



PRINCE WILLIAM
Development Services

APRIL 30, 2025

CDC

**COMMERCIAL
DEVELOPMENT
COMMITTEE**

HOSTED BY

Jonathan Barbour – Chair of the CDC

Mandi Spina – Director of Development Services

WELCOME & INTRODUCTIONS

Commercial Development Committee

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

Guest Speakers

Tanya Washington
The Planning Office

Rick Canizales
Department of Transportation

Luke Hisghman
Department of Public Works

Christina Winn
Economic Development & Tourism

Guest Audience Around the room introductions



DCSM UPDATES

- DCSM Section 600 Updates and Schedule (Transportation)
- DCSM Section 700 Updates (Public Works)



2025 GOALS

- Expedited Plan Review
 - PWC Lead Department: Development Services, Building Development Division
 - PWC Staff Lead: Eric Mays/Chad Roop
- Policy/Procedures Update
 - Directors/Designees to provide Quarterly Updates at CDC Meetings during Agency Time on any policy/procedure updates within their Department
- Chamber of Commerce Permitting Recommendations
 - PWC Lead Department(s): Development Services, Transportation, Public Works
 - PWC Staff Lead: Mandi Spina



2025 GOALS

- Conditional Approvals for Site Plans
 - PWC Lead Department: Development Services, Land Development Division
 - PWC Staff Lead: Ricky O'Connor
- Administrative Procedures Manual (APM Updates)
 - PWC Lead Department: Development Services, Land Development Division
 - PWC Staff Lead: Mandi Spina



ADDITIONAL AGENDA ITEMS

- Plan Review/Special Inspections (Barbour)
 - Requests for Plan Revisions/Plan Review Comments



AGENCY UPDATES

- Department of Transportation (Canizales)
- Economic Development & Tourism (Winn)
- Department of Public Works (Hisghman)
- Planning Office (Washington)
- Fire Marshal's Office (Smolsky)
- Development Services (Spina)



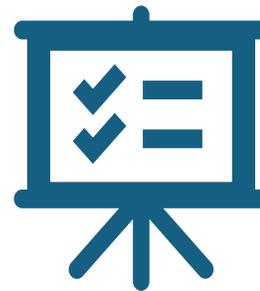
Updated Shell Building Process (Commercial Partial Permitting)

Shell Building Early Assistance Meeting



Partner approach by reevaluating existing policies including the shell policy, footing and foundation requirements, and TLO's in shell buildings

Concurrent Task Scheduling



Allows a head start to construction giving more time to evaluate the project design, timeline, and planning.

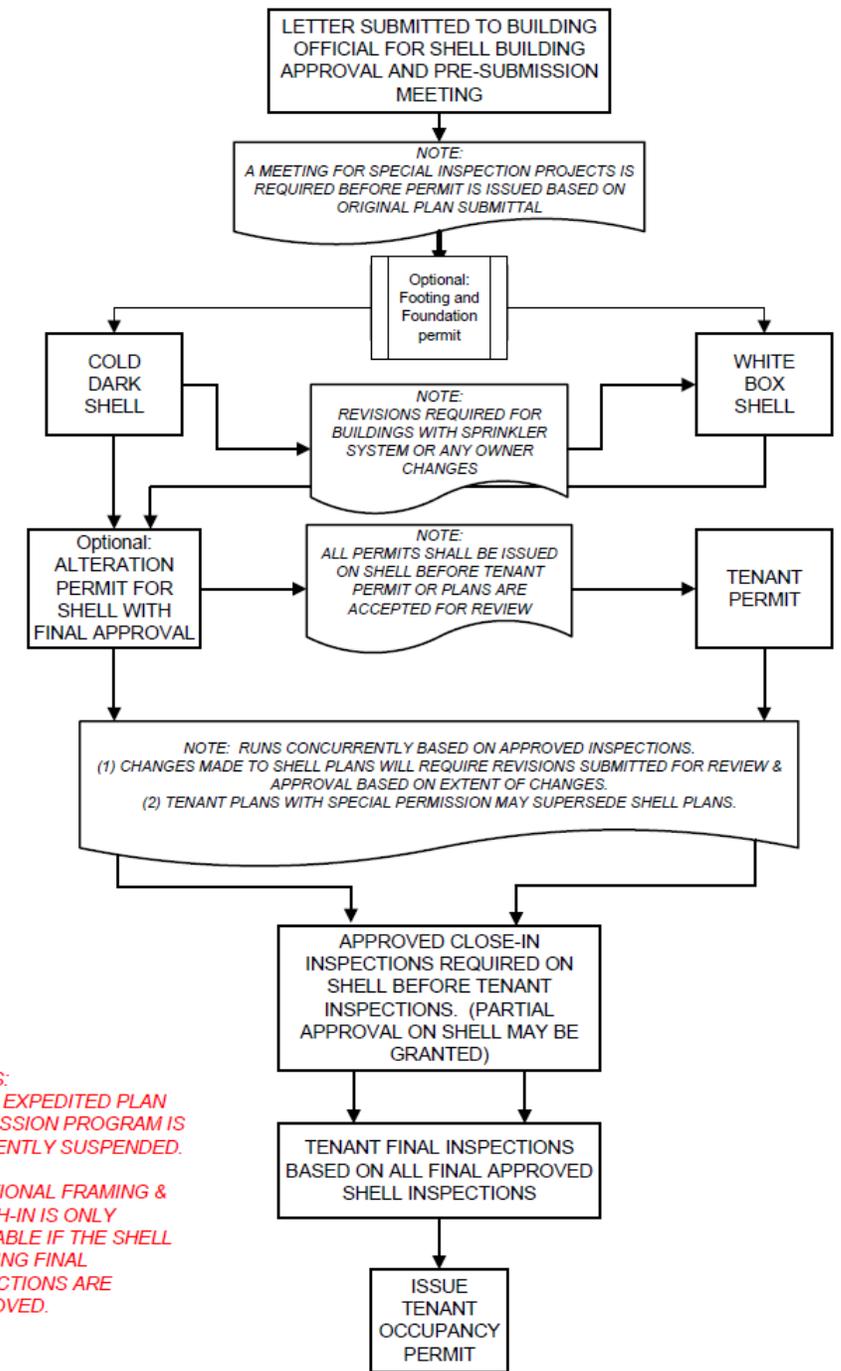
Fast-Track Construction



Footing and foundation permits can now be pulled on shell buildings allowing construction to begin while the shell is still being designed and reviewed.

Commercial Partial Permitting Policy & Procedures expanded to include Footing & Foundation Permits

- Implementation Date: May 1, 2025



- NOTES:**
1. THE EXPEDITED PLAN SUBMISSION PROGRAM IS CURRENTLY SUSPENDED.
 2. OPTIONAL FRAMING & ROUGH-IN IS ONLY AVAILABLE IF THE SHELL BUILDING FINAL INSPECTIONS ARE APPROVED.



