



PRINCE WILLIAM
Development Services

July 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



PRINCE WILLIAM
Development Services

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

2026 GOALS UPDATES

- Conditional Approvals for Site Plans
 - PWC Lead Department: Development Services, Land Development Division
 - PWC Staff Lead: Joyce Fadeley
- 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)
 - 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



Emergency/Maintenance Repair Permit Policy (Smolsky)



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Special Inspection Process Improvement (Roop)



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ADDITIONAL AGENDA ITEMS

- Construction Inspection Process Improvement (Roop/Smolsky)
- Update on VSMP Ordinance (Shammout)
- New VESMP Handbook reminder (Shammout)



Data Center Opportunity Zone Overlay District Zoning Text Amendment (Washington)



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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, 1Q - 4Q (Jul 2025 – Jun 2026)

	FY23	FY24	FY25	FY26
New Structures - # of plans (first review)	65	48	82	51
Tenant Layout - # of plans (first review)	240	223	199	211
Commercial Major Plans - # of approved plans	14	12	18	17
Tenant Layout Total Plans - # of approved plans	187	228	189	207
Site Plans - # of approved plans	45	47	44	65
Site Permits Issued	193	163	160	145



DEVELOPMENT SERVICES

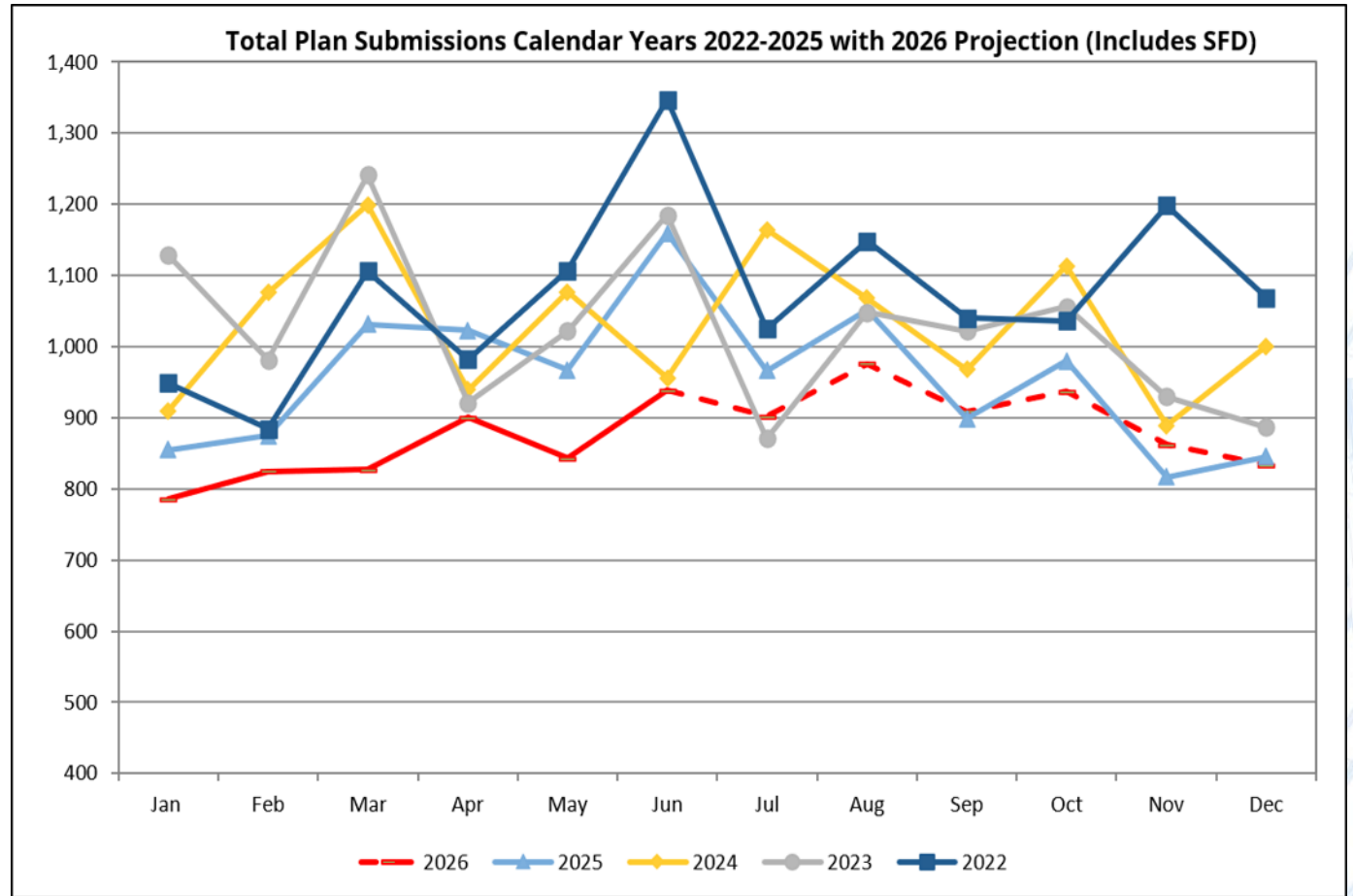
Building Plan Submissions

10,538

in Calendar Year 2026



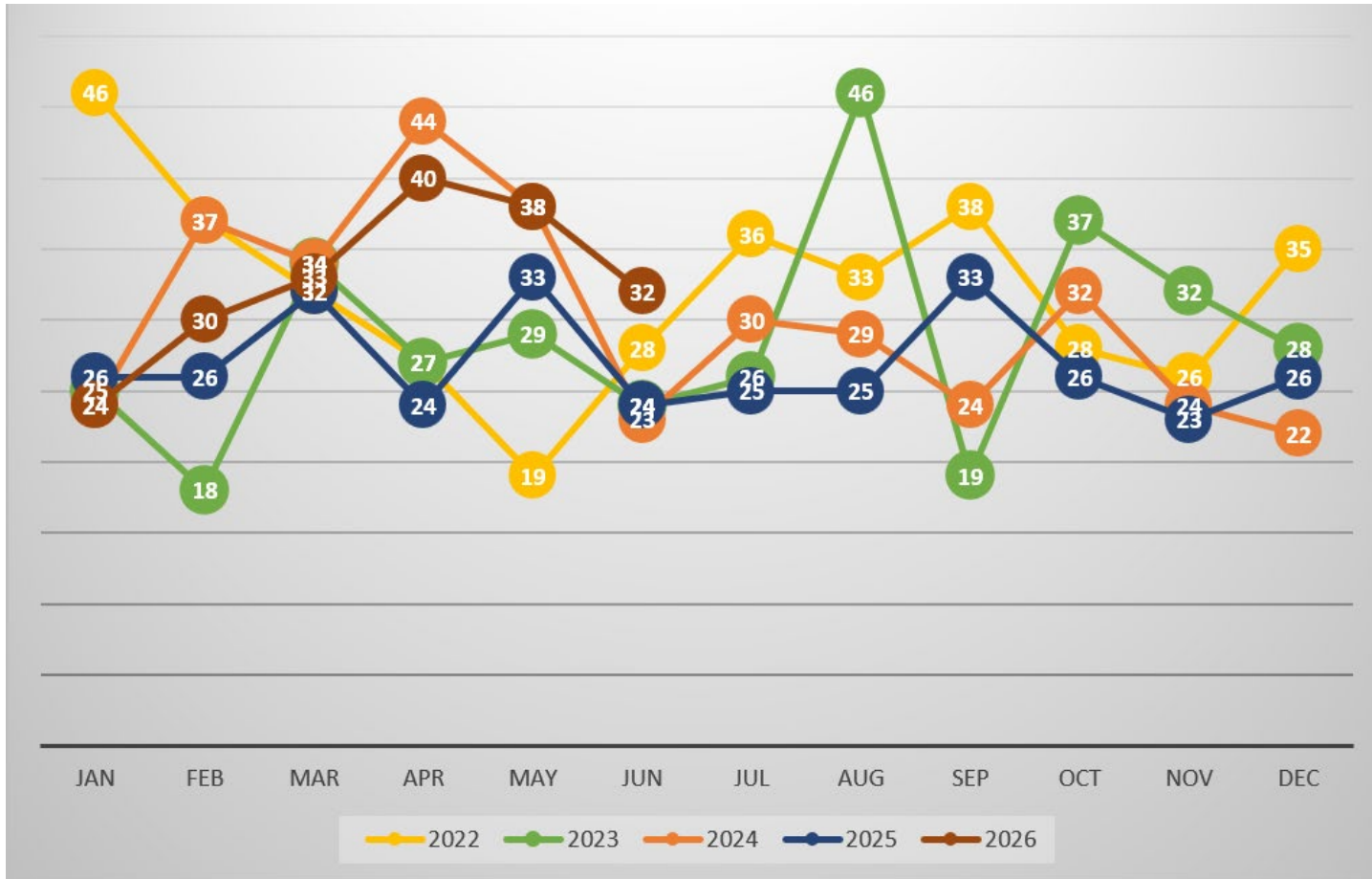
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	2026 Projected	2025	2024	2023	2022
Total Plan Submissions:	10,538	11,468	12,359	12,292	12,891

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SMALL BUSINESS PROJECTS



197

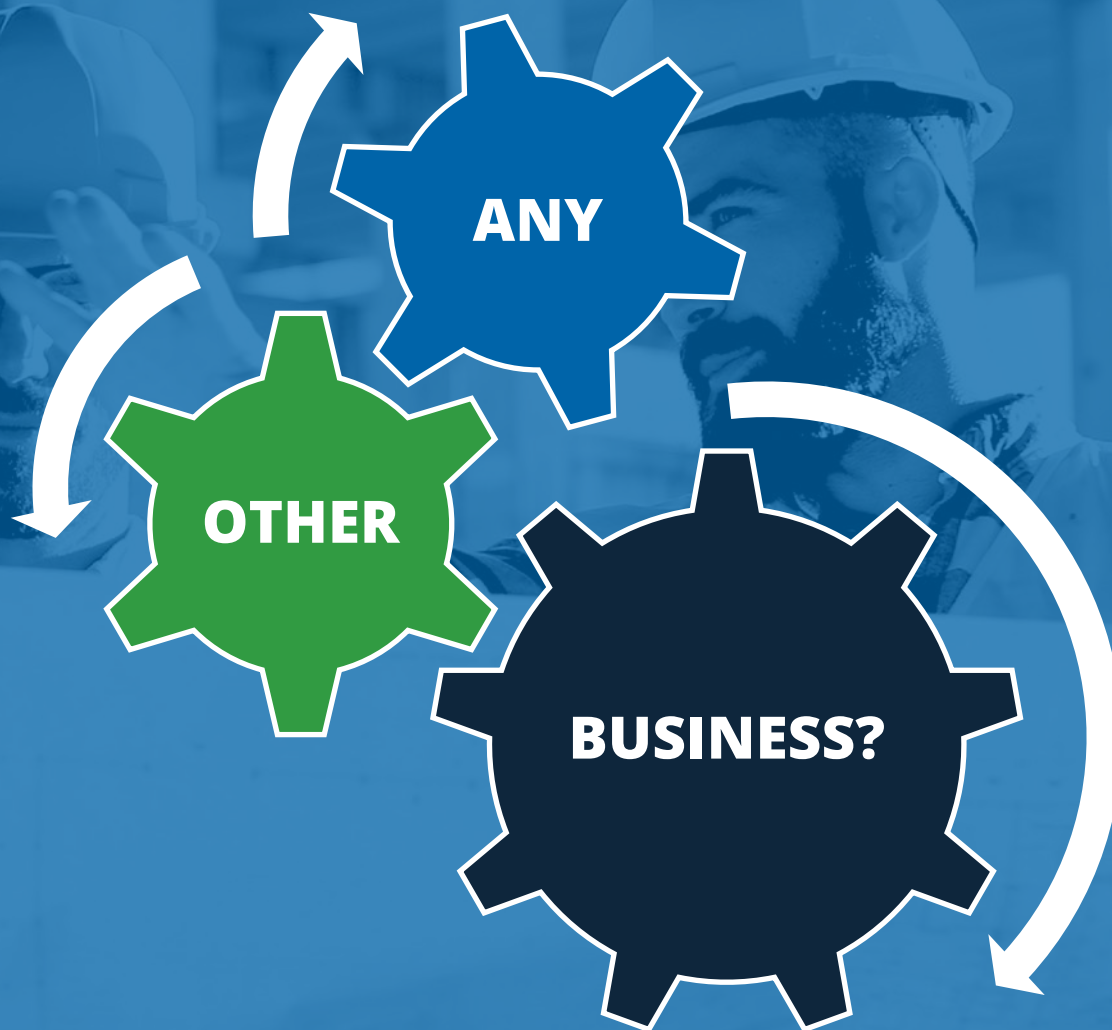
Small Businesses
"Opened for Business"

Jan – Jun 2026



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Development Services



MARK YOUR CALENDARS

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

THANK YOU FOR JOINING US TODAY!



