



PLANNING COMMISSION RESOLUTION

MOTION: **February 7, 2024**

SECOND: **Regular Meeting**

RE: **ZONING MAP AMENDMENT #DPA2024-00008, HOMELESS NAVIGATION CENTER - EAST** **RES. No. 24-xxx**

ACTION: **RECOMMEND APPROVAL OF #DPA2024-00008; ZONING MAP AMENDMENT - HOMELESS NAVIGATION CENTER - EAST TO THE BOARD OF COUNTY SUPERVISORS**

WHEREAS, the PWC Board of County Supervisors initiated Zoning Map Amendment #DPA2024-00008 at their November 28, 2023 meeting with Res. No. 23-584; and

WHEREAS, the ultimate goal is to replace an existing one-story brick former shelter with a new Homeless Navigation Center - East (HNCE), which will provide overnight, temporary, emergency sheltering and wrap-around services for adults experiencing homelessness. A Drop-In Center is also part of the program; and

WHEREAS, the site is identified on County maps as GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383, 8291-64-9860 and 8291-74-0443; and

WHEREAS, the site is designated PL, Public Land, in the Comprehensive Plan and is located in the Potomac Mills Activity Center; and

WHEREAS, the site is concurrently proceeding through Public Facility Review #PFR2024-00002 process for the replacement of the existing one-story former shelter with a new Homeless Navigation Center - East (HNCE); and

WHEREAS, this request is to classify the parcels identified as GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383 and 8291-64-9860 as B-1, General Business District from A-1, Agricultural. The parcel identified by GPIN 8291-74-0443 is currently designated B-1, General Business District and would remain so. This action brings the entire site under the B-1 classification, simplifying implementing both the Homeless Shelter and the Omni-Ride uses.; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on February 7, 2024; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Zoning Map Amendment #DPA2024-00008, Homeless Navigation Center - East to the Prince William County Board of County Supervisors.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

Abstain from Vote:

ATTACHMENT:

Attest:

Oly Pena

Clerk to the Planning Commission



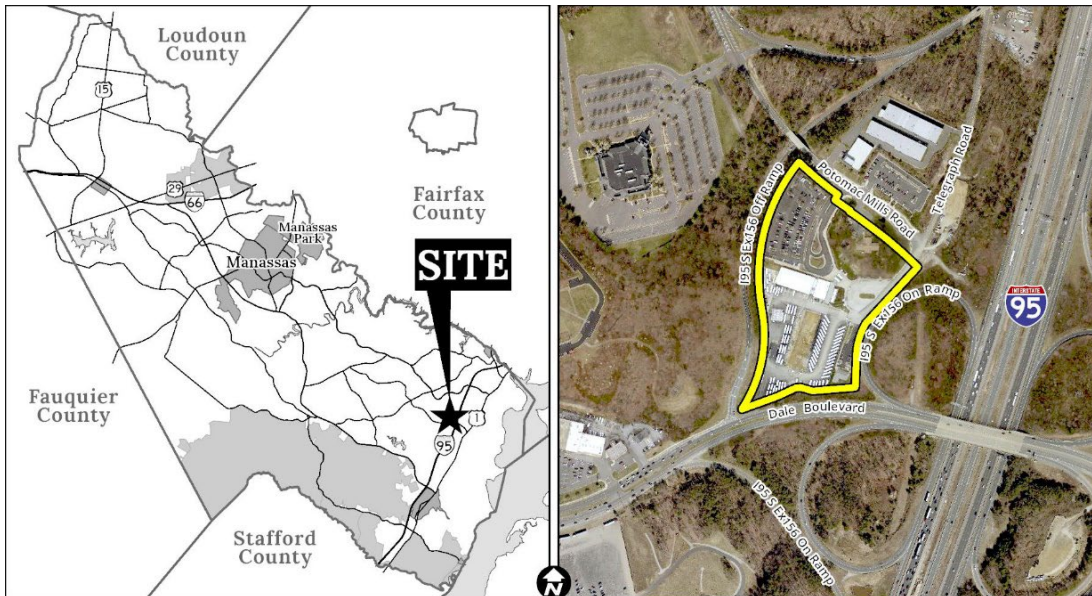
STAFF REPORT

PC Meeting Date:	February 7, 2024
Agenda Title:	DPA2024-00008; Zoning Map Amendment – Homeless Navigation Center - East
District Impact:	Neabsco Magisterial District
Requested Action:	Zoning Map Amendment # DPA2024-00008; Homeless Navigation Center - East
Department:	Planning Office
Staff Lead:	Mark McCaskill AICP, Principal Planner

