PRINCE WILLIAM
Development Services

October 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
Brian Ferguson

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

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

GIS Addressing (Sarah Sullivan)

ADDITONAL AGENDA ITEMS

- Zoning Counters – Reporting Structure Change (O'Connor)
- Construction Inspection Process Improvement Update (Roop/Ferguson)
- Special Inspection Process Improvement (Roop)
- DCSM Changes to VESMP Regulations (Shammout)
- Phosphorous Reduction Requirement (Shammout)
- County Noise Ordinance Update (Shammout)
- Comprehensive Zoning Ordinance Update (Washington)

AGENCY UPDATES

- Department of Transportation (Canizales)
- Economic Development & Tourism (Winn)
- Department of Public Works (Shammout)
- Planning Office (Washington)
- Fire Marshal's Office (Ferguson)
- Development Services (O'Connor)

DEVELOPMENT SERVICES

Key Highlights: Fiscal Year 2027, 1Q (Jul 2026 – Sep 2026)

	FY24	FY25	FY26	FY27
New Structures - # of plans (first review)	10	20	19	11
Tenant Layout - # of plans (first review)	56	50	56	45
Commercial Major Plans - # of approved plans	7	4	5	3
Tenant Layout Total Plans - # of approved plans	67	51	55	47
Site Plans - # of approved plans	15	8	21	10
Site Permits Issued	47	48	47	46

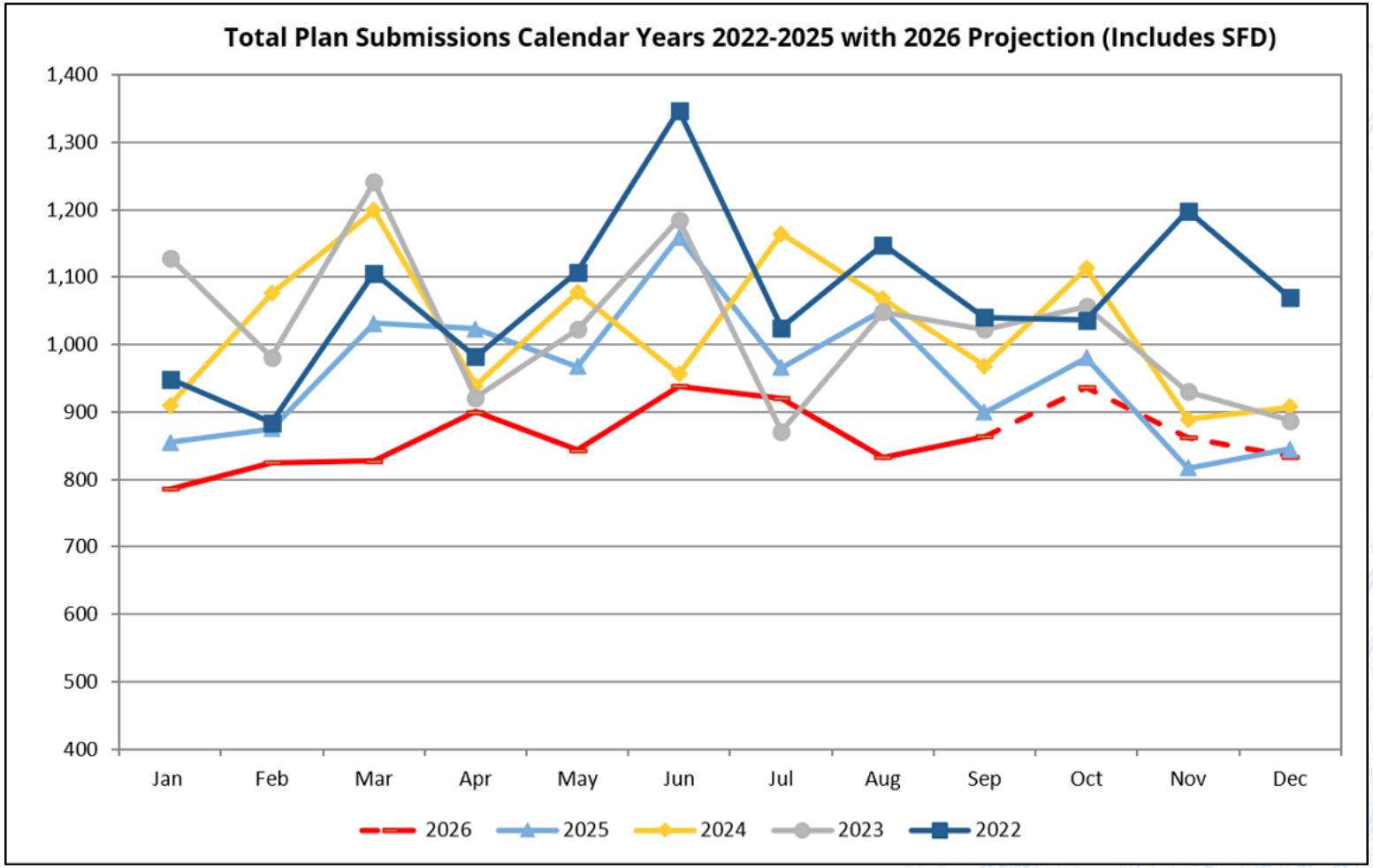
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DEVELOPMENT SERVICES