PRINCE WILLIAM
Development Services



Prince William County Government
Board of County Supervisors

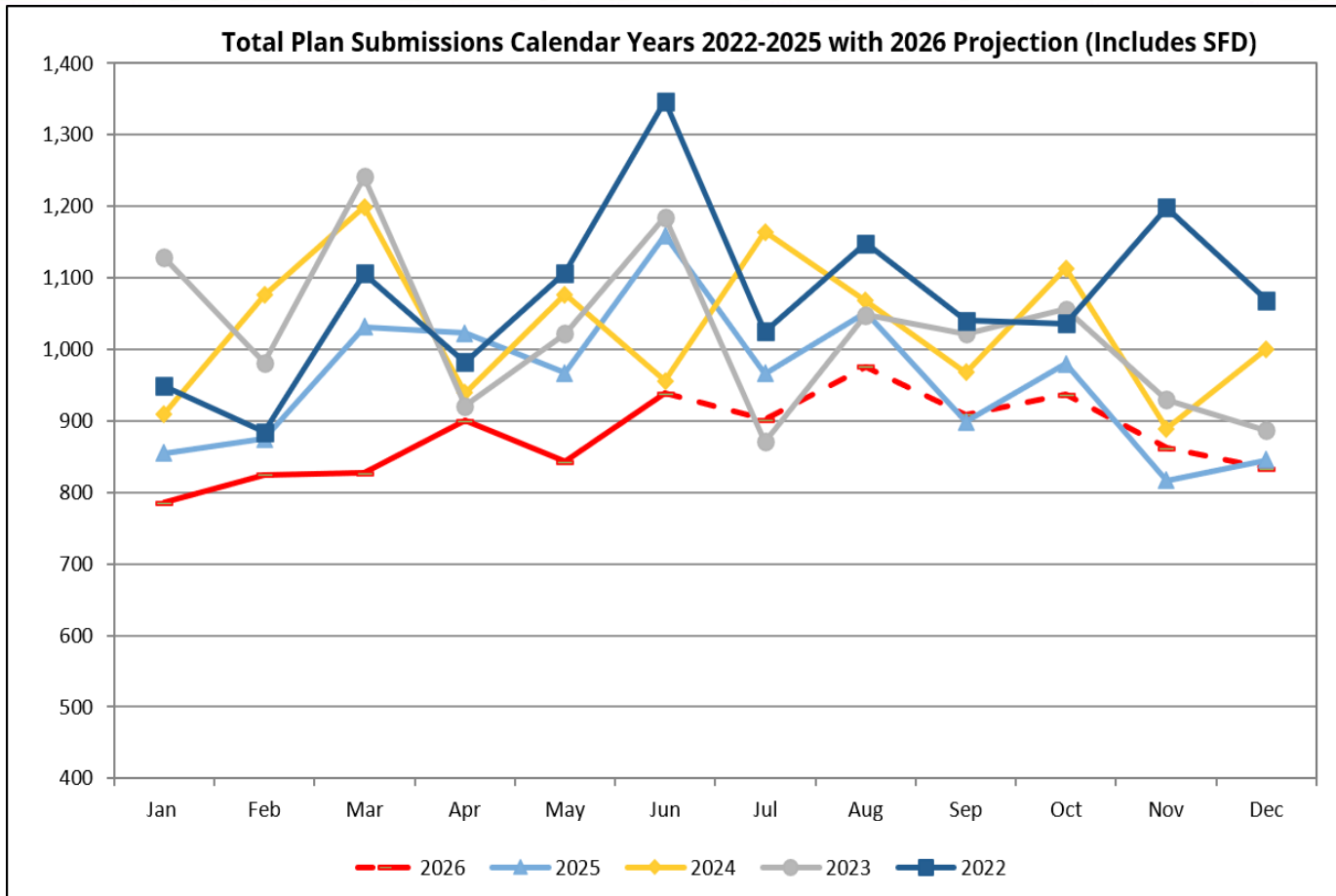


Commercial Development Committee

July 15, 2026

Ricky O'Connor
Development Services

Building Plan Submissions



	2026 Projected	2025	2024	2023	2022
Total Plan Submissions:	10,538	11,468	12,359	12,292	12,891



Performance/Workload Data



Building Plan Review

1Q-4Q (Jul-Jun)

	FY23	FY24	FY25	FY26
◆ New Structures (target 4.5 weeks)				
➤ Number of plans	65	48	82	51
➤ Average weeks for first review	3.65	3.24	3.29	3.54
◆ Tenant Layout (target 2.3 weeks)				
➤ Number of plans	240	223	199	211
➤ Average weeks for first review	1.99	1.85	1.79	1.85



Performance/Workload Data



Commercial New Structures

1Q-4Q (Jul-Jun)

Total Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	42	33	65	46
◆ Average reviews to approval	3.48	3.42	3.65	3.93
◆ Average days to approval				
➤ County time	90	64	100	114
➤ Applicant time	131	139	146	141

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



Performance/Workload Data



Commercial New Structures

1Q-4Q (Jul-Jun)

Major Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	14	12	18	17
◆ Average reviews to approval	3.57	3.58	4.00	3.71
◆ Average days to approval				
➤ County time	123	72	98	152
➤ Applicant time/Outside Agencies time	171	137	165	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

1Q-4Q (Jul-Jun)

Total Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	187	228	189	207
◆ Average reviews to approval	2.68	2.64	2.79	2.76
◆ Average days to approval				
➤ County time	27	27	25	27
➤ Applicant time/Outside Agencies time	66	64	67	60



Performance/Workload Data



Tenant Layout

1Q-4Q (Jul-Jun)

Excluding Expedited and Targeted Plans

	FY23	FY24	FY25	FY26
◆ Number of approved plans	174	167	168	181
◆ Average reviews to approval	2.66	2.64	2.79	2.72
◆ Average days to approval				
➤ County time	27	27	25	26
➤ Applicant time/Outside Agencies time	66	65	67	61
% of plans targeted & expedited	7%	27%	11%	13%



Performance/Workload Data



Site Plans

1Q-4Q (Jul-Jun)

	FY23	FY24	FY25	FY26
◆ Number of approved plans	45	47	44	65
◆ Average reviews to approval	3.98	4.49	4.43	4.51
◆ Average days to approval				
➤ County time	66	87	127	129
➤ Applicant time/Outside Agencies time	266	300	315	269



Performance/Workload Data



Permits Issued

1Q-4Q (Jul-Jun)

	FY23	FY24	FY25	FY26
◆ Site permits issued*	193	163	160	145
◆ Building permits issued – NS	62	76	74	89
◆ Building permits issued – TLO	721	696	801	682

*Prior year reports included all site permits issued. Effective FY19, only the “site plan” related permits will be shown.



