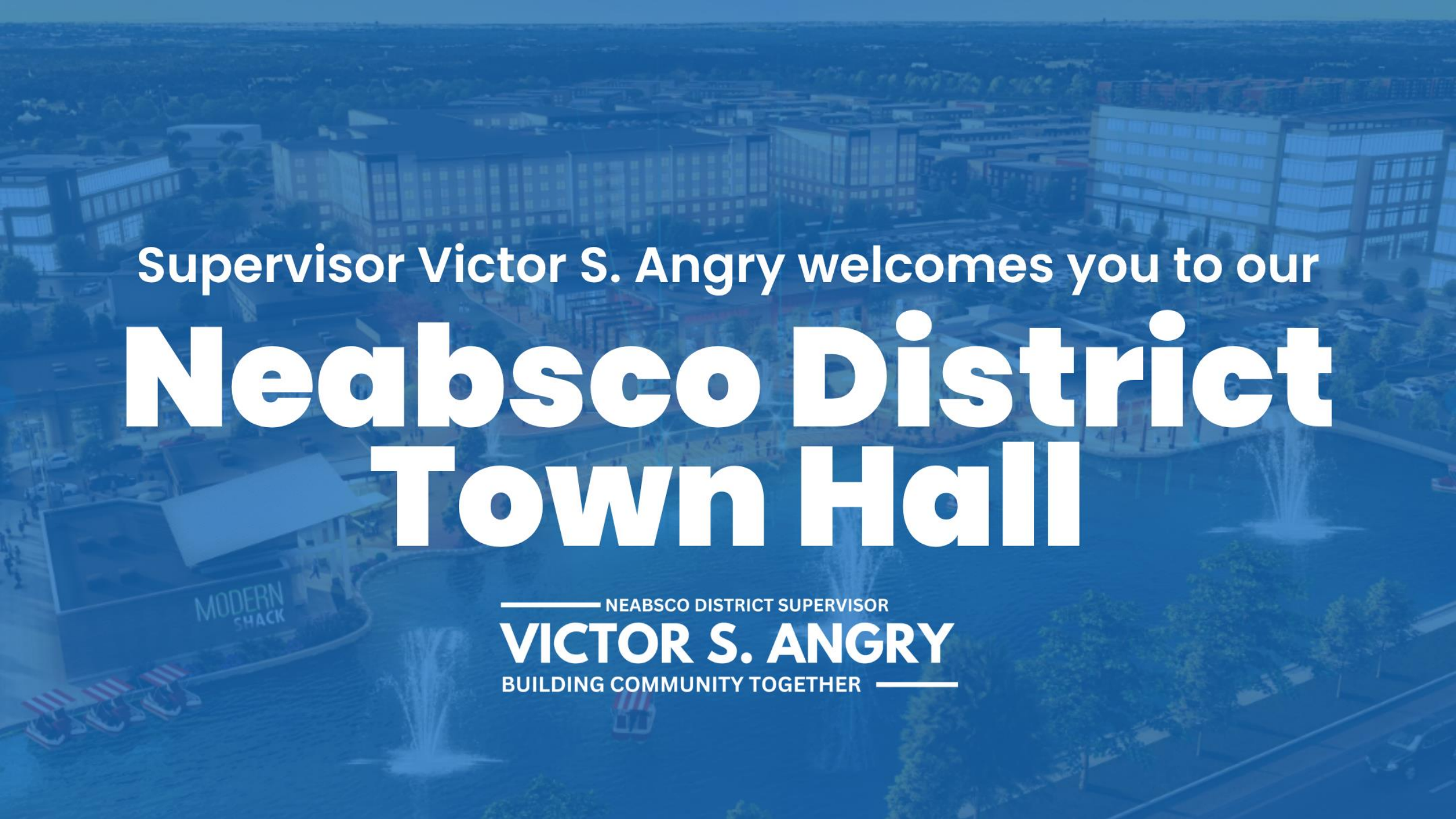
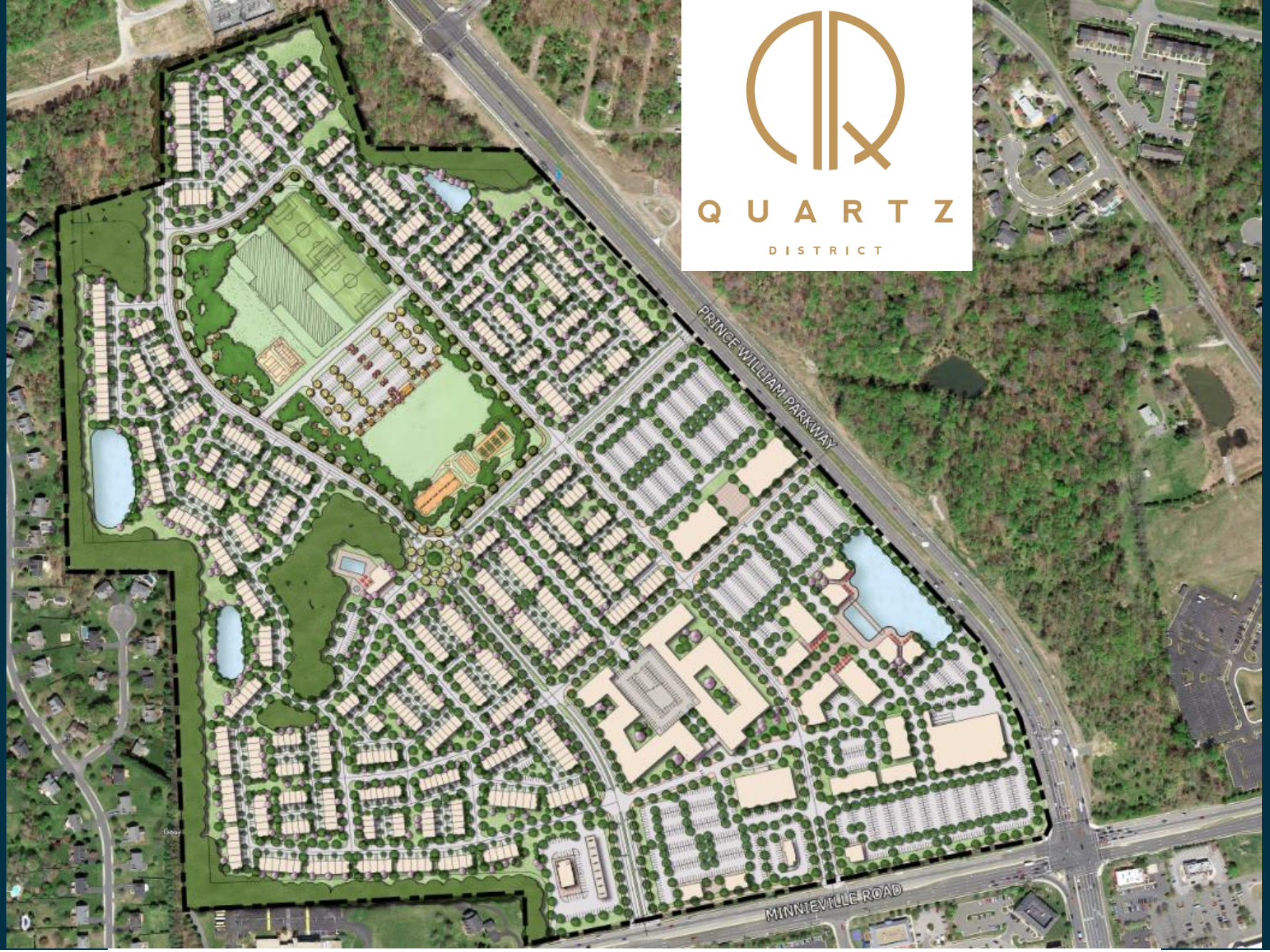
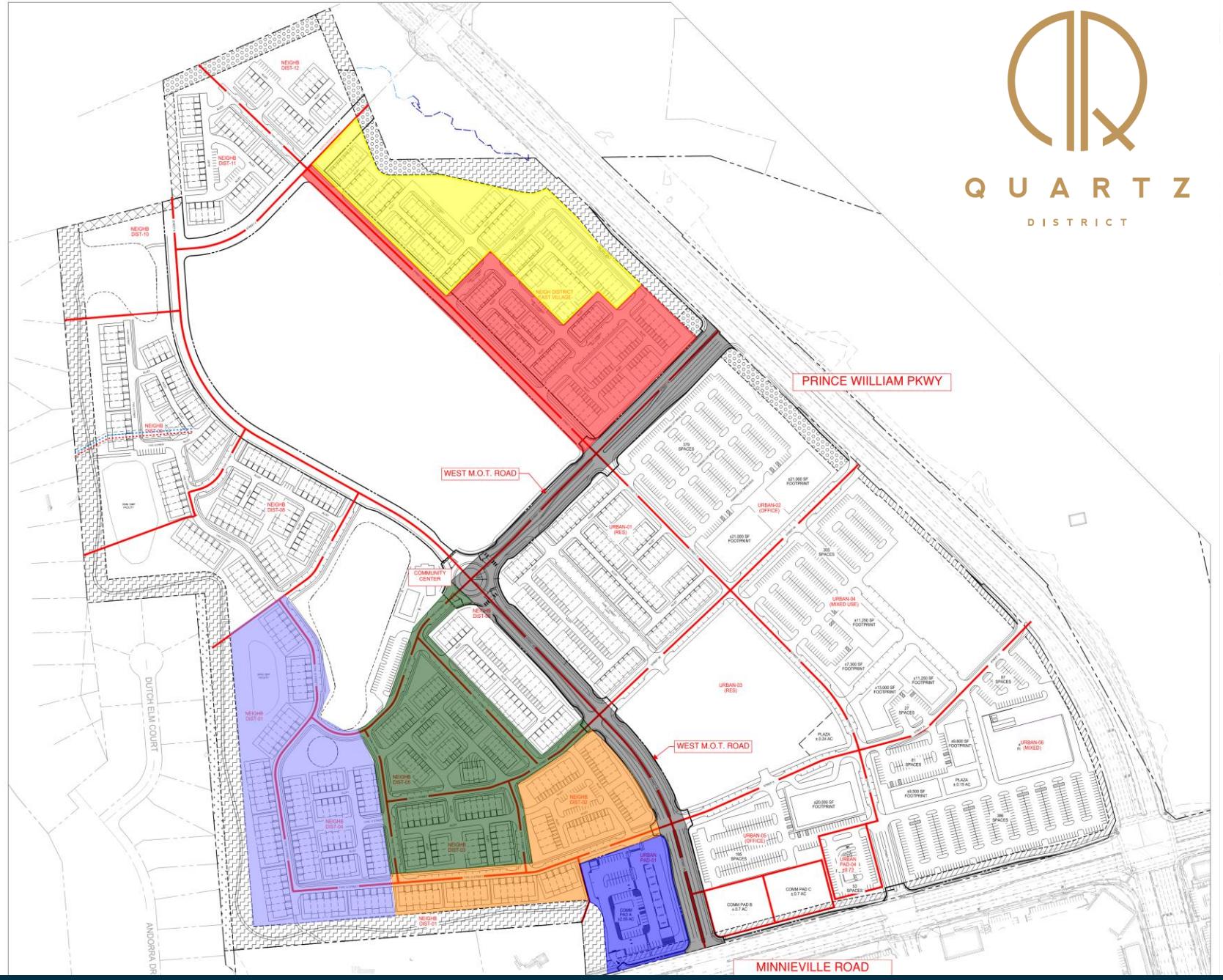
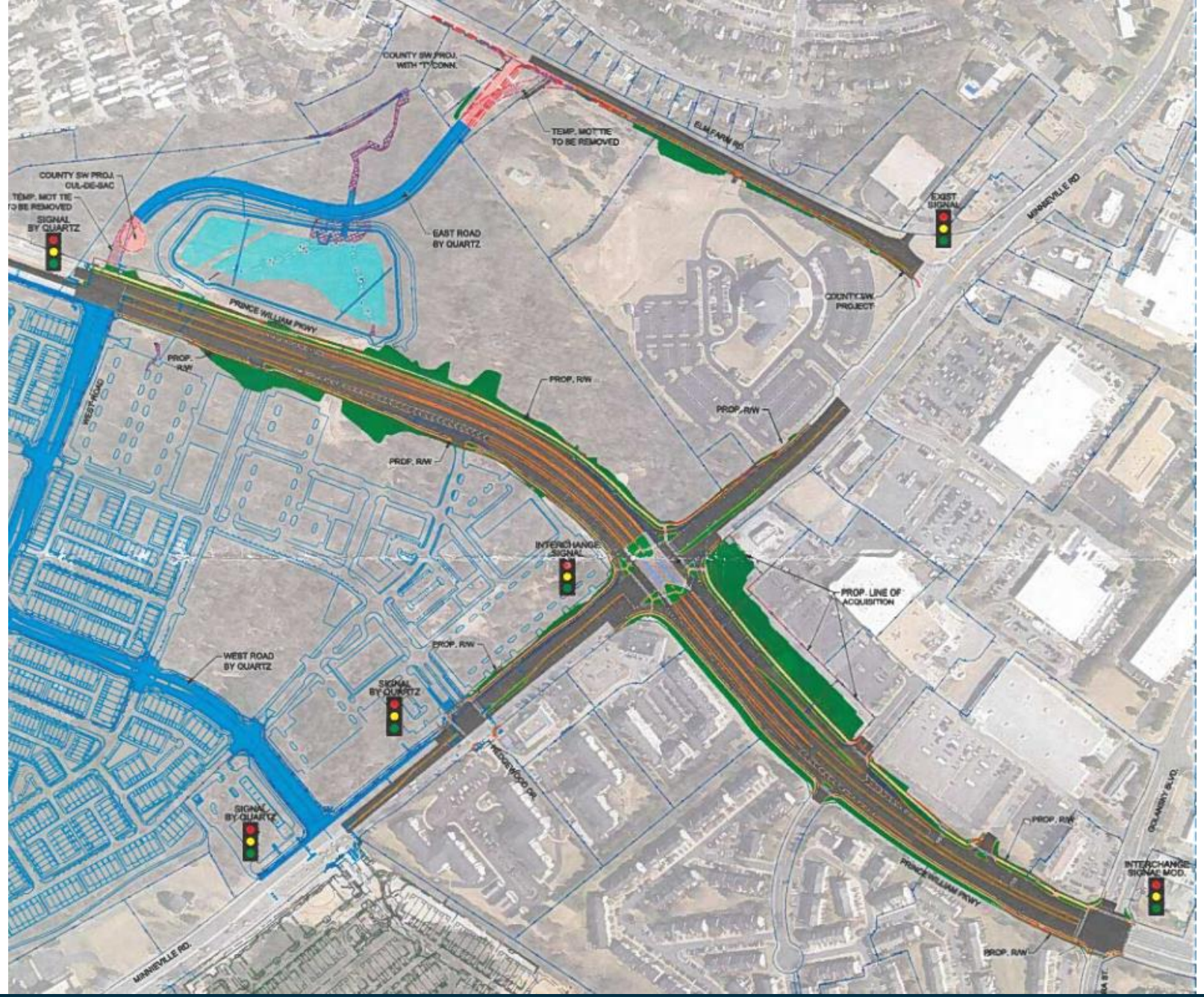

