



# The Alliance

Development Services Newsletter For Industry Professionals

Volume 2 , Issue 2 , July 2011

Prince William County Virginia

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## FY 2012 Prince William Department of Transportation Projects

The Department of Transportation is very excited that the Board of County Supervisors approved its FY2012 Budget, which included the funding for the remaining unfunded 2006 Road Bond projects. These projects include;

- Route 1 (north) widening from Neabsco Creek Rd. to Featherstone Rd.
- Prince William Parkway widening from Minnieville Rd. to Old Bridge Rd.
- Rollins Ford Rd. construction and widening from Vint Hill Rd. to Linton Hall Rd.
- Minnieville Rd. widening from Route 234 (Dumfries Rd.) to Spriggs Rd.

The Department of Transportation will be constructing and in some instances completing the following projects through the summer construction season:

- Route 1 (South) widening from Joplin Rd. to Bradys Hill Rd.
- Prince William Parkway widening from Old Bridge Rd. to Hoadly Rd.
- University Blvd. construction and widening from Route 234 Bypass to Sudley Manor Dr., including the widening of Hornbaker Rd. (Design/Build contract)
- Dale Blvd. and Benita Fitzgerald Dr. intersection improvements
- Dale Blvd. sidewalk projects
- Old Bridge Rd. and Springwoods Dr. intersection improvements



Besides the Route 1 (south) widening (completion anticipated for Summer 2012) and the University Blvd. project (completion anticipated in 2013) all projects listed will be completed this summer. Please be careful in the areas of these projects as construction crews will be working hard to get the projects complete on time.

The Department of Transportation also has some projects that are currently under design and will soon come into construction. These projects include:

- Route 28 widening project from Linton Hall Rd. to Fitzwater Dr., including the relocation of Vint Hill Rd.
- Purcell Rd. and Route 234 Intersection improvements (dual lefts)
- Route 1/Fuller and Fuller Heights Rd. intersection improvements
- Telegraph Rd. Commuter Parking Lot

The Route 1 (north) and Prince William Parkway projects mentioned above are also under design. If you would like any additional information on any of the projects listed above or any other part of our transportation program, contact the **Department of Transportation** at 703-792-6825.

**Links to Agencies:**  
Place cursor over link  
Press CTRL key and click to follow

**Department of Development Services:**  
[www.pwcgov.org/DDS](http://www.pwcgov.org/DDS)  
(703) 792-6930

**Planning Office:**  
[www.pwcgov.org/Planning](http://www.pwcgov.org/Planning)  
(703) 792-6830

**Zoning Office:**  
[www.pwcgov.org/Zoning](http://www.pwcgov.org/Zoning)  
(703) 792-8154

**Department of Public Works:**  
[www.pwcgov.org/PublicWorks](http://www.pwcgov.org/PublicWorks)  
(703) 792-6820

**Department of Transportation:**  
[www.pwcgov.org/Transportation](http://www.pwcgov.org/Transportation)  
(703) 792-6825

**Department of Fire & Rescue**  
Fire Code Compliance and Permits  
<http://www.pwcgov.org/EMOPlanReview>  
(703) 792-6360

**Department of Information Technology**  
Geographic Information Systems Office  
[www.pwcgov.org/GIS](http://www.pwcgov.org/GIS)  
(703) 792-6840

## New Fee Schedules Available

The Building Development and Land Plan Review and Inspections fee schedules have been revised as approved by the Prince William Board of County Supervisors during FY12 budget adoption. Fee schedule revisions are effective July 1, 2011. New fee schedules are available at:

- The Development Services Building, 5 County Complex Ct., Prince William VA 22192
- Online at [www.pwcgov.org/DDSfees](http://www.pwcgov.org/DDSfees)
- Via email to [DDS@pwcgov.org](mailto:DDS@pwcgov.org)

*For more information, please contact the Department of Development Services at (703)792-6930*

## New Stormwater Management Regulations on the Horizon

At a May 24th hearing, the Virginia Soil and Water Conservation Board approved Virginia's proposed stormwater management regulations, bringing them one step closer to adoption. The stormwater management regulations were approved after the U.S. Environmental Protection Agency accepted the Virginia Total Maximum Daily Load (TMDL) Watershed Implementation Plan for the Chesapeake Bay.

These regulations contain many significant changes for builders and developers. The actual regulations will be published this October by the Soil and Water Board, along with guidance for local governments. Local governments, such as Prince William County, will then have 18 months to formally adopt the regulations.

**Public Works** staff will be providing updates to NVBIA and NAIOP in the coming months and will share additional information with the general public as it becomes available.

If you have any questions, please contact **Marc Aveni** at 703-792-7070 or [maveni@pwcgov.org](mailto:maveni@pwcgov.org).



