



**PLANNING COMMISSION  
AGENDA  
July 26, 2023  
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
  6. Declaration Of Conflict Of Interest And Disclosures Of Contact
  7. Public Hearing Items

Citizens who wish to participate in the public hearing 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. These comments will be read out loud during the public comment portion of the public hearing. 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.

7.A. 400 PA

**400PA, LLC** requests a Special Use Permit for a residential density of 37 units per acre and a rezoning to be removed from the Railroad Corridor Overlay District. The property is zoned Commercial-Downtown and is within the Old and Historic Fredericksburg Overlay District. The 0.2209-acre property is located at 400 Princess Anne Street (GPIN 7789-23-1019), on the corner of Princess Anne Street and Frederick Street. The applicant proposes to construct 5 townhouses, in addition to 3 existing units on the property.

Documents:

[1 - PC MEMO.PDF](#)  
[ATTACHMENT 1 - DRAFT RESOLUTION.PDF](#)  
[ATTACHMENT 2 - APPLICATION.PDF](#)  
[ATTACHMENT 3 - JUSTIFICATION.PDF](#)  
[ATTACHMENT 4 - PLAT.PDF](#)  
[ATTACHMENT 5 - GDP.PDF](#)

7.B. CVAS P8A, LLC And CVAS P8, LLC

**CVAS P8A, LLC and CVAS P8, LLC** proposes a project to be known as **The Neon at Celebrate Virginia South** with a rezoning of 63.006 acres from Planned Development – Commercial to Planned Development- Residential (56 acres) and Planning Development – Mixed Use (7 acres). The 63-acre property is comprised of two parcels identified with GPINs 7860-50-3126 and 7860-40-5307. The property is on the west side of the 3000 block of Gordon Shelton Boulevard and is accessed by this street.

Documents:

[1 PC STAFF MEMO - NEON.PDF](#)  
[2 TISCHLERBISE PROFFER REVIEW.PDF](#)  
[3.1 GDP NARRATIVE.PDF](#)  
[3.2 PROFFER STATEMENT.PDF](#)  
[3.3 GDP.PDF](#)  
[3.4 EXHIBIT B - 1.PDF](#)  
[3.5 EXHIBIT B - 2.PDF](#)  
[3.6 EXHIBIT B - 3.PDF](#)  
[3.7 PROFFER ANALYSIS.PDF](#)  
[3.8 ECONOMIC AND FISCAL ANALYSIS.PDF](#)  
[3.9 TIA.PDF](#)

8. Old Business

8.A. Residential Use And Density Regulations – The City Of Fredericksburg

**Residential Use and Density Regulations – The City of Fredericksburg** proposes amendments to the Unified Development Ordinance Sections 72-41.1, Residential Uses; Section 72-84.0, Definitions; Section 72-51.1, Density Requirements; and Section 51.3, Lots - to update residential use and development standards.

Documents:

[1 2023-07-26 STAFF REPORT PC PUBLIC HEARING.PDF](#)  
[2 2023 04 27 RES INITIATING UDOTA R USE DENSITY.PDF](#)  
[3 2023 07 26 ORD UDOTA RESID REGS REV.PDF](#)

9. Other Business

9.A. Update / Brief Discussion – Area 10 (South Lafayette/Rt 1) Small Area Plan

9.B. 2023 Virginia General Assembly - Planning Related Legislation

Documents:

[9B 2023-07-26 MEMO RE 2023 GA ACTIONS.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@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. Approval Of Minutes

11.A. May 10, 2023 - Regular Meeting

Documents:

[11A 2023-05-10 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) .**