Supervisor Victor S. Angry welcomes you to our
Neabsco District Town Hall
NEABSCO DISTRICT SUPERVISOR
VICTOR S. ANGRY
BUILDING COMMUNITY TOGETHER

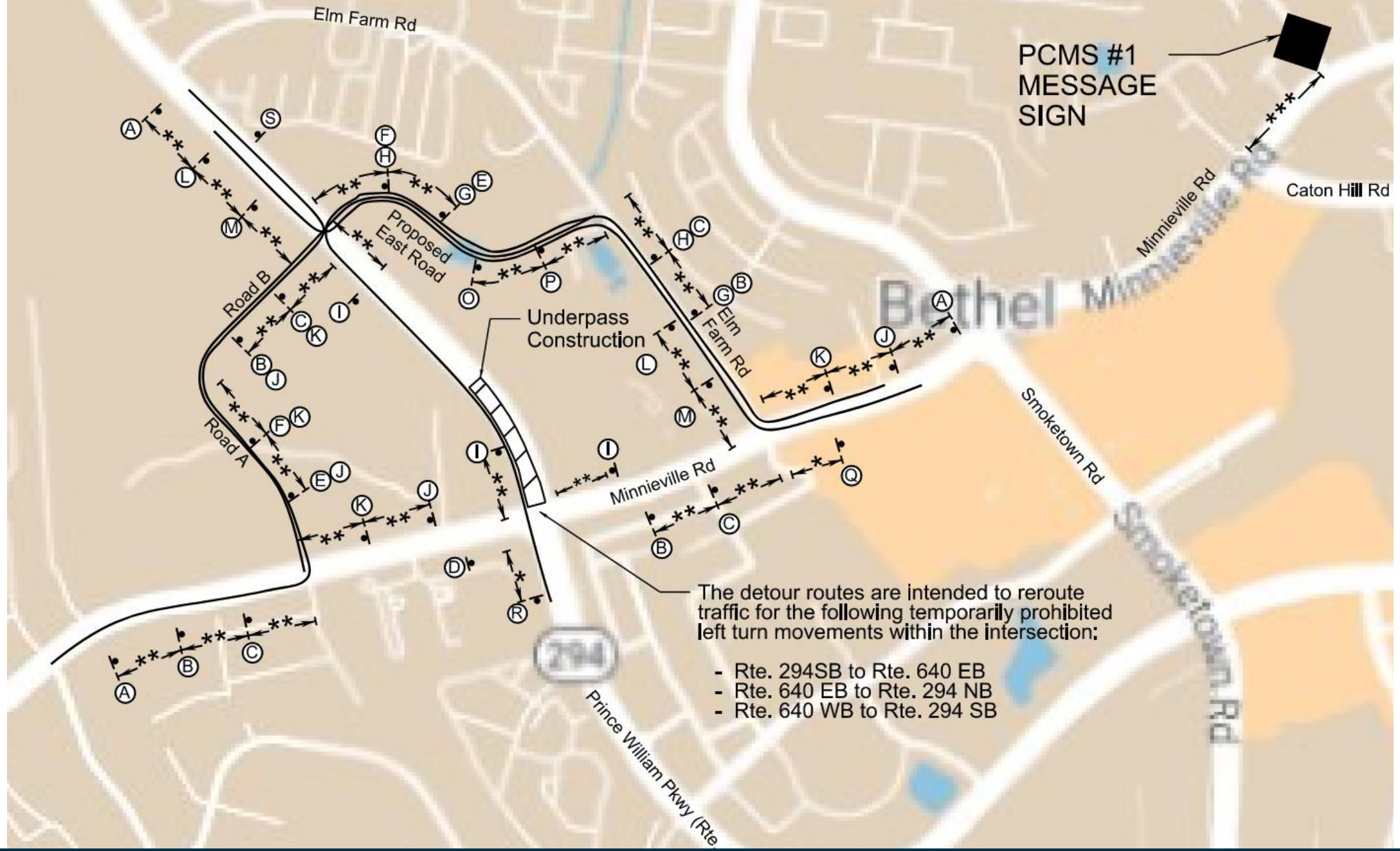
BUCHANAN PARTNERS

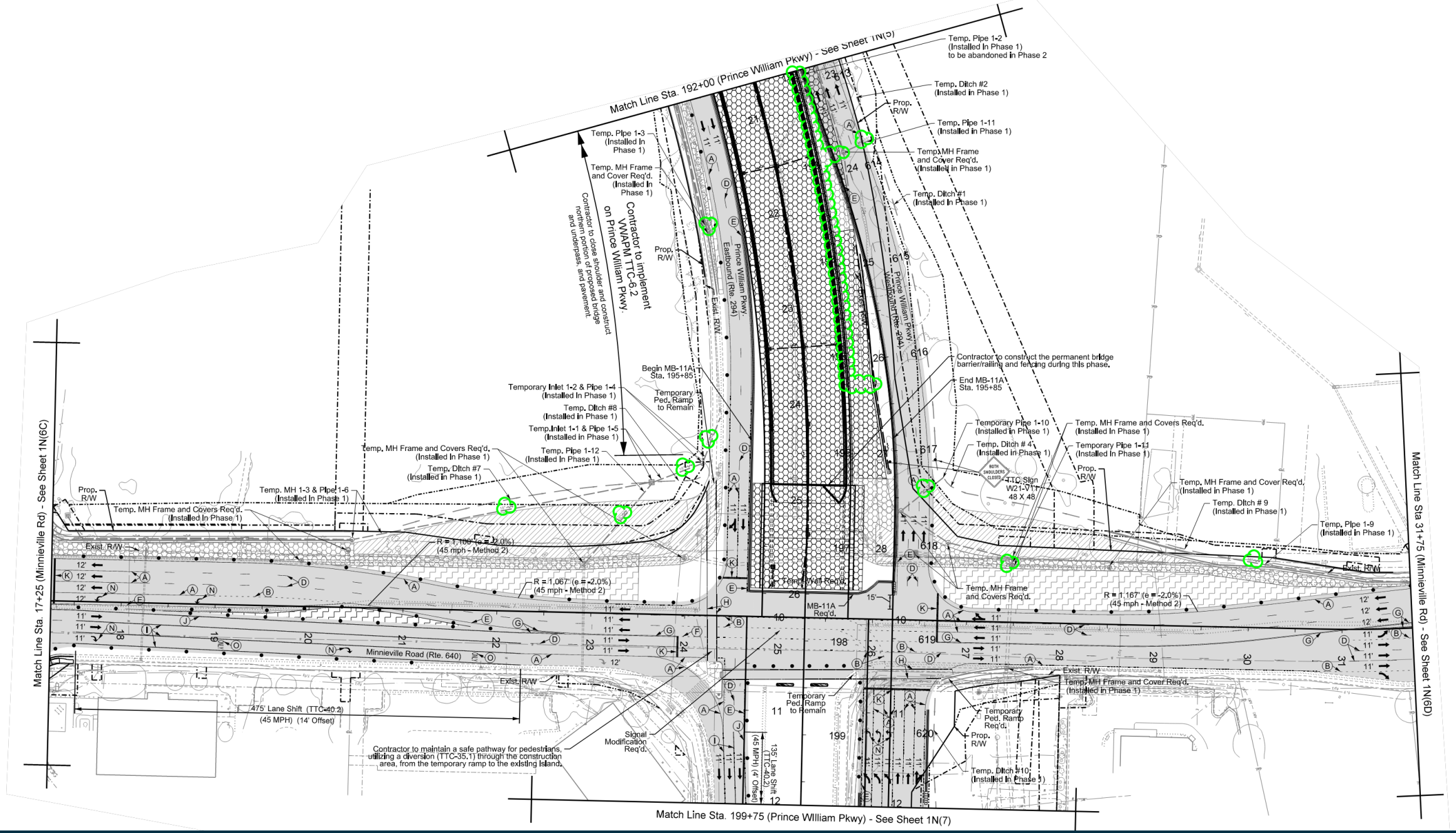
QUARTZ DISTRICT

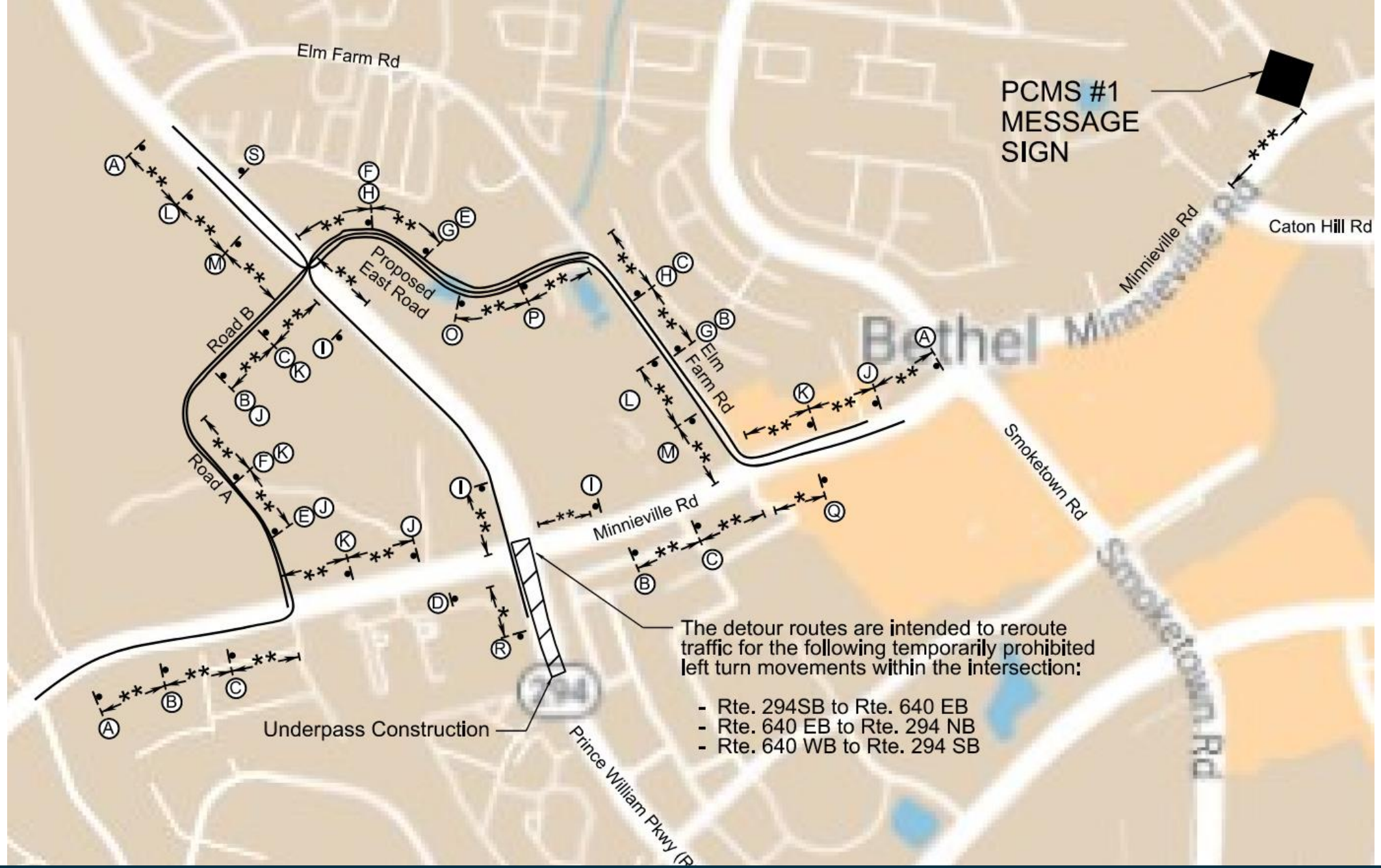

QUARTZ
DISTRICT
PRINCE WILLIAM PARKWAY
MINNIEVILLE ROAD

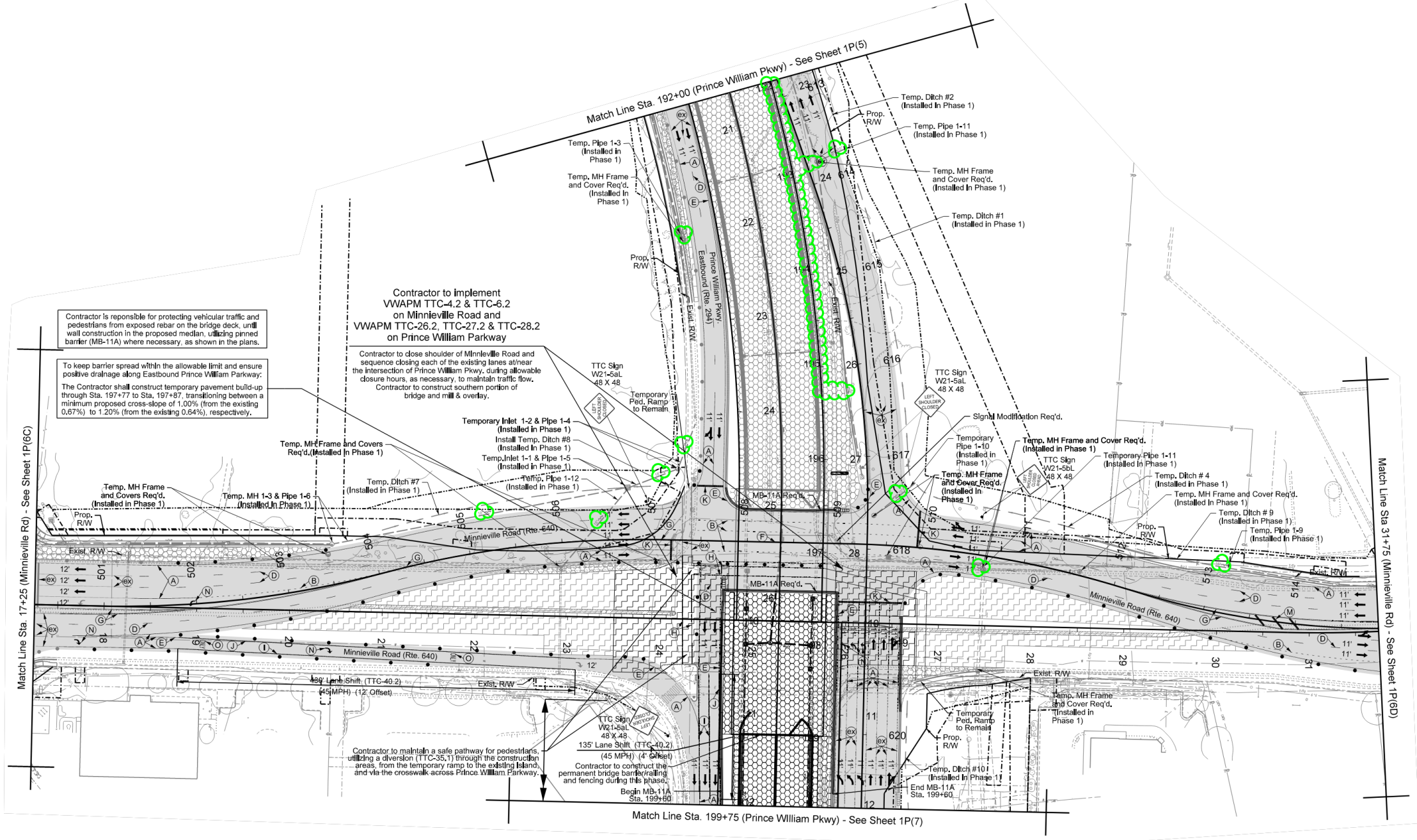

QUARTZ
DISTRICT
PRINCE WIILLIAM PKWY
WEST M.O.T. ROAD
WEST M.O.T. ROAD
COMMUNITY CENTER
DUTCH ELM COURT
ANDORRA DR
MINNIEVILLE ROAD


COUNTY SW PROJ. WITH T' CONN.
TEMP. MOT TIE TO BE REMOVED
ELM FARM RD.
COUNTY SW PROJ. CUL-DE-SAC
TEMP. MOT TIE TO BE REMOVED
SIGNAL BY QUARTZ
EAST ROAD BY QUARTZ
EXIST SIGNAL
MINNIEVILLE RD
COUNTY SW. PROJECT
PRINCE WILLIAM PKWY
PROP. R/W
WEST ROAD
PROP. R/W
PROP. R/W
PROP. R/W
INTERCHANGE SIGNAL
PROP. LINE OF ACQUISITION
PROP. R/W
WEST ROAD BY QUARTZ
SIGNAL BY QUARTZ
RIDGEWOOD DR.
SIGNAL BY QUARTZ
PROP. R/W
GOLANSKY BLVD.
PRINCE WILLIAM PKWY
INTERCHANGE SIGNAL MOD.
PROP. R/W
MINNIEVILLE RD.


