



**PRINCE WILLIAM**  
Development Services

JULY 19, 2023

# 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**  
**Michael S. Kitchen**  
**Eric Mays**  
**Matt Smolsky**

## Guest Speakers

**Wade Hugh**  
Executive Management Office

**David McGettigan/Emilie Wolfson**  
The Planning Office

**Paolo Belita**  
Department of Transportation

**Joyce Fadeley/Bill Westerman**  
Department of Development Services  
-Land Development Division

**Tom Smith**  
Department of Public Works

## Guest Audience

Around the room introductions



# OLD BUSINESS

- Design Construction Standards Manual  
Section 600 Transportation Systems Improvements Update (Belita)



# NEW BUSINESS

- Update on Sub-Committee Policies & Procedure Team (Garcia)
- Data Center Impact/Noise Working Group Update (Hugh)



# GOALS

- DCSM Section 300, Fire Safety Systems Update (Chief Smolsky)
- As-Built Plan Process Improvements Update (CDC Sub-Committee)
- Site Plan Process Improvements Update (CDC Sub-Committee)
- Review and assess Dirt Hauling issues between permitted sites (Smith)



# PLANNING

- ZTA Schedule Update (McGettigan)
- Resources – staffing and contractual expenses (McGettigan)

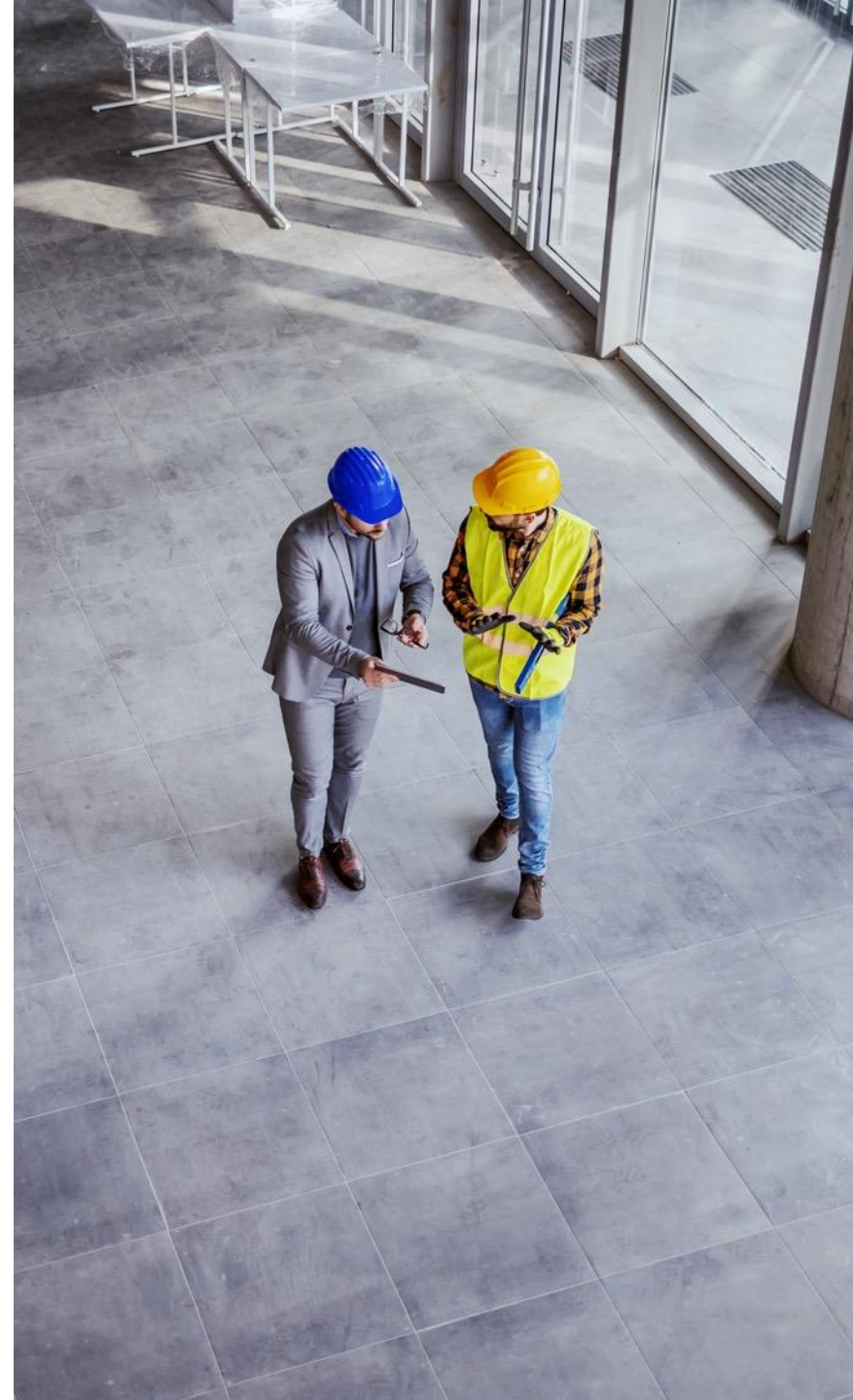


# BUILDING DEVELOPMENT

- Building Inspection Order Update (Mays)



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# LAND DEVELOPMENT

- Land Development eReview Team Update (Fadeley)
- Deed/Plat Update (Fadeley)





# ADDITIONAL TARGETED INDUSTRY FTE

- Targeted Industry Program Growth/Expansion – Need for additional staffing resources – 16 FTEs approved (4 FMO and 12 DDS/Building Development)
  - **Development Services**
    - 11 positions filled (3 Senior Inspectors, Principal Engineer, 3 Plans Reviewers, 2 Development Services Technicians, Building Inspector, Building Development Project Manager)
    - 1 position being interviewed (Special Inspections Senior Engineer)
  - **Fire Marshal's Office**
    - 4 positions filled (Admin. Technician, Fire Protection Engineer, 2 Inspectors)



# DEVELOPMENT SERVICES

## Key Highlights: Fiscal Year 2023, 1Q – 4Q (July 2022 – June 2023)

	FY20	FY21	FY22	FY23
New Structures - # of plans (first review)	44	49	54	65
Tenant Layout - # of plans (first review)	180	181	202	240
Commercial Major Plans - # of approved plans	17	13	13	14
Tenant Layout Total Plans - # of approved plans	168	153	157	174
Site Plans - # of approved plans	52	54	38	45
Site Permits Issued	143	201	158	193

