



**BOARD OF ZONING APPEALS
AGENDA
April 19, 2022
4:00 P.M.**

Agenda

1. Call To Order

Members of the public have been invited to attend in person or 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](https://www.facebook.com/FXBGGOV).

2. Determination Of A Quorum

3. Determine Public Notice Requirements Have Been Met

3.I. BZA Public Hearing Ad 2022-04-18

Documents:

[BZA PUBLIC HEARING AD 2022-04-18.PDF](#)

4. Disclosure Of Ex Parte Communication

5. Disclosure Of Conflicts Of Interest

6. Approval Of Agenda

7. Approval Of Minutes

7.I. December 07, 2020

Documents:

[2020-12-07 BZA MINUTES - DRAFT.PDF](#)

7.II. November 30, 2020

Documents:

[2020-11-30 BZA MINUTES - DRAFT.PDF](#)

7.III. September 20, 2021

Documents:

[2021-9-20 BZA MINUTES - DRAFT.PDF](#)

8. Public Hearing Items

Citizens who wish to comment on the public hearing without attending the meeting will be able to send their comments in writing by (1) dropping them in the lobby drop box at 601 Caroline Street, (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404, or (3) email to planning@fredericksburgva.gov. Comments must be received by 1:00 p.m. the day of the meeting. These comments will be read out loud during the public comment portion of the Board of Zoning Appeals meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code; limit his or her remarks to 5 minutes or less (read aloud); and address the topic of the public hearing. 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.

8.I. AP2022-01

AP2022-01: CVAS P8A, LLC and CVAS P8, LLC appeal a Determination regarding the maximum residential density within the Planned Development – Commercial Zoning District. CVAS P8A, LLC owns GPIN 7860-50-3126, a 20.49 acre parcel of land north of the Poet's Walk Assisted Living Facility and the Seasons apartment complex on the west side of Gordon W. Shelton Boulevard in Celebrate Virginia South. The appeal regards Unified Development Ordinance section 72-33.2 (D)(4), "Residential Density Use Limitations," which states that "residential uses shall not exceed 10% of the overall PD-C District and 24 units per acre." The Zoning Administrator determined 10% of the land in Celebrate Virginia South now contains residential uses and no more residential development is currently permitted in Celebrate Virginia South. The appellants contend that the 10% rule should be applied to all 920 acres of land zoned PD-C throughout the City, not just the 541 acres located in Celebrate Virginia South. They argue that an additional 31.5 acres in Celebrate Virginia South are eligible for residential development, under this interpretation. The BZA has authority to affirm, modify, or reverse the Zoning Administrator's determination.

Documents:

[APPEAL MATERIAL.PDF](#)

9. General Public Comments

A general public comment period is provided at each regular meeting for

comments by citizens regarding any matter related to Board of Zoning Appeals 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 three-minute limit, and yield the floor when the Clerk indicates 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) dropping them in the lobby drop box at 601 Caroline Street , (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404, or (3) email to planning@fredericksburgva.gov. Comments must be received by 1:00 p.m. the day of the meeting. The plan is to read these comments out loud during the public comment portion of the Board of Zoning Appeals meeting. The standard rules apply to public comments: the person must identify himself or herself by name and address, including zip code; limit his or her remarks to 3 minutes or less (read aloud); and address a topic of City business. 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. Election Of Officers

10.I. Chair (Currently Matt Muggeridge)

10.II. Vice-Chair (Currently Stephen Eubank)

11. Staff/Board Comments

12. Adjournment