DEVELOPMENT SERVICES

Key Highlights: Fiscal Year 2025, 1Q - 3Q (Jul 2024 – Mar 2025)

	FY22	FY23	FY24	FY25
New Structures - # of plans (first review)	35	50	35	63
Tenant Layout - # of plans (first review)	152	171	169	140
Commercial Major Plans - # of approved plans	9	14	8	15
Tenant Layout Total Plans - # of approved plans	131	127	172	139
Site Plans - # of approved plans	28	33	35	29
Site Permits Issued	131	150	125	108

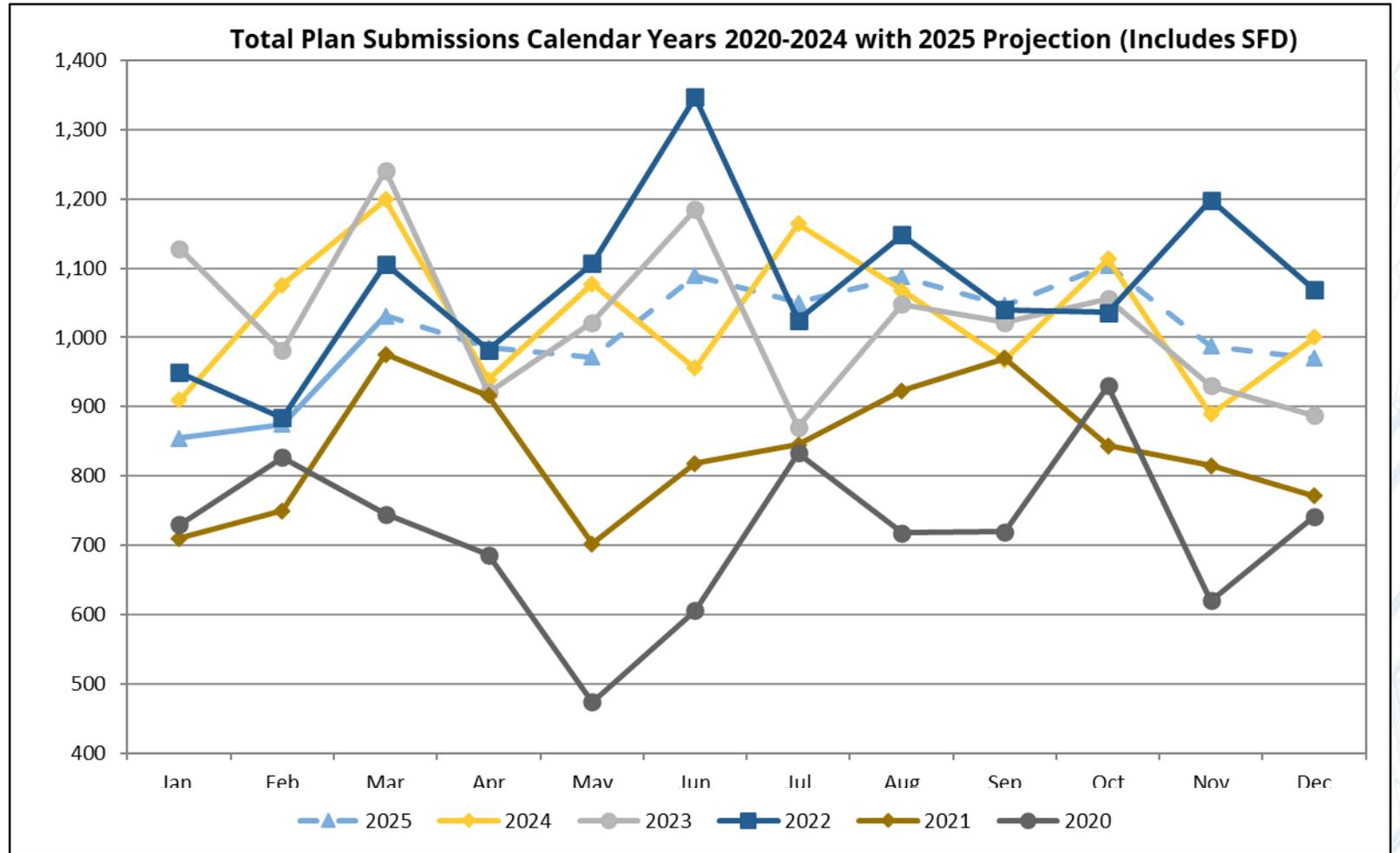


DEVELOPMENT SERVICES

Building Plan Submissions

12,055

in Calendar Year 2025



2025 - Projected	2024	2023	2022	2021	2020
12,055	12,359	12,292	12,891	10,040	8,631



PRINCE WILLIAM
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SMALL BUSINESS PROJECTS



84

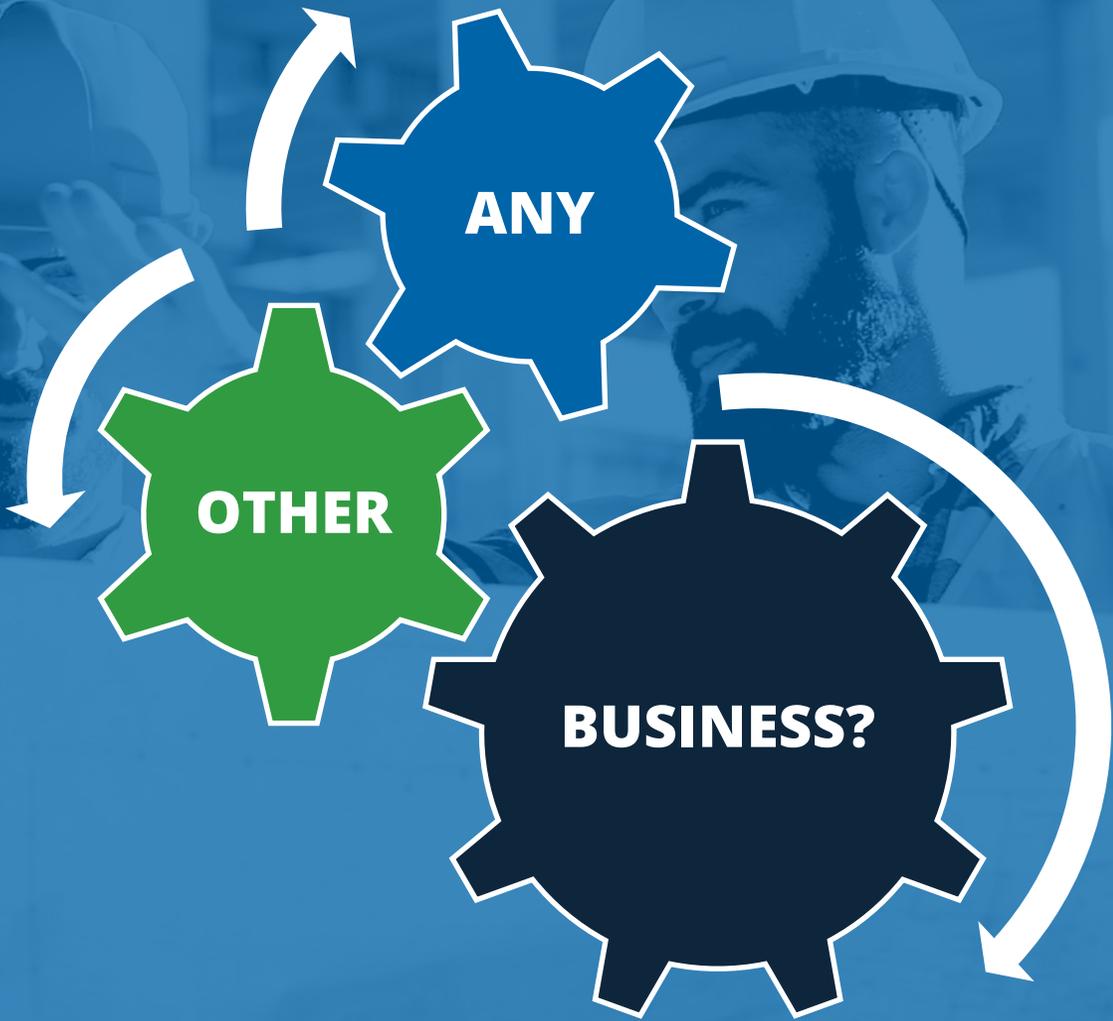
Small Businesses
"Opened for Business"

