



PRINCE WILLIAM
Development Services

JANUARY 18, 2023

CDC

**COMMERCIAL
DEVELOPMENT
COMMITTEE**



BY

Mike Garcia & Wade A. Hugh

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

Rebecca Horner
Executive Management

Emilie Wolfson
The Planning Office

Madan Mohan
Department of Public Works

Elizabeth Scullin
Department of Transportation

Bill Westerman
Department of Development Services
-Land Development Division

Guest Audience

Around the room introductions



OLD BUSINESS

2022 Committee Goals Recap

- Design Construction Standards Manual Section 600 Improvements Update (Scullin)
- Zoning Ordinance Text Change Updates
- Virginia Stormwater Management Program-
Permit Review Timeframes Process Improvements (Mohan)
- Bond Reduction/Bond Release Process Improvements
- As-Built Plan Submission Process Improvements



OLD BUSINESS

Zoning Ordinance Text Changes Updates

- On September 20, 2022, the Board of County Supervisors initiated the following zoning text amendments:
 - Drive-Through Uses and Curbside Pick-Up
 - Industrial Parking and Use Regulations
 - Commercial Sign Regulations (Temporary Signage)
- Next Steps (to be completed)
 - Staff project teams being assembled
 - Drafting language
 - Presenting language to the DCSM/Zoning Ordinance Advisory Committee (DORAC)
- For more information on how to get involved, please contact Emilie Wolfson at ewolfson@pwcgov.org



OLD BUSINESS

Zoning Ordinance Text Changes Updates

- Data Center Opportunity Zone Overlay District
 - Project team developed preliminary recommendations
 - Scheduling a community meeting once new Planning Director starts
 - Future presentation to DORAC
- Affordable Dwelling Unit Ordinance
 - Completed several phases already
 - Will schedule stakeholder meetings in February/March to go over Incentive Zoning and to get input on which enabling legislation to pursue



OLD BUSINESS

Zoning Administration & Record Center

- Zoning Administration & Records Center merger placed on hold
- Reorganization efforts to be evaluated with full leadership team
- Full Executive Team onboard in mid-January
 - Chris Shorter, CXO – January 3, 2023
 - Mark Buenavista, Planning Director – January 23, 2023



NEW BUSINESS

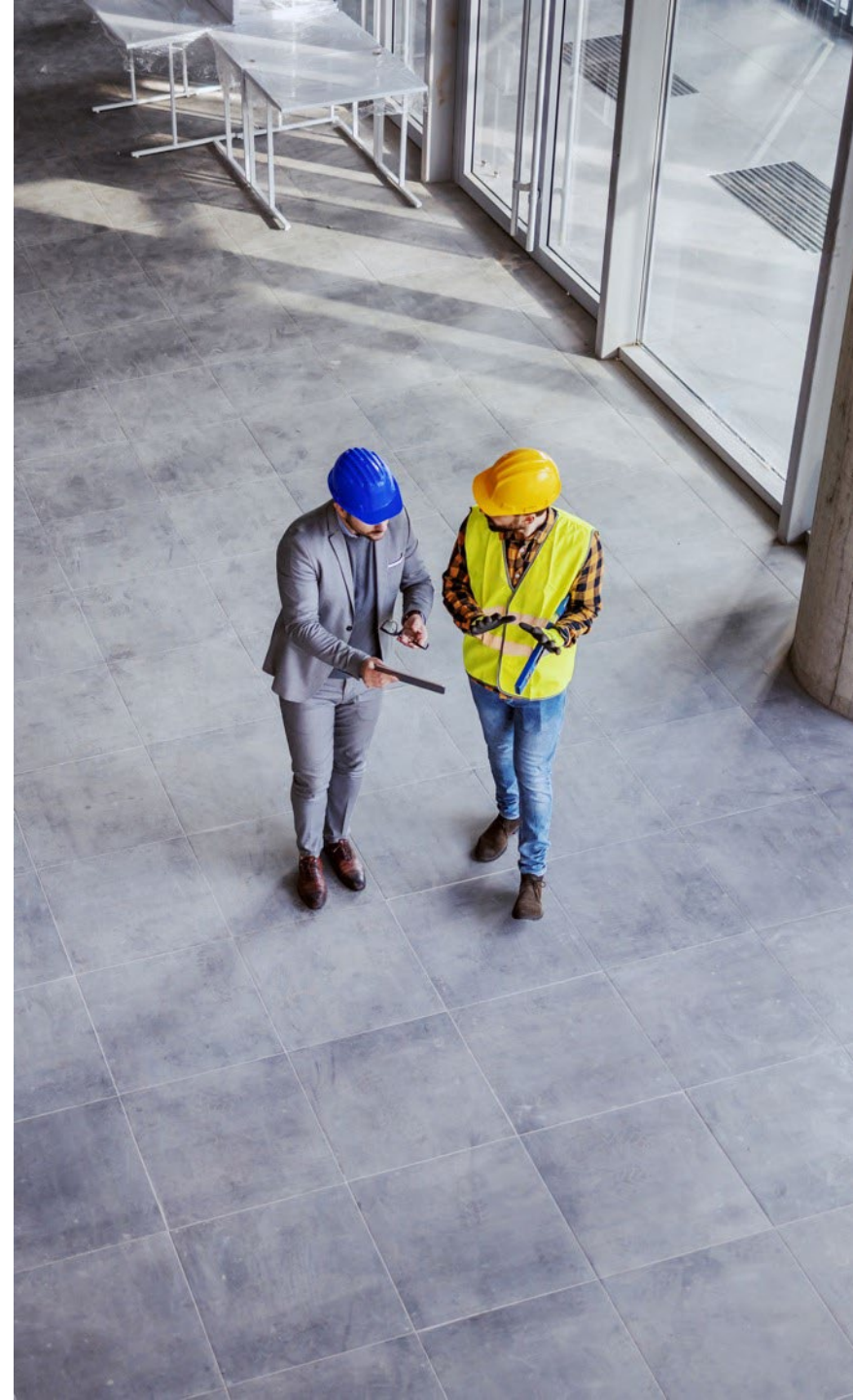
Annual Election of the Chair and Vice-Chair