Building Plan Submissions

10,368

in Calendar Year 2026

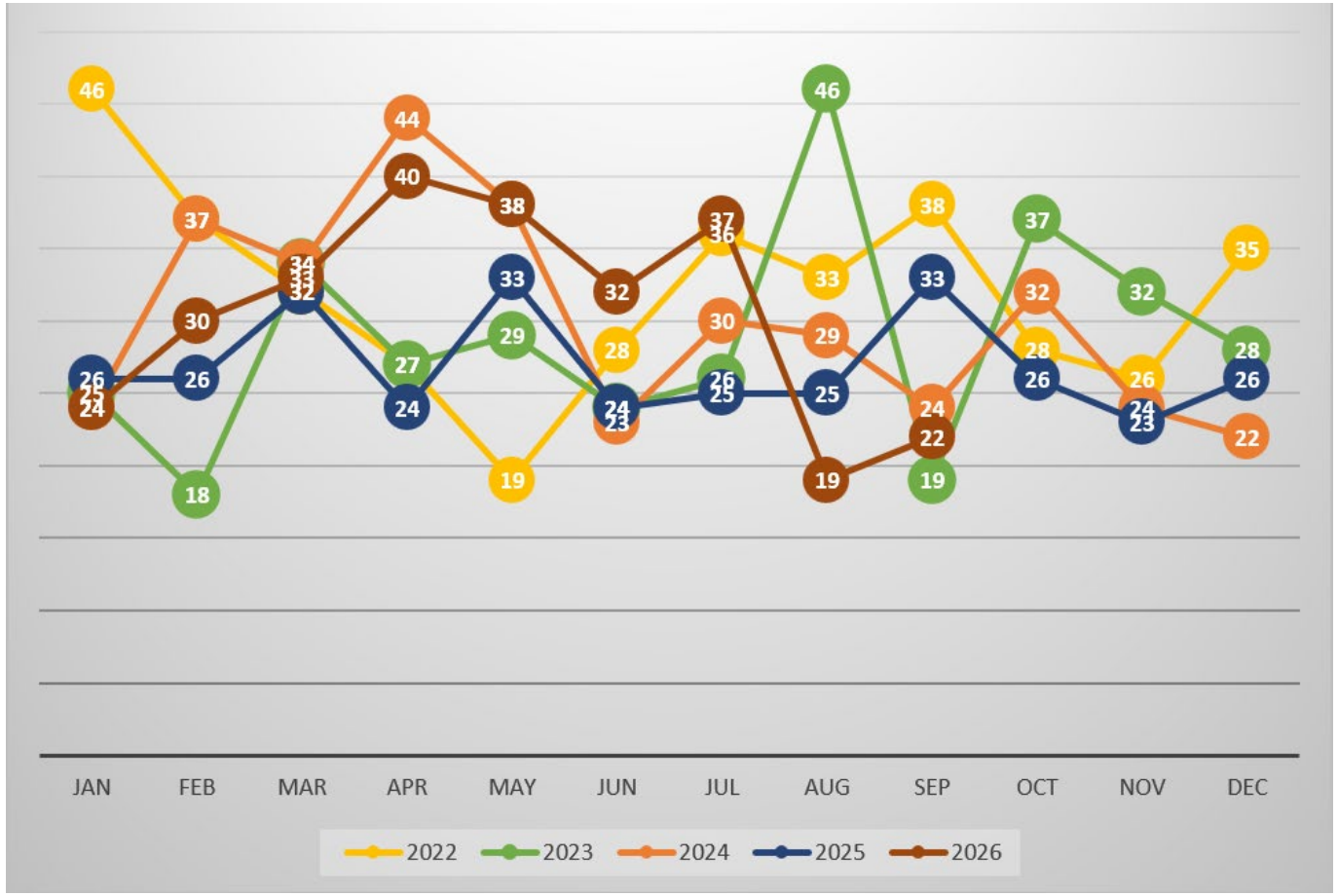


2026 - Projected	2025	2024	2023	2022
10,368	11,468	12,266	12,292	12,891

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

SMALL BUSINESS PROJECTS

