

Commercial Development Committee

Quarterly Meeting



PRESENTED BY MIKE GARCIA & WADE A. HUGH

JULY 20, 2022



PRINCE WILLIAM
Development Services

Welcome
&
Introductions

● Commercial Development Committee

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

● Guest Speakers

Meika Daus
Planning

Elizabeth Scullin
Department of Transportation

Joyce Fadeley
Department of Development
Services -Land Development
Division

● Guest Audience
Around the room introductions



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Goal 1: Design Construction Standards Manual Section 600 - Improvements Update

- Travel Demand Model efforts are ongoing as part of the Mobility Chapter Update and Recommendations
- The County will consider a global update this fall after the Mobility Chapter is finalized to include plan recommendations for Section 600 (such as Rural Policy Recommendations, Levels of Service in Small Area Plans, EV Charing Station/Spaces) and plan recommendations for other agencies.
- Target start date for this goal is November/December 2022



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Goal 2: Updated Zoning Ordinance Text for Commercial Real Estate Signs

- Deputy CXO Rebecca Horner is preparing to request the Board of County Supervisors issue a Staff Directive to modify the Zoning Ordinance.
- The process will involve coordination with the Development Ordinance Review Advisory Committee, a Planning Commission Public Hearing and a Board of County Supervisors Public Hearing.
 - Estimate a 4-month process
- Interim solution is to issue extensions for Temporary Commercial Signs.



Goal 3: Bond Reduction/Release – Process Improvements

- Bond extension notifications that are sent out to Developers are also being sent out to Engineers and other contacts as designated. This is currently a manual process, but will be automated with e-Review.
- Site Inspectors are completing inspections within 2 weeks of receiving a reduction review.
- Processing time for all departments involved in the reduction process will be 30 days once staffing shortages are resolved.
- The preconstruction manual is provided to Developers and includes all the guidelines and information necessary to complete site development steps, up to and through the bond release process.



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Goal 4: VSMP – Permit Review Timeframes Process Improvements

- Met with Mike Rolband, DEQ Director on Friday, April 22.
- Provided DEQ two monthly reports (May and December) with processing time frame updates. DEQ has been responding to VSMP permit requests in 1– 2 business days
- We plan to continue providing monthly updates to DEQ on their Performance



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Land Development eReview Update

Go Live

Implementation will be a phased approach:



Land Development e-Review Process

- Starting August 1, 2022: All Land Assessment or Study Plans (FPS, WQIA, PASA, etc.) will be required to be submitted electronically in ePortal. A user's guide on how to submit plans online is available online.
- Waivers are now being accepted via ePortal.
- We are currently working on Plats and Lot Grading Plans as a pilot phase for e-Review.



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Land Development Permit Counter Update

- Reported on June 16 that we were experiencing a 28 business day backlog in the quality control review of Site/Subdivision Plans, DCMS Waivers, Deeds and Plats and Bond Performance Agreement submissions and extensions.
- Goal was to reduce the backlog to established time frames (3 business days)
 - June 30 – 21 business days
 - July 14 – 14 business days
 - July 28 – 7 business days
 - August 11 – 3 business days
- Reported backlog on June 30 – 13 business days
- Reported backlog on July 14 – 8 business days

Goal: QC Review – 3 Day Document QC at Land Counter, 2 Days with Project Manager



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Building Development Update

- Abandoned Process Implemented May 29, 2022
 - <https://www.pwcva.gov/departments/building-development-division/abandoned-building-permits-applications>
- +50,000 Permits Abandoned without Notices (January 2000 to May 2022)
 - Oldest January 5, 2000
 - +200 Swimming Pool Permits Follow-up
 - +17,000 Limited-Service Permits Follow-up
- New Process
 - Sunday Evening – Automated Emails
 - Reinstatement Requests
 - Developing Performance Metrics



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Update on additional Targeted Industry FTE Positions

- Targeted Industry Program Growth/Expansion – Need for additional staffing resources – 16 FTEs approved (4 FMO and 12 DDS/Building Development)
 - **Development Services**
 - 3 positions filled
 - 3 positions being interviewed
 - 4 positions being advertised
 - 2 position advertisements being created
 - **Fire Marshal's Office**
 - 1 position filled (Admin. Technician)
 - 2 positions being advertised and close on July 21st (Inspectors)
 - 1 position to be advertised this week. (Fire Protection Engineer)



