LIMITS. TWO HOUSES LOCATED IMMEDIATELY ADJACENT TO THE PROPERTY ALONG BRISCOE LANE (DHR IDS 111-5321 AND 111-5278) ARE IDENTIFIED BY DHR, BUT WERE DETERMINED TO BE NOT ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP). A THIRD HOUSE (GRAVES HOUSE, 3430 FALL HILL AVENUE, DHR ID 111-5285) IS LOCATED OFFSITE AND JUST TO THE SOUTH OF THE PROPERTY; THIS RESOURCE WAS ALSO DETERMINED TO BE NOT ELIGIBLE FOR LISTING ON THE NRHP BY DHR. THE PROPERTY IS LOCATED WITHIN THE DESIGNATED BANK'S FORD/SALEM CHURCH BATTLEFIELD DISTRICT (DHR ID 088-5181). HOWEVER, GIVEN THE SURROUNDING LAND USES AND CURRENT SITE CONDITIONS, NO ADVERSE IMPACTS TO HISTORIC RESOURCES ARE ANTICIPATED AS A RESULT OF THE PROPOSED DEVELOPMENT ACTIVITIES AT THE PROPERTY.
10. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5100650020C; EFFECTIVE DATE SEPTEMBER 19, 2007.
11. THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY THE CITY OF FREDERICKSBURG.
12. THE PROPOSED SITE WILL CONTAIN PRIVATE ROADS MAINTAINED BY THE PROPERTY OWNERS; AND PUBLIC STREETS TO BE MAINTAINED BY THE CITY OF FREDERICKSBURG.
13. THE STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG'S DESIGN STANDARDS MANUAL.
14. STORMWATER MANAGEMENT FACILITY(S) AND OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
15. DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
16. EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.
17. STORMWATER SHALL BE CONTROLLED THROUGH A STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE VASWMH.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650A Nelms Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com

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COVER SHEET
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

RZ 2016-03
CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS
DATE	DESCRIPTION

BO/SG	SG	WSP
DESIGN	DRAWN	CHKD
SCALE	H: V:	AS NOTED

JOB No. 9432-01-001
DATE : MAY 2016
FILE No. 9432-D-ZP-001

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\001-9432-D-ZP-001-COV.dwg

LEGEND

EXISTING	DESCRIPTION	PROPOSED
40	INDEX CONTOUR	40
38	INTERMEDIATE CONTOUR	38
EX. E/P	EDGE OF PAVEMENT	PROP. E/P
EX. C & G	CURB AND GUTTER	CG-6
–	TRANSITION FROM CG-6 TO CG-6R	CG-6R
–	PROPOSED HEADER CURB	
–	PROPERTY LINE	
–	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
–	CLEARING AND GRADING	
	TREE LINE	
–	FLOW LINE OF SWALE	
–	STREAM	
–	OVERLAND RELIEF PATHWAY	
X	FENCE LINE	X
	EASEMENT	
EX 8" W/L	WATER LINE	8" DIP W/L
EX. W/V	WATER VALVE	PROP. W/V.
EX. R.	REDUCER	PROP. R.
EX 8" SAN	SANITARY SEWER	8" PVC SAN
EX 18"	STORM SEWER	18"RCP
–	CABLE TV	CATV
E	ELECTRIC SERVICE	E
T	TELEPHONE SERVICE	T
G	GAS LINE	G
+ 25.32	SPOT ELEVATION	+25.32
ø	UTILITY POLE	ø
	SIGN	
EX A	SANITARY SEWER IDENTIFIER	A 1/A
EX A	STORM DRAIN IDENTIFIER	2 1/2
W	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
–	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	25
	STREET LIGHT	
–	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
–	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
–	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	★
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
–	DENOTES CLEAR SIGHT TRIANGLE	
BLACK PINE / 15" OAK	TREE	
–	BENCHMARK	BM #1 TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS

A
- A — AREA OF ARC
- AD — ALGEBRAIC DIFFERENCE
- AASHTO — AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS
- ASTM — AMERICAN SOCIETY FOR TESTING AND MATERIALS
- AC. — ACRE
- AGGR. — AGGREGATE
- ANSI — AMERICAN NATIONAL STANDARDS INSTITUTE
- ASPH — ASPHALT
- AWWA — AMERICAN WATER WORKS ASSOCIATION

B
- B — BREADTH
- BC — BOTTOM OF CURB
- BF — BASEMENT FLOOR
- BLDG — BUILDING
- BM — BENCHMARK
- BMP — BEST MANAGEMENT PRACTICES (WATER QUALITY)
- BOV — BLOW OFF VALVE
- BRL — BUILDING RESTRICTION LINE
- BVCS — BEGINNING VERTICAL CURVE STATION
- BVCE — BEGINNING VERTICAL CURVE ELEVATION
- BW — BOTTOM OF WALL

C
- c,e — CENTER CORRECTION ON VERTICAL CURVE
- C — COEFFICIENT OF RUNOFF
- CATV — CABLE TELEVISION
- CB — CATCH BASIN OR CHORD BEARING
- CC — CENTER TO CENTER
- CFS (Q) — CUBIC FEET PER SECOND
- CH — CHORD
- CG — CURB AND GUTTER
- CIP — CAST IRON PIPE
- C — CENTERLINE
- CL — CLASS
- CMP — CORRUGATED METAL PIPE
- CONC. — CONCRETE
- CO — CLEAN OUT
- CONT. — CONTINUATION
- CS — CURB STOP
- CT — COURT
- C/L — CENTERLINE

D
- D,d — DEPTH
- DA — DRAINAGE AREA
- DB — DEED BOOK
- DEQ — VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
- DET. — DETAIL
- DI — DROP INLET
- DIA. — DIAMETER
- DIP — DUCTILE IRON PIPE
- DM — DROP MANHOLE
- DR. — DRIVE
- DRNG — DRAINAGE
- DRWG. — DRAWING
- D/W — DRIVE WAY
- Δ — DELTA
- DU — DWELLING UNITS
- DOM — DOMESTIC

E
- e — RATE OF SUPER ELEVATION IN FEET PER FOOT
- EC — EROSION CONTROL
- EGL — ENERGY GRADIENT LINE
- EQC — ENVIRONMENTAL QUALITY CORRIDOR
- ESM'T — EASEMENT
- EG — EDGE OF GUTTER
- ELEV. — ELEVATION
- ENT. — ENTRANCE
- EP — EDGE OF PAVEMENT
- ES — END SECTION
- EVCS — ENDING VERTICAL CURVE STATION
- EVCE — ENDING VERTICAL CURVE ELEVATION
- EW — END WALL
- EX. — EXISTING
- ELEC. — ELECTRICAL
- EBL — EAST BOUND LANE

F
- F — FIRE LINE
- FAR — FLOOR AREA RATIO
- FC — FACE OF CURB
- FSWA — FREDERICKSBURG SEWER AND WATER AUTHORITY
- FF — FIRST FLOOR
- FG — FINISHED GRADE
- FH — FIRE HYDRANT
- FL — FLOW LINE
- FP — FLOOD PLAIN
- FS — FACTOR OF SAFETY
- FT. — FOOT
- FSPA — FREDERICKSBURG-STAFFORD PARK AUTHORITY
- FOY. — FOYER
- FPS — FEET PER SECOND

G
- g — GRAVITY
- G — GAS
- GFA — GROSS FLOOR AREA
- Gr. — GRADE
- GR — GUARD RAIL
- GAR — GARAGE

H
- H,h — HEIGHT
- H — HEAD
- HC — HANDICAPPED PARKING SPACE
- HGL — HYDRAULIC GRADIENT LINE
- HP — HIGH POINT
- HR — HAND RAIL
- HT. — HEIGHT
- HW — HEADWATER

I
- I — RAINFALL INTENSITY
- ID — INSIDE DIAMETER
- IN — INCH
- INV. — INVERT
- IP — IRON PIPE
- IPF — IRON PIPE FOUND
- IPS — IRON PIPE SET

J
- JB — JUNCTION BOX

K
- K — SIGHT DISTANCE COEFFICIENT
- Ke — CULVERT ENTRANCE LOSS COEFFICIENT

L
- L — LENGTH
- LAT. — LATERAL
- LF — LINEAR FOOT
- LL — LOWER LEVEL
- LOS — LINE OF SIGHT
- LP — LOW POINT
- LS — LOADING SPACE
- LCG — LIMITS OF CLEARING & GRADING
- LT — LEFT

M
- M — MONUMENT FOUND
- MECH. — MECHANICAL
- MH — MANHOLE
- MI. — MILE
- MPH — MILES PER HOUR
- MS — MEDIAN STRIP
- MSL — MEAN SEA LEVEL
- MIN — MINIMUM
- MAX — MAXIMUM

N
- N/F — NOW OR FORMERLY
- NFA — NET FLOOR AREA
- NO.,# — NUMBER
- NBL — NORTH BOUND LANE
- N/A — NOT APPLICABLE

O
- OC — ON CENTER
- OD — OUTSIDE DIAMETER
- OH — OVERHANG
- O/H — OVERHEAD

P
- P — PERIMETER
- PC — POINT OF CURVATURE
- PCC — POINT OF COMPOUND CURVE
- PCEP — POINT OF CURVE EDGE OF PAVEMENT
- PCTC — POINT OF CURVATURE TOP OF CURB
- PFM — PUBLIC FACILITIES MANUAL
- PG. — PAGE
- PGL — POINT OF GRADE LINE
- PI — POINT OF INTERSECTION
- PL — PROPERTY LINE
- PRC — POINT OF REVERSE CURVES
- PRELIM. — PRELIMINARY
- PROP. — PROPOSED
- PT — POINT OF TANGENCY
- PVC — POINT OF VERTICAL CURVATURE
- PVC — POLY VINYL CHLORIDE
- PVI — POINT OF VERTICAL INTERSECTION
- PVM'T — PAVEMENT
- PVRC — POINT OF VERTICAL REVERSE CURVE
- PVT — POINT OF VERTICAL TANGENT
- P&P — PLAN AND PROFILE

Q
- Q(C.F.S.) — AMOUNT OF RUNOFF

R
- R,r — RADIUS
- REQD — REQUIRED
- RCP — REINFORCED CONCRETE PIPE
- RD. — ROAD
- RET. — RETAINING
- REV. — REVISION
- RR — RAILROAD
- RTE. — ROUTE
- R/W — RIGHT OF WAY
- RGP — ROUGH GRADING PLAN
- ROM — REMOTE OUTSIDE MONITOR
- RMA — RESOURCE MANAGEMENT AREA
- RPA — RESOURCE PROTECTION AREA
- RT — RIGHT

S
- S — SPEED OR SLOPE
- SAN. — SANITARY
- SBL — SOUTH BOUND LANE
- SD — SIGHT DISTANCE
- SECT. — SECTION
- SEW. — SEWER
- SH. — SHOULDER
- SF — SQUARE FEET
- SP. — SPACE
- SP — SITE PLAN
- SPEC. — SPECIFICATION
- STA. — STATION
- STD. — STANDARD
- STK. — STACK
- STM. — STORM
- SVC. — SERVICE
- SWM — STORM WATER MANAGEMENT
- S/W — SIDE WALK
- Sx — CROSS SLOPE

T
- T — TANGENT
- TB — TEST BORE
- TC — TOP OF CURB
- Tc — TIME OF CONCENTRATION
- TEL — TELEPHONE
- TP — TEST PIT
- TP — TREE PROTECTION
- TB — TOP OF BANK
- TW — TOP OF WALL
- TW — TAILWATER

U
- UD — UNDERDRAIN
- UG — UNDERGROUND
- UL — UPPER LEVEL
- UP — UTILITY POLE
- VAN — HANDICAPPED VAN PARKING SPACE

V
- V — VELOCITY
- V — VOLUME
- VA — VIRGINIA
- VC — VERTICAL CURVE
- VDOT — VA. DEPT. OF TRANSPORTATION
- VF — VERTICAL FOOT

W
- W — WEIGHT OR WIDTH
- W/M — WATER MAIN
- WBL — WEST BOUND LANE
- WQIA — WATER QUALITY IMPACT ASSESSMENT

X
- XF — TRANSFORMER

Y
- YI — YARD INLET
- YR — YEAR

Z
- Z — SIDE SLOPES

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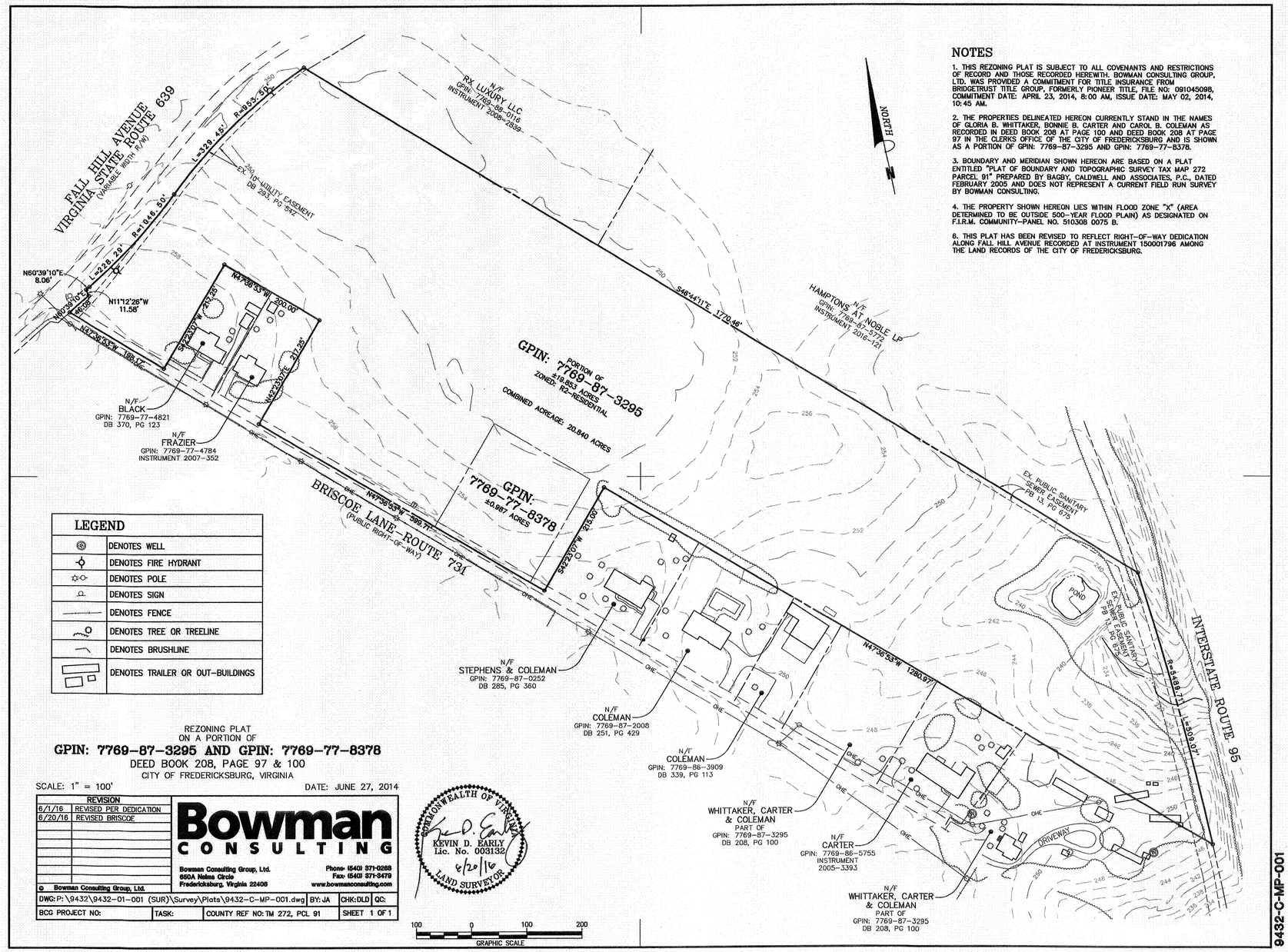
LEGEND AND ABBREVIATIONS
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: N/A V: N/A	
JOB No. 9432-01-001		
DATE : MAY 2016		
FILE No. 9432-D-ZP-001		
SHEET 2 OF 8		



NOTES

1. THIS REZONING PLAT IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM BRIDGETRUST TITLE GROUP, FORMERLY PIONEER TITLE, FILE NO: 091045098, COMMITMENT DATE: APRIL 23, 2014, 8:00 AM, ISSUE DATE: MAY 02, 2014, 10:45 AM.

2. THE PROPERTIES DELINEATED HEREON CURRENTLY STAND IN THE NAMES OF GLORIA B. WHITTAKER, BONNIE B. CARTER AND CAROL B. COLEMAN AS RECORDED IN DEED BOOK 208 AT PAGE 100 AND DEED BOOK 208 AT PAGE 97 IN THE CLERKS OFFICE OF THE CITY OF FREDERICKSBURG AND IS SHOWN AS A PORTION OF GPIN: 7769-87-3295 AND GPIN: 7769-77-8378.

3. BOUNDARY AND MERIDIAN SHOWN HEREON ARE BASED ON A PLAT ENTITLED "PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY TAX MAP 272 PARCEL 91" PREPARED BY BAGBY, CALDWELL AND ASSOCIATES, P.C., DATED FEBRUARY 2005 AND DOES NOT REPRESENT A CURRENT FIELD RUN SURVEY BY BOWMAN CONSULTING.

4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DESIGNATED ON F.I.R.M. COMMUNITY-PANEL NO. 510308 0075 B.

6. THIS PLAT HAS BEEN REVISED TO REFLECT RIGHT-OF-WAY DEDICATION ALONG FALL HILL AVENUE RECORDED AT INSTRUMENT 150001796 AMONG THE LAND RECORDS OF THE CITY OF FREDERICKSBURG.

