



**PLANNING COMMISSION
AGENDA
January 10, 2024
6:30 P.M.**

1. Call To Order
2. Pledge Of Allegiance
3. Determination Of A Quorum
4. Approval Of Agenda
5. Discussion Of Potential Policies, Ordinances Or Applications
 - 5.A. Status Of Area 5 (University/Central Rt1) Small Area Plan
 - 5.A.i. Update From Ron Sessoms, RHI; Project Consultant
 - 5.A.ii. January 20 Community Meeting



- 5.A.ii.1. Area 10 Post Card

Documents:

[POST CARD.PDF](#)

- 5.B. Capital Impact Study Update

Documents:

[1 STAFF MEMO - UPDATED CAPITAL IMPACTS STUDY.PDF](#)

[2 - TISCHLERBISE CAPITAL IMPACTS STUDY - NOVEMBER 2023.PDF](#)

6. Declaration Of Conflict Of Interest And Disclosures Of Contact
7. Old Business
8. Public Hearing

8.A. Amending The 2015 Comprehensive Plan To Adopt A New Small Area Plan For Planning Area 10

Documents:

- 1 STAFF MEMO - AREA 10 PACKAGE - ITEM 8A, 8B, 8C, 8D.PDF
- 2 COMPREHENSIVE PLAN AMENDMENTS, AREA 10.PDF
- 3 APPENDIX 2 OUTSIDE AREA 10.PDF

8.B. RZFY24-01 Amending The Official Zoning Map To Rezone Approximately 124 Acres Of Land Located In Planning Area 10 From R-4 Residential To R-2 Residential, As Recommended In The Draft Small Area Plan For Area 10

Documents:

- 1 RESIDENTIAL 2 - ZONING MAP AMEND ORDINANCE.PDF
- 2 RESIDENTIAL 2 - ZONING MAP AMEND MAP.PDF

8.C. RZFY-02 Amending The Official Zoning Map To Rezone Approximately 7 Acres Of Land Located In Planning Area 10 From Light Industrial And General Industrial To Creative Maker District, As Recommended In The Draft Small Area Plan For Area 10

Documents:

- 1 CREATIVE MAKER - ZONING MAP AMEND ORDINANCE.PDF
- 2 CREATIVE MAKER - ZONING MAP AMEND MAP.PDF
- 3 CREATIVE MAKER - TRANSECT AND FRONTAGE MAP.PDF

8.D. RZFY24-03 Amending The Official Zoning Map To Adopt Form-Based Regulations For Approximately 12.58 Acres Of Land Located South Of The Blue-Gray Parkway And West Of Emancipation Highway, As Recommended In The Draft Small Area Plan For Area 10

Documents:

- 1 T5C CORE-CORRIDOR - ZONING MAP AMEND ORDINANCE.PDF
- 2 T5C CORE-CORRIDOR - ZONING MAP AMEND AND TRANSECT MAP.PDF

9. General Public Comment

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 state their name, address and zip code; observe the five-minute time limit; and yield the floor when the Clerk indicates that their time has expired. No dialogue between speakers will be permitted.

Citizens who wish to make general public comments without attending the meeting will be able to send their comments in writing by (1) delivering to the Community Planning and Building office located at 601 Caroline Street - 4th Floor, (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404, or (3) email to PLANNING@FREDERICKSBURGV.A.GOV. Comments must be received by 2:30 p.m. the day of the meeting. Such comments will be read aloud during the public comment portion of the Commission meeting. In written public comments, the writer must identify

themselves by name and address, including zip code, and limit the remarks to three minutes, when read aloud. There will be a total 40-minute cap for all written comments read aloud. Public comments submitted during the meeting, through the Facebook Live streaming video, will not be considered part of the official public comments of the meeting.

10. Approval Of Minutes

10.A. November 8, 2023 - Regular Minutes

Documents:

[2023-11-08 DRAFT MINUTES WITH ATTACHMENTS.PDF](#)

11. Planning Commissioner Comment

11.A. Chairman Comments

11.B. Commissioner Comments

12. Planning Director Comment

12.A. Planning Commission Contact List:

Specific PC emails addresses on City-web site

12.B. 2024-2025 Comprehensive Plan Update/Revision:

Draft Request for Proposals

12.B.i. Draft Comp Plan RFP

Documents:

[2024-01-05 DRAFT RFP FOR COMP PLAN REVISIONS.PDF](#)

13. Adjournment

PLANNING COMMISSION MEETINGS CAN BE VIEWED ON THE FREDERICKSBURG GOVERNMENT ACCESS CHANNEL ON COX CHANNEL 84 AND VERIZON CHANNEL 42, www.regionalwebtv.com/fredpc and www.facebook.com/FXBGgov .