- Chair – One year term
- Vice Chair – One year term



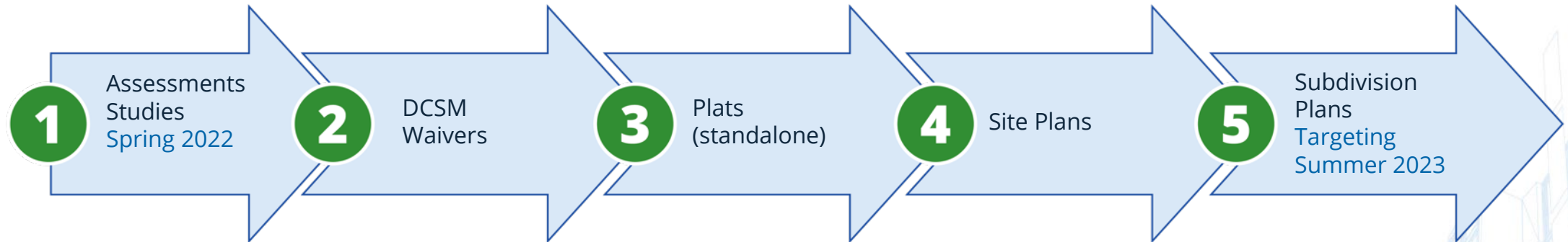
Building Inspection Order Update

- **Process Issues**
 - Proactive review of processes in concert with FMO's
 - Elimination of redundant processes
- **Process Improvements**
 - Received industry members' feedback
 - Now developing draft policy and training guide for customers and staff
- **Implementation schedule**
 - Phase I tentative implementation in February/March 2023



eReview for Land Development Projects

Implementation phased-in approach:



NEW BUSINESS

2023 Committee Goals - To Be Established

- Continue working with the As-Built committee to improve the process
- DCSM Section 600 review and update
- DCSM updates related to the newly adopted Comprehensive Plan
- Zoning Ordinance change for commercial real estate signs
- Dirt hauling issues between permitted sites



NEW BUSINESS FY2024 Proposed Fees

Fiscal Year	Land Development		Building Development	
2013	2.0	11 Years 2.88%	2.0	11 Years 2.54%
2014	3.5		3.5	
2015	3.0		3.0	
2016	3.0		3.0	
2017	0.0		2.4	
2018	1.1		1.85	
2019	6.5		3.0	
2020	2.2		2.2	
2021	2.9		1.2	
2022	4.5		4.5	
2023	3.0		1.3	