LEGEND

	DENOTES WELL
	DENOTES FIRE HYDRANT
	DENOTES POLE
	DENOTES SIGN
	DENOTES FENCE
	DENOTES TREE OR TREELINE
	DENOTES BRUSHLINE
	DENOTES TRAILER OR OUT-BUILDINGS

REZONING PLAT
ON A PORTION OF
GPIN: 7769-87-3295 AND GPIN: 7769-77-8378
DEED BOOK 208, PAGE 97 & 100
CITY OF FREDERICKSBURG, VIRGINIA

SCALE: 1" = 100' DATE: JUNE 27, 2014

REVISION	
6/1/16	REVISED PER DEDICATION
6/20/16	REVISED BRISCOE

COMMONWEALTH OF VIRGINIA
KEVIN D. EARLY
Lic. No. 003132
6/20/16
LAND SURVEYOR

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DWG: P:\9432\9432-01-001 (SUR)\Survey\Plats\9432-C-MP-001.dwg | BY: JA | CHK: DLD | QC:
BCG PROJECT NO: | TASK: | COUNTY REF NO: TM 272, PCL 91 | SHEET 1 OF 1

9432-C-MP-001

SEE SHEET 5 FOR ADJACENT PROPERTY OWNERS

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REZONING PLAT
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

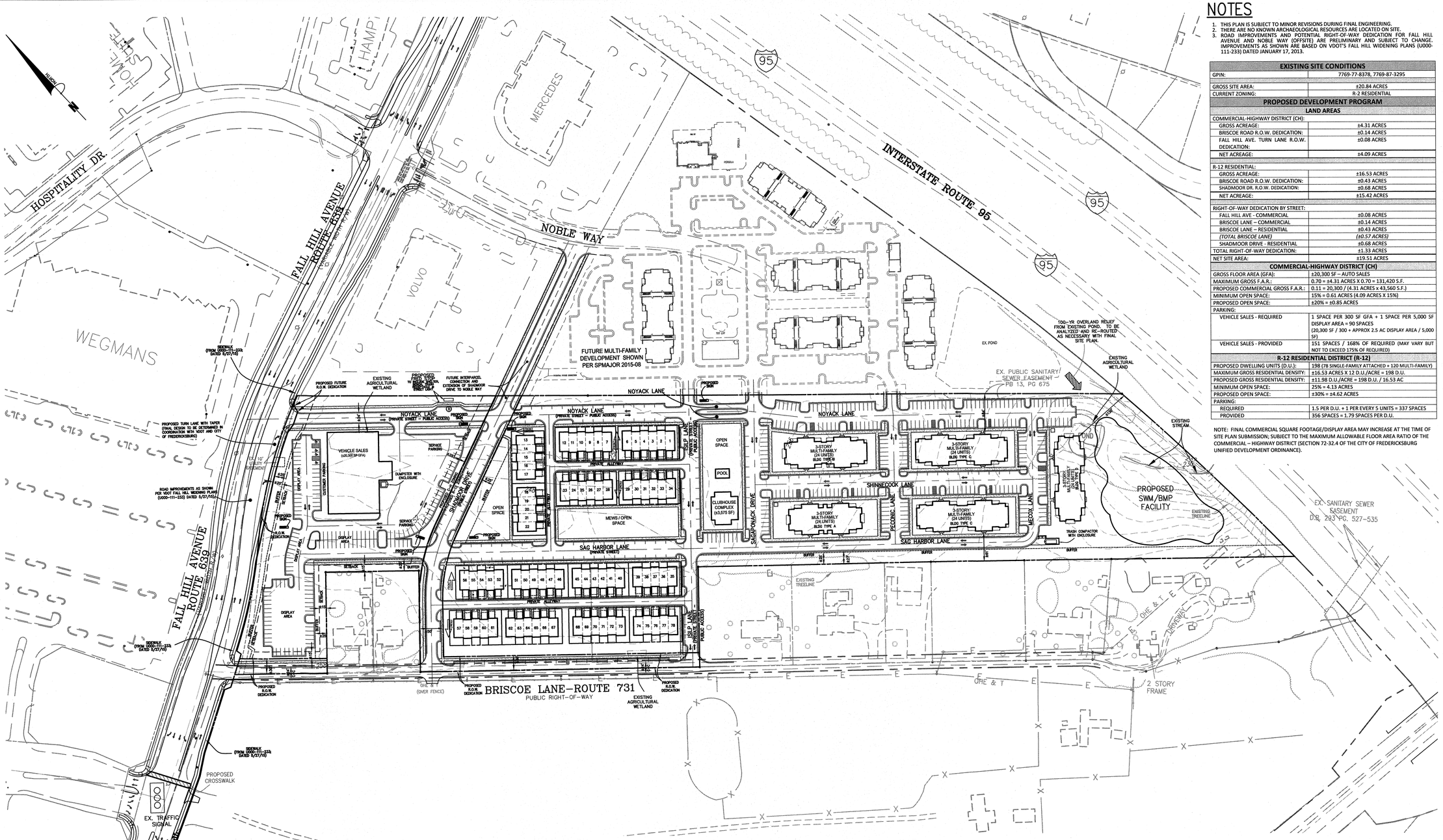
COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No. 037555
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION

BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: AS NOTED V:	
JOB No. 9432-01-001		
DATE : MAY 2016		
FILE No. 9432-D-ZP-001		
SHEET 3 OF 8		

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\003-9432-D-ZP-001-PLAT.dwg



NOTES

1. THIS PLAN IS SUBJECT TO MINOR REVISIONS DURING FINAL ENGINEERING.
2. THERE ARE NO KNOWN ARCHAEOLOGICAL RESOURCES ARE LOCATED ON SITE.
3. ROAD IMPROVEMENTS AND POTENTIAL RIGHT-OF-WAY DEDICATION FOR FALL HILL AVENUE AND NOBLE WAY (OFFSITE) ARE PRELIMINARY AND SUBJECT TO CHANGE. IMPROVEMENTS AS SHOWN ARE BASED ON VDOT'S FALL HILL WIDENING PLANS (U000-111-233) DATED JANUARY 17, 2013.

EXISTING SITE CONDITIONS	
GPIN:	7769-77-8378, 7769-87-3295
GROSS SITE AREA:	±20.84 ACRES
CURRENT ZONING:	R-2 RESIDENTIAL
PROPOSED DEVELOPMENT PROGRAM	
LAND AREAS	
COMMERCIAL-HIGHWAY DISTRICT (CH):	
GROSS ACREAGE:	±4.31 ACRES
BRISCOE ROAD R.O.W. DEDICATION:	±0.14 ACRES
FALL HILL AVE. TURN LANE R.O.W. DEDICATION:	±0.08 ACRES
NET ACREAGE:	±4.09 ACRES
R-12 RESIDENTIAL:	
GROSS ACREAGE:	±16.53 ACRES
BRISCOE ROAD R.O.W. DEDICATION:	±0.43 ACRES
SHADMOOR DR. R.O.W. DEDICATION:	±0.68 ACRES
NET ACREAGE:	±15.42 ACRES
RIGHT-OF-WAY DEDICATION BY STREET:	
FALL HILL AVE - COMMERCIAL	±0.08 ACRES
BRISCOE LANE – COMMERCIAL	±0.14 ACRES
BRISCOE LANE – RESIDENTIAL	±0.43 ACRES
(TOTAL BRISCOE LANE)	*(±0.57 ACRES)*
SHADMOOR DRIVE - RESIDENTIAL	±0.68 ACRES
TOTAL RIGHT-OF-WAY DEDICATION:	±1.33 ACRES
NET SITE AREA:	±19.51 ACRES
COMMERCIAL-HIGHWAY DISTRICT (CH)	
GROSS FLOOR AREA (GFA):	±20,300 SF – AUTO SALES
MAXIMUM GROSS F.A.R.:	0.70 = ±4.31 ACRES X 0.70 = 131,420 S.F.
PROPOSED COMMERCIAL GROSS F.A.R.:	0.11 = 20,300 / (4.31 ACRES x 43,560 S.F.)
MINIMUM OPEN SPACE:	15% = 0.61 ACRES (4.09 ACRES X 15%)
PROPOSED OPEN SPACE:	±20% = ±0.85 ACRES
PARKING:	
VEHICLE SALES - REQUIRED	1 SPACE PER 300 SF GFA + 1 SPACE PER 5,000 SF DISPLAY AREA = 90 SPACES (20,300 SF / 300 + APPROX 2.5 AC DISPLAY AREA / 5,000 SF)
VEHICLE SALES - PROVIDED	151 SPACES / 168% OF REQUIRED (MAY VARY BUT NOT TO EXCEED 175% OF REQUIRED)
R-12 RESIDENTIAL DISTRICT (R-12)	
PROPOSED DWELLING UNITS (D.U.):	198 (78 SINGLE-FAMILY ATTACHED + 120 MULTI-FAMILY)
MAXIMUM GROSS RESIDENTIAL DENSITY:	±16.53 ACRES X 12 D.U./ACRE = 198 D.U.
PROPOSED GROSS RESIDENTIAL DENSITY:	±11.98 D.U./ACRE = 198 D.U. / 16.53 AC
MINIMUM OPEN SPACE:	25% = 4.13 ACRES
PROPOSED OPEN SPACE:	±30% = ±4.62 ACRES
PARKING:	
REQUIRED	1.5 PER D.U. + 1 PER EVERY 5 UNITS = 337 SPACES
PROVIDED	356 SPACES = 1.79 SPACES PER D.U.

NOTE: FINAL COMMERCIAL SQUARE FOOTAGE/DISPLAY AREA MAY INCREASE AT THE TIME OF SITE PLAN SUBMISSION; SUBJECT TO THE MAXIMUM ALLOWABLE FLOOR AREA RATIO OF THE COMMERCIAL – HIGHWAY DISTRICT (SECTION 72-32.4 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE).

DIMENSIONAL STANDARDS

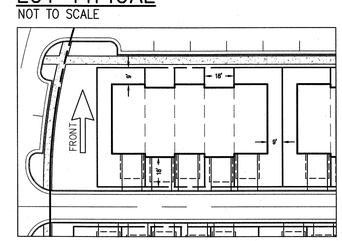
DIMENSIONAL STANDARDS FOR COMMERCIAL-HIGHWAY DISTRICT	
REQUIREMENT	NONRESIDENTIAL
DISTRICT SIZE, MINIMUM (ACRES)	NONE
LOT AREA, MINIMUM (SQUARE FEET)	20,000
LOT WIDTH, MINIMUM (FEET)	150
HEIGHT, MAXIMUM (FEET)	40
SETBACKS	
FRONT (FEET)	25
SIDE (FEET)	15
REAR (FEET)	20
OTHER DISTRICTS (FEET)	NONE

DIMENSIONAL STANDARDS FOR R-12 RESIDENTIAL DISTRICT		
REQUIREMENT	SF ATTACHED	MULTIFAMILY
DISTRICT SIZE, MINIMUM (ACRES)	5	5
LOT AREA, MINIMUM (SQUARE FEET)	1,875	NONE
LOT WIDTH, MINIMUM (FEET)	18	18
HEIGHT, MAXIMUM (FEET)	35	50
SETBACKS		
FRONT (FEET)	9	25
SIDE (FEET)	9	25
REAR (FEET)	18	35
OTHER DISTRICTS (FEET)	40	40

NOTES:
1. EACH SINGLE-FAMILY ATTACHED UNIT SHALL HAVE AN ON-SITE PRIVACY YARD OF AT LEAST 200 SQUARE FEET. FOR ALL UNITS WITH ALLEY-LOADED GARAGES A 200 SQUARE FOOT DECK MUST BE CONSTRUCTED.

LOT TYPICAL

NOT TO SCALE



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SCHEMATIC PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

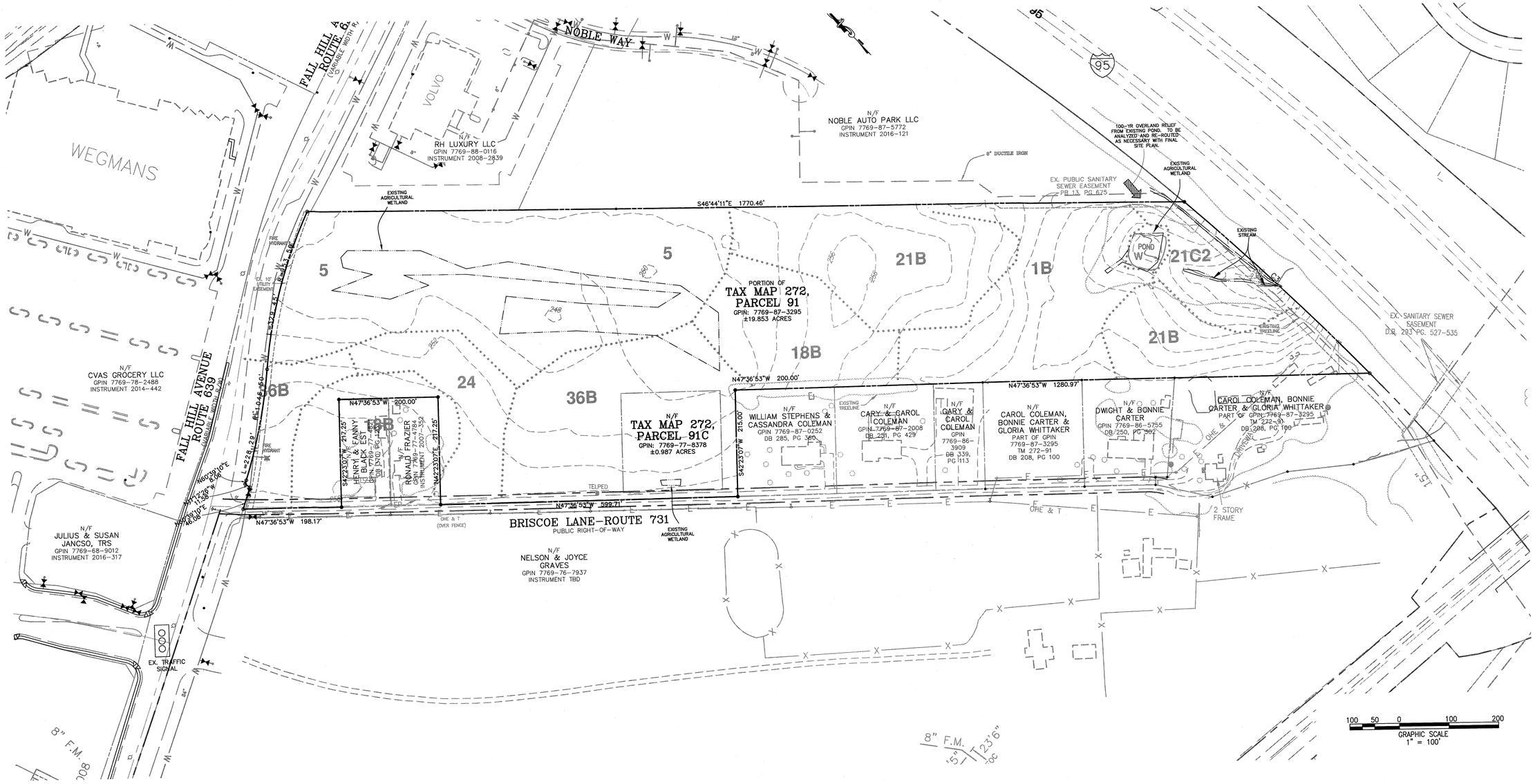
CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=100' V:	
JOB No. 9432-01-001		
DATE : MAY 2016		
FILE No. 9432-D-ZP-001		
SHEET 4 OF 8		

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\004-9432-D-ZP-001-SCHEMATIC PLAN.dwg



NOTES

1. WETLAND AREAS HAVE BEEN PRELIMINARILY FIELD LOCATED AND ARE DEPICTED ON THIS PLAN. THESE WETLAND AREAS ARE LOCATED ON EXISTING AGRICULTURAL LAND AND A JURISDICTIONAL DETERMINATION IS CURRENTLY BEING PROCESSED WITH THE ARMY CORPS OF ENGINEERS. PER CITY OF FREDERICKSBURG INFORMATION THE SITE HAS BEEN IDENTIFIED AS BEING WITHIN THE CHESAPEAKE BAY PRESERVATION OVERLAY DISTRICT.

2. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 510308 0075B.

3. THERE ARE NO KNOWN CEMETERIES OR HISTORIC SITES LOCATED ON THE SUBJECT PROPERTY.

4. THERE ARE NO SLOPES IN EXCESS OF 20 PERCENT LOCATED ON THE SUBJECT PROPERTY.

SOIL TYPES

MAP UNIT SYMBOL	MAP UNIT NAME
1B	ABELL SANDY LOAM
5	AQUULTS, CLAYEY SUBSOIL
18B	EMPORIA SANDY LOAM
21B	FACEVILLE-VARINA COMPLEX
21C2	FACEVILLE-VARINA COMPLEX
24	GOLDSBORO SANDY LOAM
36B	SAVANNAH SANDY LOAM
W	WATER

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EX. CONDITIONS / ENVIRONMENTAL ANALYSIS PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS
DATE	DESCRIPTION

BO/SG	SG	WSP
DESIGN	DRAWN	CHKD

SCALE H: 1"=100' V:

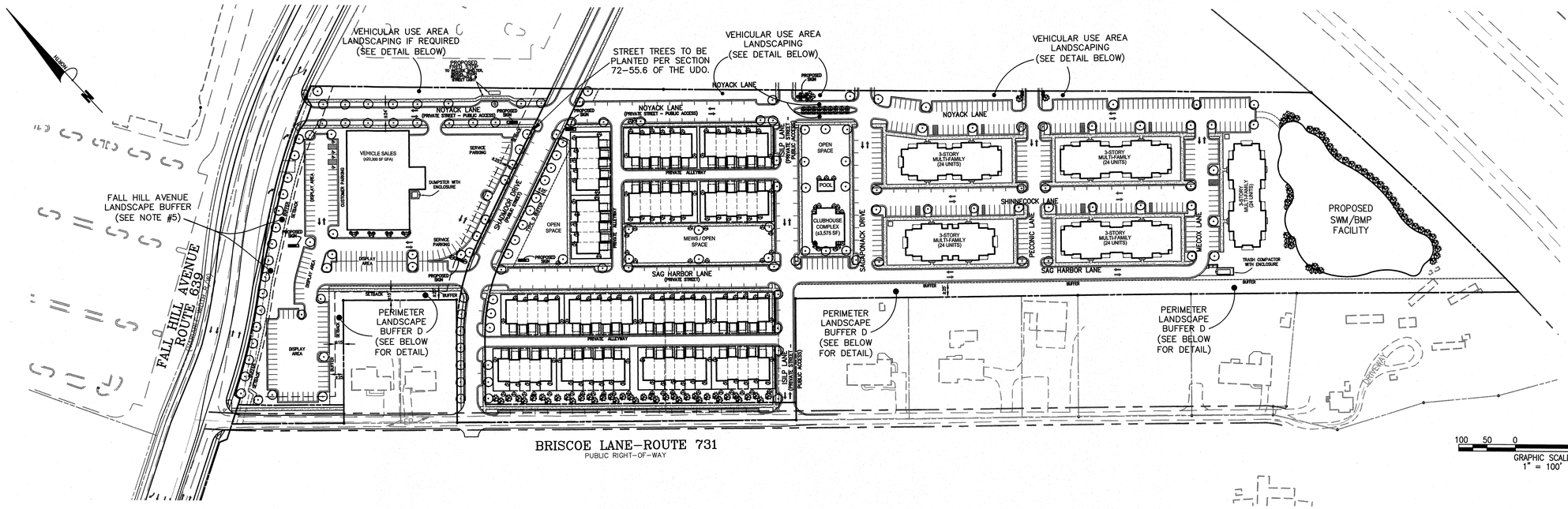
JOB No. 9432-01-001

DATE : MAY 2016

FILE No. 9432-D-ZP-001

SHEET 5 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\005-9432-D-ZP-001-ENVR ASSESSMENT PLAN.dwg

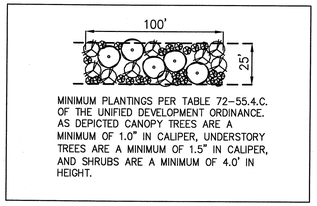


LEGEND

- STREET TREE/ DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS

TYPE D PERIMETER LANDSCAPE BUFFER DETAIL (TYPICAL)

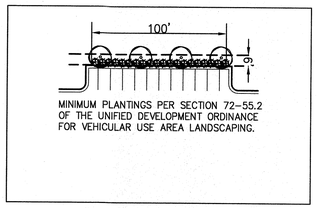
NOT TO SCALE



MINIMUM PLANTINGS PER TABLE 72-55.4.C. OF THE UNIFIED DEVELOPMENT ORDINANCE. AS DEPICTED CANOPY TREES ARE A MINIMUM OF 1.0" IN CALIPER, UNDERSTORY TREES ARE A MINIMUM OF 1.5" IN CALIPER, AND SHRUBS ARE A MINIMUM OF 4.0' IN HEIGHT.

