



**PRINCE WILLIAM**  
Development Services

April 15, 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



# DCSM UPDATES

- DCSM Section 600 Updates (Transportation)



# 2026 GOALS UPDATES

- Conditional Approvals for Site Plans
  - PWC Lead Department: Development Services, Land Development Division
  - PWC Staff Lead: Ricky O'Connor
- Chamber of Commerce Permitting Process Improvement Recommendations
  - PWC Lead Department: Mobility Economic Growth Resiliency Quadrant Team
  - PWC Staff Lead: Wade Hugh
- Site Plan Administrative Process Manual (APM) (continued from 2025)
  - PWC Lead Department: Development Services, Land Development Division
  - PWC Staff Lead: Joyce Fadeley
- Special Use Permit (SUP) Process
  - PWC Lead Department: Planning
  - PWC Staff Lead: Tanya Washington



# 2026 GOAL UPDATES (cont.)

- Building Inspections Process
  - PWC Lead Department: Development Services
  - PWC Staff Lead: Chad Roop
- VDOT process/review comments
  - PWC Lead Department: DDS/Transportation
  - PWC Staff Lead: Rick/Paolo/Ricky



# ADDITIONAL AGENDA ITEMS

- Noise Ordinance Update (Khattab/Christina/Ricky)
- Enhancing Environmental Compliance: DOT's Role in Construction Entrance Enforcement (Transportation)
- VESMP Fee increase (Public Works)
- Development process discussion (Garcia)



# 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, 1Q - 3Q (Jul 2025 – Mar 2026)

	FY23	FY24	FY25	FY26
New Structures - # of plans (first review)	50	35	63	35
Tenant Layout - # of plans (first review)	171	169	140	171
Commercial Major Plans - # of approved plans	14	8	15	12
Tenant Layout Total Plans - # of approved plans	127	172	139	174
Site Plans - # of approved plans	33	35	29	54
Site Permits Issued	150	125	108	109

