



CITY OF FREDERICKSBURG, VIRGINIA

CITY COUNCIL

# MINUTES

Council Chambers, 715 Princess Anne Street  
Fredericksburg, Virginia 22401

HON. KERRY P. DEVINE, MAYOR  
HON. CHARLIE L. FRYE, JR., VICE -MAYOR, WARD FOUR  
HON. JANNAN W. HOLMES, AT-LARGE  
HON. DR. WILL B. MACKINTOSH, AT-LARGE  
HON. MATTHEW D. ROWE, WARD ONE  
HON. JOY Y. CRUMP, WARD TWO  
HON. SUSANNA R. FINN, WARD THREE

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**February 10, 2026**

**The Council** of the City of Fredericksburg, Virginia, held a public hearing on Tuesday, February 10, 2026, beginning at 7:42 p.m. in the Council Chambers of City Hall.

**City Council Present.** Mayor Kerry P. Devine, Presiding; Vice-Mayor Charlie L. Frye, Jr.; Council members Joy Y. Crump; Susanna R. Finn; Jannan W. Holmes; Dr. Will B. Mackintosh; and Matthew D. Rowe.

**City Council Absent.** None.

**Others Present.** City Manager Timothy J. Baroody, Deputy City Manager Mark Whitley, Deputy City Manager David Brown, Assistant City Manager Todd Flippen, City Attorney Kelly Lackey, Economic Development and Tourism Director Joshua Summits, Community Planning and Building Director Michael Craig, Senior Budget Analyst LaToya Marshall-Gronhoff, Principal Planner for Historic Resources and Urban Design Kate Schwartz, and Clerk of Council Molly Henderson.

**Notice of Public Hearings (D26-43 thru D26-45).** The notice of public hearings appeared in the local newspaper to solicit citizen input.

**Resolution 26-\_\_**, Granting a Special Exception for an Optional Form of Development to permit deviations from dimensional and frontage

**standards and granting a Special Use Permit to allow for a building height of up to four stories and 50 feet for Building Type 2, for a proposed mixed-use development located at 2015 and 2105 Princess Anne Street (D26-43 thru D26-45).** Principal Planner for Historic Resources and Urban Design Kate Schwartz presented to Council, noting there was robust discussion of this topic at the Planning Commission meetings on December 10 and January 14 which is described in detail in the associated staff report for this item.

Councilor Mackintosh confirmed with Ms. Schwartz that the City will hold the access easement so the pedestrian route remains open to the public and asked if there are Americans with Disabilities Act (ADA) concerns about the staircase.

Ms. Schwartz said the staircase is an existing feature and will not be made ADA compliant, but it would be improved as part of the process.

Councilor Rowe confirmed with Ms. Schwartz that the entrance at the intersection between Bunker Hill St. and Princess Anne St. will be compliant with Virginia Department of Transportation (VDOT) standards.

After presentation by Logan Brunette, Associate Attorney with the Hirschler Fleischer law firm and representing the applicant, Councilor Rowe asked Ms. Brunette to clarify why the structures in the back northeast corner are three stories rather than four.

Ms. Brunette said there is an adjacent single family detached dwelling unit in the transitional area, so the proposed structures are three stories there.

Councilor Mackintosh confirmed with Ms. Brunette that the community green space in the center would not be fenced off, but is intended for residents only, and can be marked as such so people do not mistake it for public space.

Councilor Finn asked about how the proposed new single family detached homes factor into the transitional zone.

Ms. Schwartz explained that the transitional zone is based on the established uses, and since those uses have not yet been established, they do not require a transitional zone.

Councilor Finn confirmed with Ms. Schwartz that the transitional zone is based on a certain distance, and Ms. Schwartz said it extends into the property a distance equal to the depth of the existing single-family home.

Councilor Finn said she appreciated the proposed fourth floor dormers and asked about the plans for the third floors.

Ms. Brunette said the elevations have not yet been confirmed, but it is something that can be taken into consideration when they reach that stage.

Councilor Crump confirmed the resident exit is two-way access and asked about the onsite parking.

Ms. Brunette said they meet City standards for parking.

There were no public speakers on this matter.

Mayor Devine said she liked the differentiation of the fourth story and the site distance from the river.

Councilor Mackintosh said he is excited about the public access, connecting the neighborhood around the Mason-Dixon Café and Carl’s Ice Cream to the recreational assets and Old Mill Park, and he particularly likes that it is a restoration of an existing corridor and historic access point.

Councilor Holmes said it is a good development for the Creative Maker district and fits into the plan for that area.

