



**PLANNING COMMISSION  
AGENDA  
September 14, 2022  
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
  - 5.A. Area 10 Small Area Plan
    - Review of July 21 Public Comments - Ron Sessoms, Rhodeside and Harwell
    - Next Public Meeting/Charrette at Walker-Grant Middle School, Saturday, October 15th 10:00am
  - 5.B. Transportation Projects
    - Update on VDOT projects - Byrd Holloway, Senior Project Manager, VDOT
    - Princess Anne St and Fall Hill Ave/US Rt 1 Intersections
    - Route 3 STARS
    - Route 1 STARS
    - Lafayette Roundabouts at Kenmore Avenue and Charles Street
    - Lafayette Blvd improvements
    - Dixon Street/Lansdowne Road improvements
  - 5.C. Transmittal Of The Status Of Land Use Annual Report, FY22
    - Documents:

5.D. Council Priorities Review; October 6 - Chuck Johnston, CP&B Director

Documents:

[COUNCIL PRIORITIES FINAL 20220729.PDF](#)  
[COUNCIL PRIORITIES 7-29-22 FINAL.XLSX](#)

6. Public Hearing

6.A. The Following Items Will Be Considered Jointly:

- UDOTA2022-03 The City of Fredericksburg proposes to amend the Unified Development Ordinance § 72-34 "Overlay Districts" to establish a Special Tourism and Events Overlay District, and § 72-53 "Parking" to modify the minimum off-street parking standards for Convention Centers and Arenas or Stadiums.
  
- CPA2022-01 – The City of Fredericksburg proposes to amend the Comprehensive Plan Future Land Use Map and Chapter 11 Land Use Plan to change the transect designation on GPIN 7860-60-7626 and 7860-61-7176 from T-4 General Urban to SD Special District.
  
- RZ-FY-22-002 – The City of Fredericksburg proposes to amend the zoning designation of 10 parcels located on Hospitality Lane, Carl D. Silver Parkway, and Jackie Robinson Way to include them in the Special Tourism and Events Overlay District.

Documents:

[1A 2022-09-08 PC STAFF REPORT.PDF](#)  
[1B 2022-09-08 STEO MAPS.PDF](#)  
[2A 2022-07-25 COMP PLAN AMENDMENT.PDF](#)  
[2B 2022-07-28 UDOTA STEOD.PDF](#)  
[2C 2022-07-28 DRAFT ZMA STEOD.PDF](#)

6.B. UDOTA 2022-04, Parking: The City Of Fredericksburg Proposes To Amend The Unified Development Ordinance Parking Requirements:

- Changes to Section 72-53.1 (B)(2)(f), Exemptions to Off-street Parking Standards, to clarify the off-street parking exemption for the first 1,500 square feet of commercial uses.
  
- Modifications to Section 72-53.1(C), Off-Street Parking Requirements, which address the applicability of parking exemptions and standards for exceeding maximum parking limits.
  
- Amendments to the Minimum Off-street Parking Standards featured in Table 72-53.1 (C)(2) to establish new parking standards for the 'Automobile Service' and clarify the standards for 'Automobile Towing and Impoundment'.

Documents:

1. [2022-09-14 PC STAFF REPORT.PDF](#)
2. [UDOTA.PDF](#)

- 6.C. UDOTA 2022-05, Boundary Line Adjustments: The City Of Fredericksburg Proposes To Amend The Unified Development Ordinance, Section 72-25.1, Administration, Adding A New Section: (F) Exemptions, To Exempt Certain Boundary Line Adjustments From The Subdivision Regulations.

Documents:

- 01 [2022-09-06 SUBDIVISIONS PC MEMO.PDF](#)
- 02 [2022 07 28 UDOTA - SUBDIVISION DEFINITION.PDF](#)
- 03 [RES22-56 AUGUST 23 2022 INITIATION.PDF](#)

## 7. Other Business

- 7.A. Amend Planning Commission By-Laws So As To Align Commission Public Comment Procedures With City Council Procedures

Documents:

- 7 [2022-08-10 PC MEMO.PDF](#)
- 7 [2022-08-10 AUGUST AMENDMENTS FINAL.PDF](#)

## 8. 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.

## 9. Approval Of Minutes

9.A. January 12, 2022 – Regular Meeting

Documents:

[2022-01-12 DRAFT MINUTES.DOCX](#)

10. Planning Commissioner Comment

10.A. Chairman Comments

Committee Reports: CIP, Area 10, Text Amendment

10.B. Commissioner Comments

Safe Routes to School - Commissioner Lynch

11. Planning Director Comment

11.A. FY-23 Capital Improvements Plan - New Budget Due Date: November 14

11.B. Unified Development Ordinance Text Amendments

PD-C 10%	Council Public hearing	September
13, 2 <sup>nd</sup> read		
PD-MU	Council Public hearing	September
13, 2 <sup>nd</sup> read		
Accessory Dwelling Units	Council Discussion	
September 13		
PD-C / PD-R raise residential cap	Council Discussion	October
Workforce Housing density incentive	Council Discussion	
October		
Capital Impacts Study	study adopted	August 23
Study guidelines	Council Discussion	September

27

11.C. Reminder: Election Of Officers At October 12 Meeting

12. 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) .**