



SUBMISSION FORM

All submission forms must include the following information. Separate submission forms must be turned in for each eligible program. **Deadline: July 1, 2022.** Please include this submission form with the electronic entry. If you do not receive an email confirming receipt of your entry within 3 days of submission, please contact [Gage Harter](#).

PROGRAM INFORMATION

County: Prince William County

Program Title: Agritourism and Arts Overlay District

Program Category: Community & Economic Development

CONTACT INFORMATION

Name: Rebecca Horner

Title: Acting Director of Planning

Department: Planning Office

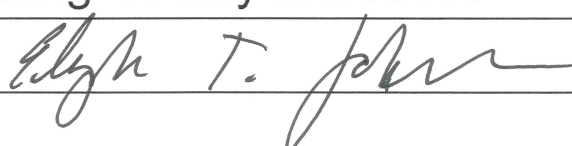
Telephone: 703-792-6854 Website: pwcva.org

Email: rhorer@pwcgov.org

SIGNATURE OF COUNTY ADMINISTRATOR OR DEPUTY/ASSISTANT COUNTY ADMINISTRATOR

Name: Elijah T. Johnson

Title: Acting County Executive

Signature: 

Agritourism and Arts Overlay District

Prince William County Planning Office Program Year 2022

Brief Overview

In April 2014 the General Assembly and the Governor of Virginia amended Virginia law to limit restrictions on agricultural operations and limited breweries to encourage a thriving agritourism industry in Virginia. Prince William County with leadership within the Planning Office took this opportunity to take a closer look at how to its agricultural areas could be further supported, and what other uses and partnerships are compatible with this vision for a thriving rural economy. It was through that process that the arts were identified as a natural partner for rural area to encourage the entrepreneurial spirit and, through a community input and participation process, the Arts and Agritourism Overlay District was created.

The Problem

After State code changes in 2014, Prince William County took a closer look at reconsidering regulations in rural areas that applied to agricultural operations and limited breweries. The County was also acutely aware of limitations on rural business that, although they weren't at odds with state law, did not support a thriving agricultural economy.



The Solution

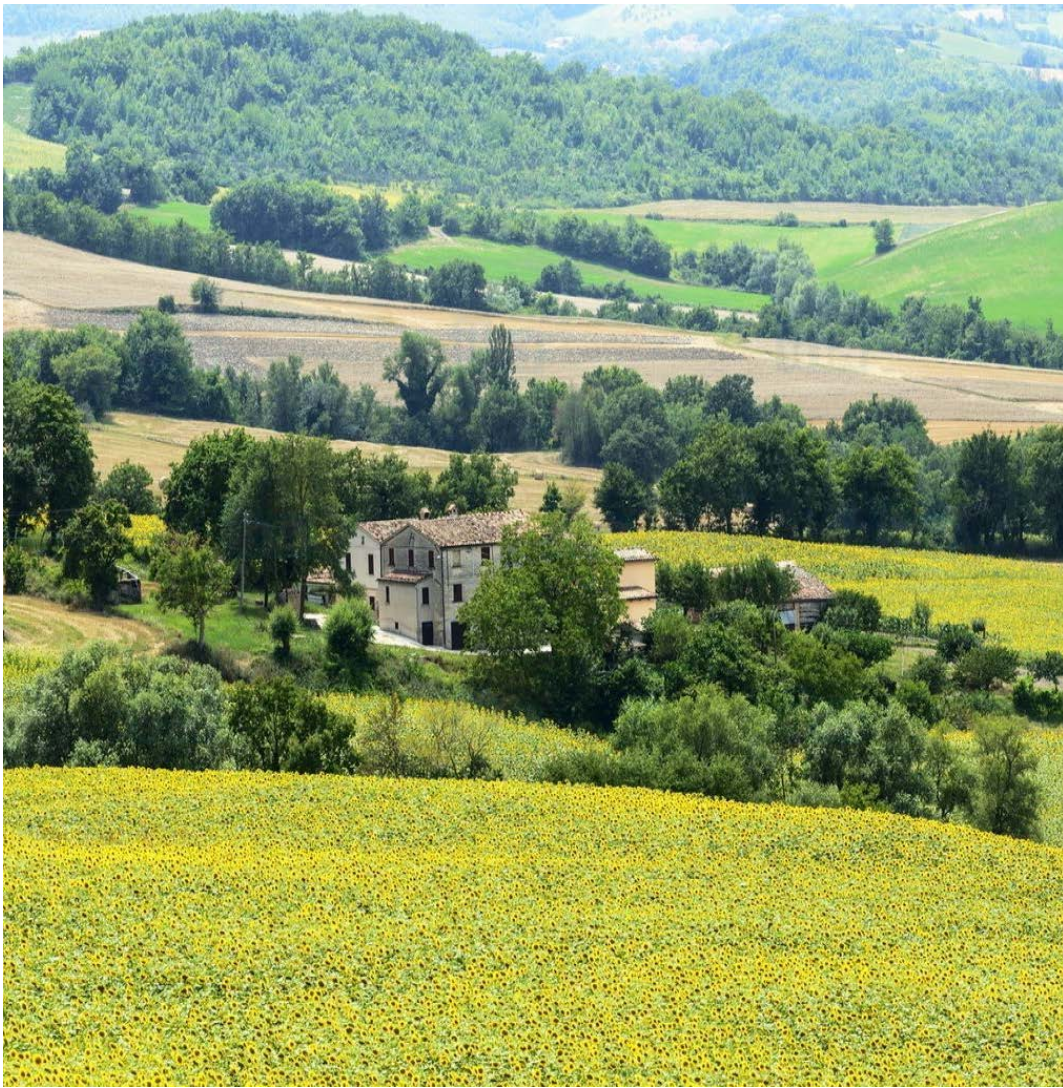
Arts-related uses had been identified in prior Planning Office studies as a compatible use with and supportive of the rural economy. By encouraging arts-related uses in agricultural areas, the County seized an opportunity to not only address state-mandated changes, but bring together, in a more holistic way, the regulatory and social framework needed to support a thriving



