



PRINCE WILLIAM
Development Services

JANUARY 15, 2025

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

David McGettigan/Tanya Washington
The Planning Office

Paolo Belita
Department of Transportation

Khattab Shammout
Department of Public Works

Christina Winn
Economic Development & Tourism

Guest Audience Around the room introductions



CDC MEMBERSHIP UPDATES

- Annual Chair and Vice Chair elections (Spina)
- Alternate Membership Updates (Spina)
 - Alternate Member Group Representative Approved Members for 2025
 - Adam Delouche (NVBIA)
 - Nate Teagarden (Associated Builders & Contractors – VA Chapter)



DCSM UPDATES

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



AS-BUILT PROCESS

- As-Built Process Update (Public Works)



2025 GOALS

- All 2024 Goals Achieved
- Set 2025 Goals (CDC Membership)
 - October 2024 Request from the Building Official to set a goal related to the Building Development Plan Review Process



AGENCY UPDATES

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



FY2026 Proposed Fee Increases

- Building Development – 0%
- Fire Marshal's Office – 3%
- Land Development – 5%
- Planning – 7%



CDC Building Plan Review Improvement Sub-Committee

- Mission Statement (Draft)
To review the existing commercial building plan review process and propose/evaluate potential process improvements
- Objectives (Draft)
 - Expedited Plan Review Process
 - Third-Party Plan Review Process
 - Waiving of Commercial Building Plan Review



CDC – 2021 Virginia Building Code Update

- Virginia Construction Code
New Policy - Ground Snow Load (Virginia Uniform Statewide Building Code 2021). The policy allows for the use of ASCE 7-16 or 7-22.
- Virginia Construction Code and Mechanical Code
Code Modification Requests (project-specific) to reference 2027 Codes with the A2L Refrigerant White Paper for justification.
- Virginia Residential Code
R-60 (2021) vs R-49 (2024) Ceiling Insulation - Countywide Code Modification.

ADDITIONAL AGENDA ITEMS

- Data Center Ordinance Advisory Group Update (Spina)



DEVELOPMENT SERVICES

Key Highlights: Fiscal Year 2025, First Half (Jul 2024 – Dec 2024)

	FY22	FY23	FY24	FY25
New Structures - # of plans (first review)	26	28	23	41
Tenant Layout - # of plans (first review)	97	113	116	100
Commercial Major Plans - # of approved plans	7	8	8	8
Tenant Layout Total Plans - # of approved plans	89	82	125	100
Site Plans - # of approved plans	20	23	32	18
Site Permits Issued	78	93	84	79

