



PRINCE WILLIAM
Development Services

OCTOBER 15, 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
Jim Elliott
Gary Gardner
Jeremy L. Karls
Russel S. Gestl
John F. Heltzel
Chris Lemon
Eric Mays
Matt Smolsky

Guest Speakers

Tanya Washington
The Planning Office

Rick Canizales
Department of Transportation

Khattab Shammout
Department of Public Works

Guest Audience Around the room introductions



DCSM UPDATES

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



Noise Ordinance

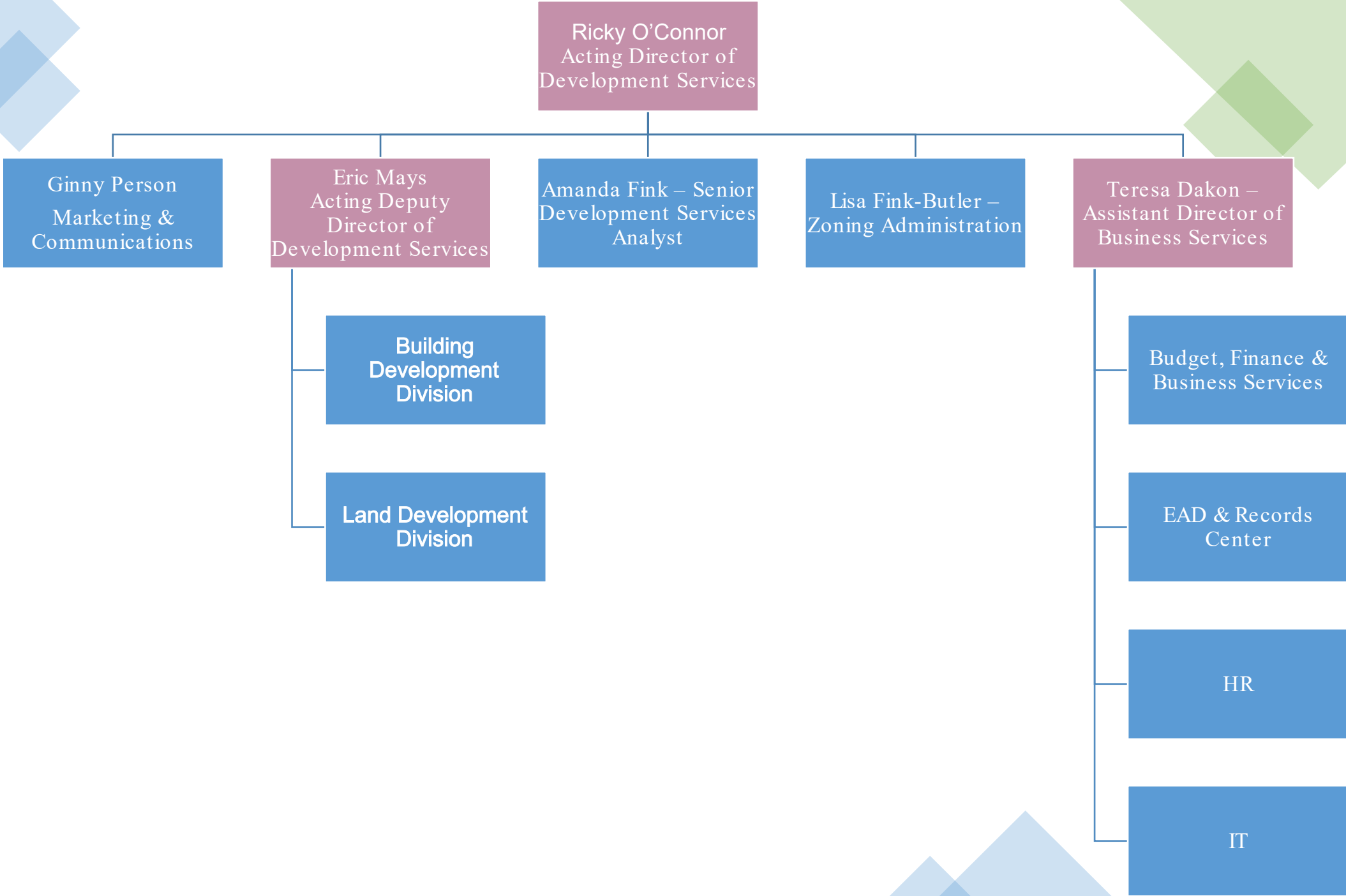
- August 11th – DCOAG “pencils down” date on the draft noise ordinance
- August 22nd – Industry Meeting on the Noise Ordinance
- October 7th – Board Directive to disband the DCOAG
- October 14th – Board Directive to schedule the Public Hearing for the Noise Ordinance on October 28th
 - Supervisor Boddye’s Noise Ordinance will be the ordinance voted upon at the Public Hearing
 - Dispatch for the 10/28 Meeting is on 10/20



