

MOTION:

**September 20, 2022
Regular Meeting
Res. No. 22-**

SECOND:

**RE: INITIATE A ZONING TEXT AMENDMENT FOR INDUSTRIAL PARKING AND USE
REGULATIONS – COUNTYWIDE**

ACTION:

WHEREAS, in accordance with Section 15.2-2285 of the Code of Virginia, Ann., the Prince William Board of County Supervisors (Board) may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare, and good zoning practice necessitate such change; and

WHEREAS, the Board issued a Directive (DIR) 21-64 for staff to bring forward an initiation for a zoning text amendment to address to address industrial parking issues being experienced by the business community; and

WHEREAS, the Planning Office recommends initiation of a zoning text amendment to review the industrial use regulations and make recommendations regarding additional flexibility requested by the business community; and

WHEREAS, amending the Zoning Ordinance for the above-referenced issue is required by public necessity, convenience, general welfare, and good zoning practice, and is consistent with the intent of Section 15.2-2283 of the Code of Virginia, Ann;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates a Zoning Text Amendment to the Prince William County Zoning Ordinance regarding the use regulations for industrial properties, including, but not limited to the storage and parking of vehicles.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director
County Attorney

ATTEST: _____
Clerk to the Board



STAFF REPORT

BOCS Meeting Date:	September 20, 2022
Agenda Title:	Initiate a Zoning Text Amendment for Industrial Parking and Use Regulations
District Impact:	Countywide
Requested Action:	Initiate a Zoning Text Amendment
Department:	Planning
Staff Lead:	Rebecca Horner, AICP, CZA

EXECUTIVE SUMMARY

This is a request to initiate an amendment to the Zoning Ordinance.

On December 7, 2021, at the request of Supervisor Lawson, the Prince William Board of County Supervisors (Board) directed staff to bring forward an initiation to amend the Zoning Ordinance regarding M-1, Heavy Industrial, and M-2, Light Industrial, districts as it relates to storage of vehicles. Several industrial users indicated the use restrictions in industrial zoning districts make it difficult to find areas for their staff to park, when those parking areas cannot be accommodated on the same lot as the primary use.

It is the recommendation of staff that the Board initiate a Zoning Text amendment to the Prince William County Zoning Ordinance, to review the use regulations for industrial properties, including the storage and parking of vehicles

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)-21-64 – Staff was directed to bring forward an initiation for a text amendment to address industrial parking issues being experienced by the business community.
- D. Proposed Remedy – Initiation of a Zoning Text Amendment to work with the community and business community stakeholders to address concerns regarding the storage and parking of vehicles in the industrial zoning districts.

STAFF RECOMMENDATION

- A. Staff Recommendation – Staff recommends initiating a Zoning Text Amendment to the Prince William County Zoning Ordinance, to review the industrial use regulations 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 the lack of flexibility with parking areas associated with industrial uses from 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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