agritourism industry. The Prince William County Planning Office proposed the Arts and Agritourism Overlay District.

The overlay district:

- Provides more flexibility in by-right uses by including arts-related uses.
- Includes reasonable standards to protect the health, safety, and general welfare of the public.
- Stimulates the local economy.



Financing and Staffing

Prince William County Planning Office staff took the lead on the project. The proposed zoning text amendment and overlay district were developed in consultation with stakeholders representing community and business perspectives. Staff met with citizens as well as representatives from NAIOP Commercial Real Estate Development Association, and the Prince William Chamber of Commerce to discuss ideas and to solicit input. In February 2021, after a public hearing with the Prince William County Board of County Supervisors, the zoning text amendment was approved.

Program Results

After the adoption of the Overlay the Planning Office held a Community Learning Session to promote the added flexibility in the County's rural areas for arts and agritourism uses.



**PRINCE
WILLIAM**
— Planning Office

**AGRITOURISM & ARTS
OVERLAY DISTRICT
COMMUNITY
LEARNING SESSION**

**MAY 27, 2021
6:00 PM – 7:30 PM**

REGISTER NOW

Do you want to enhance the community's rural economy? Have you ever wanted to run an Agricultural or Arts business from home? The County's new Agritourism and Arts Overlay District allows landowners to take advantage of their beautiful agricultural land while pursuing their entrepreneurial dreams.

Join us on May 27, 2021 6:00 PM – 7:30 PM to learn more.

<https://zoom.us/meeting/register/tj0pdO6vrj0sGtyat7KYOxu8QTrpftIAVU6>

Furthermore, in July 2021 the County adopted a new three-year Strategic Plan, which included an additional County priorities of marketing the County's agritourism economy. The new Arts and Agritourism Overlay District has an important role in raising public awareness of the County's emphasis on agritourism and achieves the goal of creating a supportive regulatory framework for small and rural businesses.

Supporting Documentation

Supporting documentation is provided below showing a map of the Agritourism and Arts Overlay District and at https://library.municode.com/va/prince_william_county/ordinances/code_of_ordinances?nodeId=1098676 which zoning text which is now found in the County's Zoning Ordinance.

PRINCE WILLIAM COUNTY Agritourism and Arts Overlay District

Published August 25, 2020

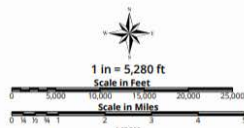


DRAFT

- Overlay District area in Rural Area*
- Overlay District area in Development Area
- Rural Area

*Federal, State, County, and City owned properties removed from the AAOD in the Rural Area. Protected preservation areas like Leopolds Preserve have been removed.

- Agricultural and Forestal District
- State Line
- County Boundary
- City or Town
- Interstate Highway
- US Highway Route
- VA State Route
- County Route (Major)
- Local Street
- Railroad
- River, Lake, Creek, etc.
- Manassas National Battlefield Park
- Marine Corps Base Quantico
- National Wildlife Refuge
- Prince William Forest Park
- Quantico National Cemetery



Notes: Any determination of geographic information or representation of physical characteristics, property lines or boundaries for general information only and shall not be used for design, construction or engineering or representation of land property or for boundary determination. Information is provided for informational purposes only and does not constitute a warranty or representation of any kind.

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Executive Summary

In April 2014 the General Assembly and the Governor of Virginia amended Virginia law to limit restrictions on agricultural operations and limited breweries to encourage a thriving agritourism industry in Virginia. Prince William County with leadership within the Planning Office took this opportunity to take a closer look at how its agricultural areas could be further supported, and what other uses and partnerships are compatible with this vision for a thriving rural economy. It was through that process that the arts were identified as a natural partner for rural area to encourage the entrepreneurial spirit and, through a community input and participation process, the Arts and Agritourism Overlay District was created.

Adopted in February 2021, the overlay district:

- Provides more flexibility in by-right uses by including arts-related uses.
- Includes reasonable standards to protect the health, safety, and general welfare of the public.
- Stimulates the local economy.

The new Arts and Agritourism Overlay District has an important role in raising public awareness of Prince William County's emphasis on agritourism, and achieves the goal of creating a supportive regulatory framework for small rural business.