Jan - Mar 2025



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



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MARK YOUR CALENDARS

**Commercial Development Committee
2:00pm - 4:00pm, Wednesday, July 23, 2025**

THANK YOU FOR JOINING US TODAY!



PRINCE WILLIAM
Development Services



Prince William County Government
Board of County Supervisors



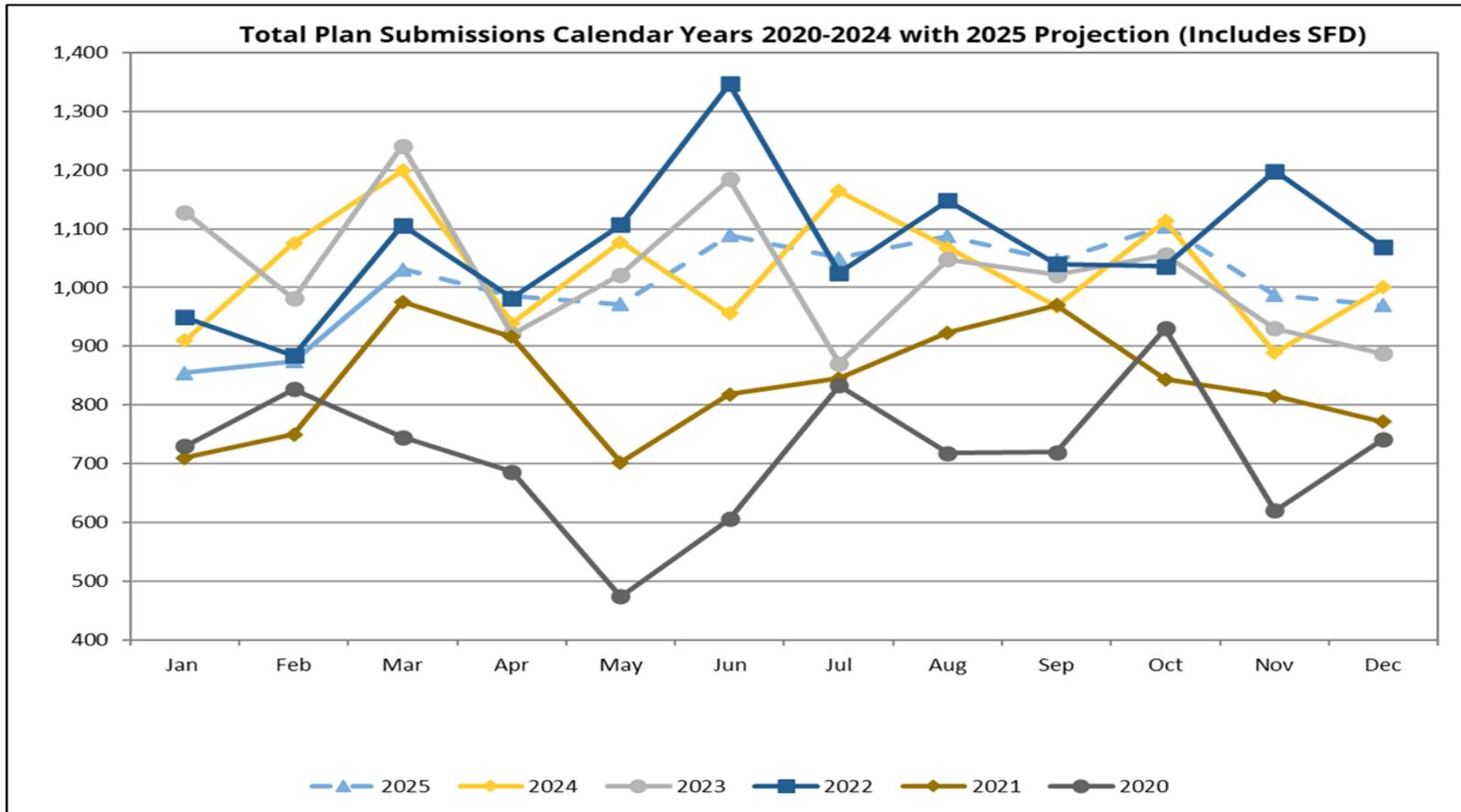
Commercial Development Committee

April 30, 2025

*Mandi Spina
Development Services*



Building Plan Submissions



	2025 Projected	2024	2023	2022	2021	2020
Total Plan Submissions:	12,055	12,359	12,292	12,891	10,040	8,631



Performance/Workload Data



Building Plan Review

1Q-3Q (Jul-Mar)

	FY22	FY23	FY24	FY25
◆ New Structures (target 4.5 weeks)				
➤ Number of plans	35	50	35	63
➤ Average weeks for first review	2.89	3.72	3.19	3.34
◆ Tenant Layout (target 2.3 weeks)				
➤ Number of plans	152	171	169	140
➤ Average weeks for first review	1.89	2.02	1.86	1.80



Performance/Workload Data



Commercial New Structures

1Q-3Q (Jul-Mar)

Total Plans

	FY22	FY23	FY24	FY25
◆ Number of approved plans	25	35	22	50
◆ Average reviews to approval	3.28	3.43	3.50	3.76
◆ Average days to approval				
➤ County time	70	131	59	113
➤ Applicant time/Outside Agencies time	101	103	149	159