VEHICULAR USE AREA LANDSCAPING DETAIL (TYPICAL)

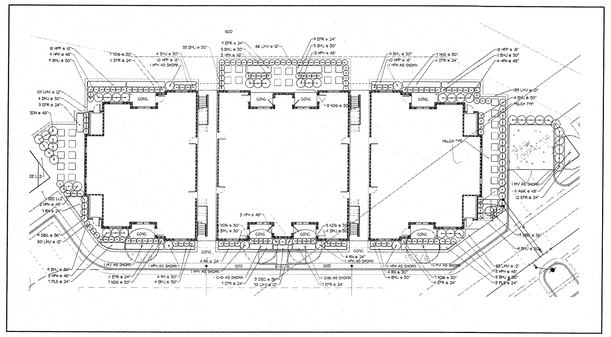
NOT TO SCALE

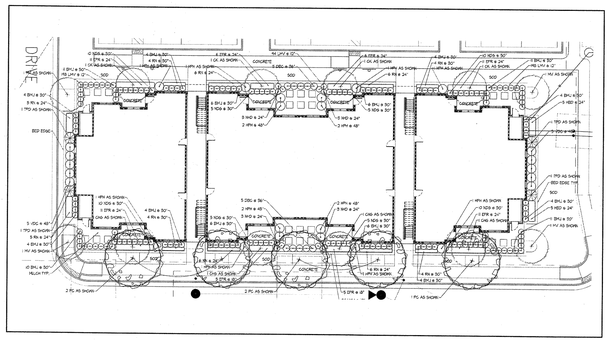


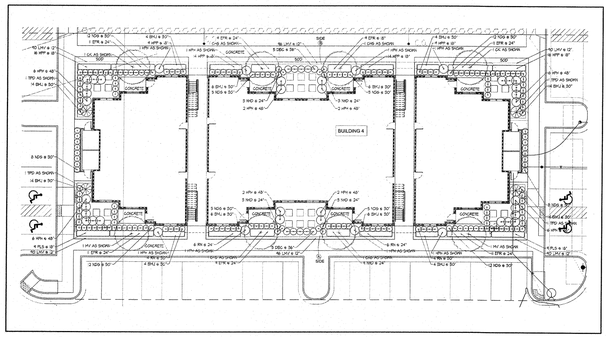
MINIMUM PLANTINGS PER SECTION 72-55.2 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR VEHICULAR USE AREA LANDSCAPING.

MULTI-FAMILY LANDSCAPING (TYPICAL)

NOT TO SCALE

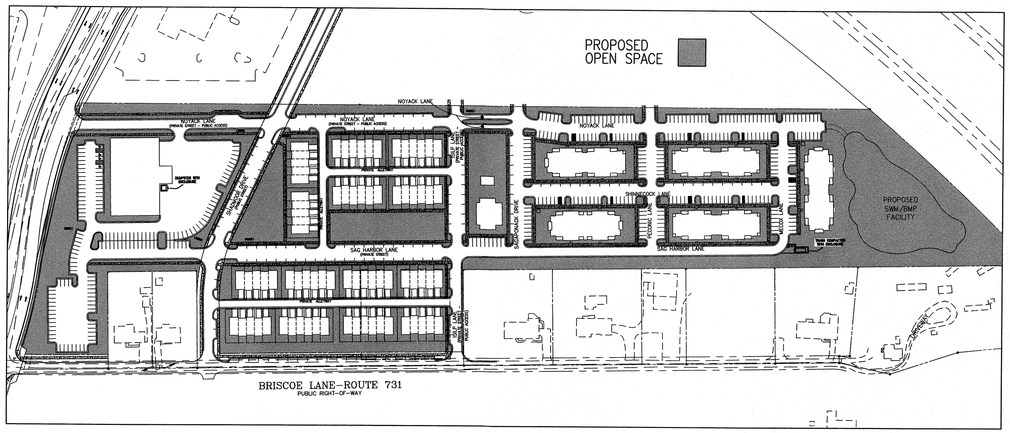






PROPOSED OPEN SPACE

NOT TO SCALE



NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
2. ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 72-55 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE (UDO); UNLESS WAIVED OR MODIFIED.
3. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN ACCORDANCE WITH THE UDO.
4. ALL SIGNS (BUILDING AND FREE-STANDING) SHALL BE ERECTED IN ACCORDANCE WITH SECTION 72-59 OF THE UDO. MORE SPECIFICALLY, NO SIGN SHALL BE ERECTED UNTIL A SIGN DESIGN PACKAGE HAS BEEN SUBMITTED AND APPROVED BY THE DEVELOPMENT ADMINISTRATOR IN ACCORDANCE WITH SECTION 72-59.6.C. OF THE UDO. ADDITIONAL SIGNS MAY BE PROPOSED IN THE FUTURE SUBJECT TO COMPLIANCE WITH THE UDO AND AN APPROVED SIGN DESIGN PACKAGE.
5. THE FALL HILL AVENUE BUFFER SHALL BE 20 FEET WIDE AND GENERALLY CONSIST OF A MEANDERING BERM THAT SHALL BE A MINIMUM OF 2.5 FEET HIGH. LANDSCAPING SHALL CONSIST OF TREES PLANTED THIRTY (30) FEET ON CENTER WITH A MINIMUM D.B.H. OF 3.5 INCHES. IN ADDITION, FOUR (4) ORNAMENTAL SHRUBS SHALL BE PLANTED BETWEEN EACH THIRTY (30) TREE SECTION. SEE PROFFER STATEMENT FOR ADDITIONAL INFORMATION.
6. STREET TREES MEETING THE STANDARDS & REQUIREMENTS OF THE CITY'S UDO SHALL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.

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LANDSCAPE & SIGNAGE PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. FYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
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10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION

BO/SG	SG	WSP
DESIGN	DRAWN	CHKD
SCALE	H: AS NOTED V:	

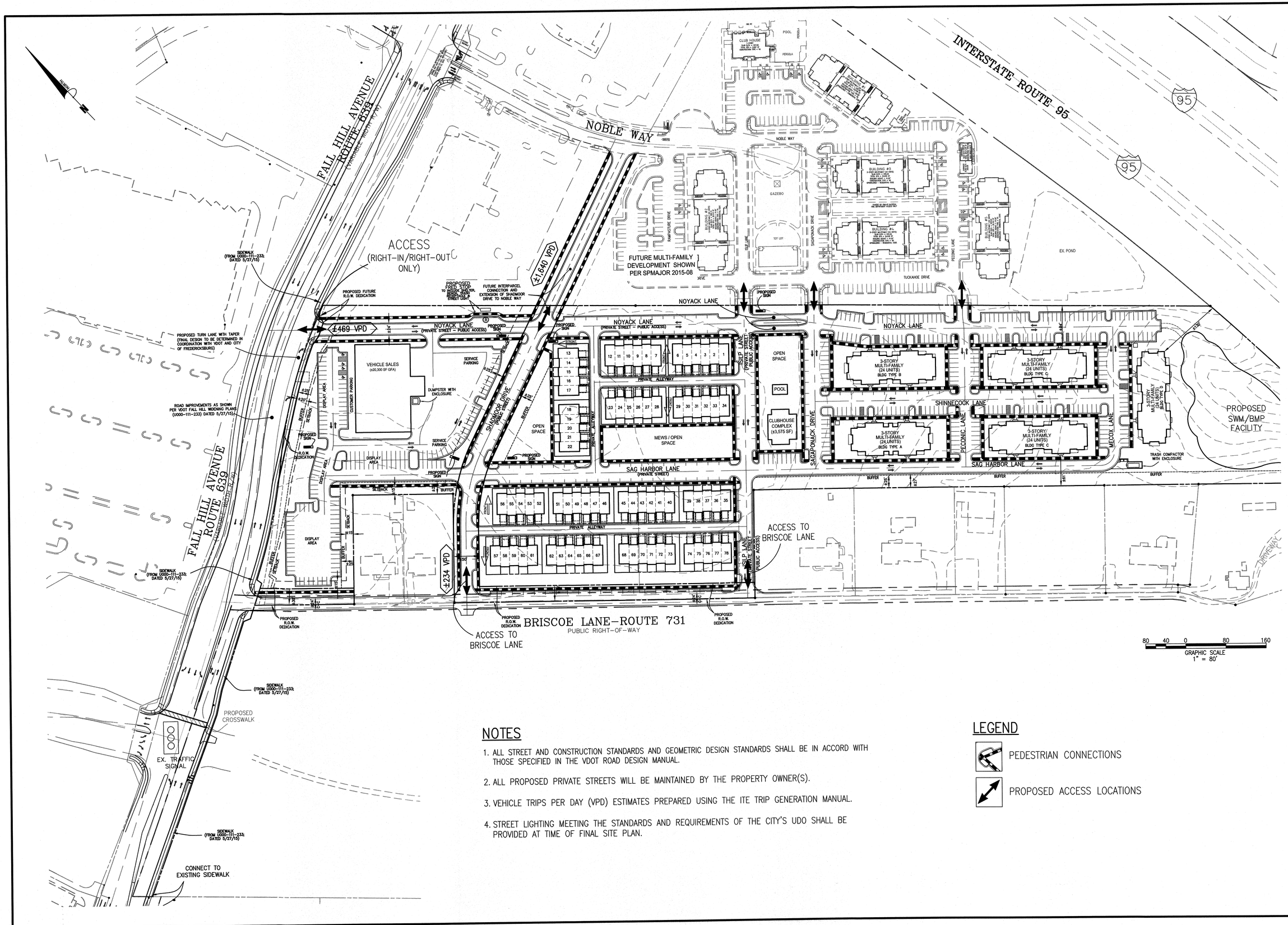
JOB No. 9432-01-001

DATE : MAY 2016

FILE No. 9432-D-ZP-001

SHEET 6 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\006-9432-D-ZP-001-LS & SIGN PLAN.dwg



NOTES

1. ALL STREET AND CONSTRUCTION STANDARDS AND GEOMETRIC DESIGN STANDARDS SHALL BE IN ACCORD WITH THOSE SPECIFIED IN THE VDOT ROAD DESIGN MANUAL.
2. ALL PROPOSED PRIVATE STREETS WILL BE MAINTAINED BY THE PROPERTY OWNER(S).
3. VEHICLE TRIPS PER DAY (VPD) ESTIMATES PREPARED USING THE ITE TRIP GENERATION MANUAL.
4. STREET LIGHTING MEETING THE STANDARDS AND REQUIREMENTS OF THE CITY'S UDO SHALL BE PROVIDED AT TIME OF FINAL SITE PLAN.

LEGEND

PEDESTRIAN CONNECTIONS

PROPOSED ACCESS LOCATIONS

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TRANSPORTATION ANALYSIS & PEDESTRIAN PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

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10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION

BO/SG	SG	WSP
DESIGN	DRAWN	CHKD

SCALE H: 1"=80' V:

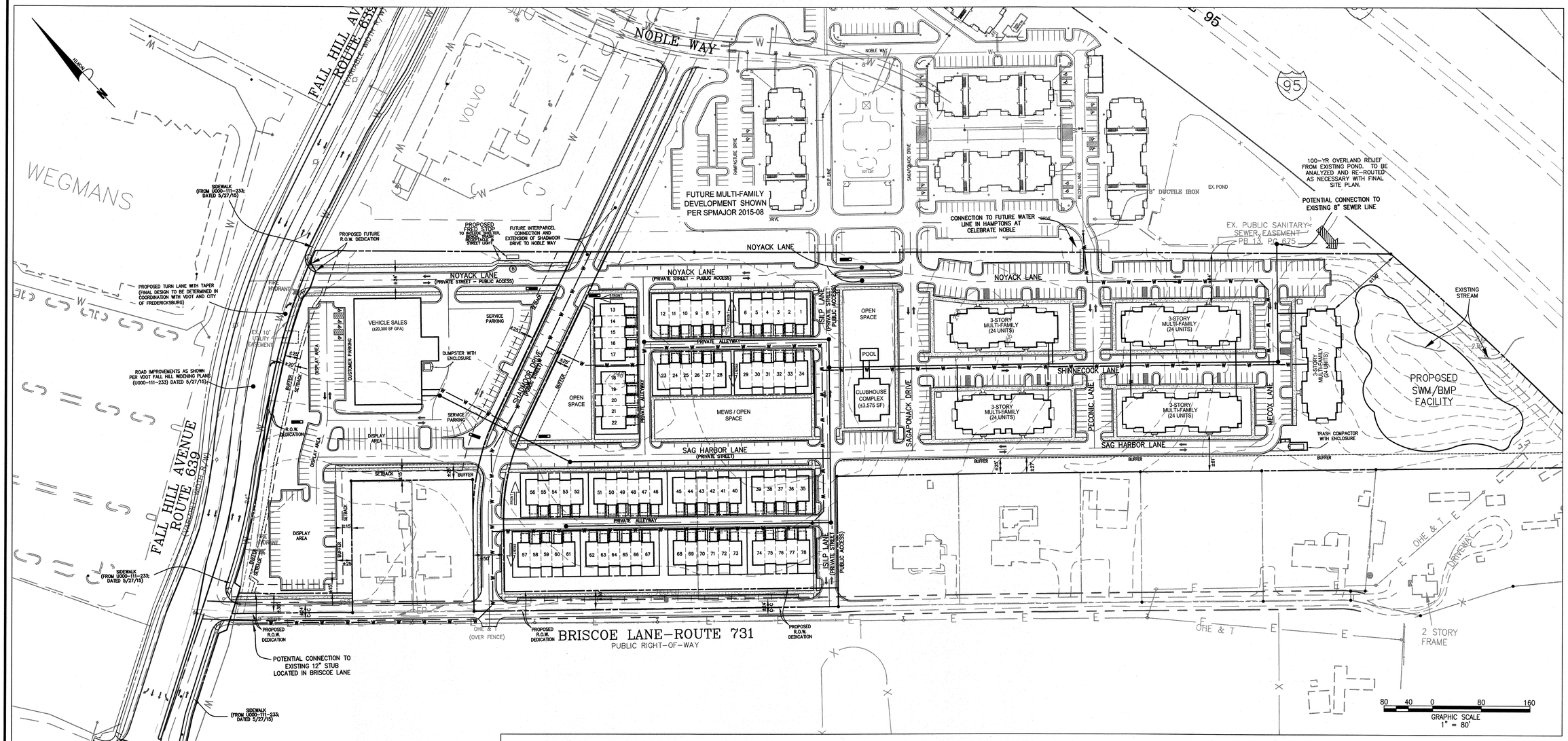
JOB No. 9432-01-001

DATE : MAY 2016

FILE No. 9432-D-ZP-001

SHEET 7 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\007-9432-D-ZP-001-TRANS ANALYSIS & PED PLAN.dwg



NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL SEWER AND WATER UTILITY LAYOUT. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.
2. ALL UTILITY CONSTRUCTION STANDARDS AND GEOMETRIC DESIGN STANDARDS SHALL BE IN ACCORD WITH THOSE SPECIFIED BY THE CITY OF FREDERICKSBURG.
3. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON THE PUBLIC WATER SYSTEM. THE POTENTIAL CONNECTIONS WILL IMPROVE SYSTEM PRESSURE AND REDUNDANCY.
4. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON THE PUBLIC SANITARY SEWER SYSTEM. THE PROJECT WILL CONNECT TO AN EXISTING 8" SEWER MAIN LOCATED ALONG THE PROPERTY'S SOUTHERN BOUNDARY AND THEN TIE INTO AN EXISTING 15" SEWER MAIN. ADDITIONAL STUDY MAY BE REQUIRED TO ASCERTAIN THE ADEQUACY OF CAPACITY AND OUTFALL.
5. STORMWATER AND BMP DESIGN WILL BE IN ACCORDANCE WITH ALL STATE AND CITY REQUIREMENTS. A POTENTIAL STORM POND IS PROPOSED NEXT TO THE INTERSTATE 95 RIGHT-OF-WAY. THIS FACILITY WILL SERVE THE SITE AND STORMWATER GENERATED FROM FALL HILL AVENUE. COORDINATION WITH VDOT WILL BE NECESSARY AS FINAL PLANS ARE COMPLETED FOR THE IMPROVEMENTS TO FALL HALL AVENUE. ALL NECESSARY BMP TREATMENT OF STORMWATER SHALL OCCUR ON THE SUBJECT PROPERTY.
6. SEE THE APPLICATION NARRATIVE FOR FURTHER DISCUSSION OF IMPACTS TO PUBLIC FACILITIES.

