



**PLANNING COMMISSION
AGENDA
November 9, 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
 6. Declaration Of Conflict Of Interest And Disclosures Of Contact
 7. Comprehensive Plan Compliance
 - 7.A. VA Code 15.2-2232
VA Code 15.2-2232 review for compliance with the Comprehensive Plan of the right-of-way vacation of an unbuilt portion of Pitt Street on the west side of Washington Avenue.

Documents:

- 1 2022-11-08 PC MEMO COMP PLAN COMPLIANCE.PDF
- 2 2022 10 25 PC RESOLUTION.PDF
- 3 2022 10 11 ROW VACATION LETTER.PDF
- 4 2022 10 14 MARY WASHINGTON MONUMENT BLA AND RIGHT OF WAY VACATION.PDF
- 5 1842 02 SLAUGHTER MAP OF KENMORE LOT 25.PDF
- 6 2022 10 14 MARY WASHINGTON MONUMENT BLA AND RIGHT OF WAY VACATION JPEG_PAGE_1.PDF
- 7 2022 10 14 MARY WASHINGTON MONUMENT BLA AND RIGHT OF WAY VACATION JPEG_PAGE_2.PDF
- 8 BLA AERIAL VIEW.PDF

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) dropping them in the Deposit Box at City

Hall, (2) U.S. Mail at PO Box 7447, Fredericksburg, VA 22404, or (3) email to 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 public comment portion of the public hearing. The standard rules apply to public hearing comments: the person must identify himself or herself by name and address, including zip code; limit his or her remarks to 5 minutes or less (read aloud); and address a public hearing topic.

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. Washington Heritage Museums

Washington Heritage Museums requests a Special Use Permit for a Museum in the existing structure at 1500 Washington Avenue.

Documents:

- 1 2022-11-03 PC MEMO.PDF
- 2 2022-10-20 APPLICATION.PDF
- 3 PUBLIC COMMENTS (2).PDF
- 4 2022-08-09 COUNCIL RESOLUTION.PDF
- 5 2022-10-24 DUNBAR LIVE LOAD STUDY.PDF
- 6 2022-10-25 LIVE LOAD REVIEW FR BLDG OFFICIAL.PDF
- 7 1966 DEED OF GIFT.PDF
- 8 2022-10-31 MW_BASELINE DOCUMENTATION.PDF
- BLA AERIAL VIEW WITH CONTOURS.PDF
- BLA AERIAL VIEW.PDF

8.B. Ideal Realty Group, Inc

Ideal Realty Group, Inc. (contract purchaser) requests a Zoning Map Amendment of 90.06 acres from Planned Development – Medical Center (PD-MC) with proffered conditions to Planned Development – Mixed Use (PD-MU) with proffered conditions.

Documents:

- 1 2022-11-04 PC MEMO.PDF
- 2 2022-05-19 ZONING MAP NARRATIVE AND USE AMENDEMENT REQUEST.PDF
- 3 2022-09-15 GDP.PDF
- 4A 1500 GATEWAY PROFFER STATEMENT SIGNED 5-18-2022.PDF
- 4B 1500 GATEWAY PROFFER JUSTIFICATION ANALYSIS 5-4-2022.PDF
- 4C 1500 GATEWAY FISCAL IMPACT ANALYSIS 3-25-2022.PDF
- 5A 2022-08-10 1500 GATEWAY TIA_REV TEXT.PDF
- 5B 2022-09-19 TIA UPDATE.PDF

9. Other Business

9.A. By-Law Changes

By-Law Changes: Article 6-10, Meetings, Remote Participation Section, making the procedures for Remote Participation consistent with City Council procedures and with the Virginia Freedom of Information Act Advisory Council Remote Participation template

Documents:

- 1 2022-11-02 PC MEMO.PDF

10. 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 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) dropping them in the Community Planning and Building drop box located in the lobby of the Executive Plaza located at 601 Caroline Street, (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.

11. Planning Commissioner Comment

11.A. Chairman Comments

11.A.i. Planning For Equity Policy Guide – American Planning Association

Documents:

[11A PLANNING-FOR-EQUITY-POLICY-GUIDE-REV.PDF](#)

11.B. Commissioner Comments

11.B.i. Cooperative Approaches To Affordable Housing: Adam Lynch

Documents:

[11B COOPERATIVE HOUSING PRESENTATION 11-02-2022.PDF](#)

12. Planning Director Comment

12.A. Safe Routes To School - December

12.B. Council Work Session, Residential Issues - November 22

12.C. Area 10: South Lafayette & Rt 1 Small Area Plan Public Hearing/Open House -

December 14

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 and www.facebook.com/FXBGgov .