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



Performance/Workload Data



Commercial New Structures 1Q-3Q (Jul-Mar)

Major Plans

	FY22	FY23	FY24	FY25
◆ Number of approved plans	9	14	8	15
◆ Average reviews to approval	3.67	3.57	3.75	4.13
◆ Average days to approval				
➤ County time	78	123	69	106
➤ Applicant time/Outside Agencies time	108	171	146	155

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

1Q-3Q (Jul-Mar)

Total Plans

	FY22	FY23	FY24	FY25
◆ Number of approved plans	131	127	172	139
◆ Average reviews to approval	2.53	2.65	2.64	2.83
◆ Average days to approval				
▶ County time	26	27	28	26
▶ Applicant time/Outside Agencies time	58	65	65	66



Performance/Workload Data



Tenant Layout

1Q-3Q (Jul-Mar)

Excluding Expedited and Targeted Plans

	FY22	FY23	FY24	FY25
◆ Number of approved plans	118	119	165	121
◆ Average reviews to approval	2.53	2.63	2.64	2.81
◆ Average days to approval				
▶ County time	26	27	27	27
▶ Applicant time/Outside Agencies time	60	65	65	66
% of plans targeted & expedited	10%	6%	4%	13%



Performance/Workload Data



Site Plans

1Q-3Q (Jul-Mar)

	FY22	FY23	FY24	FY25
◆ Number of approved plans	28	33	35	29
◆ Average reviews to approval	3.54	4.00	4.57	4.55
◆ Average days to approval				
➤ County time	63	63	88	127
➤ Applicant time/Outside Agencies time	239	287	296	335



Performance/Workload Data



Permits Issued

1Q-3Q (Jul-Mar)

	FY22	FY23	FY24	FY25
◆ Site permits issued	131	150	125	108
◆ Building permits issued – NS	39	38	65	57
◆ Building permits issued – TLO	420	420	521	553



Performance/Workload Data



Occupancy Permits Issued

1Q-3Q (Jul-Mar)

	FY22	FY23	FY23	FY25
◆ Occupancy permits issued – NS	27	33	33	18
◆ Occupancy permits issued – TLO	130	148	148	180
◆ OP issued – Change of Tenant	126	64	64	81
<hr/>				
◆ Building – New Residential	878	504	504	617
◆ Occupancy – New Residential	834	837	837	506



Questions?





PRINCE WILLIAM
COUNTY

Amendments to Chesapeake Bay Preservation Ordinance to address Mature Trees, Coastal Resilience and Adaptation to Sea Level Rise

Clay Morris

Environmental Program Manager

Department of Public Works

April 24, 2025

Amendments Summary



1. Coastal resilience and adaptation to sea-level rise and climate change
 1. Develop a Resiliency Impact Map
 2. Asses the impact of climate change as a component of a WQIA for properties with the Resiliency Impact Map
 3. Allow nature-based adaptation measures within the RPA to mitigate stormwater management
 4. Consider "Living Shorelines" as an Exempt activity in the RPA
2. Preservation of mature trees or planting of trees as a water quality protection tool and provide other naturel benefits

Coastal Resiliency amendments



Introduction

- Chesapeake Bay Preservation Act
- Amended June 2020
- Regulations – September 2021
 - Changes to Sections:
 - 9VAC25-830-130 (General Performance Criteria)
 - 9VAC25-830-140 (Development criteria for Resource Protection Areas)
 - 9VAC25-830-150 (Nonconformities, exemptions, and exceptions)
 - 9VAC25-830-155 (Climate change resilience and adaptation criteria)
- Model ordinance – August 2024
- Date to be implemented – October 2025

Coastal Resiliency amendments

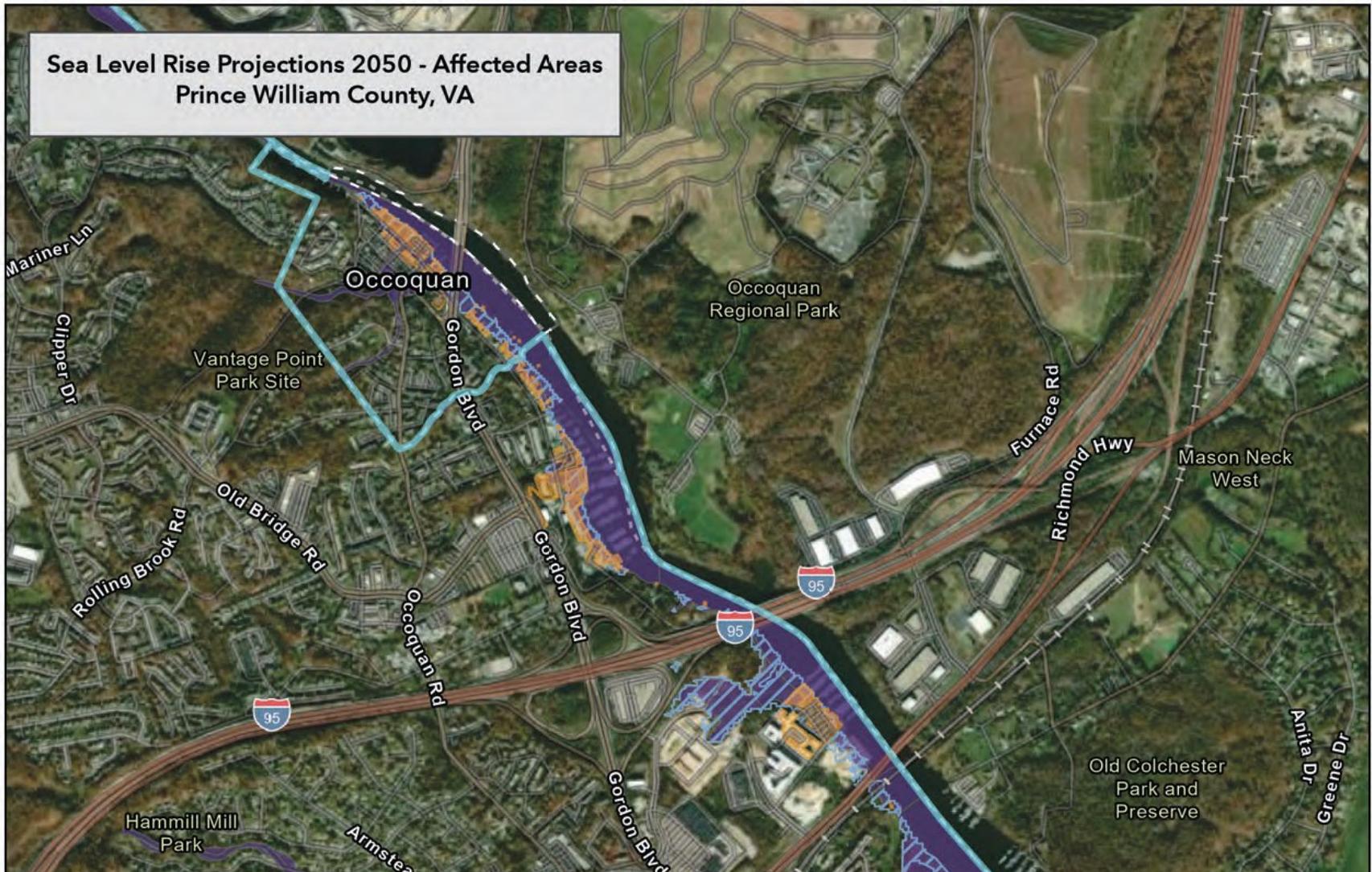
- Encourage and promote:
 - Coastal resilience and adaptation to sea-level rise and climate change
 - Requires a resiliency assessment for impacts to the Resource Protection Area (RPA) for areas identified in the **Resiliency Impact Map (AdaptVA)**
 1. Sea level rise (2017 NOAA Intermediate High Scenario)
 2. NOAA Hydrodynamic Sea, Lake, and Overland Surges Hurricanes Model
 3. Special Flood Hazard Area for Flooding
 4. Limit of Moderate Wave Action for Flooding
 - For projects within Impact Area:
 - Provide a description and assessment from any / all parameters during 30-year timeframe
 - Identify any condition, alteration, or adaptation measure necessary to address potential impact