Elm Farm Rd
PCMS #1
MESSAGE
SIGN
Caton Hill Rd
Minnieville Rd
Proposed
East Road
Road B
Underpass
Construction
Elm
Farm Rd
Bethel
Minnieville Rd
Smoketown Rd
Road A
Minnieville Rd
Smoketown Rd
294
Prince William Pkwy (Rte
The detour routes are intended to reroute traffic for the following temporarily prohibited left turn movements within the intersection:
- Rte. 294SB to Rte. 640 EB
- Rte. 640 EB to Rte. 294 NB
- Rte. 640 WB to Rte. 294 SB


Match Line Sta. 192+00 (Prince William Pkwy) - See Sheet 1N(5)
Temp. Pipe 1-2 (Installed In Phase 1) to be abandoned in Phase 2
Temp. Ditch #2 (Installed in Phase 1)
Prop. R/W
Temp. Pipe 1-11 (Installed in Phase 1)
Temp. MH Frame and Cover Req'd. (Installed in Phase 1)
Temp. Ditch #1 (Installed In Phase 1)
Temp. Pipe 1-3 (Installed In Phase 1)
Temp. MH Frame and Cover Req'd. (Installed In Phase 1)
Contractor to close shoulder and construct northern portion of proposed bridge and underpass, and pavement.
Contractor to implement WAAPM TTC-6.2 on Prince William Pkwy.
Prop. R/W
Prince William Pkwy. Eastbound (Rte. 294)
Exist. R/W
Prince William Pkwy. Westbound (Rte. 294)
Exist. R/W
Contractor to construct the permanent bridge barrier/railing and fencing during this phase.
Begin MB-11A Sta. 195+85
End MB-11A Sta. 195+85
Temporary Ped. Ramp to Remain
Temporary Inlet 1-2 & Pipe 1-4 (Installed In Phase 1)
Temp. Ditch #8 (Installed in Phase 1)
Temp. Inlet 1-1 & Pipe 1-5 (Installed in Phase 1)
Temp. Pipe 1-12 (Installed In Phase 1)
Temp. MH Frame and Covers Req'd. (Installed In Phase 1)
Temp. Ditch #7 (Installed in Phase 1)
Temporary Pipe 1-10 (Installed in Phase 1)
Temp. Ditch # 4 (Installed in Phase 1)
Temp. MH Frame and Covers Req'd. (Installed In Phase 1)
Temporary Pipe 1-11 (Installed In Phase 1)
Prop. R/W
BOTH SHOULDERS CLOSED
T.T.C. Sign W21-01 48 X 48
Temp. MH Frame and Cover Req'd. (Installed in Phase 1)
Temp. Ditch # 9 (Installed in Phase 1)
Temp. Pipe 1-9 (Installed in Phase 1)
Prop. R/W
Temp. MH 1-3 & Pipe 1-6 (Installed In Phase 1)
Temp. MH Frame and Covers Req'd. (Installed In Phase 1)
Exist. R/W
R = 1,109' (e = -2.0%) (45 mph - Method 2)
R = 1,067' (e = -2.0%) (45 mph - Method 2)
Temp. MH Frame and Covers Req'd.
R = 1,167' (e = -2.0%) (45 mph - Method 2)
Retaining Wall Req'd.
MB-11A Req'd.
Minnieville Road (Rte. 640)
Exist. R/W
Exist. R/W
Temp. MH Frame and Cover Req'd. (Installed in Phase 1)
475' Lane Shift (TTC-40.2) (45 MPH) (14' Offset)
Temporary Ped. Ramp to Remain
Temporary Ped. Ramp Req'd.
Prop. R/W
Signal Modification Req'd.
135' Lane Shift (TTC-40.2) (45 MPH) (4' Offset)
Contractor to maintain a safe pathway for pedestrians, utilizing a diversion (TTC-35.1) through the construction area, from the temporary ramp to the existing island.
Temp. Ditch #10 (Installed In Phase 1)
Match Line Sta. 17+25 (Minnieville Rd) - See Sheet 1N(6C)
Match Line Sta 31+75 (Minnieville Rd) - See Sheet 1N(6D)
Match Line Sta. 199+75 (Prince William Pkwy) - See Sheet 1N(7)


Elm Farm Rd
PCMS #1
MESSAGE
SIGN
Caton Hill Rd
Minnieville Rd
Proposed
East Road
Road B
Road A
Elm
Farm Rd
Bethel
Minnieville Rd
Smoketown Rd
Smoketown Rd
The detour routes are intended to reroute traffic for the following temporarily prohibited left turn movements within the intersection:
- Rte. 294SB to Rte. 640 EB
- Rte. 640 EB to Rte. 294 NB
- Rte. 640 WB to Rte. 294 SB
Underpass Construction
Prince William Pkwy


Match Line Sta. 192+00 (Prince William Pkwy) - See Sheet 1P(5)
Match Line Sta. 17+25 (Minnieville Rd) - See Sheet 1P(6C)
Match Line Sta 31+75 (Minnieville Rd) - See Sheet 1P(6D)
Match Line Sta. 199+75 (Prince William Pkwy) - See Sheet 1P(7)
Contractor to implement VWAPM TTC-4.2 & TTC-6.2 on Minnieville Road and VWAPM TTC-26.2, TTC-27.2 & TTC-28.2 on Prince William Parkway
Contractor is reponsible for protecting vehicular traffic and pedestrians from exposed rebar on the bridge deck, until wall construction in the proposed medlan, utilizing pinned barrier (MB-11A) where necessary, as shown in the plans.
To keep barrier spread within the allowable limit and ensure positive drainage along Eastbound Prince William Parkway:
The Contractor shall construct temporary pavement build-up through Sta. 197+77 to Sta. 197+87, transitioning between a minimum proposed cross-slope of 1.00% (from the existing 0.67%) to 1.20% (from the existing 0.64%), respectively.
Contractor to close shoulder of Minnieville Road and sequence closing each of the existing lanes at/near the intersection of Prince William Pkwy. during allowable closure hours, as necessary, to maintain traffic flow.
Contractor to construct southern portion of bridge and mill & overlay.
Prince William Pkwy. Eastbound (Rte. 294)
Minnieville Road (Rte. 640)
Exist. R/W
Prop. R/W
Temp. Ditch #2 (Installed In Phase 1)
Temp. Pipe 1-11 (Installed In Phase 1)
Temp. Pipe 1-3 (Installed in Phase 1)
Temp. MH Frame and Cover Req'd. (Installed In Phase 1)
Temp. Ditch #1 (Installed in Phase 1)
Temporary Ped. Ramp to Remain
TTC Sign W21-5aL 48 X 48
Temporary Inlet 1-2 & Pipe 1-4 (Installed in Phase 1)
Install Temp. Ditch #8 (Installed in Phase 1)
Temp.Inlet 1-1 & Pipe 1-5 (Installed in Phase 1)
Temp. Pipe 1-12 (Installed in Phase 1)
Temp. MH Frame and Covers Req'd.(Installed in Phase 1)
Temp. Ditch #7 (Installed in Phase 1)
Temp. MH 1-3 & Pipe 1-6 (Installed In Phase 1)
MB-11A Req'd.
Signal Modification Req'd.
Temporary Pipe 1-10 (Installed in Phase 1)
Temp. MH Frame and Cover Req'd. (Installed in Phase 1)
Temporary Pipe 1-11 (Installed in Phase 1)
Temp. Ditch # 4 (Installed in Phase 1)
Temp. Ditch # 9 (Installed in Phase 1)
Temp. Pipe 1-9 (Installed in Phase 1)
430' Lane Shift (TTC-40.2) (45 MPH) (12' Offset)
135' Lane Shift (TTC-40.2) (45 MPH) (4' Offset)
Contractor to maintain a safe pathway for pedestrians, utilizing a diversion (TTC-35.1) through the construction areas, from the temporary ramp to the existing island and via the crosswalk across Prince William Parkway.
Contractor to construct the permanent bridge barrier/railing and fencing during this phase.
Begin MB-11A Sta. 199+60
End MB-11A Sta. 199+60
Temp. Ditch #10 (Installed In Phase 1)


QUARTZ
PRINCE WILLIAM PKWY
MINNIEVILLE RD


C2.0
LAKE
C2.1
C1.1
C1.0
B1.0
WHOLE
FOODS
MARKET
B1.1
B2.0
PRINCE WILLIAM PARKWAY
A1.0
A2.0
MINNIVILLE ROAD




Tenant Signage
Tenant Signage
Tenant Signage
Tenant Signage


WHOLE FOODS MARKET
WHOLE FOODS MARKET


Quartz
Distr ct
Bookman





THANK YOU

BUCHANAN PARTNERS

QUARTZ DISTRICT

STANLEY MARTIN®

Building Woodbridge's next connected community

Community update | Neabsco District Community Town Hall

Paul A. Hunter • Neighborhood Sales Manager
Stanley Martin Homes



STANLEY MARTIN®

A new mixed-use destination for Woodbridge

A neighborhood planned around connection, convenience and a true sense of place.









145 acres

1,000+ planned homes

300K+ sq. ft. commercial

< 5 min to I-95

Townhomes • Garage condos • Retail

STANLEY MARTIN®

Connected living without giving up space

Modern homes, neighborhood energy and everyday convenience in one address.

01

A walkable neighborhood

Tree-lined streets, green space and future retail designed around people.

02

Homes for different life stages

Two-level garage condos and 3- to 4-level garage townhomes

03

Low-maintenance convenience

Thoughtful layouts, garages and community amenities suppo
busy lives.



Five home designs, one connected neighborhood

A broad product mix gives buyers meaningful choice in layout, size and lifestyle. Home's people love at a price people can afford.



Tessa

2-level garage condo

2–3 BR; 1573 Sq Ft
Upper $400's



Julianne

2-level condo

3 BR + study; 2400 Sq Ft
Mid to Upper $500's



Hugo

3-4 level, 1- car garage townhome

2-3 BR; 1643-2086 Sq Ft Mid to Upper $500's



Jenkins

3-4 level, 2-car garage townhome

3–4 BR; 1943-2346 Sq Ft
Mid to Upper $600's



Maya

3-4 level, 2-car garage townhome

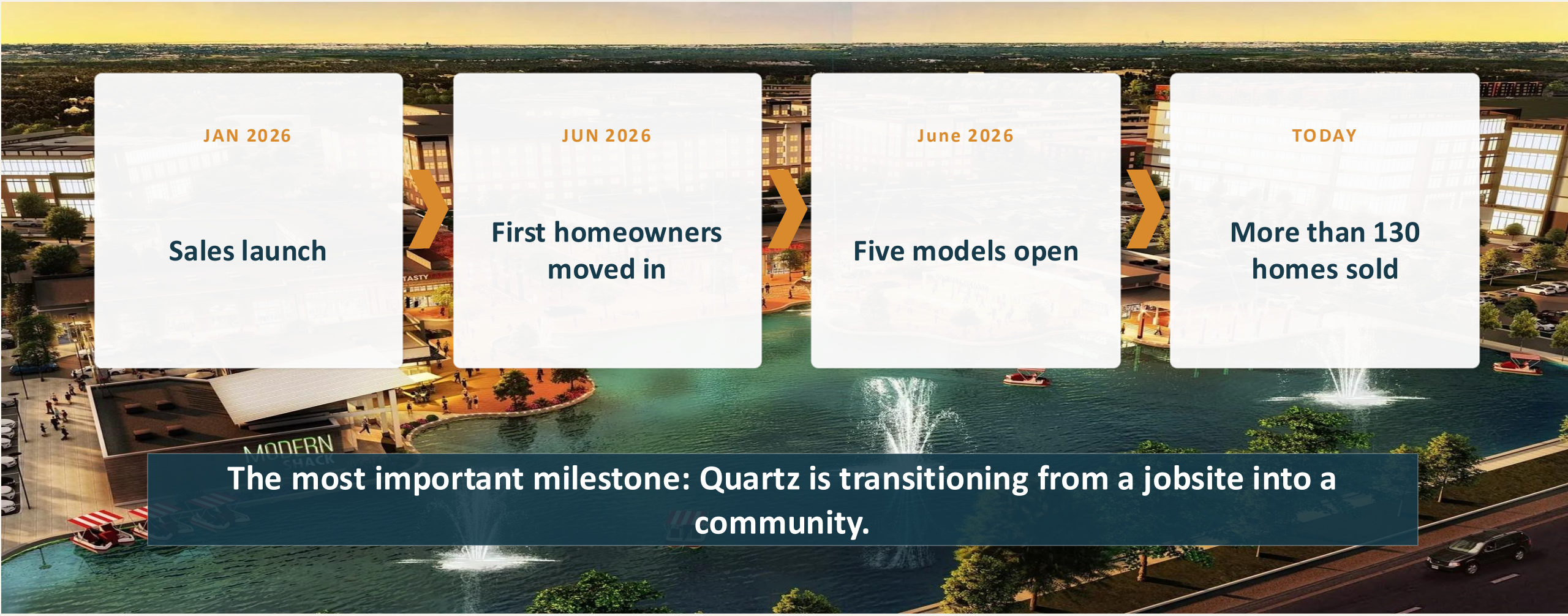
3-4BR; 2345-2451 Sq Ft
Upper $600's to Mid $700's

All five model homes opened for touring in May 2026

STANLEY MARTIN®

Progress to date: from opening day to a growing neighborhood

Homes are selling, construction is moving and residents are already arriving.



