



**PLANNING COMMISSION  
AGENDA  
July 13, 2022  
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. Area 10 Small Area Plan - Discussion With Rhodeside And Harwell
      - 5.A.i. (First Public Meeting - First Floor Of Executive Plaza On Thursday July 21)
    - 5.B. Transportation Update:
      - 5.B.i. June 27 - Community Meeting On The Bankside Trail / VCR Connector
      - 5.B.ii. July 12 - City Council Resolution Of Support For SmartScale Projects
        - Documents:  
[2022-06-22 SMARTSCALE RESOLUTION OF SUPPORT.PDF](#)
      - 5.B.iii. July 14 - Community Meeting On The Kensington Connector
      - 5.B.iv. Late July - Community Meeting On The Dixon Park Connector
      - 5.B.v. Update On Princess Anne Street And Fall Hill Ave / US Route 1 Intersections
  6. Declaration Of Conflict Of Interest And Disclosures Of Contact
  7. Old Business
    - 7.A. Land Use Capital Impacts Report And Policy Development (Including Procedures Manual Update)
      - Documents:

- 1 2022-06-16 CAPITAL IMPACTS - PLANNING COMMISSION.PDF
- 2 PUBLIC COMMENT - JUNE 14.PDF
- 3 UDO PROCEDURES MANUAL DRAFT 06-15-2022.PDF
- 4 2022-06-15 CERTIFICATION OF INDEPENDENT REVIEW.PDF
- 5 2022 07 07 EXTENDING PC REVIEW PERIOD - CLEAN.PDF

## 8. Public Hearing - New

- 8.A. Unified Development Text Amendment Restarting And Confirming The 10% Rule In The Planned Development - Commercial District

### Documents:

- 1 2022 06 29 MEMO UDOTA PD-C R.PDF
- 3 2022 05 03 DRAFT UDOTA PD-C R.PDF

- 8.B. Unified Development Text Amendment Modifying The Planned Development - Mixed Use Regulations

### Documents:

- 1 2022-06-28 PC STAFF REPORT.PDF
- 2A 2022-06-28 PDMU CHANGES TO EXISTING CODE SECTIONS.PDF
- 2B 2022-06-28 PROPOSED PLANNED DEVELOPMENT MIXED USE.PDF

## 9. Other Business

- 9.A. Notice Of Intent To Amend Planning Commission By-Laws By Two Commission Members So As To Align Commission Procedures Regarding General Public Comment With City Council Procedures.

### Documents:

- 1 2022-07-13 PC MEMO.PDF
- 2022-07-13 JULY AMENDMENTS DRAFT.PDF

## 10. General Public Comments

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 three-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) 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](mailto:PLANNING@FREDERICKSBURGVA.GOV). Comments must be received by 1:30 p.m. the day of the meeting. These comments will be read out loud during the general public comment portion of the Planning Commission meeting. The standard rules apply to public comments: the commenter must

identify themselves by name and address, including zip code; limit their remarks to three (3) minutes or less (read aloud); and address a topic of City business not on the Public Hearing agenda.

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

12.A. Board Of Zoning Appeals Action

12.B. Unified Development Ordinance Text Amendments

Documents:

[1 2022 05 03 MEMO UDOTA PD-C R.PDF](#)

12.B.i. Planned Development-Commercial

Documents:

[PLANNED DEVELOPMENT - COMMERCIAL.PDF](#)

12.B.ii. Accessory Dwelling Units

Documents:

[ADU.PDF](#)

13. Adjournment