



**PLANNING COMMISSION  
AGENDA  
August 23, 2023  
6:30 P.M.**

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1. Call To Order
2. Pledge Of Allegiance
3. Approval Of Agenda
4. Determination Of A Quorum
5. Discussion Of Potential Policies, Ordinances Or Applications
6. Declaration Of Conflict Of Interest And Disclosures Of Contact
7. Public Hearing - Continued

7.A. 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 as GPIN 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 2023-08-16 PC MEMO.PDF
- 2 NEON GDP.PDF
- 3A PROFFER STATEMENT.DOCX
- 3B PROFFER STATEMENT.DOCX
- 3C TISCHLERBISE - PROFFER REVIEW.DOCX
- 4 ACA ACCESS ROAD CONCEPT.PDF
- 5 FRED TRAILS COMMENT.PDF

8. 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.

9. Planning Commissioner Comment
10. Planning Director Comment
11. 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](http://www.facebook.com/FXBGgov) .**