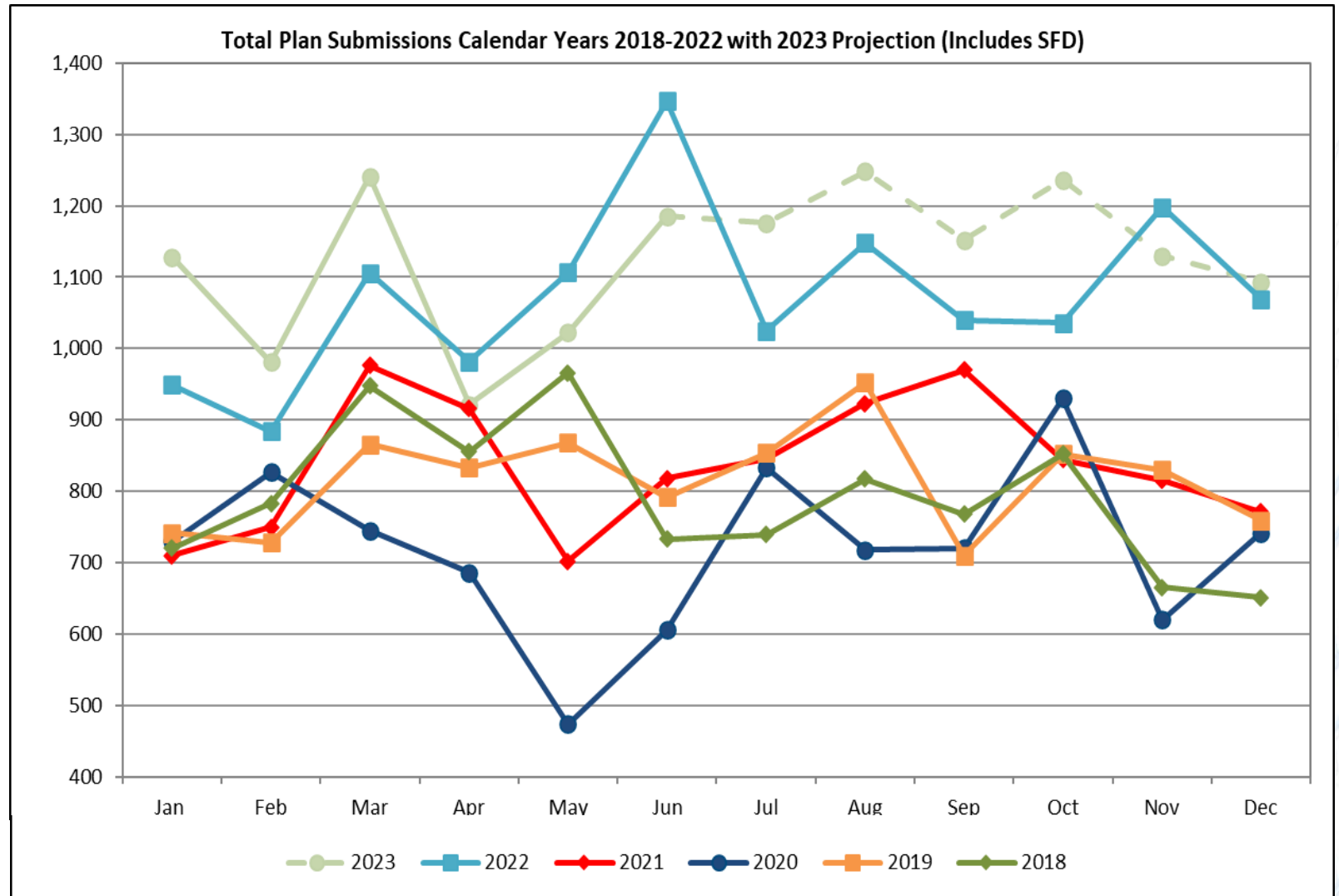


# DEVELOPMENT SERVICES

Building Plan Submissions

# 13,513

in Calendar Year 2023  
(Up 1,926 over 2022)