EXECUTIVE SUMMARY

This is a request to amend the Zoning Map to classify the parcels identified as GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383 and 8291-64-9860 as B-1, General Business District. The parcel identified by GPIN 8291-74-0443 is currently designated B-1, General Business District and would remain so. These 5 parcels are owned by the County and are also included in a companion Public Facilities Review (PFR) application for the Homeless Navigation Center – EAST (PFR2024-00002).

Staff recommends the Planning Commission recommend Zoning Map Amendment DPA2024-00008 to the Board of County Supervisors.



BACKGROUND

- A. Zoning Map Amendment – Under Section 32-700.10 of the Prince William County – Code of Ordinances amendments to the zoning map initiated by resolution by the Board of County Supervisors shall be prepared with the requirements of Sec. 32-700.10 (2)(a – g). The Zoning Map Amendment #DPA2024-00008 was initiated by the Board of County Supervisors on November 28, 2023.
- B. Request – This is a request to amend the Zoning Map to classify the parcels identified as GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383 and 8291-64-9860 as B-1, General Business District from A-1, Agricultural. The parcel identified by GPIN 8291-74-0443 is currently designated B-1, General Business District and would remain so. Reclassifying the zoning to B-1 brings all of the parcels and uses, including the Omni-Ride uses, under the B-1 classification, thus simplifying implementing both the Homeless Shelter and the Omni-Ride uses.
- C. Background – Each of these parcels is owned by the County. The north portion of these five parcels, fronting Potomac Mills Road, is the existing homeless shelter and associated parking, which will be demolished, and a new shelter constructed in its place. The west and south portions of these five parcels contain the location of the OmniRide bus storage yard, maintenance building, and employee parking. In the southeast portion is the County owned building and its associated parking, which is currently occupied and operated by Social Services, and will remain. Eventually, these five parcels will be consolidated.
- The initiating resolution, Res. No. 23-584, approved by the Board of County Supervisors on November 28, 2023 states:
- NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Prince William Board of County Supervisors hereby authorizes the County Executive to sign the Consolidation Plat and Deed on behalf of the Prince William Board of County Supervisors.
- D. Concurrent Public Facilities Review – The 5 parcels identified by GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383, 8291-64-9860 and 8291-74-0443 are the subject of the Public Facilities Review Application – PFR2024-00002. The goal is to bring both PFR2024-00002 and DPA2024-00008 to the Prince William County Planning Commission for consideration on February 7, 2024.
- E. Site Location - The proposed Zoning Map Amendment is located in the Neabsco Magisterial District. The Vicinity Map (see attachment) shows the general location of the amendment request.
- F. Existing Zoning and Land Use – The parcels identified by GPINs 8291-65-9134, 8291-65-7904 and 8291-64-9383 are currently zoned A-1, Agricultural Zoning District. The parcel identified as GPIN 8291-64-9860 is split between the A-1, Agricultural Zoning

District and the B-1, General Business District. The parcel identified by GPIN 8291-74-0443 is currently zoned B-1, General Business District. The long range land use designation for all five parcels is Public Land (PL).

G. Comprehensive Plan Consistency Analysis - Action Strategy H3.3, page 11 Housing Chapter, adopted December 13, 2022, states, in part: Prevent and reduce homelessness housing insecurity by:

- Considering the establishment of homeless navigation centers in eastern and western Prince William County....

Action Strategy H6.5, page 18 Housing Chapter, adopted December 13, 2022, states: "Open homeless navigation centers in eastern and western Prince William County to increase the County's ability to respond to emergent needs of people experiencing homelessness.