NEW BUSINESS FY2024 Proposed Fees

Fiscal Year	Land Development		Building Development	
2013	2.0		2.0	
2014	3.5		3.5	
2015	3.0		3.0	
2016	3.0		3.0	
2017	0.0		2.4	
2018	1.1		1.85	
2019	6.5		3.0	
2020	2.2		2.2	
2021	2.9		1.2	
2022	4.5		4.5	
2023	3.0	6.5%	1.3	3.65%
2024	10.0		6.0	



Development Services Performance Measures

Key Highlights: Fiscal Year 2023, First Half (Jul –Dec 2022)

	FY20	FY21	FY22	FY23
New Structures - # of plans (first review)	22	22	26	28
Tenant Layout - # of plans (first review)	101	94	97	113
Commercial Major Plans - # of approved plans	8	8	7	8
Tenant Layout Total Plans - # of approved plans	100	82	89	82
Site Plans - # of approved plans	34	31	20	23
Site Permits Issued	77	100	78	93



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**
 - 9 positions filled (3 Senior Inspectors, Principal Engineer, 3 Plans Reviewers, 2 Development Services Technicians)
 - 3 positions being interviewed (Building Development Project Manager, Special Inspections Senior Engineer, Building Inspector)
 - **Fire Marshal's Office**
 - 4 positions filled (Admin. Technician, Fire Protection Engineer, 2 Inspectors).