LEGEND

PROPOSED WATERLINES

PROPOSED SEWER LINES / MANHOLES

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650A Mettris Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com
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PUBLIC FACILITIES ASSESSMENT PLAN
THE HAMPTONS II
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: N/A V:	

JOB No. 9432-01-001

DATE : MAY 2016

FILE No. 9432-D-ZP-001

SHEET 8 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\008-9432-D-ZP-001-PUBLIC FACILITIES ASSESSMENT PLAN.dwg

EXHIBIT B

ELEVATIONS

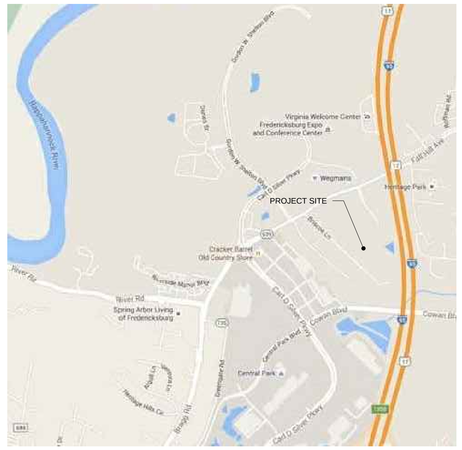
7978182-1 013680.02753

THE HAMPTONS PHASE II

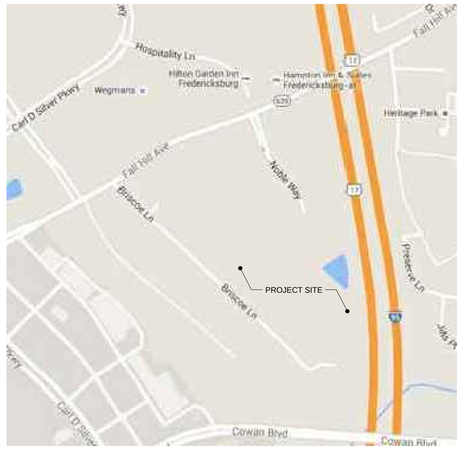
FREDERICKSBURG, VIRGINIA

REZONING APPLICATION
06.17.16

VICINITY MAP



LOCATION MAP



ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	FRT	FIRE RETARDANT TREATED	PROJ	PROJECTED (ION)
AD	AREA DRAIN	FUR	FURRING	PT	POINT
ADD	ADDENDUM	FV	FIELD VERIFY	PTD	PAINTED
ADH	ADHESIVE	FVC	FIRE VALVE CABINET	PTN	PARTITION
ADJ	ADJACENT	GA	GAUGE, GAGE	PLYWD	PLYWOOD
AFF	ABOVE FINISH FLOOR	GALV	GALVANIZED		
ALT	ALTERNATE	GL	GLASS	QT	QUARRY TILE
ALUM	ALUMINUM	GEN	GENERATOR		
ARCH	ARCHITECT(URAL)	GWB	GYPSUM WALL BOARD	R	RISER
ASPH	ASPHALT			RAD	RADIUS
		H	HEIGHT, HIGH	RB	RUBBER BASE
BD	BOARD	HC	HOLLOW CORE	RD	ROOF DRAIN
BLDG	BUILDING	HDCP	HANDICAP	REF	REFERENCE
BTWN	BETWEEN	HM	HOLLOW METAL	REINF	REINFORCE (D) (ING)
BLK	BLOCK(ING)	HORZ	HORIZONTAL	REQ'D	REQUIRED
BM	BEAM	HR	HOUR	RES	RESILIENT
BOC	BOTTOM OF CABINET	H&V	HORIZONTAL & VERTICAL	REV	REVISION
				RH	RIGHT HAND
CG	CORNER GUARD	ID	INSIDE DIAMETER	RM	ROOM
CJ	CONSTRUCTION JOINT	INCL	INCLUDE (D) (ING)	RO	ROUGH OPENING
CL	CLOSET	INSUL	INSULATION		
CLG	CEILING	INT	INTERIOR	SAB	SOUND ATTENUATION BLANKET
CLR	CLEAR			SAFB	SOUND ATTENUATION FIRE BLANKET
CMU	CONCRETE MASONRY UNIT	JC	JANITOR'S CLOSET		
CO	CLEAR OPENING	JT	JOINT	SC	SOLID CORE
COL	COLUMN			SCHD	SCHEDULE
COMB	COMBINATION	KD	KNOCK DOWN	SCPLAM	SOLID CORE PLASTIC LAMINATE
CONC	CONCRETE	KIT	KITCHEN	SCW	SOLID CORE WOOD
CONF	CONFERENCE	KO	KNOCK OUT	SF	SQUARE FEET
CONST	CONSTRUCTION			SH	SHELF, SHELVING
CONT	CONTINUOUS	LAM	LAMINATE	SHT	SHEET
CONTR	CONTRACTOR	LAV	LAVATORY	SIM	SIMILAR
COORD	COORDINATE	LBL	LABEL	SN	SANITARY NAPKIN DISPOSAL
CPT	CARPET	LG	LENGTH	SND	SANITARY NAPKIN DISPENSER
CR	CARD READER	LH	LEFT HAND	SPEC	SPECIFICATION, SPECIFIED
CT	CERAMIC TILE	LOC	LOCATION	SQ	SQUARE
CTR	CENTER	LT	LIGHT	SS	STAINLESS STEEL
				STD	STANDARD
DBL	DOUBLE	MACH	MACHINE	STL	STEEL
DEMO	DEMOLITION	MAT	MATERIAL	STOR	STORAGE
DEFS	DIRECT APPLIED EXTERIOR FINISH SYSTEM	MAX	MAXIMUM	STRUCT	STRUCTURE
		MECH	MECHANICAL	SUSP	SUSPENDED
DIAG	DIAGONAL	MIN	MINIMUM	SYS	SYSTEM
DIA	DIAMETER	MISC	MISCELLANEOUS		
DIM	DIMENSION	MFR	MANUFACTURER	T	TREAD
DISP	DISPENSER	MO	MASONRY OPENING	TBD	TO BE DETERMINED
DIV	DIVISION	MOV	MOVABLE	TD	TRENCH DRAIN
DF	DRINKING FOUNTAIN	MUL	MULLION	TEL	TELEPHONE
DN	DOWN	MT	MARBLE TILE	TERR	TERRAZZO
DO	DOOR OPENING	MTL	METAL	T&G	TONGUE AND GROOVE
DR	DOOR	MTD	MOUNTED	THK	THICK (NESS)
DS	DOWN SPOUT			THRES	THRESHOLD
DTL	DETAIL	N	NEW	TO	TOP OF
DWG (S)	DRAWING(S)	N/A	NOT APPLICABLE	TOIL	TOILET
		NIC	NOT IN CONTRACT	TOS	TOP OF STEEL
EA	EACH	NO	NUMBER	TPD	TOILET PAPER DISPENSER
EIFS	EXTERIOR INSULATION FINISH SYSTEM	NOM	NOMINAL	TRANS	TRANSFORMER
		NTS	NOT TO SCALE	TS	TOP OF SHELF
ELEC	ELECTRICAL			TYP	TYPICAL
ELEV	ELEVATOR	OA	OVERALL / OUTSIDE AIR		
EJ	EXPANSION JOINT	OC	ON CENTER	UC	UNDERCUT
ENCL	ENCLOSE (URE)	OD	OUTSIDE DIAMETER	UNF	UNFINISHED
EQ	EQUAL	OFF	OFFICE	UON	UNLESS OTHERWISE NOTED
EWC	ELECTRIC WATER COOLER	OH	OVERHEAD		
EXG	EXISTING	OPG	OPENING	VB	VINYL BASE
EXP	EXPOSED	OPP	OPPOSITE	VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR			VERT	VERTICAL
		PBD	PARTICLE BOARD	VWC	VINYL WALL COVERING
FA	FIRE ALARM	PC	PRECAST CONCRETE		
FD	FLOOR DRAIN	PERF	PERFORATED	W	WIDTH, WITH
FE	FIRE EXTINGUISHER	PREFIN	PRE-FINISHED	W/O	WITHOUT
FEC	FIRE EXTINGUISHER CABINET	PLAM	PLASTIC LAMINATE	WC	WALL COVERING,
FF	FINISHED FLOOR	PLAS	PLASTER	WC	WATER CLOSET
FHC	FIRE HOSE CABINET	PLUM	PLUMBING	WD	WOOD
FIN	FINISH (ED)	PNL	PANEL	WP	WATERPROOFING
FLR	FLOOR (ING)	PR	PAIR	WR	WATER RESISTANT
FO	FLOOR OUTLET				
FR	FIRE RATED (ING)				

ARCHITECTURAL SYMBOLS

1 / A101	ELEVATION REFERENCE ELEVATION NUMBER INDICATES DRAWING SHEET ON WHICH ELEVATION IS SHOWN
A / A101	INTERIOR ELEVATION REFERENCE ELEVATION LETTER INDICATES DRAWING SHEET ON WHICH ELEVATION IS SHOWN
1 / A101	SECTION OR DETAIL REFERENCE ELEVATION NUMBER INDICATES DRAWING SHEET ON WHICH ELEVATION IS SHOWN
ROOM NAME	
X	ROOM NUMBER TAG
1	REVISION NUMBER
1	DRAWING NOTE
A	WALL TAG
1	DOOR NUMBER
X	WINDOW NUMBER
X	EQUIP. NUMBER
0'-0"	ELEV. MARKER
	SPOT ELEVATION

MATERIAL GRAPHIC

EARTH	FINISHED WOOD
GRANULAR FILL	PLYWOOD
POURED CONCRETE	RIGID INSULATION
CONCRETE BLOCK	BATT INSULATION
FACE BRICK	GYPSUM BOARD
STEEL	NATURAL STONE
ROUGH WOOD	

GENERAL NOTES

1. UNLESS INDICATED OTHERWISE, ALL NOTES, DETAILS AND FEATURES DRAWN AS APPLICABLE FOR ONE CONDITION SHALL BE APPLICABLE TO SIMILAR CONDITIONS WHETHER OR NOT IT IS SPECIFICALLY INDICATED OR NOTED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL HAVE ALL DISCREPANCIES BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR CORRECTIVE ACTION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF COLUMNS, FACE OF STUDS, OR FACE OF MASONRY, UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE CODES, ORDINANCES, LAWS, AND OTHER LEGAL REQUIREMENTS OF THE PUBLIC AUTHORITIES HAVING JURISDICTION.
6. PROVIDE ALL FIRE BLOCKING AND DRAFT STOPPING AS REQUIRED BY CODE AND LOCAL AUTHORITIES HAVING JURISDICTION.

PROJECT DIRECTORY

CLIENT CONTACT
RICHARD COUNSELMAN
ST. PAUL'S APARTMENTS
S.L. NUSBAUM REALTY CO.
440 MONTICELLO AVE. SUITE 1700
NORFOLK, VIRGINIA 23510
757.640.2299
rcounselman@slnusbaum.com

PROJECT ARCHITECT
PROJECT MANAGER
THOMAS F SMITH, AIA
JENNIFER YOUNG, ASSOC. AIA
TS3 ARCHITECTS PC
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VIRGINIA BEACH, VA 23453
757.689.2699
jennifer.young@ts3architects.com

DRAWING INDEX

		REZONING APPLICATION 06.17.16
GENERAL		
G001	TITLE SHEET	■
ARCHITECTURAL DRAWINGS		
AD101	BUILDING TYPE D - FIRST FLOOR PLAN	■
AE101	BUILDING TYPE E - FIRST FLOOR PLAN	■
AF101	BUILDING TYPE F - FIRST FLOOR PLAN	■
AH101	BUILDING TYPE H - FIRST FLOOR PLAN	■
AD201	BUILDING TYPE D - ELEVATIONS	■
AE201	BUILDING TYPE E - ELEVATIONS	■
AF201	BUILDING TYPE F - ELEVATIONS	■
AH201	BUILDING TYPE H - ELEVATIONS	■

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405001837

REVISIONS / SUBMISSIONS

PROJECT TITLE
THE HAMPTONS
PHASE II

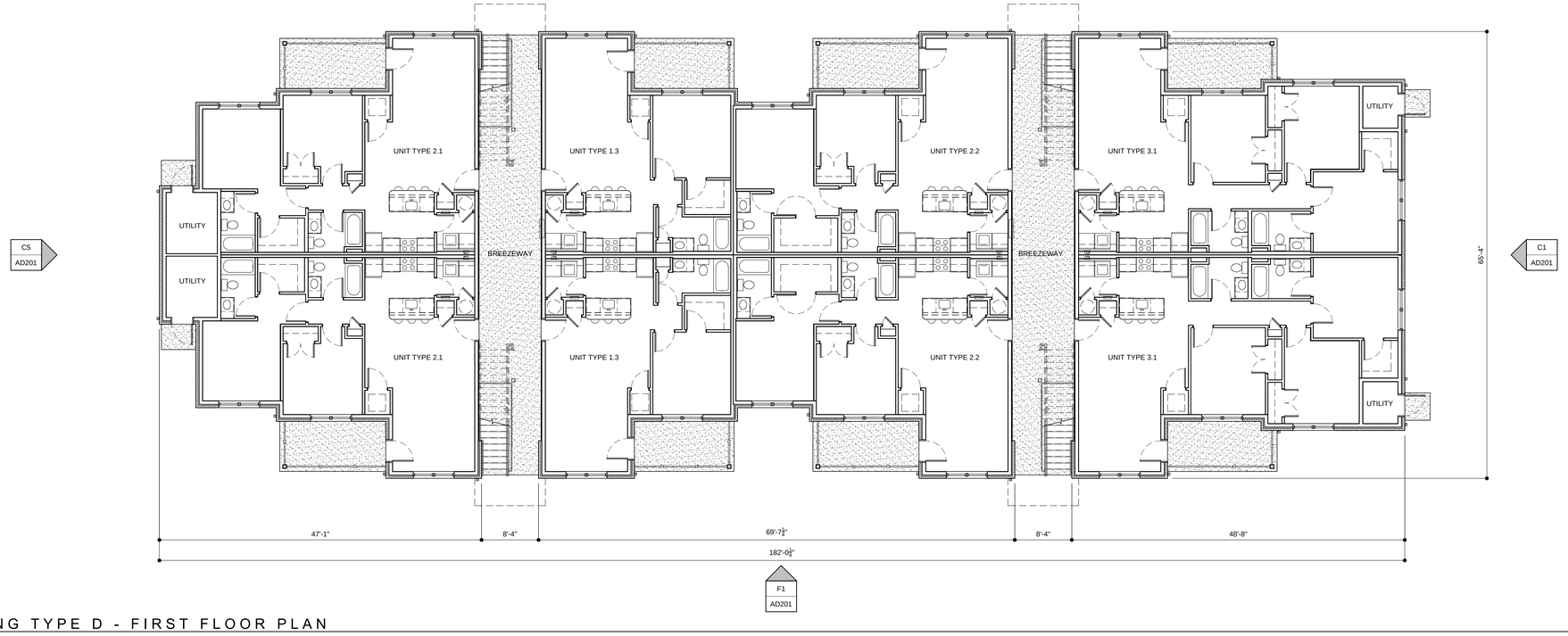
PROJECT NUMBER
TS316041.00

CONTRACT DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
TITLE SHEET

DRAWING NUMBER
G001

SHEET 1 OF



BUILDING TYPE D - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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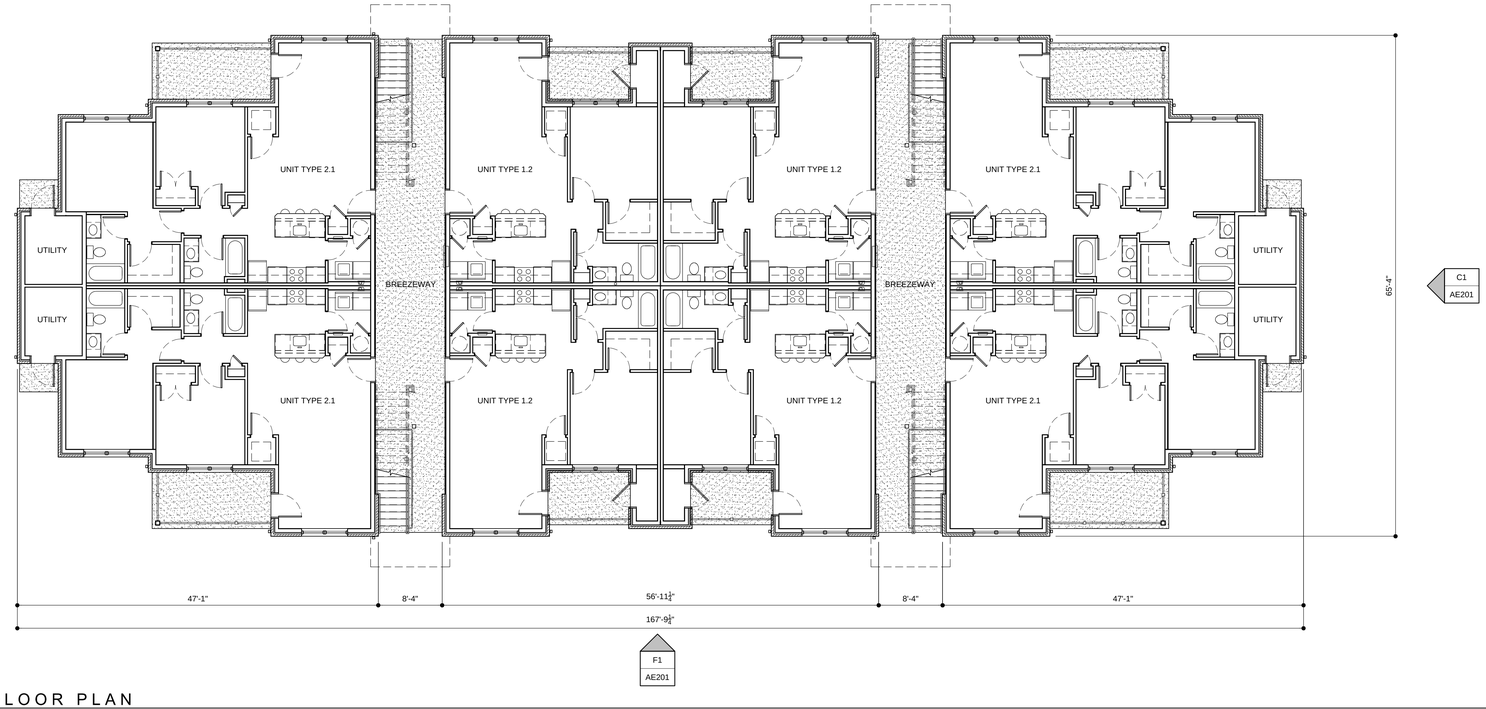
DRAWING TITLE
BUILDING TYPE D -
FIRST FLOOR PLAN

DRAWING NUMBER
AD101

SHEET 1 OF



BUILDING TYPE E - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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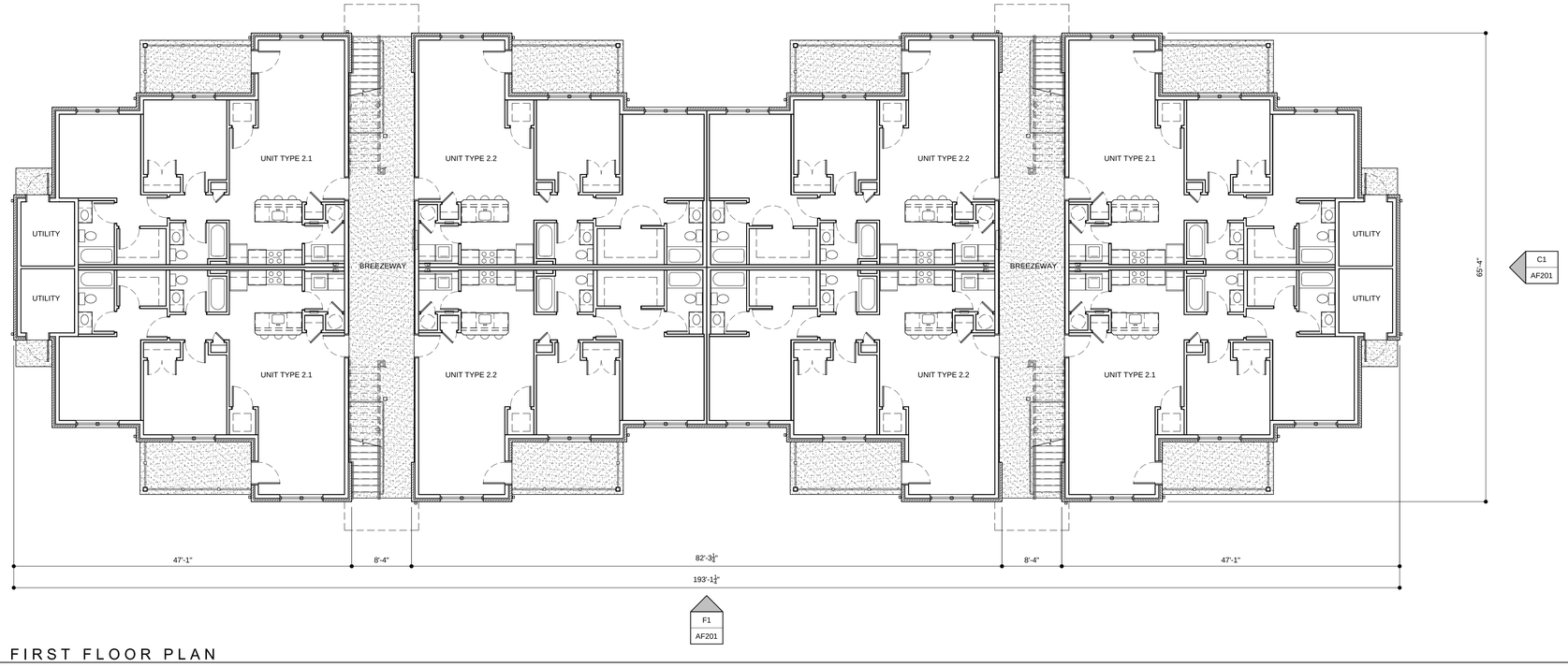
DRAWING TITLE
BUILDING TYPE E -
FIRST FLOOR PLAN

