

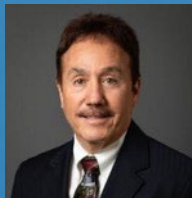


**PRINCE WILLIAM**  
Development Services

JANUARY 17, 2024

# CDC

**COMMERCIAL  
DEVELOPMENT  
COMMITTEE**



BY

**Mike Garcia & Mandi Spina**

# WELCOME & INTRODUCTIONS

## Commercial Development Committee

**Mike Garcia, Chair**  
**Gary Gardner, Vice Chair**  
**Mandi Spina, Staff Liaison**  
**Jonathan Barbour**  
**Barry Braden**  
**Jonelle Cameron**  
**William Daffan**  
**Jeremy L. Karls**  
**Russel S. Gestl**  
**John F. Heltzel**  
**Gary L. Jones**  
**Chris Lemon**  
**Eric Mays**  
**Matt Smolsky**

## Guest Speakers

**Wade Hugh**  
Executive Management Office

**Yolanda Hipski**  
The Planning Office

**Paolo Belita**  
Department of Transportation

**Guest Audience**    Around the room introductions



# CDC 2024 Election

- Election of the 2024 CDC Chair and Vice-Chair



# DCSM UPDATES

- DCSM Section 600 Updates (Belita)
- DCSM Waiver Policy Update (Belita)
- DCSM Section 300 Update (Chief Smolsky)



# ADDITIONAL UPDATES

- Zoning Ordinance Text Amendment Updates (Hipski)
- CDC Sub-Committee – Policies & Procedures Update (Gardner)
- Data Center Impact/Noise Working Group Update (Hugh)
- As-Built Plan Process Improvements Update (CDC Sub-Committee)



# ADDITIONAL AGENDA ITEMS

- Owner Notification on Permit Applications (Garcia)
- Establish CDC 2024 Goals



# DEVELOPMENT SERVICES

## Key Highlights: Fiscal Year 2024, First Half (Jul 2023 – Dec 2023)

	FY21	FY22	FY23	FY24
New Structures - # of plans (first review)	22	26	28	23
Tenant Layout - # of plans (first review)	94	97	113	116
Commercial Major Plans - # of approved plans	8	7	8	8
Tenant Layout Total Plans - # of approved plans	82	89	82	125
Site Plans - # of approved plans	31	20	23	32
Site Permits Issued	100	78	93	84