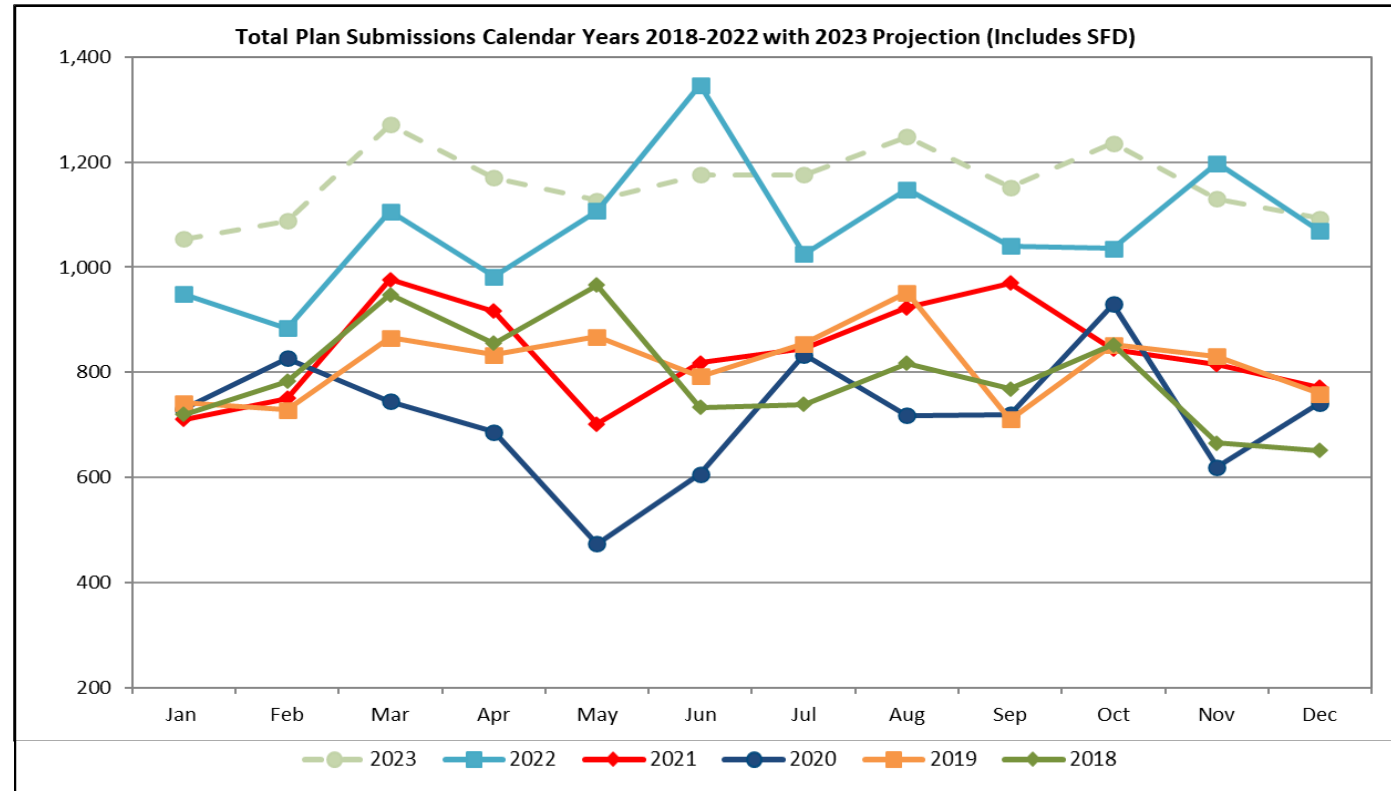


Development Services Performance Measures

Building Plan Submissions

13,921

in Calendar Year 2023
(Up 1,030 over 2022)

