



# The Alliance

Development Services Newsletter For Industry Professionals

Volume 5, Issue 1 Winter 2014

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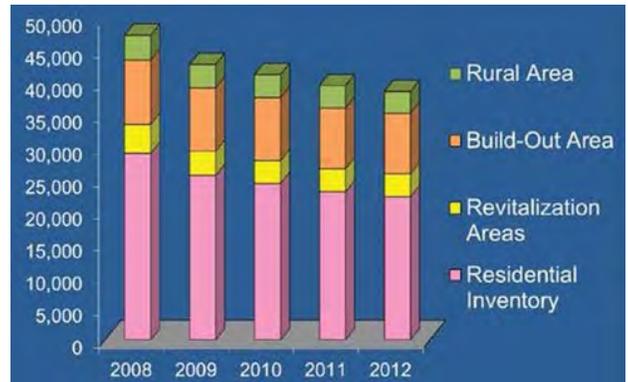
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Web Links to Agencies:*

- 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)  
703-792-7615
- Zoning Office**  
[www.pwcgov.org/Zoning](http://www.pwcgov.org/Zoning)  
703-792-6830
- 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](http://www.pwcgov.org/EMOPlanReview)  
703-792-6860
- Department of  
Information Technology**  
*Geographic Information Systems Office*  
[www.pwcgov.org/GIS](http://www.pwcgov.org/GIS)  
703-792-6840

## 2012 Build-Out Analysis

The annual Prince William County Build-Out Analysis was released in late November. The Build-Out Analysis provides a snapshot of the residential and nonresidential development pipeline and the capacity in the current Comprehensive Plan to accommodate future growth. Information is compiled from occupancy permits, rezonings, special use permits, and comprehensive plan amendments that have been issued or approved during that year. For purposes of the build-out analysis, the County is divided into six areas: developed areas, build-out areas, residential inventory, non-residential inventory,



**Residential Build-Out Capacity**

revitalization areas, and the rural area. To view the latest update of the Build-Out Analysis please follow the link provided, [PWC Build-Out Analysis](#), or call the Planning Office at 703-792-7615 to order a copy.

## Underground Utilities Committee Formed

The Department of Development Services and the Office of Planning established an Underground Utilities Committee in September 2013. The goal of the Committee was to propose recommendations to improve the County's requirements for placing utilities underground. The recommendations would be considered for implementation by County staff and the Development Ordinance Review Advisory Committee. The Committee was comprised of the following members:

<u>Name</u>	<u>Organization</u>
Nick Evers	County/Zoning Administrator
Oscar Guzman	County/Land Development Chief
Wade Hugh	County/Director of Development Services
Truett Young	Stanley Martin/NVBIA representative
Steve Aylor	Miller and Smith/NVBIA representative
Chuck Henegar	RDA/County Commercial Development Committee representative
Dale Nester	Dominion Virginia Power
Jarryd Coates	Dominion Virginia Power
Kanar Sarraj	Northern Virginia Electric Cooperative

The Committee met several times and gained an understanding of the current County requirements for placing utilities underground. This includes the County's interpretation of the regulations. The Committee also spent time discussing and understanding the Utility's perspective on undergrounding their utilities. The Committee developed a matrix identifying our neighboring jurisdictions (Fairfax, Loudoun and Stafford) and their specific requirements for placing utilities underground.

The Committee will present its analysis to the Development Ordinance Review Advisory Committee (DORAC) in March 2014 and the County Commercial Development Committee on April 16 at 2:30pm in the County Development Services Building Conference Room 107 A/B. For more information contact Oscar Guzman at [oguzman@pwcgov.org](mailto:oguzman@pwcgov.org).