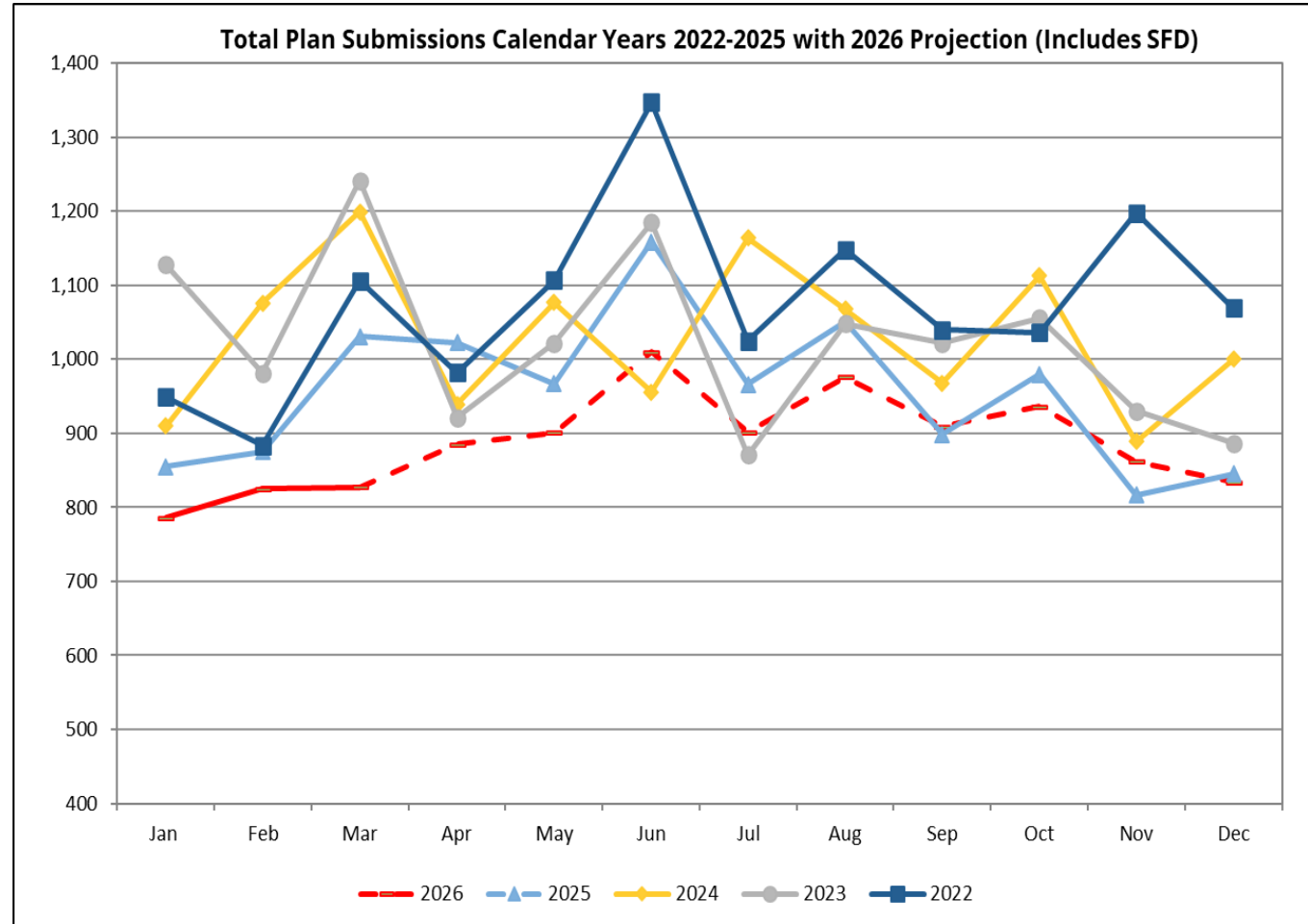


# DEVELOPMENT SERVICES

Building Plan Submissions

# 10,653

in Calendar Year 2026

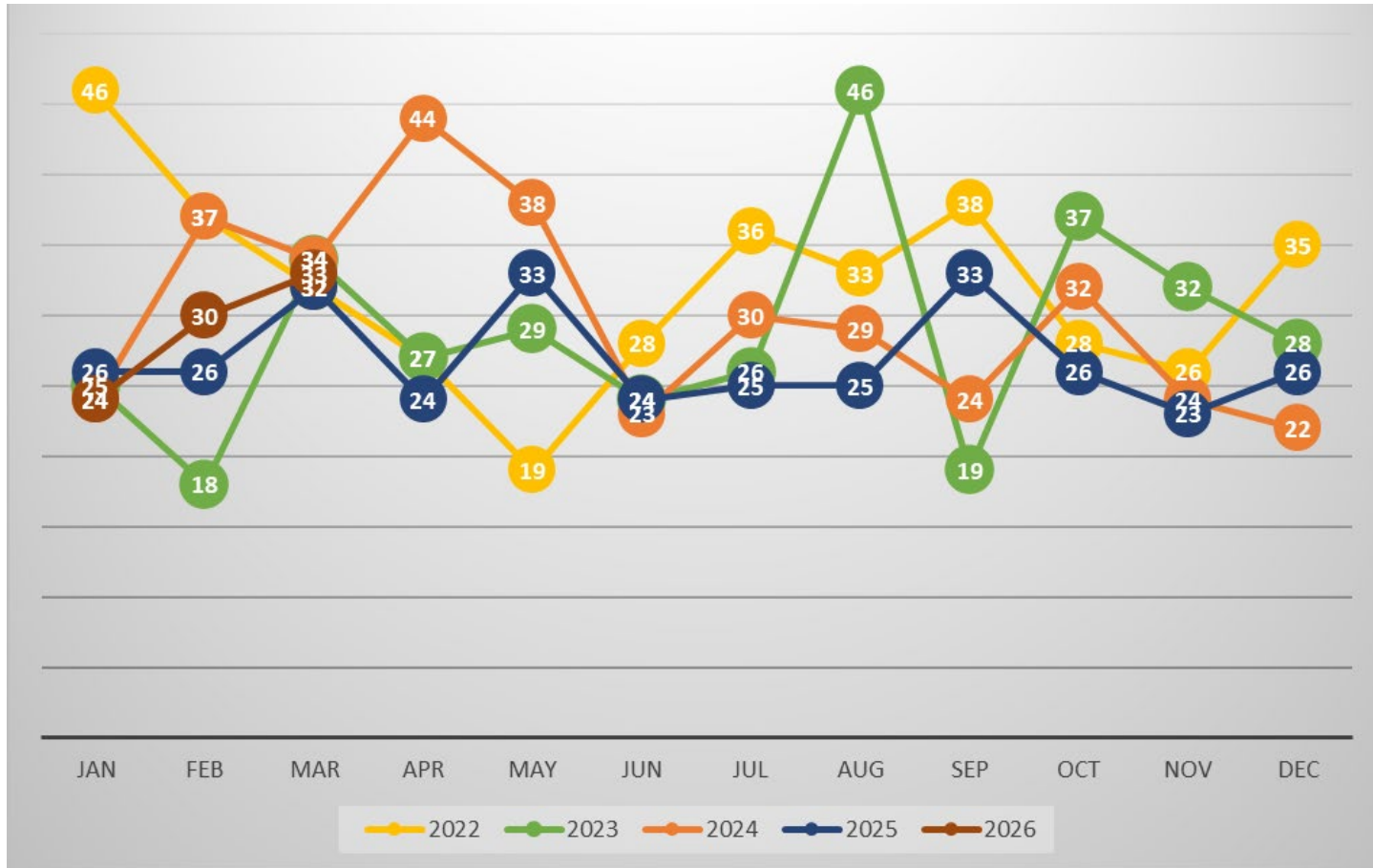