Councilor Mackintosh moved to approve Resolution 26-09, Granting a Special Exception for an Optional Form of Development to permit deviations from dimensional and frontage standards and granting a Special Use Permit to allow for a building height of up to four stories and 50 feet for Building Type 2, for a proposed mixed-use development located at 2015 and 2105 Princess Anne Street. The motion was seconded by Councilor Finn and passed by the following recorded votes: Ayes (7) – Councilors Devine, Frye, Crump, Finn, Holmes, Mackintosh, and Rowe; Nays (0).

**Adjourned.** There being no further speakers to come before the Council at this time, Mayor Devine declared the hearing officially adjourned at 8:03 p.m.

*Kerry P. Devine*  
**Kerry P. Devine,**  
Mayor

*Molly Henderson*  
**Molly Henderson,**  
Clerk of Council

**APPROVED**

**02-24-26**



CITY OF FREDERICKSBURG, VIRGINIA  
CITY COUNCIL  
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Council Chambers, 715 Princess Anne Street  
Fredericksburg, Virginia 22401

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**February 10, 2026**

**The Council** of the City of Fredericksburg, Virginia, held a regular session on Tuesday, February 10, 2026, beginning at 7:30 p.m. in the Council Chambers of City Hall.

**City Council Present.** Mayor Kerry P. Devine, Presiding; Vice-Mayor Charlie L. Frye, Jr.; Council members Joy Y. Crump; Susanna R. Finn; Jannan W. Holmes; Dr. Will B. Mackintosh; and Matthew D. Rowe.

**City Council Absent.** None.

**Others Present.** City Manager Timothy J. Baroody, Deputy City Manager Mark Whitley, Deputy City Manager David Brown, Assistant City Manager Todd Flippen, City Attorney Kelly Lackey, Economic Development and Tourism Director Joshua Summits, Community Planning and Building Director Michael Craig, Senior Budget Analyst LaToya Marshall-Gronhoff, Principal Planner for Historic Resources and Urban Design Kate Schwartz, and Clerk of Council Molly Henderson.

**Invocation and Pledge of Allegiance.** Council was led in prayer by Vice-Mayor Charlie L. Frye, Jr., followed by the Pledge of Allegiance led by Girl Scout Troop 263 Daisies.

**Officer Recognized.** Mayor Devine recognized the presence of Detective Gloria Mejia at this evening's meeting.

**Comprehensive Economic Development Strategy (CEDS), George Washington Regional Commission (GWRC) Economic Development Program Director Sarah Oldaker (D26-30).** After introduction of the CEDS for Planning District 16 by GWRC Executive Director Chip Boyles, GWRC Economic Development Program Director Sarah Oldaker presented highlights of the first CEDS developed for the region, including benefits, background, and roadmap of the CEDS, community and stakeholder engagement, and goals and strategies. Mayor Devine thanked GWRC for preparing the comprehensive report.

**Consent Agenda Accepted for Transmittal as Recommended (D26-31 thru D26-42).** Councilor Mackintosh moved to approve the consent agenda. The motion was seconded by Vice-Mayor Frye and passed by the following recorded votes: Ayes (7) – Councilors Devine, Frye, Crump, Finn, Holmes, Mackintosh, and Rowe; Nays (0).

- **5A. Resolution 26-05, Second Read,** Amending the Fiscal Year 2026 Budget to Appropriate Funds in the City Grants & Special Programs Fund (D26-31).
- **5B. Resolution 26-06,** Authorizing the City Manager to Execute an Amendment to the Stafford Regional Airport Authority Agreement to Extend the Term to February 28, 2070 (D26-32).

- **5C. Resolution 26-07**, Confirming the declaration of local emergency for Winter Storm Fern (D26-33).
- **5D. Resolution 26-08, First Read**, Amending the Fiscal Year 2026 Budget to Adjust Appropriations in the Rappahannock Area Office on Youth Fund (D26-34).
- **5E. Transmittal of the Board and Commission Minutes**
  - 300th Anniversary Blue Ribbon Steering Committee – November 7, 2025 (D26-35).
  - 300th Anniversary Blue Ribbon Steering Committee – November 21, 2025 (D26-36).
  - 300th Anniversary Blue Ribbon Steering Committee – December 4, 2025 (D26-37).
  - Economic Development Authority – December 8, 2025 (D26-38).
  - Planning Commission – May 8, 2024 (D26-39).
  - Planning Commission – September 25, 2024 (D26-40).
  - Planning Commission – November 12, 2025 (D26-41).
  - Planning Commission – December 10, 2025 (D26-42).

**Public Hearing (D26-43 thru D26-45).** The regular session was recessed to conduct scheduled public hearings and immediately reconvened upon their conclusion.