JAN 2026

Sales launch

JUN 2026

First homeowners moved in

June 2026

Five models open

TODAY

More than 130 homes sold

The most important milestone: Quartz is transitioning from a jobsite into a community.

Why interest has been so high

Quartz District answers several needs buyers are asking for at the same time.



LOCATION

Close to I-95, Potomac Mills and established Woodbridge conveniences.

VALUE + CHOICE

Multiple home types and sizes broaden the path to new-home ownership.

LIFESTYLE

Walkability, green space, amenities and future retail create a destination.

MOMENTUM

Early move-ins, active construction and five models make the vision tangible.

Quartz District is more than homes. It is a long-term investment in how Woodbridge lives, connects and grows.

PRINCE WILLIAM COUNTY

Neabsco District Town Hall

Updates on Minnieville/Prince William Parkway Interchange and Upcoming Detour

Ricardo Canizales, Director of Transportation &
Capital Construction

Minnieville Road-Prince William Parkway Interchange

PRINCE WILLIAM COUNTY

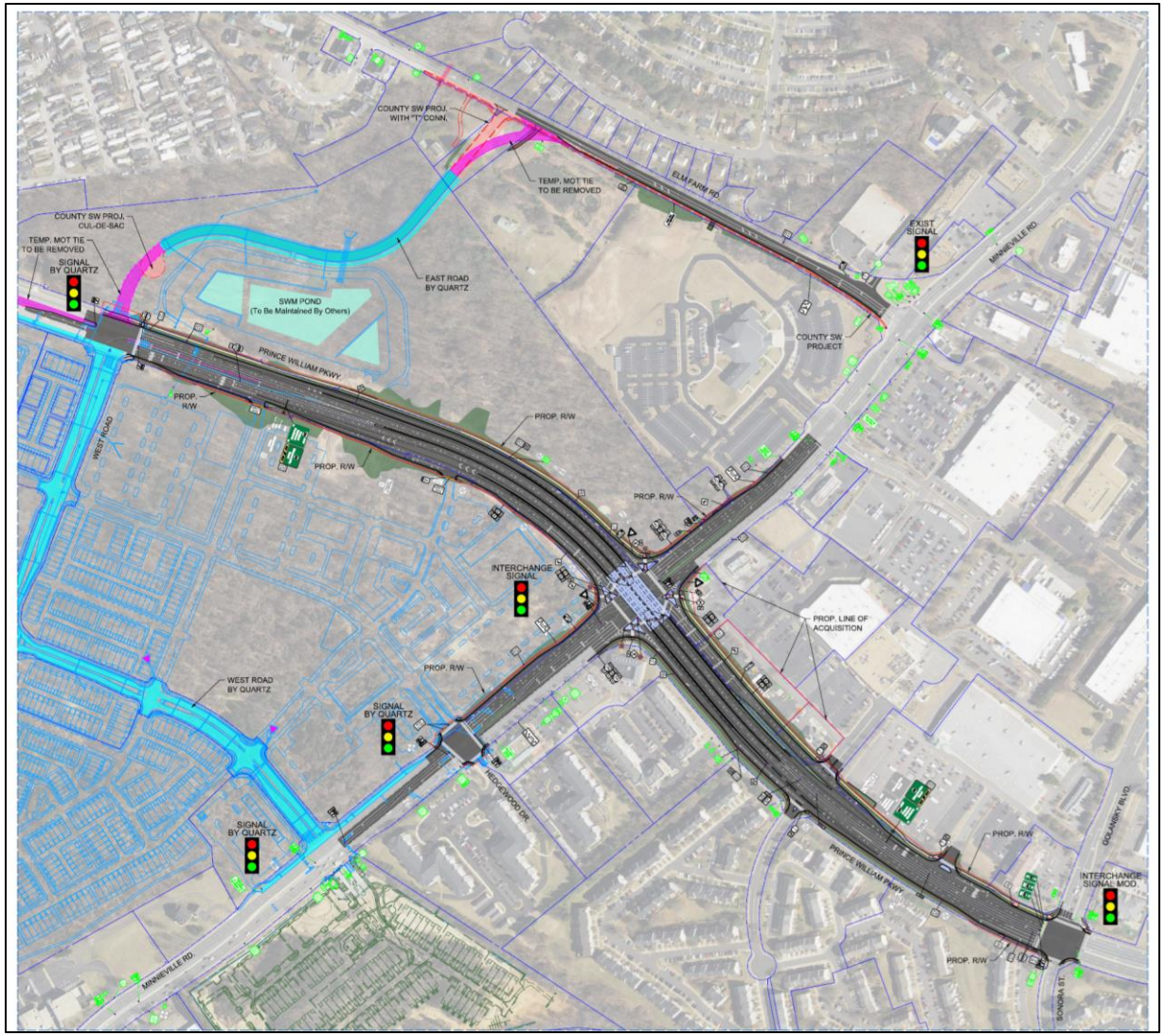
Purpose: construct a Single Point Urban (SPUI) interchange at Minnieville Road (Route 640)and Prince William Parkway (Route 294) with Prince William Parkway traveling under Minnieville Road.

Status: Construction

- Design began – April 2022
- Design ended – May 2025
- Right-of-Way began– Jan 2024
- Right-of-Way ended – Sept 2025
- Construction begins – Winter 2025/2026
- Construction ends – Winter/Spring 2028
- Current Appropriation: $80.2M
- Project Funding: Local

Detour Updates

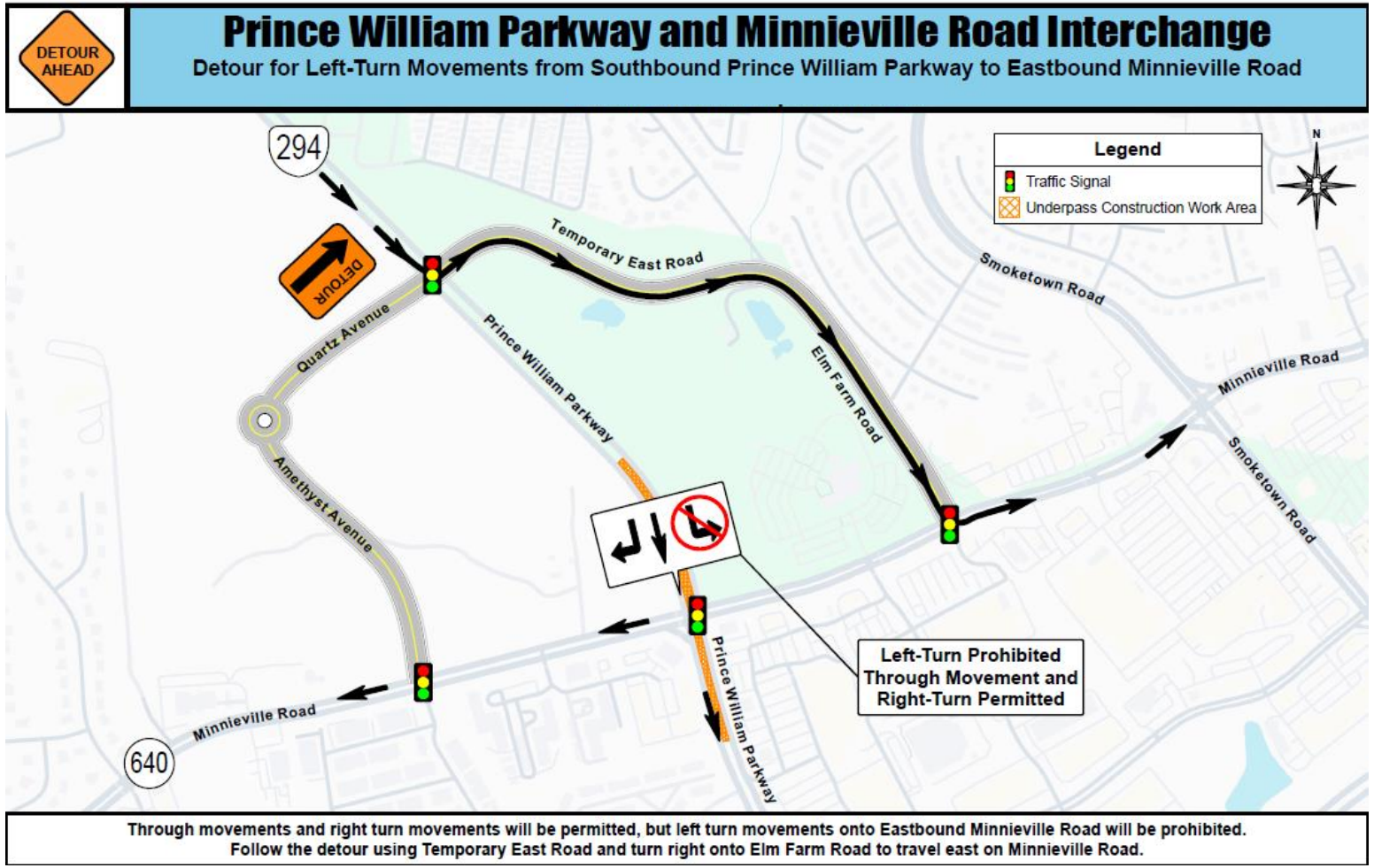
- Expect upcoming left-turn restrictions and future detours at Prince William Pkwy and Minnieville Rd as construction continues.
- Watch for posted signs, plan for extra travel time once changes begin, and use caution in the work zone.
- These changes support construction of a new grade-separated SPUI interchange.
- The project will improve traffic flow, increase capacity, and support future growth, including the Quartz District



Southbound Prince William Parkway:

Drivers will not be able to turn left onto eastbound Minnieville Road. Based on the routing provided, drivers will turn left onto the temporary East Road, continue to Elm Farm Road and then turn left onto Prince William Parkway.

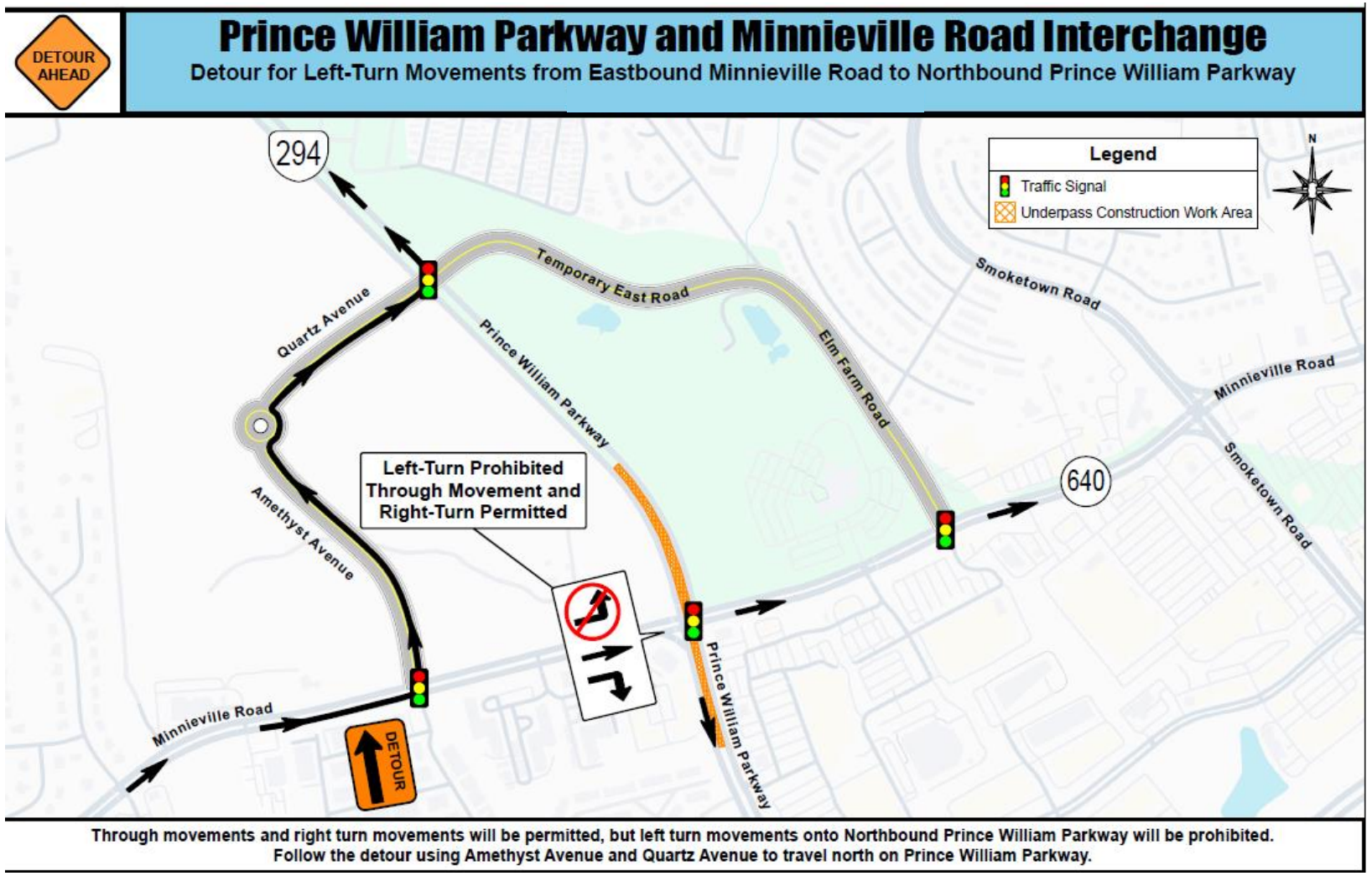
This route should be verified before publication.



