



PRINCE WILLIAM
Development Services

JANUARY 21, 2026

CDC

COMMERCIAL DEVELOPMENT COMMITTEE

HOSTED BY

Jonathan Barbour – Chair of the CDC

**Ricky O'Connor – Acting Director of Development
Services**

WELCOME & INTRODUCTIONS

Commercial Development Committee

Jonathan Barbour, Chair
Mike Garcia, Vice Chair
Ricky O'Connor, 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

Christina Winn
Economic Development & Tourism

Chief Smolsky
Fire Marshal's Office

Guest Audience

Around the room introductions



PRINCE WILLIAM
Development Services

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

CDC MEMBERSHIP UPDATES

- Annual Chair and Vice Chair elections (O'Connor)



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FY2027 Proposed Fee Increases

- Development Fee Presentation (O'Connor, Smolsky, Shammout, Washington)

DCSM UPDATES

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



2025 GOALS UPDATES

- 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



2026 GOALS

- Set 2026 Goals (CDC Membership)



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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 (O'Connor)



DEVELOPMENT SERVICES

Key Highlights: Fiscal Year 2026, First Half (Jul 2025 – Dec 2025)

	FY23	FY24	FY25	FY26
New Structures - # of plans (first review)	28	23	41	30
Tenant Layout - # of plans (first review)	113	116	100	115
Commercial Major Plans - # of approved plans	8	8	8	7
Tenant Layout Total Plans - # of approved plans	82	125	100	106
Site Plans - # of approved plans	23	32	18	43
Site Permits Issued	93	84	79	72