Performance/Workload Data



Occupancy Permits Issued

1Q-4Q (Jul-Jun)

	FY23	FY24	FY25	FY26
◆ Occupancy permits issued – NS	45	28	29	36
◆ Occupancy permits issued – TLO	211	196	238	223
◆ OP issued – Change of Tenant	96	99	102	84
◆ Building – New Residential	770	757	764	1,013
◆ Occupancy – New Residential	1,056	764	693	848



Questions



Plan Approval with Plat and Deed Condition (Conditional Approval)

Purpose and Intent

- ▶ The purpose of the Conditional Approval is to allow developers who are pressed for time to start some administrative processes with an approved stamped plan prior to County Attorney approval of the plats and deeds.
- ▶ This will only be applicable to final site and subdivision plans.
- ▶ This is not intended to be used on every project, just on a case-by-case basis where timing to obtain a site development permit is critical.

Purpose and Intent (cont'd)

- ▶ Potential issues associated with the conditional approval process are listed below.
 - ▶ Extended period between plan approval and presubmission meeting, and permit issuance could lead to extra work for county agencies and developers to refamiliarize themselves with the project. An additional presubmission meeting may be required.
 - ▶ Although rare, county attorney plat review may trigger a plan revision on a plan that has already been approved and stamped.
 - ▶ A VESMP permit can be obtained well before site development permit issuance, possibly years before if not tracked. Changes in DEQ regulations could cause complications if this occurs.
 - ▶ Site development permit fees are more likely to change between conditional plan approval and permit issuance compared to normal plan processing.
 - ▶ Deeds requiring signatures of third parties could take a long time to sign or may not be signed while there is an approved plan for the work.
 - ▶ If the plan is approved a developer may sell the property without deeds and plats being recorded which could be misleading to the purchaser.
- ▶ Due to these potential issues the conditional approval process is recommended on a case-by-case basis.

Expediting Your Project

- ▶ Get a **stamped final plan** and **approval letter** before the County Attorney finishes reviewing deeds, plats, and agreements.
- ▶ Complete administrative steps while legal documents are finalized.
- ▶ **Note:** No site permit will be issued until all legal documents are fully approved and recorded.

Eligibility Requirements

- ▶ To qualify for conditional approval, the following two items must be completed:
 - ▶ Agency Approval: All relevant review agencies have approved the final plan.
 - ▶ Legal Documents: All deeds, plats, and agreements are ready for submission.

Step 1: Submission & Upload

- ▶ Email your request to the Land Development Division (LDD) Project Manager (PM).
- ▶ The PM will issue a “Signature Summary Letter” once requirements are met.
- ▶ Upload the final plan and all pending legal documents simultaneously to the ePortal.

Step 2: Conditional Stamp & Letter

- ▶ The PM will digitally stamp the final plan within 7 business days of upload.
- ▶ An Approval Letter will be emailed to all project contacts.
- ▶ The letter will include activity: “305 Plan Approval w/ Deed/Plat Condition.”

Step 3: Parallel Tasks You Can Start

- ▶ With a conditionally approved plan, you may:
 - ▶ Distribute hard copy plans to inspection agencies.
 - ▶ Schedule and hold any applicable Pre-construction and VESMP meetings.
 - ▶ Obtain a VESMP Permit.
 - ▶ Coordinate with external agencies (e.g., VDOT or Prince William Water) for required permits.

Step 4: Final County Attorney Approval

- ▶ Receive email notification once legal documents are approved.
- ▶ Drop off original signed hard copies at the LDD Plan Intake Counter.
- ▶ The PM will process, stamp, and sign documents within approximately 7 business days.

Step 5: Permit Issuance

- Receive a final email outlining the remaining conditions.
- Complete these steps to receive your official Site Permit.



A close-up photograph of water spraying from a fire hydrant. The water is white and turbulent, with many droplets visible. The background is dark and out of focus.

Emergency / Maintenance Repair Permits

PRINCE WILLIAM COUNTY
DEPARTMENT OF FIRE AND RESCUE
FIRE MARSHAL'S OFFICE

LIVE - JULY 1, 2026

Benefits

No plan review

Faster permitting

Fewer Fees

Reduction in unpermitted repairs

Emergency Repair Permit

Definition

► The Emergency Repair Permit authorizes immediate repairs to restore existing /approved fire protection systems in urgent situations prior to obtaining a permit.

Timeline

► Application must be submitted within one business day of beginning the repair.

Emergency Repair Permit Scope and Limitations

Sprinkler

- ▶ Up to five (5) heads
- ▶ Up to twenty (20) feet of pipe
- ▶ One drum drip, including the valve immediately above and below the collection chamber
- ▶ One air compressor



Emergency Repair Permit Scope and Limitations

Fire Alarm

- ▶ Up to ten (10) notification or initiation devices
- ▶ One (1) fire alarm control panel (FACP)
 - Panel must be listed as a direct replacement by manufacturer
 - Panel damaged by a known incident
- ▶ One fire alarm dialer

Maintenance Repair Permit

Definition

► The Maintenance Repair Permit authorizes rehabilitation of existing / approved fire protection systems. This helps facilitate longevity and functionality of the system.

Timeline

► Application must be submitted and issued prior to beginning the repair.

Maintenance Repair Permit Scope and Limitations

Maintenance or rehabilitation
involving existing / approved fire
protection equipment and systems



Repair or replacement cannot
exceed 50% of existing system



Replacement parts must be “Like
and Kind”

No modifications or changes to existing design, layout, or functionality of
approved systems are allowed



PRINCE WILLIAM
COUNTY

For More Information





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Special Inspections Process Improvements



Overview

Receipt and due date
notification to all
contacts

Notification to customer
of comments (comment
letter)

Document approval
notification

Process updates to
move documents
directly between Special
Inspections and
Structural Review when
needed

SI Manual dashboard

- Reduction in pages
- Will need to set up a team from industry

Document Submittals



Submittal Received



PRINCE WILLIAM
COUNTY

Department of Development Services
Building Development Division

Special Inspections Submission Receipt

Plan Number: BPR2025-0XXXX

Date Submitted: 06/12/2026

Associated Permit Number(s): BLD2025-0XXXX
Plan/Permit Name:

Project Type: Building Plan C - Addition

Projected Completion Date*: 06/15/2026

Received By:

** Please note this is an estimate. Actual review periods may be longer due to volume of applications.*

Please monitor the status of your review by going Online to www.pwcgov.org/ePortal/

You can log into your account and select your plan case or you can search for your plan number through the plan search screen.