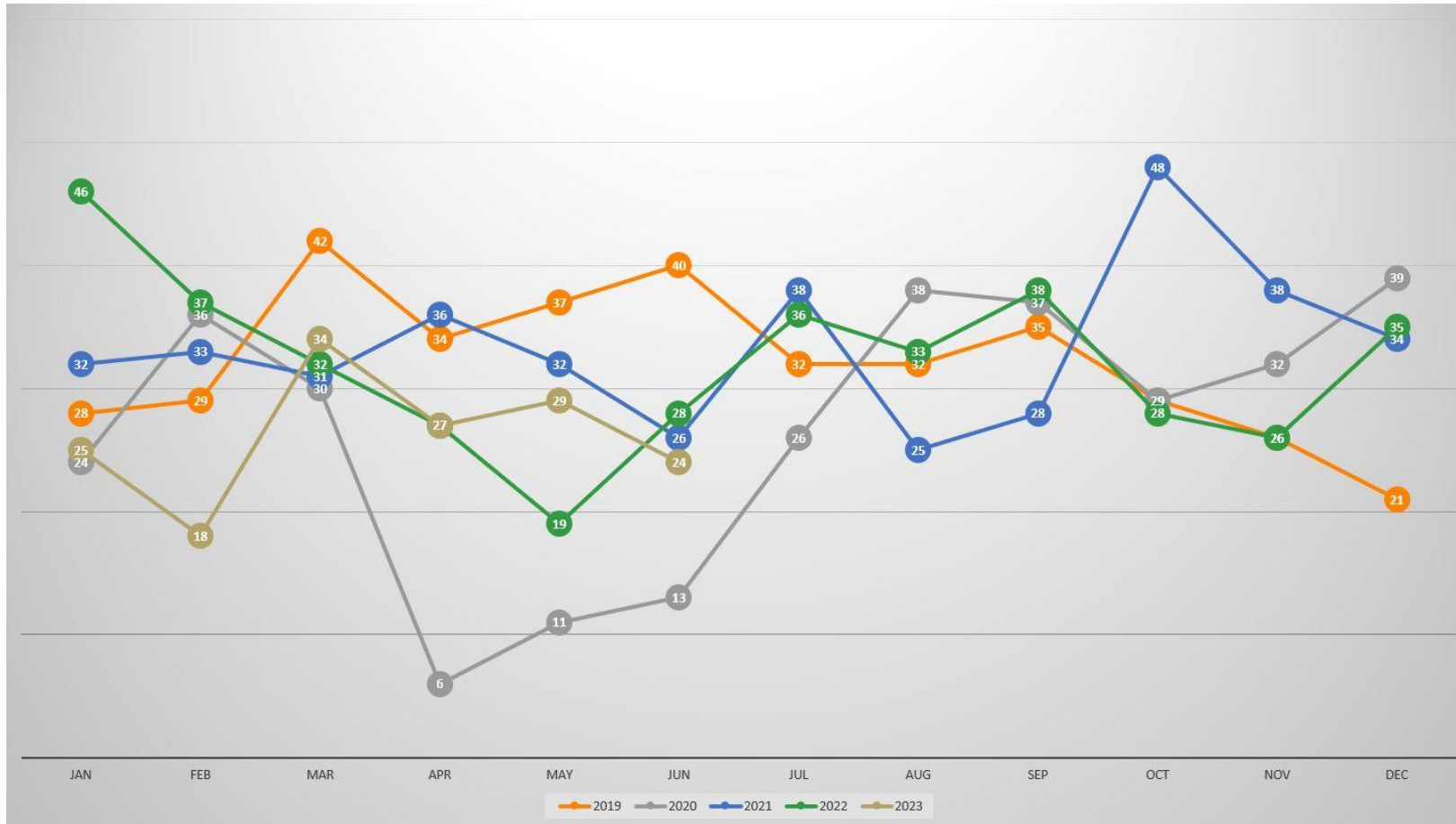


<b>2023 - Projected</b> 13,513	<b>2022</b> 11,587	<b>2021</b> 10,040	<b>2020</b> 8,631	<b>2019</b> 9,786	<b>2018</b> 9,497
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# SMALL BUSINESS PROJECTS



