

MOTION: WEIR

October 24, 2023

SECOND: BAILEY

Regular Meeting

Ord. No. 23-46

**RE: ZONING TEXT AMENDMENT #DPA2023-00022, LOTS FOR PUBLIC USE;
RESTRICTIONS ON USE – COUNTYWIDE**

ACTION: APPROVED

WHEREAS, in accordance with Section 15.2-2283 of the Code of Virginia, which states that zoning ordinances shall be for the general purpose of promoting the health, safety, or general welfare of the public; and

WHEREAS, pursuant to Resolution Number (Res. No.) 23-245, approved on June 27, 2023, the Board of County Supervisors initiated a zoning text amendment to amend Article II, Part 201.18, of the Prince William County Zoning Ordinance, to allow great flexibility; and

WHEREAS, on July 12, 2023, the proposed Zoning Text Amendment was presented to the Planning Commission for discussion during a work session; and

WHEREAS, the Prince William County Planning Commission held a public hearing on the Zoning Text Amendment on September 13, 2023, recommending adoption, as stated in Res. No. 23-058; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on October 24, 2023, at which time the merits of the above-reference zoning text amendment were considered and citizens were heard; 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 Section 15.2-2283 of the Code of Virginia, Ann.;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby adopts Zoning Text Amendment #DPA2023-00022, Lots for Public Use; Restrictions on Use.

ATTACHMENT: Text Amendment

Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Lawson, Weir, Wheeler

Nays: None

Absent from Vote: Vega

Absent from Meeting: None

ATTEST: _____



Clerk to the Board

Sec. 32-201.18. Lots for public use; restrictions on use.

Lots for any public use, except public buildings, may be developed and used even if not meeting the minimum area or other regulatory requirements of the applicable zoning district. Except where otherwise required in accordance with Table 8-1 of the Design and Construction Standards Manual, ~~a minimum 15-foot peripheral landscape area shall be established and maintained that meets type A buffer standards in accordance with section 800 of the Design and Construction Standards Manual where such lot contains a permanent structure above the height of three feet.~~ Screening where such lot contains a permanent structure above the height of three feet public lots or uses containing a permanent structure above three feet in height shall be screened on all sides pursuant to County Code Sec. 32-250.31.

- (a) Lots upon which public buildings are constructed shall meet all setback and yard requirements of the district in which they are located but shall otherwise be treated the same as other public facilities.
- (b) The following language shall be contained on the subdivision plat and deed conveying the property, or any site plan submitted in connection with the establishment of a public use:

"This lot is being created solely for use as a public use facility and cannot be used for any other purpose. If the public use of this lot shall cease, no further use of the lot may commence until such time as all the requirements of the zoning ordinance are met, whether by aggregation with other properties, or otherwise".