Pending means the review has not been completed. Check back at a later time.

Corrections needed means the reviewer did not approve the review. Reviewer comments and specific instructions for resubmission will be emailed to the contacts on the case and may also be reviewed on ePortal. Please do not resubmit until all reviews are completed.

Approved means that a single review activity has been approved. For most Single Family Homes, there will be only one review activity. Most Commercial applications (Building, Electrical, Mechanical, Gas, Plumbing) will be reviewed as separate activities.

In accordance with the Virginia Uniform Statewide Building Code (VUSBC), **§108.8 Time Limitation of application**, this application shall be deemed abandoned six (6) months after the date of filing unless pursued in good faith or a permit has been issued.

Once deemed abandoned, the application shall be eligible for destruction in accordance with VUSBC **§105.4 Records**.

For more information please visit www.pwcgov.org/BDD or call Special Inspections at (703) 792-6112.

Review Times



Shop Drawings

5 business days



Concrete Mix Designs

2 business days



Field Reports

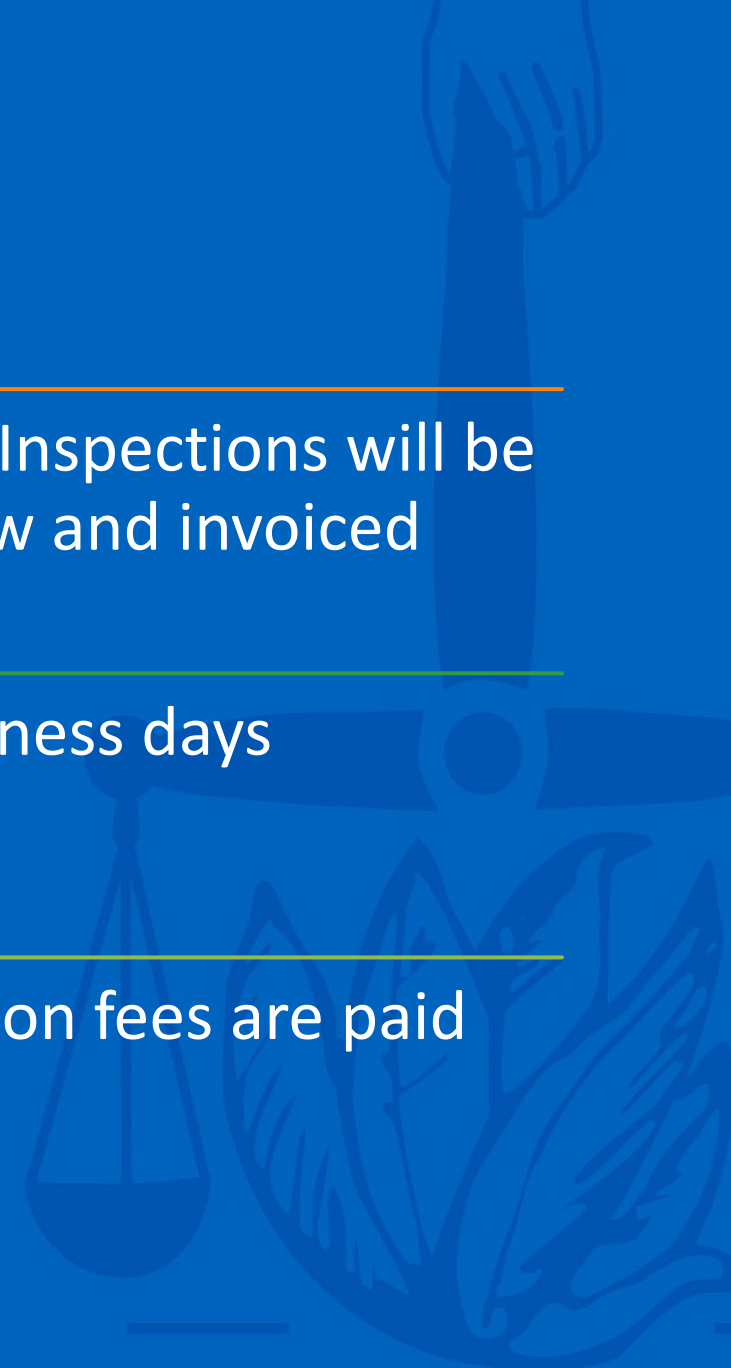
No set
review/approval
required



Final Reports

2 business days

Review Times



Items erroneously routed to Special Inspections will be internally routed to Structural Review and invoiced

Structural Plan Review time is 5 business days

Plans can not be released until revision fees are paid

Comment Letters/Corrections



Department of Development Services
Building Development Division

Special Inspections Corrections Report SIB Shop Drawings

To avoid delays, please ensure all comments have been addressed prior to resubmitting.

Plan/Case #:		Date: 6/15/2026
Plan/Case Name:		
Plan Case Address:		
Reviewer:		
	703-792	@pwcgov.org

The following items/issues were noted with your Special Inspection Submission. Please review and submit the corrected documents. There may be additional comments once documents are resubmitted.

If comment clarification is required, please contact the reviewer listed above.

Please resubmit via plan case **BPR2025-XXXXX** on ePortal at: <https://www.pwcgov.org/ePortal>

Comments	Code Reference
2.04 In the calculations for the horizontal brace connections, there is a warning stating "CONNECTION DESIGN FAILURE - No supporting member < >." There does not appear to be a reference to another calculation for these horizontal braces on the material sheets. Additionally, some of the horizontal brace sheets are noted, "Why is this missing 5"?" Please clarify.	BDD Special Inspections - Shop Drawings
**6/12/2026 If the comments on the horizontal brace sheets were resolved, please remove the comments from the submittal.	

Approval Notification

From: no-reply-EnerGov@pwcgov.org <no-reply-EnerGov@pwcgov.org>

Sent: Friday, May 15, 2026 4:17 PM

To:

Subject: Special Inspection Documents Approved - |

This email is to inform you that your special inspection documents have been approved for Case Number **BPR2025-01XXXX** at **5 COUNTY COMPLEX CT**, Suite/Unit: **[none]**.

You will find a copy of the approved report(s) attached to your plan case on ePortal (<https://www.pwcgov.org/eportal/>). Please log into ePortal, query up your plan and proceed to the **Attachments** tab to download or view a copy.

Please contact our office if you have additional questions at 703-792-6930.