DEVELOPMENT SERVICES

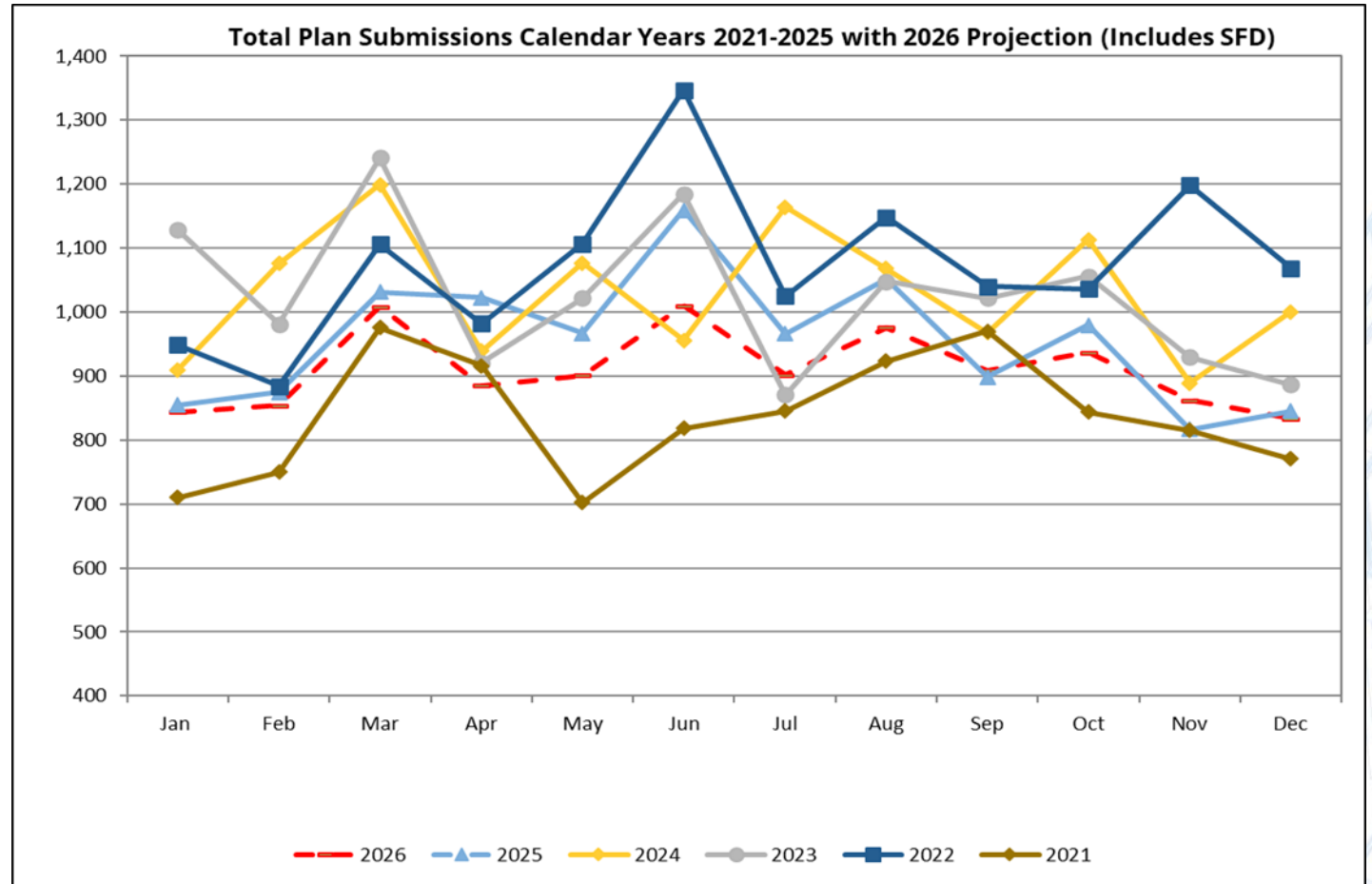
Building Plan Submissions

11,468

in Calendar Year 2025



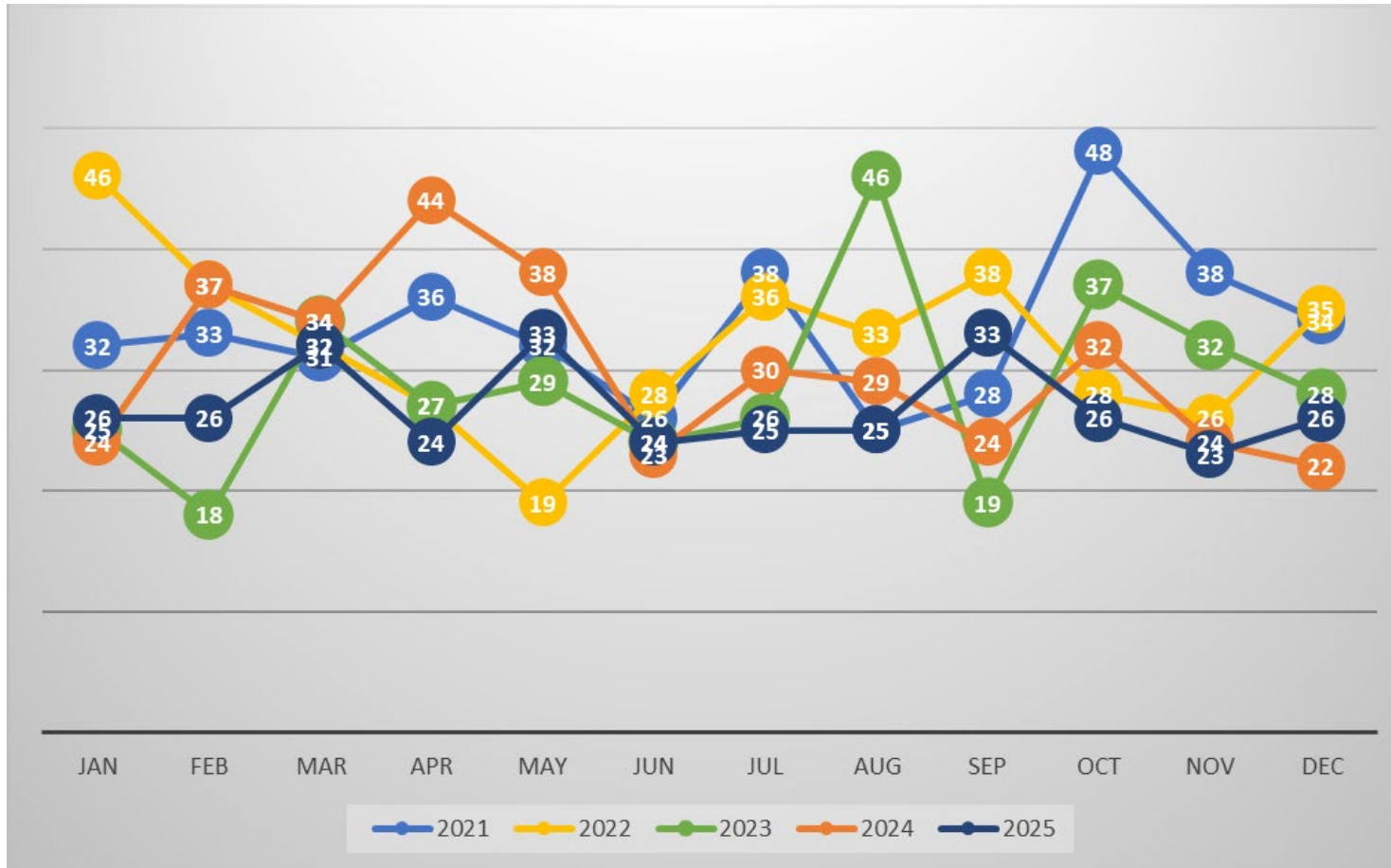
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2026 - Projected	2025	2024	2023	2022	2021
10,921	11,468	12,359	12,292	12,891	10,040

