



**PLANNING COMMISSION  
AGENDA  
March 08, 2023  
6:30 P.M.**

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

7.A. Accessory Dwelling Unit Text Amendment

**UDOTA FY23-01 Accessory Dwelling Units - The City of Fredericksburg** proposes amendments to the Unified Development Ordinance to permit and to establish regulations governing the use of Accessory Dwelling Units (ADU) associated with single-family detached dwelling units.

Documents:

[7A 2023-03-03 PC STAFF REPORT ADUS.PDF](#)

7.B. 1500 Gateway Blvd Rezoning

**RZ FY22-01 Ideal Realty Group, Inc. (contract purchaser)** requests a zoning map amendment of 90.06 acres identified as GPINs 7779-02-1758, 7769-93-9151, 7779-03-1528, and 7769-94-7825, accessed from Plank Road on the south, Cowan Blvd on the north, and located on the east side of Interstate 95. The property is currently zoned Planned Development – Medical Center (PD-MC) with proffered conditions and is proposed to be zoned Planned Development – Mixed Use (PD-MU) with proffered conditions.

Documents:

[7B 2023-03-03 PC MEMO 1500 GATEWAY BLVD.PDF](#)  
[3.5.23 - PROFFER STATEMENT - 1500 GATEWAY.PDF](#)  
[2023-03-06 REVISED 1500 GATEWAY TIA \(1\).PDF](#)

## 8. Public Hearing

### 8.A. Planned Development – Residential Text Amendment

**UDOTA FY23-03 Planned Development – Residential – The City of Fredericksburg** proposes amendments to the Unified Development Ordinance, Section 72-33.1 to increase the allowed density from 6 to 24 units per acre, allow (instead of require) limited neighborhood commercial uses, provide Form-Based Development Criteria replacing conventional development standards, and allow Adult Day-Care Centers and Bakeries as permitted uses and Cemeteries, subject to a special use permit.

Documents:

[8A 2023-03-02 PC UDOTA PD-R STAFF MEMO.PDF](#)

### 8.B. The Neon At Celebrate Virginia South Rezoning

**RZ FY23-01 The Neon at Celebrate Virginia South** proposes a rezoning of 63.006 acres identified as parcel GPINs 7860-50-3126 and 7860-40-5307, accessed from Gordon Shelton Blvd and bounded by Gordon Shelton Blvd, The Seasons II at Celebrate Virginia, Poet's Walk, and vacant parcels. The property is currently zoned Planned Development Commercial (PD-C) and is proposed to be zoned Planned Development Mixed-Use (PD-MU) with proffered conditions.

Documents:

[8B 2023-03-02 PC MEMO THE NEON AT CELEBRATE VIRGINIA SOUTH.PDF](#)  
[8B NEON APARTMENTS - TIA - 101222.PDF](#)

## 9. Other Business

### 9.A. Transmittal Of A Variance Request For 1403 Franklin Street (BZA - VAR FY22-01)

Documents:

[9A VAR\\_PC STAFF REPORT.PDF](#)

## 10. 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](mailto: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.

11. Approval Of Minutes

11.A. January 12, 2022 - Regular Meeting

Documents:

[11A 2022-01-12 DRAFT MINUTES.PDF](#)

12. Planning Commissioner Comment

13. Planning Director Comment

14. 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](http://www.regionalwebtv.com/fredpc) and [www.facebook.com/FXBGgov](https://www.facebook.com/FXBGgov) .**