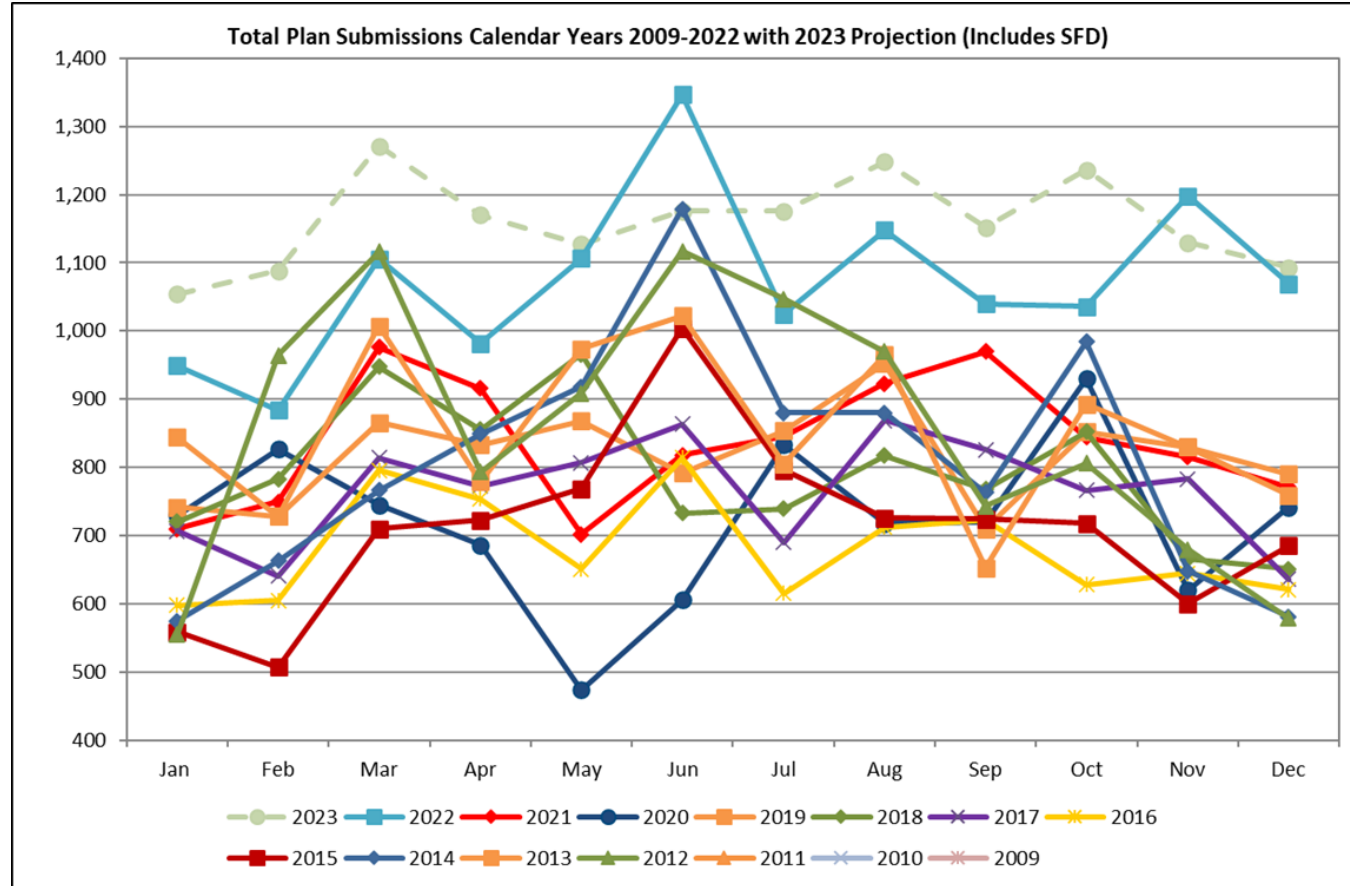


2023 - Projected	2022	2021	2020	2019	2018
13,921	12,891	10,040	8,631	9,786	9,497



Development Services Performance Measures

Building Plan Submissions – All Years