<b>2026 - Projected</b> 10,653	<b>2025</b> 11,468	<b>2024</b> 12,359	<b>2023</b> 12,292	<b>2022</b> 12,891	<b>2021</b> 10,040
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# SMALL BUSINESS PROJECTS



87

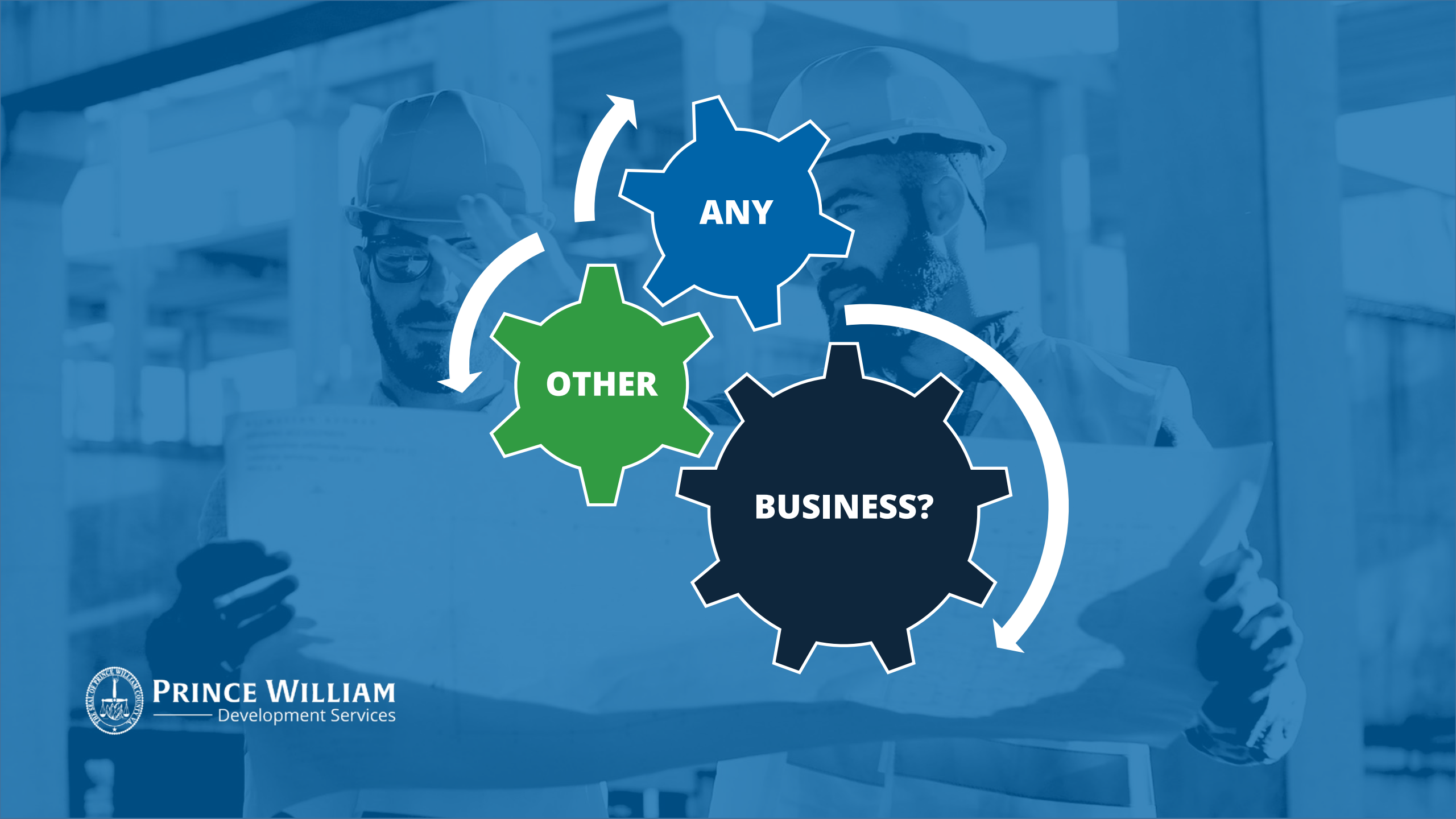
Small Businesses  
"Opened for Business"

