

MOTION: PRINCIPI

September 20, 2016

SECOND: NOHE

Regular Meeting

Res. No. 16-731

**RE: INITIATE A ZONING TEXT AMENDMENT TO CREATE A
TRANSFER OF DEVELOPMENT RIGHTS PROGRAM**

ACTION: APPROVED

WHEREAS, in accordance with Sections 15.2-2285 and 15.2-2286 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, in 1998, Prince William County's Comprehensive Plan was amended as such that the County was divided into two main areas: the Development Area and the Rural Area (also known as the Rural Crescent); and

WHEREAS, the Prince William County Rural Preservation Study was completed in 2014, the purpose of this study was to be able to review the County's current preservation policies, to determine the effectiveness of these policies, and to provide the Board of County Supervisors with recommendations on how to improve the County's land use planning policies in relation to preserving open spaces; and

WHEREAS, on July 8, 2014, Supervisor Nohe (DIR 14-82) requested that staff provide additional information regarding implementation of the Rural Preservation Study, review the Zoning Ordinance to look for opportunities to eliminate barriers or create new incentives for more rural economic development, look for remedies for farmers who raise and slaughter livestock specifically for religious events, and further investigate opportunities to purchase property development rights and how that relates to other elements of the Study's recommendations; and

WHEREAS, rural preservation is important in Prince William County to address loss of farmland, reduce sprawl and focus growth in the development area, encourage environmental preservation, protect the Prince William Forest and Manassas National Battlefield Park, protect Marine Corps Base Quantico's training mission, and protect historic and cultural resources; and

WHEREAS, the amendment would allow transfer of development rights in the County to allow the creation of a market in development credits for the purpose of permanently protecting the land from being developed. The County gives development credits to landowners in a designated sending area from which the development credits will be sent and the land is preserved by a deed of easement (conservation easement). The development credits can be purchased by developers and landowners for use in designated receiving areas, and proposed developments are allowed to be built at a higher than normal density; and

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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 practice, 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 create a Transfer of Development Rights Program.

Votes:

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

Nays: None

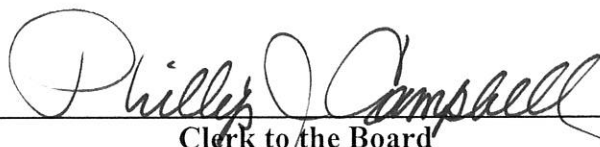
Absent from Vote: None

Absent from Meeting: Candland

For Information:

Planning Director
County Attorney

ATTEST: _____


Clerk to the Board