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Key Highlights

Fiscal Year 2022 1Q-3Q (July - March)

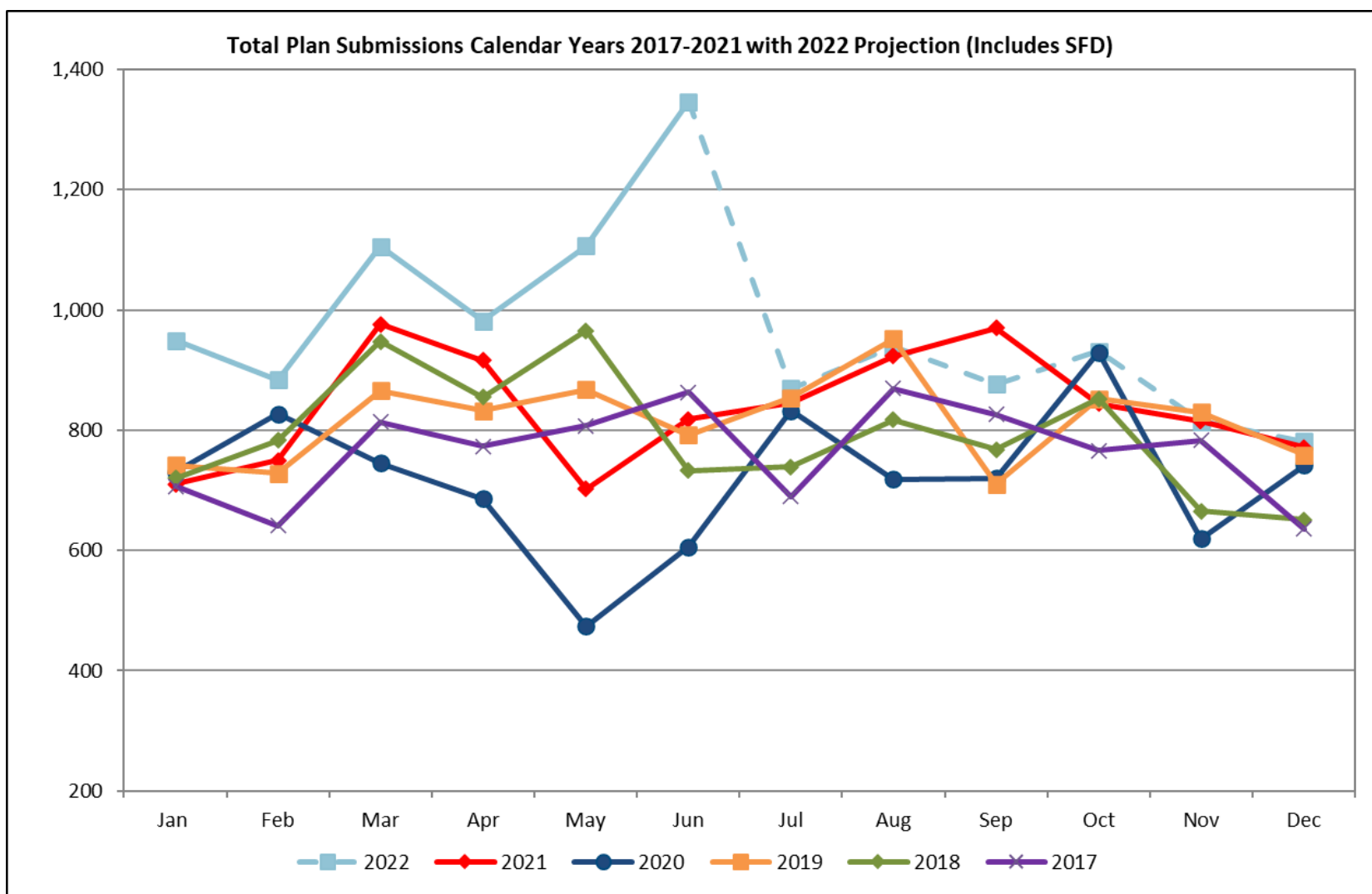
	FY19	FY20	FY21	FY22
New Structures - # of plans (first review)	57	44	49	54
Tenant Layout - # of plans (first review)	208	180	181	202
Commercial Major Plans - # of approved plans	14	17	13	13
Tenant Layout Total Plans - # of approved plans	201	179	167	174
Site Plans - # of approved plans	47	52	54	38
Site Permits Issued	163	143	201	158