# 157

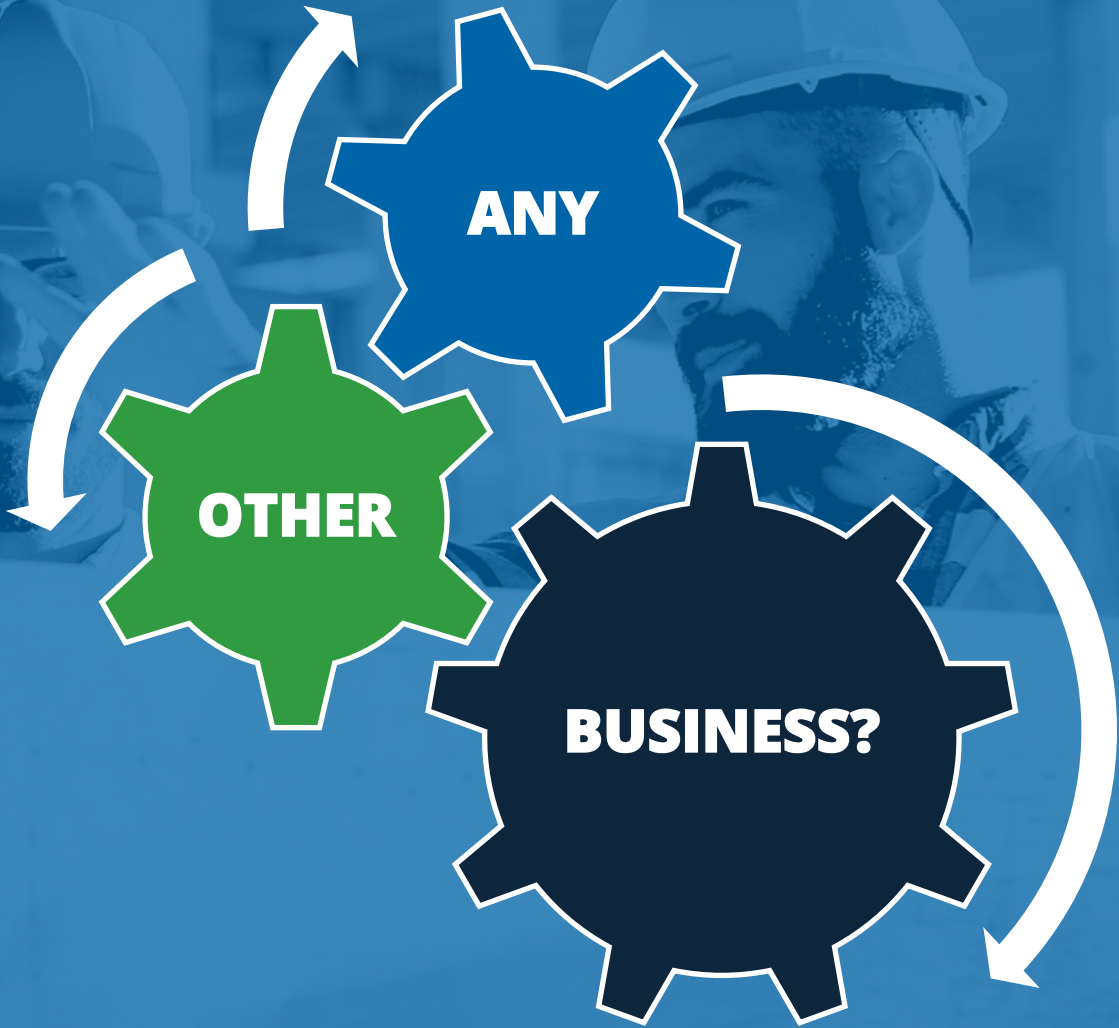