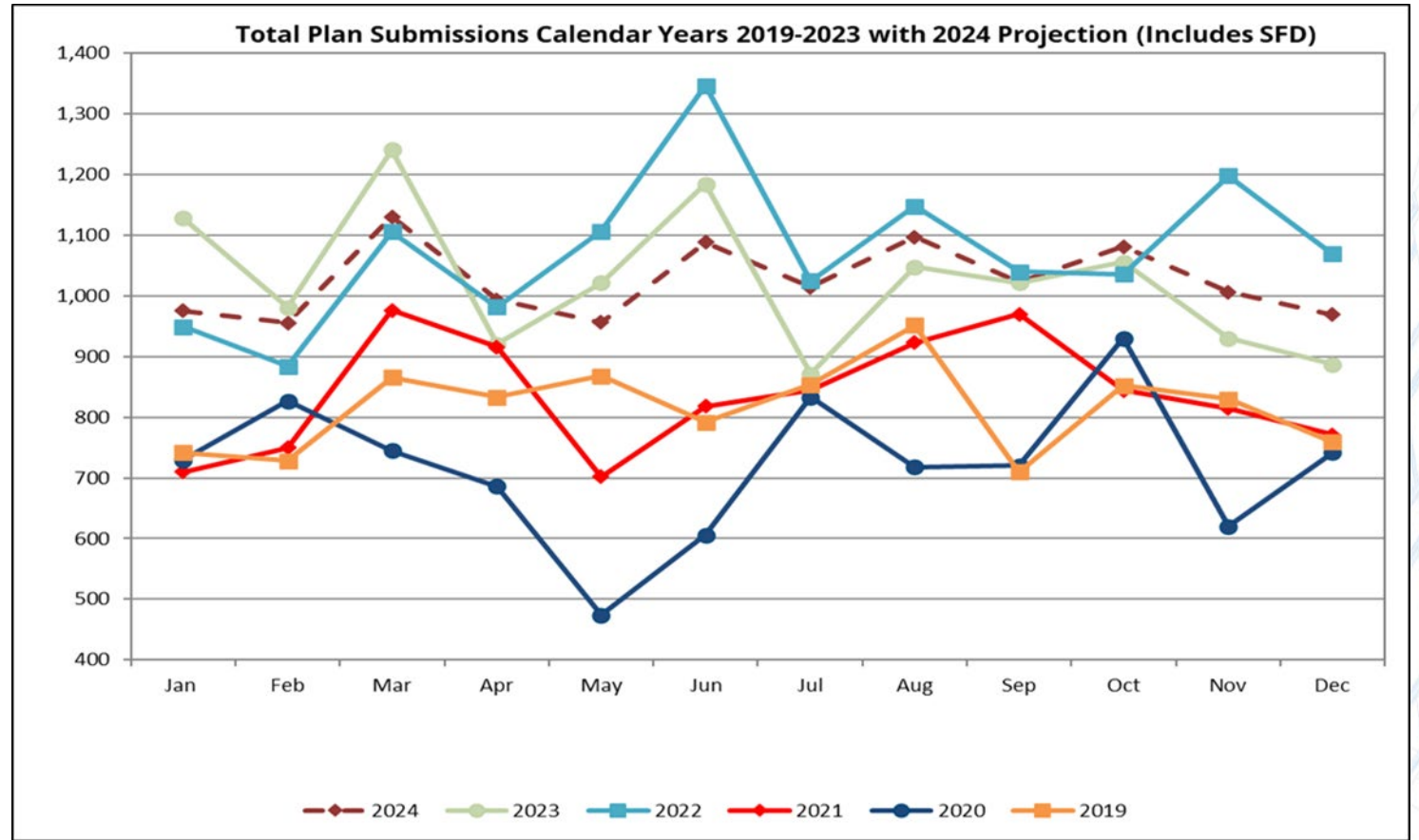


# DEVELOPMENT SERVICES

Building Plan Submissions

# 12,292

in Calendar Year 2023



2024 - Projected	2023	2022	2021	2020	2019
12,292	12,292	12,891	10,040	8,631	9,786