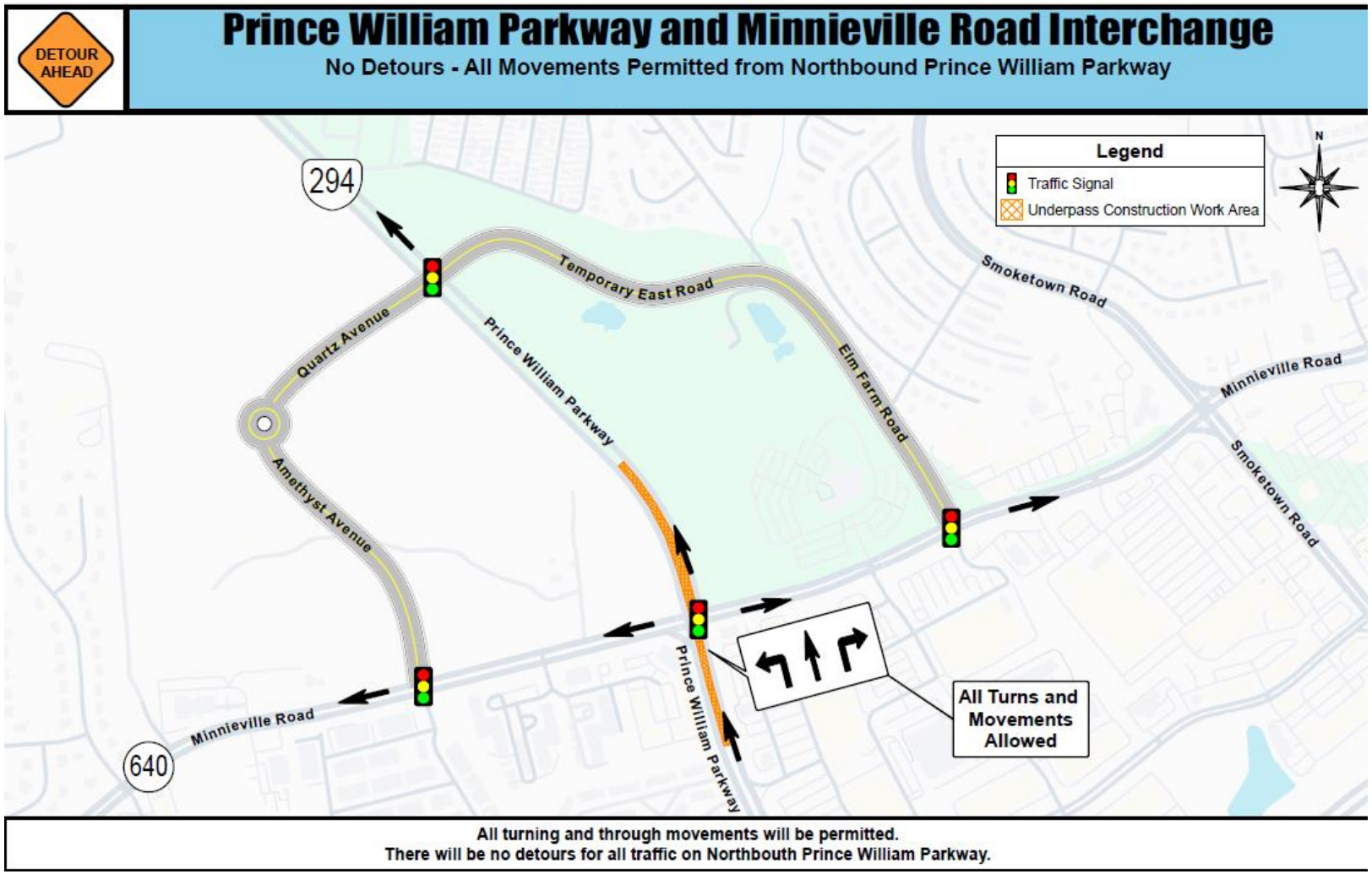
Minnieville Road-Prince William Parkway Interchange

PRINCE WILLIAM COUNTY

Eastbound Minnieville Road: Drivers will not be able to turn left at northbound Prince William Parkway. Instead, drivers will turn left onto Amethyst Avenue, continue to Quartz Avenue and then turn left onto Prince William Parkway.



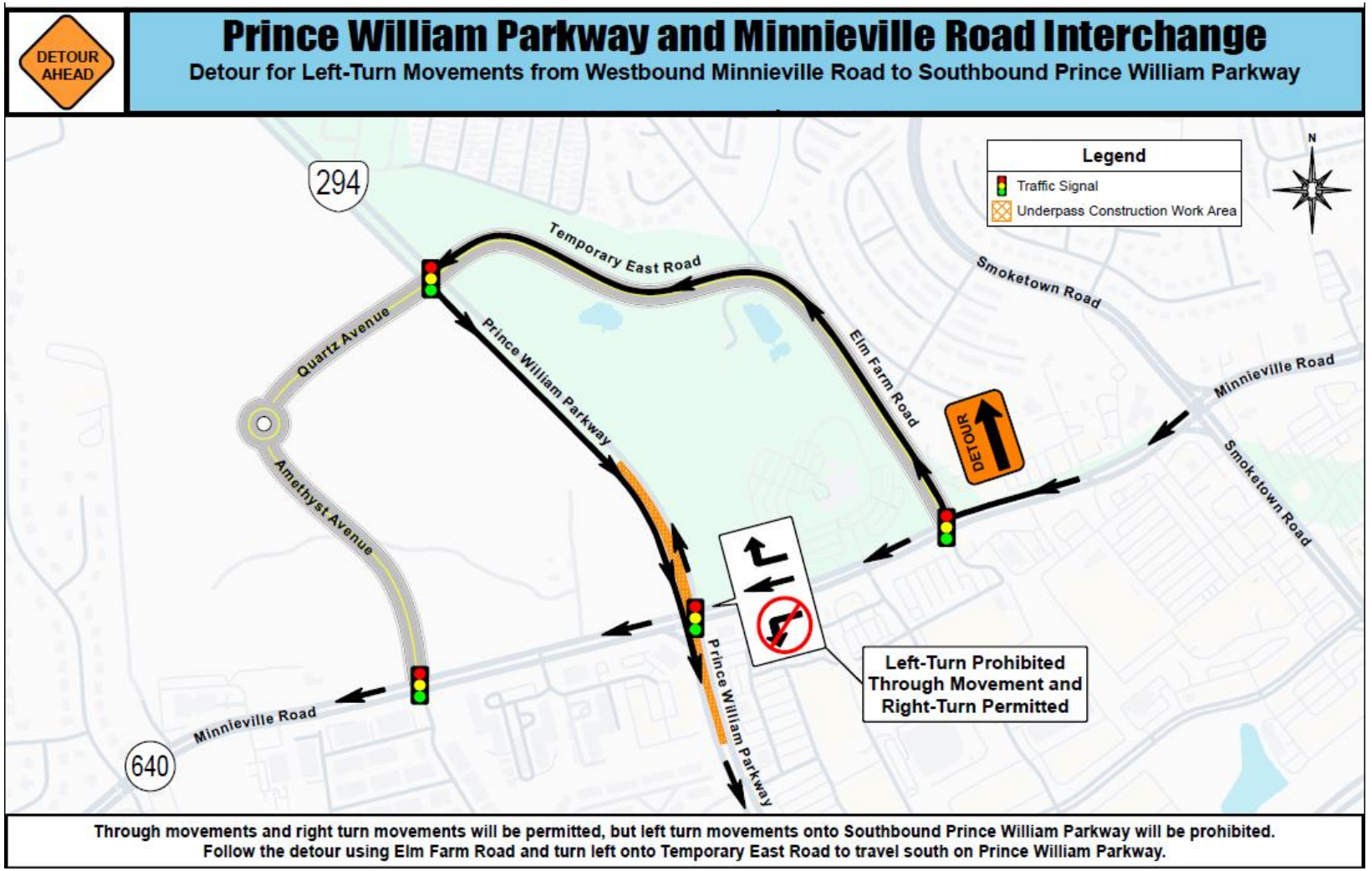
Northbound Prince William Parkway: No restrictions



Minnieville Road-Prince William Parkway Interchange

PRINCE WILLIAM COUNTY

Westbound Minnieville Road: Drivers will not be able to turn left onto southbound Prince William Parkway. Instead, drivers will turn right onto Elm Farm Road, turn left onto the temporary East Road and then turn left onto Prince William Parkway.





PRINCE WILLIAM
Police Department

NEABSCO DISTRICT TOWN HALL

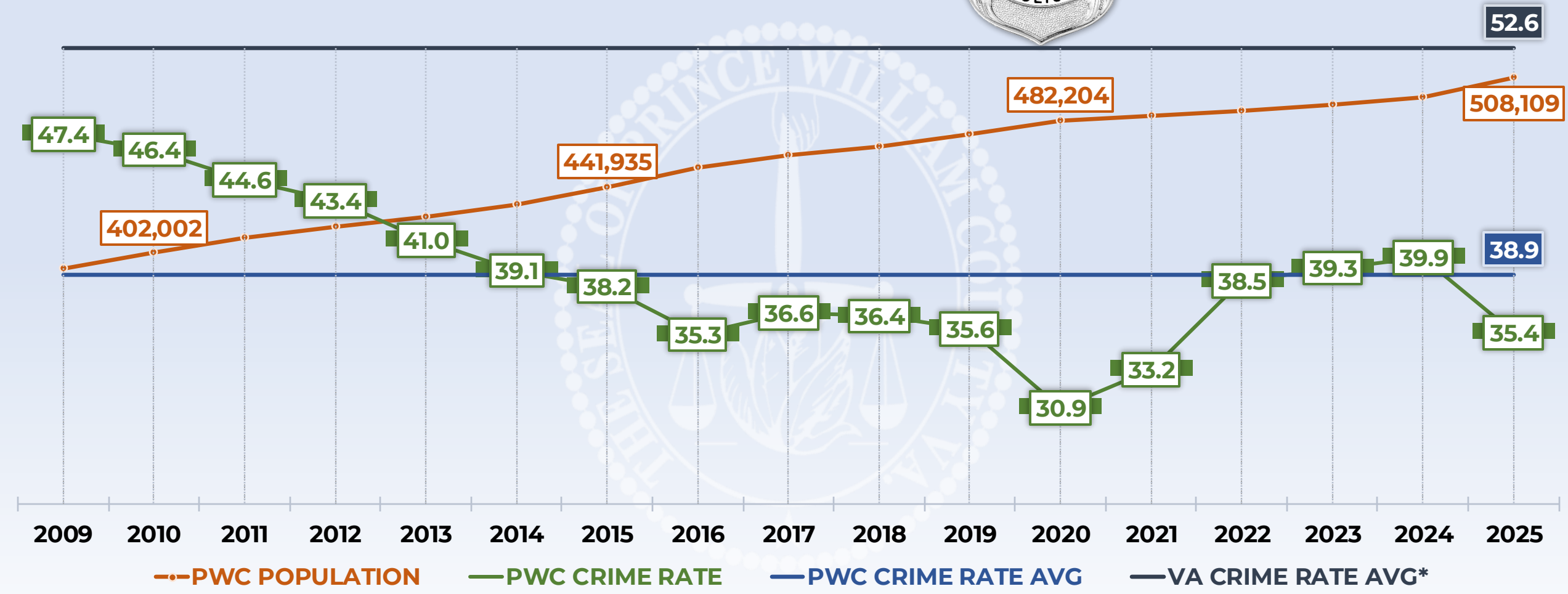
AUGUST 29, 2026

PETER NEWSHAM
CHIEF OF POLICE

CRIME STANDINGS

HISTORICAL CRIME RATE

PRINCE WILLIAM
Police Department



CRIME STANDINGS

CRIME OVERVIEW

PRINCE WILLIAM
Police Department

2025 CRIME RATE
35.4 INCIDENTS per 1,000 residents
2025 YTD CRIME RATE
23.8 INCIDENTS per 1,000 residents
2026 YTD CRIME RATE
21.2 INCIDENTS per 1,000 residents
▼ 11.0%

YTD AS OF AUGUST 26, 2026

CRIMES AGAINST **PERSONS**	CRIMES AGAINST **PROPERTY**	CRIMES AGAINST **SOCIETY**	**OVERALL CRIME**
▲ 0.5%	▼ 14.4%	▼ 6.7%	▼ 8.9%

REPORTABLE CRASHES	**FATAL** CRASHES	**MURDERS**	**VIOLENT CRIME**
▼ 5.1%	▼ 36.4%	▲ 100%	▲ 3.7%

CRIME STANDINGS
COUNTY WIDE

PRINCE WILLIAM
Police Department

YTD AS OF AUGUST 26, 2026

HIGHLIGHTED OFFENSES	2025 YTD	2026 YTD	# (+/-)	% (+/-)
Murder/Nonnegligent Manslaughter	6	11	5	83%
Forcible Rape	48	40	-8	-17%
Aggravated Assault	516	542	26	5%
Robbery	117	117	0	N/A
Burglary/Breaking & Entering	208	171	-37	-18%
Motor Vehicle Theft	560	577	17	3%
All Larcenies	980	909	-71	-7%
TOTAL	**2,435**	**2,367**	-68	-3%



CRIME STANDINGS
NEABSCO DISTRICT

PRINCE WILLIAM
Police Department

YTD AS OF AUGUST 26, 2026

HIGHLIGHTED OFFENSES	2025 YTD	2026 YTD	# (+/-)	% (+/-)
Murder/Nonnegligent Manslaughter	1	2	1	100%
Forcible Rape	8	3	-5	-62.5%
Aggravated Assault	59	59	0	N/A
Robbery	14	14	0	N/A
Burglary/Breaking & Entering	25	27	2	8.0%
Motor Vehicle Theft	70	82	12	17.1%
All Larcenies	354	216	-138	-39.0%
TOTAL	**531**	**403**	-128	-24.1%



PARKING COMPLAINTS

TOWING BEGINS OCT. 1

PRINCE WILLIAM
Police Department

Effective Oct. 1, in accordance with existing state law and county ordinance, the Prince William County Police Department will tow vehicles with three or more **unpaid** parking citations. Parking complaints and concerns continue to be a significant community issue throughout Prince William County. In 2025, the police department received over 3,500 parking and abandoned vehicle complaints and issued over 18,700 parking citations. Currently in Prince William County, there are over 3,000 vehicles that have three or more unpaid parking citations.

While existing law grants the police and parking officials the authority to tow vehicles that have accumulated three or more unpaid parking citations, the ultimate goal of this initiative is to gain **voluntary compliance** that holds vehicle owners accountable for their infractions. As this initial initiative is rolled out, some vehicle owners with excessive violations may be contacted directly by the police department, and any vehicle owner who has multiple citations, can contact the police department's Licensing Section to arrange a payment plan. **Vehicle owners who opt into and comply with the terms of their payment plan will not be towed.**

Existing stipulations regarding warnings and the immediate removal of vehicles posing safety or traffic issues remain unchanged.

Resources and additional information regarding this initiative are provided on our website.



CONTACTING THE POLICE

SUBMITTING TIPS, REQUESTING PATROLS

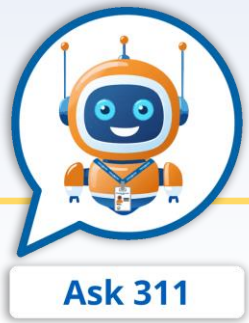
PRINCE WILLIAM
Police Department

Many PWCPD services can be found online by visiting our website or using **PWC311** to determine the appropriate agency to help with your request.

Common PWCPD services available online;

- View neighborhood crime map
- Submit a crime tip
- Request traffic enforcement
- Report suspicious activity
- File a report online
- Information on ride alongs, station tours, community watches
- Resources on scams, traffic safety, personal safety, etc.