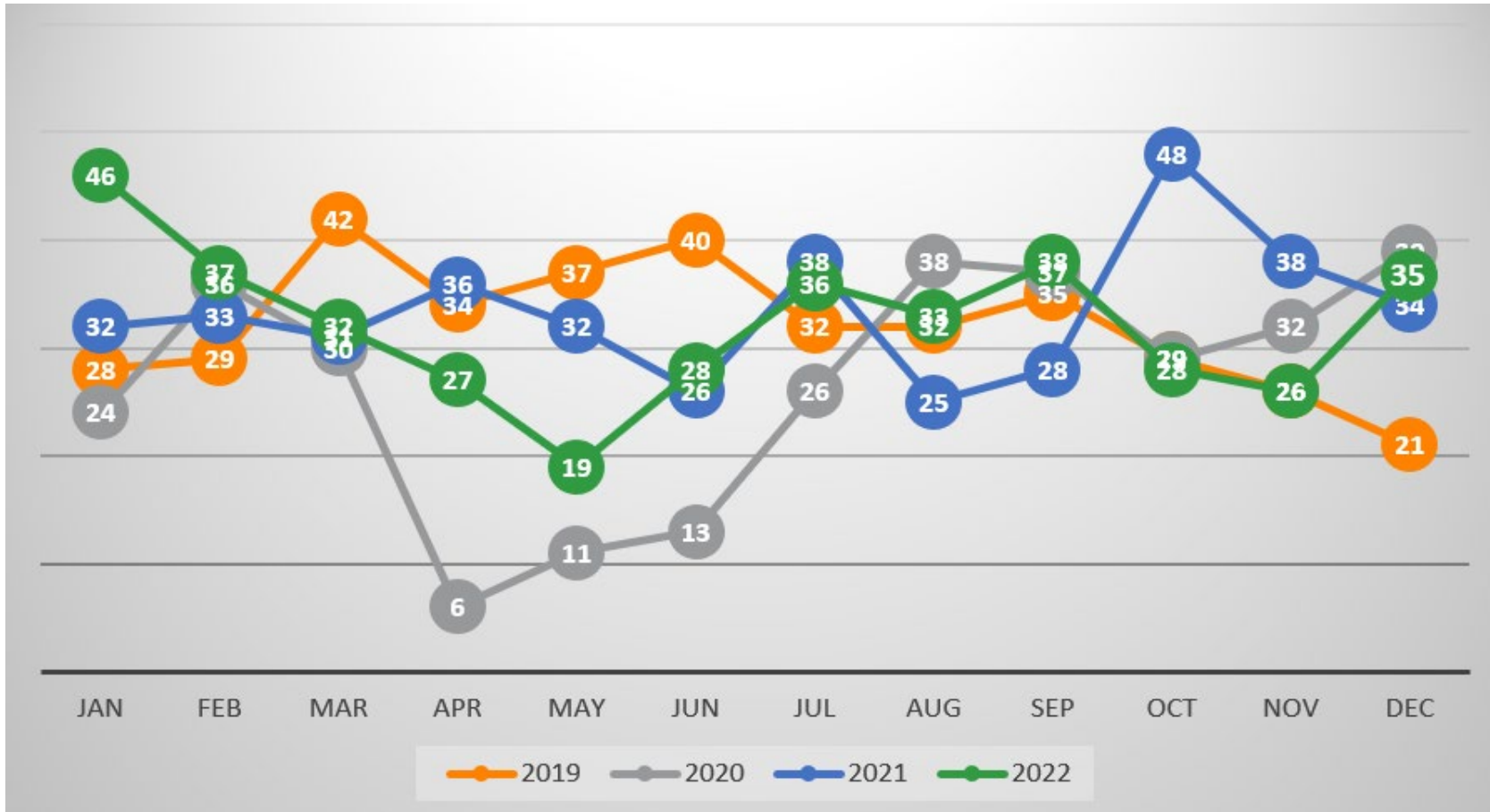


2023 – Projected	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
13,921	12,891	10,040	8,631	9,786	9,497	9,175	8,162	8,521	9,686	10,290	10,279	7,839	6,258	7,743