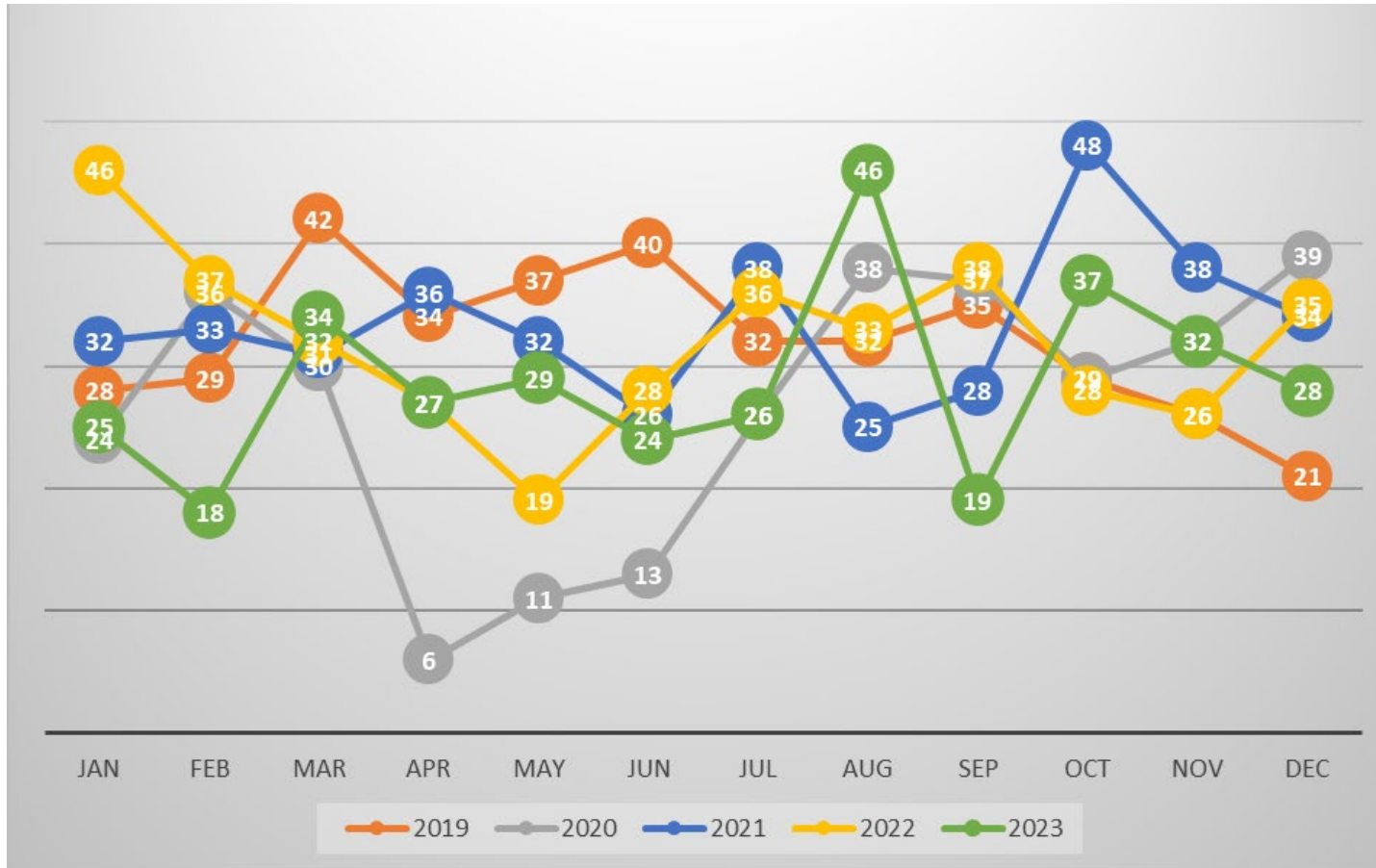


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# SMALL BUSINESS PROJECTS