When in doubt, ask 311



pwcva.gov/police

Police

ABOUT US
- A Message from the Chief
- Accreditation
- Agency Structure
- In Memoriam
- Policies

CAREERS
- Become a Police Officer
- Job Opportunities
- Training Center

DATA PORTAL
- Community Policing Data
- Community Safety Cameras
- County Crime Map
- DMV Crash Data
- Sex Offender Registry
- Virginia Crime Data

ENGAGEMENT
- Advisory Board
- Community Academy
- Engagement & Outreach
- Junior Cadets
- Ride-Along
- School Resource Officers
- Station Tours

INFORMATION
- Agency Feedback
- FOIA Requests
- Police Districts
- Public Information

INTERVENTION
- Cannabis in VA
- Gang Involvement
- One Pill Can Kill

INVESTIGATIONS
- Adult Arrests
- Cold Cases
- Daily Reports
- Hate & Bias Crimes
- Missing Persons

PUBLICATIONS
- Annual Report
- Community Satisfaction Survey
- NPI Report on RTR

REPORTING
- File Report Online
- Suspicious Activity
- Records & Reports
- Traffic or Neighborhood Monitoring
- Submit a Crime Tip
- Roadway Issues

RESOURCES
- Exchange Zones
- Frauds & Scams
- Noise Violations
- Parking Enforcement
- Predatory Towing
- Register Alarm
- Register Camera
- Resources & Information
- Restricted Firearm Discharge Zone
- Traffic Safety
- Vehicle Theft

COUNTY RESOURCES
- Community Safety
- County Ordinances
- Emergency Alerts
- Panhandling
- Vehicle Compliancy

SERVICES
- Animal Services
- Background Checks
- Fingerprinting
- Hire an Off-Duty Officer
- Licensing & Permit Services
- Nonimmigrant Visas
- Road Closure Map
- Trespassing Program

COURT SERVICES
- Case Information
- Concealed Weapons Permit
- Evictions
- Protective Orders







NATIONAL NIGHT OUT
NNO
2026

THANK YOU TO OUR COMMUNITY!

NATIONAL NIGHT OUT
AUGUST 4








WELCOME BACK PWCS!
FIRST DAY OF SCHOOL
AUGUST 24




Husky Pr
Takers
Balanced

Sixth Annual

COMMUNITY FAIR

September 12 | 12 - 4 p.m.

1 County Complex Court, Woodbridge

- Free Family Fun!
- Activities & Displays
- Live Music
- Food Trucks
- Police
- Animal Services
- Fire & Rescue
- Sheriff's Office
- Police Safety Communications
- And More!







Celebrating Diversity, Embracing Unity

Sponsored by: Prince William County Police

PRINCE WILLIAM
Police Department

Save the date



UPCOMING EVENTS

FOLLOW PWCPD ON SOCIALS

PRINCE WILLIAM
Police Department

@PWCpolice

THE OFFICIAL SOCIAL HUB FOR #PWCPD

A NATIONALLY ACCREDITED LAW ENFORCEMENT AGENCY



PRINCE WILLIAM

Police Department

A NATIONALLY ACCREDITED LAW ENFORCEMENT AGENCY

PRINCE WILLIAM
COUNTY

Property Code Enforcement

Prince William County
Neighborhood Services



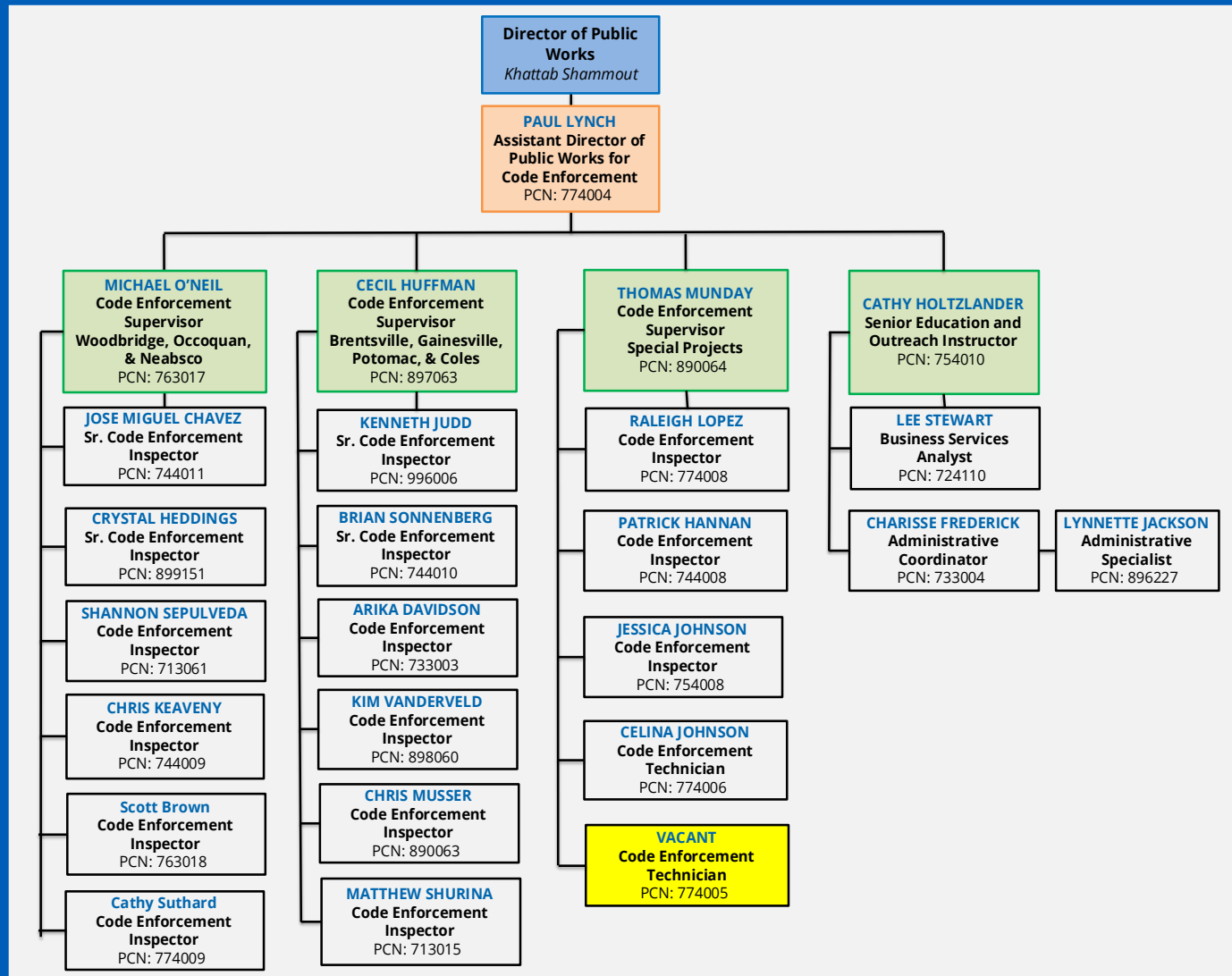
Working with you for a better community!

Who We Are

Neighborhood Services
Property Code Enforcement

- 1 -Division Chief
- 3- Chief Inspectors
- 15 – Inspectors
- 2 – Technicians (Intake Staff)
- 2 – Administrative Staffers
- 1 – Business Services Analyst
- 1 – Senior Education & Outreach Instructor

Neighborhood Services Team



Prince William County Neighborhood Services

Working with you for a better community!

PUBLIC WORKS
NEIGHBORHOOD SERVICES DIVISION
5 County Complex Court, Suite 280
Prince William, VA 22192

MISSION STATEMENT

Neighborhood Services is the Division of Public Works responsible for helping Residents improve their Neighborhoods through cooperative efforts and education, working with Property Owners to ensure Compliance with Building and Property Codes, and removing Illegal Roadside Advertising Signs along our roadways.

PRINCE WILLIAM
Public Works

ACCREDITED AGENCY A•P•W•A

Our Mission

Maintain a Safe, Clean, and Healthy Community through education, community support, and enforcement of codes.

It is our division's goal to achieve voluntary compliance on every case. Inspectors are to issue Correction Orders and Violation Notices in a timely fashion and attempt to contact the property owners and other responsible parties to gain voluntary compliance. Court action is a result of failure to comply with appropriate corrective actions after a reasonable amount of time is allowed to correct the violation.





Goal of Zoning Code Enforcement

The goal of Zoning Enforcement is to ensure properties in PWC are maintained and used in accordance with the County's adopted land use requirements.





Complaint Based Division-311

Intake Phone 311

Email – 311

https://www.pwcva.gov/department/neighborhood-services/report-problem

Who Reports Complaints?

Residents

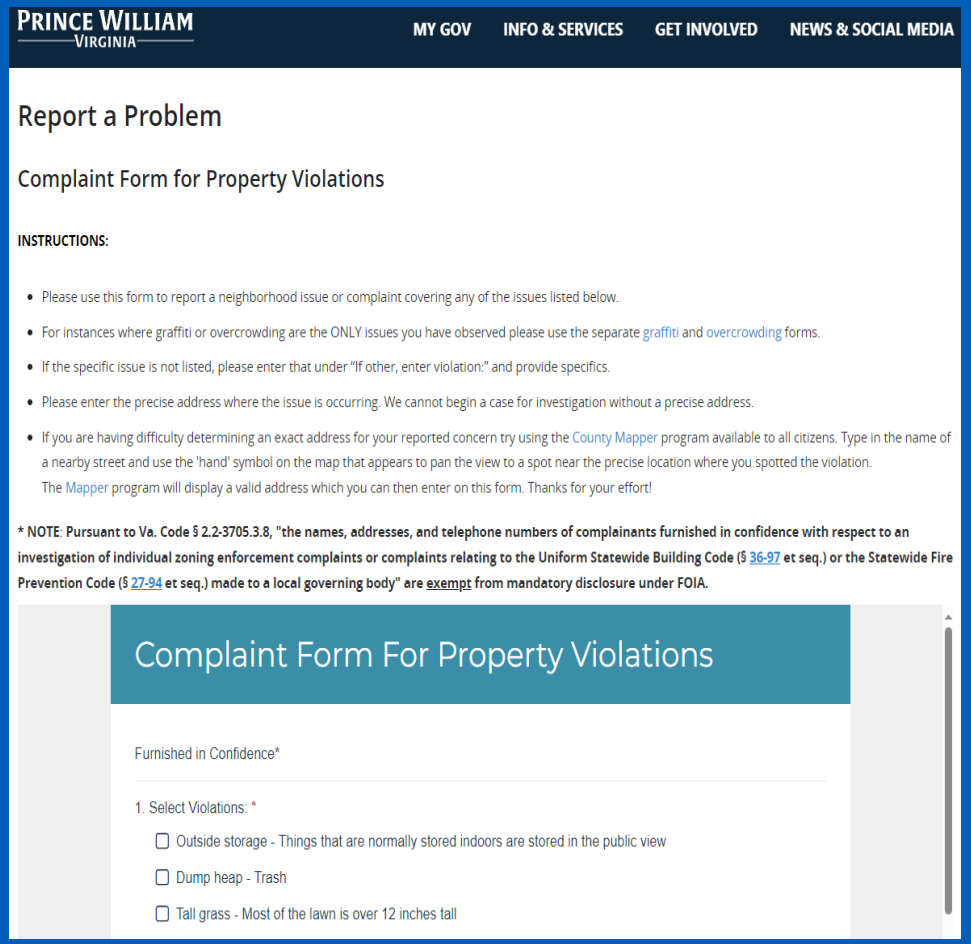
Board of Supervisors

State Agencies

PWC Agencies

Businesses

Tenants



What do we enforce?

Prince William County Zoning Ordinance (All of Chapter 32)

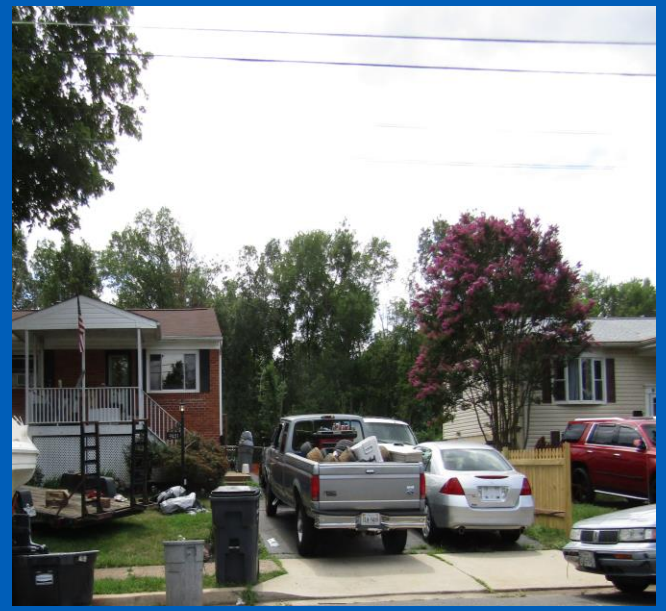
Virginia Property Maintenance Code (VA Building Code - (regulate safety & structural elements of existing structures).

Prince William County Graffiti Ordinance (Chapter 16-56).

Virginia State Code 33.2-1224 Illegal signs within the VDOT right of way.

Common Complaints

- Overcrowding/ Occupancy
- Trash Cans & Outside Storage
- Building Maintenance Issues
- Inoperable Vehicles, Commercial Vehicles
- No Zoning Approval
- Home Based Businesses
- Illegal Signs
- Graffiti









Outside Storage

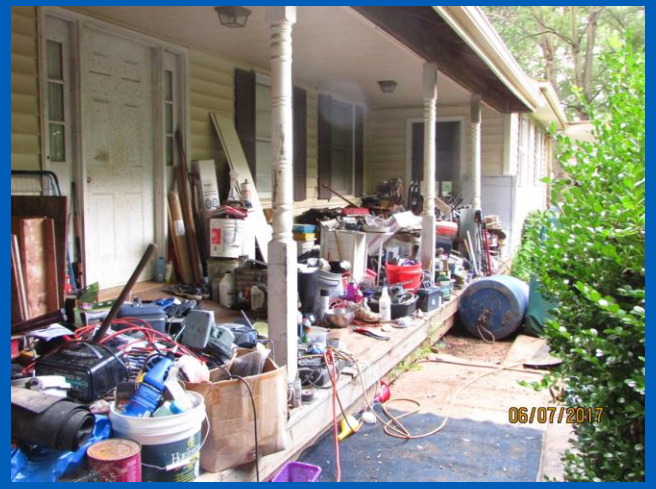
Outside storage shall mean the keeping of goods or materials, excluding junk, outside of a fully enclosed building, and which shall be considered as an accessory use, unless specifically enumerated as a principal use (such as a contractor's storage yard or building material sales yard).







Outside Storage



- Sec. 32-300.02. - Accessory uses.

Accessory uses shall be permitted in all agricultural and residential districts, subject to the following limitations:

13. Outside storage, including but not limited to refuse removal areas, shall be permitted only behind a solid, uniformly colored fence of sufficient height to block the stored material from view. Not withstanding the aforementioned provision, the storage of debris, appliances and trash on open porches and within carports shall not be permitted. In no case shall outside storage occupy more than 25 percent of any yard area. Trash or garbage containers may be stored in the rear or side yards only, in accordance with the requirements of this subsection, or may be effectively blocked from view by vegetation; otherwise, such containers shall be stored within a principal or accessory structure. When provided, dumpsters shall be located within a screening enclosure, constructed as required by section 800 of the Design and Construction Standards Manual.

