



AGENDA

2:00 p.m., Wednesday, April 15, 2026

1. Introductions (Barbour)
2. DCSM Updates
 - a. DCSM [Section 600 Transportation Systems](#) Improvements Update and Schedule (Transportation)
 - i. Internal reviews have been completed, and they are making progress on then recommended changes. Once they have a clean final draft, it will be shared with the CDC. The plan is to bring this to the BOCS in the Summer/Fall.
3. CDC 2026 Goals - Status (O'Connor)
 - a. Site Plan Conditional Approvals
 - i. A subcommittee was created and comprised of County staff and some CDC members (the Site Plan Process Improvement Team). This team has already identified areas for improvement, such as pre-construction meetings, conditional approvals, and the extension process.
 - ii. The team reviewed a Draft Conditional Approvals process last week. Industry has some issues with one of the items, so staff are looking into what changes can be made. The team is meeting again at the end of the month to review the changes.
 - b. Chamber of Commerce Permitting Process Improvement Recommendations
 - i. Wade is leading this effort. The PWC internal team had an update/coordination meeting. Wade has a meeting set for the week of April 20th with new Interim CEO of the Chamber, Kristi Black.
 - ii. CDC members should receive an update about an industry meeting in the coming weeks to discuss the list and its progress.
 - c. Site Plan Administrative Process Manual (APM)
 - i. Looking at possibly moving everything from the APM into DCSM Section 100 update. Roughly half of the items in the DCSM are also in the APM. The APM has not been updated since 2000, so having everything in one document will be easier to maintain and keep up to date. This effort is also included in the Site Plan Process Improvement Team.
 - d. Special Use Permit (SUP) Process/Buffer Standards
 - i. This is related to the Comprehensive Zoning Ordinance update. They will be looking at everything related to SUPs in the Zoning ordinance to determine if some applications should go through an administrative review process rather than the SUP process. Also looking at buffer standards.
 - ii. CDC members will be invited to join the subcommittee
 - iii. Not at the point of launching the subgroup for buffer standards yet, as the consultant is currently wrapping up other items for Planning.

- e. Building Inspections Process
 - i. Plan to work with Chief Smolsky on some of the issues as well
 - ii. Discussion of possibly creating a subcommittee to discuss challenges
 - f. VDOT Process/Comments
 - i. DOT and DDS are working on the list of comments
 - ii. Will set up a meeting with Dic Burke (VDOT) to get his feedback and/or recommendations for next steps.
 - iii. Gary, Chris and Jeremy will take the lead on this for the CDC
4. Noise Ordinance Update (O'Connor/Shammout/Winn)
- a. The new Noise Ordinance goes into effect on May 1. Public Works (Neighborhood Services) will be leading this effort.
 - i. Working on hiring the Acoustics Engineer
 - b. This Ordinance relates to steady tonal noise, not construction noise. However, we may see an increase in calls in the beginning since this is new for residents.
 - c. No existing businesses are exempt or grandfathered.
 - d. For proffered developments, we will review programs (noise studies) submitted by owners. Working on setting up a process to analyze at the time of SUP and Rezoning.
 - e. Right now, there is no requirement in the Zoning Ordinance to do a noise study. There is some legislation which will go into effect on July 1, which will require it in certain instances.
5. Enhancing Environmental Compliance: DOT's Role in Construction Entrance Enforcement (Transportation)
- a. DOT Inspectors and Public Works Inspectors have been working closely and discussing efficiencies regarding sediment being tracked into the roadways.
 - b. DOT and Public Work's proposal is for DOT to now take the lead in monitoring enforcement of this issue, so there is one main point of contact to improve coordination and efficiencies.
6. VESMP Fee increase (Public Works)
- a. Notified CDC on March 5 of the VESMP Fees to align with DEQ.
7. Development process discussion (Garcia)
- a. Due to the economic climate, there was discussion about looking at AI to downsize departments, which can help enforce the guidelines instead of personal opinions on what the code should be. This could help save small businesses.
8. Agency Updates
- a. Transportation (Canizales)
 - i. East End – Minnieville and Prince William Parkway interchange construction is underway. Major detours will begin happening this summer.
 - ii. West End – Reviewing designs for the Sudley Road and Wellington Road intersection
 - iii. DOT is being restructured and the Department name will be changed to DTCC (Department of Transportation and Capital Construction), and they are getting new staff members from both Public Works and Parks. This change will take effect in the next Fiscal Year.
 - b. Economic Development (Winn)
 - i. April 24 – Naming event for the Innovation District

- ii. End of April – There will be a focus on the government contract industry
 - iii. May 6 – Calibrate Small Business Conference at Potomac Science Center at Belmont Bay. There will be a lot of great resources for small businesses.
 - iv. Agribusiness Study – Currently in Phase 3 of 5 phases. They are meeting with BOCS members to go over recommendations and findings. Findings will be presented to BOCS in September.
 - v. Maritime Study is underway and almost complete. Have been meeting with stakeholders, towns, and the Parks. Study should be completed at the end of May.
 - vi. Targeted Industry Study – Looking at new industry sectors for land for new businesses. Going through procurement and should have vendor onboard soon.
 - c. Public Works (Shammout)
 - i. Public Works working with DDS on wetland permits to be required and presented prior to issuance of construction permits, rather than at time of final plan approval. DCSM will need to be revised to accommodate this change
 - ii. To streamline the process and make it more efficient, they are changing the registration statement process. A memo will be sent out to industry.
 - d. Planning (Washington)
 - i. Kicked off community meetings for 3 Sustainability and Resilience Comprehensive Plan Amendment. One of the meetings was virtual and is available to view on [PWC Works](#).
 - ii. Work is still proceeding on the Vint Hill Corridor Small Area Plan
 - iii. Working on scopes for Fettle Park and Yorkshire Small Area Plans
 - iv. Multiple land use bills went through General Assembly, which the governor has now signed. Some Zoning Text Amendments will go to the Board over the summer. There are some other new laws that are more discretionary, which the Board can use if they want to.
 - v. The Board adopted the Affording Dwelling Unit (AfDU) Ordinance last year. The expanded authority for jurisdictions has been approved and signed off by the Governor. This will give the authority for any community in the Commonwealth to put together a more flexible AfDU Ordinance, with some provisions. This will go into effect July 2027.
 - e. Development Services (O'Connor)
 - i. Challenges on the Special Inspections side
 - 1. Our staff is at 50% capacity and is having issues hiring Engineers for Special Inspections.
 - 2. Working on Special Inspections processes and in the infant stages of rewriting/redeveloping the Special Inspections manual. Once we have an 80% document completed, DDS will bring it to the CDC to join in on the process.
 - 3. This will be added to the 2026 goals
 - ii. SUP validity – The state stopped extending SUP validity in 2025, so DDS received approval from the BOCS for a 3 year blanket extension to July 1, 2028. Will work to setup a program to be more proactive about tracking the lifecycles.
 - f. Fire Marshal's Office (Smolsky)
 - i. No update
9. Development Services Performance Measures Update (O'Connor)
- a. See presentation

10. Any Other Business (Barbour)

- a. What will happen if the Draft ZTA directive introduced by Supervisor Gordy gets passed about high energy uses?
 - i. DDS has seen an uptick in Zoning Determination requests
 - ii. DDS is looking at all aspects and working on a draft response to send back.
 - iii. Planning is working on a map for reference

11. Next Meeting – 2:00 p.m. – 4:00 p.m., Wednesday, July 15, 2026

12. Meeting Adjourned