

**MOTION: PRINCIPI**

**October 17, 2017  
Regular Meeting  
Ord. No. 17-86**

**SECOND: LAWSON**

**RE: ZONING TEXT AMENDMENT, PLANNED BUSINESS DISTRICT,  
#DPA2018-00005**

**ACTION: APPROVED**

**WHEREAS**, in accordance with Section 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**, the Planned Business District (PBD) regulations currently prohibit land uses which would further each District's purpose and intent; and

**WHEREAS**, the amendment would to allow more flexible standards and uses within the PBD in order to further the County's economic development goals as stated in the Comprehensive Plan; and

**WHEREAS**, on September 5, 2017, the Board of County Supervisors initiated a zoning text amendment to allow flexibility in the Planned Business District through Res. No. 17-399; and

**WHEREAS**, the Planning Commission held a public hearing on the Zoning Text Amendment on September 20, 2017, after which it adopted Planning Commission Resolution No. 17-088, recommending approval by a vote of 7-1; and

**WHEREAS**, County staff recommends adoption of the amendment; and

**WHEREAS**, the Board of County Supervisors duly ordered, advertised, and held a public hearing on October 17, 2017, at which time public testimony was received and carefully considered, and the merits of the Zoning Text Amendment were considered; and

**WHEREAS**, the Board of County Supervisors finds that the public necessity, convenience, general welfare, and good zoning practice are served by the adoption of this Zoning Text Amendment; and

**NOW, THEREFORE, BE IT ORDAINED**, that the Prince William County Board of County Supervisors does hereby adopt Zoning Text Amendment, Planned Business District, #DPA2018-00005.

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ATTACHMENT: Text Amendment

**Votes:**

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

**Nays:** None

**Absent from Vote:** None


**Absent from Meeting:** None

**For Information:**

Planning Director

County Attorney

ATTEST: \_\_\_\_\_

  
Clerk to the Board

**ARTICLE IV. – COMMERCIAL, OFFICE AND INDUSTRIAL DISTRICTS**

**PART 404. – PLANNED DEVELOPMENT – PBD, PLANNED BUSINESS DISTRICT**

**Sec. 32-404.05. – Waivers and modifications within a PBD.**

1. The Board of County Supervisors may waive or modify any provision, including a use restriction, within this chapter pursuant to an approved rezoning. Requests to waive or modify any provision of this chapter must be submitted and justified as part of a rezoning application.
2. For non-residential lots of three acres or less, PBD buffer widths required under county code Sec. 32-404.04 may be varied. Varied width and grouped plantings may be approved by the Director of Planning and Public Works Director through a modification request by the applicant. The Director of Planning and Public Works Director shall approve such application if the following standards are satisfied:
  - a) Equivalent or better buffering is provided overall onsite;
  - b) The overall buffer area and minimum plant units shall still be provided onsite;
  - c) Environmental requirements (ex. tree cover, open space) shall still be met;
  - d) Stormwater requirements shall still be met;
  - e) Riparian/RPA/floodplain buffers shall still be met; and
  - f) The buffer widths abutting residentially zoned or planned lot lines shall not be modified, except as otherwise provided in Section 800 of the Design and Construction Standards Manual.
3. For non-residential lots of three acres or less, minor encroachments including stormwater facilities, retaining walls and utility or other easements (that allow planting) may be allowed within the buffer upon approval by the Director of Planning and Public Works Director. The following standards shall apply:
  - a) Equivalent or better buffering is provided overall onsite;
  - b) Comparable or better performance standards are maintained;
  - c) Additional planted open space is provided onsite at a 1:1 ratio;
  - d) Environmental requirements (ex. tree cover, open space) shall still be met;
  - e) Stormwater requirements shall still be met;
  - f) Riparian/RPA/floodplain buffers shall still be met; and
  - g) The buffer widths abutting residentially zoned or planned lot lines shall not be modified, except as otherwise provided in Section 800 of the Design and Construction Standards Manual.