Dump Heap

Sec. 32-300.12. - Dump heap prohibited.

Keeping or maintaining a dump heap, as defined herein, shall be prohibited on property in all agricultural or residential districts.







Refuse Code – Allows for Public Works to remove the hazardous conditions, in conjunction with the Health Department.







Inoperable Vehicles

One of our most common complaints.

In a lawful motor vehicle graveyard; or

In a lawful licensed vehicle impoundment yard for a maximum of 90 days; or

Secondary to a lawful motor vehicle repair facility for a maximum of 90 days; or

An accessory use to a lawful residential use for up to four inoperative vehicles. Inoperative vehicles shall be stored in a fully enclosed building or shall be fully screened from view from abutting property and streets, in an approved parking area.









Zoning - Code Enforcement

- The most common Zoning Violations include:

Commercial and Prohibited Vehicles on Private Property.







Parking on Unimproved Surface

Commonly reported violation.

32-250.61, Agricultural or Residential Zoned Lots

Excerpt. Location and area of vehicle parking and storage on lots less than one acre. All vehicles that are permitted to be parked or stored on residential properties of one acre or less shall be parked or stored only on areas that are improved in accordance with section 600 of the Design and Construction Standards Manual.





Prohibited Vehicles

Sec. 32-300.02. - Accessory uses.

Accessory uses shall be permitted in all agricultural and residential districts, subject to the following limitations:

1(e) Prohibited vehicles regardless of weight. Except as permitted by section 13-327 of the County Code and subsections (g) and (h) below, the following types of vehicles shall not be parked or stored in any residential district or residential portion of a planned district, or on lots of less than ten acres in agricultural districts: (1)

Cement trucks.(2)Construction equipment.(3)Dump trucks.(4)Garbage, refuse or recycling trucks.(5)Passenger buses (excluding school buses).(6)Tractors or trailers of a tractor-trailer truck.(7)Tow trucks.

1(f) Prohibited vehicles. Except as permitted by section 13-327 of the County Code and subsections (g) and (h) below, the following vehicles registered with the Virginia Department of Motor Vehicles or any other state or government agency as having a gross vehicle weight of 10,100 pounds or more, shall not be parked or stored in any residential district or residential portion of a planned district, or on lots of less than ten acres in agricultural districts: (1)Box trucks.(2)Flat bed trucks.(3)Stake bed trucks.(4)Step vans.(5)Trailers.

1(g) Construction equipment. Construction equipment and construction-related vehicles shall not be parked or stored in any agricultural, residential, or residential portion of a planned district except during the tenure of construction, and only when being used for construction purposes on the lot where parked or stored. Valid building and/or site development permits and continuous pursuit of completion of the permitted construction or development shall be required to demonstrate the existence of bona fide construction activity.

Overcrowding

- Multiple Vehicles Associated with the Residence
- Parked Vehicles in the grass areas
- People seen coming and going from home who are not family members
- Excessive Trash
- Multiple Entrances and Exits being used







Overcrowding can be based upon Square Footage per the Zoning Ordinance.

Total Finished Square Feet of Area	Total Number of Adult Occupants
- of up to 1000 square feet	3
-from 1001 to 1500 square feet	4
-from 1501 to 2000 square feet	5
-from 2001 to 2500 square feet	6
-from 2501 to 3000 square feet	7
-from 3001 to 3500 square feet	8
-from 3501 to 4000 square feet	9
-over 4000 square feet	10



Overcrowding

The Zoning Ordinance of Prince William County governs occupancy issues in residences. The Zoning Ordinance allows for the following:

- ✓ One (1) person or two (2) or more persons related by blood or marriage with any number of offspring, foster children, stepchildren or adopted children subject to the maximum occupancy limitations (see the chart below) and not to exceed two (2) roomers or boarders; or
- ✓ Two (2) single parents or guardians with their dependent children including offspring, foster children, stepchildren or adopted children living and cooking together as a single housekeeping unit; or
- ✓ A group of not more than three (3) persons not related by blood or marriage living and cooking together as a single housekeeping unit.



Second Kitchen Violations often become an issue with overcrowding violations.

Sec. 32-300.02. - Accessory uses

Accessory uses shall be permitted in all agricultural and

residential districts, subject to the following limitations:

Secondary food preparation areas may be permitted in single-family detached dwellings by the Zoning Administrator when the following conditions are met and subject to criteria available from the Planning Office:

(a)Secondary food preparation areas shall be contained within the principal dwelling unit or within an attached addition; and

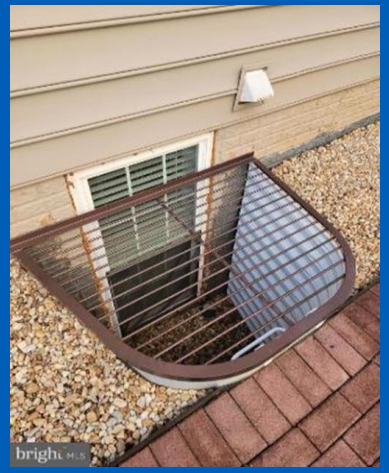
(b)The addition or portion of the dwelling containing the second kitchen shall not be used for commercial rental or other commercial purposes; and

(c)Secondary food preparation areas shall be located for the convenience and use by all residents of a dwelling and shall not create separate or private living areas.



Overcrowding per VA Property Maintenance Code:

- ✓ Habitable space shall have at least 1 openable window of approved size facing directly to the outside or court.
- ✓ Habitable room, other than kitchen, shall be a minimum of 7’ in any direction.
- ✓ Living room must contain 120 sq feet. Bedroom must contain minimum of 70 sq feet (plus additional 50 sq’ for each occupant).
- ✓ Can’t sleep in kitchen and non-habitable spaces.
- ✓ Bedrooms must meet emergency escape requirement, have smoke detector, light and ventilation requirements, heat facilities, and electrical receptacle requirements.







Hoarding

Clutter Image Rating Scale: Kitchen

Please select the photo below that most accurately reflects the amount of clutter in your room.


1


2


3


4


5

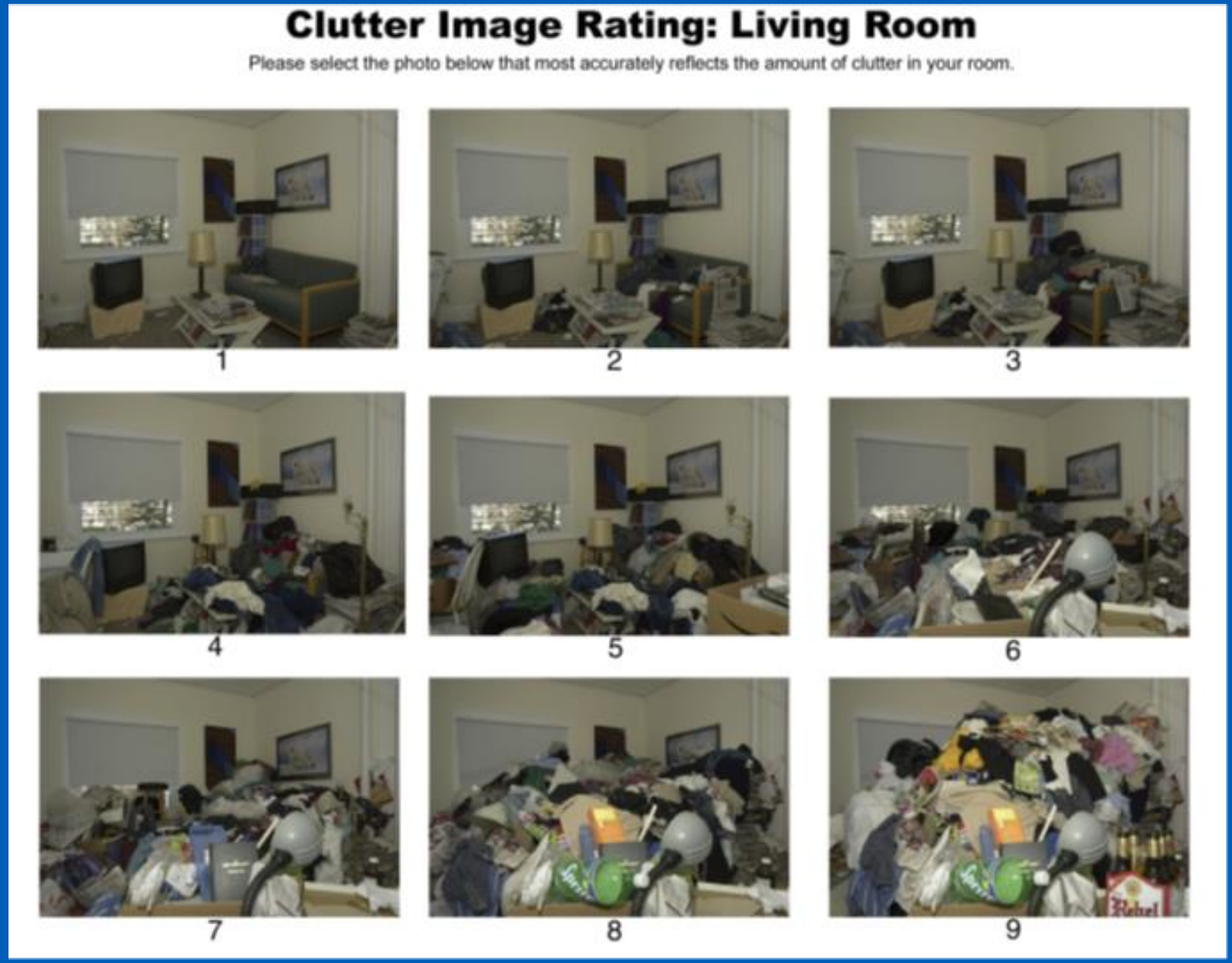

6


7


8


9

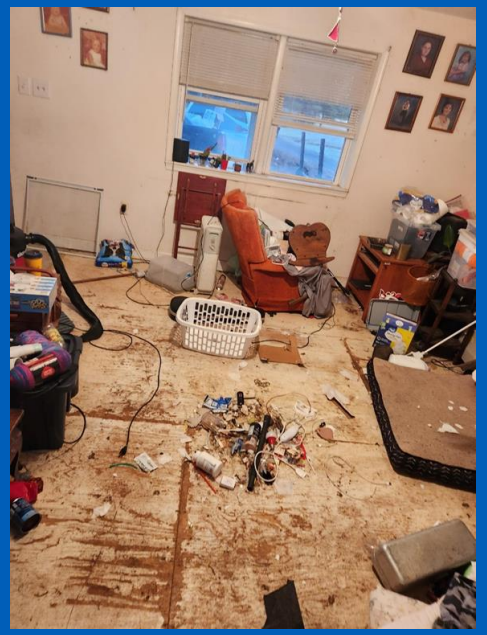
Hoarding

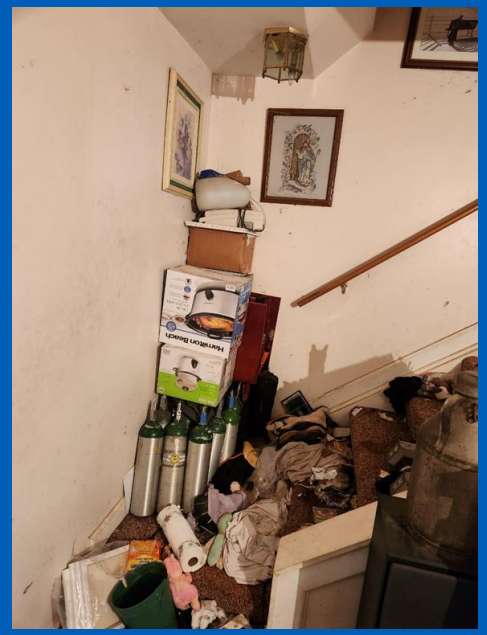

Clutter Image Rating: Living Room
Please select the photo below that most accurately reflects the amount of clutter in your room.
1
2
3
4
5
6
7
8
9

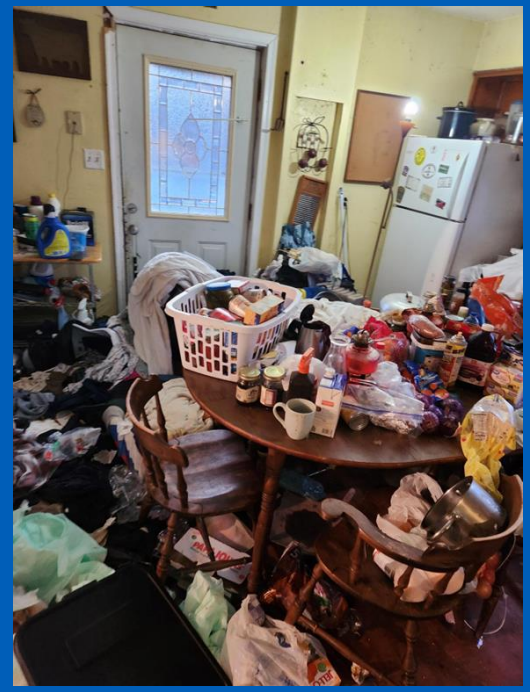
Hoarding


Clutter Image Rating: Bedroom
Please select the photo that most accurately reflects the amount of clutter in your room.
1
2
3
4
5
6
7
8
9

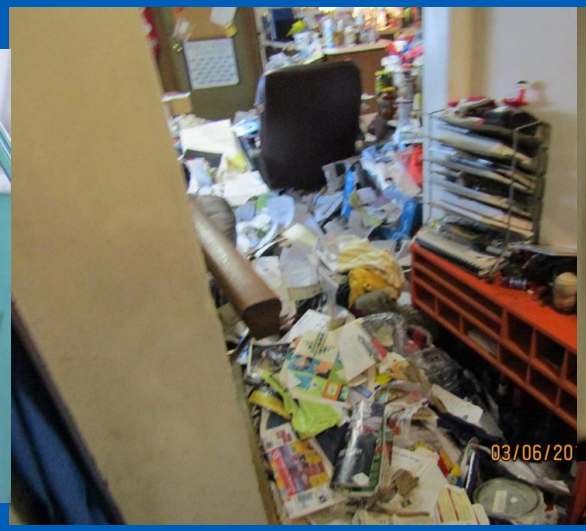
Typical Hoarding Cases





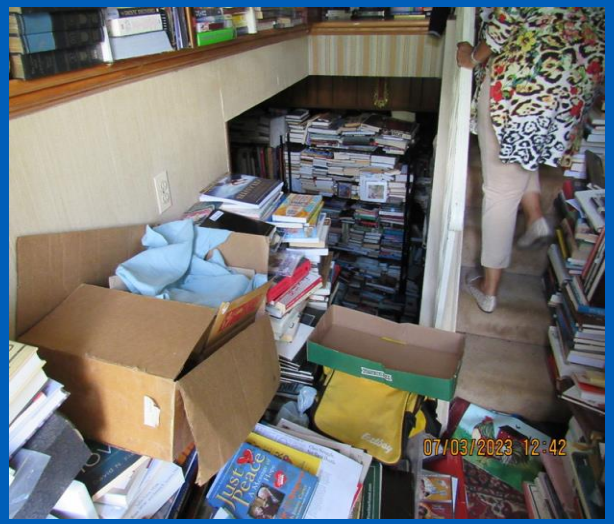








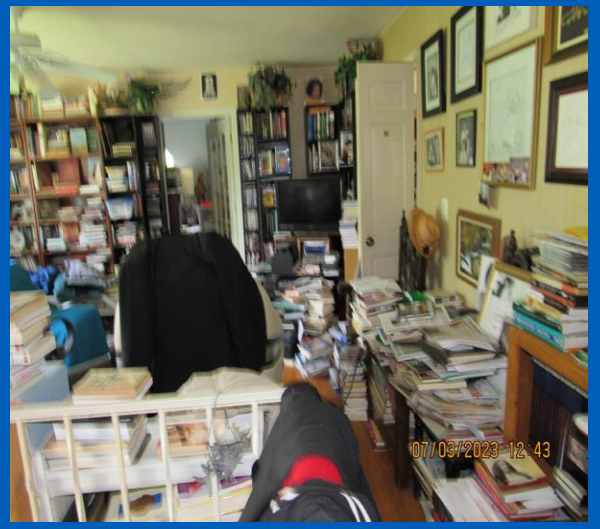
Typical Hoarding Cases













Vegetation Violations

Commonly Reported during Growing Season

PRINCE WILLIAM COUNTY

Tall Grass & Weeds

12+ Inches (A-1 exempt)





Running Bamboo

Allowing bamboo to invade onto public or private property







Tall Grass & Weeds Violations

- ✓A violator has 14 days from receiving the notice to comply. The Inspector returns to the site after the compliance date has passed to verify the lawn has been mowed.
- ✓If the occupant still has not complied, a County Contractor will be assigned to cut the grass. It usually takes three to four days to fit the job into the Contractor's schedule.
- ✓If the County Contractor mows a property, a tax lien is placed on the property to cover the mowing cost to include associated administrative fees.