*There is additional information about  
Stormwater Management at the  
Virginia Department of  
Conservation and Recreation Website :*

<http://www.dcr.virginia.gov/>

## Zoning Text Amendments

Over the past several months, the **Planning Office** has worked with the development community to draft amendments to the County's zoning ordinance in response to business needs and changing market conditions. On July 19<sup>th</sup>, the BOCS adopted four text amendments to the Zoning Ordinance. These amendments are briefly described below.

- **ZTA 2011-00390** establishes a new use (Craftsman/Artisan Shops) in the Redevelopment Overlay District by special use permit. The intent is to permit small (preferably start-up) businesses to be able to both manufacture/fabricate and sell their products on the premises.
- **ZTA 2011-00393** permits motor vehicle service (limited) (tire repair, window tinting, etc., but not oil changes, motor repair, etc.) by right in the M-2 district.
- **ZTA 2011- 00394** eliminates a required 25 ft. travelway and parking setback between properties in the Technology Overlay District (Innovation). This will make it easier to develop individual parcels.
- **ZTA 2011-00413** permits mortuaries and crematoriums accessory to a cemetery which is a minimum size of twenty acres and which is operated as a commercial enterprise or associated with a religious institution (by special use permit in the A-1 Agricultural district).

For further information visit the [Zoning Permit Review & Approval Web Page](#) or call (703) 792-6830.

### *The Alliance*

Prince William County Development Services Building, 5 County Complex Court, Suite 120, Prince William, Virginia 22192

Phone: (703) 792-6930 Fax: (703) 792-5285 E-mail: [DDS@pwcgov.org](mailto:DDS@pwcgov.org) Attention: Newsletter Editor

*Your input is welcome!*

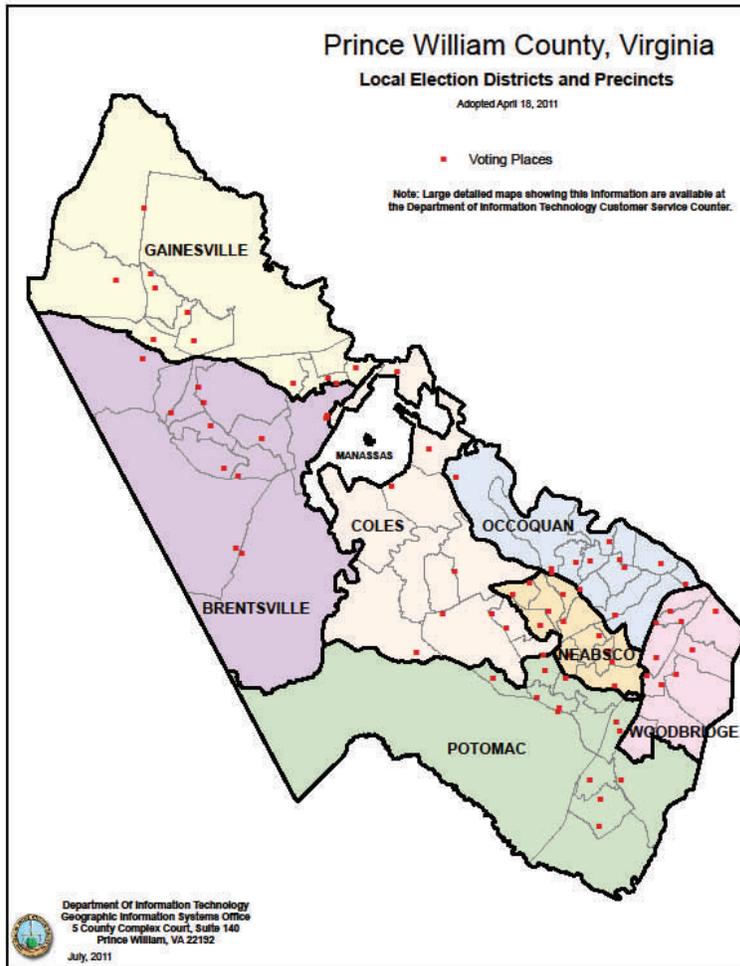
Ricardo Canizales  
Kim Hylander  
David McGettigan  
Angie Mills  
Deb Oliver  
George Payne

## Redistricting Information

Every 10 years, the County must reexamine its magisterial districts in order to ensure that the districts are evenly distributed, based on the U.S. Census results. Prince William County has experienced tremendous growth in the last 10 years, which required changes to the magisterial districts in the County. Changes to magisterial districts are based on analysis of the population data from the 2010 U.S. Census.

The new Magisterial Districts were adopted by the Board at its Special Meeting on April 18, 2011 (view April 18, 2011 [News Release](#) at the Press Room on the website [pwcgov.org](http://pwcgov.org)) and approved by the Department of Justice (view the June 13, 2011 [News Release](#).)