The long range land use designation for this site is Public Land (PL). The definition of Public Land is included on Page 198 of the Land Use Chapter, adopted December 13, 2022 and reads as follows: "The purpose of identifying public lands in the Comprehensive Plan is to provide an indication of existing and planned public facilities, institutions, or other government installations such as, but not limited to, detention/correctional facilities, government centers, judicial centers, and related facilities. The appropriate Comprehensive Plan chapters (Telecommunications, Potable Water, Sanitary Sewer, Transportation, Fire and Rescue, Libraries, Police, or Schools) should be consulted for a more complete presentation regarding these public facilities."

Therefore, a homeless navigation center in the eastern part of PWC is consistent with the adopted Comprehensive Plan. Furthermore, this site already contains an existing one-story former shelter that will be demolished and replaced with a new structure.

H. Strategic Plan – On January 20, 2021, the Prince William Board of County Supervisors adopted the 2021-2024 Strategic Plan. Objective HW2: B states "Open homeless navigation centers in eastern and western PWC." and a Key Performance Indicator (KPI) #2 states: "Establishment of a homeless navigation center in eastern PWC."

STAFF RECOMMENDATION

A. Staff Recommendation- Staff recommends that the Planning Commission recommend approval of #DPA2024-00008; Zoning Map Amendment – Homeless Navigation Center – East to the Board of County Supervisors.

Legal Issues

Other legal issues are appropriately addressed by the County Attorney's Office.

Timing

There is no time requirement to take action on a Zoning Map Amendment. However, it is the goal of staff to present both a Zoning Map Amendment and a Public Facilities Review at the same Planning Commission meeting on February 7, 2024.