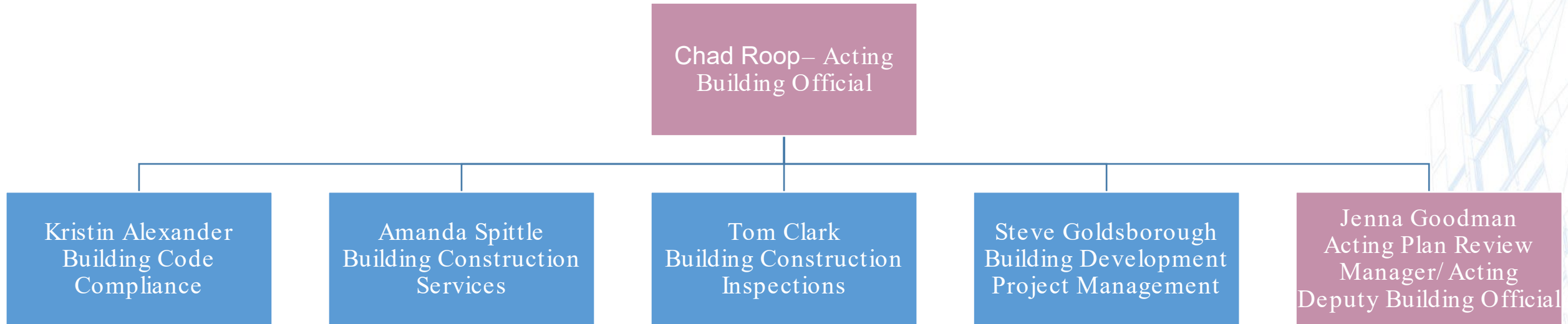


DEVELOPMENT SERVICES ORGANIZATIONAL STRUCTURE

2025-2027



Acting State – Building Development 2025-2027



2025 GOALS

- Commercial Expedited Plan Review
 - PWC Lead Department: Development Services, Building Development Division
 - PWC Staff Lead: Eric Mays/Chad Roop
- Conditional Approvals for Site Plans
 - PWC Lead Department: Development Services, Land Development Division
 - PWC Staff Lead: Ricky O'Connor
- Chamber of Commerce Permitting Recommendations
 - PWC Lead Department(s): Development Services, Transportation, Public Works
 - PWC Staff Lead: Mandi Spina
 - Will transition to Ricky O'Connor in November 2025



2025 GOALS

- Administrative Procedures Manual (APM Updates)
 - PWC Lead Department: Development Services, Land Development Division
 - PWC Staff Lead: Mandi Spina
 - Will transition to Ricky O'Connor in November 2025
- Policy/Procedures Update (completed)
 - Directors/Designees to provide Quarterly Updates at CDC Meetings during Agency Time on any policy/procedure updates within their Department



BUILDING DEVELOPMENT UPDATES

- Expedited Plan Review – CDC Goal
 - Commercial Expedited Plan Review (Virtual)
 - 95% Complete Business Process Design
 - Next Subcommittee Meeting December 10th
 - Implementation February 2026
 - Building Plan Review Priority Processing Update – 50% Fee Reduction
 - Commercial Express Permitting – Implemented October 13th
- Guidelines for Phased Approval of Construction Document – Posted