**Comments from the Public.** Mayor Devine announced that starting with the next Council meeting on February 24, 2026, people who wish to participate remotely in the public comment period may send their comments in writing by 1) U.S. Mail or 2) email to the Clerk of Council and written comments must be received no later than 1:30

p.m. on the meeting date. The prior rule was written comments must be received no later than four (4) hours in advance of the meeting, for example, 1:30 p.m. on nights with a 5:30 p.m. work session. The adjustment to a 1:30 p.m. deadline ensures the written comment deadline for the regular session is clear and consistent regardless of work session start time.

The following comments were given during the citizen comment portion of the meeting.

**Sue Sargeant**, Ward 3, 22401 – Ms. Sargeant spoke to support residents of Altoona and Huntington Hills neighborhoods regarding their concerns with the proposed Greenbriar Place project on the former Big Lots and Burlington Coat Factory parking lot on Plank Rd. Ms. Sargeant said Greenbriar Place will be an informal gateway and first impression approaching downtown Fredericksburg. Ms. Sargeant said a Huntington Hills resident previously spoke before Council about a City pipe near his property that ends in a sinkhole, describing the number of times he has called the City to repair it, and the results were an orange cone placed near the sinkhole. Ms. Sargeant stated concerns about how the applicant and City will address this infrastructure issue, and whether it will cause reduced water pressure for residents. Ms. Sargeant said the planned alleyway next to the residents' property will mean no buffer and referenced a note on the plan sheets that either a vegetative buffer or alleyway is allowed, but they could not find that in the code. Ms. Sargeant said Altoona and Huntington Hills residents moved there for seclusion and solitude, but it appears trees near resident backyards will be removed. Ms. Sargeant cited concerns about applicants parking dump trucks in neighborhoods

and cutting down residents' trees, lack of green space and parks for new residents to walk their dogs, traffic cutting through neighborhoods, and lack of parking. Ms. Sargeant said it was hard to believe the project is considered commercial highway because it shows 97% residential and 3% commercial. Ms. Sargeant stated this project is not going to be high quality like Banner Heights in Alexandria, VA with its brick facades, green space, parks, shops, restaurants, and offices, and stated concerns about the developer selling their project to Ryan Homes as with the Mary's Landing project on Fall Hill Ave. across from the old Mary Washington Hospital. Ms. Sargeant encouraged people to speak up in support of quality building and submit comments to Marne Sherman with the City's Community Planning and Building department.

**Council Agenda Presented.** The following items were presented to Council for discussion:

- **8A. Winter Storm Fern** – Mayor Devine
- **8B. Monks' Walk for Peace** – Mayor Devine
- **8C. 2055 Long Range Transportation Plan** – Councilor Mackintosh
- **8D. Towing and Recovery Advisory Board** – Vice-Mayor Frye

**8A. Winter Storm Fern** – Mayor Devine stated due to Winter Storm Fern, the last couple of weeks have been challenging, and in her lifetime the City has not experienced such an ice storm with prolonged freezing temperatures. Mayor Devine acknowledged the hard work of City staff to plow streets and keep residents safe, including Public Works, Police, Fire, and Parks, Recreation, and Events departments. Mayor Devine thanked residents for their support and patience, and stated they hear

residents' concerns as well, and there is always room for improvement. Mayor Devine recognized City Manager Tim Baroody for his management during the storm.

**8B. Monks' Walk for Peace** – Mayor Devine stated the Walk for Peace was an anticipated event that came with planning challenges since there was no exact schedule. Mayor Devine thanked City staff for their efforts in this large hands-on project, including Interim Police Chief Betsy Mason, Fire Department Battalion Chief Jack McGovern, Fire Department Chief Mike Jones, Sheriff Rashawn Cowles, Parks, Recreation, and Events Director Jennifer Casarotti, Communications Manager Sonja Cantu, Public Information Officer Caitlyn McGhee, Special Assistant to the City Manager Brenda Martin, City Manager Tim Baroody, Deputy City Managers Mark Whitley and David Brown, and Assistant City Manager Todd Flippen. Mayor Devine thanked residents and visitors for warmly welcoming the monks during their passage, and stated the City is a sanctuary for the human spirit, referencing the Virginia Statute for Religious Freedom drafted in Fredericksburg in 1777 by Thomas Jefferson and a small group of patriots. Mayor Devine stated the monument on Washington Ave. stands as a reminder that peace is not merely the absence of war, but the presence of justice and protection of one's own conscience. Mayor Devine said the monks are now in Washington D.C. and will return to Texas, and the City appreciates their message and the mantra they encouraged: "Today is my peaceful day."

