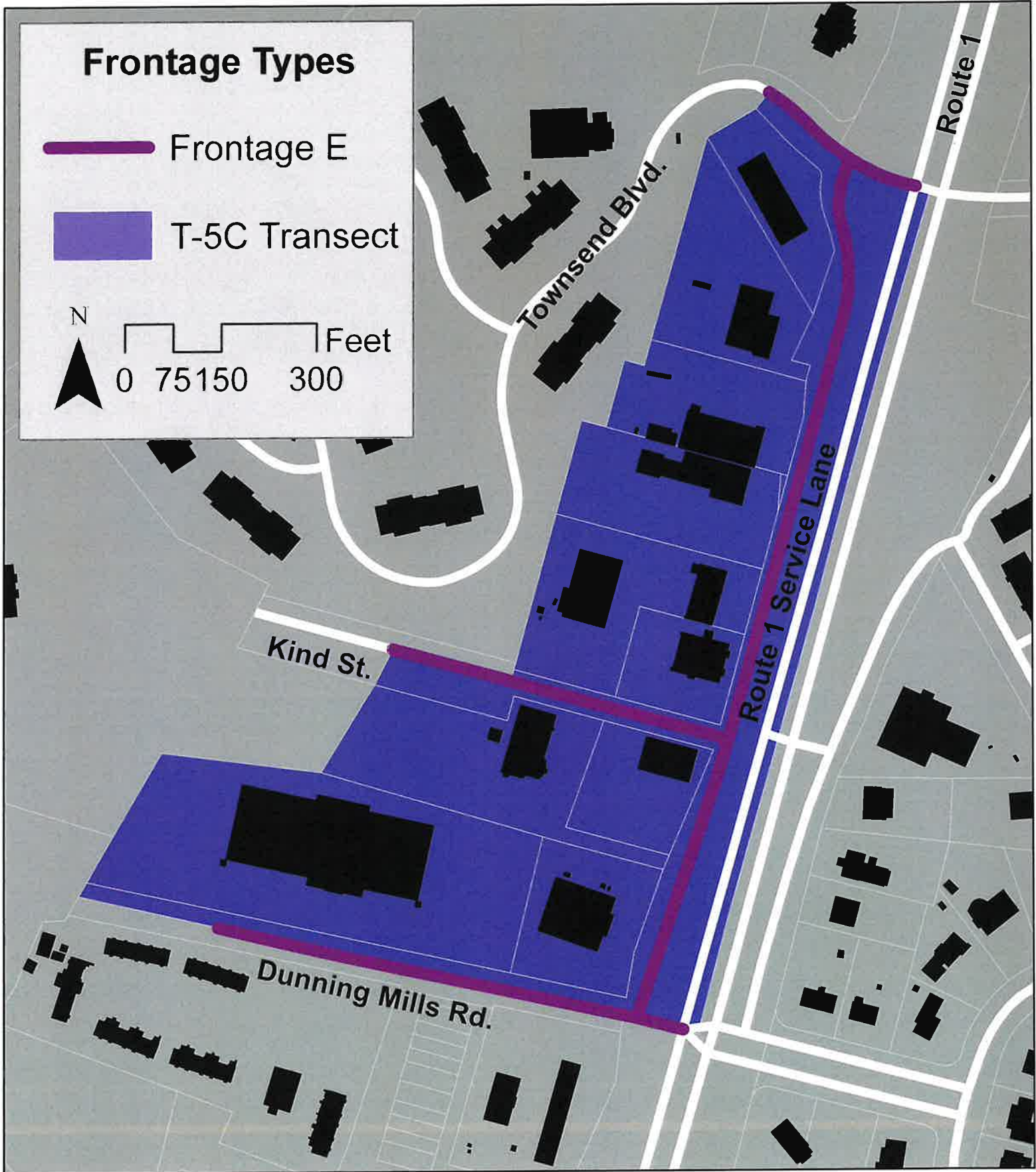


# T-5C Frontage and Transect Map

November 28, 2023





**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 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:

<b>GPIN</b>	<b>Address</b>	<b>Acreage</b>
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](mailto: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