



**PLANNING COMMISSION  
AGENDA  
November 8, 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
    - 4.A. November 8, 2023 Agenda

Documents:

[2023-11-08 AGENDA.PDF](#)

- 4.A.i. November 8, 2023 Public Notice

Documents:

[2023-11-08 PC PUBLIC HEARING AD.PDF](#)

5. Discussion Of Potential Policies, Ordinances Or Applications
  - 5.A. Rhodeside And Harwell Presentation For Small Area 5 Existing Conditions Report

Documents:

[1 - AREA 5 STAFF MEMO.PDF](#)  
[2 - AREA 5 EXISTING CONDITIONS PRESENTATION.PDF](#)

- 5.B. Comprehensive Plan Amendment And Zoning Map Amendments For Area 10 Small Area Plan

Documents:

[1 - AREA 10 STAFF MEMO.PDF](#)

## 2 - DRAFT AREA 10 SMALL AREA PLAN.PDF

### 5.C. Update On Capital Improvements Committee's Annual CIP Review

Documents:

- 1 - CIP COMMITTEE STAFF MEMO.PDF
- 2 - CIP COMMITTEE DRAFT REPORT.PDF

### 6. Declaration Of Conflict Of Interest And Disclosures Of Contact

### 7. Old Business

### 8. Public Hearing

#### 8.A. UDOTAFY24-01 Amending Fredericksburg City Code Chapter 10, Article II, Division 19, "Wetlands Board," And Unified Development Ordinance § 72-34.4, "Wetlands Overlay District," To Conform To The Code Of The Virginia

The City of Fredericksburg proposes amendments to section 10-422 "Powers and Duties", section 10-424 "officers; meetings; quorum; reports, and section 72-34.4 "Wetlands Overlay District" of the Unified Development Ordinance.

Documents:

- 01 - WETLANDS OVERLAY DISTRICT - STAFF REPORT.PDF
- 02 - WETLANDS OVERLAY DRAFT ORDINANCE.PDF
- 03 - VIRGINIA ACTS OF ASSEMBLY - 2023 SESSION CHAPTER 195.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](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.

### 10. Approval Of Minutes

#### 10.A. May 25, 2022 Draft Minutes

Documents:

[2022-05-25 DRAFT MINUTES.PDF](#)

10.B. June 8, 2022 Draft Minutes

Documents:

[2022-06-08 DRAFT MINUTES.PDF](#)

10.C. July 13, 2022 Draft Minutes

Documents:

[2022-07-13 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

12.B. Variance

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.

12.C. Rezoning / Special Use Permit

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).

13. 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) .**