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SMALL BUSINESS PROJECTS



323

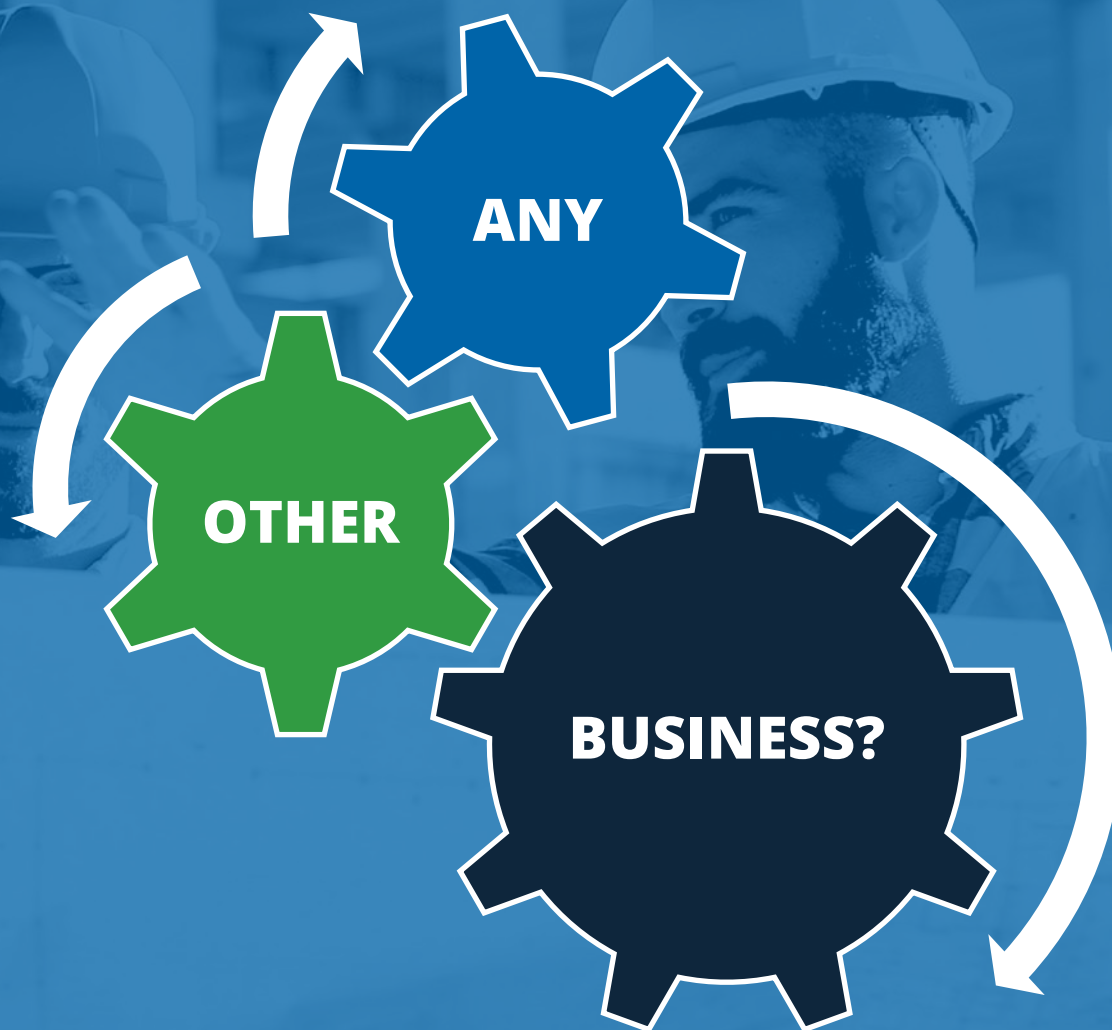
Small Businesses
"Opened for Business"

Jan – Dec 2025



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Development Services



MARK YOUR CALENDARS

**Commercial Development Committee
2:00pm – 4:00pm, Wednesday, April 15, 2026**

THANK YOU FOR JOINING US TODAY!



PRINCE WILLIAM
Development Services



PRINCE WILLIAM COUNTY

FY27 Development Fees

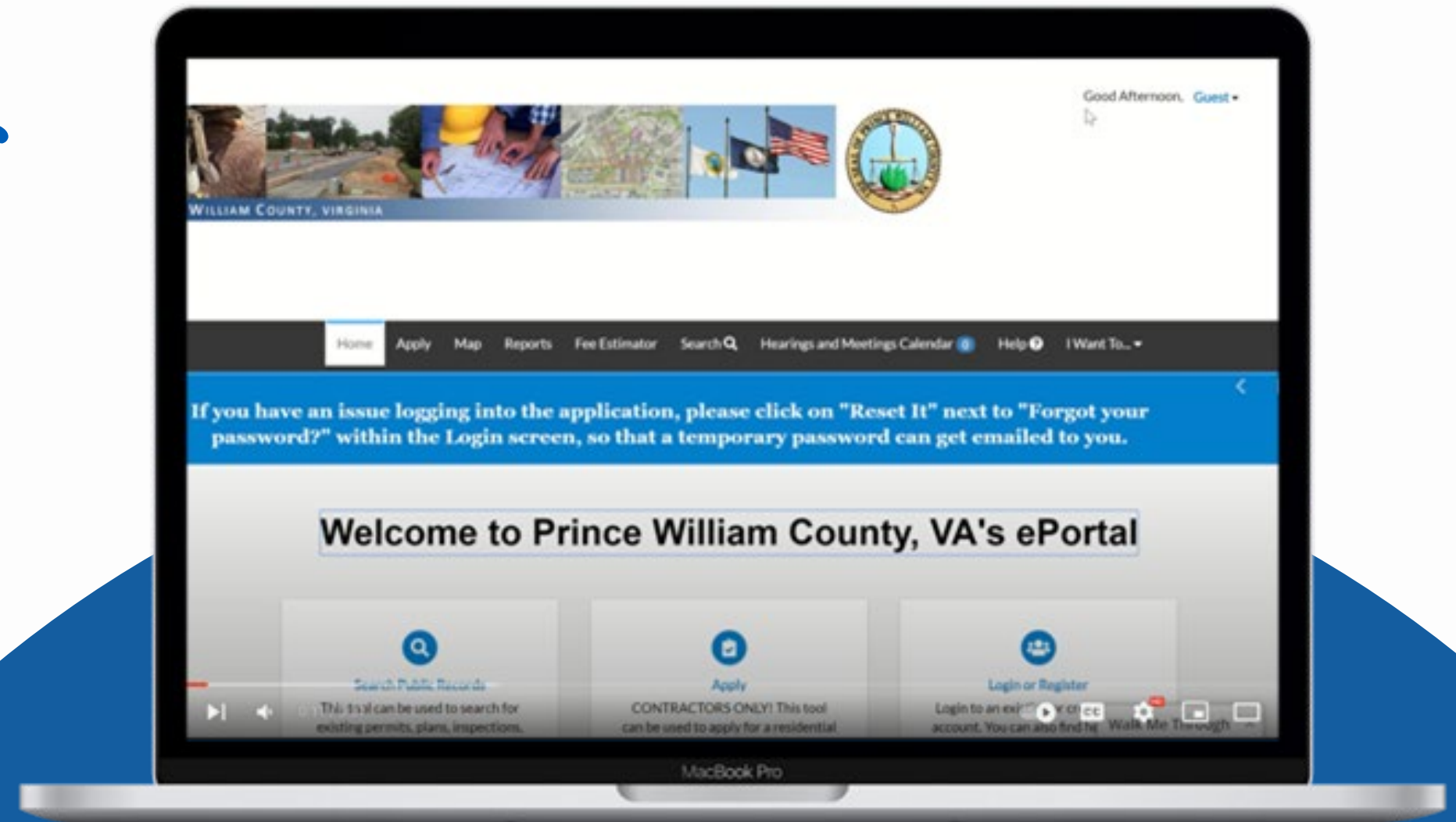
January 7, 2026



PRINCE WILLIAM
— COUNTY —

Department of Development Services

By: Ricky O'Connor, Acting Director



Development Fees



PRINCE WILLIAM
Development Services

Proposed Fee Increases (base fee amounts)

