MOTION:        NOHE                                      June 21, 2016
SECOND:       ANDERSON                                   Regular Meeting
RE:            INITIATE A ZONING TEXT AMENDMENT TO ALLOW BY-RIGHT
               DEVELOPMENT OF RETAIL USES EXCEEDING 80,000 SQUARE
               FEET IN GROSS FLOOR AREA IN APPROPRIATE LOCATIONS
ACTION:       APPROVED

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

WHEREAS, the Board of County Supervisors established the Commercial
Development Committee to assist the County with developing recommendations to improve the
development process for commercial projects; and

WHEREAS, the Commercial Development Committee formed a Development
Ordinance Review Team to conduct a review of the County’s Design and Construction
Standards Manual and Zoning Ordinance and identify changes or additions to be considered for
adoption to further promote Prince William County as “Open for Business”; and

WHEREAS, beginning in March of 2016, the Development Ordinance Review
Team reviewed the Design and Construction Standards Manual and the Zoning Ordinance and
recommended amendments to the Commercial Development Committee which recommended
the amendments to the Board; and

WHEREAS, the amendment would allow by-right retail uses exceeding 80,000
square feet in gross floor area in appropriate locations; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of
County Supervisors does hereby initiate an amendment to the Prince William County Zoning
Ordinance to allow by-right development of retail uses exceeding 80,000 square feet in gross
floor area in appropriate locations.
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Votes:
Ayes: Anderson, Candland, Nohe, Principi, Stewart
Nays: Caddigan, Jenkins, Lawson
Absent from Vote: None
Absent from Meeting: None

For Information:
Planning Director
County Attorney

ATTEST: [Signature]
Clerk to the Board