



**PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

**January 10, 2024
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 January 10, 2024** 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. **Area 10 Lafayette / South Route 1 Small Area Plan** – The City of Fredericksburg proposes to make the following amendments the City Comprehensive Plan to adopt the Area 10, Lafayette / South Route 1 Small Area Plan:
 - a. Chapter 10, Land Use Plan, to update the land use transects, create a T4-Village Center transect and apply them to Area 10 in the General Land Use Plan; and
 - b. Chapter 11, Planning Areas of the City’s Comprehensive Plan, to adopt the Area 10 Small Area Plan. The Plan includes a change in the small area boundaries, land use policies, focus sections on Lafayette Blvd. and U.S. Route 1, residential neighborhoods, stormwater considerations, and redevelopment policies for Area 10.

Area 10 is the southern portion of the City along Route 1 and Lafayette Blvd. that are south of Route 3 and the VCR Trail to the corporate boundary line with Spotsylvania County.

2. **Zoning Map Amendment (Rezoning)** – The City of Fredericksburg proposes to rezone 140 parcels consisting of approximately 124.21 acres from Residential 4 to Residential 2. The area to be rezoned includes the following properties generally located in the Braehead Woods, Twin Lake, and Fox Run subdivisions:

Fox Run Subdivision Area		
GPIN	Address	Acreage
7778-25-8545	1 DEVONSHIRE DR	0.71
7778-25-9573	2 DEVONSHIRE DR	0.75
7778-35-1541	3 DEVONSHIRE DR	1.04
7778-35-2429	4 DEVONSHIRE DR	0.45
7778-35-3422	5 DEVONSHIRE DR	0.84
7778-35-4442	6 DEVONSHIRE DR	0.84
7778-35-5462	7 DEVONSHIRE DR	0.86
7778-35-6592	8 DEVONSHIRE DR	0.64
7778-35-9498	9 DEVONSHIRE DR	1.69
7778-35-9627	11 DEVONSHIRE DR	0.55
7778-35-7752	12 DEVONSHIRE DR	0.57
7778-35-6702	13 DEVONSHIRE DR	0.56
7778-35-4794	14 DEVONSHIRE DR	0.74
7778-35-3789	15 DEVONSHIRE DR	0.81
7778-35-2874	16 DEVONSHIRE DR	0.84
7778-35-1858	17 DEVONSHIRE DR	0.93
7778-35-0910	18 DEVONSHIRE DR	1.26
7778-25-8890	19 DEVONSHIRE DR	0.96

Twin Lake Subdivision Area		
GPIN	Address	Acreage
7778-47-2264	0 TWIN LAKE DR	6.65
7778-47-6847	100 GOODLOE DR	0.70
7778-47-4840	101 GOODLOE DR	1.03
7778-47-6646	102 GOODLOE DR	0.96
7778-47-4558	103 GOODLOE DR	1.23
7778-47-7477	104 GOODLOE DR	1.50
7778-47-4326	105 GOODLOE DR	0.77
7778-57-1890	105 TWIN LAKE DR	0.74
7778-47-8238	106 GOODLOE DR	1.07
7778-47-4230	107 GOODLOE DR	0.76
7778-47-8112	108 GOODLOE DR	1.07
7778-47-5034	109 GOODLOE DR	0.79
7778-57-0838	109 TWIN LAKE DR	0.65
7778-46-8947	110 GOODLOE DR	0.95
7778-46-5859	111 GOODLOE DR	0.81
7778-46-8813	112 GOODLOE DR	1.33
7778-47-8780	112 TWIN LAKE DR	0.65
7778-46-5788	113 GOODLOE DR	0.95
7778-48-9000	113 TWIN LAKE DR	0.65
7778-47-7769	114 TWIN LAKE DR	0.65
7778-48-7039	117 TWIN LAKE DR	0.87
7778-48-6107	201 TWIN LAKE DR	0.66
7778-48-4285	205 TWIN LAKE DR	0.65
7778-48-3050	206 TWIN LAKE DR	1.08
7778-48-3344	209 TWIN LAKE DR	0.68
7778-48-2016	210 TWIN LAKE DR	1.02
7778-48-2404	211 TWIN LAKE DR	1.08
7778-48-0564	213 TWIN LAKE DR	1.02
7778-48-0182	214 TWIN LAKE DR	0.84
7778-38-9357	215 TWIN LAKE DR	0.88
7778-38-8320	217 TWIN LAKE DR	0.97
7778-38-7579	219 TWIN LAKE DR	2.78
7778-38-6105	221 TWIN LAKE DR	2.53
7778-37-5735	303 TWIN LAKE DR	1.12
7778-37-7721	305 TWIN LAKE DR	0.77
7778-37-8600	309 TWIN LAKE DR	0.90
7778-37-8467	311 TWIN LAKE DR	0.88
7778-37-9337	315 TWIN LAKE DR	0.97
7778-37-9292	317 TWIN LAKE DR	0.94
7778-47-0047	319 TWIN LAKE DR	0.83
7778-46-1904	321 TWIN LAKE DR	0.73
7778-46-1864	325 TWIN LAKE DR	1.04