DRAWING NUMBER
AE101

SHEET 1 OF



BUILDING TYPE F - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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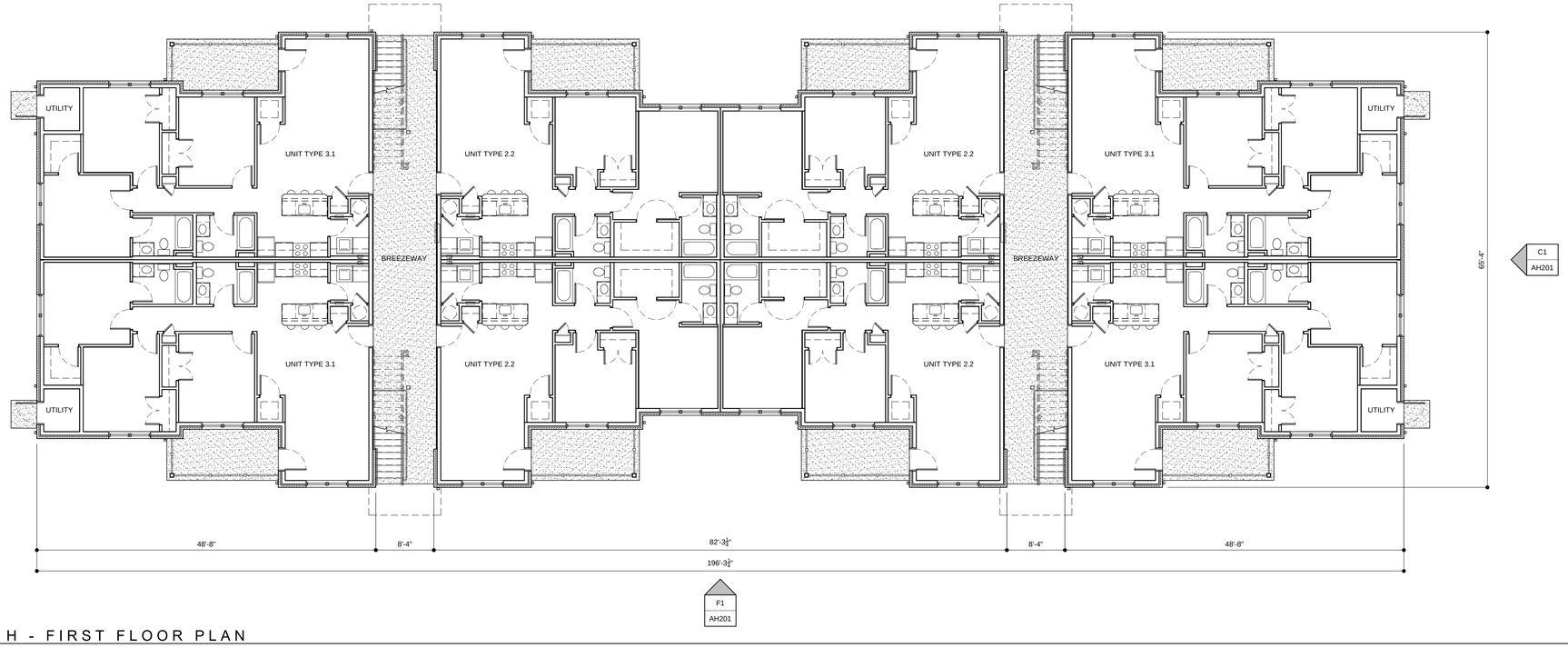
DRAWING TITLE
BUILDING TYPE F -
FIRST FLOOR PLAN

DRAWING NUMBER
AF101

SHEET 1 OF



BUILDING TYPE H - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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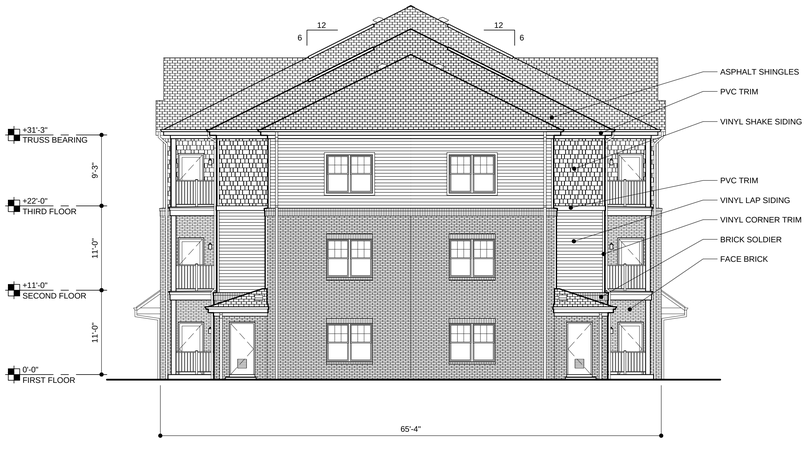
DRAWING TITLE
BUILDING TYPE H -
FIRST FLOOR PLAN

DRAWING NUMBER
AH101

SHEET 1 OF

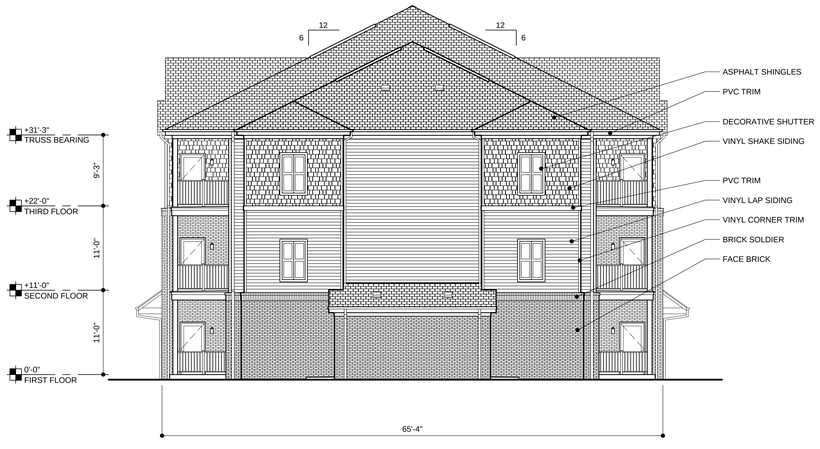
F1 AD201 BUILDING TYPE D - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



C1 AD201 BUILDING TYPE D - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



C5 AD201 BUILDING TYPE D - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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PHASE II

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CONTRACT DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
BUILDING TYPE D - ELEVATIONS

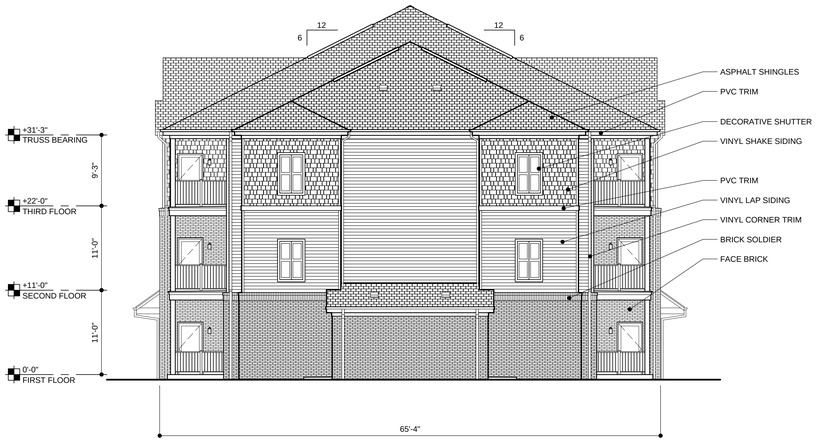
DRAWING NUMBER
AD201

SHEET 1 OF

F1
AE201

BUILDING TYPE E - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



C1
AE201

BUILDING TYPE E - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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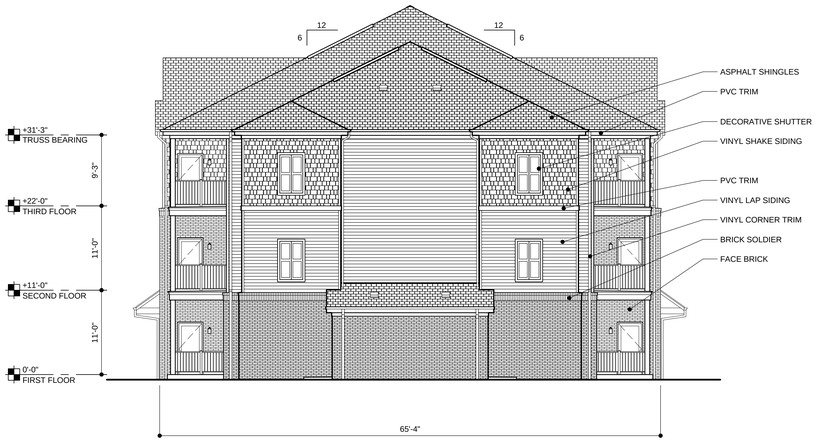
DRAWING TITLE
BUILDING TYPE E - ELEVATIONS

DRAWING NUMBER
AE201

SHEET 1 OF

F1 AF201 BUILDING TYPE F - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



C1 AF201 BUILDING TYPE F - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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PROJECT NUMBER
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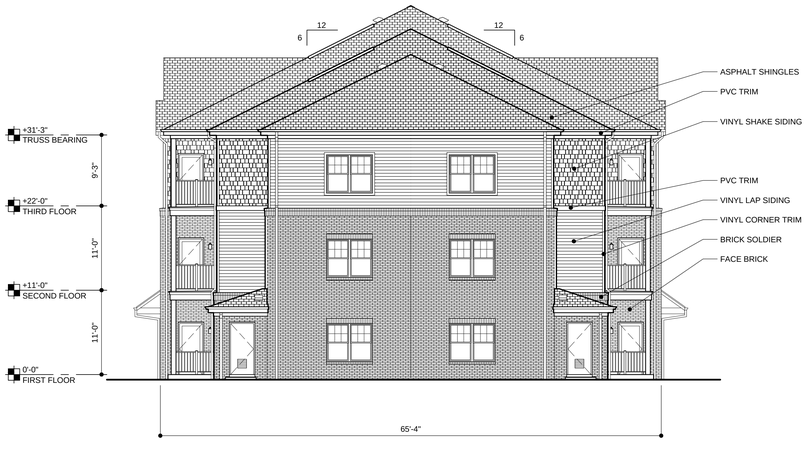
DRAWING TITLE
BUILDING TYPE F - ELEVATIONS

DRAWING NUMBER
AF201

SHEET 1 OF

F1 / AH201 BUILDING TYPE H - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



C1 / AH201 BUILDING TYPE H - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

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BUILDING TYPE H - ELEVATIONS

DRAWING NUMBER
AH201

SHEET 1 OF

The Hamptons- Phase II
Fredericksburg, VA
06.17.16

S.L. NUSBAUM Realty Co.

TS3 ARCHITECTS • PC

TS316041.00

The Hamptons- Phase II
Fredericksburg, VA
06.17.16

HUBER
MOTOR CARS

October 27, 2016

Honorable Mayor Katherine Greenlaw
City of Fredericksburg, Virginia
PO Box 7447
Fredericksburg, VA 22404

Re: Support for RZ2016-03-Hamptons at Family, L.P.
Hamptons Phase II, Mixed Use Project

Mayor Greenlaw,

I hope this finds you well. The purpose of this letter to express my support for the above referenced rezoning case. As you may be aware, we have been working with the applicant to develop a potential third car dealership adjacent to our Huber Volvo location. We are excited about the potential for this new dealership, and the City's approval of this application will be beneficial to this cause.

I thank you for your time and attention to this matter and happy to further discuss at your convenience.

Very truly,

Clay Huber
President
Huber Motor Cars

cc: Hamptons at Family, L.P.

8322957-1 013680.02753

Wegmans
POST OFFICE BOX 30844
ROCHESTER, NEW YORK 14603-0844

November 3, 2016

Honorable Mayor Katherine Greenlaw
City of Fredericksburg, Virginia
PO Box 7447
Fredericksburg, VA 22404

Re: Support for RZ2016-03-Hamptons at Family, L.P.
Hamptons Phase II, Mixed Use Project

Mayor Greenlaw,

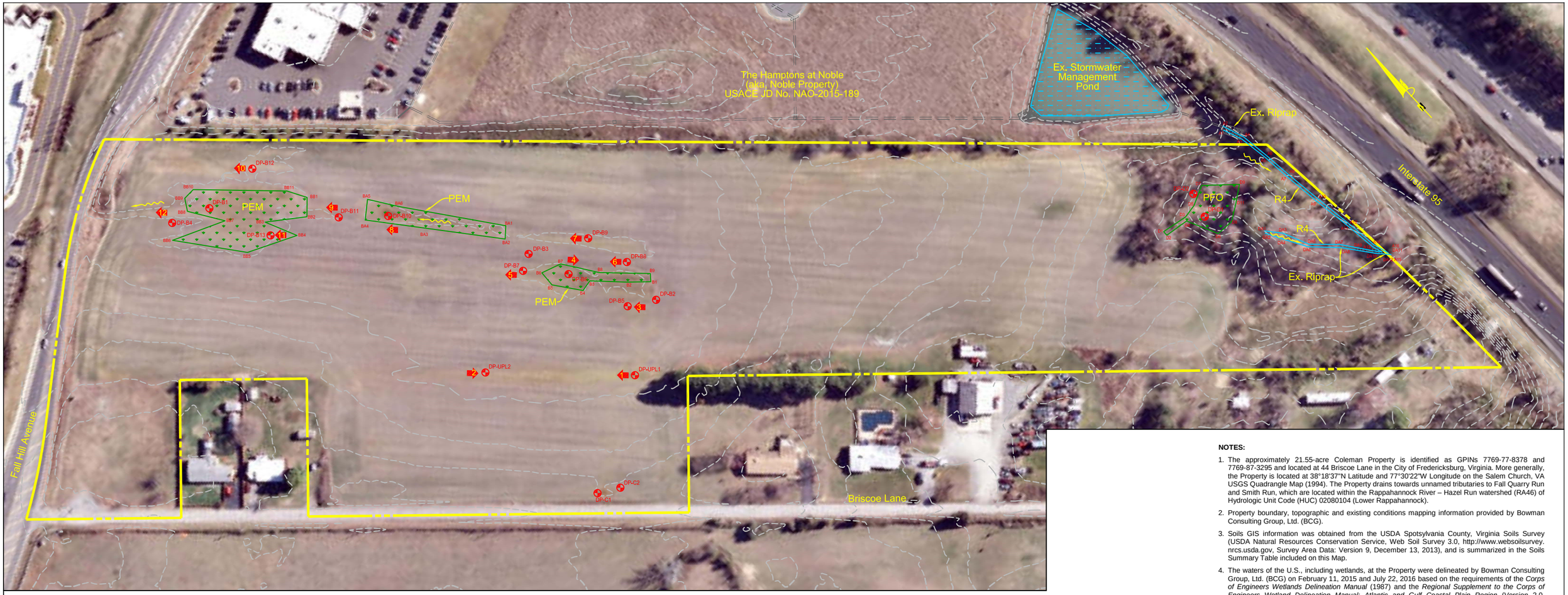
I hope this finds you well. The purpose of this letter is to express our support for the above referenced rezoning case. Notwithstanding our success in attracting shoppers and consumers to our Fredericksburg location, we believe having more rooftops in the immediate area will further expand positive opportunities for our store. Thus, we are supportive of this application and believe it will contribute to the short and long term benefit of our investment in the City.

I thank you for your time and attention to this matter and happy to further discuss at your convenience.

Very truly,

Dan Aken
Director of Real Estate and Site Development
Wegmans Food Markets, Inc.

cc: Hamptons at Family, L.P.



Legend

- Property Boundary
- Index Contours
- Contours (CI=2')
- Intermittent Streams (R4)
- Palustrine Wetlands (PEM, PFO)
- A1 Flags
- DP-UPL1 Data Points
- Photographs

150 0 150 300

GRAPHIC SCALE

FOR INFORMATION PURPOSES ONLY

Data Point Summary Table

Data Point	Mapped Soil Unit	Hydrophytic Vegetation	Hydric Soils	Wetland Hydrology	Community ID
DP-B1*	5	Yes	Yes	Yes	PEM Wetland
DP-B2*	36B	No	Yes	Yes	Upland Field
DP-B3*	5	No	No	No	Upland Field
DP-B4*	5	No	Yes	No	Upland Field
DP-B5*	36B	No	Yes	No	Upland Field
DP-B6*	5	Yes	Yes	Yes	PEM Wetland
DP-B7*	5	No	Yes	No	Upland Field
DP-B8*	5	No	Yes	No	Upland Field
DP-B9*	5	No	Yes	No	Upland Field
DP-B10*	5	Yes	Yes	Yes	PEM Wetland
DP-B11*	5	No	Yes	No	Upland Field
DP-B12*	5	No	No	No	Upland Field
DP-B13*	5	Yes	Yes	Yes	PEM Wetland
DP-C1	36B	No	Yes	Yes	Upland Field
DP-C2	36B	No	Yes	No	Upland Field
DP-D1	W	Yes	Yes	Yes	PFO Wetland
DP-D2	W	No	No	No	Upland
DP-UPL1*	36B	No	No	No	Upland Field
DP-UPL2*	36B	No	No	No	Upland Field

** Data Points updated/added by BCG during the field investigation conducted on July 22, 2016.*

Waters of the U.S. and Wetlands Summary Table[1]

Classification[2]	Length (LF)	Area (SF)	Area (Ac)
Intermittent Streams (R4)	465	N/A	N/A
Palustrine Emergent Wetlands (PEM)	N/A	23,185	0.53
Palustrine Forested Wetlands (PFO)	N/A	4,712	0.11
Total Waters of the U.S.	**465**	**27,897**	**0.64**

[1] The amount of waters of the U.S. and wetlands indicated in the table reflects the amount located within the Property limits.
[2] Stream classifications are based on a field assessment by BCG on February 11, 2015 using the NCDWQ Identification Methods for the Origins of Intermittent and Perennial Streams (Version 4.11, September 2010).

