

Commercial Development Committee

Quarterly Meeting



PRESENTED BY MIKE GARCIA & WADE A. HUGH

JANUARY 19, 2022



PRINCE WILLIAM
Development Services

● Commercial Development Committee

Mike Garcia, Chair
Gary Gardner, Vice Chair
Wade Hugh, Staff Liaison
Jonathan Barbour
Barry Braden
Jonelle Cameron
William Daffan
Sharon Dusza
Russel S. Gestl
John F. Heltzel
Gary L. Jones
Michael S. Kitchen
Eric Mays
Matt Smolsky

● Guest Speakers

Madan Mohan

Department of Public Works –
Environmental Management Division

Elizabeth Scullin

Department of Transportation

Joyce Fadeley

Department of Development Services -
Land Development Division

Raj Bidari

Department of Public Works –
Environmental Management Division

● Guest Audience

Around the room introductions



DCSM
Section 600
Review
Update

DESIGN CONSTRUCTION STANDARDS MANUAL SECTION 600 – TRANSPORTATION REVIEW UPDATE



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Commercial
Real Estate
Signs –
Zoning
Ordinance
Text Change

**ZONING ORDINANCE TEXT CHANGE FOR
COMMERCIAL REAL ESTATE SIGNS
– PLANNING UPDATE**



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2022
Unit Price
List Update
- Land
Development

