



**PLANNING COMMISSION
WORK SESSION AGENDA
February 10, 2021
6:30 P.M.**

1. Call To Order E-Meeting

This meeting is being held electronically by “Go to Meeting” application, pursuant to City Council Ord. 20-05, An Ordinance to Address Continuity of City Government during the Pendency of a Pandemic Disaster.

Members of the public have been invited to access this meeting by public access television Cox Channel 84, Verizon Channel 42, online at WWW.REGIONALWEBTV.COM/FREDCC, or Facebook live at WWW.FACEBOOK.COM/FXBGGOV

The members participating are: (list members by name)

2. Work Session Topics

- 2.I. Capital Improvement Plan - Planning Commissioner Review Process - David Durham
- 2.II. Creative Maker District Additions - 1) North Princess Anne Street And 2) Wolfe Precinct - Mike Craig
 - 2.II.i. WORK SESSION B-Creative Maker District Additions

Documents:

[WSB - CREATIVE MAKER DISTRICT.PDF](#)

2.III. Overview Of Anticipated Planning Actions Stemming From Area Plans

- 2.III.i. WORK SESSION C - Anticipated Planning Actions

Documents:

[WSC - ANTICIPATED PLANNING ACTIONS.PDF](#)

3. Adjournment



MEMORANDUM

TO: Chairman Rodriguez and Planning Commissioners
FROM: Mike Craig, Senior Planner
DATE: February 5, 2021 for the February 10, 2021 meeting
RE: Creative Maker District – Area 7 Downtown

BACKGROUND

The Area 7 Downtown Plan identified two areas suitable for rezoning to the Creative Maker Zoning District. The first is an extension of the Canal Quarter Creative Maker Zoning District from the Rappahannock Canal to the mid-1300 block (south of Hawke St) of Princess Anne Street. The other is the Wolfe Street Warehouse District between Lafayette Boulevard and Hanover Street. The proposed Creative Maker Districts are shown in purple on the attached map.

Sprelly is expanding its operations and would like to open in April a production facility at 1501 Princess Anne Street, an 800 square foot building across Pitt Street from Red Dragon Brewery. 1501 Princess Anne Street is located with a star on the attached map. Sprelly would make its signature peanut butters, jellies, and jams at the facility for distribution on-line and to retailers. The space would also be open for tours of the production process and for purchase in-store. The current CT zoning of the property does not permit the 'making' part of this use. It is beginning the process to rezone the property to Creative Maker District in accordance with the Area 7 Downtown Small Area Plan. To achieve its schedule, Sprelly is requesting this change for this site. The Planning Commission will hold a public hearing on this item at its March meeting.

The Planning Division and City Attorney are readying the ordinances to rezone the remainder of the two areas identified in the Area 7 Plan for Creative Maker Districts. At the February 23, Council Work Session, initiation of the remaining areas designated for Creative Maker District in the Area 7 Plan will be discussed. The zoning map amendments could be initiated by the City Council at its first meeting in March and proceed to public hearing at the Planning Commission in April.

ATTACHMENTS

1. Proposed Zoning Map



MEMORANDUM

TO: Chairman Rodriguez and Planning Commissioners
FROM: Mike Craig, Senior Planner
DATE: February 5, 2021 for the February 10, 2021 meeting
RE: Upcoming Planning Activity

BACKGROUND

The purpose of this memo is to provide the Planning Commission with an update on the current status of Planning activity and the work to be pursued over the calendar year:

Area Plans:

- The Area 1 Small Area Plan draft will be the subject of a Planning Commission work session on February 24th.
- The reestablishment of funding for the Area 5, 8, and 10 Area Plans is part of the City' proposed FY 22 budget. The RFP review team should be reconfirmed. Mr. Gantt was previously on the committee. Two total Planning Commissioners can serve on the team to review and score the proposals along with the Planning Staff. The work will commence shortly after the budget is adopted (assuming it remains in!).

UDO Text Amendments:

- Temporary Signage – Planning Commission public hearing on March 10.
- Simplicity Amendments, Landscaping, and Recycling Use – Work session in March with City Council initiation in April / May.
- Transfer of Development Rights – Work session to be coordinated to review and finalize draft amendments.

Zoning Map Amendments:

- Area 6 Residential / VFW Zoning 1 – Public Hearings in February / March.
- Creative Maker Zoning Districts – Public Hearings potentially in April / May.
- Creation of the NCR Zoning District and rezoning – Public Hearings potentially in June / July.
- Residential District Rezoning and the creation of Character / Conservation Districts – Fall / Winter.

Policy Work:

- Affordable Housing Plan and Policy – Council to provide guidance for Planning Commission after the FY22 Budget cycle is completed.
- Comprehensive Plan Update – The establishment of funding for the Comprehensive Plan Update is part of the City's proposed FY 22 Budget. The RFP review team can work on this team well. This work will commence once the new census data has been compiled and certified by the Federal Government.