**8C. 2055 Long Range Transportation Plan** – Councilor Mackintosh stated that Fredericksburg Area Metropolitan Planning Organization (FAMPO) puts together a long-range transportation plan every five years which determines projected

transportation needs to guide regional priorities for the next 30 years, launching a survey as part of the process. Councilor Mackintosh encouraged the public to complete the survey, which can be accessed from the City's social media sites or FAMPO's website, to share feedback for the future of Fredericksburg's transportation. Councilor Mackintosh said as an incentive, anyone who completes the survey can email him for a FAMPO survey sticker, while supplies last.

Councilor Finn added that the survey is open until March 6.

Councilor Holmes said this is the time to share complaints and ideas about Fredericksburg's traffic to shape the transportation of the region for the next 30 years.

**8D. Towing and Recovery Advisory Board** – Vice-Mayor Frye stated he has been receiving complaints about towing in the City and people have concerns about illegal towing and the inability to contact towing agencies to get their vehicles back. Vice-Mayor Frye asked Mr. Baroody to include a brief discussion at the next Council work session about joining the Board as an ad hoc, non-voting Council representative so he can bring resident complaints to the Board.

**Adoption of Minutes (D26-46 thru D26-47).** Councilor Holmes moved to approve the following minutes as submitted: Special Session – January 5, 2026; Regular Session – January 13, 2026; Public Hearing – January 13, 2026; Work Session – December 9, 2025, and January 13, 2026. The motion was seconded by Vice-Mayor Frye and passed by the following recorded votes: Ayes (7) - Councilors Devine, Frye, Crump, Finn, Holmes, Mackintosh, and Rowe; Nays (0).

**Bicycle and Pedestrian Advisory Committee (BPAC) Appointment – Luther Forbes (D26-48).** Councilor Mackintosh moved to appoint Luther Forbes to the Bicycle and Pedestrian Advisory Committee. The motion was seconded by Councilor Finn and passed by the following recorded votes: Ayes (7) – Councilors Devine, Frye, Crump, Finn, Holmes, Mackintosh, and Rowe; Nays (0).

**Fredericksburg Arts Commission Appointment – Diamond Booker, James Keith Flippen (D26-49).** Per recommendation of City Attorney Kelly Lackey, Council deferred this organizational appointment to the Fredericksburg Arts Commission so the City can implement clarified ordinance wording to the Commission’s organizational appointment criteria.

**Planning Commission Appointment – John Hague, Jason Hillman, Cameron Landeck, Evan Lawson, Mary-Margaret Marshall, Stuart Penninger (D26-50).** Councilor Finn moved to appoint Stuart Penninger to the Planning Commission. The motion was seconded by Councilor Crump.

Vice-Mayor Frye stated he will vote against the motion because he is supporting Ms. Marshall.

Councilor Holmes echoed Vice-Mayor Frye’s statement.

Councilor Crump stated that she did extensive due diligence by reviewing the archives including applicant interviews that took place and resumes submitted prior to her time on Council. Councilor Crump said this was an exceptional group of applicants.

The motion to appoint Stuart Penninger to the Planning Commission passed by the following recorded votes: Ayes (4) – Councilors Devine, Crump, Finn, and Rowe; Nays (3) – Councilors Frye, Holmes, and Mackintosh.

**Recreation Commission Appointment – Eric Stafford (D26-51).**

Councilor Holmes moved to appoint Eric Stafford to the Recreation Commission. The motion was seconded by Councilor Mackintosh and passed by the following recorded votes: Ayes (7) – Councilors Devine, Frye, Crump, Finn, Holmes, Mackintosh, and Rowe; Nays (0).

**Towing and Recovery Advisory Board Appointment – Sergeant Nick Wagner (D26-52).** Councilor Finn stated to promote continuity in law enforcement representation on the Towing and Recovery Advisory Board, perhaps there should be a position within the Police Department for this board.

Councilor Finn moved to appoint Sgt. Wagner to the Towing and Recovery Advisory Board. The motion was seconded by Councilor Mackintosh and passed by the following recorded votes: Ayes (7) – Councilors Devine, Frye, Crump, Finn, Holmes, Mackintosh, and Rowe; Nays (0).

**Memorials Advisory Commission Appointment – A. Blanton Massey, Brittany Whitaker (D26-53).** Councilor Finn moved to appoint A. Blanton Massey and Brittany Whitaker to the Memorials Advisory Commission. The motion was seconded by Councilor Rowe and passed by the following recorded votes: Ayes (7) – Councilors Devine, Frye, Crump, Finn, Holmes, Mackintosh, and Rowe; Nays (0).

**Council Calendar (D26-54).**

**Adjournment.** There being no further business to come before the Council at this time, Mayor Devine declared the meeting officially adjourned at 8:32 p.m.

*Kerry P. Devine*

**Kerry P. Devine,**  
Mayor

*Molly Henderson*

**Molly Henderson,**  
Clerk of Council

**APPROVED**

**02-24-26**