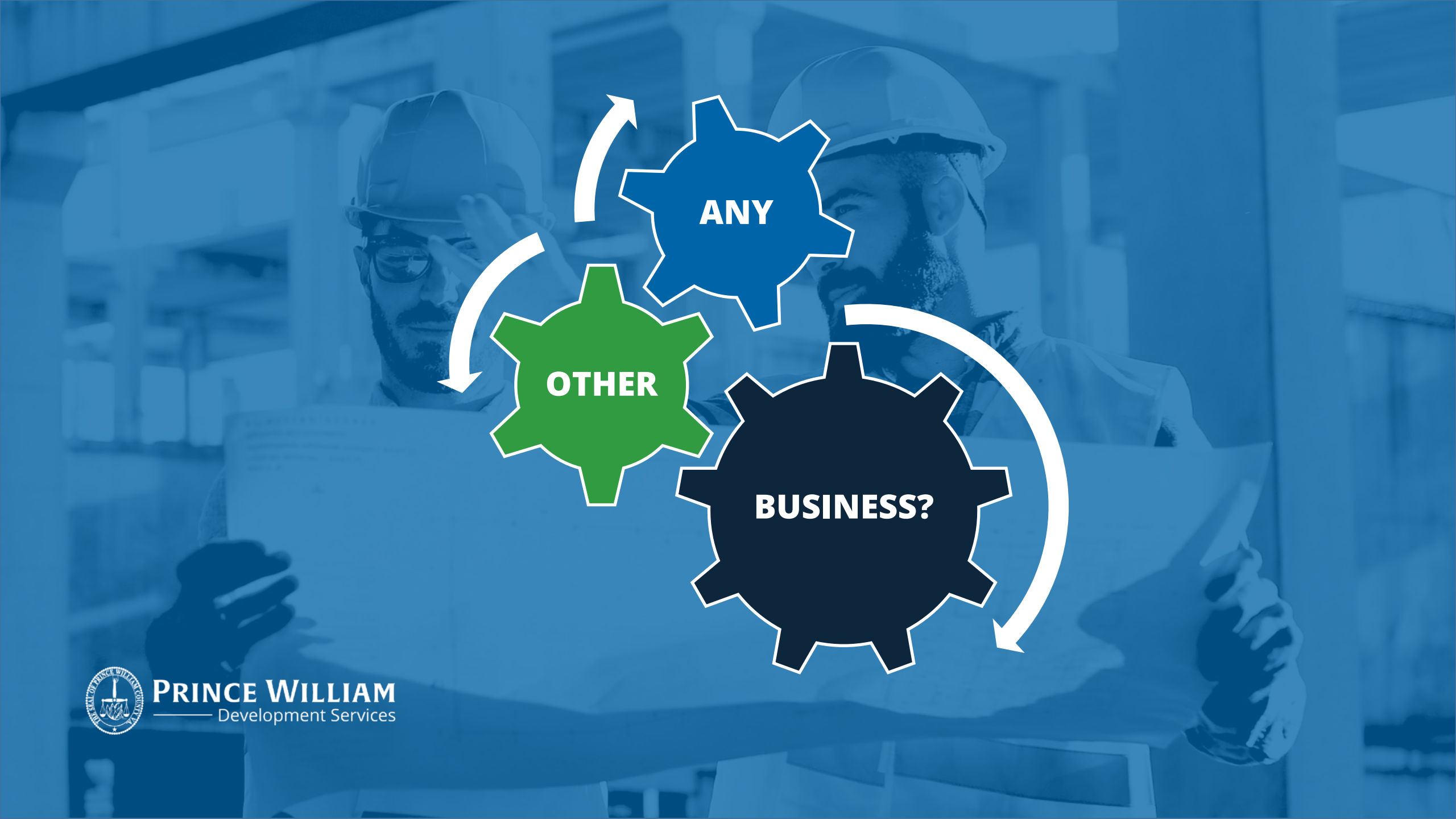


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Small Businesses
"Opened for Business"

Jan – Sep 2026

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MARK YOUR CALENDARS

Commercial Development Committee