Jan - Mar 2026



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[www.pwcva.gov/dds](http://www.pwcva.gov/dds) | (703) 792-6930 | [dds@pwcgov.org](mailto:dds@pwcgov.org) | @PWCDDS



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**MARK YOUR CALENDARS**

**Commercial Development Committee  
2:00pm - 4:00pm, Wednesday, July 15, 2026**

**THANK YOU FOR JOINING US TODAY!**



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Prince William County Government  
Board of County Supervisors



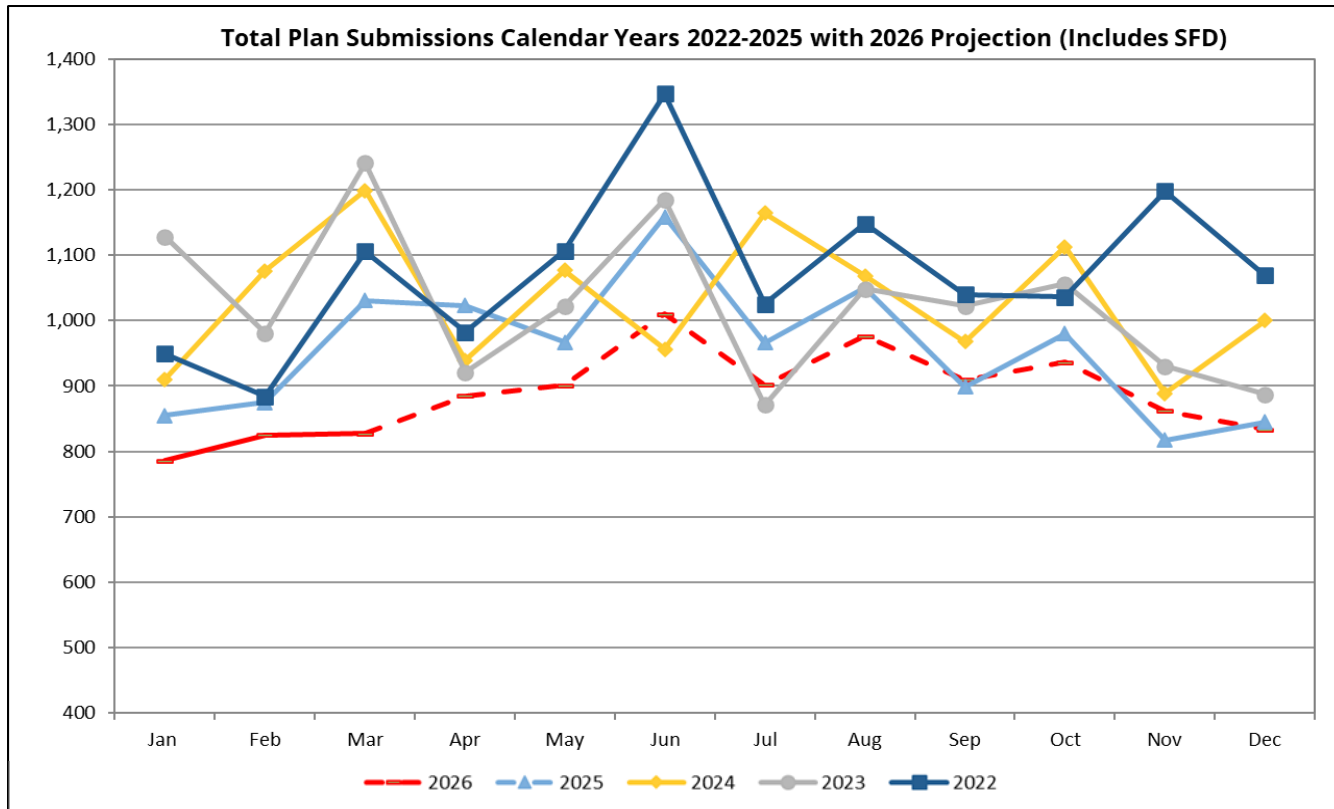
# Commercial Development Committee

April 15, 2026

*Ricky O'Connor*  
*Development Services*



# Building Plan Submissions



	2026 Projected	2025	2024	2023	2022
<b>Total Plan Submissions:</b>	<b>10,653</b>	11,468	12,359	12,292	12,891



# Performance/Workload Data



## Building Plan Review

### 1Q-3Q (Jul-Mar)

	FY23	FY24	FY25	FY26
◆ New Structures (target 4.5 weeks)				
➤ Number of plans	50	35	63	35
➤ Average weeks for first review	3.72	3.19	3.34	3.69
◆ Tenant Layout (target 2.3 weeks)				
➤ Number of plans	171	169	140	171
➤ Average weeks for first review	2.02	1.86	1.80	1.84



# Performance/Workload Data



## Commercial New Structures

### 1Q-3Q (Jul-Mar)

### Total Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	35	22	50	35
◆ Average reviews to approval	3.43	3.50	3.76	4.03
◆ Average days to approval				
➤ County time	131	59	113	69
➤ Applicant time/Outside Agencies time	103	149	159	135

**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)

- ◆ Number of approved plans
- ◆ Average reviews to approval
- ◆ Average days to approval
  - County time
  - Applicant time/Outside Agencies time

	FY23	FY24	FY25	FY26
Number of approved plans	14	8	15	12
Average reviews to approval	3.57	3.75	4.13	3.67
Average days to approval				
➤ County time	123	69	106	89
➤ Applicant time/Outside Agencies time	171	146	155	134

**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

	FY23	FY24	FY25	FY26
◆ Number of approved plans	127	172	139	174
◆ Average reviews to approval	2.65	2.64	2.83	2.75
◆ Average days to approval				
▶ County time	27	28	26	27
▶ Applicant time/Outside Agencies time	65	65	66	58



# Performance/Workload Data



## Tenant Layout

### 1Q-3Q (Jul-Mar)

### Excluding Expedited and Targeted Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	119	165	121	151
◆ Average reviews to approval	2.63	2.64	2.81	2.70
◆ Average days to approval				
▶ County time	27	27	27	26
▶ Applicant time/Outside Agencies time	65	65	66	59
% of plans targeted & expedited	6%	4%	13%	13%



# Performance/Workload Data



## Site Plans

### 1Q-3Q (Jul-Mar)

	FY23	FY24	FY25	FY26
◆ Number of approved plans	33	35	29	54
◆ Average reviews to approval	4.00	4.57	4.55	4.52
◆ Average days to approval				
➤ County time	63	88	127	134
➤ Applicant time/Outside Agencies time	287	296	335	262



# Performance/Workload Data



## Permits Issued

### 1Q-3Q (Jul-Mar)

	FY23	FY24	FY25	FY26
◆ Site permits issued	150	125	108	109
◆ Building permits issued – NS	38	65	57	60
◆ Building permits issued – TLO	420	521	553	526



# Performance/Workload Data



## Occupancy Permits Issued

### 1Q-3Q (Jul-Mar)

	FY23	FY24	FY25	FY26
◆ Occupancy permits issued – NS	33	33	18	29
◆ Occupancy permits issued – TLO	148	148	180	156
◆ OP issued – Change of Tenant	64	64	81	63
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◆ Building – New Residential	504	504	617	674
◆ Occupancy – New Residential	837	837	506	640



# Questions?