- **Building Development**
 - 3.5% Fee Increase on base fees
- **Land Development**
 - 8.5% Fee Increase on base fees
- **Exception**
 - All fees will be rounded to the nearest 5 cents.

New Building Development Fees



Name	Purpose	Proposed Fee
<p>Foundation & Soil Management Application fee*</p> <p>*Regulation of the County Ordinance</p>	<p>The proposed Foundation & Soil Management Application fee will recover the County's administrative and professional cost of processing and reviewing applications submitted to obtain funding from the PWC Foundation & Soil Management Fund.</p>	<p>\$100.00 - Individual Applicant \$250.00 - Common Interest Properties</p>
<p>V. Mechanical Fees</p> <p>A. Residential - R-3, R-4, and R-5</p> <p>9. Kitchen exhaust hood >400 cfm</p>	<p>The proposed fee will apply when kitchen exhaust hood >400 cfm are submitted for residential projects.</p>	<p>\$110.65</p>

New Building Development Fees



PRINCE WILLIAM
Development Services

Name		Purpose	Proposed Fee
Plan Review Filing Fees - 3rd Party Plan Review			
a. Residential (Single Family, Duplex, Townhouse, etc.), per unit	The fee reduction is an extension of the work done by the CDC Plan Review Improvement Committee: Building Plan Review Priority Processing – 50% Reduction for Plan Review Filing fee		\$71.90
b. Nonresidential, including multifamily			17.5% of Building Permit Fee
c. Nonresidential, Footing and Foundation only			10% of Building Permit Fee
d. Nonresidential, Life Safety/Phasing/Temporary Shoring Plan			\$91.60

New Land Development Fees



PRINCE WILLIAM
Development Services

Name	Purpose	Proposed Fee
Affordable Dwelling Unit (AfDU) Bonus Density Application Fee	The proposed Affordable Dwelling Unit (AfDU) Bonus Density Application fee will recover the County's administrative and professional cost of processing and reviewing applications submitted under the AfDU Ordinance to increase density.	\$542.50
Affordable Dwelling Unit (AfDU) Waiver Fee	The proposed Affordable Dwelling Unit (AfDU) Waiver fee will recover the County's administrative and professional cost of processing and reviewing waivers submitted under the AfDU Ordinance to increase density. One waiver per review agency.	\$1,019.90

Revised* Land Development Fees



PRINCE WILLIAM
Development Services

Name	Purpose	Proposed Fee
Bond Release Fee (due prior to surety release)	Modified existing fee to add "Note: Additional bond release fee will be applied for any subsequent requests for surety release."	\$728.70
Re-advertisement/Re-notification (standard case) a. Zoning Administration	Adjust fee to cover signs and advertising cost for Board of Zoning Appeals (BZA) hearing	\$200.00
Re-advertisement/Re-notification (expanded notification area) b. Zoning Administration	Adjust fee to cover the signs and advertising cost for Board of Zoning Appeals (BZA) hearing	\$250.00