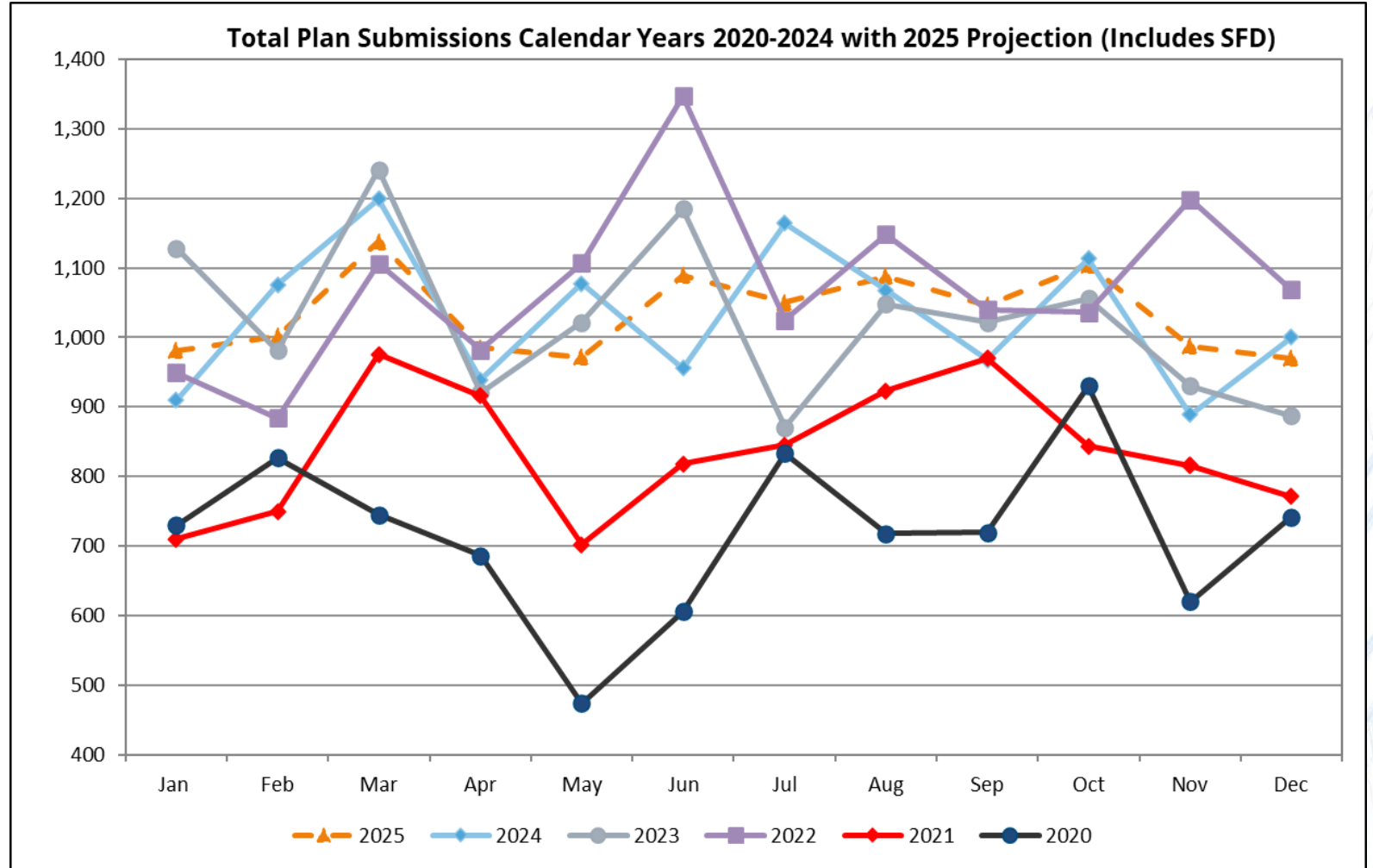


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Building Plan Submissions

12,359