ADDITIONAL AGENDA ITEMS

- As-Built Update (Public Works)



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)



DEVELOPMENT SERVICES

Key Highlights: Fiscal Year 2026, 1Q (Jul 2025 – Sep 2025)

	FY23	FY24	FY25	FY26
New Structures - # of plans (first review)	15	10	20	19
Tenant Layout - # of plans (first review)	65	56	50	56
Commercial Major Plans - # of approved plans	4	7	4	5
Tenant Layout Total Plans - # of approved plans	57	67	51	55
Site Plans - # of approved plans	17	15	8	21
Site Permits Issued	44	47	48	47

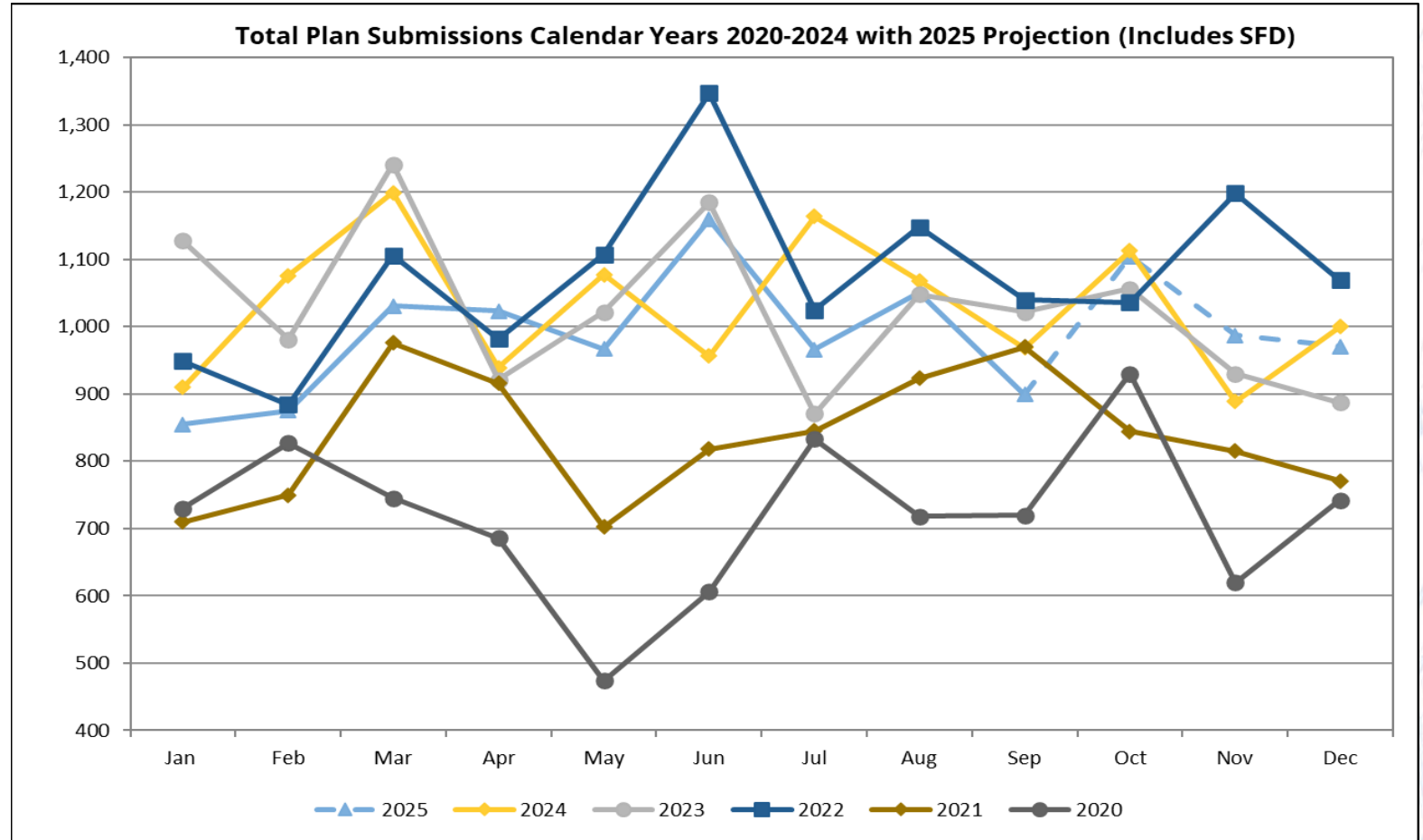


DEVELOPMENT SERVICES

Building Plan Submissions

11,888

in Calendar Year 2025

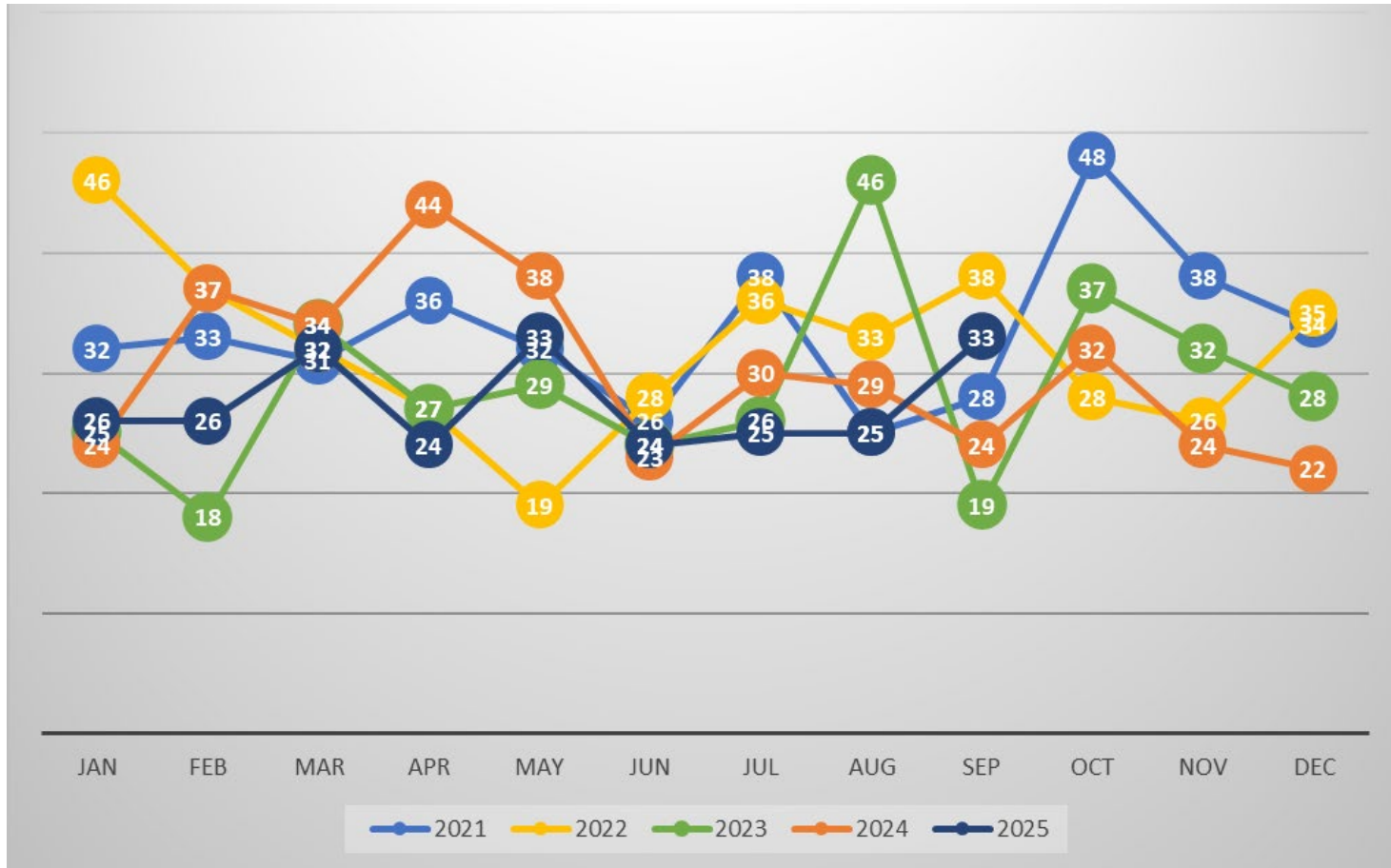


2025 - Projected	2024	2023	2022	2021	2020
11,888	12,359	12,292	12,891	10,040	8,631