# 345

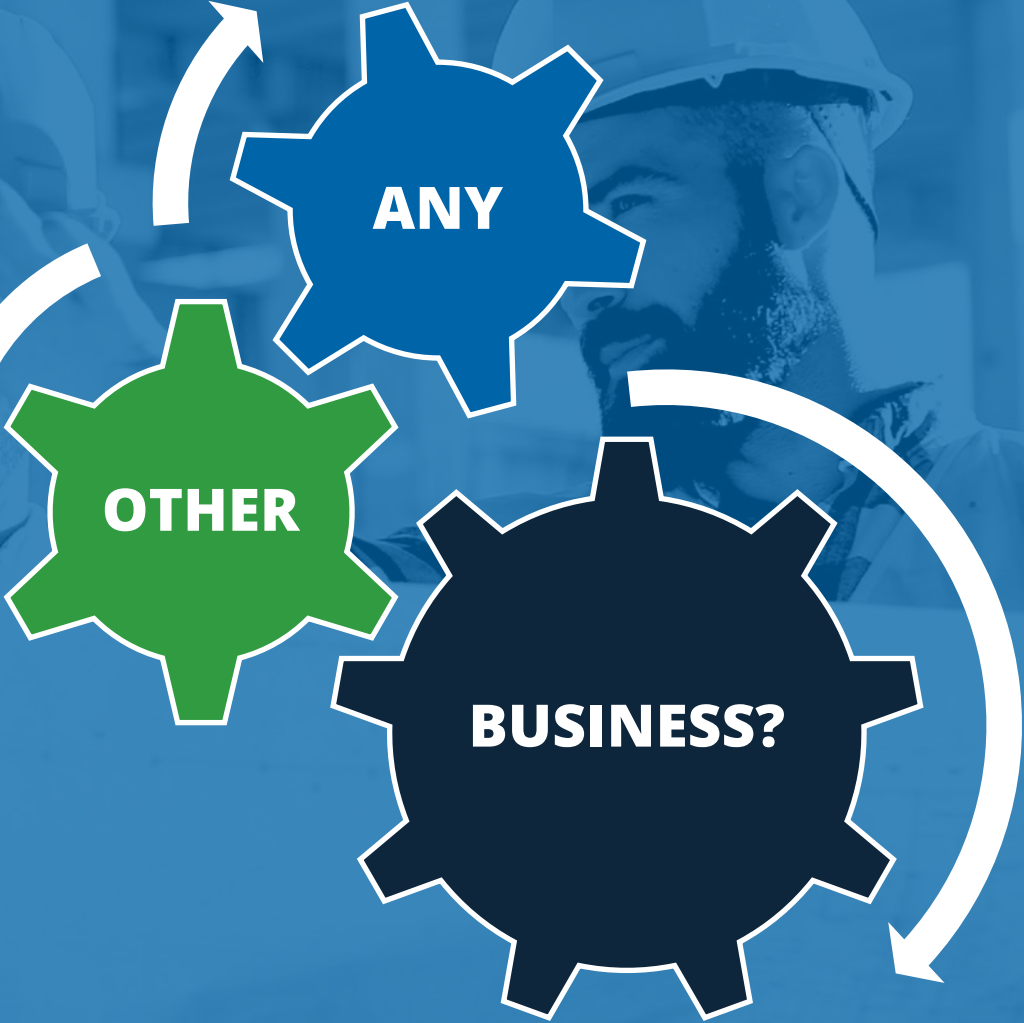
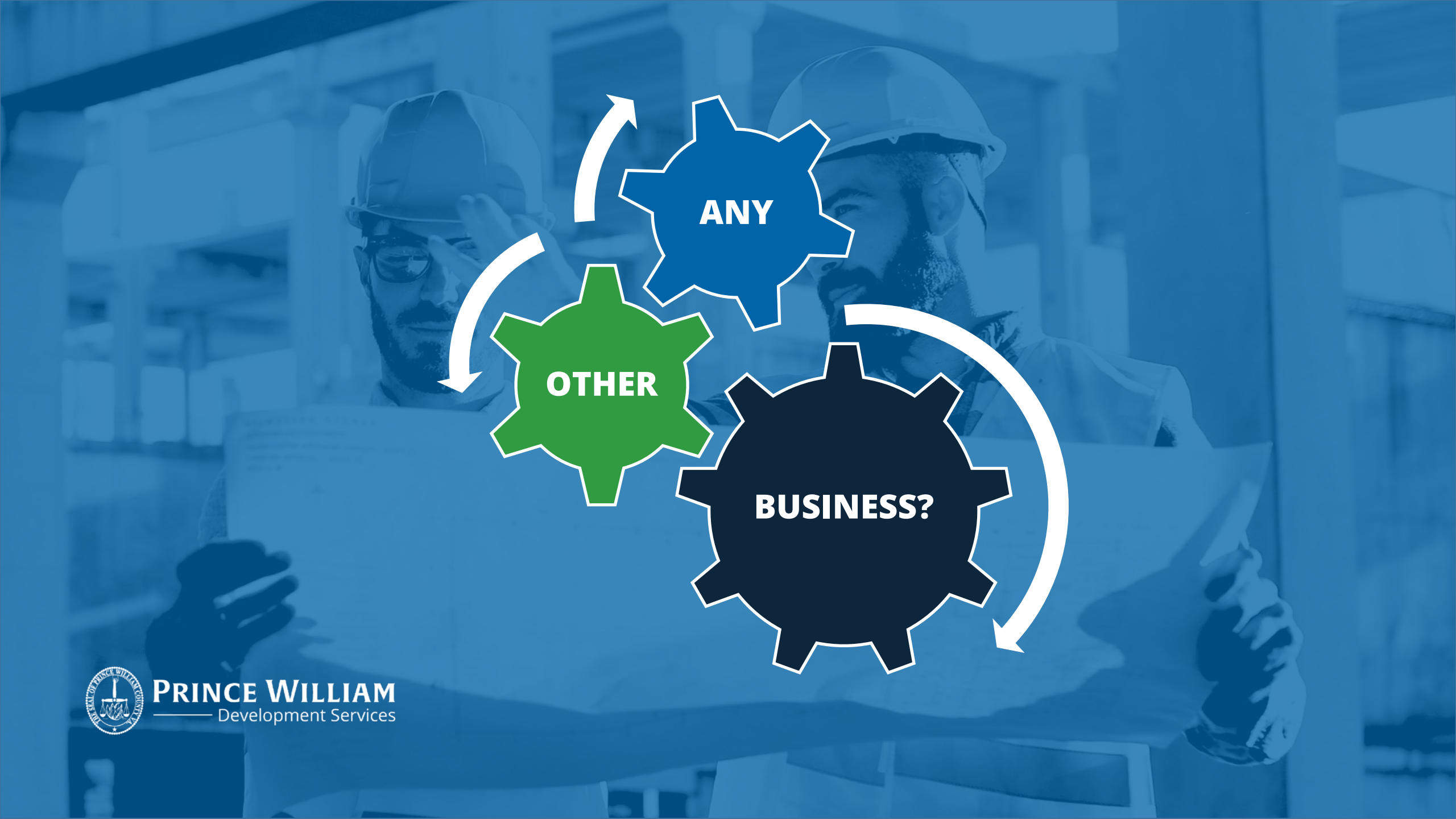
Small Businesses  
"Opened for Business"