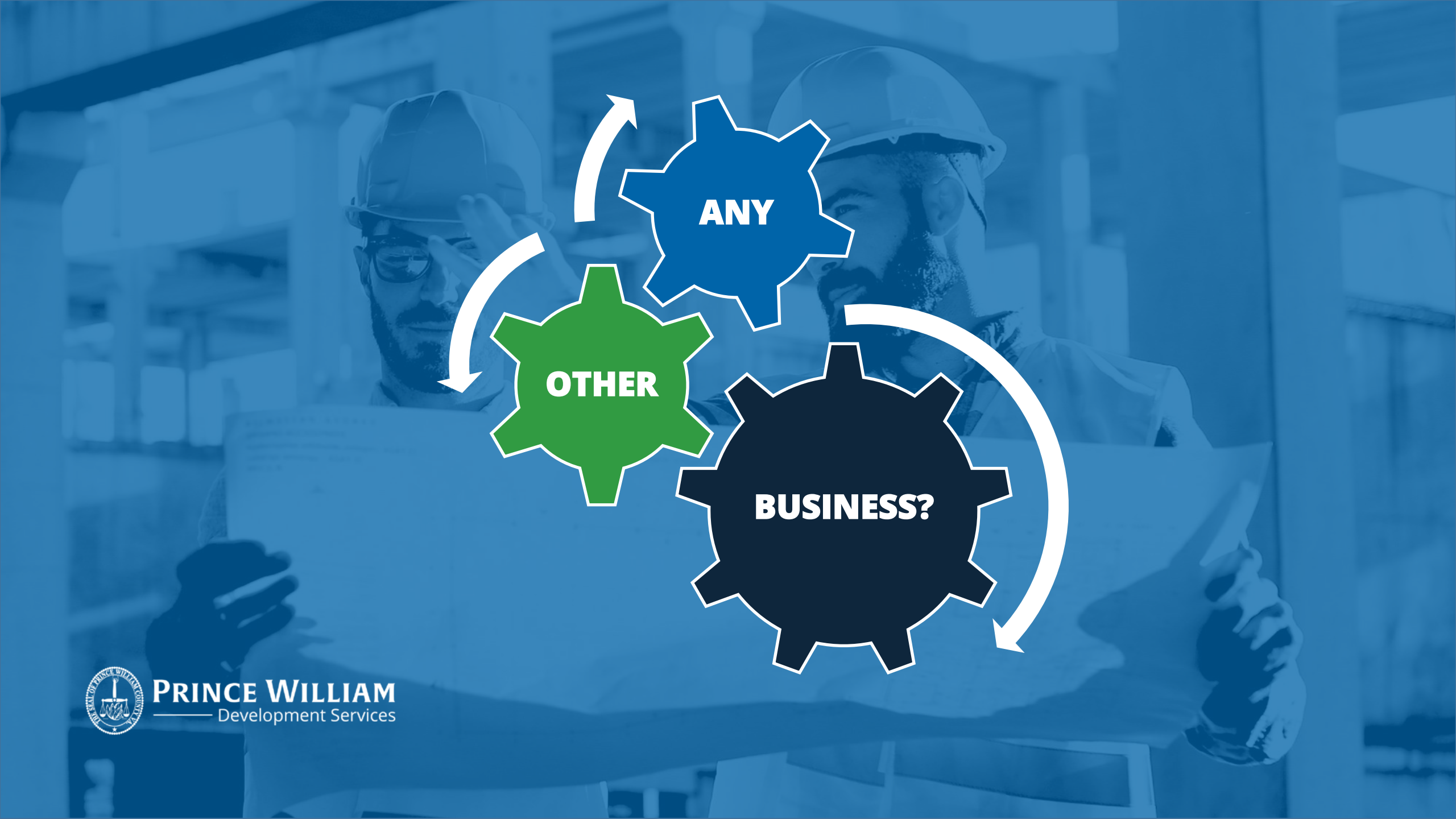
Small Businesses  
"Opened for Business"