2:00pm – 4:00pm, Wednesday, January 20, 2027

THANK YOU FOR JOINING US TODAY!

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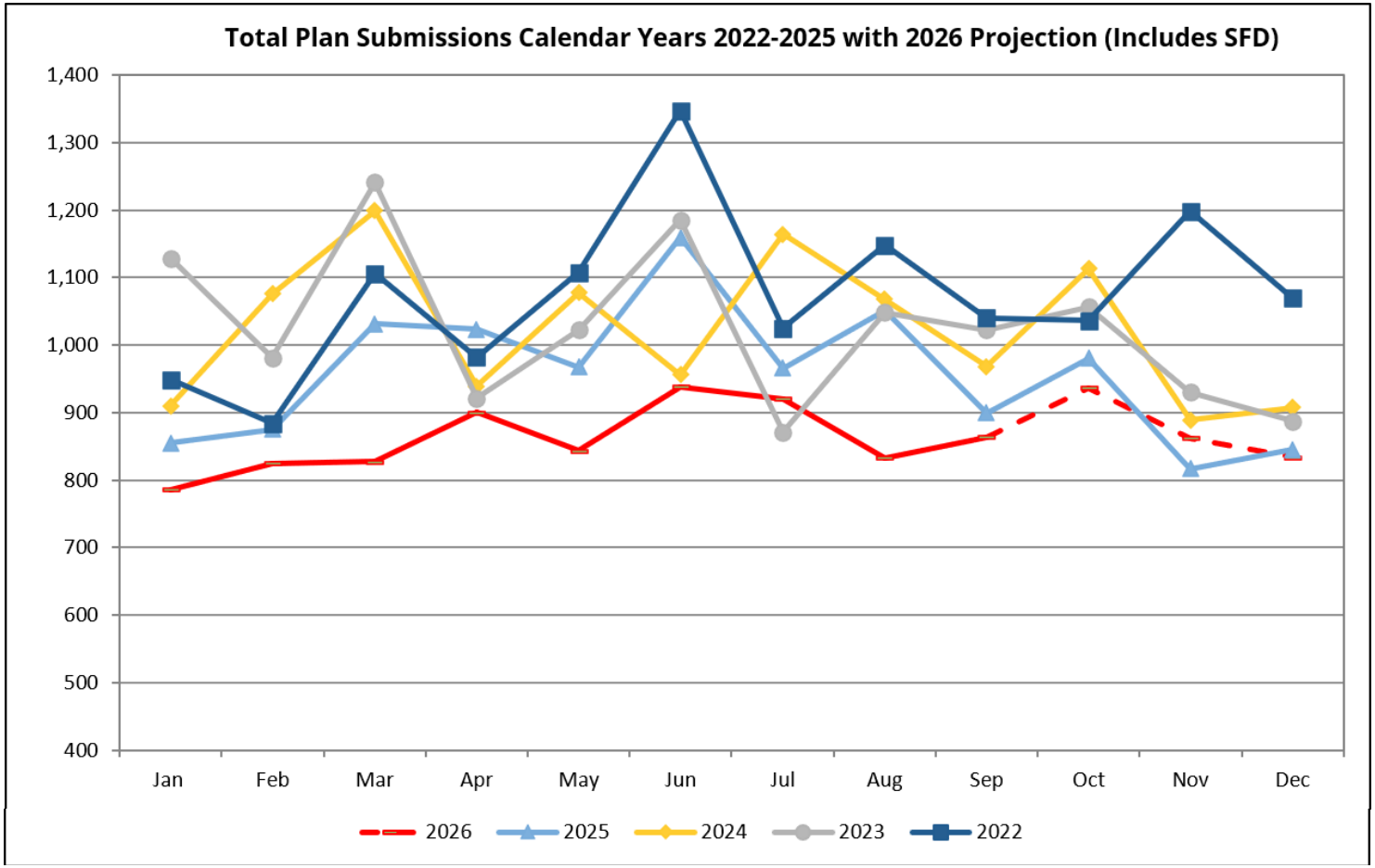
Prince William County Government
Board of County Supervisors