## Planning Studies

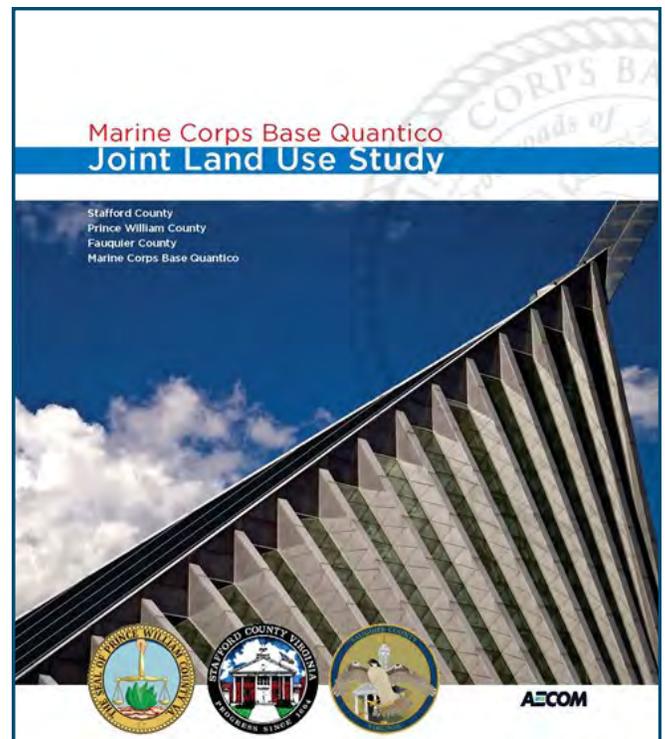
### Rural Preservation Study

The Planning Office is continuing to study the effectiveness of the current policies and appropriate planning tools to help in the preservation of open space in the rural areas of the County. Results from public input meetings and workshops generated by the community present preliminary ideas for the Study recommendations. The Planning Office began the Study in the summer of 2013 with a goal to determine whether the rural preservation policies are meeting the County's objectives. Visit the [Rural Preservation Study webpage](#) for more information.



### Joint Land Use Study

The Joint Land Use Study draft report is now available for public review. Prince William, Stafford, and Fauquier Counties along with Marine Corps Base (MCB) Quantico partnered to develop a Joint Land Use Study (JLUS) to examine land uses in and around MCB Quantico. Since last spring the JLUS Partners have analyzed adjacent land use, compatibility issues, and future growth patterns on and off the base. As a result of analyses and collaboration, a set of actions have been drafted to promote land use compatibility and strengthen coordination among MCB Quantico and the participating Counties. The Board of County Supervisors will see the study results and final recommendations in February. Visit the [Joint Land Use Study webpage](#) for more information.