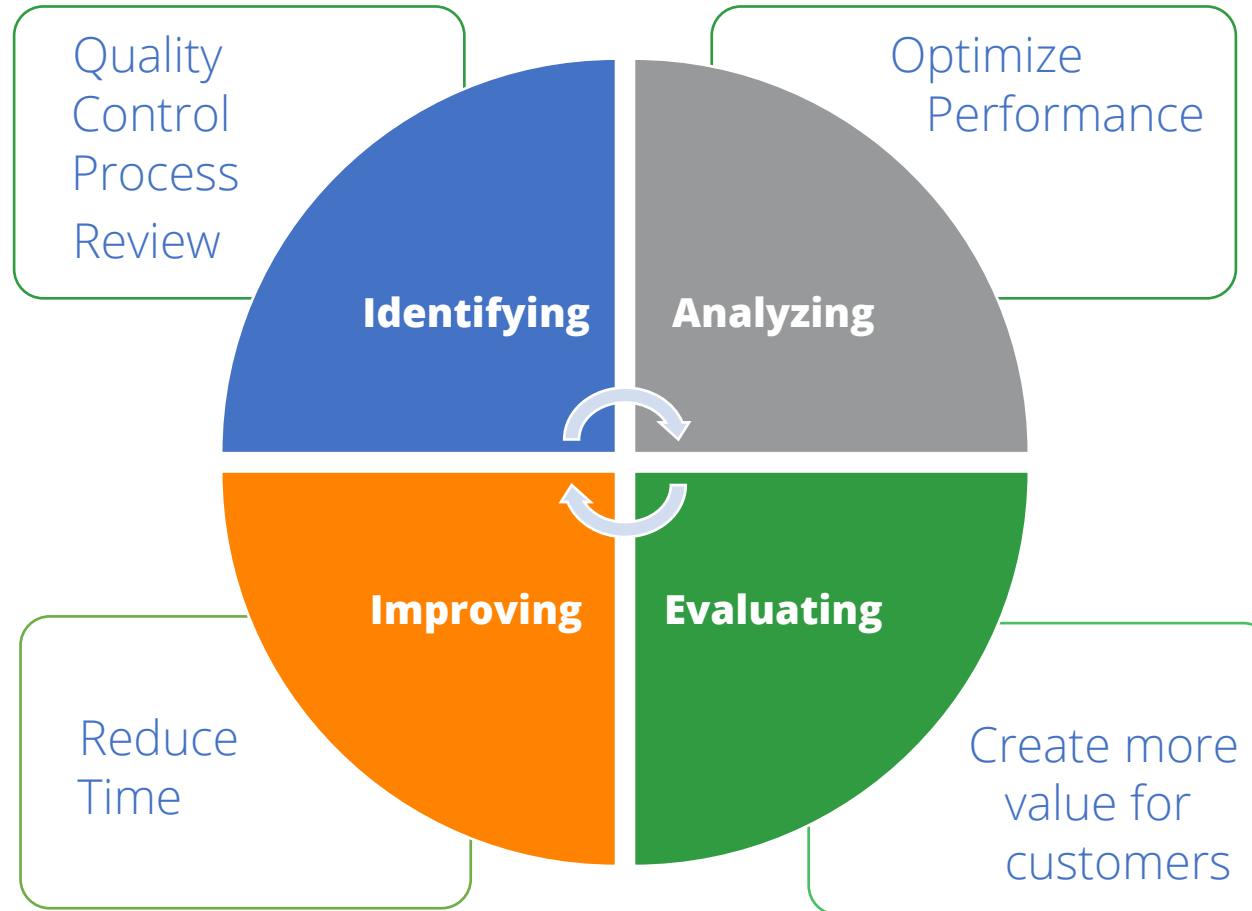
2022 UNIT PRICE LIST



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Site Submission Quality Control Process Improvement Update



Site Inspection
Process for
Recommending
Temporary
/Partial
Occupancy

**Temporary / Partial Occupancy
Environmental & Transportation Site Inspections**

Date: _____ Project Name: _____

Site Plan Number: _____ LND Number: _____

BLD Number: _____ VSMP Number: _____

Site Address: _____ Section/Phase: _____

Temporary Occupancy Partial Occupancy

Approved Rejected

Environmental Services Inspector: _____ Transportation Inspector: _____

❖ This Occupancy is valid for _____ days from the date note above, *given all the following conditions are met.*

Note: The undersigned understands that the work as performed will be inspected to the minimum requirements of PWC's DCSM in which the violation occurred, and if not corrected within the time limits authorized, will constitute violation(s) of the DCSM, and become subject to the penalties permitted by law. All work shall be completed in compliance with the Approved Site Plan, the Prince William County Zoning Ordinance, and the Prince William County Design and Construction Standards Manual and/or other ordinances relating to site development by the date of expiration as noted above.

Applicant Printed Name: _____ Telephone Number: _____

Applicant Signature: _____ Email Address: _____

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Land Development eReview Update

Go Live

Implementation will be a phased approach:



Site Plan
Scanning
Cost
Estimates

SITE PLAN SCANNING COST ESTIMATES



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BUILDING DEVELOPMENT 2022

1. Managing Abandoned Permits
2. Commercial Construction Inspection Order
3. eSubmission of Inspection Certifications
4. Virtual Counters



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Election of Committee Chair and Vice Chair



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Establish Commercial Development Committee Goals for 2022

Draft (proposed by Mike Garcia and Gary Gardner)

1. DCSM Section 600 improvements
2. Updated Zoning Ordinance Text for Commercial Real Estate Signs
3. Bond reduction/release process
4. VSMP review time frames



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Guidance for
the installation
of proprietary
BMP's to meet
VA Water
Quality
Compliance
Standards

GUIDANCE FOR THE INSTALLATION OF PROPRIETARY BMP'S TO MEET VIRGINIA WATER QUALITY COMPLIANCE STANDARDS



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Calendar Year 2021 Key Performance Measures

- Over 10,000 Building Plan Submissions
- New efficiencies in Land Development and Zoning Counters
 - Implemented eSubmissions for Zoning applications
 - Two positions reclassified at higher levels for improved customer service
 - Accepting e-signatures and credit card payments via telephone
- ~94 participants attended Annual Land Development Seminar
- Rolled out the 2018 VUSBC and Training
- Customer demonstrations on the new Commercial & Residential Building Plan and Residential Master File Plan eSubmission process
- 1,174 Small Business Customers served (Oct 2018 – Dec 2021)
- Residential Solar Industry supported with new checklists, news releases and a Residential Solar How-To web page
- New Tiny Houses How-To web page



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Fiscal Year 2023 Program Cost Increase

Fee Schedule	Proposed Change
Building Development	1.3%
Fire Marshal's Office	1.3%
Land Development	3.0%



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Building Development/Fire Marshal

- New Fees
 - ✓ Fire Plan Intake Quality Control Denial Fee (third or greater)
 - Residential \$38.19
 - Nonresidential \$76.38