in Calendar Year 2024

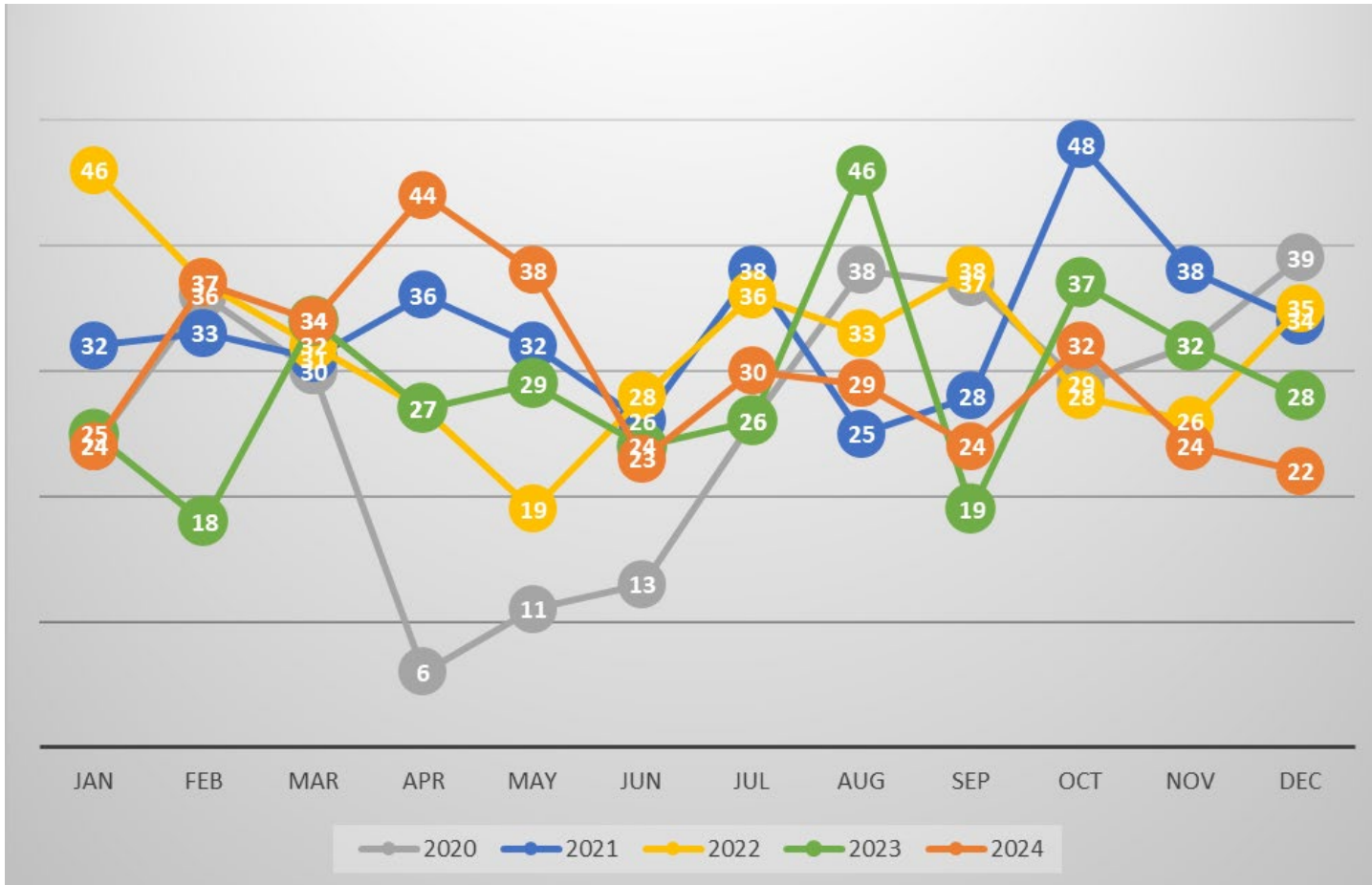


2025 - Projected	2024	2023	2022	2021	2020
12,415	12,359	12,292	12,891	10,040	8,631