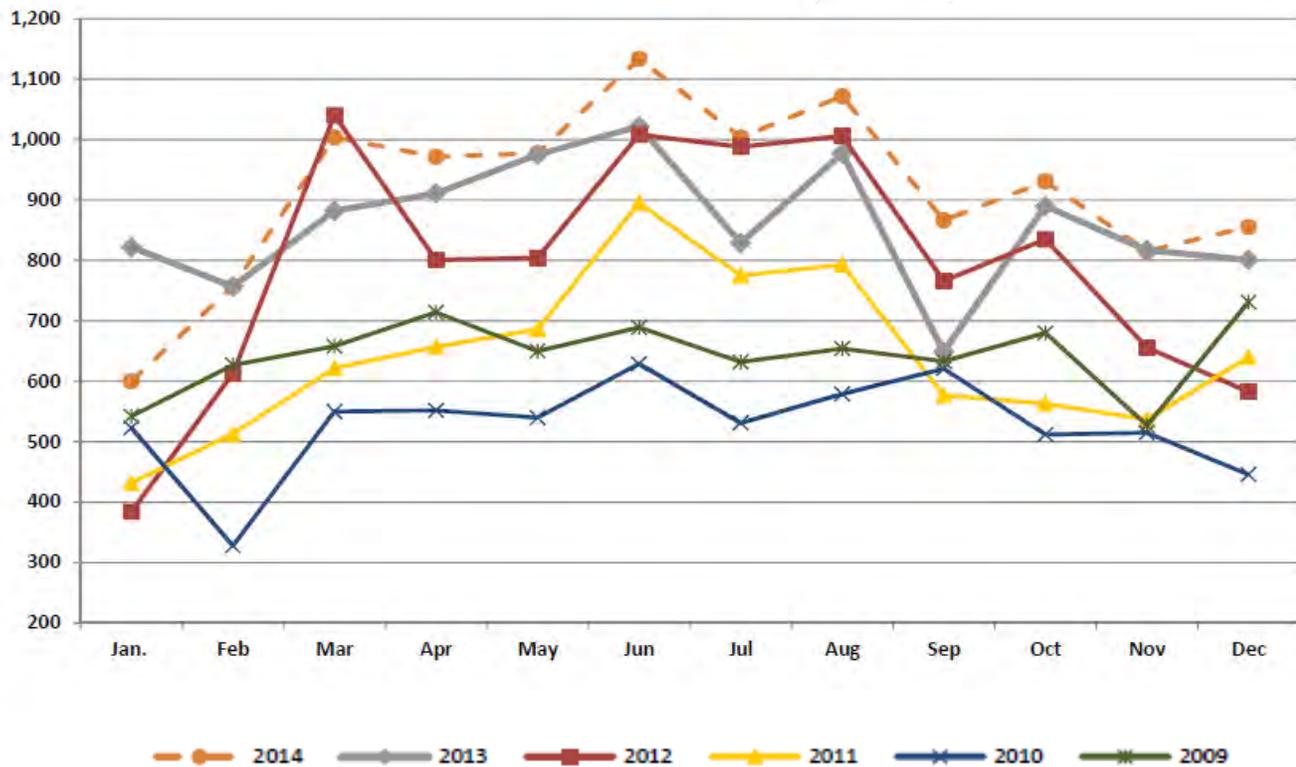
#### *The Alliance*

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Michelle Prieto  
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Jasmine Williamson  
George Payne

## Total Building Plan Submissions For Calendar Years 2009—2014 (Including SFD)



The chart reflects the number of building plan submissions received by the Department of Development Services (DDS) from January 2009 through January 2014. The dashed orange line represents our projected plan submission workload for the time period of February 2014 through December 2014. DDS is currently projecting to receive approximately 11,107 building plan submissions in 2014, which represents a 7.5% increase over calendar year 2013 (10,332). Please keep in mind the plan submission numbers are a workload indicator and do not necessarily translate into an increase in the number of new projects being submitted to the County.

DDS is monitoring the workload closely and will take the appropriate measures to address workload increases that exceed our ability to meet stated plan review times. DDS will continue to provide monthly updates on the workload and customer service efforts. For more information please contact the [Department of Development Services by email](#) or by telephone at 703-792-6930.

## Zoning Text Amendments Adopted

The Planning Office has processed a number of zoning text amendments (ZTAs) within the past year with many still under review. View recently adopted and pending ZTAs by following this link: [Zoning Text Amendments](#).

- **Waterfront Property Fences, ZTA #PLN2013-00094:** Amended Article III of the PWC Zoning Ordinance to update fence regulations for waterfront properties.
- **Family Day Homes, ZTA #PLN2013-00188:** Amended Article III of the PWC Zoning Ordinance to clarify existing language pertaining to child care facilities and family day care homes to incorporate legislative standards that allow for administrative approval of a family day care for more than five children.
- **Import Fill on Agricultural Properties, ZTA #PLN2012-00384:** Amended Article III of the PWC Zoning Ordinance to require a special use permit to import non-agricultural fill material exceeding a specified number of dump truck loads per day.
- **Portable Temporary Signs, ZTA #PLN2014-00054:** Amended Article II, Part 250 to permit portable temporary signs to be located off-site for nonprofit organizations to advertise fundraisers and events to the general public.