PRINCE WILLIAM
Development Services

Small Business Projects CY2019 – CY2022



385

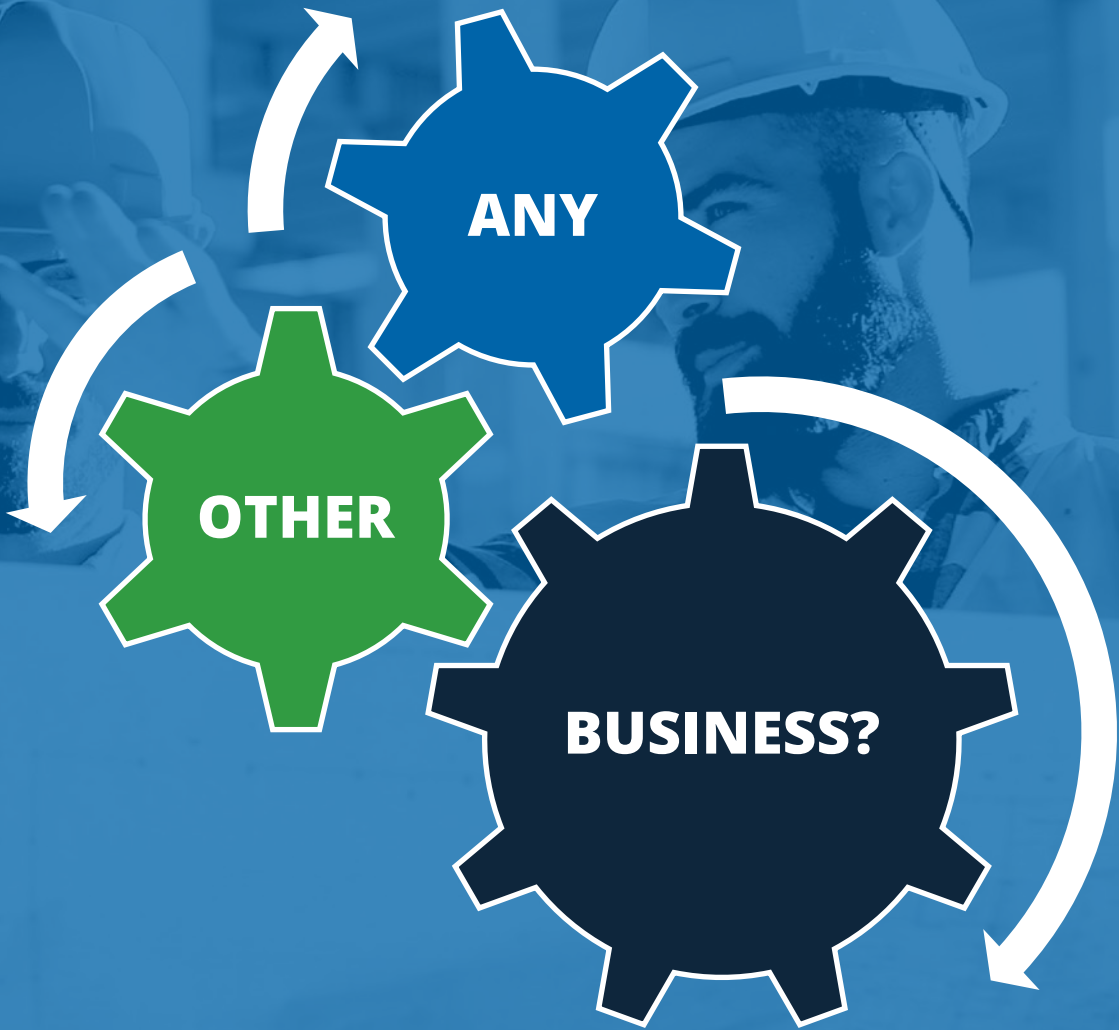
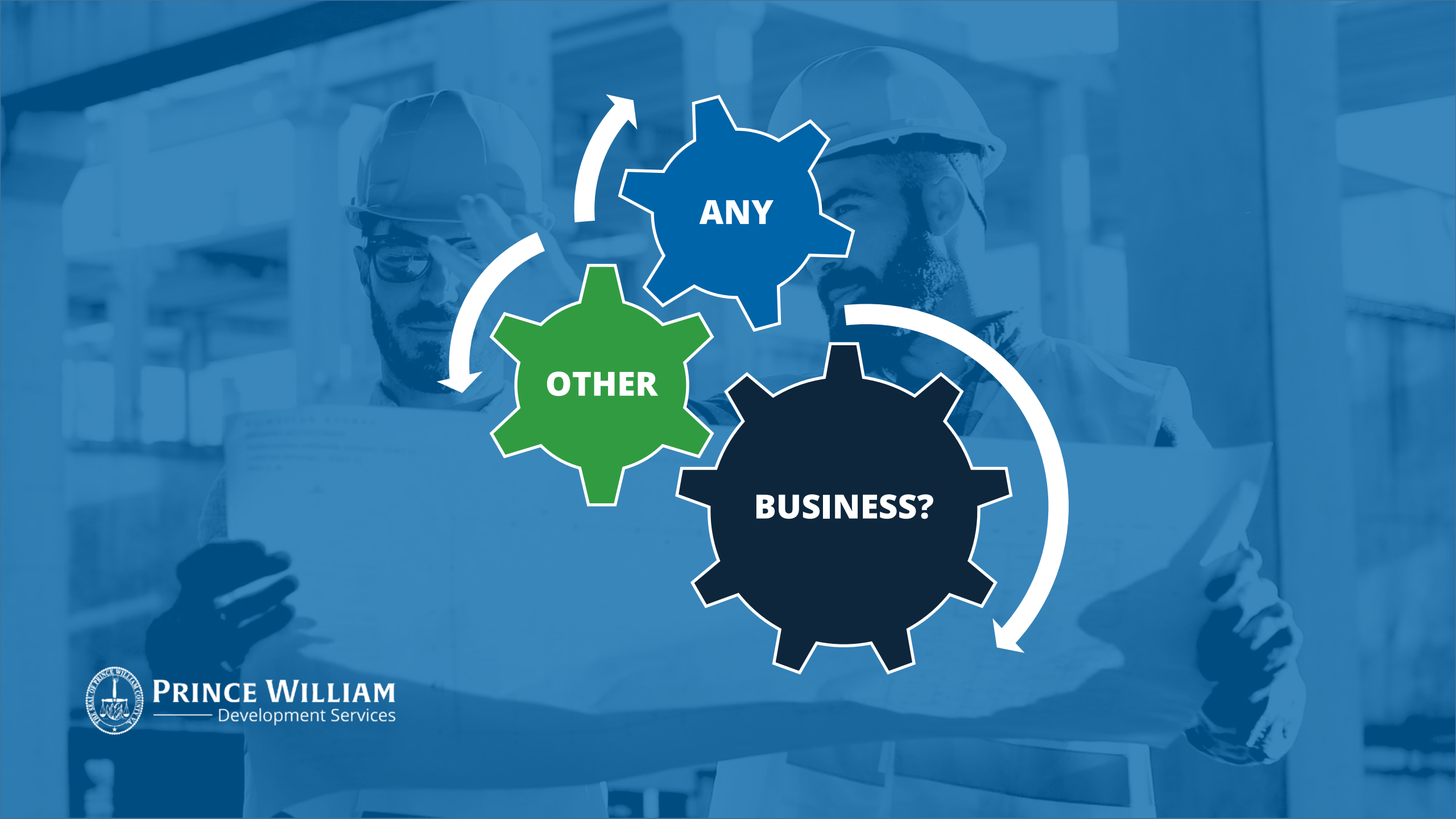
Small Businesses
"Opened for
Business"
in CY2022

Biggest Year On Record!



PRINCE WILLIAM
Development Services

www.pwcva.gov/dds | (703) 792-6930 | dds@pwcgov.org | @PWCDDS



PRINCE WILLIAM
Development Services



MARK YOUR CALENDARS

**Commercial Development Committee
2:00pm – 4:00pm, Wednesday, April 19, 2023**

THANK YOU FOR JOINING US TODAY!



PRINCE WILLIAM
Development Services