PRINCE WILLIAM
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SMALL BUSINESS PROJECTS



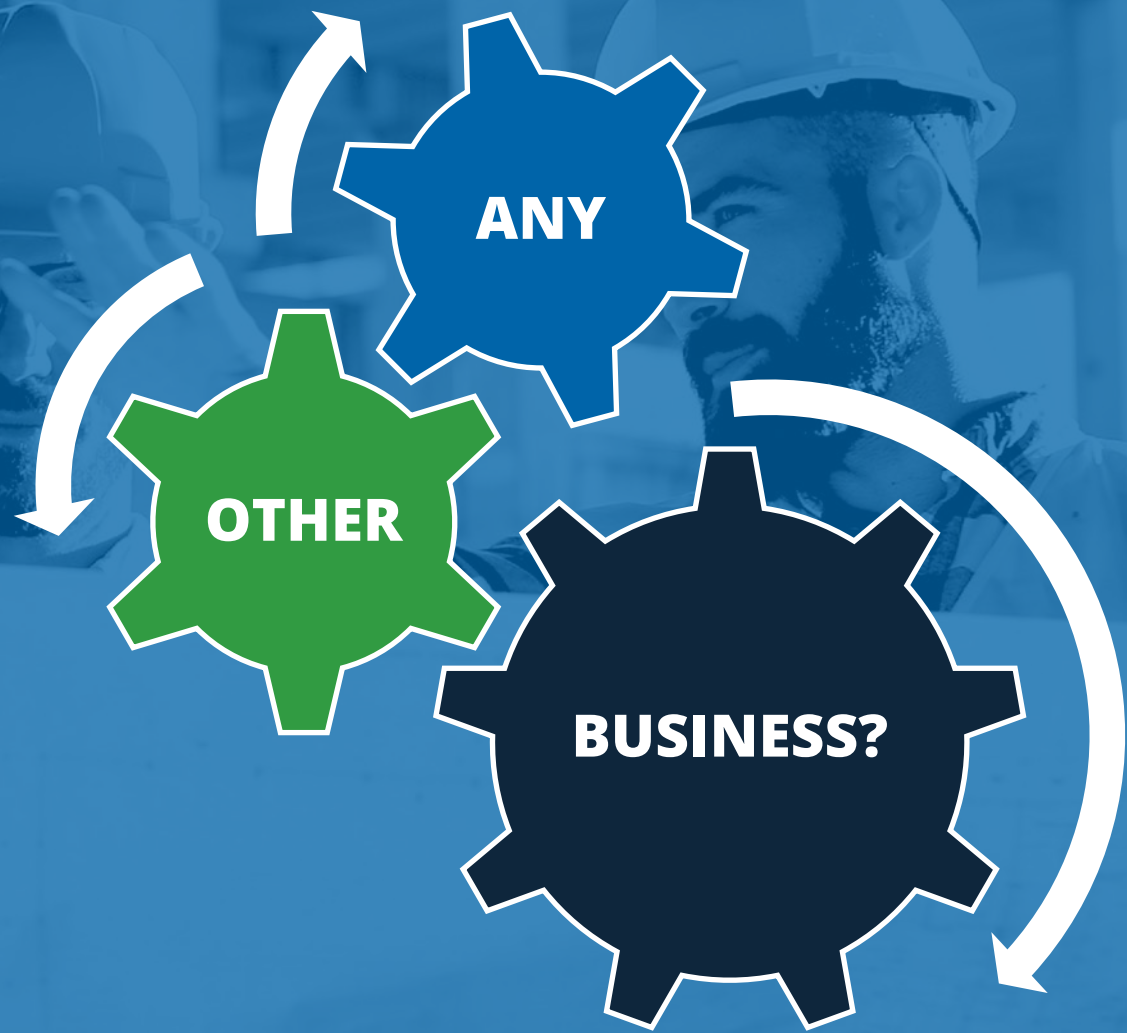
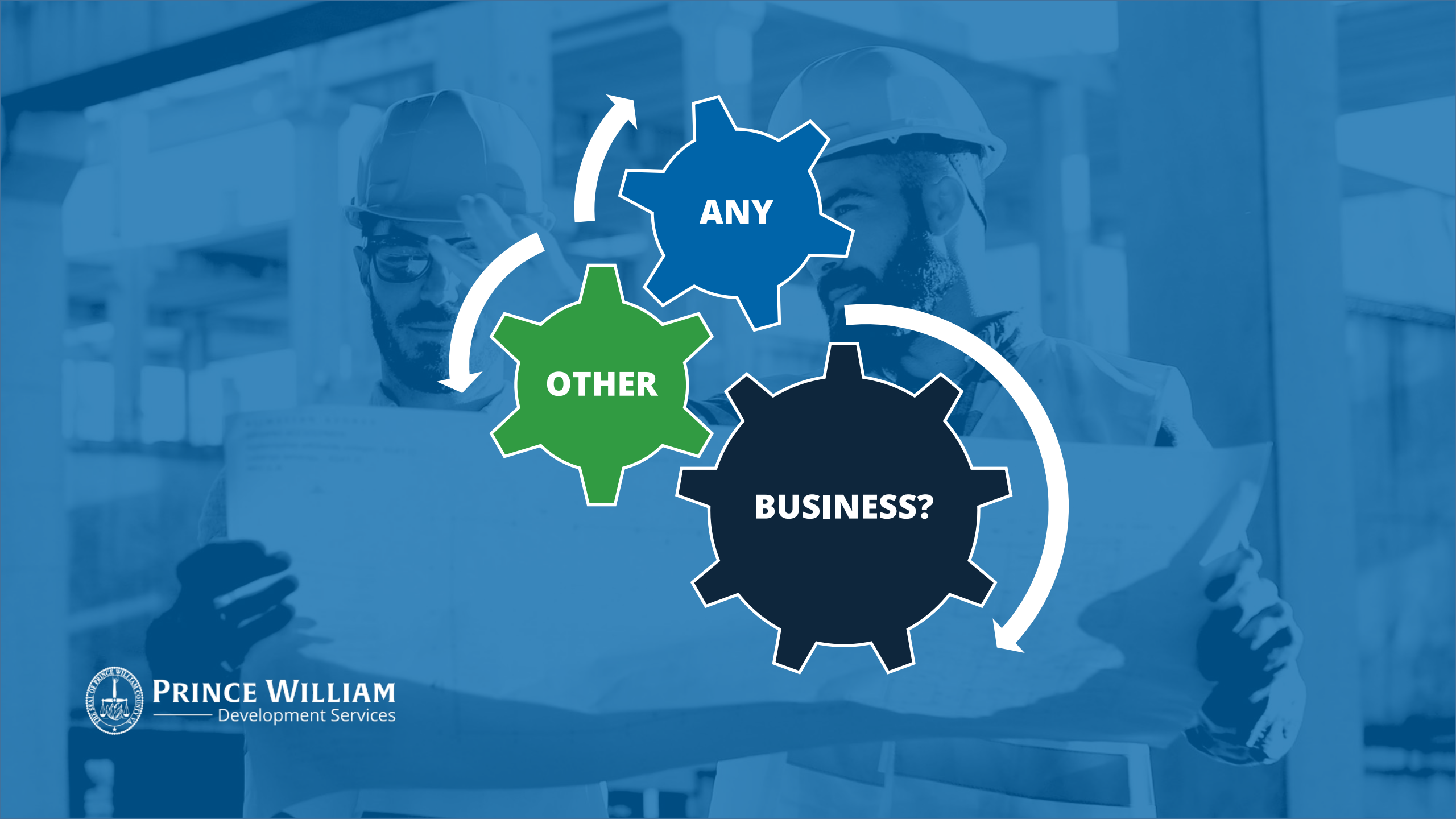
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Small Businesses
"Opened for Business"

Jan - Sep 2025



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MARK YOUR CALENDARS

**Commercial Development Committee
2:00pm – 4:00pm, Wednesday, January 21, 2026**

THANK YOU FOR JOINING US TODAY!



