



**PLANNING COMMISSION
AGENDA
October 11, 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

5.A. Variance FY24-0001, 1106 Winchester Street

Emory and Elaine Farmer request a variance to Section 72-31.3 of the Zoning Ordinance to construct an addition on rear of the existing single-family detached dwelling at 1106 Winchester Street/GPIN 7779-95-8290. The request is to reduce the rear yard setback from 24 feet to 17 feet, for a reduction of 7 feet. The parcel is in the R-4 Residential Zoning District. The property owner is Ellen S. Jarrell Rev. Trust.

Code of Virginia § 15.2-2310. Applications for special exceptions and variances.

The zoning administrator shall ... transmit a copy of the application to the local planning commission, which **may** send a recommendation to the board or appear as a party at the hearing.

Documents:

- [1 VAR2024-01_PC STAFF REPORT.PDF](#)
- [2 VAR 2024-01 APPLICATION 1106 WINCHESTER STREET.PDF](#)

- 5.B. Discussion Of Status Of Land Use Annual Report And Planning Commission Transmittal Letter
- 5.C. Update On Capital Improvements Committee's Annual CIP Review
6. Declaration Of Conflict Of Interest And Disclosures Of Contact
7. Old Business

8. 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. 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.

8.A. The Barking Barley SUP And Rezoning

The Barking Barley, LLC proposes a restaurant with outdoor seating, dog play areas, and alcohol sales at 1515 Olde William Street (GPINs 7779-52-5325, 7779-52-4376, and 7779-53-5375). The project area is 0.444 acres and the property owner is Augustine Ave, LLC. This project requires two actions:

- 1. Zoning Map Amendment (Rezoning) FY24-001** – A rezoning from R-4 Residential to C-T Commercial/Office-Transitional on a portion of 1515 Olde William Street (limited to GPINs 7779-52-5325 and 7779-53-5375). The area requested for rezoning is 0.18 acres.

- 2. Special Use Permit (SUP) FY24-001** – A special use permit for alcohol sales on 1515 Olde William Street, 1517 Olde William Street, 0 Olde William Street (GPINs 7779-52-5325, 7779-52-4376, and 7779-52-5375). The SUP area is 0.444 acres.

Documents:

- [1 2023-10-11 PC MEMO.PDF](#)
- [2 2023.08.30 DRAFT ORD - BARKING BARLEY ZMA.PDF](#)
- [3 2023.08.30 DRAFT RES- BARKING BARLEY SUP.PDF](#)
- [4 BARKING BARLEY APPLICATION.PDF](#)
- [5 BARKING BARLEY GDP.PDF](#)
- [6 BARKING BARLEY JUSTIFICATION.PDF](#)

9. 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. 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.

10. Approval Of Minutes

10.A. 2021 January 27 (Work Session)

Documents:

[2021-01-27 WORK SESSION MEETING MINUTES - DRAFT.PDF](#)

10.B. 2022 February 9

Documents:

[2022-02-09 DRAFT MINUTES.PDF](#)

10.C. 2022 March 9

Documents:

[2022-03-09 DRAFT MINUTES.PDF](#)

10.D. 2022 March 23

Documents:

[2022-03-23 DRAFT MINUTES.PDF](#)

10.E. 2022 April 13

Documents:

[2022-04-13 DRAFT MINUTES.PDF](#)

11. Planning Commissioner Comment

12. Planning Director Comment

12.A. Board/Commission Appreciation Event

Thursday December 14, 6:30, Fred Nats Stadium

13. Election Of Officers

13.A. Election Of Chairman

13.B. Election Of Vice-Chairman

13.C. Election Of Secretary

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 and www.facebook.com/FXBGgov .