

**CITY OF FREDERICKSBURG
CITY COUNCIL
715 PRINCESS ANNE STREET
FREDERICKSBURG, VIRGINIA 22401**



**PUBLIC HEARING
September 22, 2020**

7:30 P.M.

The City Council of the City of Fredericksburg will hold a public hearing and may take action on the following.

- Haven for Heroes Inc. requests a Special Exception from City Code §72-40.2, Use Table, which does not list 'Dwelling, Duplex' as an allowed use. Granting this Special Exception would permit a Duplex at 315/317 McKinney Street/GPIN 7788-18-9981. This property is located on the north side of the intersection of McKinney Street and King Street. This property is in the Residential-4 (R4) Zoning District. The maximum permitted density within R4 is 4 units per acre. This project will have a density of 11 units per acre. The Future Land Use Map identifies this area as Low Density Residential, which has no recommended density limit. SE2020-04
- Thomas Mitchell requests a Special Exception to amend the approved General Development Plan for a mixed-use structure to be located at the corner of Sophia and Hanover Streets, at 100, 106, and 108 Hanover, and 718 Sophia Street/ GPINs 7789-24-0697, 7789-24-0658, 7789-24-0627, 7789-24-0673, and 7789-24-1509. In February 2019, Council approved a Special Exception for 24 units (53 units/acre) in a four-story, 45,000 sq. ft. building at this site with 13,068 sq. ft. of commercial space. This proposal would decrease the building to 28,566 sq. ft. with 24 residential units and 2,755 sq. ft. of commercial space. The properties are in the Commercial-Downtown (CD) Zoning District, which has a by-right density for mixed-use projects of 24 units an acre. The Future Land Use Map identifies this area as Commercial-Downtown, which has no recommended density limit. SE2020-05
- Crown Trophy requests a Special Use Permit to allow for a 3,200 sq. ft. retail sales establishment at 1529 Olde William Street/ GPIN 7779-52-2314. The property is located at the intersection of Olde William Street and Spotsylvania Avenue. The Property is zoned Commercial-Transitional. Code §72-40.2, Use Table, requires the approval of Special Use Permit for a retail sales establishment. The Comprehensive Plan designates this area as Commercial- Transitional/Office, which has no recommended nonresidential floor-area-ratio. SUP2020-04

The City Council public hearing will be held in an e-meeting. Written comments on the hearings may be submitted in one of the following ways: (1) dropping them in the Deposit Box at City Hall, (2) U.S. Mail, (3) through a form on our website <https://www.fredericksburgva.gov/677/Public-Comment> or (4) email to the Clerk of Council. Comments received before 4:30 p.m. September 22, 2020 will be read into the record at the September 22 City Council meeting. The public comment period will be held open for receipt of additional written comments through 4:30 p.m. October 13, 2020. It is anticipated that Council will vote on the application on October 13, 2020.

For questions, please contact Tonya B. Lacey, Clerk of Council, City Hall Suite 208, 715 Princess Anne Street. 540-372-1010.

Mary Katherine Greenlaw
Mayor

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Run dates: September 8 & September 15, 2020