Soils Summary Table

Map Unit	Map Unit Name	Drainage Class [1]	National & Local Hydric Soils Lists [2]	Hydric Component
1B	Abell sandy loam, 2 to 7 percent slopes	MWD	No	N/A
5	Aquults, clayey subsoil	PD	Yes	Aquults (80%)
18B	Emporia sandy loam, 2 to 7 percent slopes	WD	No	N/A
21B	Faceville-Varina complex, 2 to 7 percent slopes	WD	No	N/A
21C2	Faceville-Varina complex, 7 to 15 percent slopes, eroded	WD	No	N/A
24	Goldsboro sandy loam	MWD	No	N/A
36B	Savannah sandy loam, 2 to 7 percent slopes	MWD	No	N/A
W	Water	N/A	No	N/A

[1] MWD – Moderately Well Drained; PD – Poorly Drained; WD – Well Drained, N/A - Not Applicable
[2] Per National Hydric Soils List for Spotsylvania County, Virginia published by USDA Natural Resources Conservation Service.

NOTES:

1. The approximately 21.55-acre Coleman Property is identified as GPINs 7769-77-8378 and 7769-87-3295 and located at 44 Briscoe Lane in the City of Fredericksburg, Virginia. More generally, the Property is located at 38°18'37"N Latitude and 77°30'22"W Longitude on the Salem Church, VA USGS Quadrangle Map (1994). The Property drains towards unnamed tributaries to Fall Quarry Run and Smith Run, which are located within the Rappahannock River – Hazel Run watershed (RA46) of Hydrologic Unit Code (HUC) 02080104 (Lower Rappahannock).
2. Property boundary, topographic and existing conditions mapping information provided by Bowman Consulting Group, Ltd. (BCG).
3. Soils GIS information was obtained from the USDA Spotsylvania County, Virginia Soils Survey (USDA Natural Resources Conservation Service, Web Soil Survey 3.0, http://www.websoilsurvey.nrcs.usda.gov, Survey Area Data: Version 9, December 13, 2013), and is summarized in the Soils Summary Table included on this Map.
4. The waters of the U.S., including wetlands, at the Property were delineated by Bowman Consulting Group, Ltd. (BCG) on February 11, 2015 and July 22, 2016 based on the requirements of the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region* (Version 2.0, November 2010), and represent those areas that are most likely within the regulatory purview of the U.S. Army Corps of Engineers (USACE); refer to the Waters of the U.S. and Wetlands Summary Table included on this Map.
5. In response to comments received from the USACE on July 18, 2016, BCG revisited the Property on July 22, 2016 to more accurately delineate and map wetlands in the agricultural field that would be considered jurisdictional by the USACE. Based on this supplemental information, Wetlands B, BA, and BB were identified on the Property. These additional flagged wetland boundaries were field located by BCG in July 2016 using a handheld GPS capable of sub-meter accuracy. Survey information is provided at NAD83, Virginia State Plane, North Zone, - 4501, NAVD88, US Survey Feet.
6. The flagged boundaries should be considered preliminary until approved by the USACE during a Jurisdictional Determination.
7. Refer to the Updated Coleman Property Wetland Delineation and Jurisdictional Determination Letter, and updated Wetland Delineation Map Letter for more detailed information.

WETLAND DELINEATION MAP
COLEMAN PROPERTY

City of Fredericksburg, Virginia

SCALE: 1"=150'

DATE: April 14, 2016
REVISED: July 25, 2016

Bowman CONSULTING

Bowman Consulting Group, Ltd.
3863 Centerview Drive, Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-8410
www.bowmanconsulting.com

Memorandum

Date: October 18, 2016
Subject: RZ2016-03 – Hamptons at Family, L.P. (Contract Purchaser) requests a rezoning of GPIN 7769-77-8378 and a portion of GPIN 7769-87-3295 (the "Property" totaling 20.840 acres) from R2, Residential to Commercial Highway (CH) and R12, Residential (R12).
Project: Neighborhood Area Plans
To: Michael Craig, Zoning Administrator

Since our work with the City is specific to Neighborhood Areas 3 and 6 only, we are not able to comment on market issues for other Neighborhood Areas within Fredericksburg.

However, the depth of this site, the inability to create an east-west through-street due to limitations caused by I-95, and the existing presence of adjacent residential units have created a condition where 300' deep commercial frontage along Fall Hill Avenue transitioning to residential use does not conflict with our continuing market, land use and planning studies for the City of Fredericksburg.

Portion of the August 31, 2016 Minutes pertaining to Hamptons at Family LP Rezoning

1. **RZ2016-03 - Hamptons at Family, L.P. (contract purchaser),** requests a zoning map amendment to change the R2, Residential designation on a portion of GPIN 7769-87-3295 (44 Briscoe Lane) and GPIN 7769-77-8378 (30 Briscoe Lane) totaling 20.84 acres, to Commercial Highway (CH) (Conditional) and R12, Residential (Conditional) to permit the development of commercial highway uses, 78 townhomes, and 120 multi-family dwelling units. The rezoning includes proffered conditions with land-use controls, transportation improvements, architectural features, cash proffers to offset public facilities impacts, and site amenities. The CH portion of the site is proposed to be 4.31 acres, which would permit a maximum Floor Area Ratio of 0.70. The R12 portion of the site is proposed to be 16.53 acres and will consist of a total 198 dwelling units at 11.98 units per acre. The R12 zoning district permits residential density at 12 units per acre. The Comprehensive Plan designates the area for Planned Development-Commercial, which has no specific recommended residential or commercial density.

Mr. Craig presented the staff report on the application.

Mr. McAfee asked Mr. Craig to touch on two additional proffers that were in the staff report but not mentioned during the discussion, relating to schools and fire services; and, he asked Mr. Nelson to expand on the cash contribution for wayside panels, which the applicant also voluntarily proffered.

Mr. Craig said the applicant has voluntarily proffered $99,990 to offset the project's impacts on fire and rescue services and over $900,000 to go toward schools; amounting to almost one million dollars in cash proffers.

Mr. Nelson explained that the subject area was a Civil War battleground in May of 1863, during the Chancellorsville Campaign, and that the City has a panel/wayside exhibit program specifically in the Smith Run/Cowan Boulevard area, which could logically extend into this area. During discussions early on in the application process for this project, staff suggested that perhaps funds for interpretative panels could be proffered, which the applicants readily offered.

Mr. Beavers said that most models are not accurate and noted that the proposed project is projecting approximately 62 school-aged children. He asked if anyone has ever gone back to review how accurate those models are.

Mr. Craig said the school data comes from the School Administration and that he is confident that the data reflects reality.

Mr. McAfee noted that the Planning Commission had previously asked the School Board this question, with respect to The Haven's project, and they said at that time the figures were adequate, or very close to those projected.

Mr. Dynes said he would like to see the property to the south integrated into this project as retail use, so people would have the convenience of walkability.

Mr. Dynes asked the City Attorney her opinion with respect to the Proffer Statement.

Ms. Dooley said she and Mr. Craig have reviewed the Proffer Statement and, by and large, the Proffer Statement is clear with regard to who is going to do what, when, where and how, and the applicants have made some adjustments to the Proffer Statement in response to questions posed by City staff.

Dr. Gratz noted that on both the Generalized Development Plan (GDP) and page two of the Proffer Statement, the word "proposed" was used with respect to the car dealership. He suggested that this be modified and that "proposed" be stricken from the Proffer Statement and the GDP.

Mr. Craig said he and Ms. Dooley had already talked with the applicants and that they have agreed to strike the word "proposed" from their Proffer Statement.

Mr. O'Toole referenced a memo Mr. Craig had written for a previously-held Technical Review Committee (TRC) meeting on this application. One issue was with respect to the Chesapeake Bay Overlay District. Specifically, he said the TRC wanted the 100-year floodway addressed now; he had also noticed on the plans that the applicant intends to address it at a later date, which is in conflict to what was requested.

Mr. Craig said there is an existing stormwater pond that has an emergency spillway for a 100-year storm, and the City's Senior Environmental Planner had some concern on where this 100-year storm level of water was going to go, and he posed that question to the applicant, to which he responded that this was really a Site Plan engineering requirement detail, which would come later in the process.

Mr. O'Toole said it appeared to him that the staff asked for it for a specific reason and the applicant's just not doing it.

Mr. Craig said the applicant will be required to meet any state and local regulations in terms of stormwater management. He also noted that the applicants have an arrow depicted on the submitted plans (GDP), indicating that they do intend to deal with this issue. This was sufficient for the Senior Environmental Planner.

Mr. Johnston said a GDP is supposed to be "general" and not a detailed Site Plan. After the rezoning is approved, this would be a Site Plan requirement, which must be in substantial conformance with the GDP.

Mr. O'Toole asked how much the new fire station is going to cost, relative to how much the applicant has proffered.

Mr. Johnston said he believes there is a "ballpark estimate" of about $10-12 million, but it has not yet been designed.

Mr. Pates referred to the Proffer Statement, page 2, under "<u>Generalized Development Plan</u>." He said it states that "[t]he Property shall be developed in general conformance with the GDP,…." He asked how this relates to the City's general requirement that any material change [in a GDP] has to come back and go through the planning process.

Mr. Craig said any changes in use, density, etc., are major changes, which would obviously have to go back through the process. Even with the overall road network of this project, or the

fronting of the houses, if they wanted to change these things it would be considered a material change. But exploring Mr. O'Toole's concern regarding the storm pond, if it were to have to change a little bit from the blob that is indicated on the GDP, that is the kind of leeway that the statement is intended to give, and that is how staff interprets it.

Mr. Pates suggested that perhaps this paragraph might be amended to include an explicit statement that says that any material changes would require a proffer amendment. He moved on to page 2 of the Proffer Statement, "2. TRANSPORTATION." He said one of the things that he has always been interested in with conditional rezonings is what is really a proffer, and what is not. For example, he asked, with respect to the Briscoe Lane Improvements; what portion of those would be a requirement for any applicant and what portion is actually a proffer? He said a lot of times an applicant will say "we will improve the intersection," when in reality they are required to improve the intersection as part of the site plan requirements.

Mr. Craig said that is a situation where Public Works has a lot of discretion, and they are always in the mode to make things work on a site. He said he does not know the answer to Mr. Pates' question but believes that this adds a level of certainty to the standard that the City expects.

Mr. Johnston said there is obviously a bit of grey area and the Ordinances do talk about sidewalks, per se, but by proffering that there is a sidewalk network as shown on the GDP, this makes it more specific and the purpose of the proffer is to tie it to the property.

Mr. Pates asked staff to talk more about "Exhibit B – Materials."

Mr. Craig said the applicants have provided in Exhibit B some general elevations of the apartment buildings, general layout and type of construction and they have noted materials to be used, such as asphalt shingles, PVC trim, vinyl, shake and lap siding, and brick. Townhomes will be no less than 18 feet in width, and the general features for the commercial project shall be generally similar to the adjoining Mercedes and Volvo Car Dealerships.

Mr. Pates asked if they have set any minimum percentages [for use of specific materials].

Mr. Craig said they have not.

Mr. Pates said it appears to him that the elevations roughly show about 20% brick and he thinks they should be able to calculate that number. He said what has been submitted looks very similar to what is going up out there now.

Mr. Craig responded, yes sir.

Mr. O'Toole referenced page 95 within the application material. Specifically, page 95 of the Fredericksburg, Virginia Unified Development Procedures Manual: "*h. A statement certifying the use and development of the property, and all improvements thereon, are subject to the final General Development Plan as well as to the generally applicable regulations set forth in UDO Section 72-33."* He asked if this addresses what Mr. Pates was asking and should it replace the previous language, because it has to be somewhere in the GDP, according to the application requirements.

Mr. Craig said he thinks the question regarding Briscoe Lane by Mr. Pates was an interesting one. He said the UDO sets a certain level of standard, but there is also a lot of administrative leeway in developing these projects. He said what Mr. O'Toole just read is a required statement

in the application to ensure that if someone puts something on their GDP that is not in accordance with the general regulations and gets missed then there is no recourse of saying "Ahh, gotcha." Instead, we can say, we missed this and to bring it into conformance.

Mr. O'Toole said this references a Final General Development Plan. He said what the Commission has before them is a General Development Plan but the documents call for a "Final General Development Plan."

Mr. Craig asked Mr. O'Toole if he was reading from the narrative of the application.

Mr. O'Toole said it is in the zoning map amendment application.

Mr. Craig said there are certain statements that they are required to make, and that sounds like one of them. He said if it is in the narrative, it is information the City requires.

Mr. O'Toole said he did not see the statement on the Plans and that it is supposed to be on there.

Mr. Craig asked Mr. O'Toole if he was suggesting that it be on the GDP.

Mr. O'Toole said it says it has to be somewhere, so he would assume that is where it should be, which would clarify a lot of GDP concerns.

Mr. McAfee asked that, for clarification purposes, if there is something that is supposed to be indicated on the GDP and it is not, staff will ensure that all requirements are met prior to the application moving forward.

Mr. Craig said, absolutely.

Mr. Charlie Payne, Hirschler Fleisher, representing the applicant. He thanked staff for providing such a detailed presentation. He reiterated details of the proposed project. He also noted that the proffers offered by the applicant fall under the old proffer regulations. He restated the proffers and noted that the applicant had indeed agreed to strike the word "proposed" for the Car Dealership use. He noted that the Future Land Use Plan calls for this area to be PDC but that this parcel of land cannot meet the zoning requirements of that zoning district as it stands today. PDC projects encourage a minimum of 150 acres for development and a location that can handle over 500,000 square feet of commercial use. He said that cannot work for this site, which is roughly 20 acres. He said, in looking at the development pattern, that the highest and best use for this area appears to be what is being proposed today – Commercial Highway and Multifamily residential. He said in regard to the proffers, he cannot recall anyone offering a cash proffer of one million dollars to the City. He noted that this breaks down to $4,545.50 per unit.

In answer to a question raised by Mr. Pates regarding material changes, he said he agrees with staff that it is important, given the requirements of the City in the GDP, that they proffer the [GDP], which is required under the City's application process, and clearly explain exactly what they are going to do.

With respect to the question by Mr. O'Toole regarding the Chesapeake Bay Overlay District, Bill Pyle, Bowman Consulting (representative for the applicant), said he had e-mail and phone discussions with the Senior Environmental Planner about the 100-year floodway. He said the terminology "floodway" was not what the Environmental Planner had meant. What he meant

was the 100-year outfall from the existing stormwater management pond located on the Noble site. Through discussions, it was determined that it was too early to really go through a detailed design at this point, so he and the Environmental Planner came up with the note that is currently on the GDP. Therefore, staff comments have been satisfied.

Mr. McAfee asked, with respect to the final site plan, he asked if it is the intent of the applicant to have the front of the buildings front the road on which they are located.

Mr. Pyle said the intended orientation is as indicated on the GDP. The townhouses are rear load so the fronts will face the roads and the rear will be the garages. The front doors on the multi-family units will be as shown on the GDP.

Mr. Craig said the GDP has arrows that indicate the front of the units will front on the roadways.

Mr. Pates asked if the applicants would be willing to amend the Proffer Statement under 1B by adding a statement that *any material changes would require returning for a proffer amendment* (just to be clear).

Mr. Johnston asked Mr. Pates if that would be somewhat inconsistent with his previous observation that the UDO already requires it.

Mr. Pates said, no. He said there are all these exceptions, which he is concerned about – all the exceptions regarding general conformance with the GDP. He said he wanted to circle back and clarify that any material change to the GDP would require a proffer amendment, which is what the law is, but he would like to see it added to the proffers.

Mr. Payne said even if they were to make a minor change it would have to be approved by the Zoning Administrator, so the bar is already high to make any adjustments. He said he would look it over, but he said he did not believe there would be an issue with adding the language.

Regarding the cash proffers, Mr. Pates asked how they arrived at those numbers.

Mr. Payne said it comes to what they believe the impact will be. If you are generating 62 children out of the whole development, the capital impact of that is fairly minimal. He said it's capital facilities and not operating costs. The taxes generated from the site help contribute towards the operating costs. The other factor is economic feasibility – what the project is going to cost and what the applicant can afford to provide. He said he believes the proffer numbers are pretty high for purposes of those impacts.

Mr. Pates asked regardless of whether the amount is $3,000 or $30,000 per unit, isn't it supposed to bear some relation to what the actual costs will be? He said he is interested to know how it was computed or if the numbers were simply pulled out of the air.

Mr. Payne said what they do is look at other projects and what they have consistently proffered, and this is on the high end of that.

Mr. Pates asked the City Attorney if, under the new [proffer legislation], she believes these proffers are ones that the City would be able to accept.

Ms. Dooley said she would like to hold that discussion until we get to the overall presentation.

Mr. Payne said this application falls under the “old” proffer law, which allows for more flexibility between the jurisdiction and the developer.

Mr. O’Toole asked, in general, what the rental rates would be for the multi-family units.

Mr. Payne said for multi-family, he believes a one-bedroom will go for $1,100 a month and a three-bedroom will run about $1,500 a month.

Mr. O’Toole asked if this includes all utilities.

Mr. Payne responded, no, only water and sewer.

Mr. O’Toole said he had read in the provided documents that the applicant expects that the people renting these units would be in the $35,000-$75,000 [income] range and that there was going to be approximately 20% federal subsidy involved.

Mr. Payne said he believes those figures were $47,000-$78,000. He said because of where this project is located (in the Washington Metropolitan Area), they are able to take advantage of the Income Tax Credit Program, which basically gives you the ability to borrow cheaper money but still be able to develop a quality project and attract the median incomes that are in that jurisdiction.

Mr. O’Toole said he was curious of how the 20% subsidy will work.

Mr. Payne said it is not a subsidy. It is a 20% less rent than what the market rate would generate, so you are borrowing money cheaper.

Mr. Beavers asked if there is insurance behind the program.

Mr. Payne said yes, it is a HUD program.

Mr. O’Toole asked if the applicant had done any studies to project how much money the project will provide to the City.

Mr. Payne said they have not conducted such an analysis.

Mr. O’Toole asked if the townhouse units would also be rentals.

Mr. Payne said they would be marketed to be owner-occupied.

Dr. Gratz asked if there has been a traffic study conducted.

Mr. Payne responded, yes.

Mr. Pyle said Public Works asked them to conduct a traffic-impact analysis on queuing and stacking along Fall Hill Avenue into the site.

Dr. Gratz asked if people want to [drive] west, toward I-95, how they would be able to exit the project?

Mr. Payne said that as many may recall, the Noble Way and Fall Hill Avenue intersection is going to be a full-light intersection.

Dr. Gratz said then that there will only be one way in and out of the project.

Mr. Payne said, yes, and you cannot turn left on Briscoe out, but the intersection will allow folks to go left.

Mr. Craig said one of the areas that Public Works was concerned about was the stacking at the future stop light and staff had the applicant study it, assuming that all traffic would always go to that light from the proposed development and the development next to it. As a result, sufficient stacking was found at Fall Hill Avenue and Noble Way to make that movement.