Sincerely,

Special Inspection Staff

Building Development Division

Prince William County, VA

Final Certification Approval Notification



PRINCE WILLIAM
COUNTY

INSPECTION REPORT

Case Number: BLD2025-0XXXX

Inspection Scheduled: 07/06/2026

Inspection Status: Approved

Inspection Date: 07/06/2026 10:17 am

Inspector: Main Inspector

Inspection Type: 125SC SIB 3rd Party Cert

Job Address: 1234 Some Place Dr
Woodbridge, VA 22191

Parcel Number:

Contact Type	Company Name	Name	Phone
Applicant	ENGINEERING		
Engineer (SIER)	PE,		
Owner	PROPERTIES		
Tenant	SUPERMAKRET		

Results **Comments**

Questions and Comments





PRINCE WILLIAM
COUNTY

DPA2026-00006, Data Center Opportunity Zone Overlay District (DCOZOD)

Countywide

Planning Office

July 15, 2026



Background

- DCOZOD established in 2016 to guide data center development to planned locations with adequate infrastructure.
- Development standards amended in 2019.
- Board initiated a ZTA on March 3, 2026.
- Board initiated a new ZTA on June 9, 2026 and rescinded initiation of its March 3, 2026.

Timing

- County staff is directed to give the highest priority to this ZTA with a target of bringing the final zoning text amendment back to the Board for a public hearing, Board consideration, and potential adoption in September 2026.

Staff Understanding of Purpose of the ZTA

- Recognize a defined set of qualifying properties.
- Reduce and redefine the DCOZOD boundary.
- Transition future data center development to a SUP framework.

Proposed Eligibility Pathways

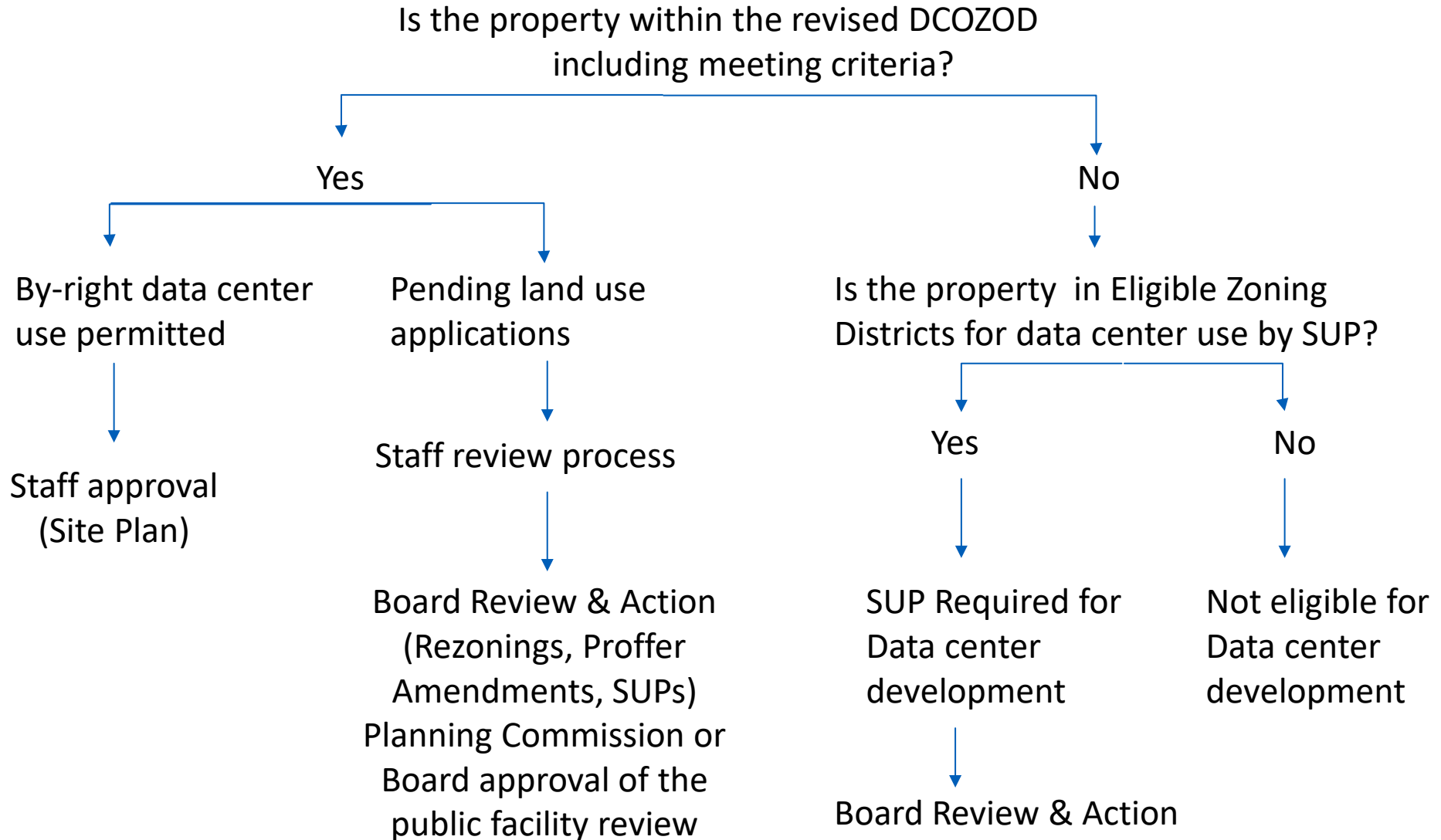
Properties Remaining in the DCOZOD Must Meet One of Five Criteria

1. Approved proffers identifying data center use.
2. Approved preliminary development plans.
3. Approved final development plans.
4. Final zoning determination.
5. Pending legislative or development applications.

Revised DCOZOD

- An owner of property in the DCOZOD that meets eligibility criteria under Sec. 32-509.03(2)(i)-(iv) could pursue data center development by right.
- An owner of property in the DCOZOD that meets eligibility criteria under Sec. 32-509.03(2)(v) would be required to obtain, as applicable:
 - Board approval of the data center use (ex. rezoning, proffer amendment, or SUP),
 - Planning Commission or Board approval of the public facility review for an electric substation, or
- An owner of property outside of the DCOZOD that is in the B-1, O(L), O(H), O(M), O(F), M-1, M-2, M/T, and designated office or industrial land bays in the PBD or PMD zoning districts may apply for a SUP for a data center(s).

