



STAFF REPORT

BOCS Meeting Date:	September 20, 2022
Agenda Title:	Initiate a Zoning Text Amendment for Drive-Through Uses and Curbside Pick-up
District Impact:	Countywide
Requested Action:	Initiate a Zoning Text Amendment.
Department:	Planning
Staff Lead:	Rebecca Horner, AICO, CZA

EXECUTIVE SUMMARY

This is a request to initiate an amendment to the Zoning Ordinance regarding drive-through uses and curbside pick-up.

On September 21, 2021, at the request of Chair Wheeler, the Prince William Board of County Supervisors (Board) directed staff to bring forward an initiation to amend the Zoning Ordinance regarding drive-through and curbside pick-up uses. Several business owners indicated that the pandemic changed the way businesses operate relative to curbside pick-up. The Zoning Ordinance did not anticipate this change in operations and needs to be updated to reflect this change in the business industry.

It is the recommendation of staff that the Board initiate a Zoning Text amendment to the Prince William County Zoning Ordinance, to review the regulations related to drive-through uses and curbside pick-up.

BACKGROUND

- A. Purpose of the Zoning Ordinance – Section 15.2-2283 of the Code of Virginia states that zoning ordinances shall be for the general purpose of promoting the health, safety, or general welfare of the public.
- B. Current Zoning Ordinance Language – The purpose and intent of the Zoning Ordinance is to, among other things, regulate commercial, office, and industrial uses within the County.
- C. Board Directive: (DIR) 21-54 – Staff was directed to bring forward an initiation for a zoning text amendment to address drive-through uses and curbside pick-up.
- D. Proposed Remedy – Initiation of a Zoning Text amendment to work with the community and business community stakeholders to discuss and consider providing additional flexibility regarding drive-through and curbside pick-up uses.

STAFF RECOMMENDATION

- A. Staff Recommendation – Staff recommends initiating a Zoning Text Amendment to the Prince William County Zoning Ordinance, to review the regulations related to drive-through uses and curbside pick-up and make recommendations regarding additional flexibility requested by the business community.

Community Input

As of the date of this staff report, the Planning Office has received emails with concerns about restrictions on curbside pick-up and curbside pick-up being defined as a drive-through use, which requires a special use permit, from the business owners in the County.

Fiscal Impact

There is no direct fiscal impact related to the initiation of this Zoning Text amendment, but staff time and resources will be necessary to research, analyze, and conduct public hearings for the Planning Commission and the Board.

Legal Issues

Initiation of a Zoning Text amendment does not mean the Board must approve the ZTA after it is studied; it instead begins the process for Board consideration. Other legal issues are appropriately addressed by the County Attorney's Office.

Timing

There is no time requirement for the Board to take action on initiation of Zoning Text amendments.

STAFF CONTACT INFORMATION

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