Jan - Dec 2023



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**MARK YOUR CALENDARS**

**Commercial Development Committee  
2:00pm – 4:00pm, Wednesday, January 17, 2024**

**THANK YOU FOR JOINING US TODAY!**



**PRINCE WILLIAM**  
Development Services

# Drive Through and Curb-side Pickup



**Zoning Text Amendment**  
DPA 2023-00005

# Drive Through



- On-site sales and communications of products.
- Significant directional and road signage.
- Separate travel lane with vehicle stacking and usually well lit.
- Infrastructure also includes Pre-sell signage, order station with electronic communication system, window, travel lane, stacking



# CURBSIDE PICK-UP EXAMPLES



Wegmans "Meals to Go"  
Curbside Pickup



Wegmans "Grocery to Go"  
Curbside Pickup



**PRINCE WILLIAM**  
— COUNTY —

**#DPA2023-00007**

**Signs for Commercial,  
Industrial and Residential**



# SHORT-TERM SIGNAGE

## DPA 2023-00007

For sale, rent or lease	Agricultural, Industrial, Commercial Zones	Residential Zones
Size	0.1 SF per linear ft. frontage Max. 32 SF <i>(same)</i> At least <del>12</del> 16 SF	0.1 SF per linear ft. frontage Max. 32 SF <i>(same)</i> At least <del>6</del> 8 SF
Height	10 ft	8 ft
Number	1 per frontage Max. 2	1
Duration	Removed within 14 days of settlement or lease	Removed within 14 days of settlement or lease



# SHORT-TERM SIGNAGE

## DPA 2023-00007

Active Construction	Commercial and Industrial Buildings	Residential – Multifamily and Subdivision Section	Residential – Single-family Detached
Size	0.1 SF per linear ft. frontage Max. <del>60</del> <b>64</b> SF At least <del>12</del> <b>16</b> SF	0.1 SF per linear ft. frontage Max. <del>60</del> <b>64</b> SF At least <del>6</del> <b>8</b> SF	0.1 SF per linear ft. frontage Max. 6
Height	10 ft	10 ft	5 ft
Number	1 per frontage Max. 2	1 per frontage Max. 2	1
Duration	Removed within 14 days of completion of construction Not more than 2 years <b>CO Issuance.</b>	Removed within 14 days of completion of construction Not more than 2 years <b>CO Issuance.</b>	Removed within 7 days of completion of construction Not more than 6 months <b>CO Issuance.</b>