STAFF CONTACT INFORMATION

Mark McCaskill, AICP | (703) 792-6856
mmccaskill@pwcgov.org

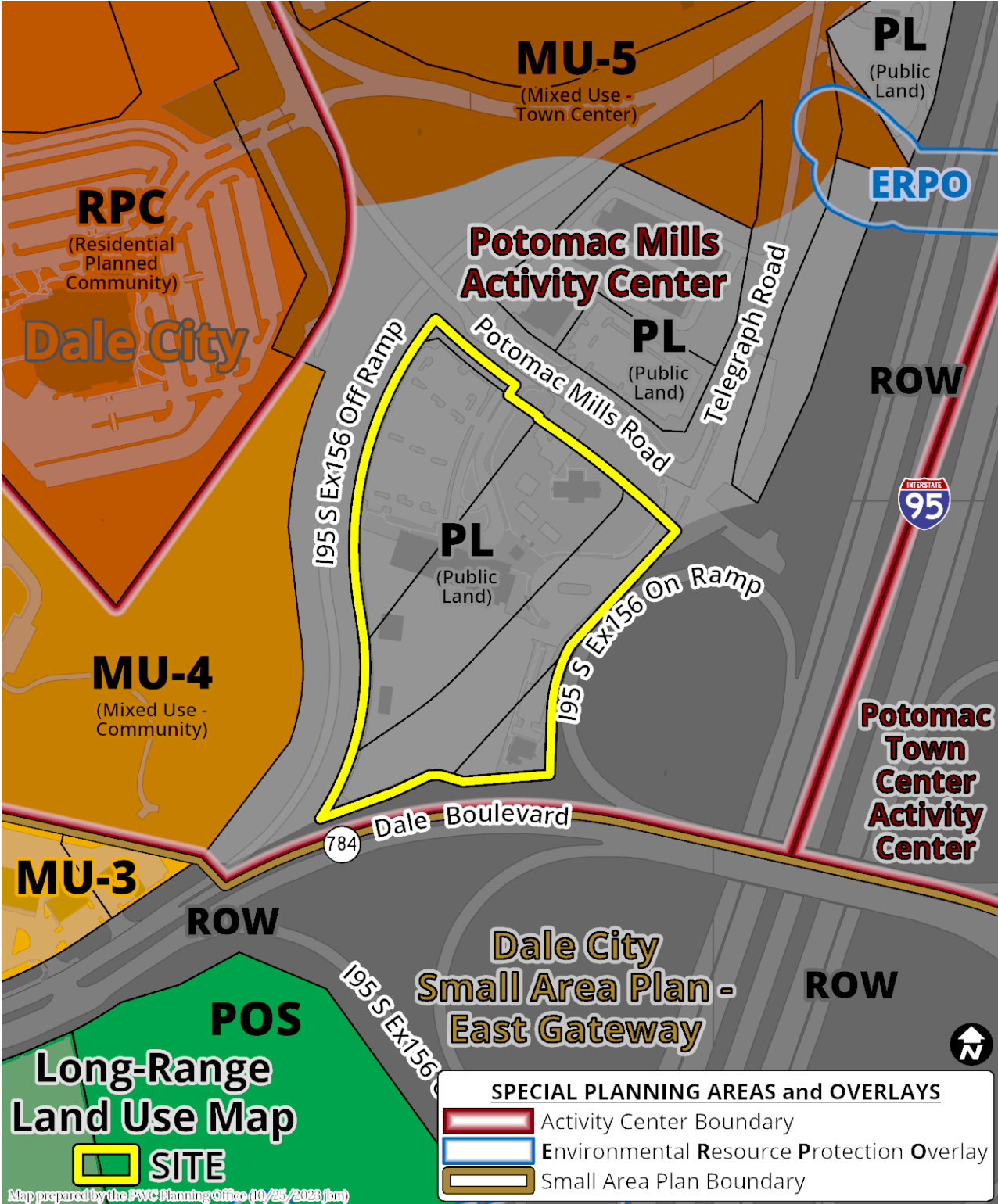
ATTACHMENTS