Commercial Development Committee

October 21, 2026

Ricky O'Connor
Development Services

Building Plan Submissions



2026 - Projected	2025	2024	2023	2022
10,368	11,468	12,266	12,292	12,891

Performance/Workload Data

Building Plan Review

First Quarter (Jul-Sept)

	FY24	FY25	FY26	FY27
◆ New Structures (target 4.5 weeks)				
➢ Number of plans	10	20	19	11
➢ Average weeks for first review	3.2	3.4	3.6	3.1
◆ Tenant Layout (target 2.3 weeks)				
➢ Number of plans	56	50	56	45
➢ Average weeks for first review	1.9	1.8	1.8	1.8

Performance/Workload Data

Commercial New Structures

First Quarter (Jul-Sept)

Total Plans

	FY24	FY25*	FY26	FY27
◆ Number of approved plans	11	22	16	13
◆ Average reviews to approval	3.6	4.2	3.9	3.3
◆ Average days to approval				
➢ County time	67	177	151	155
➢ Applicant time/Outside Agencies time	107	224	97	142

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

	FY24*	FY25	FY26	FY27
◆ Number of approved plans	7	4	5	2
◆ Average reviews to approval	3.9	4.8	3.2	3.0
◆ Average days to approval				
➢ County time	71	152	64	52
➢ Applicant time/Outside Agencies time	135	198	118	88

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.

*3 projects with 5 reviews

Performance/Workload Data

Tenant Layout

First Quarter (Jul-Sept)

	Total Plans			
	FY24	FY25	FY26	FY27
◆ Number of approved plans	67	51	55	47
◆ Average reviews to approval	2.6	2.7	3.0	2.7
◆ Average days to approval				
➢ County time	28	27	29	28
➢ Applicant time/Outside Agencies time	67	54	59	87

Performance/Workload Data

Tenant Layout

First Quarter (Jul-Sept)

Excluding Expedited and Targeted Plans

	FY24	FY25	FY26	FY27
◆ Number of approved plans	64	43	48	45
◆ Average reviews to approval	2.6	2.6	2.9	2.7
◆ Average days to approval				
➢ County time	29	27	28	28
➢ Applicant time/Outside Agencies time	69	56	60	89
% of plans targeted & expedited	4%	16%	13%	4%

Performance/Workload Data

Site Plans

First Quarter (Jul-Sept)