Nature Based Adaptation Measures

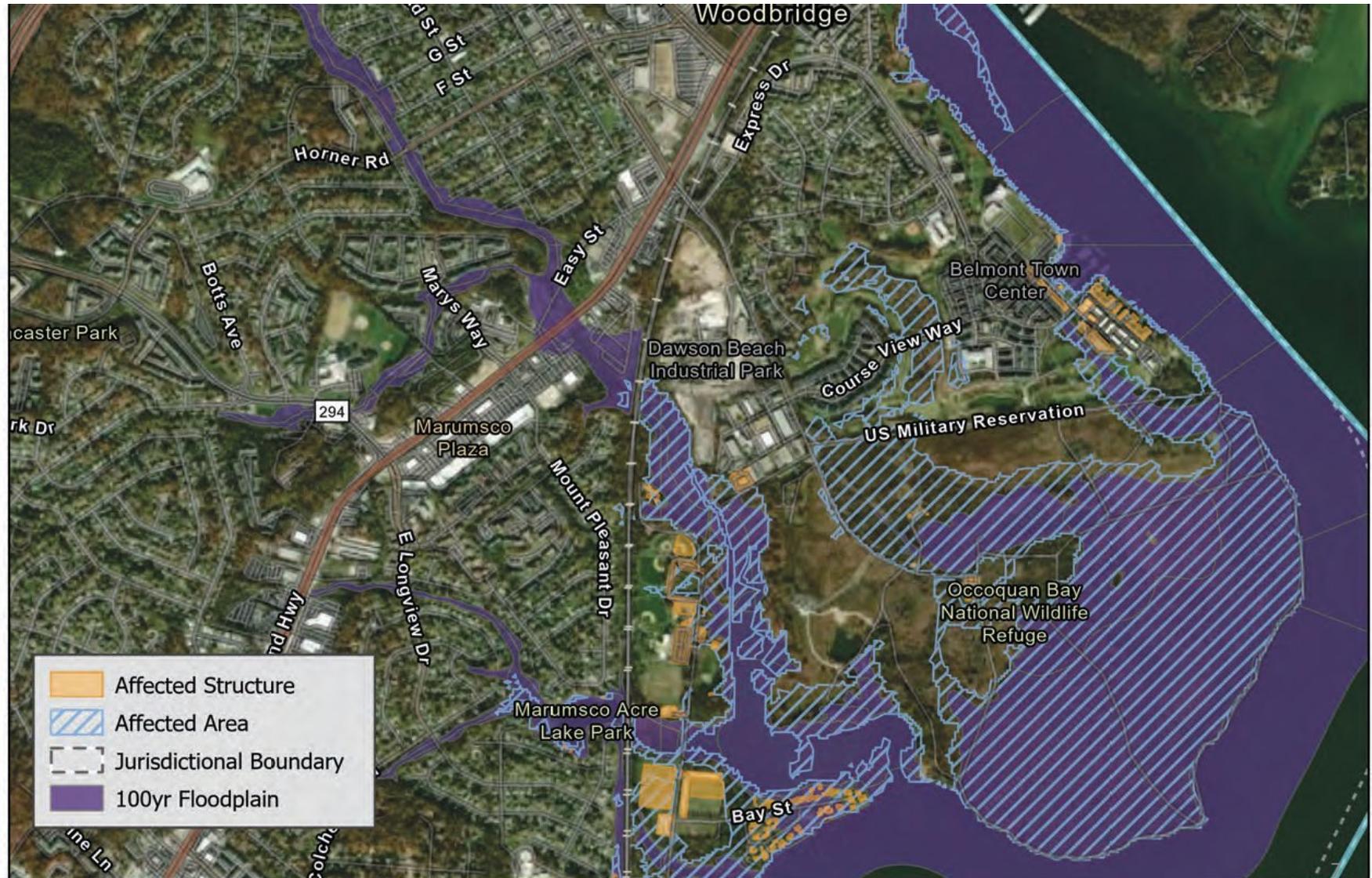
Nature-based solution adaptation measures that use environmental process, natural systems, or natural features:

1. Living Shoreline
2. Bioretention
3. Dry Swale
4. Wet Swale
5. Grass Channel
6. Constructed Wetlands
7. Detention Pond
8. Rain Garden
9. Conservation Landscaping

Affected Areas (Occoquan River)



