

width (35 feet and 37 feet 7 inches where 100 feet is the minimum allowed by-right) requires special exceptions

NEW BUSINESS

- 5. Comprehensive Plan Compliance Review:** The Fredericksburg Economic Development Authority requests a Comprehensive Plan Compliance Review to determine if the vacation of public right-of-way containing a portion of Amelia Street, west of Charles Street, is substantially in accord with the 2015 Comprehensive Plan per the Code of Virginia, Section 15.2-2232. The 400 square foot (0.01 acre) area runs along the south side of Amelia Street adjacent to GPIN # 7789-05-6246 (1016 Charles Street) and is zoned C-D, Commercial Downtown.

Ms. Sherman presented the staff report on the application. She asked that if the Planning Commission finds that the request to vacate a portion of Amelia Street, adjacent to GPIN7789-05-6246 (1016 Charles St) will advance the goals, policies, and initiatives within the 2015 Comprehensive Plan, then it should approve the Resolution included in the Planning Commission Packets (Resolution 16-01).

Mr. Beavers asked if there were any compelling reasons why this right-of-way vacation should not be granted.

Mr. Johnston said he thinks that the determination, as Ms. Sherman indicated, is that this right-of-way is in excess of what is needed in order for Amelia Street to function in accord with transportation planning objectives and is, therefore, in no way a detriment to the goals and objectives of the Comprehensive Plan, and in fact addresses an encroachment issue.

Ms. Sherman also noted that the right-of-way in this subject area, for no known reason, is in excess of the norm and that approval of the vacation would make it more in line with the other properties along this stretch of Amelia Street.

Dr. Gratz asked for confirmation as to how much right-of-way is being vacated.

Ms. Sherman said it is 3 feet.

Mr. Dynes asked if this is the lot that the City purchased with the intention to tear down the building and create a surface parking lot, but that the ARB had determined that it should not be torn down for various historical reasons. He asked if the City is intending to sell the building with the parking attached.

Mr. Johnston said yes, that the building is now actually owned by the Economic Development Authority (EDA).

Mr. Dynes said then that in order for the EDA to sell this property, they have an encumbrance which will make it difficult to sell today. Therefore, it behooves [the City] for this vacation to take place. He asked if the City would be charging a price for [the cost of the land].

Ms. Sherman said the cost of the land is at the discretion of the City Council.

Mr. McAfee asked that if this were a private property owner that had approached the City to fix this encroachment issue, would this be the same process a private owner would have gone through.

Ms. Sherman said yes, this is the same process that Liberty Place needed to go through recently.

Mr. Pates made a motion to recommend that the proposed vacation of a portion of the Amelia Street Right-of-Way is substantially in accord with the 2015 Comprehensive Plan and to adopt Resolution 16-01 (attached).

Mr. Friesner seconded the motion.

Motion carried by a unanimous vote of 7 – 0.

GENERAL PUBLIC COMMENT

*6. A general public comment period is provided at each regular meeting for comments by citizens regarding any matter **related to Commission business that is not listed on the Agenda for Public Hearing**. The Chair will request that speakers observe the **three-minute time limit** and yield the floor when the Clerk indicates that their time has expired. No dialogue between speakers will be permitted.*

None.

Mr. McAfee closed the general public comment portion of the meeting.

OTHER BUSINESS

7. Discussion of the Draft Capital Improvements Plan (CIP)

Mr. Pates said that he had tried to locate the Action Plan for the Comprehensive Plan that had recently been approved by City Council in order to review items identified by the Commission as priority items for the CIP but was unable to find the published copy. He suggested that perhaps the Commission could discuss items of interest this evening.

Mr. Friesner said that with having a couple children, he would hope to see the School construction project moved forward, based on the Commission's review and the number of students that are expected. The construction should be complete when the capacity is reached.

Ms. Dooley explained the CIP process/procedure and noted that once the complete draft CIP is fully done, then it will come back to the Planning Commission for its review.

Mr. McAfee said that in his experience, waiting in the process until the draft has been "completed" does not allow enough time for the Planning Commission to review the document and provide valuable input as to what projects need top priority.

Mr. Pates said that Ms. Dooley was probably not aware that the Planning Commission had recently adopted changes to its By-Laws that included:

"5-13 In October of each year, the Chair shall invite the City manager to brief the Commission on the City's adopted Capital Improvements Plan (CIP or Plan) and the status of potential changes to the Plan for the next fiscal year. By December 1, the Commission shall review this information and provide suggestions, based on the Comprehensive Plan and extending for a period not to exceed five years in accordance with Virginia Code Section 15.2-2239, for his consideration in preparing his proposed CIP for the next year. Upon receipt of the City Manager's CIP proposal for the next year, the Commission shall hold a public hearing and submit a report and recommendation to the Council on the proposed CIP, not later than the following April 30."

Mr. Pates suggested that staff arrange a work session with Mr. Whitley, Assistant City Manager, to discuss the CIP and be afforded the opportunity to provide necessary input prior to the document moving forward to City Council.

Mr. Johnston said he would check to determine if either January 27, 2016, at 6:00 p.m., or February 10, 2016, at 6:00 p.m. would best suit Mr. Whitley's schedule. Once he determines this, he said he would contact Commissioners with the confirmed date.

8. Planning Commissioner Comment

Mr. Beavers referenced an e-mail from Ms. Dooley, which was sent to Commissioners offering a training session in the Spring. He said he looks forward to the opportunity.

Mr. Dynes referenced the parking lot discussed earlier in the evening under New Business and suggested that the City would now have an idea on how much it would cost for a parking space to be leased out. He also noted the Fee-in-Lieu

parking that the City offers to businesses and said he would like the opportunity to compare those two numbers.

Mr. Pates said he had three questions:

- Does staff have an idea when the Final Comp Plan will be published and distributed to Commissioners and other Boards and Commissions?
- What is the status of the Area Plans?
- Where is the City in the process of the proffer study, and what will be the function of the Planning Commission?

Mr. Beavers offered congratulations to Dr. Richard Friesner in his recent accomplishment in earning his PhD.

9. Planning Director Comments

Mr. Johnston addressed Mr. Pates' three questions:

- Regarding the published/final copy of the Comp Plan – He said that staff is currently waiting on IT software and hopes to have the distribution copies available in a month or so.
- Regarding the Area Plans – He said he has written the Scope of Work for the RFP and that he will be working with our new Procurement Officer to put out a bid for services.
- Regarding the Proffer Study Process – He said the consultant hopes to have a draft within the next couple weeks and that the City Manager will then take it to City Council for its initial review and ask their desired process for moving the item forward.

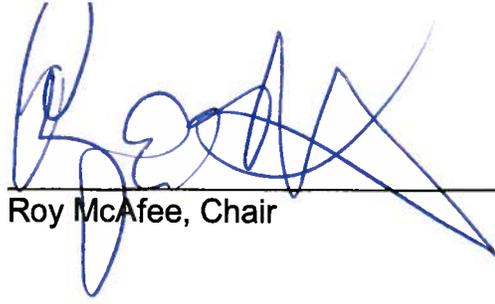
Mr. Pates said the proffer policy is a very important issue for the City and the Planning Commission and suggested that possibly the Commission could have a joint meeting with the City Council, in order to be actively engaged in the entire process.

Mr. Johnston said in that regard that he would encourage the Chair of the Commission to contact the Mayor with the Planning Commissions wishes. He said it is intended to be an ongoing process.

Mr. Johnston provided an update of City Council action on January 12, 2016.

ADJOURNMENT

Meeting adjourned.



Roy McAfee, Chair