PRINCE WILLIAM
Development Services



Prince William County Government
Board of County Supervisors

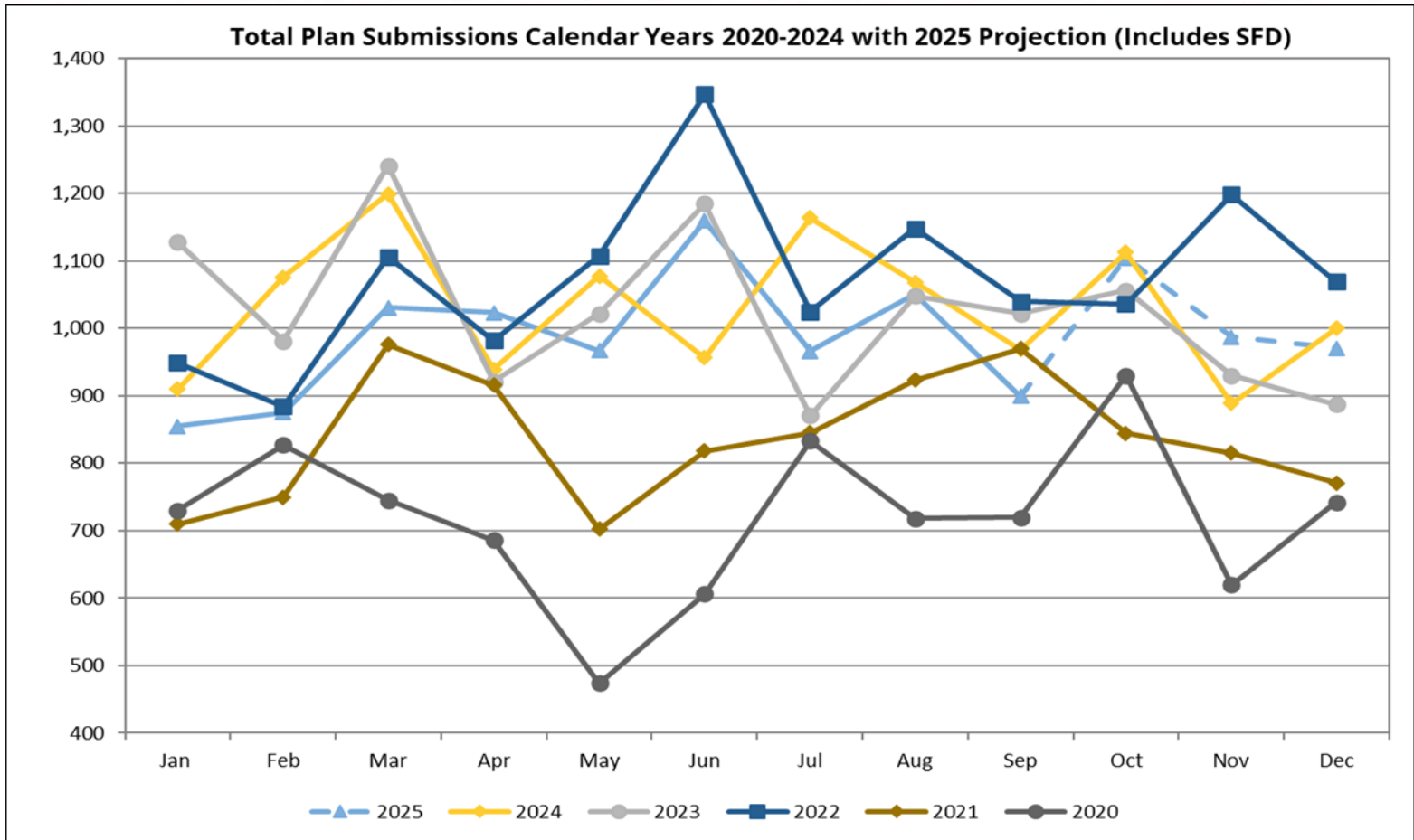


Commercial Development Committee

October 15, 2025

*Mandi Spina
Development Services*

Building Plan Submissions



	2025 Projected	2024	2023	2022	2021	2020
Total Plan Submissions:	11,888	12,359	12,292	12,891	10,040	8,631



Performance/Workload Data



Building Plan Review

First Quarter (Jul-Sept)

	FY23	FY24	FY25	FY26
◆ New Structures (target 4.5 weeks)				
➤ Number of plans	15	10	20	19
➤ Average weeks for first review	3.8	3.2	3.4	3.6
◆ Tenant Layout (target 2.3 weeks)				
➤ Number of plans	65	56	50	56
➤ Average weeks for first review	2.0	1.9	1.8	1.8



Performance/Workload Data



Commercial New Structures

First Quarter (Jul-Sept)

Total Plans

	FY23	FY24	FY25*	FY26
◆ Number of approved plans	13	11	22	16
◆ Average reviews to approval	3.5	3.6	4.2	3.9
◆ Average days to approval				
➤ County time	134	67	177	151
➤ Applicant time/Outside Agencies time	118	107	224	97

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

*Four projects with over 500 days due to abandoned permit (1) and delays in Site Plan process (3).



Performance/Workload Data



Commercial New Structures

First Quarter (Jul-Sept)

Major Plans

	FY23*	FY24**	FY25	FY26
◆ Number of approved plans	4	7	4	5
◆ Average reviews to approval	3.0	3.9	4.8	3.2
◆ Average days to approval				
➤ County time	179	71	152	64
➤ Applicant time/Outside Agencies time	98	135	198	118

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.

*Revised after 1QFY23 presentation

**3 projects with 5 reviews



Performance/Workload Data



