



**BOARD OF ZONING APPEALS  
NOTICE OF PUBLIC HEARING**

**April 18, 2022  
4:00 P.M.**

Notice is hereby given that the Board of Zoning Appeals of the City of Fredericksburg, Virginia, will hold a public hearing beginning at 4:00 p.m. on Monday, April 18, 2022, on the following applications. **The meeting can be viewed live on Cox Channel 84 and Verizon Channel 42, on the City's Facebook page, and at <https://www.regionalwebtv.com>.**

**AP2022-01: CVAS P8A, LLC and CVAS P8, LLC appeal a Determination regarding the maximum residential density within the Planned Development – Commercial Zoning District.** CVAS P8A, LLC owns GPIN 7860-50-3126, a 20.49 acre parcel of land north of the Poet's Walk Assisted Living Facility and the Seasons apartment complex on the west side of Gordon W. Shelton Boulevard in Celebrate Virginia South. The appeal regards Unified Development Ordinance section 72-33.2(D)(4), "Residential Density Use Limitations," which states that "residential uses shall not exceed 10% of the overall PD-C District and 24 units per acre." The Zoning Administrator determined 10% of the land in Celebrate Virginia South now contains residential uses and no more residential development is currently permitted in Celebrate Virginia South. The appellants contend that the 10% rule should be applied to all 920 acres of land zoned PD-C throughout the City, not just the 541 acres located in Celebrate Virginia South. They argue that an additional 31.5 acres in Celebrate Virginia South are eligible for residential development, under this interpretation. The BZA has authority to affirm, modify, or reverse the Zoning Administrator's determination.

The application may be examined online on the City's website at <https://www.fredericksburgva.gov/1098/Public-Notices>, or by request for a mailed copy. Contact 540-372-1179 to request a mailed copy. Additional information will be available on the City website, by close of business on April 18, 2022. Please check the Public Information page <https://www.fredericksburgva.gov/AgendaCenter>.

The Board of Zoning Appeals public hearing will be held as an in person meeting. Written comments on the hearings may be submitted in one of the following ways:

- (1) Dropping them in the drop box located in the lobby of the Executive Plaza - 601 Caroline Street,
- (2) U.S. Mail (PO Box 7447, Fredericksburg, VA 22404), or
- (3) e-mail to [Planning@fredericksburgva.gov](mailto:Planning@fredericksburgva.gov).

Comments received before 1:30 p.m. on April 18, 2022, will be read into the record at the Board of Zoning Appeals meeting.

**Jay Jarrell III**  
**Board of Zoning Appeals Vice-Chairman**  
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