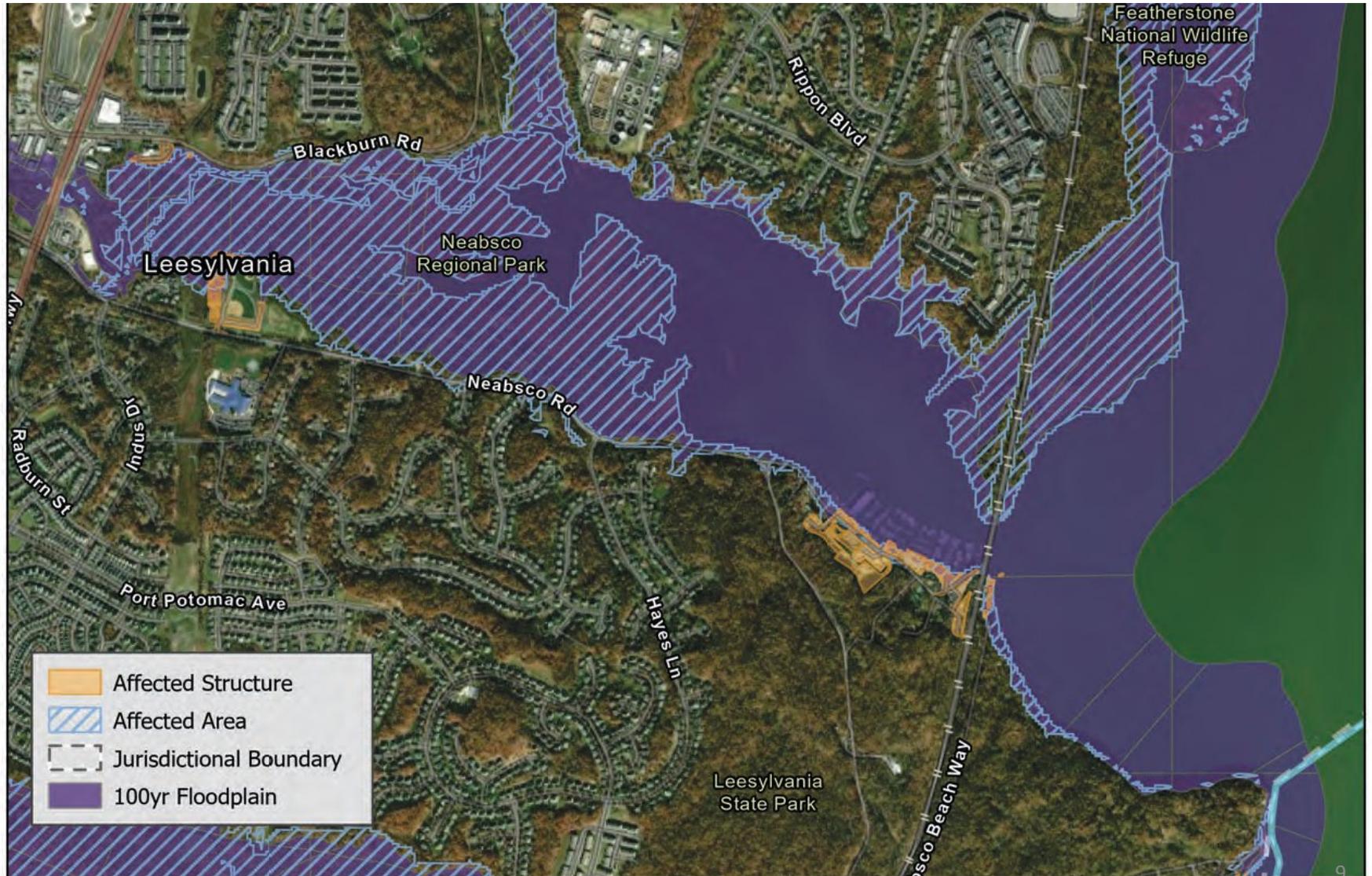
Affected Areas (Occoquan River)



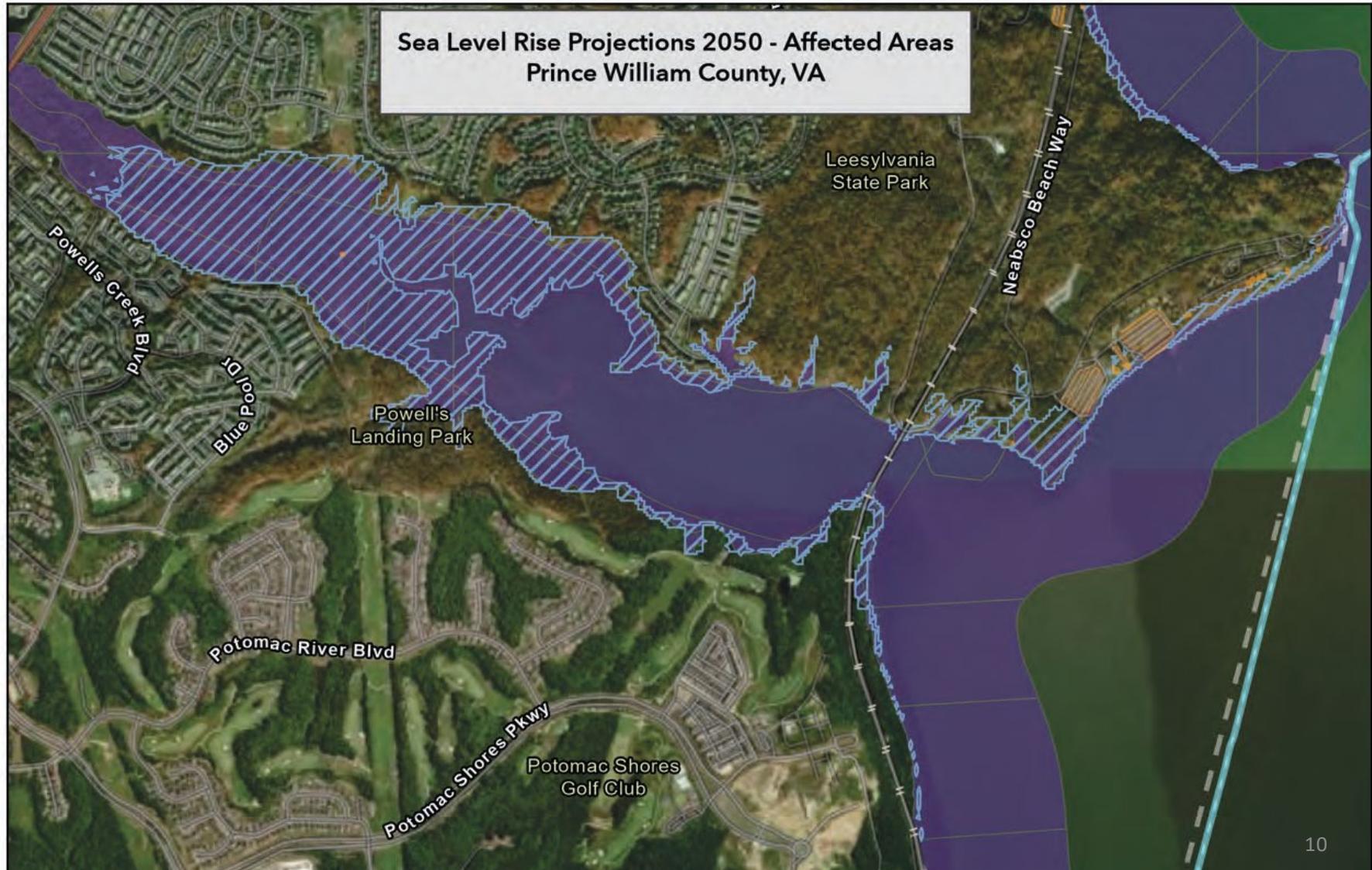
Affected Areas (Farm Creek)