Dr. Gratz said that in reference to the amount of school-age children that would be generated from this development, out of 198 units, 108 of them are three-bedroom units. He said one might expect that if someone has a three-bedroom unit, they will have a minimum of one child in the unit as well, which would put the amount of potential students past 100, not 62 as the application indicates. He said he thinks the projection of school-aged children is low.

Mr. Payne said all they can do is go to the people who do the analysis and go with that figure. Although he believes that Dr. Gratz has made a good point, one needs to remember that first-time homeowners, etc., use extra bedrooms as offices, etc.

Dr. Gratz asked what the price ranges would be for the townhomes and asked if there had been a market study done to determine that all these units would not end up as rental units.

Mr. Payne said he believes the days of someone coming in and buying up a bunch of townhouses to turn them into rentals are pretty much gone because it is much more difficult to obtain financing than it used to be. He said one of the goals of the City is to have different housing options and the applicant sees this project as a very good mix to meet that goal. He said they have not done any market studies but they are going to partner with a builder in regard to developing these townhouses and, based on where this project is located, being close to shopping, downtown and I-95, he believes the prices will begin in the $300,000's.

Dr. Gratz said this project does not really appear to be a "mixed-use" project as mentioned several places in the documents. He said it has one commercial use mixed in with 198 residential units so, in his opinion, it is not actually "mixed-use".

Mr. Payne said he respectfully disagrees because they will be providing a potentially high-end luxury market and the units are planned within over 3 million square feet of commercial space that currently exists [at Central Park].

Mr. McAfee opened the floor for public comment.

PUBLIC COMMENT

Ron Fraser (owner, 8 Briscoe Lane) said he has enjoyed being able to rent his home out for the past 9-10 years and is concerned as to whether or not any thought has gone into ensuring that they maintain the privacy of their property. He said he is concerned about the noise and traffic that will be generated from the proposed project. He said he would make an appointment with Planning staff to discuss his concerns in more detail.

Mr. Craig said a 25-foot landscaped buffer is required, which should provide some privacy between Mr. Fraser's property and the vehicle sales establishment.

Mr. Rupert Farley – 1305 Caroline Street - He said that although he was not in attendance this evening to object to the project, he wanted to let the City know how disappointed he is in allowing this type of development in the proposed area of the City. He said years ago he had served on a committee to keep this area of the City green and have less intensive uses.

There were no additional public comments.

Mr. McAfee closed the public comment period for this application.

Mr. Dynes made a motion to recommend approval of the rezoning request (RZ2016-03 Hamptons at Family, L.P), with the conditions outlined by City Staff, but with one modification to Page Two on the Voluntary Proffer Statement. Specifically, Proffer 1. **LAND USE** A. (i). The word "proposed" is to be stricken from the language on the Voluntary Proffer Statement, and stricken from the GDP as well.

Mr. Beavers seconded the motion.

Mr. Dynes said he appreciates that the proposal includes sidewalks and encourages pedestrian friendly access, etc., and he considers this proposal the same or better than the previous development in this area, which the City Council approved recently. He said he is concerned that the City does not have the tools in assessing whether the proffers are appropriate. He said this has been an ongoing thing and now the General Assembly has gotten into it by rewriting the proffer rules. He said until our staff is able to provide the tools with which to access these things, it continues to be difficult to hold a developer to account on proffers when no proffer policy exists.

Mr. Gantt said in going along with the comment made by Mr. Dynes, he is concerned when we talk about the proffers at this point. He asked what type of tools do exist, because it appears to him that the City staff liked the comfort of the flexibility. The question becomes: Is it that what the City staff and the City Attorney are presenting we are not comfortable with? If so, then perhaps we need to figure out a way to resolve that, or is there some other way? With the recent action of the General Assembly, it may hamper us being able to talk about it regardless.

Mr. Dynes said that neighboring jurisdictions get, on occasion, three to four times the amount than what we are getting in this particular case. But the amount being offered by this applicant happens to be more than the City gets on average.

Mr. McAfee reminded Commissioners that there would be a presentation and discussion regarding the changes made to proffer policies by the Virginia General Assembly.

Mr. Pates said the Commission is now faced with the second phase of this project and he is not any more ready to support it than he was for the first phase. He said there continue to be a number of concerns with the project, which is contrary to the Comprehensive Plan, which calls for commercial uses in this area and not 198 residential units. He said the applicant is able to construct 42 single-family dwellings as a by-right use. The City needs to look at the larger picture. He said that although he agrees that an additional car dealership is a good idea for this area, he continues to have problems with the residential use that is currently proposed. He

said he does not believe multi-family units and a townhouse development surrounded by commercial uses is a good idea and he will not support the motion.

Mr. Gantt said the Planning Commission seems to continue to go round and round regarding what sort of progress and advancement it wants to see. He said this type of development creates pocket areas that many people enjoy. He said he has spoken to several people that say they do enjoy being able to walk to commercial facilities/areas that meet their needs. He said he is not sure why the City continues to stunt opportunity/growth.

There were no additional comments.

Mr. McAfee called for the vote.

Motion to recommend approval carried by a vote of 4 – 3 with Commissioner's Pates, Gratz and O'Toole voting no.

ITEM #11B

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Deidre Jett, Budget Manager
DATE: November 1, 2016
RE: Amending the FY 2017 Budget by Appropriating $205,087 for Various Fire Department Grants

ISSUE

Shall City Council approve a resolution amending the Fiscal Year 2017 City Grants Fund budget by appropriating $205,087 for various grants received by the Fire Department?

RECOMMENDATION

Staff recommends approval on first reading. The second reading of the resolution is scheduled for November 22, 2016.

BACKGROUND

The City of Fredericksburg Fire Department applied for and received various grants as described in the following chart:

Grantor	Description of Grant	Amount of Grant
State Homeland Security Grant Program (SHSP Grant)	The grant funds will be used to enhance safety and response capabilities of the Hazardous Material Response Team. This includes the purchase of replacement personal protective equipment, a mast-mount thermal camera, and other equipment used by the Haz Mat Response Team.	$ 60,000
Virginia Department of Emergency Management (VDEM) Grant	The grant funds will be used to purchase Mobile Dispatch Consoles in command vehicles. This will provide Dispatch with a secondary location to operate from in the event the main dispatch center cannot be occupied. It will also be available for use at special events.	$ 68,473
Virginia Department of Emergency Management (VDEM) Grant	The grant funds will be used to acquire a portable, pan-tilt-zoom high-definition, pole camera system that may be affixed to a trailer and used for non-covert surveillance, monitoring at large events and an array of common citizen reported complaints.	$ 76,614
TOTAL		**$ 205,087**

FISCAL IMPACT

No local funds are required. Revenues and expenditures within the City Grant Fund will increase by the requested appropriation of $205,087. Ongoing maintenance for replacement items can be incorporated into the existing operating budget of the Fire Department. The consoles will be included in the radio system maintenance contract.

Attachment: Resolution

cc: Mark Whitley, Assistant City Manager
Chief Eddie Allen, Fire Chief
Clarence Robinson, Director of Fiscal Affairs

MOTION: **November 8, 2016**
Regular Meeting
SECOND: **Resolution No. 16-**

RE: **AMENDING THE FISCAL YEAR 2017 CITY GRANTS FUND BUDGET BY APPROPRIATING $205,087 FOR THE VARIOUS EQUIPMENT PURCHASES RELATED TO GRANTS RECEIVED BY THE FIRE DEPARTMENT**

ACTION: **APPROVED: Ayes: 0; Nays: 0**

FIRST READ:_____ **SECOND READ:_____**

WHEREAS, the City of Fredericksburg Fire Department applied for and received a State Homeland Security Grant Program (SHSP Grant) to enhance safety and response capability of the Hazardous Materials Response Team; and

WHEREAS, this grant supports the City's role in the implementation of State Homeland Security Strategies,

WHEREAS, the City of Fredericksburg Fire Department applied for and received a Virginia Department of Emergency Management (VDEM) Grant for Mobile Dispatch Consoles; and

WHEREAS, the City of Fredericksburg Fire Department applied for and received a VDEM Grant for Mobile Surveillance Trailer Acquisition and Deployment; and

WHEREAS, the VDEM grants help support the City's role in ensuring public safety; and

WHEREAS, City Council wishes to appropriate these funds;

NOW, THEREFORE, BE IT RESOLVED that the following appropriations amending the FY 2017 budget be recorded in the City Grants Fund:

CITY GRANTS FUND
Source
Categorical Aid

3-210-024040-0179	2016 SHSP Grant	$	60,000
3-210-024040-0180	2016 VDEM Grant (Dispatch)		68,473
3-210-024040-0181	2016 VDEM Grant (Camera System)	$	76,614
Department Total:		$	205,087

Total Source: **$ 205,087**

Use

2016 SHSP Grant		
4-210-032444-8101	Machinery & Equipment - Replacements	$ 60,000
Department Total:		$ 60,000
2016 VDEM Grant (Dispatch)		
4-210-032445-8203	Communications Equipment - Addition	$ 68,473
Department Total:		$ 68,473
2016 VDEM Grant (Camera System)		
4-210-032446-8203	Communications Equipment - Addition	$ 76,614
Department Total:		$ 76,614
Total Use:		**$ 205,087**

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

****

Clerk's Certificate

I, Tonya B. Lacey the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 16- duly adopted the City Council meeting held November 8, 2016 at which a quorum was present and voted.

_____

Tonya B. Lacey, CMC
Clerk of Council

ITEM #11C

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Deidre G. Jett, Budget Manager
RE: Resolution Amending the FY 2017 for the Rappahannock Juvenile Jail True-up
DATE: November 1, 2016

ISSUE

The City Council is asked to consider a resolution amending the FY 2017 budget by appropriating an additional $273,381 for the Rappahannock Juvenile Detention Center.

RECOMMENDATION

Staff recommends approval of the attached resolution which uses a portion of the General Fund balance reserved for Regional Detention Stabilization. The resolution requires two readings and the second is scheduled for November 22, 2016.

BACKGROUND

The City of Fredericksburg is a member of the Rappahannock Juvenile Detention Center (RJDC), along with six other jurisdictions. The costs of operating the facility, as determined by the RJDC Commission, are based on the prior calendar year usage and allocated to the member jurisdictions in accordance with the service agreement.

> *"The Operating Component shall be determined for each Member Jurisdiction by multiplying Projected Net Expenses… for such Fiscal Year by the ratio of each Member Jurisdiction's Detainee days to the Commission's total Member Jurisdiction Detainee days during the preceding calendar year…"*[1]

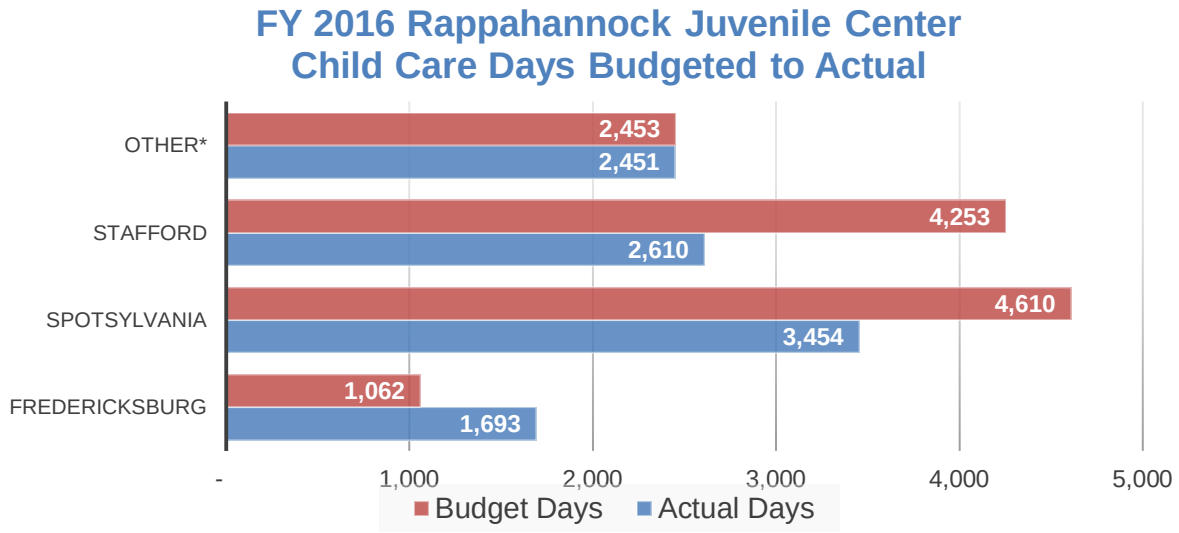
Usage of the RJDC is determined by Child Care Days (CCD). The City's CCD are impacted by the number of children at the facility as well as the length of their stay. At the end of the fiscal year, RJDC reconciles the City's actual usage with budgeted usage relative to other member jurisdictions.

> *"… the Commission shall compare each Member Jurisdiction's Operating Component charge for such fiscal year to its respective actually used percentage of the total Detainee days used by Member Jurisdictions in such preceding fiscal year. Member Jurisdictions that have underpaid shall be invoiced for the amount*

[1] Article VI, Section 4.1 (a) "Payments from Member Jurisdictions" of the Service Agreement.

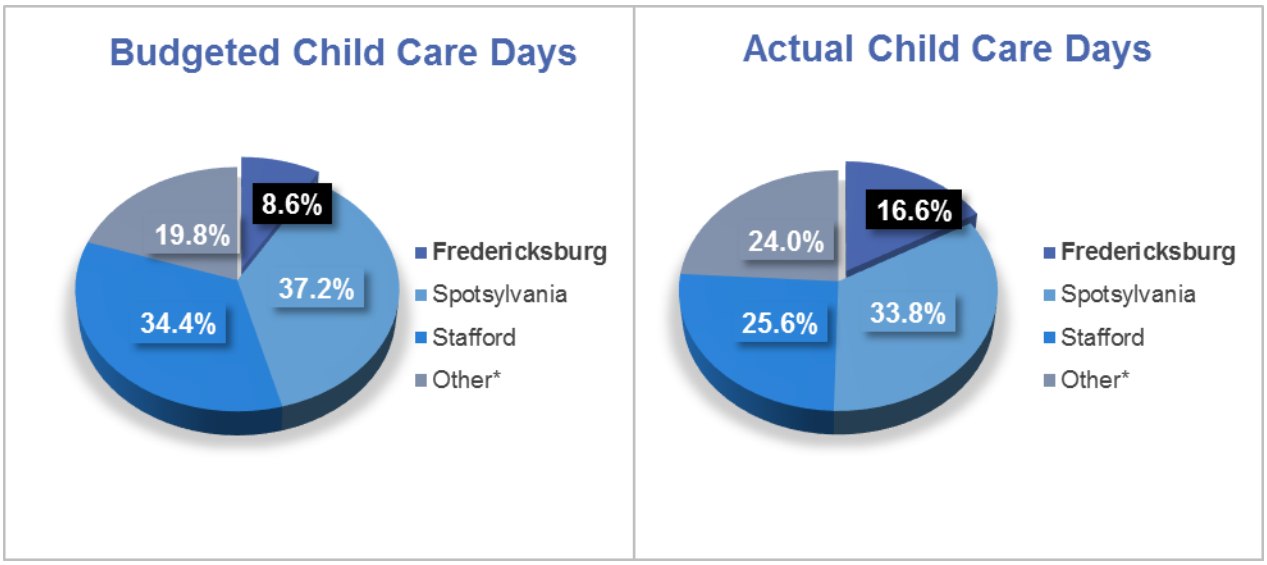
of their underpayment and shall pay the same to the Commission as an addition to their first quarterly payment of the Operating Component in the then-current fiscal year. Member Jurisdictions that have overpaid will receive a credit for the amount of such overpayment…" [2]

In FY 2016, the City's actual CCD exceeded budget by 631 days, or 59%.



*The counties included in the "Other" category are King George, Louisa, Madison and Orange.

As a result, the impact on the City's "true-up" is significant. The City's portion of CCD increased to 16.6% from 8.6%. The following charts show the City's share relative to the other jurisdictions for FY 2016.



[2] Article VI, Section 4.1 (d) "Payments from Member Jurisdictions" of the Service Agreement.

FISCAL IMPACT

The impact of the "true-up" occurs mid-year. In some years this results in a "credit" with the City's payments to the RJDC less than the budget requested by the RJDC Commission. In other years, it requires an additional appropriation. For FY 2017, the result of the "true-up" is an increase of $273,381, which may be funded from the Regional Detention Stabilization Reserve.

To accommodate the variance in annual funding requests from both the RJDC and the Rappahannock Regional Jail as well as the impact of the mid-year "true-up," the City Council wisely established the Regional Detention Stabilization Reserve in FY 2016. The policy adopted by the City council on May 16, 2016 allows the City Council to use this reserve for mid-year appropriations. The current reserve level is **$1.25 million** with a minimum target of $750,000. This appropriation would decrease the Regional Detention Stabilization Reserve to **$976,619**. It is anticipated that the reserve will be required in FY 2018 for the Rappahannock Regional Jail.

The Regional Detention Stabilization Reserve policy also sets up a mechanism to replenish the reserve. Should the City's contributions decrease in a given year, then the City will contribute at least one-half of the amount of the decrease to the reserve unless the reserve is at least $2 million. The attached resolution represents the first time this reserve will be used as set forth in the policy.

Attachments: Resolution Amending the FY 2017 Budget for the RJDC True-up

cc: Mark Whitley
Clarence Robinson

MOTION:

SECOND:

November 8, 2016
Regular Meeting
Resolution No. 16-

RE: **AMENDING THE FISCAL YEAR 2017 BUDGET BY APPROPRIATING $273,381 IN GENERAL FUND BALANCE RESERVED FOR REGIONAL DETENTION FACILITY CONTRIBUTION STABILIZATION FOR THE CITY'S RECONCILED SHARE OF COSTS AT THE RAPPAHANNOCK JUVENILE DETENTION CENTER**

ACTION: **Ayes: 0; Nays 0**

FIRST READ:_____ SECOND READ:_____

WHEREAS, the City of Fredericksburg is a member of the Rappahannock Juvenile Detention Center (RJDC); and

WHEREAS, the RJCD funding process allocates the local share of costs across jurisdictions in advance, then conducts a "true-up" process after the close of the fiscal year whereby the City either receives a credit or pays a charge based upon the actual use of the facility by the City over the prior fiscal year; and

WHEREAS, in FY 2017, the City received a charge of $273,381 in additional costs related to the City's relative use of the RJDC;

WHEREAS, the City Council created a Regional Detention Facility Contribution Stabilization Reserve to alleviate increases in City contributions to the Rappahannock Regional Jail and the Rappahannock Juvenile Detention Center, and

WHEREAS, the City Council assigned $1.25 million to the Regional Detention Facility Contribution Stabilization Reserve for this purpose;

NOW, THEREFORE, BE IT RESOLVED that the following appropriations amending the FY 2017 budget be recorded in the General Fund.