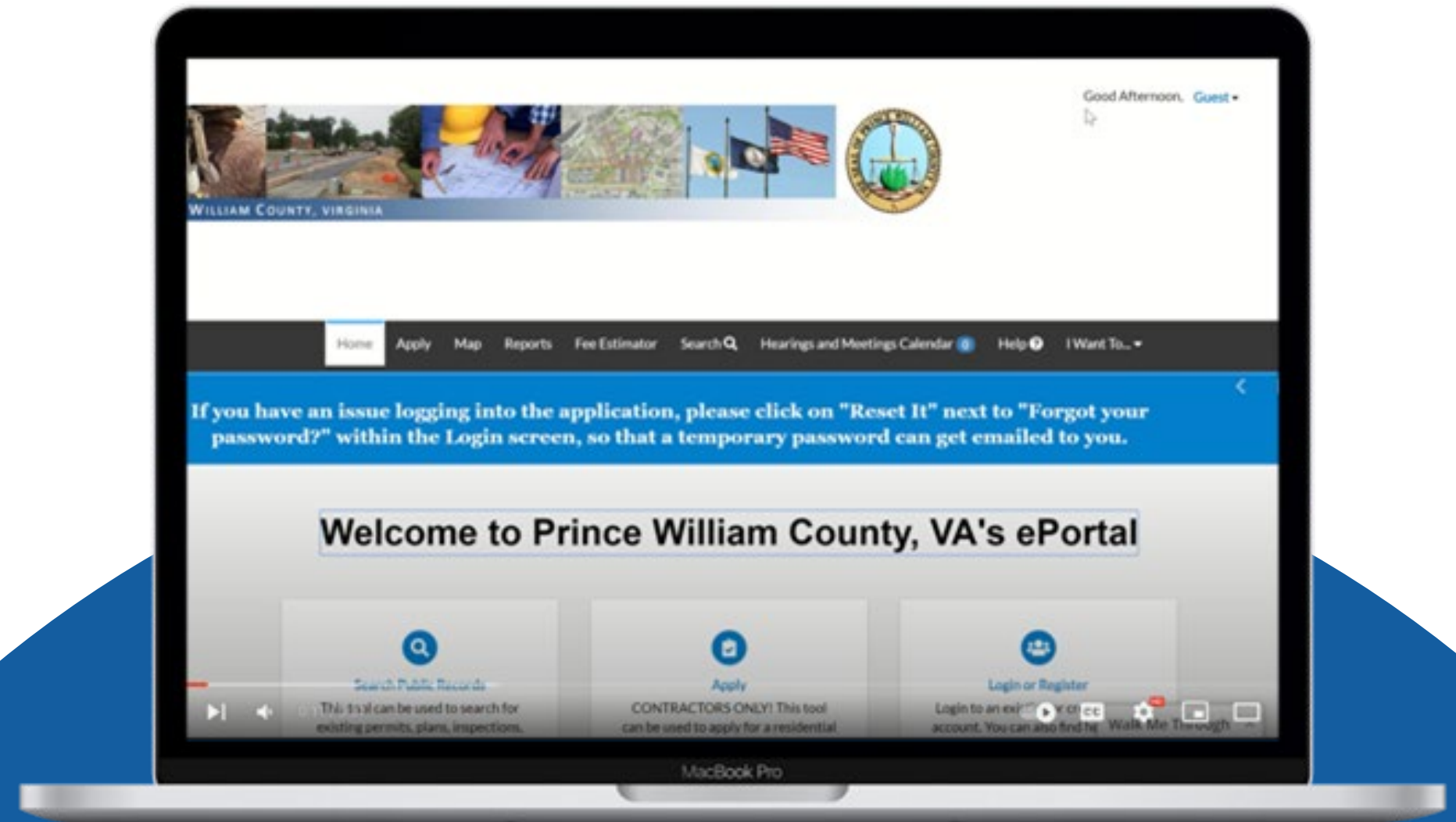
*Modification to an existing fee (not new fees)



PRINCE WILLIAM
COUNTY

Fire Marshal's Office (FMO)

By: Matt Smolsky, Assistant Chief



Development Fees



PRINCE WILLIAM
Fire & Rescue System

Proposed Fee Increases (base fee amounts)

- **Fire Marshal's Office**
 - 7.0% Fee Increase on base fees
- **Exception**
 - All fees will be rounded to the nearest 5 cents.

New FMO Fees



PRINCE WILLIAM
Fire & Rescue System

Fee Schedule	Fee	Fee Amount
Fire Marshal's Office	General Business Licensing Inspection	\$185.00
	Residential Home Daycare Licensing Inspection	\$35.00
	Commercial Knox Box Installation Inspection	\$85.00
	Non-Commercial Bonfire	\$191.00
Building Development	Emergency/Maintenance Repair	\$303.40
	Plan Review Filing Fees 2. Code Modification Review c. When multiples of "a" or "b" above are submitted simultaneously for the same project, the maximum fee shall be: i. Fire Protection	\$1,129.00

New FMO Fees



Fee Schedule		Fee	Fee Amount
Land Development	FMO Site Plan Review (Site)		\$160.00
	• Resubmittal fee for 3rd or greater review		\$80.00
	FMO Subdivision Plan Review (Subd)		\$120.00
	• Resubmittal fee for 3rd or greater review		\$60.00

Revised FMO Fees



Adjustments to FOIA Related Fees

- **FOIA Fee Policy Statement**
 - The FMO reserves the right to amend published FOIA fees when the scope or complexity of a request significantly exceeds standard processing assumptions. Fee modifications will be communicated in advance with written justification and may be recalculated based on average staff rates across positions involved.

Fee	Fee Amount
Fire Incident Report	\$45.00
Fire Investigative Photos	\$95.00 base + \$2.60/photo
Cause & Origin Report	\$75.00
Due Diligence Requests	\$65.00
Environmental Assessment	\$115.00

Revised FMO Fees



PRINCE WILLIAM
Fire & Rescue System

Fee Schedule	Current Wording	Revised Wording
Building Development	III. Building Fire Suppression 10. Sprinkler with stand pipe on (per standpipe riser)	III. Building Fire Suppression 10. Sprinkler with stand pipe add on (per standpipe riser)
	Inspections b. Post Concealment Inspection Analysis, per permit i. Fire Protection	Inspections b. Post Concealment Inspection Analysis, per permit i. Fire Protection (2 nd Inspection Required)
Building Development and Fire Marshal's Office	Inspections Fees, Other 1. After Hours Inspection i. Fire Protection (Three hour minimum)	Inspections Fees, Other 1. After Hours Inspection i. Fire Protection (Two hour minimum weekdays and Three hour minimum weekends)