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SMALL BUSINESS PROJECTS



361

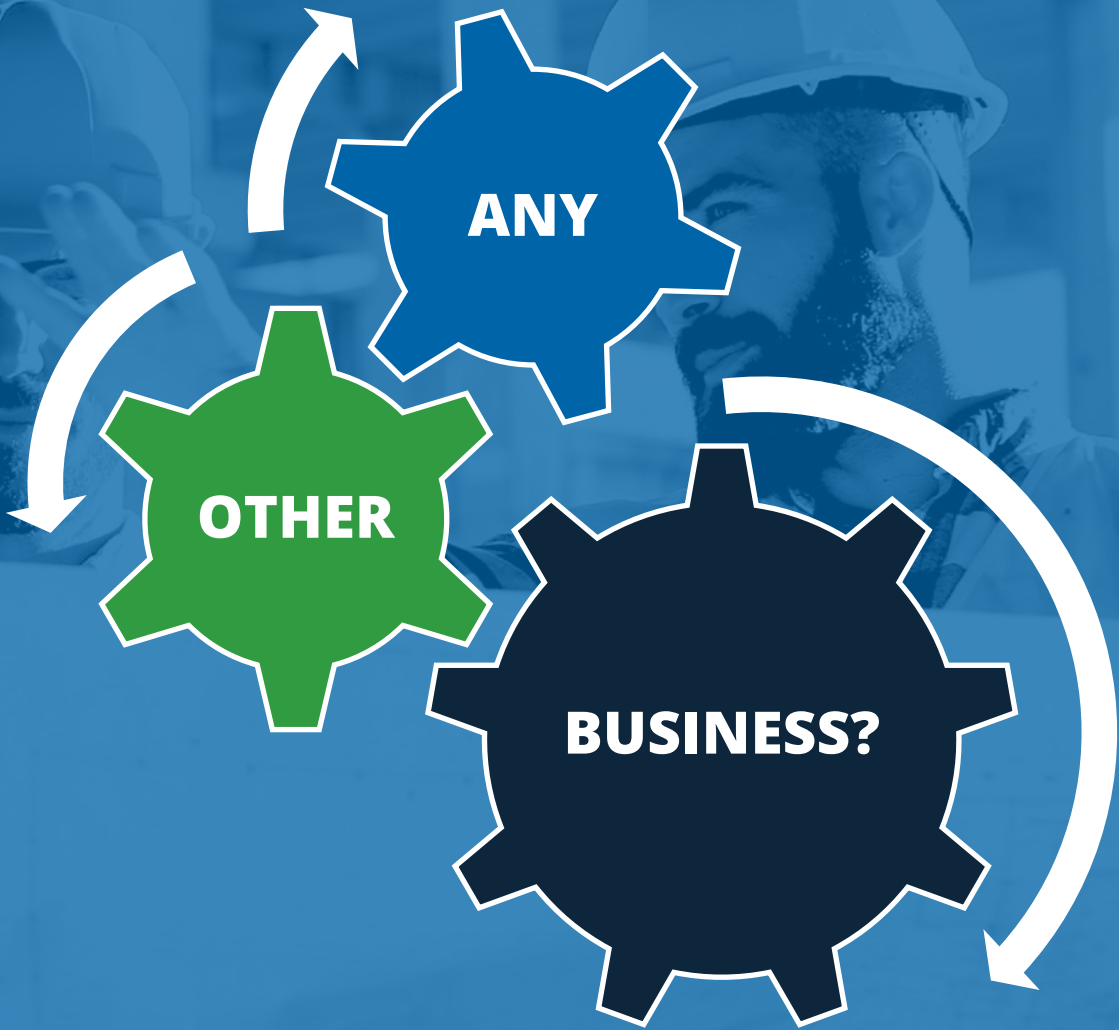
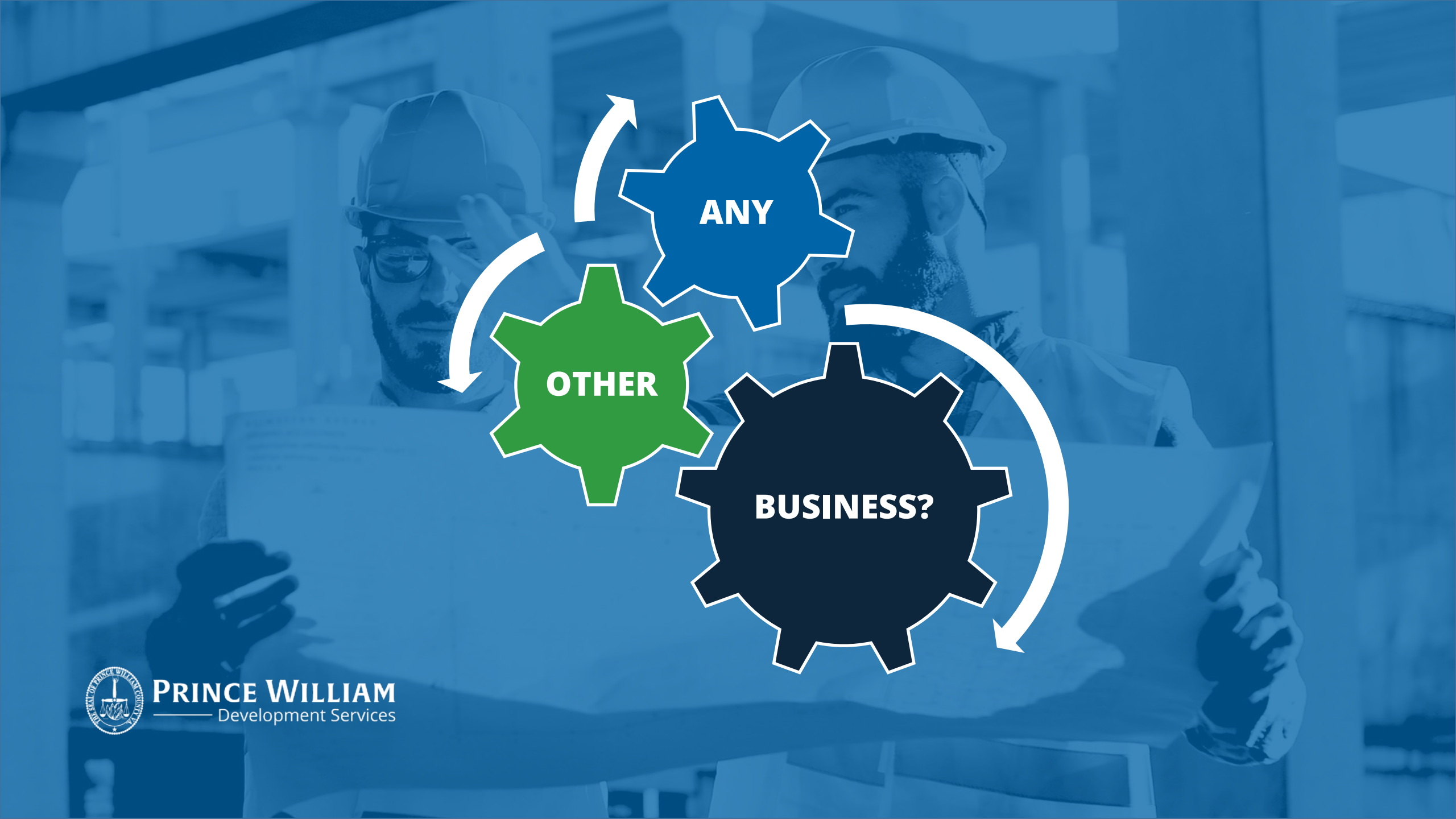
Small Businesses
"Opened for Business"

Jan - Dec 2024



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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, April 16, 2025**

THANK YOU FOR JOINING US TODAY!



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