Land Development

- New Fees
 - ✓ Modification to an Overlay District Base \$2,198 / Per Acre \$110
 - ✓ MXD – Mixed Use District Base \$14,487.95 / Per Acre \$431.54
 - ✓ MXD – Addition
 - Without a residential component Base \$11,590.36 / Per Acre \$345.23
 - With a residential component Base \$14,487.95 / Per Acre \$431.54
 - ✓ MXD – Amendment
 - Without a residential component Base \$5,795.18 / Per Acre \$345.23
 - With a residential component Base \$7,243.97 / Per Acre \$431.54
 - ✓ Modification of other development standards
 - Alternative compliance in Mixed-Use District (for each development standard modified) \$4,431.08
 - ✓ Occupancy Site Inspection Request (Commercial/ Multi-family/Temporary or Partial) \$152.57
- Revised Fees
 - ✓ Conservation escrow reduced from 17.62% to 10%



Key Highlights

First Half (Jul-Dec)

	FY19	FY20	FY21	FY22
New Structures - # of plans (first review)	10	22*	22	26
Tenant Layout - # of plans (first review)	111	101	94	97
Commercial Major Plans - # of approved plans	8	8	8	7
Tenant Layout Total Plans - # of approved plans	112	100	82	89
Site Plans - # of approved plans	22	34	31	20
Site Permits Issued	76	77	100	78

*Revised after 2QFY20 Presentation



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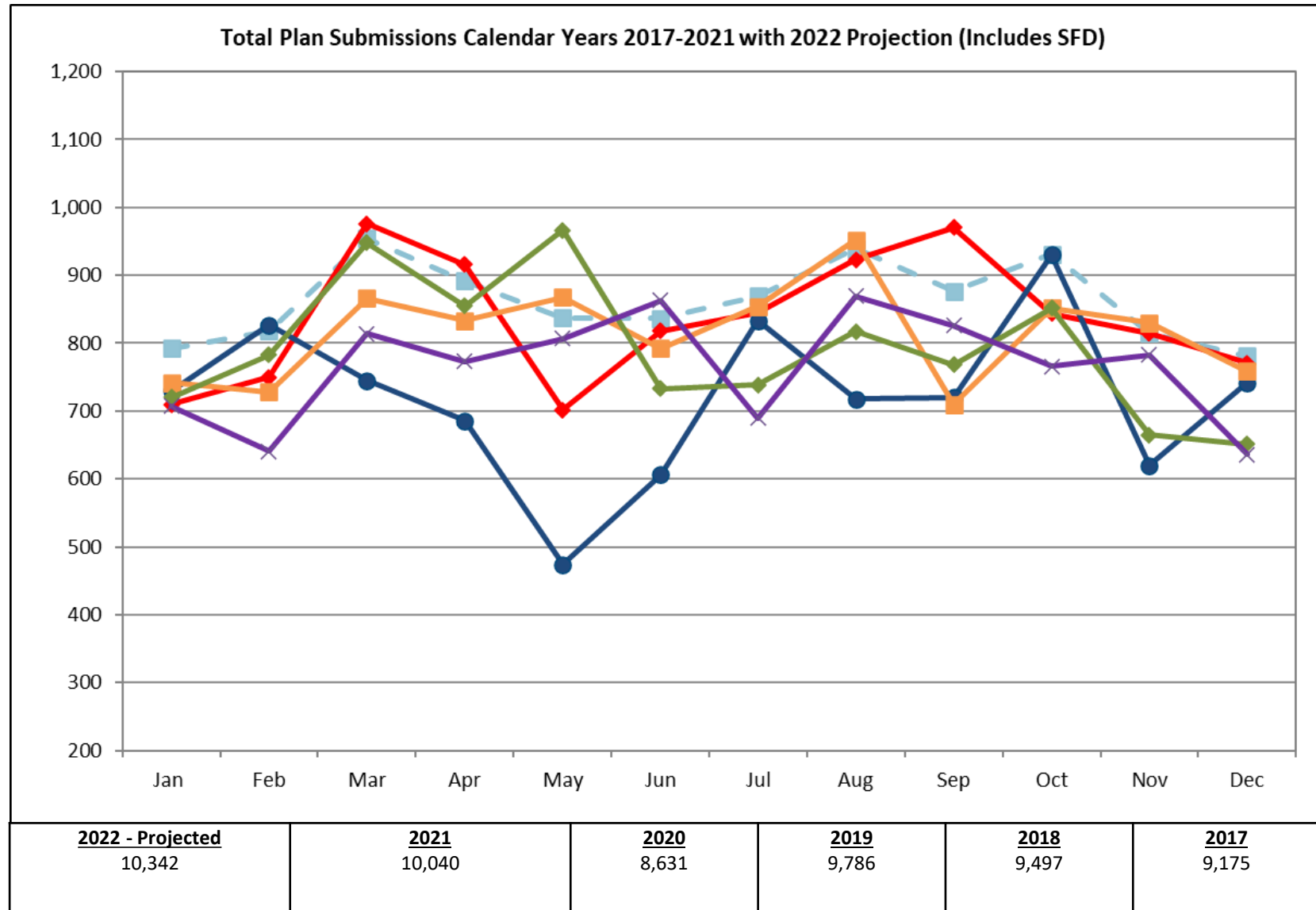
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Building Plan Submissions