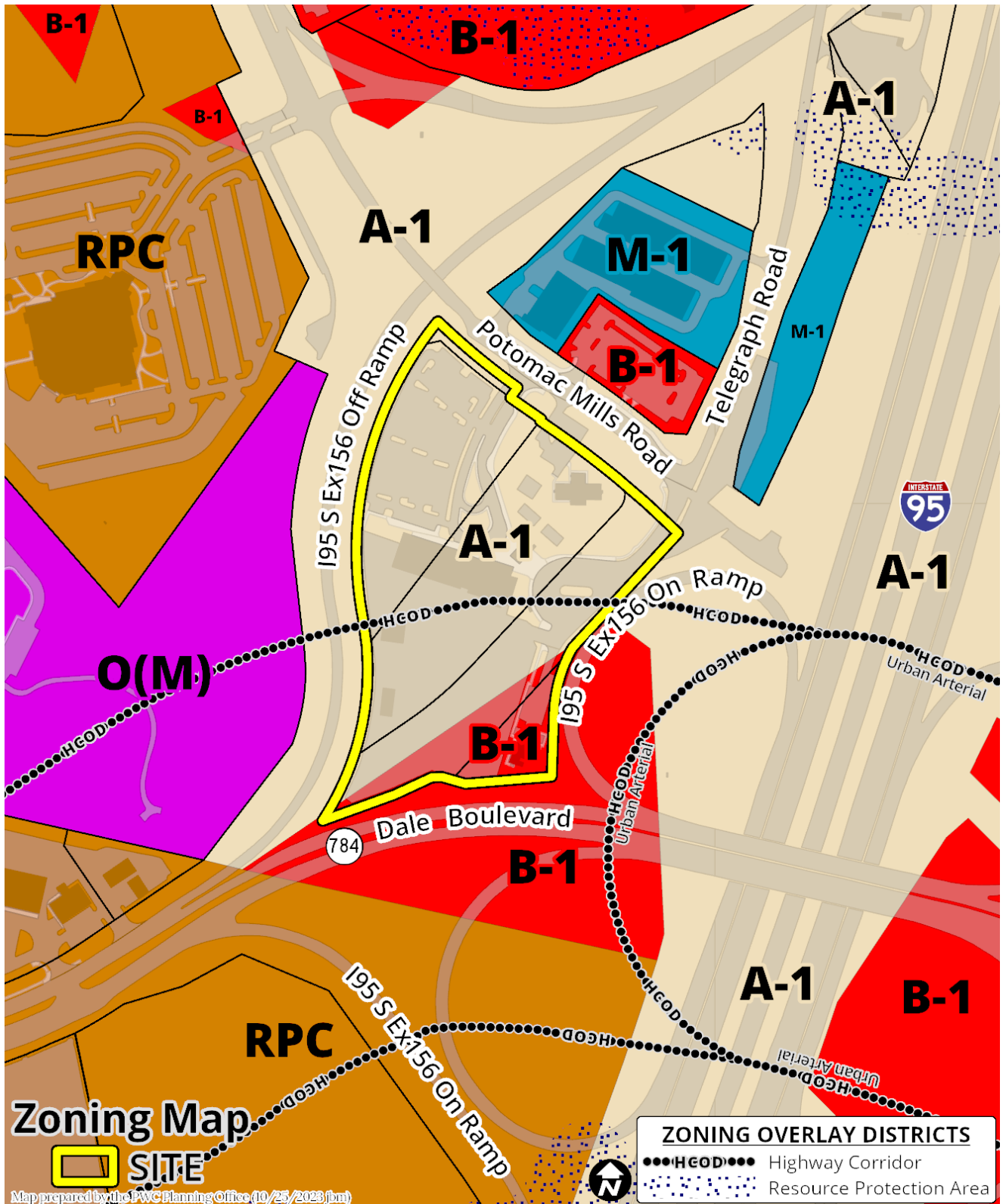
Vicinity & Aerial Maps
Long-Range Land Use & Zoning Maps
PWC Board of County Supervisors Initiation Resolution – Res. No. 23-584

