



**PLANNING COMMISSION  
AGENDA  
May 24, 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. Ideal Realty Group, Inc

Ideal Realty Group, Inc. (contract purchaser) requests a zoning map amendment of 90.06 acres from Planned Development – Medical Center (PD-MC) with proffered conditions to Planned Development – Mixed Use (PD-MU). **RZFY23-01.**

Documents:

- 1 STAFF REPORT.PDF
- 2A GENERAL DEVELOPMENT PLAN.PDF
- 2B DESIGN GUIDELINES MANUAL.PDF
- 2C REVISED PROFFER STATEMENT.DOCX
- 3 1500 GATEWAY - SUPPLEMENTAL TRAFFIC INFO.PDF
- 4 COMPREHENSIVE PLAN COMPLIANCE CHART.PDF

8. Public Hearing

8.A. Saint Mary Of The Immaculate Conception Parish

Saint Mary of the Immaculate Conception Parish requests a Special Use Permit to consolidate and expand the Religious Institution use in the block bounded by William Street, Stafford Avenue, and Augustine Avenue. **SUP FY23-0003**

Documents:

- 1 - 2023-05-24 PC MEMO.PDF
- 2 - PC DRAFT RES ST MARYS SUP.PDF
- 3 -ST MARYS SUP APPLICATION.PDF
- 4 - APPLICANT NARRATIVE.PDF
- 5 - 2023-04-24 - ST MARYS SUP GDP.PDF
- 6 - APPLICANT COMMUNITY RESPONSE LETTER.PDF
- 7 - STAFF SUP MEMO.PDF
- 8 - STAFF COMMUNITY RESPONSE MEMO.PDF
- 9 - EXISTING SUPS.PDF
- 10 - 2023.05.18 - PC PUBLIC COMMENTS.PDF
- 11 - RLUIPA.PDF

9. Other Business

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@FREDERICKSBURGVA.GOV](mailto:PLANNING@FREDERICKSBURGVA.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. Planning Commissioner Comment

12. Planning Director Comment

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