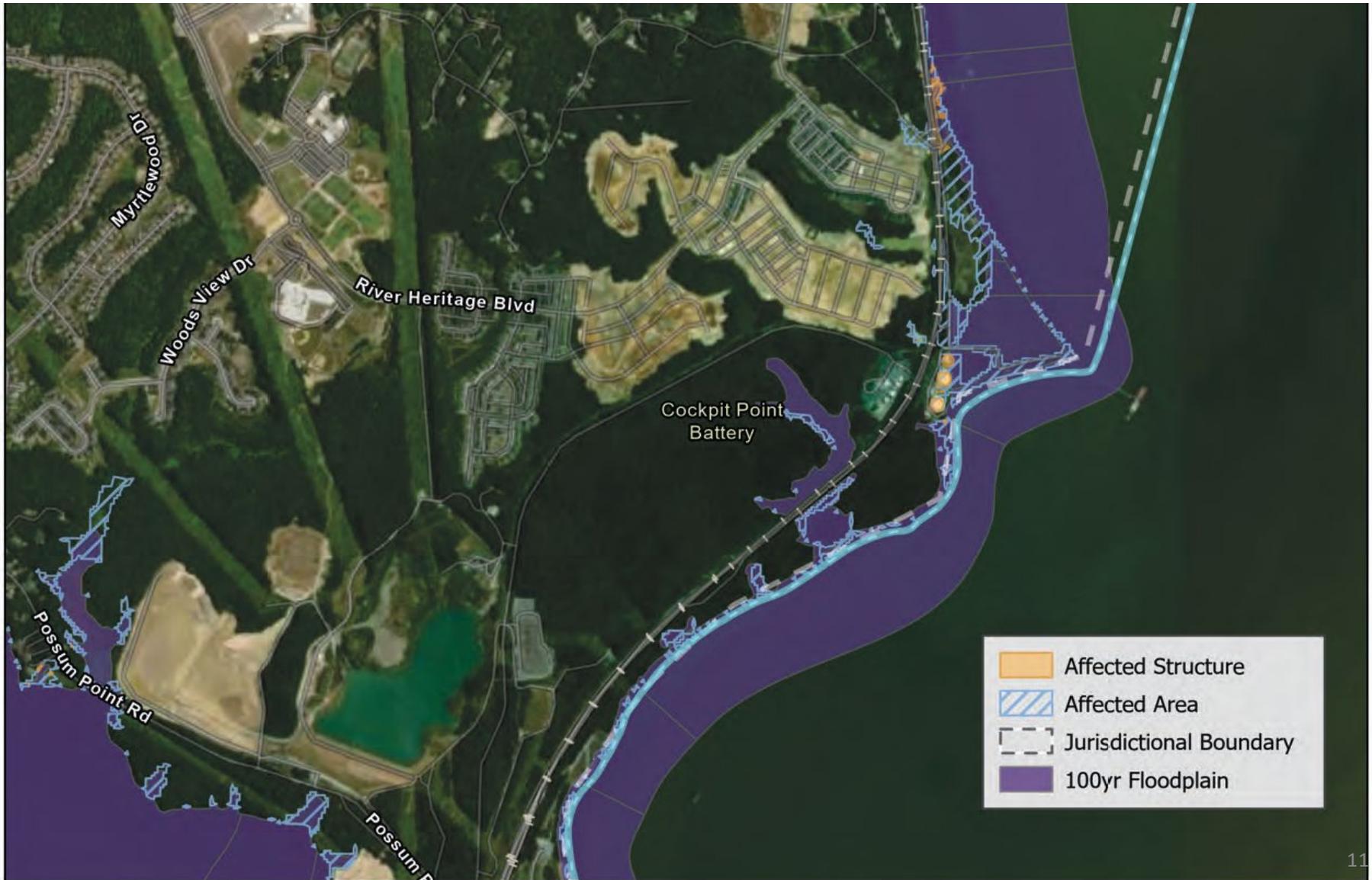
Affected Areas (Neabsco Creek)



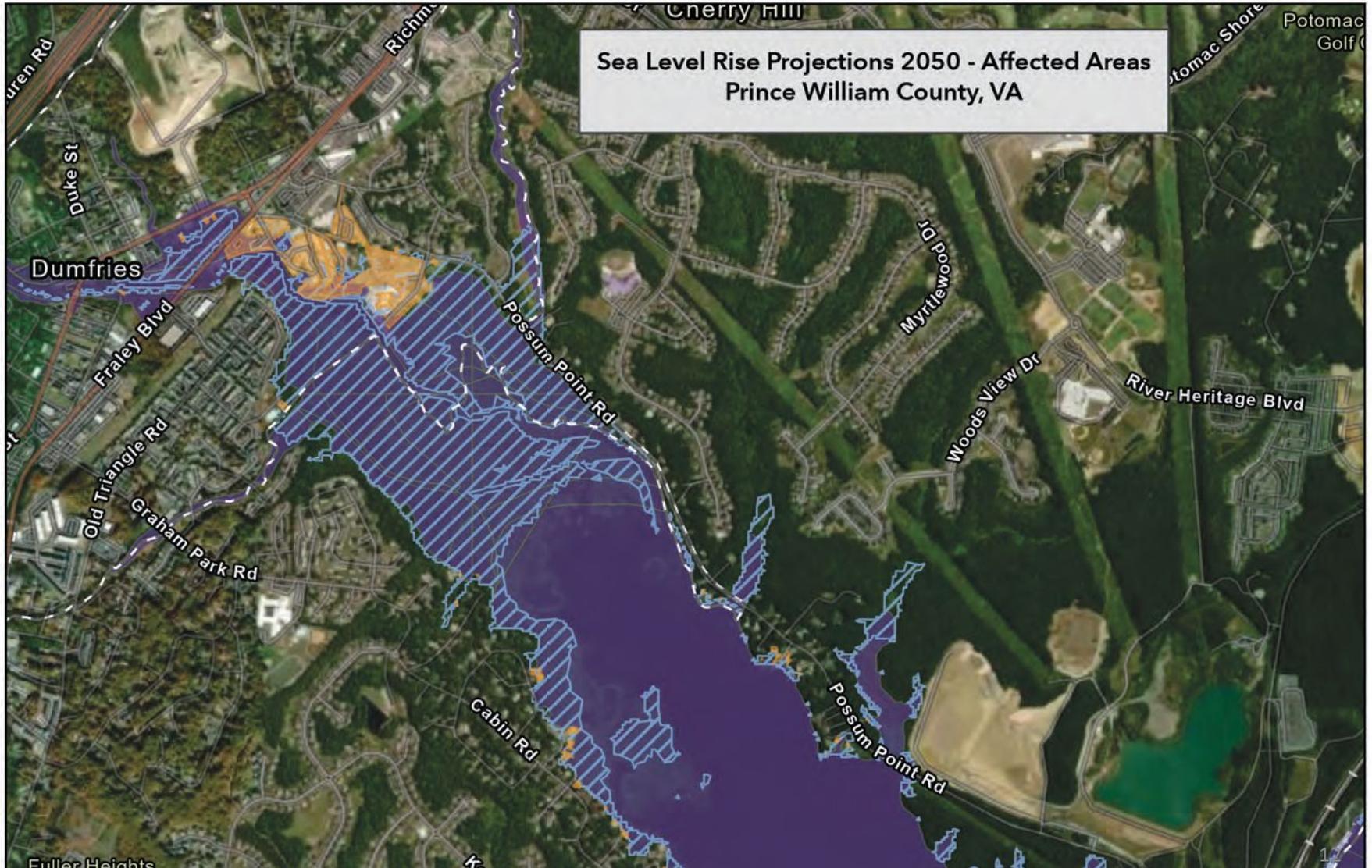
Affected Areas (Powells Creek)