Future Data Center Development



Current Framework vs. Proposed Framework



Zoning District	Inside Existing DCOZOD	Outside Existing DCOZOD	Inside Proposed DCOZOD*	Outside Proposed DCOZOD
B-1, General Business	SUP	SUP	SUP	SUP
O(L), Office Low-Rise	By-right	SUP	By-right	SUP
O(H), Office High-Rise	By-right	SUP	By-right	SUP
O(M), Office Mid-Rise	By-right	SUP	By-right	SUP
O(F), Office Flex	By-right	SUP	By-right	SUP
M-1, Heavy Industrial	By-right	SUP	By-right	SUP
M-2, Light Industrial	By-right	SUP	By-right	SUP
M/T, Industrial/Transportation	By-right	SUP	By-right	SUP

*For qualifying properties

Staff Analysis and Recommended Revisions



1. Separation of Boundary Determination and Development Rights

- In Staff's opinion current draft uses the same criteria to (at Sec. 32-509.03 (2)):
 - Define DCOZOD boundaries; and
 - Grant by-right data center eligibility.

Staff recommends separating these functions under different sections, in Sec. 32-509.02 (Establishment of the DCOZOD) and Sec. 32-509.03 (Uses Permitted by Right).

2. Criterion (v) Clarifications

- Further clarify that all listed applications must be for a data center proposal.

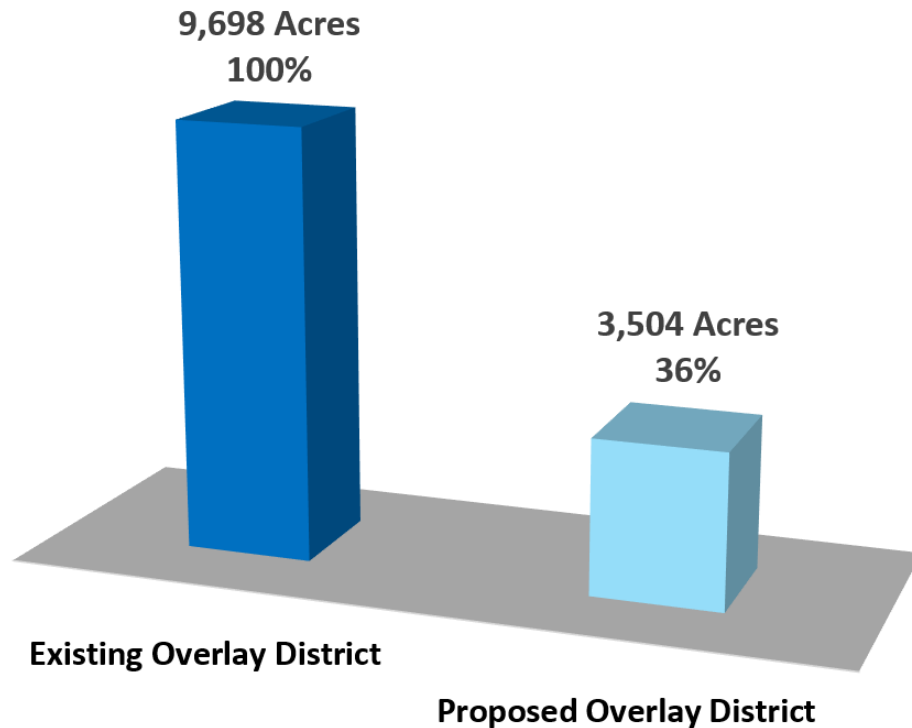
3. Overlay Boundary Interpretation

- Further clarify that eligibility evaluation applies only to properties within the existing DCOZOD as of the day before the ZTA is approved by the Board.

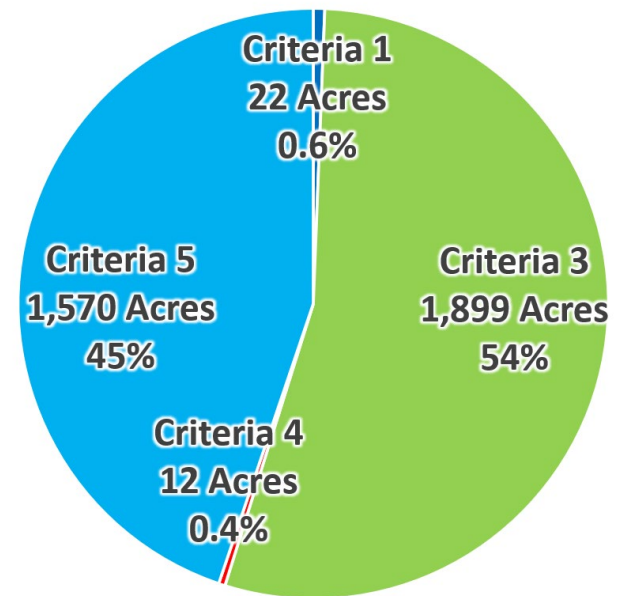
Acreage—Existing & Proposed DCOZOD, as of June 30, 2026



PRINCE WILLIAM
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Existing and Proposed Data Center Opportunity
Overlay District Comparison as of June 30, 2026