*10,342 Building Plan
Submissions Projected in
Calendar Year 2022*

- Up 256 over 2021
projections*



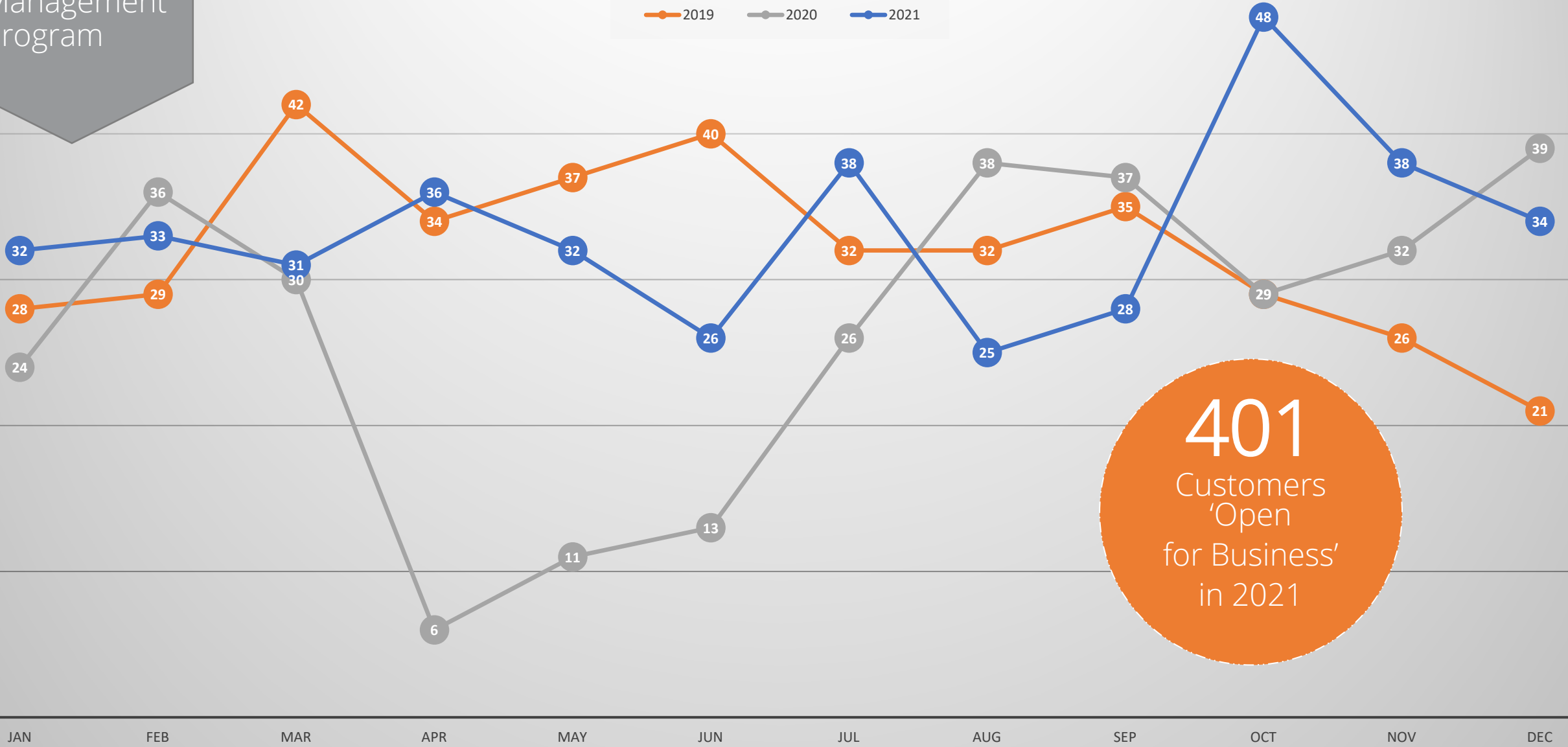
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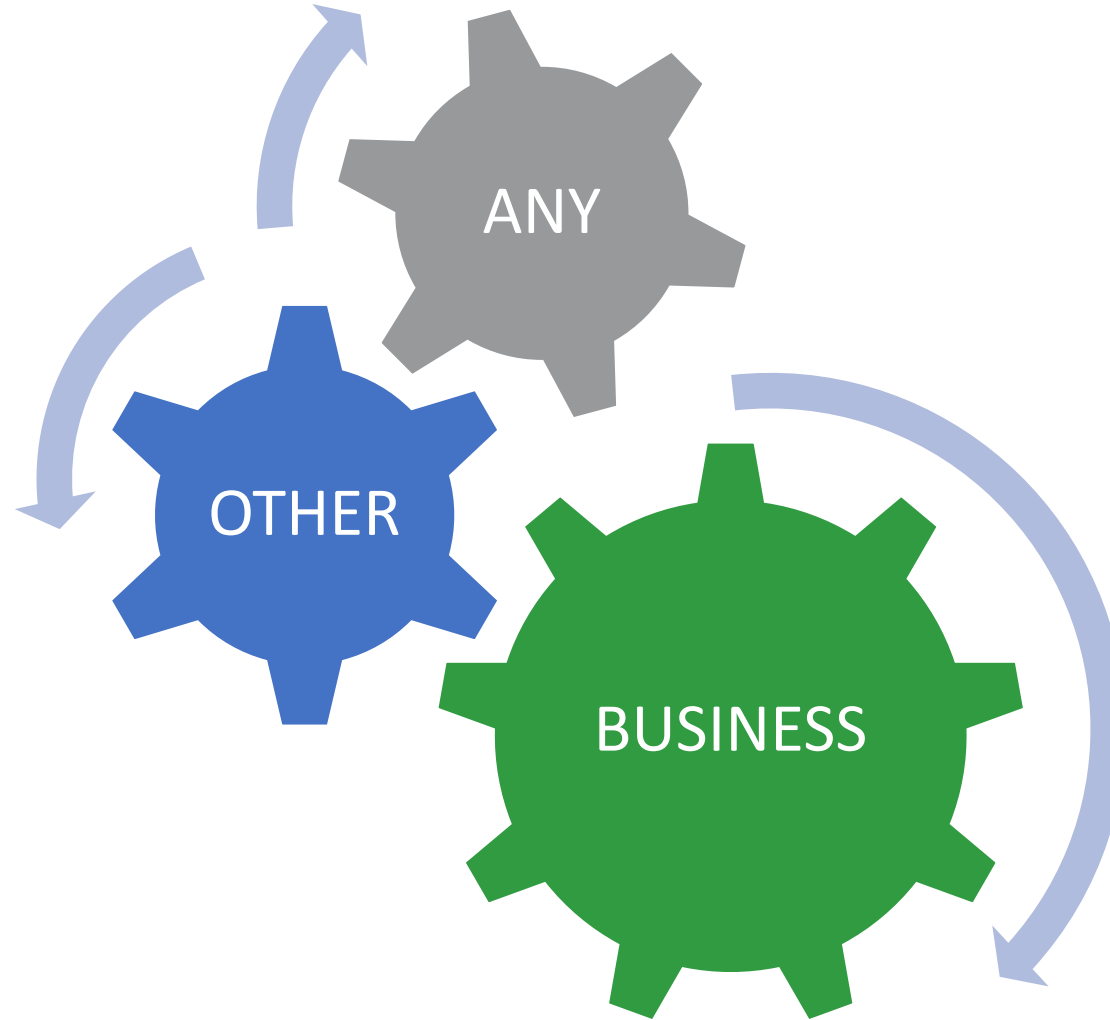
Number of Small Businesses Open for Business

October 2018 – December 2021



401
Customers
'Open
for Business'
in 2021

Any
Other
Business



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Mark Your Calendar

Commercial Development Committee
2:30pm – 4:00pm, Wednesday, April 20, 2022
Via Webex

A large, modern building with a glass facade and brick columns. The building has a long, low profile with a series of tall brick columns supporting a white metal canopy over the entrance. The glass windows are arranged in a grid pattern. The building is set on a grassy area with some trees and a cloudy sky in the background.

THANK YOU FOR JOINING US TODAY!