Building Plan Submissions

11,587 Building Plan Submissions Projected in Calendar Year 2022

- Up 1,547 over 2021



2022 - Projected	2021	2020	2019	2018	2017
11,587	10,040	8,631	9,786	9,497	9,175



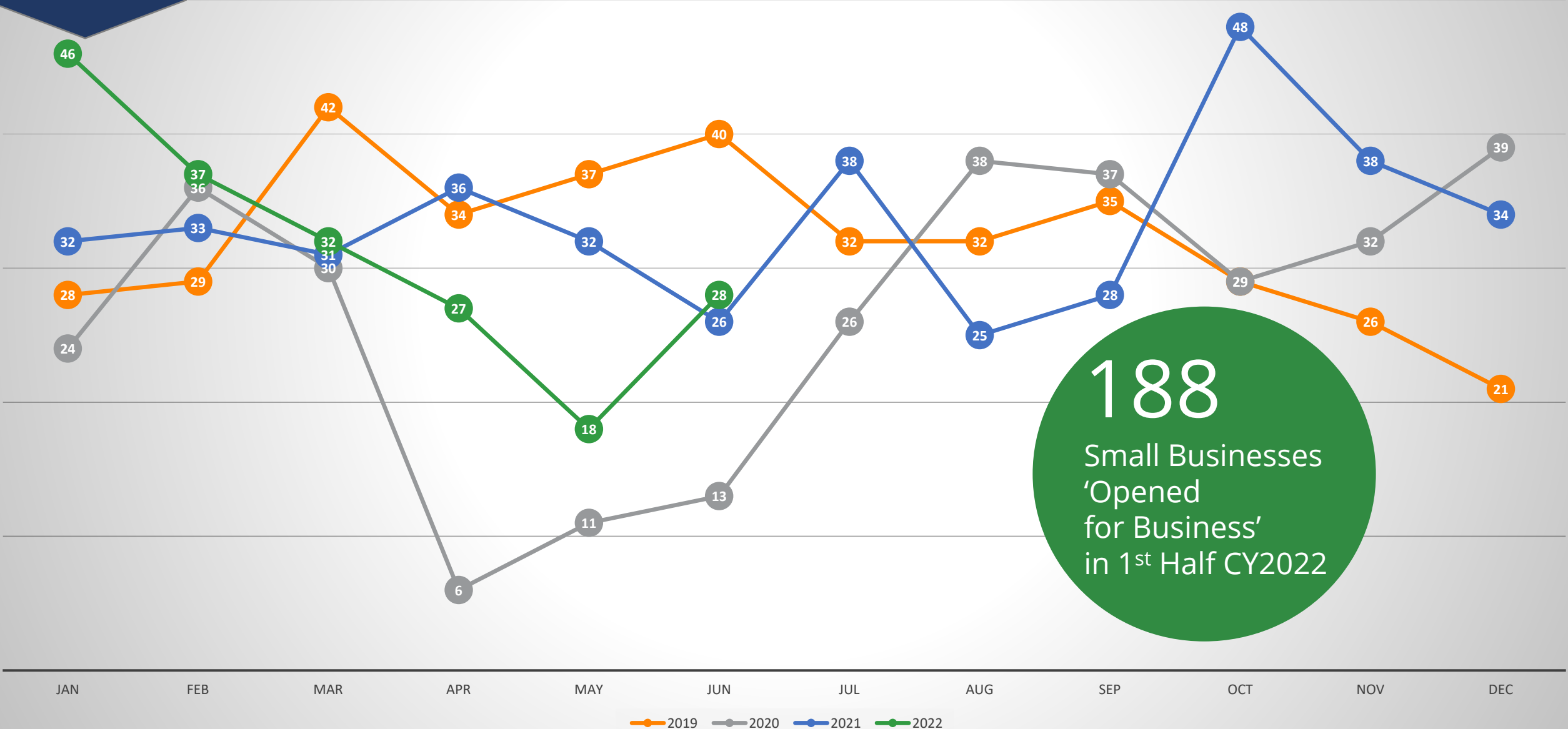
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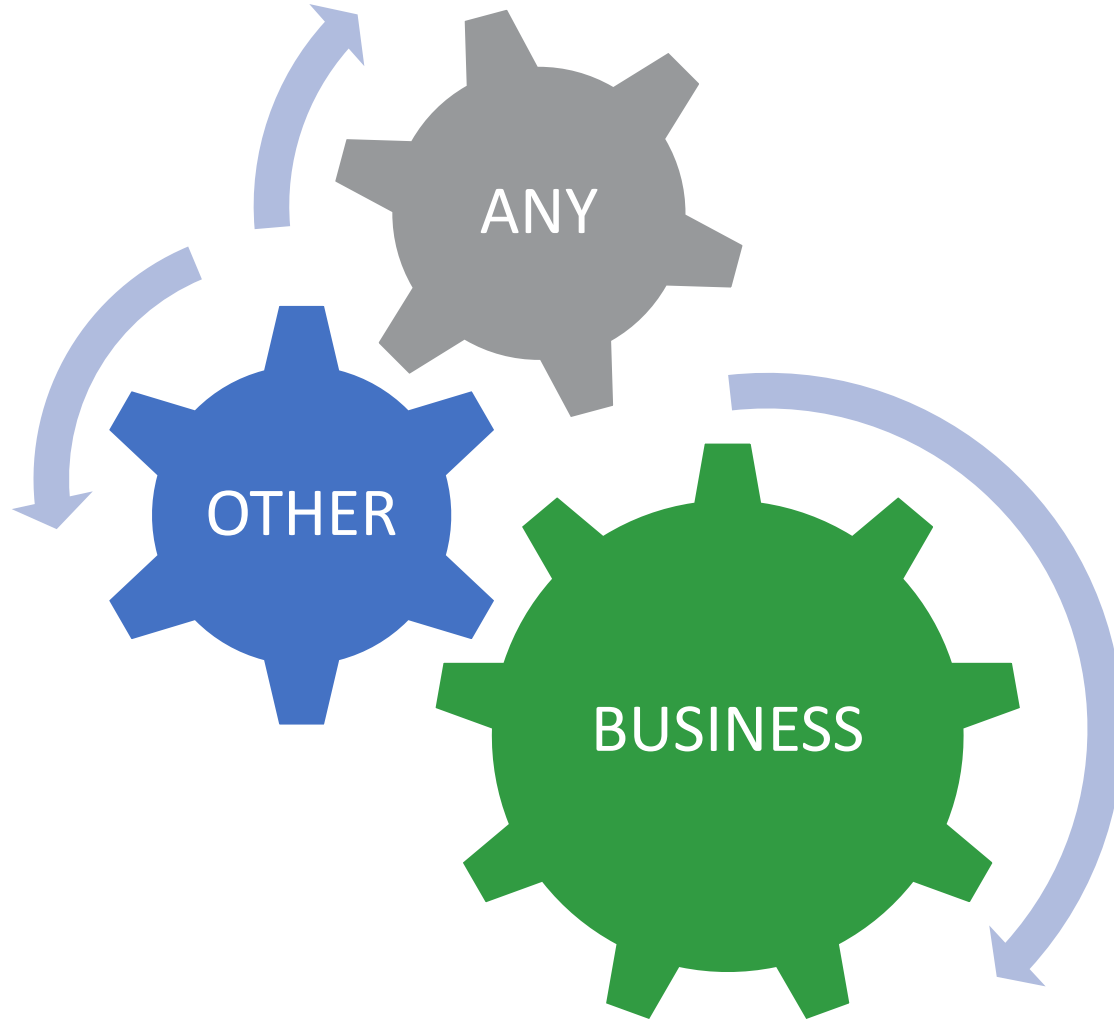
Number of Small Businesses 'Open for Business'

CY2019 - 1HCY2022



188
Small Businesses
'Opened
for Business'
in 1st Half CY2022

Any
Other
Business



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Mark Your Calendar

Commercial Development Committee
2:30pm – 4:00pm, Wednesday, October 19, 2022

THANK YOU FOR JOINING US TODAY!