Prince William County Government  
Board of County Supervisors



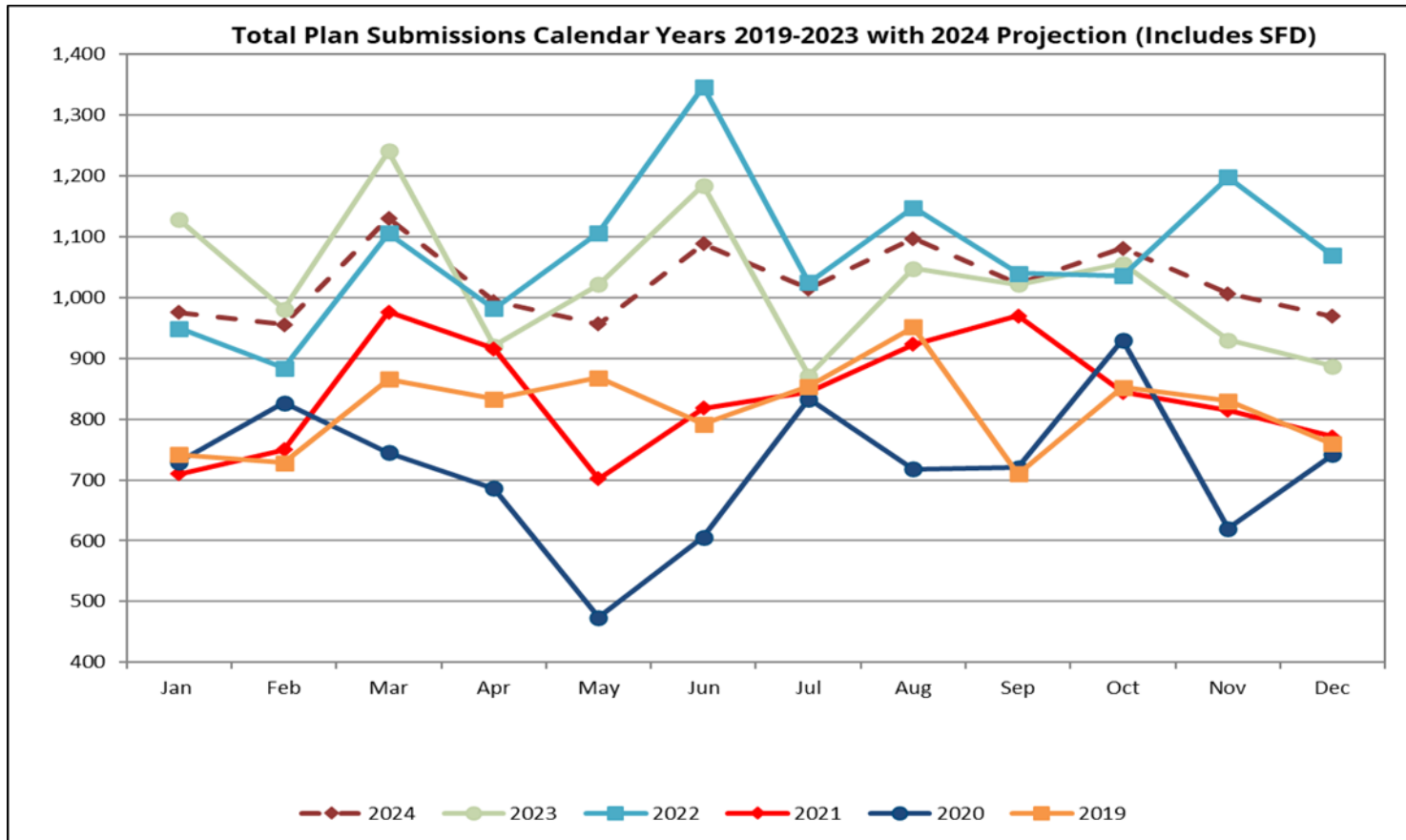
# Commercial Development Committee

January 17, 2024

*Mandi Spina  
Development Services*



# Building Plan Submissions



	2024 Projected	2023	2022	2021	2020	2019
<b>Total Plan Submissions:</b>	<b>12,292</b>	<b>12,292</b>	<b>12,891</b>	<b>10,040</b>	<b>8,631</b>	<b>9,786</b>