	FY24	FY25	FY26	FY27
◆ Number of approved plans	15	8	21	10
◆ Average reviews to approval	4.73*	4.25	4.24	4.50
◆ Average days to approval				
➢ County time	94	123	130	86
➢ Applicant time/Outside Agencies time	332	408	183	189

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

Performance/Workload Data

Permits Issued

First Quarter (Jul-Sept)

	FY24	FY25	FY26	FY27
◆ Site permits issued	47	48	47	46
◆ Building permits issued – NS	20	15	20	21
◆ Building permits issued – TLO	173	190	197	155

Performance/Workload Data

Occupancy Permits Issued

First Quarter (Jul-Sept)

	FY24	FY25	FY26	FY27
◆ Occupancy permits issued – NS	8	6	11	7
◆ Occupancy permits issued – TLO	35	50	43	41
◆ OP issued – Change of Tenant	25	27	17	19
◆ Building – New Residential	201	121	181	205
◆ Occupancy – New Residential	209	200	260	389

Questions

PRINCE WILLIAM COUNTY

Geospatial Technology Services

Sarah Sullivan

Do I need an address validation?

- Address Validation by the Geospatial Technology Services (GTS) Office is required for commercial properties when applying for a permit.
- Address validation is the first step in the permitting process and ensures that permits are issued under the correct address.



Can I have a specific address?

PRINCE WILLIAM COUNTY

- PWC has standardized addressing practices to support public safety. As a result, self-addressing is not accepted in Prince William County.
- That said, if your request adheres to the addressing practices laid out in the Prince William County Code of Ordinances, the Design and Construction Standards Manual, and GTS's internal addressing guidelines, we will do our best to accommodate you.
- Any spaces that are self-addressed are subject to being reassigned by the GTS Office at the expense of the owner and/or tenants impacted.

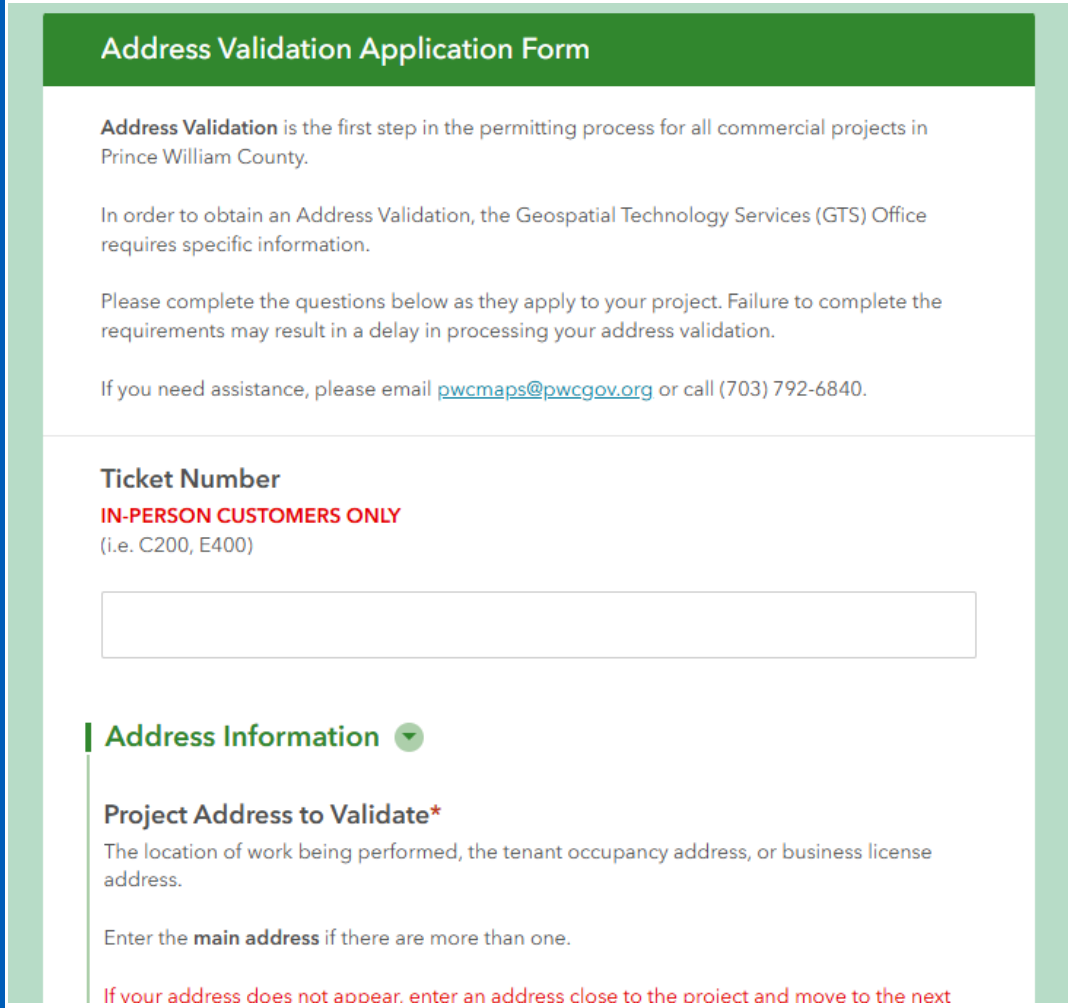
Navigate to www.pwcva.gov
Search for “address validation”