Tenant Layout

First Quarter (Jul-Sept)

Total Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	57	67	51	55
◆ Average reviews to approval	2.4	2.6	2.7	3.0
◆ Average days to approval				
▶ County time	26	28	27	29
▶ Applicant time/Outside Agencies time	61	67	54	59



Performance/Workload Data



Tenant Layout

First Quarter (Jul-Sept)

Excluding Expedited and Targeted Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	54	64	43	48
◆ Average reviews to approval	2.4	2.6	2.6	2.9
◆ Average days to approval				
▶ County time	26	29	27	28
▶ Applicant time/Outside Agencies time	60	69	56	60
% of plans targeted & expedited	5%	4%	16%	13%



Performance/Workload Data



Site Plans

First Quarter (Jul-Sept)

	FY23	FY24	FY25	FY26
◆ Number of approved plans	17	15	8	21
◆ Average reviews to approval	3.76	4.73*	4.25	4.24
◆ Average days to approval				
➤ County time	54	94	123	130
➤ Applicant time/Outside Agencies time	229	332	408	183

*One plan with eight reviews and three plans with six reviews



Performance/Workload Data



Permits Issued

First Quarter (Jul-Sept)

	FY23	FY24	FY25	FY26
◆ Site permits issued	44	47	48	47
◆ Building permits issued – NS	18	20	15	20
◆ Building permits issued – TLO	217	173	190	197



Performance/Workload Data



Occupancy Permits Issued

First Quarter (Jul-Sept)

	FY23	FY24	FY25	FY26
◆ Occupancy permits issued – NS	14	8	6	11
◆ Occupancy permits issued – TLO	56	35	50	43
◆ OP issued – Change of Tenant	30	25	27	17
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◆ Building – New Residential	162	201	121	181
◆ Occupancy – New Residential	353	209	200	260



Questions

