

MOTION: LAWSON

**January 24, 2017
Regular Meeting
Res. No. 17-35**

SECOND: CANDLAND

**RE: INITIATE A ZONING TEXT AMENDMENT TO NONCONFORMING
USES – COUNTYWIDE**

ACTION: APPROVED

WHEREAS, in accordance with Virginia Code Sections 15.2-2285 and 15.2-2286, the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, convenience, general welfare and good zoning practices require such change; and

WHEREAS, Article VI, Nonconforming Uses, Section 32-250.74 and Section 32-250.75 of the Zoning Ordinance put strict limitations on improvements to non-conforming lots; and

WHEREAS, on October 18, 2016, Supervisor Nohe (DIR 16-55) requested that staff prepare, for Board of County Supervisors' consideration, an initiation for a zoning text amendment to re-evaluate, review and modify nonconforming use regulations pertaining to A-1, Agricultural, lots; and

WHEREAS, this will authorize staff time and resources necessary for research, analysis and to conduct public hearings with the Planning Commission and the Board of County Supervisors; and

WHEREAS, the Prince William Board of County Supervisors believes that public general welfare as well as good zoning practices are served by the initiation of this zoning text amendment;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby initiate a Zoning Text Amendment to the Prince William County Zoning Ordinance to re-evaluate, review, and modify current regulations pertaining to nonconforming lots, structures and uses.

Votes:

Ayes: Anderson, Caddigan, Candland, Jenkins, Lawson, Principi, Stewart

Nays: None

Absent from Vote: Nohe

Absent from Meeting: None

For Information:

Planning Director
County Attorney

ATTEST: _____


Clerk to the Board



Christopher E. Martino
County Executive

COUNTY OF PRINCE WILLIAM


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BOARD OF COUNTY SUPERVISORS

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Jeanine M. Lawson, Vice Chairman
Ruth M. Anderson
Maureen S. Caddigan
Pete Candland
John D. Jenkins
Martin E. Nohe
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January 11, 2017

TO: Board of County Supervisors

FROM: Christopher M. Price, AICP
Deputy County Executive/Acting Planning Director 

THRU: Christopher E. Martino
County Executive

RE: Initiate a Zoning Text Amendment for Nonconforming Uses - **Countywide**

On October 18, 2016, Supervisor Nohe (DIR 16-55) requested that staff initiate a zoning text amendment to re-evaluate and review the nonconforming use ordinance. Each individual situation regarding non-conforming lots, uses, and structures is unique, and the Zoning Ordinance does not adequately address the variety of circumstances that our citizens encounter. Over time, patterns have emerged showing areas that are particularly impacted, including Lake Jackson, as well as recurring issues that must be addressed by the Board of Zoning Appeals.

Staff recommends that the Board of County Supervisors initiate a Zoning Text Amendment to Article VI, Nonconforming Uses, Sections 32-250.74 and 32-250.75 of the Prince William County Zoning Ordinance to re-evaluate, review and modify nonconforming use regulations. This will authorize staff time and resources necessary for research, analysis and to conduct public hearings with the Planning Commission and the Board of County Supervisors.

Staff: David McGettigan x7189