Town Council
Regular Meeting
Agenda Item 5.d.

Agenda Item: **Resolution 25-G-19 to initiate consideration of a Zoning Ordinance Text Amendment ZOTA #25-03 to amend Chapter 78 (ZONING) to update specific standards in the Warehousing use category and allow certain Warehousing uses as a special exception**

Meeting Date: February 25, 2025

Category: Consent

Prepared by: David Stromberg, Zoning Administrator

Description:
This is one of a series of zoning ordinance text amendments to implement the recommendations of the Transit Related Growth Small Area Plan. This zoning ordinance text amendment will update the specific use provisions in the Warehousing use category and modify permitted principal and allowed uses in the zoning ordinance to be consistent with the Comprehensive Plan, consistent across zoning districts, and consistent with surrounding localities. Specific updates include adding a maximum gross floor area for electronic warehousing and adding special exception review for electronic warehousing in the O&LI, Office and Light Industrial district, as is the existing requirement for electronic warehousing in the CS, Commercial Services district.

Background:
The use type of electronic warehousing was established during the rewrite of the zoning ordinance effective July 1, 2007 (ZOTA #06-03). The current use standards no longer align with the Transit Related Growth Small Area Plan, adopted April 23, 2024 (CPA #23-01).

Timing Impact:
With the approval of this initiating resolution, staff is able to bring the item to the Planning Commission's March meetings for discussion and action.

Strategic Focus Area:



Environmental and Economic Sustainability

Fiscal Impact:
The TRG fiscal impact analysis estimates an increase in assessed value from $215 million to $1.77 billion at full plan build-out (FY 2023 dollars).

Legal Impact:
Town Code Sec. 78-155.2(c), consistent with Section 15.2-2286(A)(7) of the Code of Virginia, requires the Town Council to pass an initiating resolution before staff can bring a proposed zoning ordinance amendment to a public hearing. Passing the resolution will allow staff to bring the draft language to a public hearing of the Planning Commission.

Staff Recommendation/Next Steps:
Pass the initiating resolution.

Attachments:
1. Resolution (Proposed)