Eliminated or Reduced FMO Fees



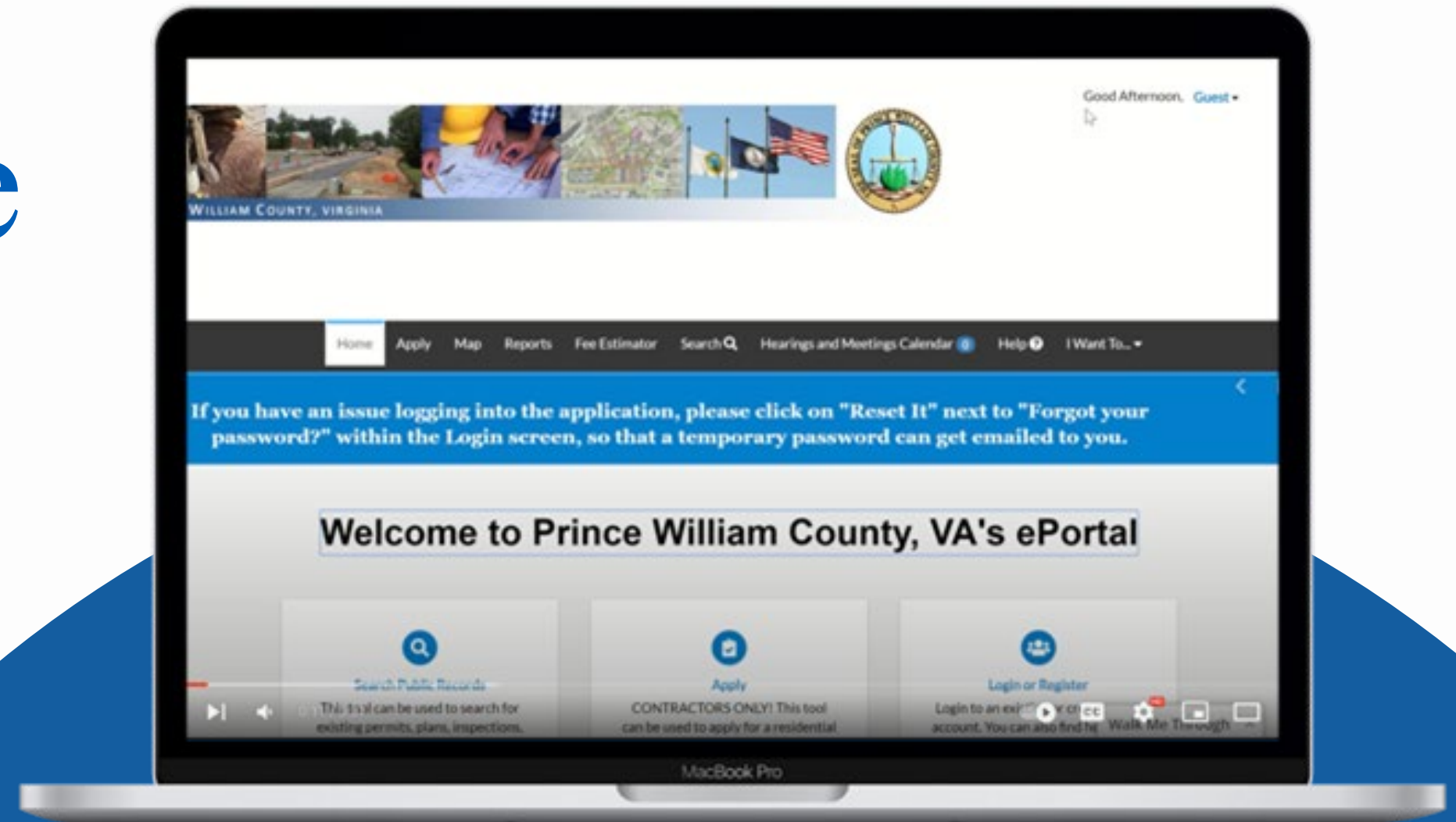
Fee Schedule	Fee	Justification
Fire Marshal's Office	School Special Assembly Operational Permit	Eliminate - responsibility transferred to school self-inspection
	Tent Inspection (149 BLD Permit)	Eliminate - duplicative with Building Department
Building Development	Hood fire suppression, per system i. Fire Protection	Reduce - Current fee \$563.28 to \$353.70
Land Development	Fire Lane Plan Review	Reduce - Current fee \$351.01 to \$160.00
	Fire Lane Plan Inspection	Reduce 7% increase by \$2.35 to \$303.40 to match other FMO inspection fees



PRINCE WILLIAM
COUNTY

Planning Office

By: Tanya Washington, Director



Development Fees



PRINCE WILLIAM
Planning Office

Proposed Fee Increases (base fee amounts)

- **Planning Office**
 - 15% Fee Increase on base fees
 - This increase would apply for both residential and commercial fees
 - Justification
 - Inflation and rising operational costs
 - Legal and regulatory compliance
 - Fee compression in neighboring jurisdictions
 - Staffing and compensation