GENERAL FUND

Source

Regional Detention Facility Contribution Stabilization Reserve		
3-100-061010-0015	Fund Balance Assigned	$ 273,381
Department Total:		$ 273,381
Total Source:		**$ 273,381**

Use

Correction and Detention		
4-100-033200-7004	Juvenile Detention Center	$ 273,381
Department Total:		$ 273,381
Total Use:		**$ 237,381**

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

****

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 16-xx duly adopted at a meeting of the City Council meeting held November 8, 2016 at which a quorum was present and voted.

_____

Tonya B. Lacey, CMC
Clerk of Council

ITEM #11D

MEMORANDUM

TO: Timothy J. Baroody, City Manager
FROM: Deidre G. Jett, Budget Manager
RE: Resolution Amending the FY 2017 for a New Position in the Water and Sewer Enterprise Funds for a Utility Line Locator
DATE: November 1, 2016

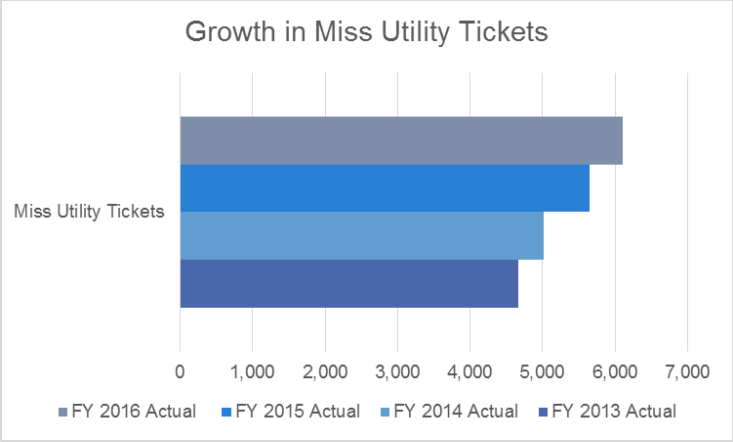
ISSUE

The City Council is asked to consider a resolution amending the FY 2017 budget by appropriating an additional $38,904 for the new position of Utility Line Locator. The appropriation would include $19,452 in the Water Enterprise Fund and $19,452 in the Sewer Enterprise Fund

RECOMMENDATION

Staff recommends approval of the attached resolution which requires one reading.

BACKGROUND



In order to protect underground facilities, before a property owner or contractor does any excavation (digging) or demolition they are required to contact Miss Utility (also known as Virginia 811). The call generates a "ticket" that is sent to the impacted utility. For most tickets, the location must be marked within two working days. The Public Works Department is responsible for water and sewer utility markings. A member of the City's Water and Sewer crew performs this task in addition to their regular duties.

In FY 2016, staff responded to over six thousand calls. This is an increase of over 30% since FY 2013

The City is also responsible for locating City-owned fiber optic communication cable. The City hired a private firm to perform this task. However, the contractor notified the City that they no longer desire to perform this function. The contractor responded to 20-40 calls per month for

fiber optic markings. The City spent about $25,000 in FY 2015 and in FY 2016 and about $15,000 to date in FY 2017 for these markings.

Based on the increased volume and the need to mark fiber optic cable, the City would like to hire a Utility Line Locator to perform this task.

FISCAL IMPACT

The impact for FY 2017 would be approximately $38,900 split between the Water and Sewer Fund with the source of revenue being Water Fund and Sewer Fund contingency. The ongoing cost of the position would be approximately $70,800. Public Works is evaluating the need for an additional vehicle for the position. If justified it may be included in the FY 2018 budget request. Below is a summary of the FY 2017 appropriation request and ongoing annual expenses.

Utility Line Locator Position	FY 2017 Water Fund (Six Months)	FY 2017 Sewer Fund (Six Months)		Water Annual Ongoing Costs	Sewer Annual Ongoing Costs
Salary & Wages	$ 10,725	$ 10,725		$ 21,450	$ 21,450
FICA	$ 820	$ 820		$ 1,640	$ 1,640
VRS	$ 1,346	$ 1,346		$ 2,692	$ 2,692
Insurance	$ 3,600	$ 3,600		$ 7,200	$ 7,200
Dental	$ 66	$ 66		$ 132	$ 132
Life	$ 140	$ 140		$ 280	$ 280
Worker's Comp	$ 225	$ 225		$ 450	$ 450
Uniforms	$ 180	$ 180		$ 250	$ 250
Training	$ 400	$ 400		$ 400	$ 400
Telecommunications	$ 300	$ 300		$ 600	$ 600
Supplies	$ 150	$ 150		$ 300	$ 300
Equipment	$ 1,500	$ 1,500		$ -	$ -
TOTAL	**$ 19,452**	**$ 19,452**		**$ 35,393**	**$ 35,393**

Currently the fiber optic cable markings are funded in the General Fund. In the future, the work performed for this task will be considered when determining overhead costs due to the General Fund from the Water Fund and Sewer Fund. This appropriation would decrease the contingency in the Water Fund to $160,548 from $180,000 and decrease the contingency in the Sewer Fund to $180,548 from $200,000 in the Sewer Fund.

Attachments: Resolution Amending the FY 2017 Budget for the Utility Line Locator

cc: Doug Fawcett
Josh Knight
Dave King
Robert Bell
Suzanne Tills
Clarence Robinson

MOTION:

SECOND:

November 8, 2016
Regular Meeting
Resolution No. 16-__

RE: AMENDING THE FISCAL YEAR 2017 BUDGET BY $38,904 TO HIRE A UTILITY LINE LOCATOR IN THE WATER AND SEWER FUNDS

ACTION: APPROVED: Ayes: 0; Nays: 0

WHEREAS, the City of Fredericksburg is responsible for marking underground utilities including water lines, sewer lines, and fiber optic communication lines when notified by Virginia 811 (formerly "Miss Utility"); and

WHEREAS, the City has determined that additional staffing is required to meet the demands of this requirement; and

WHEREAS, the City Council wishes to add the position of Utility Line Locator to perform this function;

NOW, THEREFORE, BE IT RESOLVED, that the FY 2017 Budget be amended to include the following appropriations, and authorizing the following expenditures, in the Water Fund (Fund 501) and the Sewer Fund (Fund 501);

WATER FUND
Source

Water Fund Contingency			
4-501-099100-9901	Contingency	$	19,452
Department Total		$	19,452
Total Source:		**$**	**19,452**

Use

Water and Sewer Crew

4-501-098101-1101	Salaries and Wages	$	10,725
4-501-098101-2100	FICA		820
4-501-098101-2210	VRS Benefits		1,346
4-501-098101-2310	Health Insurance		3,600
4-501-098101-2335	Dental Insurance		66
4-501-098101-2400	Group Life Insurance		140
4-501-098101-2710	Worker's Compensation		225
4-501-098101-5230	Telecommunications		300
4-501-098101-5540	Convention & Education		400
4-501-098101-6011	Uniforms & Wearing Apparel		180
4-501-098101-6014	Other Operating Supplies		150
4-501-098101-8201	Machinery & Equipment- Additions	$	1,500
Total Use		**$**	**19,452**

SEWER FUND

Source

Sewer Fund Contingency

4-502-099100-9901	Contingency	$	19,452
Department Total		$	19,452
Total Source:		**$**	**19,452**

Use

Water and Sewer Crew

4-502-098101-1101	Salaries and Wages	$	10,725
4-502-098101-2100	FICA		820
4-502-098101-2210	VRS Benefits		1,346
4-502-098101-2310	Health Insurance		3,600
4-502-098101-2335	Dental Insurance		66
4-502-098101-2400	Group Life Insurance		140
4-502-098101-2710	Worker's Compensation		225
4-502-098101-5230	Telecommunications		300
4-502-098101-5540	Convention & Education		400
4-502-098101-6011	Uniforms & Wearing Apparel		180
4-502-098101-6014	Other Operating Supplies		150
4-502-098101-8201	Machinery & Equipment- Additions	$	1,500
Total Use		**$**	**19,452**

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

****

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Resolution No. 16-_ duly adopted at a meeting of the City Council meeting held November 8, 2016 at which a quorum was present and voted.

_____

Tonya B. Lacey, CMC
Clerk of Council

ITEM #11E

MEMORANDUM

TO: Mayor Greenlaw and Members of Council
FROM: Timothy J. Baroody, Fredericksburg City Manager
RE: Transmitting Fredericksburg Parking Plan of Action
DATE: November 3, 2016 (for November 8 meeting)

ISSUE

This is a transmittal of information regarding the status of a Parking Action Plan that will be commissioned by the City of Fredericksburg.

RECOMMENDATION

This is for informational purposes only. City Council may wish to take action to appoint Council members to a task force.

BACKGROUND

The City of Fredericksburg is dedicated to ensuring that there is sufficient parking for residents, businesses and visitors now and into the future. Most of the focus on this topic concerns downtown and the area around the University of Mary Washington, which are the most densely populated areas of the City.

There has not been an in-depth analysis of Fredericksburg's parking supply and demand since the Desman study in 2006. Garner Economics' 2016 economic development master plan recommended updating the Desman analysis. City staff concurs with this recommendation, and is now prepared to move forward on commissioning an analysis that will create a "parking plan of action" for the next decade.

Walker Parking Consultants, with whom the City has already worked on multiple projects, will lead this work. The cost of the analysis will be shared by the Economic Development Authority, UMW and the City of Fredericksburg. The City's portion will come from discretionary funds budgeted to the City Manager's Office; no additional appropriation or City Council action is required.

It is recommended that a task force be formed to work with Walker on this plan of action. UMW (1), City Council (2), the EDA (2), Fredericksburg VA Main Street Inc.(1) are recommended representatives for the 6 member task force. Key questions to be answered as part of this analysis include:

- How has the supply and utilization of public and private parking changed since the 2006 parking study?
- How is the usage of the Sophia Street parking deck changing, and how might it be repositioned to meet downtown parking needs?
- What is the inventory of curbside spaces and their posted duration, and how might these spaces be managed to improve parking downtown?
- What is the appropriate mix of loading zone, 20-30 minute, two-hour and long-term parking durations?
- What is the future demand for parking, where are those "hot spots" of need, and how might existing parking facilities meet those needs?
- Should Fredericksburg consider fee-based parking management, and, if so, what are some best-management practices?
- Is additional surface or structured parking required, and, if so, what parcels of land could/should be acquired?
- How will changing technology (Uber, self-driving cars, etc.) change the demand paradigm for downtown parking in the coming years?

Working with the task force (if approved), Walker will hold a kickoff meeting with City staff, review available data, update the parking inventory, conduct parking occupancy counts, assess existing conditions, hold community meetings, analyze future growth trends and future parking demand, interview City staff, evaluate policies, review best-management practices, estimate costs and ultimately draft recommendations regarding future parking facilities. The report and its recommendations will be presented to City Council and the public. This work is expected to be completed by late winter.

FISCAL IMPACT

The cost of the parking plan of action will be split between UMW, the EDA and the City. The City's portion will come from existing budgeted discretionary funds held by the City Manager's Office. No additional appropriations are required.

ITEM#11F

MEMORANDUM

TO: Mayor Greenlaw and Members of City Council
FROM: Timothy J. Baroody, City Manager
DATE: November 2, 2016
SUBJECT: City Manager's Update

Highlights of major activities and other notable developments:

Notice of Neighborhood Meetings **-** The Planning Department is hosting follow-up neighborhood meetings on presentations from planning consulting firm, Streetsense. These meetings will summarize the most recent research and analysis done for these areas of the city, including information from citizen discussions, and present draft plans for consideration and further discussion. The related Market Analysis is available for viewing on the city's website. This event is part of the ongoing effort to develop two small area comprehensive plans.

Planning Area 3 - November 16 at 7:30 p.m., at the Village of Idlewild Clubhouse
This area encompasses the State Route 3 corridor between I-95 and Jefferson Davis Highway and including the neighborhoods north and south of that roadway.

Planning Area 6 – November 15 at 7:30 p.m. at James Monroe High School
This area includes the residential and commercial areas along Fall Hill Avenue, Washington Avenue, Princess Anne Street, and Jefferson Davis Highway, in the area bounded by the Rappahannock Canal and the Rappahannock River.

EDT Updates
EDT hosted "Focus on Fredericksburg" on October 20 at Stevenson Ridge. The event, coordinated by Conference Sales & Services Coordinator Victoria Matthews, brought together meeting planners from Richmond to Northern Virginia to educate them on area offerings. The event included an interactive seminar titled "Working Smarter, Not Harder" led by Lynne Richardson, Dean of the College of Business at UMW. Included in the program was a service project putting together hygiene kits, provided by Clean the World, to be donated to The Brisben Center Homeless Shelter.

On November 2-4 EDT hosted a military reunion familiarization tour, designed to educate perspective planners on the attributes of the area. Twenty-five participants stayed at the Fredericksburg Hospitality House. The tour showcased area activities including a wreath-laying ceremony at the Fredericksburg War Memorial, trolley tours, visits to historic sites and battlefields, lunch at A. Smith Bowman Distillery and dinner at Riverside Dinner Theater.

Kim Herbert, EDT's Conference Sales and Services Specialist, traveled to Orlando from Oct. 25-28 attending Connect Faith. She had 28 pre-scheduled appointments with faith-based meeting planners from across the country.

Lura Hill, EDT's Tourism Sales Manager, attended the New Jersey Motorcoach Association's Group Leader Show on Oct. 26-27. Over 600 group leaders spent time visiting the tradeshow floor for tour ideas for their churches, senior groups, independent living facilities and more.

City Firefighters Receive Propane Fire Suppression Training **-** The Fire Department received training October 26 through 28 in propane fire suppression in partnership with city business Anderson Propane Services. All three shifts participated in the training to stay current on techniques and technology for best practices in management of propane fires, the training involved six hours of classroom and hands on instruction. The sessions were presented by Propane Training Services of Lynchburg.

Old Mill Park Improvements **-** The Parks and Recreation Department has installed two new culverts at Old Mill Park to replace the wooden bridges that had been damaged by storms. The cement culverts have been covered with rock and compacted earth, and then asphalt millings to create an "earthen" type bridge. Hand rails will be added for safety. These new culverts will make the playground more accessible for users coming from the parking lot.

Annual Campout Held - Parks and Recreation held the Annual Campout in the Park at Motts Run Reservoir on Friday, October 28 - October 29. This year 41 campers joined Linda Bailey and Mimi Dempsey for the adventure; one family had never been camping before. The families all had dinner and s'mores over the campfire, shared stores, played games, and did some amazing stargazing. When things quieted down and families went to bed, coyotes and barn owls could be heard throughout the night! What a special night for everyone involved.

Public Art Sculptures Installed - Parks and Recreation assisted the artists in the installation of four sculptures on October 27- 28. The sculptures were placed at the entrance to Dixon Park, on Caroline Street at the train station, on Sophia Street near Old Mill Park, and on Princess Anne Street near Rt. 1. This is a joint initiative between the City and the Arts Commission, and will be on display through next September.

ITEM #11G

CITY COUNCIL
MEETINGS & EVENTS CALENDAR

City Hall Council Chambers, 715 Princess Anne Street, Fredericksburg, VA 22401

11/8/16	5:30 p.m. 7:30 p.m.	Work Session • Aggressive Solicitation Ordinance • Proposed Revisions to Taxi Regulations • Pay and Compensation Plan Update Regular Session	Suite, Room 218 Chambers
11/9/16	6:00 p.m.	VML Legislative Dinner	Stafford UMW Campus, Gate Hudson Bldg. 125 University Blvd 22406
11/15/16	7:00 p.m.	Work Session with Economic Development Authority	Large, Room 214
11/22/16	5:30 p.m. 7:30 p.m.	Work Session • Towing • Articles 1 & 2 of UDO Amendment • Bed & Breakfast Regulations Text Amendments Regular Session	Suite, Room 218 Chambers
12/13/16	5:30 p.m. 7:30 p.m.	Work Session • Sign Regulations Text Amendments • Council Vision and Strategic Work Plan Follow-up Regular Session	Suite, Room 218 Chambers

Boards & Commission	Meeting Dates/Time	Actual Date of Meeting	Members Appointed	Contact Person
Board of Social Services	bi-monthly 2nd Thursday/8:30 a.m.	December 8 at 8:30 a.m.	Duffy	Christen Gallik
Central Rappahnnock Regional Library	Quarterly 2nd Monday/5:00 p.m.	November 14 at 5 p.m.	Devine	Martha Hutzel
Chamber Military Affairs Council	Every other 3rd Thursday/3:30 p.m.	November 17 at 3:30 p.m.	Ellis	Susan Spears
Community Policy Management Team	Thursday after 3rd Tuesday/2:00 p.m.	November 17 at 2 p.m.	Greenlaw	Rosemary Grant
Fredericksburg Arts Commission	3rd Wednesday/6:30 p.m.	November 16 at 6:30 p.m.	Greenlaw, Devine	Julie Perry
Fredericksburg Area Museum C.C.	4th Wednesday/4:00 p.m.	TBD	Kelly	Tom Wack
Fredericksburg Clean & Green Comm.	1st Monday/6:30 p.m.	November 7 at 6:30 p.m.	Devine	Robert Courtnage
Fredericksburg Regional Alliance	Quarterly 3rd Monday/5:00 p.m.	February 13 at 5 p.m.	Greenlaw, Duffy	Curry Roberts
GWRC/FAMPO	3rd Monday/6:00 p.m.	November 21 at 6 p.m.	Kelly, Withers, Ellis - Alt.	Tim Ware
Main Street	3rd Thursday/8:30 a.m.	November 17 at 8:30 a.m.	Ellis	Ann Glave
Housing Advisory Committee	As needed	TBD	Ellis, Frye	TBD
PRTC	1st Thursday/7:00 p.m.	November 3 at 7 p.m.	Kelly, Withers - Alt.	Gina Altis
Rappahannock Area Agency on Aging	1st Wednesday/4:00 p.m.	November 2 at 4 p.m.	Vacancy	Leigh Wade
Rappahannock Council Against Sexual Assault	2nd Thursday/5:30 p.m.	November 10 at 5:30 p.m.	Ellis	Bobby Anderson
Rappahannock Juvenile Detention	bi-monthly last Monday/12 noon	November 28 at 12 noon	Frye - Alt.	Carla White
Rappahannock Regional Solid Waste	bi-monthly 3rd Wednesday/8:30 a.m.	November 16 at 8:30 a.m.	Kelly, Withers	Keith Dayton
Rappahannock River Basin	Quarterly/1:00 p.m.	December 7 at Capitol Building	Withers	Eldon James
Recreation Commission	3rd Thursday/7:00 p.m.	November 17 at 7 p.m.	Duffy	Jane Shelhorse
Taxi Board	TBD	TBD	Frye	TBD
Regional Group Home Commission	2nd Thursday/2:30 p.m.	November 10 at 2:30 p.m.	Duffy, Whitley	Ben Nagle
Town & Gown	Quarterly/3:30 p.m.	March (Day TBD) 2017	Devine, Duffy	Pam Verbeck
Virginia Railway Express Operations Board	3rd Friday/9:30 a.m.	November 18 at 9:30 a.m.	Kelly, Withers -Alt.	Richard Dalton