Breahead Woods Subdivision Area		
GPIN	Address	Acreage
7778-76-0662	0 BRAEHEAD DR	0.72

7778-67-6937	0 LEE DR	2.21
7778-76-1106	0 LEE DR	0.14
7778-75-4341	1 MEADE CT	0.51
7778-67-9525	10 LOCKHART CIR	0.42
7778-67-8525	11 LOCKHART CIR	0.40
7778-67-6227	114 BRAEHEAD DR	1.05
7778-67-5551	115 BRAEHEAD DR	0.53
7778-68-9083	116 LEE DR	0.46
7778-68-5338	1417 LAFAYETTE BLVD	7.81
7778-68-3734	1421 LAFAYETTE BLVD	0.52
7778-67-5655	2 LOCKHART CIR	1.04
7778-75-4178	2 MEADE CT	0.55
7778-67-8436	201 BRAEHEAD DR	0.54
7778-67-9315	203 BRAEHEAD DR	0.50
7778-67-9264	205 BRAEHEAD DR	0.57
7778-67-6125	206 BRAEHEAD DR	0.73
7778-67-9163	207 BRAEHEAD DR	0.57
7778-67-6046	208 BRAEHEAD DR	0.77
7778-67-9090	209 BRAEHEAD DR	1.15
7778-66-6956	210 BRAEHEAD DR	0.80
7778-66-6865	212 BRAEHEAD DR	0.83
7778-76-0814	213 BRAEHEAD DR	0.57
7778-66-6765	214 BRAEHEAD DR	0.86
7778-76-0734	215 BRAEHEAD DR	0.72
7778-66-6676	216 BRAEHEAD DR	0.90
7778-66-6597	218 BRAEHEAD DR	0.85
7778-66-7446	220 BRAEHEAD DR	0.64
7778-76-0494	221 BRAEHEAD DR	1.51
7778-66-7369	222 BRAEHEAD DR	0.51
7778-66-6391	224 BRAEHEAD DR	0.72
7778-67-6776	3 LOCKHART CIR	0.77
7778-75-6058	3 MEADE CT	0.62
7778-66-6210	300 BRAEHEAD DR	1.61
7778-76-3080	300 LEE DR	1.43
7778-66-9147	301 BRAEHEAD DR	0.43
7778-66-6031	302 BRAEHEAD DR	1.64
7778-76-2132	302 LEE DR	0.72
7778-76-0006	303 BRAEHEAD DR	0.38
7778-76-1281	304 A LEE DR	0.29
7778-65-6990	304 BRAEHEAD DR	1.26
7778-76-1246	304 LEE DR	0.35
7778-75-0959	305 BRAEHEAD DR	0.39
7778-65-7871	306 BRAEHEAD DR	1.01
7778-75-1921	307 BRAEHEAD DR	0.40
7778-65-8753	308 BRAEHEAD DR	0.85
7778-75-5823	308 LEE DR	0.72
7778-75-1883	309 BRAEHEAD DR	0.41
7778-65-9637	310 BRAEHEAD DR	0.78

7778-75-6728	310 LEE DR	0.57
7778-75-2747	311 BRAEHEAD DR	0.43
7778-75-0602	312 BRAEHEAD DR	0.71
7778-75-3648	313 BRAEHEAD DR	0.43
7778-75-0584	314 BRAEHEAD DR	0.64
7778-75-4601	315 BRAEHEAD DR	0.45
7778-75-1446	316 BRAEHEAD DR	0.57
7778-75-4544	317 BRAEHEAD DR	0.38
7778-75-2440	318 BRAEHEAD DR	0.56
7778-75-5535	319 BRAEHEAD DR	0.45
7778-75-3333	320 BRAEHEAD DR	0.58
7778-75-6653	321 BRAEHEAD DR	0.74
7778-75-7674	323 BRAEHEAD DR	0.73
7778-75-7335	324 BRAEHEAD DR	0.80
7778-75-8585	325 BRAEHEAD DR	0.42
7778-75-9477	327 BRAEHEAD DR	0.48
7778-75-8246	328 BRAEHEAD DR	0.35
7778-85-1303	329 BRAEHEAD DR	0.68
7778-75-8178	330 BRAEHEAD DR	0.42
7778-85-1221	331 BRAEHEAD DR	0.58
7778-75-8006	332 BRAEHEAD DR	0.47
7778-85-0097	333 BRAEHEAD DR	0.46
7778-74-8955	334 BRAEHEAD DR	0.76
7778-84-0916	335 BRAEHEAD DR	0.64
7778-67-7748	4 LOCKHART CIR	0.25
7778-75-6290	4 MEADE CT	0.36
7778-67-8861	5 LOCKHART CIR	0.60
7778-67-9885	6 LOCKHART CIR	0.52
7778-77-1718	7 LOCKHART CIR	0.74
7778-77-1653	8 LOCKHART CIR	0.73
7778-77-0446	9 LOCKHART CIR	1.39

