



**CITY OF FREDERICKSBURG  
PLANNING COMMISSION  
MINUTES  
March 27, 2019  
7:30 p.m.**

**715 Princess Anne Street  
Council Chambers**

**You may view and listen to the meeting in its entirety by going to the Planning Commission page on the City's website:**

<http://regionalwebtv.com/fredericksburgpc/2019/0327.html>

**The Agenda, Staff Report, Applications and Supporting Documents are also available on the Planning Commission page.**

**MEMBERS**

Kenneth Gantt, Chairman  
Rene Rodriguez, Vice-Chairman  
Steve Slominski, Secretary  
Tom O'Toole  
Chris Hornung - Absent  
Jim Pates  
Dave Durham

**CITY STAFF**

Chuck Johnston, Director,  
of Planning and Building  
Mike Craig, Senior Planner  
Timothy Baroody, City Manager  
Mark Whitley, Assistant City Manager  
Deidre Jett, Budget Manager  
Nancy Quesenberry, Administrative Assistant

---

**1. CALL TO ORDER**

Mr. Gantt called the City of Fredericksburg, Virginia, Planning Commission meeting to order at 7:30 P.M.

**2. PLEDGE OF ALLEGIANCE**

**3. DECLARATION OF CONFLICT OF INTEREST**

There were no conflicts of interest reported.

**4. PUBLIC HEARING**

A. The City Manager's Recommended Capital Improvements Plan, which is a component of the proposed City Budget for Fiscal Year 2020.

Ms. Jett stated that the Fiscal Year 2020 Capital Improvement Plan (CIP) and the City's Budget were available on the City's Website.

Ms. Jett reviewed the upcoming meeting schedule to discuss the FY2020 recommended budget.

Ms. Jett provided an overview of the City Manager's recommended Capital Improvements Plan as presented in a handout.

There were questions regarding the Gateway Boulevard Extension project and how this project would be funded.

Ms. Jett explained that the City has this project identified as funded through debt, however, the City is actively pursuing alternative funding sources.

The Planning Commission had questions regarding the Hanover Street Parking project

Mr. Baroody explained that the City staff has been working with the University of Mary Washington (UMW) for more than a year to try to relieve parking congestion relating to the use of their fields and other events in City neighborhoods and this project will create approximately 112 new parking spaces. This will help UMW as well as the neighborhoods and will be a 50/50 match project. It was Mr. Baroody's opinion that this would also assist Economic Development and Tourism to better promote those fields in conjunction with UMW for tournament draws that would generate revenue for the City.

There was discussion and concerns relating to the school portion of the CIP, and the school enrollment study, the cost associated with that, as well as the adequacy of the studies that were done.

Mr. Baroody stated that there were two (2) pieces of work that were done; the feasibility and the projections. When the school hired Moseley Architects they went into the schools and spoke with various school employees and actually laid out space for potential land expansions on a schematic level.

Mr. Baroody added that it was his opinion that the proposed funding was robust but it remained with the intent of staying in front of school growth to come.

There was concern and discussion regarding the information provided for the Moseley report and its accuracy for the future.

Mr. Baroody was asked if the school division provided City staff any analysis other than the Moseley report from the 2017 enrollment study.

Mr. Baroody was also asked if the Moseley report that was provided by the School Board was the only study that the City Manager and staff used for their decision on the recommended budget presented in the FY2020 CIP for the schools.

Mr. Baroody stated that the school division did not provide any other analysis other than the Moseley report and that the decision was guided by many pieces of information including the adopted and Council supported 2015 Comprehensive Plan which discusses the next steps regarding meeting the

capacities in the City of Fredericksburg to include the expansion of the Lafayette Elementary School as well and the James Madison High School expansion.

Mr. Baroody stated that it was his understanding that what he heard in the presentation was that the Moseley group looked back 10 years, analyzed the growth trends in the community, and then looked at the data from the Planning Department. Those numbers were not going to be dramatically different looking back as they did looking forward and then stated that they were not going to make adjustments.

Mr. Baroody stated that there are approximately 400 new seats in the next five (5) years in the Moseley estimates, which indicates that they were looking at growth in the City as far as the population was concerned. It was his opinion that he did not believe that they manually adjusted those numbers.

There was concern expressed regarding funding for overcrowding in the schools, improvements of parking lots, and traffic flow in the schools in the CIP .

The Planning Commission asked about the relationship between the CIP and the Comprehensive Plan.

Mr. Johnston stated that the CIP and the Comprehensive Plan were in line with each other.

Mr. Pates complimented the City Manager and staff for their excellent work on the FY2020 Budget stating that it had good narratives explaining what was being done, with an easy to follow layout.

There was discussion regarding the process and the Planning Commission's roll in making a recommendation for the CIP to the City Council.

Mr. Gantt opened the public hearing.

*Caitlin Finlayson Assistant Professor of Geography at the University of Mary Washington – 1105 Great Oak Lane, Fredericksburg, Virginia.*

Ms. Finlayson stated she had two (2) sons; one (1) that currently attends Hugh Mercer Elementary School and one (1) that will attend next fall.