New Planning Office Fees



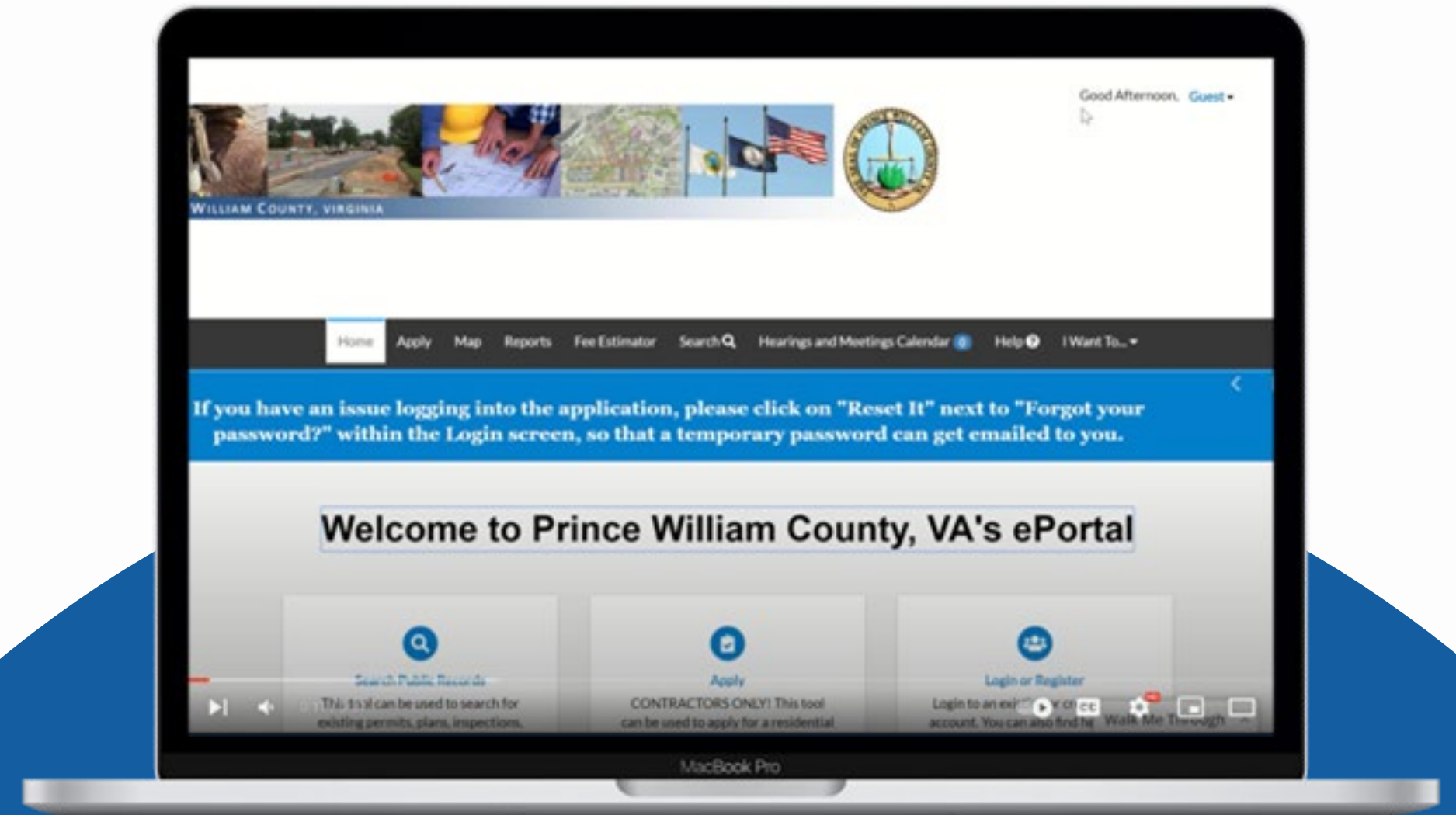
Name	Purpose	Justification	Proposed Fee
Case Reactivation Fee	To resume a Rezoning, Special Use Permit, or Proffer Amendment case that has been dormant for more than 12 months and the case has not been formally withdraw by applicant.	To cover the delta from previous years fee increases and offset cost of new reviews	25% of original fee (REZ, SUP, Proffer Amendment)



PRINCE WILLIAM COUNTY

Public Works

By: Khattab Shammout, Director



Development Fees



PRINCE WILLIAM
Public Works

Proposed Fee Increases (base fee amounts)

- **Public Works**
 - 8.5% Fee Increase on base fees

Revised Public Works Fees



PRINCE WILLIAM
Public Works

Name	Purpose	Proposed Fee
14. CCTV Storm Sewer / Underdrain Inspections (CCTV Punch lists expire within 18 months from initial inspection) b. Residential minimum fee	Adjusting minimum fee by 66% or \$242.10	\$607.60
c. Non-residential 25% rigid storm sewer pipe system >250LF, per linear foot	Changing "bonded" to "rigid storm sewer"	\$3.30
15. CCTV Storm Sewer / Underdrain Re-Inspections (CCTV Punch lists expire within 18 months from initial inspection) a. Work or site is not ready for inspection as defined in Camera Van policy. Not ready is defined as all of the required items for the requested inspection have not been installed and/or the work is not complete.	Adjusting minimum fee by 66% or \$242.10	\$607.60
b. Work or site is ready for inspection as defined in Camera Van policy, but deficiencies are identified. The reinspection fee shall be charged for each subsequent inspection over two when the identified deficiencies have not been corrected.	Adjusting minimum fee by 66% or \$242.10	\$607.60
c. Non-residential first reinspection for punch list deficiencies	Adjusting minimum fee by 66% or \$242.10	\$607.60