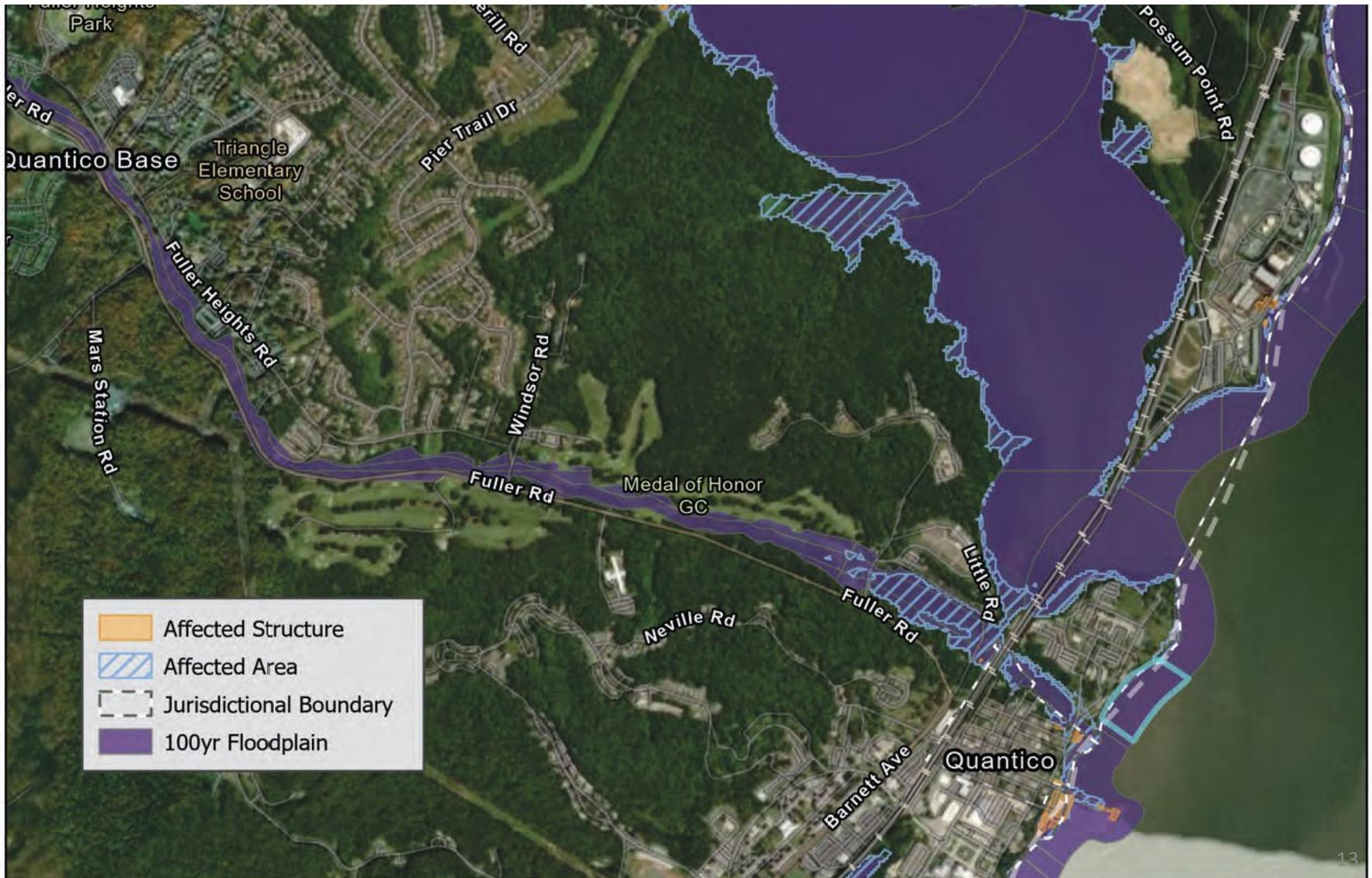
Affected Areas (Cockpit Point)



Affected Areas (Quantico Creek)



Affected Areas (Quantico)



9VAC25-830-130:

“2. Indigenous vegetation shall be preserved to the maximum extent practicable, consistent with the use or development proposed. Mature trees shall be protected during development and only removed where necessary, including to provide for the proposed use or development.

A locality which has an ordinance providing for the conservation, planting, and replacement of trees during the land development process pursuant to § 15.2-961 or § 15.2-961.1 of the Code of Virginia may rely on such ordinance for demonstrating compliance with this requirement related to mature trees in Resource Management Areas.”

Preservation of Mature Trees

15.2-961

- Minimum 10% tree canopy at 20 years (may use 10 years)
- Preservation of existing tree cover a priority
- Reasonable exceptions; farmland, wetlands, devoid of wood material, undue hardship on developers

15.2-961.1

- Minimum 10% tree canopy at 20 years
- Preservation of existing tree canopy a priority
- Reasonable exceptions: farmland, wetlands, areas devoid of woody material, undue hardship on developers, silvicultural activities, SWM, athletic fields, schools

Preservation of Mature Trees

15.2-961

Tree canopy – all areas of coverage by plant material exceeding five feet in height, and the extent of planted tree canopy at 10 or 20 years maturity.

Planted canopy at 10 or 20 years maturity shall be based on published reference texts generally accepted by arborists in the community

15.2-961.1

Tree canopy – all areas of canopy coverage by self supporting and healthy wood plant material exceeding five feet in height, and the extent of planted tree canopy at 20 years maturity.

Preservation of Mature Trees

15.2-961

10% - zoned business/comm

10% - residential 20+ units/ac

15% - residential 10-20 u/ac

20% - residential less than 10

15.2-961.1

10% - business/commercial

10% - residential 20+ u/ac

15% - residential 8-20 u/ac

20% - residential 4-8 u/ac

25% - residential 2-4 u/ac

30% - residential less than 2 u/ac