



**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

**September 14, 2022
6:30 P.M.**

The Planning Commission of the City of Fredericksburg will hold an in-person public hearing at **6:30 p.m. on September 14, 2022** in the City Hall Council Chambers, 715 Princess Anne Street, Fredericksburg, Virginia, at which time interested persons may attend and present their views on the following applications:

- 1. UDOTA2022-03 Stadium / Convention Center Parking Regulations and the Special Tourism and Events Overlay District - 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. The modifications also include alternative parking provisions for convention centers, arenas, or stadiums in the Special Tourism and Events Overlay District. Modifications relate to on-street parking, parking reductions where transit and rideshare are incorporated into operational plans, shared parking between the stadium and convention center, and modified parking lot standards for temporary occupancy parking lots.

- 2. Comprehensive Plan Amendment – 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.

- 3. RZ-FY-22-002 – The City of Fredericksburg** proposes to amend the zoning map to include the following properties in the Special Tourism and Events Overlay District. The rezoning includes the portions of Celebrate Virginia South bounded by Fall Hill Avenue to the south, Hospitality Lane then Carl D Silver Parkway to the west, the Virginia Partners Bank Stadium parcel to the north, and Interstate 95 to the east. The rezoning includes the Virginia Partners Banks Stadium Parcel as well as two adjacent parcels across the unimproved Carl D Silver Parkway extended right-of-way. The Special Tourism and Events Overlay District permits modified parking standards for stadium and convention center uses within the District. The parcels are designated Special District Transect in the Comprehensive Plan, which does not include recommendations for residential or commercial density. The following charts list the specific properties proposed to be rezoned:

GPIN	Address	Acreage
7769-88-3772	1080 Hospitality Lane	2.47
7769-88-0831	1068-1076 Hospitality Lane	1.78
7769-89-4007	1060 Hospitality Lane	3.04
7769-89-0275	0 Hospitality Lane	2.28
7769-79-7036	1040 Hospitality Lane	3.41
7769-79-3089	0 Hospitality Lane	1.27
7769-79-5783	2371 Carl D Silver Parkway	18.32

7860-70-3653	42 Jackie Robinson Way	11.00
7860-61-7176	0 Carl D Silver Parkway	1.91
7860-60-7626	0 Carl D Silver Parkway	10.21

4. UDOTA 2022-04: 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 in the Commercial-Downtown, Creative-Maker, Commercial/Office-Transitional and Planned Development Zoning Districts, to only apply the exemption to separate commercial uses having direct exterior access.
- 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’.

5. 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.

Information pertinent to the applications 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 **September 9, 2022**. Please check the Public Information page <https://www.fredericksburgva.gov/AgendaCenter>.

Any written comments submitted on a hearing item, must include the name and address, including zip code, of the commenter, be limited to 5 minutes or less read aloud, and shall be submitted in one of the following ways:

- (1) email to Planning@fredericksburgva.gov.
- (2) U.S. Mail (PO Box 7447, Fredericksburg, VA 22404) or 601 Caroline Street Suite 400, or
- (3) dropping them in the Community Planning & Building drop off box in the front lobby of 601 Caroline Street marked ATTN: PLANNING COMMISSION

Comments received before 1:30 p.m. on the day of the meeting will be read into the record at the Planning Commission meeting.

Persons requiring accommodations to facilitate participation at the public hearing are encouraged to contact the Planning Services Division at least five (5) days before the meeting.

For questions, please contact Taylor Owen, Administrative Specialist, 540-372-1179.

David Durham
 Planning Commission Chair