Ms. Finlayson spoke in opposition of the expansion of Lafayette Upper Elementary School versus building a new elementary school. Ms. Finlayson stated that she had a concern regarding the enrollment report provided by Moseley, and the rapid growth rate of the City.

*Christa Stabler – 2000 Idlewild Boulevard, Fredericksburg, Virginia.*

Ms. Stabler spoke in opposition of the Lafayette Upper Elementary School expansion and the projected analysis of a report provided by Moseley with a concern of overcrowding of the school with the rapid growth rate of the City.

*James Tankersley – 804 Charlotte Street, Fredericksburg, Virginia.*

Mr. Tankersley spoke in opposition of the expansion of the Lafayette Upper Elementary School to address the overcrowding of the schools, along with the projected analysis provided by Moseley and the rapid growth rate of the City.

Mr. Tankersley stated that Hugh Mercer Elementary School was averaging an enrollment of one (1) new student daily and expressed concern of the heavy traffic issues that currently exist at the schools.

Mr. Tankersley stated that other localities have turned to underutilized buildings to ease the burden of the existing overcrowded schools.

*Anne Little – 726 Williams Street, Fredericksburg, Virginia.*

Ms. Little stated that she has been involved in the elementary schools for a number of years and has noticed the overcrowding at the Hugh Mercer Elementary School.

Ms. Little stated that she would like the City to examine their options to ensure that they are making the best choices for the future of the schools and children.

There being no further comments from the public, Mr. Gantt Closed the public hearing.

The Planning Commission asked if staff would like to address the public comments.

Mr. Baroody stated that he heard some very good comments; and that the City Council has been engaging quite a bit with the School Board which led to the feasibility studies. Council has heard the concerns of the citizens and has therefore enlisted a feasibility study by the Weldon Cooper Center which will be forth coming in the next couple of weeks.

There was discussion of the funding and issuance of bonds for the Gateway Expansion and affordability of a new elementary school.

Mr. Pates expressed a concern of the rapid growth of the city and the condensed development plan and how the City would fund the areas that would be impacted by the growth.

The Planning Commission were encouraged to submit their questions to staff so that their concerns and questions might be addressed.

## **5. OLD BUSINESS**

None.

## **6. NEW BUSINESS**

Mr. Johnston stated for the record, that there was a text amendment that was relative to the historic review process that was advertised once and then marked the second advertisement as postponed. Mr. Johnston stated that there was a second work session at the Architectural Review Board where they modified the text; therefore, that will be presented at the April 10, 2019 Planning Commission meeting.

- A. Review of draft text for a Unified Development Ordinance Text Amendment to change 'Automobile Sales and Rental' and 'Automotive Service' uses from permitted uses to being allowed only with a Special Use Permit in the Highway Commercial Zoning District throughout the City.

Mr. Craig provided a brief review of the discussion that took place at the March 13, 2019 Planning Commission meeting.

Mr. Craig stated that staff has worked on the concerns expressed by the Planning Commission and will present two (2) options that staff would like the Planning Commission to consider. Mr. Craig provided a review of the options for the ordinance amendment with the assistance of a Power Point presentation.

Mr. Craig stated that staff's recommendation would be to get direction from the Planning Commission on the change to Automotive Sales and Rental regulations.

Mr. Craig stated that a draft ordinance could be presented to the City Council on April 9, 2019 for initiation and if initiated, the Planning Commission public hearing on these items could be held at the May 8, 2019 Planning Commission meeting.

There was discussion regarding the modified text to the ordinance and the size of the lots for used vehicle sales.

Mr. Johnston stated that staff would present to the City Council that it was the general consensus of the Planning Commission to offer two (2) proposals: one (1) proposal would have the large small concept, and the other concept would have a straight large concept with 3.0 acre lots as the dividing point for determining 'large scale' when considering automotive sales dealerships and requiring a Special Use Permit for everyone.

## **7. GENERAL PUBLIC COMMENT**

Mr. Gantt stated that there was no one to come forward for general public comments.

## **8. OTHER BUSINESS**

### **A. Planning Commission Comments**

Mr. Gantt stated that there was some great comments made this evening; there being no other comments from the Planning Commission Mr. Gantt closed that portion of the meeting.

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

Mr. Johnston discussed the rezoning item that came to the Planning Commission earlier that precipitated the discussion regarding the Highway Commercial Shopping Center District. The Area 6 Plan has been adopted and the Wise Shopping Center aka the Fredericksburg Shopping Center is zoned CSC. To be consistent with that Planning document, staff will be asking the City Council to add that to the list of properties to be rezoned and that this would be coming back to the Planning Commission in May.

Mr. Johnston stated that the temporary sign issue will be coming back to the Planning Commission with another public hearing on April 10, 2019. The text amendment

regarding the Architectural Review Board changes will also be coming before the Planning Commission in April as well as the CIP.

Mr. Johnston stated that the City Attorney will be coming to the May 8, 2019 meeting to speak to the changes to the proffer laws.

**9. ADJOURNMENT**

There being no further items to be discussed, the Planning Commission adjourned at 9:48 P.M.

A handwritten signature in black ink, appearing to read 'K. Gantt', written over a horizontal line.

**Kenneth Gantt, Chair**