Click on “Address Validation application”



Demo

https://survey123.arcgis.com/share/cc2613db0ba34fbe9cdee7d49266bb17

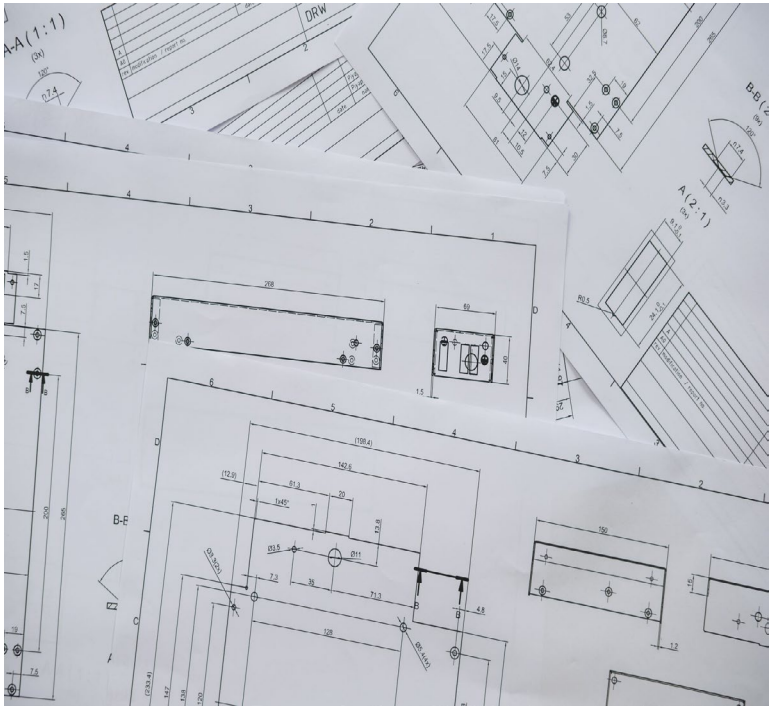


Address Validation FAQs

PRINCE WILLIAM COUNTY

Documentation Requirements

- Documents are required for:
  - New Structures
  - Unoccupied Structures
  - Interior modifications to walls or doors
  - Change of use (if plans are required by subsequent agencies)
  - Exterior access modifications (doors, sidewalks, driveways, roads, etc.)



Specifics on document requirements can be found at https://www.pwcva.gov/department/gis/address-validation-permits

Applying for Multiple Validations

- You might be able to submit a single validation!
- If…
  - All details are identical except for the address and plan sheets, and
  - The addresses (or spaces needing address assignments) are clearly delineated on the plans

  Then you may submit a single application. Just include all relevant addresses on the application!

Contact GTS

703-792-6840

PWCMaps@pwcva.gov