Residential 2 permits single family detached dwellings at a density of two dwelling units per acre along with other limited compatible uses. The purpose of the rezoning is to align the zoning with the predominant existing lot pattern to limit new subdivisions. **RZ FY24-01**

- Zoning Map Amendment (Rezoning)** – The City of Fredericksburg proposes to rezone 7 parcels consisting of approximately 6.78 acres from I-1 Light Industrial and I-2 General Industrial to Creative Maker District. The area to be rezoned includes the following properties:

GPIN	Current Zoning	Address	Acreage
7779-60-6750	I-1 Light Industrial	1325 ALUM SPRINGS RD	2.66
7779-60-4650	I-1 Light Industrial	1327 ALUM SPRINGS RD	1.01
7779-60-3518	I-1 Light Industrial	1329 ALUM SPRINGS RD	1.20
7779-70-0554	I-2 General Industrial	0 ALUM SPRINGS RD	0.95
7779-60-9674	I-2 General Industrial	1315 ALUM SPRINGS RD	0.26
7779-60-8535	I-2 General Industrial	1319 ALUM SPRINGS RD	0.46
7779-60-8658	I-2 General Industrial	1321 ALUM SPRINGS RD	0.24

The Creative Maker District permits a broad array of non-residential uses including some light industrial uses. The Creative Maker District includes form based standards, which consist of a Transect Map and a Frontage Map. The proposed Transect Map for this area would apply the T-5M Transect to the property. The T-5M Transect permits residential uses at a density of 12 units per acre with the ability to apply for higher residential densities by special use permit. The T-5M Transect also permits a 0.75 floor-area-ratio for non-residential use with the ability to increase that standard to 3.0 by special use permit. The Zoning Map Amendment also applies a Frontage Map to the area to establish the appropriate standards for the front yard and streetscape configuration during redevelopment. The purpose of the rezoning is to permit the transition of the area from heavy industry to a development pattern more compatible with nearby neighborhood uses while permitting a broad array of commercial, residential, and some creative industrial uses. **RZ FY24-02**

4. **Zoning Map Amendment (Rezoning)** – The City of Fredericksburg proposes a Zoning Map Amendment to apply form based regulations to approximately 12.99 acres of land located south of the Blue-Gray Parkway and west of Emancipation Highway consisting of the following 11 parcels:

GPIN	Address	Acreage
7778-37-0450	0 EMANCIPATION HWY	0.01
7778-26-5974	1050 KIND ST	1.77
7778-37-0856	2089 -2099 EMANCIPATION HWY	0.75
7778-27-9782	2101 EMANCIPATION HWY	1.1
7778-27-9532	2103 EMANCIPATION HWY	0.92
7778-27-8481	2105 EMANCIPATION HWY	1.13
7778-27-7267	2201 -2209 EMANCIPATION HWY	1.39
7778-27-8184	2215 EMANCIPATION HWY	0.63
7778-26-8839	2301 EMANCIPATION HWY	0.79
7778-26-7763	2303 EMANCIPATION HWY	0.94
7778-26-3871	1101 DUNNING MILLS RD	3.56

The parcels are currently zoned Commercial Highway, which permits a broad range of commercial uses at a 0.7 floor-area-ratio and some residential uses at a density of 12 units per acre. The purpose of the Zoning Map Amendment is to adopt form based standards, which consist of a Transect Map and a Frontage Map. The proposed Transect Map for this area would apply the T-5C Transect to the property. The T-5C Transect permits residential uses at a density of 12 units per acre with the ability to apply for up to 24 units per acre by special use permit. The T-5M Transect also permits a 0.7 floor-area-ratio for non-residential use with the ability to increase that standard to 3.0 by special use permit. The Zoning Map Amendment also applies a Frontage Map to the area to establish the appropriate standards for the front yard and streetscape configuration during redevelopment. The purpose of the rezoning is to permit the transition of the area from automobile oriented commercial uses to a development pattern more compatible with nearby neighborhood uses while permitting a broad array of commercial and residential uses. **RZ FY24-03**

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 **January 5, 2024**. 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) delivering to the Community Planning and Building office located at 601 Caroline Street - 4th Floor

Comments received before 4:30 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 the Planning Department, 540-372-1179.

David Durham
Planning Commission Chair