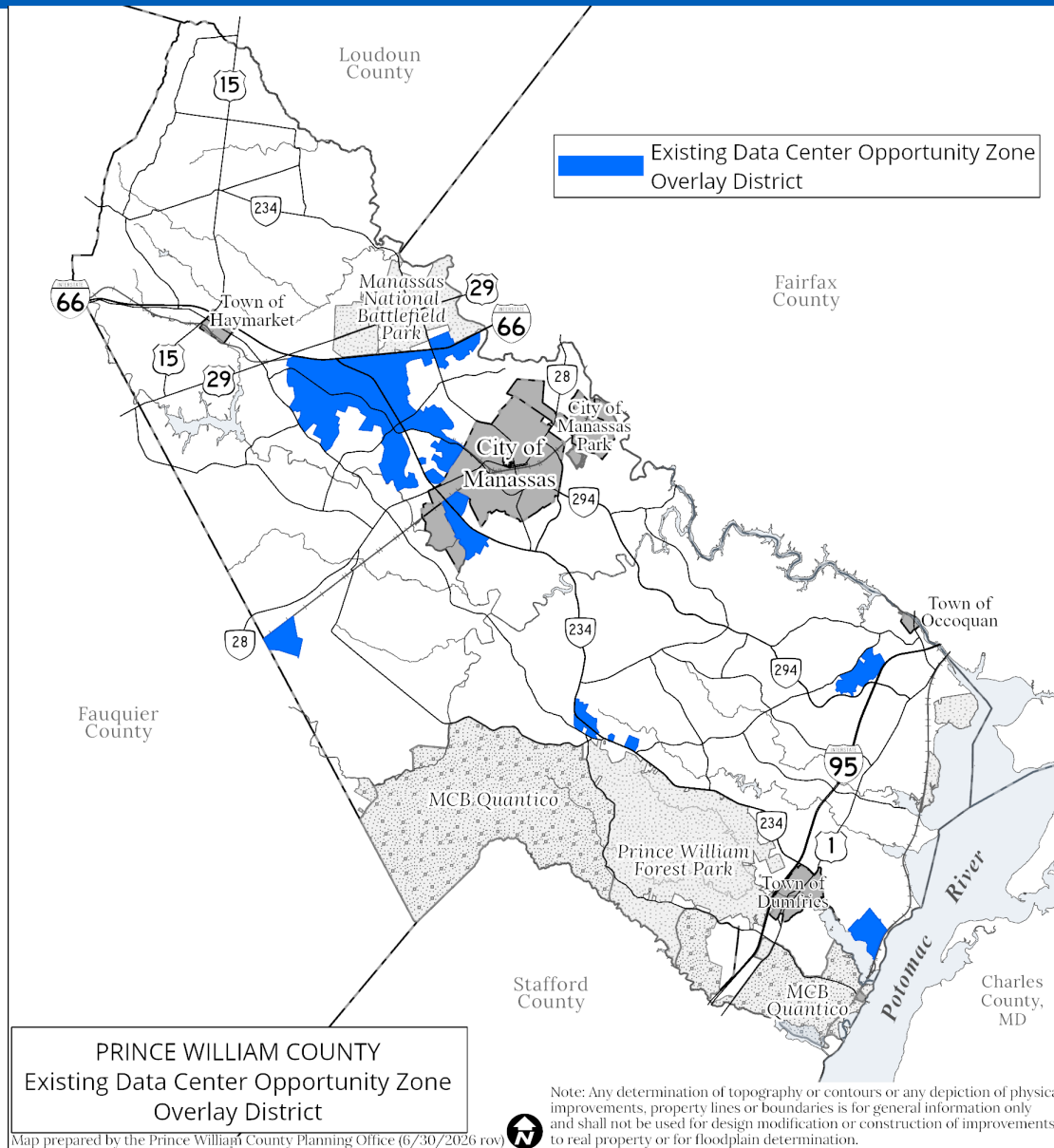


Data Center Land Acreage by Proposed Criteria
Type as of June 30, 2026

Existing DCOZOD Map as of June 30, 2026



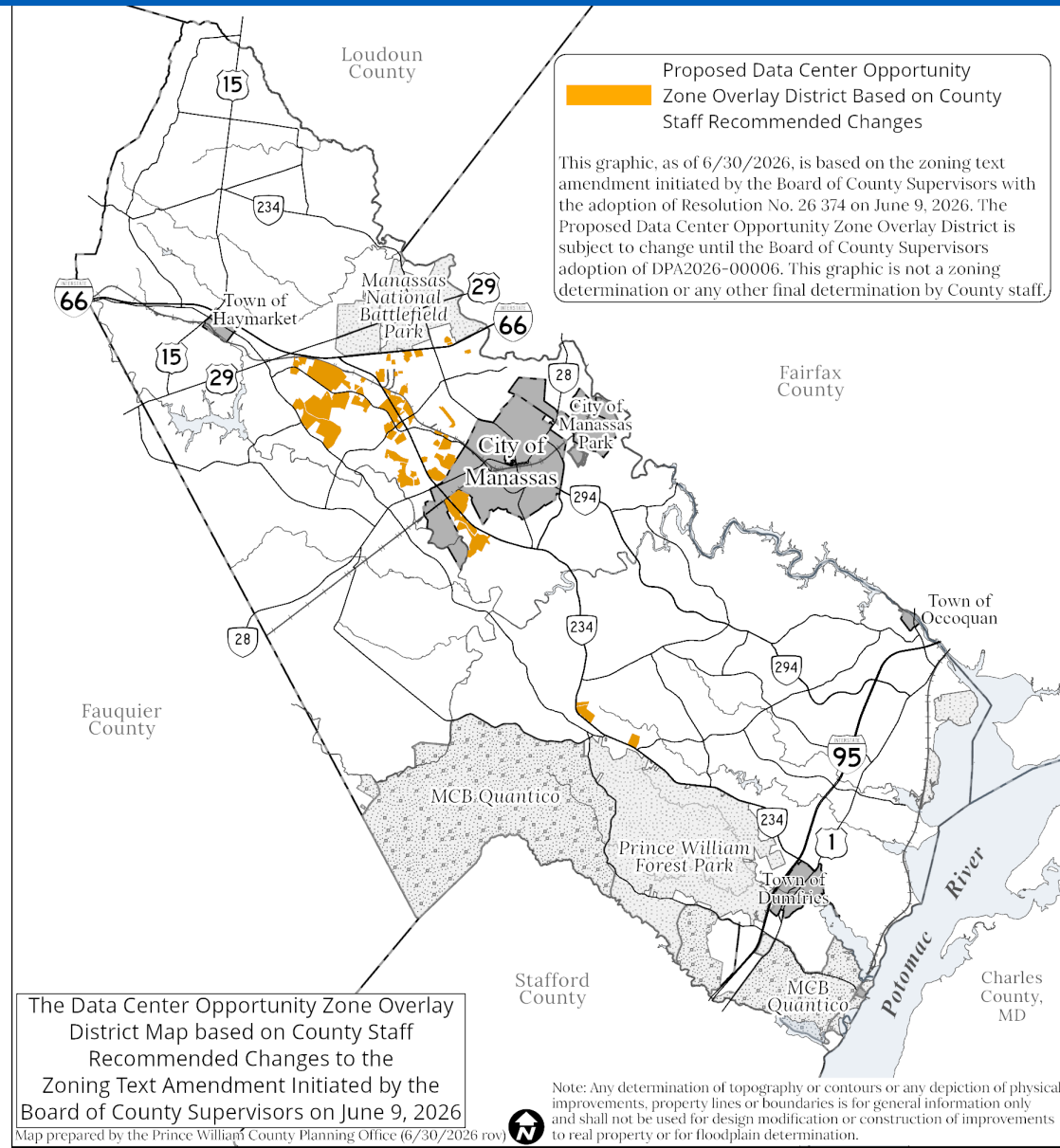
PRINCE WILLIAM
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Proposed DCOZOD Map as of June 30, 2026



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Staff Recommendations

Staff recommends that the Planning Commission recommend that the Board (i) approve the ZTA, and (ii) incorporate and approve staff's recommended changes to the ZTA.