Jan - June 2023



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[www.pwcva.gov/dds](http://www.pwcva.gov/dds) | (703) 792-6930 | [dds@pwcgov.org](mailto:dds@pwcgov.org) | @PWCDDS



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**MARK YOUR CALENDARS**

**Commercial Development Committee  
2:00pm – 4:00pm, Wednesday, October 18, 2023**

**THANK YOU FOR JOINING US TODAY!**



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# OLD BUSINESS

## Zoning Ordinance Text Amendments Updates

- On September 20, 2022, the Board of County Supervisors initiated the following zoning text amendments:
  - Drive-Through Uses and Curbside Pick-Up
  - Commercial Sign Regulations (Temporary Signage)
  - Industrial Parking and Use Regulations



# OLD BUSINESS

## Drive-Through Uses and Curbside Pick-Up

- Amendment to review the regulations related to drive-through uses and curbside pick-up which involves additional flexibility
  - 1) Language pulls out anything in a designated parking space aka “drive-up” i.e.. Curbside pick up in a designated parking space would not need a SUP.

*Carry-out:* See "Restaurant, ~~drive-in, drive-up~~, drive-through".

*Curbside pickup shall mean the delivery of foods, drinks, or goods to a customer and/or delivery service to a vehicle parked within a designated parking space that does not count towards meeting minimum parking requirements, provided that curbside pickup does not interfere with fire lanes marked in accordance with Article III of Chapter 9 of this Code.*

*Drive-through ~~drive-in~~ facility shall mean an establishment that, by design, physical facilities, or by service or packaging procedures, encourages or permits customers to receive services, obtain goods, ~~or be entertained~~ while remaining in motor vehicles, provided that this term does not include providing services to customers remaining in their motor vehicle while it is parked in a parking space designated for curbside pickup.*





# OLD BUSINESS

## Drive-Through Uses and Curbside Pick-Up

- Permitted signs for curbside pick up would include 1 per parking space.
  - Max Sign area of 8 sq ft.
  - Max Sign height of 8 ft.







Would not be considered curbside pick up—not in designated parking space, would need queuing, would be treated as drive-through



# OLD BUSINESS

## Drive-Through Uses and Curbside Pick-Up

- Additionally, staff is looking into reconsidering the SUP requirement for all drive-throughs/drive in's
  - Would need to meet a set of design standards (architectural, transportation, buffers and landscaping etc.). If not, then would be required to do an SUP
  - May not be appropriate in every part of the county (i.e., Small Area Plans, Redevelopment corridors etc.)
  - Would need to do outreach to groups and general public that do courtesy reviews to get their thoughts on this change
  - Timing this concurrently with the DCSM 600 changes.



# OLD BUSINESS

## Drive-Through Uses and Curbside Pick-Up

- **Timeline (Phase 1)**
  - DORAC- July 27
  - PC Worksession- September 27 (tentative)
  - PC Hearing- October 25 (tentative)
  - Board Hearing- Likely January or early February 2024
- **Timeline (Phase 2)**
  - PC Hearing date likely October 2024 depending on timeline of DCSM Section 600 changes



# OLD BUSINESS

## Commercial Sign Regulations

- **Issues:**
  - Existing Ordinance allows freestanding yard signs that pertain to a “residential use or residential project” to be installed without a permit (32-250.23.7). Maximum size of the sign is 6 square feet; height of five feet; three yards signs per 1,000 linear feet of road frontage—no mention of commercial projects.
    - Size, type, timing.