# Performance/Workload Data



## Building Plan Review

### First Half (Jul-Dec)

	FY21	FY22	FY23	FY24
◆ New Structures (target 4.5 weeks)				
➤ Number of plans	22	26	28	23
➤ Average weeks for first review	3.28	2.84	3.49	3.11
◆ Tenant Layout (target 2.3 weeks)				
➤ Number of plans	94	97	113	116
➤ Average weeks for first review	1.80	1.92	2.03	1.88



# Performance/Workload Data



## Commercial New Structures

### First Half (Jul-Dec)

### Total Plans

	FY21	FY22	FY23	FY24
◆ Number of approved plans	23	19	24	15
◆ Average reviews to approval	2.78	3.26	3.40	3.67
◆ Average days to approval				
➤ County time	80	63	59	73
➤ Applicant time/Outside Agencies time	100	99	117	128

**Total Plans** = include major and minor plans. (minor plans: canopy, dumpster enclosure, kiosk, flag pole, etc.)



# Performance/Workload Data



## Commercial New Structures

### First Half (Jul-Dec)

### Major Plans

	FY21	FY22	FY23	FY24
◆ Number of approved plans	8	7	8	8
◆ Average reviews to approval	3.25	3.86	3.13	3.75
◆ Average days to approval				
➤ County time	118	81	131	69
➤ Applicant time/Outside Agencies time	89	114	103	146

**Major Plans** = New Construction (projects that bring in revenue).

Excludes the following plans: targeted plans, apartments and apartment-related, condos and condo-related, public schools, churches and other minor projects.



# Performance/Workload Data



## Tenant Layout

### First Half (Jul-Dec)

### Total Plans

	FY21	FY22	FY23	FY24
◆ Number of approved plans	82	89	82	125
◆ Average reviews to approval	2.46	2.53	2.55	2.58
◆ Average days to approval				
▶ County time	28	25	27	29
▶ Applicant time/Outside Agencies time	50	54	61	65



# Performance/Workload Data



## Tenant Layout

### First Half (Jul-Dec)

### Excluding Expedited and Targeted Plans

	FY21	FY22	FY23	FY24
◆ Number of approved plans	77	81	74	119
◆ Average reviews to approval	2.40	2.52	2.51	2.57
◆ Average days to approval				
▶ County time	27	25	27	27
▶ Applicant time/Outside Agencies time	50	54	60	66
% of plans targeted & expedited	6%	9%	10%	5%





# Performance/Workload Data



## Site Plans

### First Half (Jul-Dec)

	FY21	FY22	FY23	FY24
◆ Number of approved plans	31	20	23	32
◆ Average reviews to approval	3.74	3.60	3.78	4.50
◆ Average days to approval				
➤ County time	67	69	54	87
➤ Applicant time/Outside Agencies time	308	229	243	284



# Performance/Workload Data



## Permits Issued

### First Half (Jul-Dec)

	FY21	FY22	FY23	FY24
◆ Site permits issued	100	78	93	84
◆ Building permits issued – NS	30	24	28	36
◆ Building permits issued – TLO	273	279	370	364



# Performance/Workload Data



## Occupancy Permits Issued

### First Half (Jul-Dec)

	FY21	FY22	FY23	FY24
◆ Occupancy permits issued – NS	20	18	26	17
◆ Occupancy permits issued – TLO	102	99	102	85
◆ OP issued – Change of Tenant	56	83	45	51
<hr/>				
◆ Building – New Residential	632	502	277	348
◆ Occupancy – New Residential	703	583	641	456



# FY25 Proposed Fees



Fee Schedule	Proposed Change
Building Development	2.0%
Fire Marshal's Office	4.0%
Land Development	5.0%
Planning	10.0%



# Questions?