Prince William County Government
Board of County Supervisors

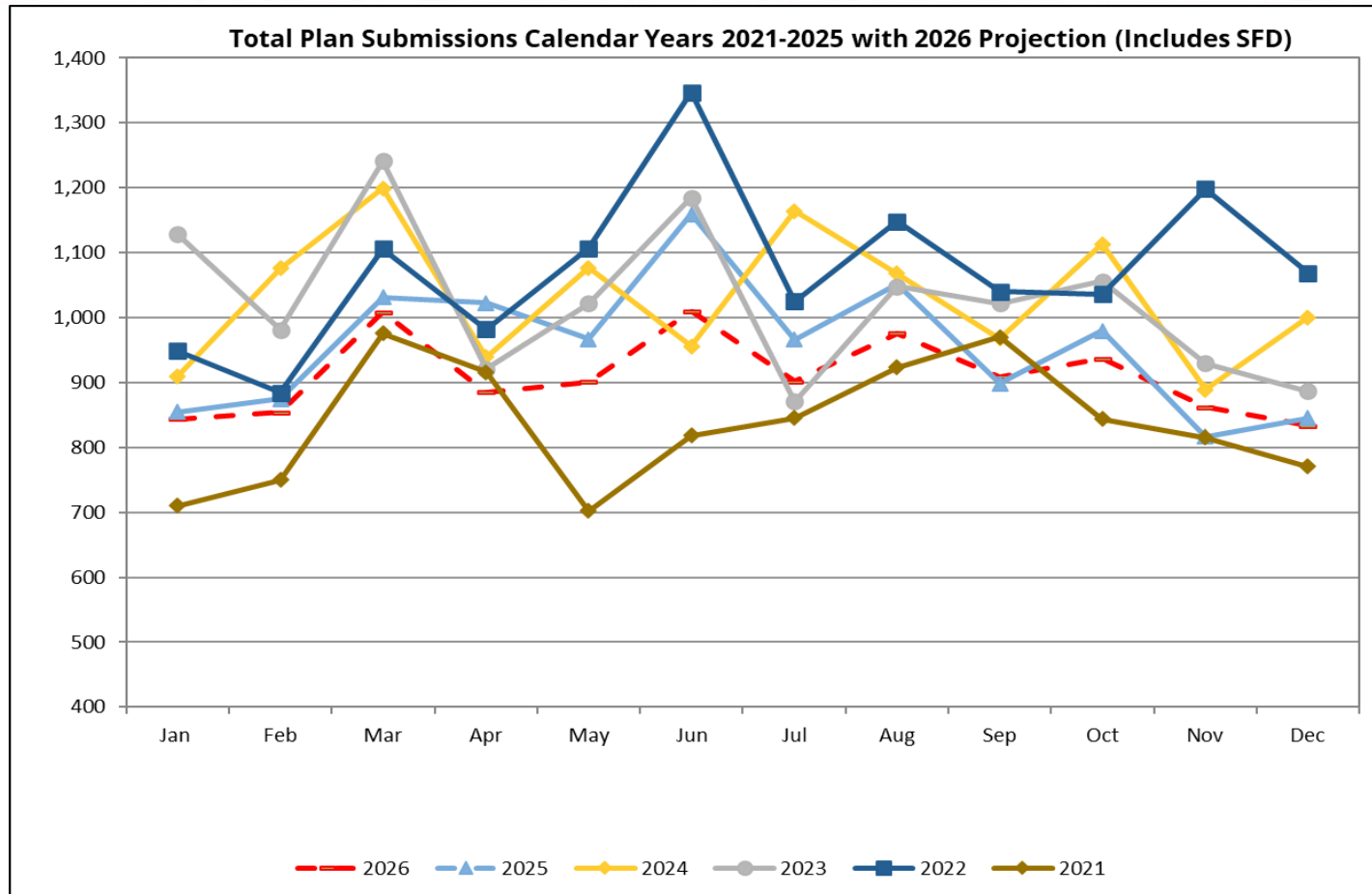


Commercial Development Committee

January 21, 2026

Ricky O'Connor
Development Services

Building Plan Submissions



	2026 Projected	2025	2024	2023	2022	2021
Total Plan Submissions:	10,921	11,468	12,359	12,292	12,891	10,040



Performance/Workload Data



Building Plan Review

First Half (Jul-Dec)

	FY23	FY24	FY25	FY26
◆ New Structures (target 4.5 weeks)				
➤ Number of plans	28	23	41	30
➤ Average weeks for first review	3.49	3.11	3.24	3.68
◆ Tenant Layout (target 2.3 weeks)				
➤ Number of plans	113	116	100	115
➤ Average weeks for first review	2.03	1.88	1.81	1.81



Performance/Workload Data



Commercial New Structures

First Half (Jul-Dec)

Total Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	24	15	39	22
◆ Average reviews to approval	3.40	3.67	3.85	3.91
◆ Average days to approval				
➤ County time	59	73	123	62
➤ Applicant time/Outside Agencies time	117	128	179	122

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



Performance/Workload Data



Commercial New Structures

First Half (Jul-Dec)

Major Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	8	8	8	7
◆ Average reviews to approval	3.13	3.75	4.25	3.29
◆ Average days to approval				
➤ County time	131	69	115	73
➤ Applicant time/Outside Agencies time	103	146	188	128

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

First Half (Jul-Dec)

Total Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	82	125	100	106
◆ Average reviews to approval	2.55	2.58	2.73	2.86
◆ Average days to approval				
➤ County time	27	29	25	26
➤ Applicant time/Outside Agencies time	61	65	64	56



Performance/Workload Data



Tenant Layout

First Half (Jul-Dec)

Excluding Expedited and Targeted Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	74	119	85	92
◆ Average reviews to approval	2.51	2.57	2.67	2.79
◆ Average days to approval				
➤ County time	27	27	26	25
➤ Applicant time/Outside Agencies time	60	66	64	56
% of plans targeted & expedited	10%	5%	15%	13%



Performance/Workload Data



Site Plans

First Half (Jul-Dec)

	FY23	FY24	FY25	FY26
◆ Number of approved plans	23	32	18	43
◆ Average reviews to approval	3.78	4.50	4.61	4.49
◆ Average days to approval				
➤ County time	54	87	145	130
➤ Applicant time/Outside Agencies time	243	284	396	236



Performance/Workload Data



Permits Issued

First Half (Jul-Dec)

	FY23	FY24	FY25	FY26
◆ Site permits issued	93	84	79	72
◆ Building permits issued – NS	28	36	31	37
◆ Building permits issued – TLO	370	364	370	342



Performance/Workload Data



Occupancy Permits Issued

First Half (Jul-Dec)

	FY23	FY24	FY25	FY26
◆ Occupancy permits issued – NS	26	17	10	16
◆ Occupancy permits issued – TLO	102	85	124	100
◆ OP issued – Change of Tenant	45	51	58	37
<hr/>				
◆ Building – New Residential	277	348	402	381
◆ Occupancy – New Residential	641	456	376	494



FY27 Proposed Fees



Fee Schedule	Proposed Change
Building Development	3.5%
Fire Marshal's Office	7.0%
Land Development	8.5%
Planning	15.0%



Questions?