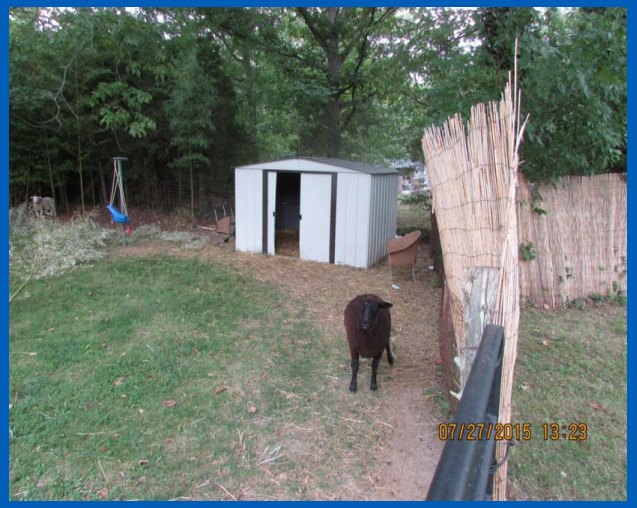
Zoning- Code Enforcement

Common Zoning Violations include: Chickens and Animal Violations (Chicken Coop Zoning approvals).













Zoning - Code Enforcement

Common Zoning Violations include:

Graffiti (Prince William County Code 16-56) If visible from right of way and property is occupied, 7 days to remove. If visible from right of way and property is unoccupied, 15 days to remove. If not visible from right of way, 15 days to remove.







Zoning- Code Enforcement

Common Zoning Violations include:
Illegal Signs (temporary signs placed illegally in the right-of-way or on private property)











Sign Case Example

During a Proactive Enforcement Sweep, one PCE Inspector removed 432 signs on multiple dates. Sign owner only went to trial on 2 cases (60 signs and 3 signs). Sign Owner incurred fines for illegal signs in the amount of $43,200. Another PCE Inspector's case resulted in an additional $10,000 in fines for the same Sign Owner. Sign Owner's son was also sentenced to 10 days in jail.







No Zoning Approval

32-200.12

No building, structure, or use may be started, constructed, reconstructed, enlarged, or altered in any way, and no permits, licenses or other approvals therefore may be issued by any public authority, until the developer or owner shall have obtained approval from the Zoning Office.















Other Zoning Related Complaints

PRINCE WILLIAM COUNTY

Site Plan Violations

Non-Conforming Use, Special Use Permits, Proffer Violations

Land Disturbance

Enforce Development & Land Use Violations



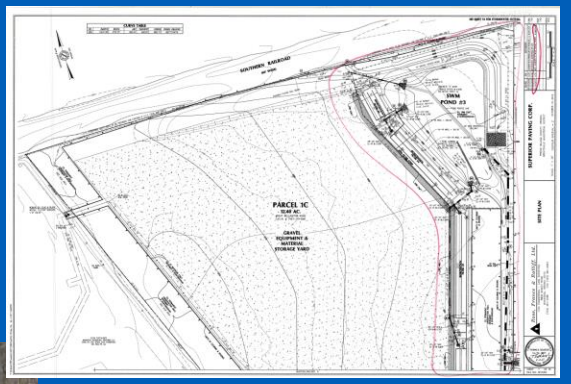




Zoning- Code Enforcement

Common Zoning Violations include:

Site Plan Violations











Virginia Maintenance Code

Part III of the Building Code

Common Building Code Violation:

- Exposed & Unprotected exterior coverings
- Exterior materials in disrepair or deteriorated
- Plumbing fixtures leaking or not operational
- Electrical hazards
- Mechanical equipment not operable
- Unsafe / Unfit Structures
- Stair / Deck / Handrail / Guardrail/ Window glass violations.
- Occupancy Violations / Habitable Spaces
- Elevator inspection compliance
- Residential Fire Safety such as smoke alarms.







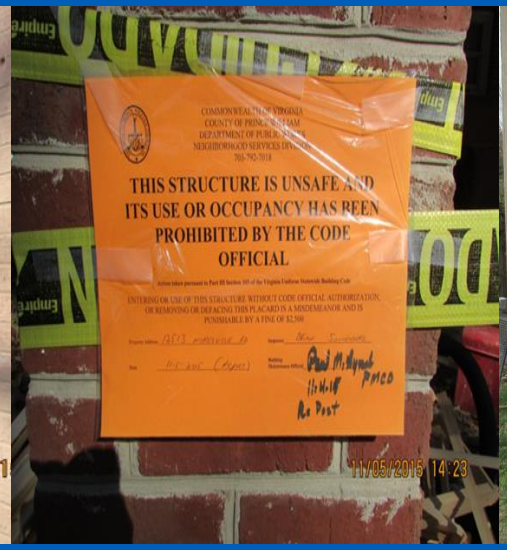




Unsafe Structures

VMC 106.1- Existing Structures
Unsafe or Unfit for Human Occupancy











Post Damage Reports







Defined Virginia State Law

"Blighted Property" shall be defined by Virginia Code Section 36-49, as may be amended, as…

Any individual commercial, industrial, or residential structure or improvement that endangers the public's health, safety or welfare because the structure or improvement is dilapidated, deteriorated, or violates minimum health and safety standards,

or any structure previously designated as blighted pursuant to Section 36-49.1:1, under the process for determination of "Spot Blight."









Spot Blight Program

GOAL

To identify blighted properties declared a public nuisance, which are to be repaired or removed by demolition through voluntary compliance, or by executive action by the Board of County Supervisors of Prince William County.

- Spot Blight properties endangers the public's health, safety, or welfare.
- Attracts rodents along with rodent harborage
- Attracts criminal activity, vagrants, and general mischief
- Presents danger for responding public safety personnel
- Negatively impacts the property values & standards of living in the community



Additional Criteria for PWC BOCS

- ✓ It has been vacant or boarded for at least one year.
- ✓ It has been the subject of documented complaints.
- ✓ It is no longer being maintained for useful occupancy.
- ✓ It lacks normal maintenance and upkeep.





Any Questions?



Thank You for Joining Us Today!

Contact Us

703-792-7018

Email: NSD@pwcgov.org

Office Hours – Monday-Friday 8am-4pm

PRINCE WILLIAM COUNTY

Neabsco District Town Hall

Prince William County Parks and Recreation

NEABSCO DISTRICT PROJECTS

PRINCE WILLIAM COUNTY

Neabsco Greenway

- Trail Bridge Replacements (Andrew Leitch Park)
- Trail Connection from Lindendale to Sharron Baucom Dale City Recreation Center (SBDCRC)

Cloverdale Park

- Tennis & Basketball Court Improvements

SBDCRC

- Park Enhancements – Phase 2

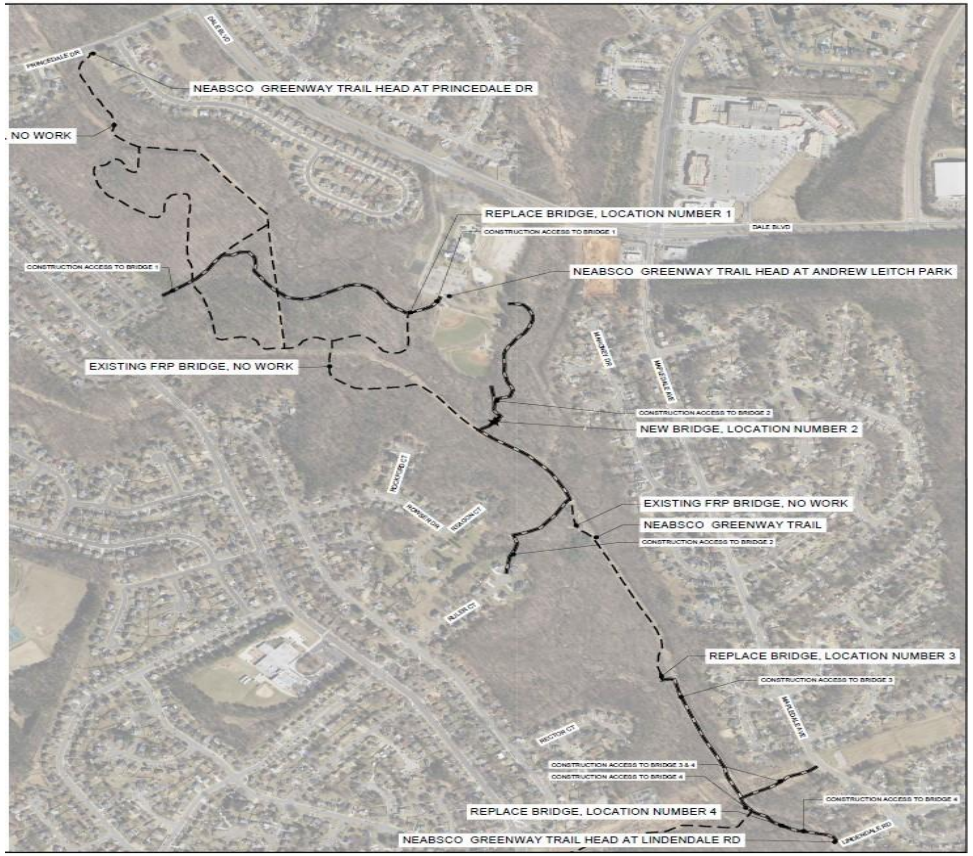
Quartz District Future Park

NEABSCO DISTRICT PROJECTS

PRINCE WILLIAM COUNTY

Neabsco Greenway – Trail Bridges

- Replacement of existing 3 wooden bridges w/ FRP bridges
- Construction of a new FRP bridge
- Estimated completion date October 2028
- Estimated Budget 1.2M



NEABSCO DISTRICT PROJECTS

PRINCE WILLIAM COUNTY

Neabsco Greenway - Trail Connection

- 1.2-mile natural surface trail
- 1 bridge at stream crossing, multiple puncheons, and VDOT pedestrian crossing at Delaney Road
- Estimated completion: February 2028
- Estimated budget: $1M



NEABSCO DISTRICT PROJECTS

PRINCE WILLIAM COUNTY

SBDCRC Park Enhancement – Phase 2

Proposed Concepts:

- Batting cage facility renovation
- Playground ADA improvements
- New pavilion
- Additional asphalt trail
- Baseball field drainage repairs and/or rain garden
- Add trail amenities (nature play)
- Rehabilitation of the amphitheater and pedestrian bridge



NEABSCO DISTRICT PROJECTS

PRINCE WILLIAM COUNTY

Cloverdale Park – Court Improvements

- Mill and pave basketball and tennis courts
- Conversion of one (1) tennis court to two (2) pickleball courts; Fencing & benches
- Fencing, benches, new hoops at basketball courts
- Sidewalks
- Completion date: December 2026



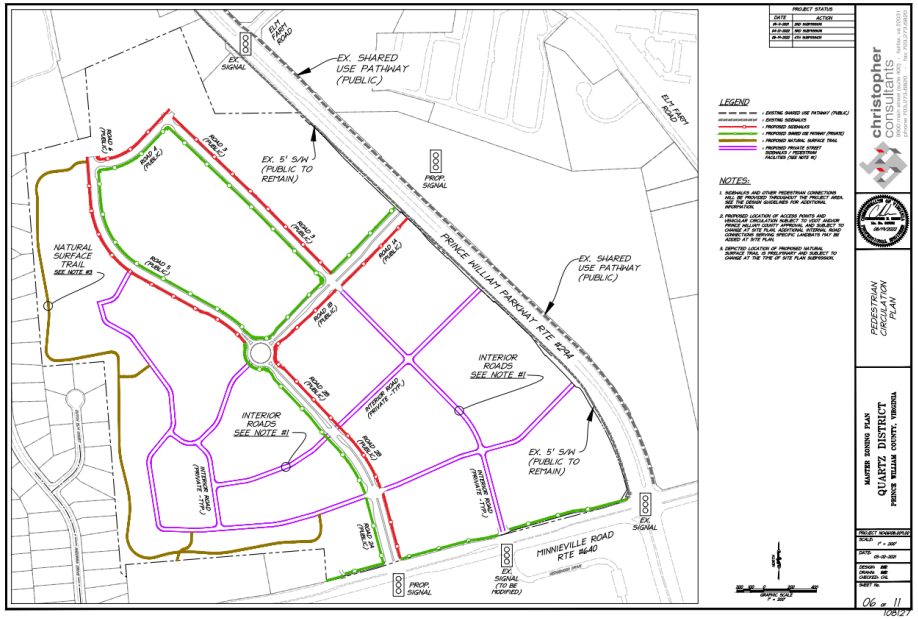


NEABSCO DISTRICT PROJECTS

PRINCE WILLIAM COUNTY

Quartz District Future Park

- Adventure park
- Preliminary planning will begin soon



NEABSCO DISTRICT PROJECTS

PRINCE WILLIAM COUNTY

QUESTIONS?

Janet Bartnik, M.S., CPRE
Acting Director
Department of Parks and Recreation
JBartnik@pwcgov.org

Robert Boyd, MPA
Principal Planner
Department of Parks and Recreation
RBoyd1@pwcgov.org