# OLD BUSINESS

## Commercial Sign Regulations

- In its 2015 ruling in *Reed*, the U.S Supreme Court held that when a municipality regulates signs based on the message, the regulations are content-based presumptively unconstitutional, and unlikely to survive the judicial test of strict scrutiny.
  - **Under Reed, if a locality's staff must look at what is actually on the sign itself to determine that the regulation is content-based and subject to strict scrutiny**
  - **Staff limited by the 2015 ruling: does not allow for as much flexibility as allowed prior to this ruling**





# OLD BUSINESS

## Commercial Sign Regulations

- **Resolution**

- Text allows signs without a permit that are **actively marketed for sale, rent, or lease.**
  - Different distinction between roads that are 25 miles per hour or less, and roads that are 25 miles per hour or more as well as whether in a commercial, or industrial zoned district or agricultural and residential zoning district, as well as whether in the Highway Corridor Overlay District. Residential or agricultural district would only allow freestanding signs (not a-frame or banner signs).
- Text allows signs without a permit **during active construction or alterations**
  - Different distinction between roads that are 25 miles per hour or less, and roads that are 25 miles per hour or more as well as whether in a commercial, or industrial zoned district or multifamily or townhome, or single-family. Residential or agricultural district would only allow freestanding signs (not a-frame or banner signs). Single-family would only allow smaller signs, and a sticker sunset clause of when construction is finished.



Yard signs (g) Signs in commercial, or industrial zoned districts that are actively marketed for sale, rent, or lease are permitted as follows:

- (1) Not more than one sign (freestanding, banner, or a-frame) with a total area up to twelve (12) square feet and for freestanding signs, a maximum height of six (6) feet when the sign abuts a road with a speed limit of 25 miles per hour or less, and when the sign abuts a road with a speed limit greater than 25 miles per hour, not more than one sign with a total area of up to thirty two (32) square feet and for freestanding signs, a maximum height of eight (8) feet, except in areas that are within the Highway Corridor Overlay District, County Code section 32-503.12, where the total area shall not exceed twenty four (24) square feet, and for freestanding signs, a maximum height of eight (8) feet. Such sign(s) must be removed within fourteen days of the settlement, rental, or lease of the property.



(i) Signs during active construction or alterations to commercial, and industrial buildings are permitted as follows:

(1) Not more than one sign with a total area up to thirty two (32) square feet, and for freestanding sign a maximum height of eight (8) feet when the sign abuts a road with a speed limit of 25 miles per hour or less, and when the sign abuts a road with a speed limit greater than 25 miles per hour not more than one sign with a total area of up to sixty (60) square feet and for freestanding sign, a maximum height of ten (10) feet. All signs must be removed within 14 days following completion of the construction of the development site or section of the subdivision, as determined by the Zoning Administrator, and no sign may be displayed for more than two years from the date of the issuance of the first building permit for the development. If construction has not been completed within this timeframe and building permits are

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active for the development, a sign permit is required to allow the continued display of any sign.

# OLD BUSINESS

## Commercial Sign Regulations

- **Timeline (Phase 1)**
  - DORAC- July 27
  - PC Worksession- September 27 (tentative)
  - PC Hearing- October 25 (tentative)
  - Board Hearing- Likely January or early February 2024



# OLD BUSINESS

## Industrial Parking and Use Regulations

- Address industrial parking uses being experienced by the business community regarding flexibility.
- **Timeline**
  - Stakeholder outreach- around September 2023
  - DORAC- October 26, 2023 (tentative)
  - PC Worksession- around January 2024 or early February 2024
  - PC Hearing- around February 2024
  - Board Hearing- around March 2024



# OLD BUSINESS

## Zoning Ordinance Text Amendments Updates

- Other ZTAs Staff is actively working on include:
  - 2022 and 2023 Code of Virginia State Mandated Changes
  - Landscaped Area for Public Lots
  - Affordable Dwelling Unit Ordinance
  - Technical Amendments to the Zoning Ordinance and DCSM
- For more information on how to get involved, please contact Emilie Wolfson at [ewolfson@pwcgov.org](mailto:ewolfson@pwcgov.org)