View the district maps below, or enter your address and view your new voting information on the new "My Voting Info" application at [pwcgov.org/votinginfo](http://pwcgov.org/votinginfo).



### County Wide District Map

Prince William County submitted its redistricting plan to the United States Department of Justice for preclearance under Section 5 of the Voting Rights Act. A copy of the submission is available here: [Redistricting Plan Submission](#). Data in the submission that is on CD will be made available upon request by calling the **Geographic Information Systems Office** at (703) 792-6840 or by emailing [hwalla@pwcgov.org](mailto:hwalla@pwcgov.org).

### Upcoming Events

#### Planning Commission

##### Public Hearings

McCoart Administration Building  
Board Chambers

- Sept. 21 7:00pm
- Oct. 19 7:00pm
- Nov. 16 7:00pm

*For more information*

Contact Ms. Deborah Bruckman

[dbruckman@pwcgov.org](mailto:dbruckman@pwcgov.org)

#### Site Plan Improvement

##### Committee Meeting

Development Services Building  
Conference Room 107 A&B

- Sept. 15 1:30pm

*For more information*

Contact Oscar Guzman

[oguzman@pwcgov.org](mailto:oguzman@pwcgov.org)

#### Builder Developer Advisory Group

McCoart Administration Building  
Board Chambers

- Sept. 14 2:00pm

*For more information*

Contact Oscar Guzman

[oguzman@pwcgov.org](mailto:oguzman@pwcgov.org)

#### Commercial Development Committee Quarterly Meeting

Development Services Building  
Conference Room 107 A&B

- Aug. 3 2:00pm

*For more information*

Contact Wade Hugh

[whugh@pwcgov.org](mailto:whugh@pwcgov.org)

### Individual District Maps

- [Brentsville](#)
- [Coles](#)
- [Gainesville](#)
- [Neabsco](#)
- [Occoquan](#)
- [Potomac](#) (formerly Dumfries)
- [Woodbridge](#)

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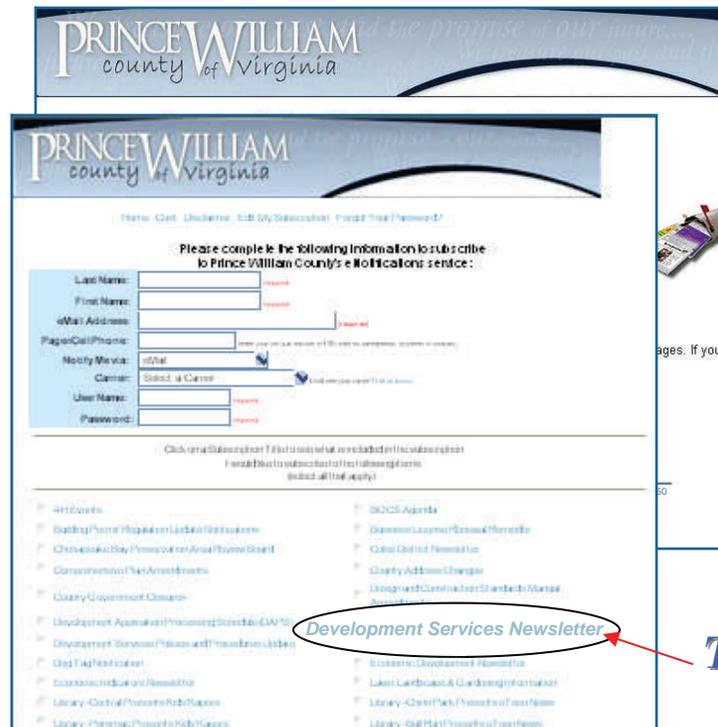


Go to [PWCGOV.ORG](http://PWCGOV.ORG) and "click" *eServices* then [eNotifications](#)

Prince William County Development Agencies are pleased to present "The Alliance," our newsletter for industry professionals. We chose to brand the newsletter "The Alliance" to signify the collaboration with our industry partners in the development process. The Alliance is a collaborative effort among the Departments of Development Services, Public Works, Fire and Rescue, Transportation, the Department of Information Technology, and the Planning Office. The Alliance is published on a quarterly basis to highlight performance data and process improvements to the development community.

Through the Prince William County eNotifications Service, anyone who has an e-mail account can elect to receive The Alliance automatically each quarter. To subscribe to The Alliance and other publications follow the simple instructions on the *eNotifications* web page and select the *Development Services Newsletter*.

There are over 50 publications you can receive automatically. Prince William County will continue to add new categories of information and notifications. Check back regularly to see if there are any new informational categories to which you wish to subscribe.



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