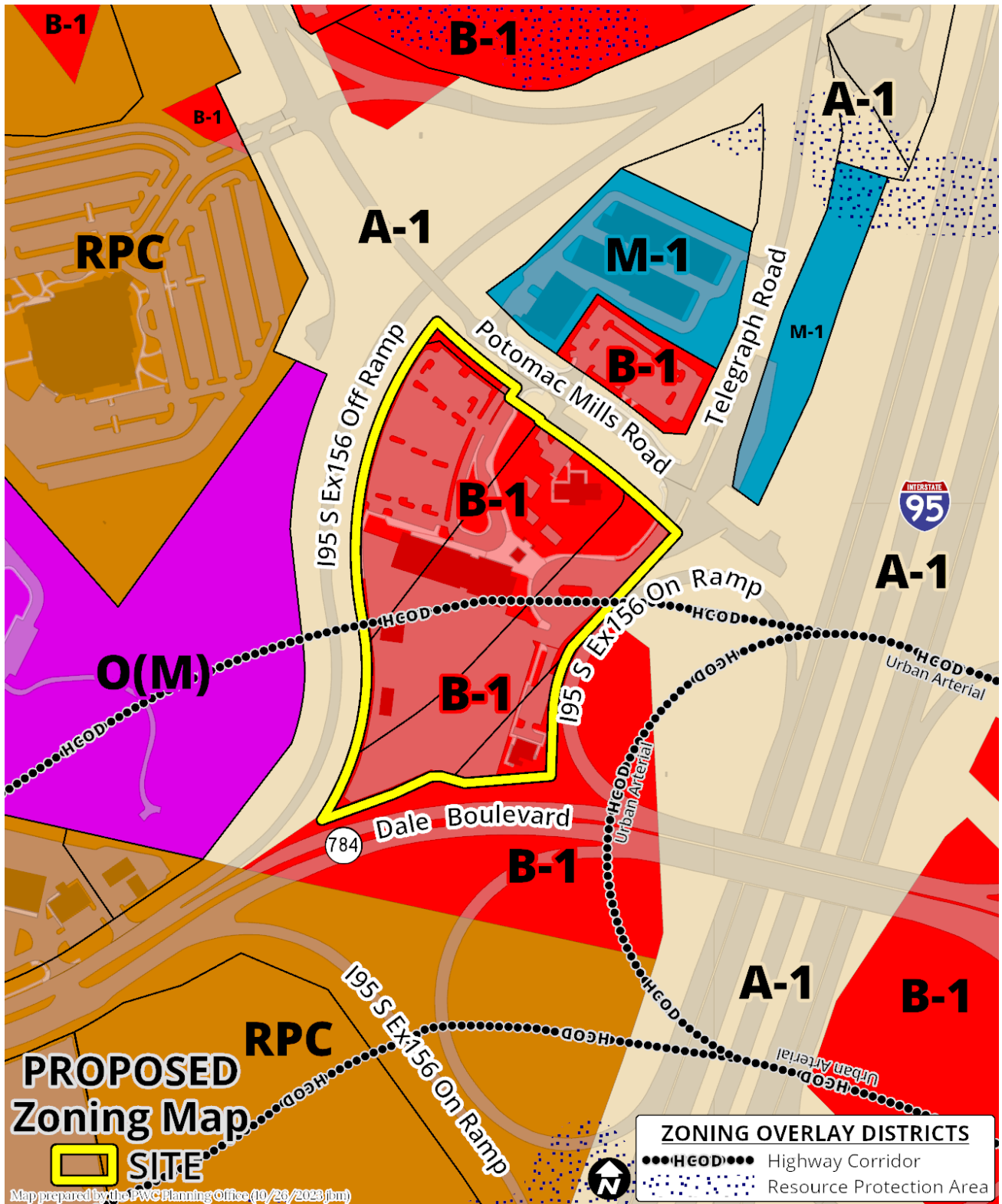


 **SITE**
Homeless Navigation Center East
PFR 2024-00002

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.







PWC Board of County Supervisors – Res. No. 23-584

MOTION: ANGRY November 28, 2023
SECOND: BAILEY Regular Meeting
Res. No. 23-584
RE: INITIATE ZONING MAP AMENDMENT # DPA2024-000XX; HOMELESS
NAVIGATION CENTER - EAST - NEABSCO MAGISTERIAL DISTRICT
ACTION: APPROVED

WHEREAS, the Prince William Board of County Supervisors (Board) is authorized to initiate, by resolution, an amendment(s) to the Zoning Map; and

WHEREAS, this initiation of the Zoning Amendment is to classify under Section 32-700.10 of the Prince William County – Code of Ordinances amendments to the zoning map initiated by resolution by the Board shall be prepared with the requirements of Sec. 32-700.10 (2) (a - g); and

WHEREAS, this is a Zoning Map Amendment to classify the parcels identified as GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383, and 8291-64-9860 as B-1, General Business District; and

WHEREAS, the initiation of this Zoning Map Amendment allows for a more detailed analysis of the Zoning Map Amendment and its potential impacts on Prince William County; and

WHEREAS, County staff recommends that the Board initiate this Zoning Map Amendment; and

WHEREAS, the proposed Zoning Map Amendment provides an opportunity to further the objectives of the Comprehensive Plan and may further the Comprehensive Plan goal to provide a pattern of land use Countywide that encourages fiscally sound development and achieves a high-quality living environment; and

WHEREAS, the Board finds that initiation of this Zoning Map Amendment guides and accomplishes a coordinated, adjusted, and harmonious development of the territory, which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants; and

WHEREAS, the Board finds that the public necessity, convenience, general welfare, and good zoning practice require initiation of this Zoning Map Amendment;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates an amendment to the Zoning Map to classify the parcels identified as GPINs 8291-65-9134, 8291-65-7904, 8291-64-9383, and 8291-64-9860 as B-1, General Business District.

PWC Board of County Supervisors – Res. No. 23-584

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NOW, THEREFORE, BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the County Executive to sign the Consolidation Plat and Deed on behalf of the Prince William Board of County Supervisors.

Votes:

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

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

Acting Planning Director

ATTEST: _____

Andrea P. Madden

Clerk to the Board