## Potomac Communities Design Guidelines

The Potomac Communities Design Guidelines are nearing completion and will be implemented on an advisory basis through Special Use Permit and Rezoning requests. The community helped to influence the guidelines through a combination of public meetings and open houses hosted by the County and the consultant Parsons Brinckerhoff. The guidelines result from compiled suggestions, likes, and dislikes in conjunction with development expertise to be applied in three opportunity areas on the U.S. Route 1 Corridor: North Woodbridge, “Mid-corridor” (the area between Woodbridge and Triangle), and Triangle. Components of the guidelines focus on capitalizing on the corridor’s existing assets, creating a sense of place, creating a walkable and welcoming pedestrian and cycling environment, creating active mixed-use spaces, and ensuring that communities are stable and resilient. The guidelines will be used by the Planning Office in negotiations with private industry to serve as the foundation for the design of future development along the U.S. 1 corridor. Visit the [Potomac Communities Design Guidelines webpage](#) for more information.



### Boards, Committees and Commissions

*(Click on the link to learn more)*

- ⇒ [Architectural Review Board](#)
- ⇒ [Agricultural and Forestal District Committee](#)
- ⇒ [Board of Zoning Appeals](#)
- ⇒ [DCSM Zoning Ordinance Committee](#)
- ⇒ [Historical Commission](#)
- ⇒ [Planning Commission](#)
- ⇒ [Trails and Blueways Council](#)

### ***Stay Informed!***

Sign up for [eNotifications](#) to receive announcements related to these and other groups automatically by email.

## Development Management System User Acceptance Testing is Underway

Over the course of the past year there has been significant progress made toward the Technology Improvement Program project to replace the current Development Management System (DMS) Tidemark with the new system EnerGov. The project is led by the Interagency Development Enterprise Analysis (IDEA) Team who continues to make progress towards the implementation of the new system. However, to ensure the best product and services for our customers and citizens, the IDEA Team has moved the go-live date to July 2014.

Back in August 2013, the IDEA Team and a designated group of Subject Matter Experts (SME) began the User Acceptance Testing Phase and will continue to test up until February 2014. During this phase of the project, the SMEs are evaluating hundreds of workflows, processes, and activities through rigorous and intensive testing to identify design and configuration issues prior to the go-live date. Other members of the project staff are working on finalizing system configuration, data conversion, standard and custom reports, and data integrity strategies.

*"There's a tremendous amount of work to do in a short period of time" says David McGettigan, IDEA Team member representing the Planning Office. "The team is fine-tuning the development review and inspection processes and the new proffer tracking module."*

EnerGov will be an enterprise application that is fully integrated with the County's Geographic Information System (GIS) and supports the development processes for permitting, plan review, inspections, code enforcement, case management, economic development, and other development activities. The new system will provide customers with 24/7 access to their project information, more online functionality, workflow efficiencies, and support for the project and partnership approach.

To stay up to date with this project, please sign up for [eNotifications](#) – see [www.pwcgov.org/DMS](http://www.pwcgov.org/DMS) for more details.



**All Prince William County offices will be closed:**

- ◆ **Monday May 26, 2014 in observance of Memorial Day**

## Upcoming Events

### Planning Commission

#### Work Session

**McCoart Administration Building  
Potomac Conference Room  
February 19, 2014 at 6 p.m.**

#### Public Hearing

**McCoart Administration Building  
Board Chambers  
February 19, 2014 at 7 p.m.**

*The agenda will be posted online on February 12, 2014.*

For directions to the meeting,  
Click Here

[James J. McCoart Administration Building.](#)

For more information  
Contact Teresa Taylor  
[ttaylor@pwcgov.org](mailto:ttaylor@pwcgov.org)

**Commercial Development  
Committee  
Quarterly Meeting  
Development Services Building  
Conference Room 202 A&B**

**April 16, 2014 at 2:30 p.m.**

*For more information,  
Contact Wade Hugh  
[whugh@pwcgov.org](mailto:whugh@pwcgov.org)*

**DCSM-Zoning Ordinance Advisory  
Committee  
Development Services Building  
Conference Room 107 A&B**

*For more information,  
Contact Oscar Guzman  
[oguzman@pwcgov.org](mailto:oguzman@pwcgov.org)*

**Builder Developer Advisory Group  
McCoart Administration Building  
(Board Chambers)**

*For more information,  
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