

ATTACHMENT C

**BUILDING PERMITS AND INSPECTIONS**

**COMPLETION TIMES FOR RESIDENTIAL (SF DETACHED)  
BUILDING PERMIT APPLICATIONS**

<b>Locality</b>	<b>Time</b>	<b>Comments</b>
James City County	10 days	
Loudoun County	3 - 5 days	
Hanover County	2 - 3 days	
Fauquier County	14-28 days	
Augusta County	2 - 3 days	(1,600 permits last year)
<b>Albemarle County</b>	<b>10 days</b>	<b>Median time, primarily in development areas</b>
		<b>(31 days completion time for 90% of permits and this longer time is due to permits that require State Health Department approval in the rural areas.</b>

**HOW LONG FROM BUILDING INSPECTION REQUEST TO INSPECTION?**

<b>Locality</b>	<b>Time</b>	<b>Comments</b>
James City County	Next day	
Loudoun County	Next day	
Hanover County	Next day	
Fauquier County	Next day	Currently a week behind due to an Inspector leaving
Augusta County	Next day	
<b>Albemarle County</b>	<b>Next day</b>	<b>Requests made by 4 PM completed by 4 PM next day</b>
		<b>Currently performing 2,000 inspections per month</b>

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**MINISTERIAL REVIEWS**

**COMPLETION TIME FOR PRELIMINARY SITE PLANS AND SUBDIVISION PLATS**

<b>Locality</b>	<b>Time</b>	<b>Comments</b>
James City County	30 days	
Hanover County	30 - 60 days	30 days for plans; 60 days for plats
Fauquier County	45 days*	If deferred, each subsequent submission has a 30 day review. * This is review time rather than approval time. It usually takes a preliminary plat around 48 months for approval. (46 major & 78 minor each year)
Augusta County	5 days to 2 weeks	(11 major each year)
Loudoun County	9 months	Longest for commercial site plans (this may include preliminary and final approvals)
<i>VAZO survey</i>	<i>1 - 180 days</i>	<i>30 days is median</i>
<b>Albemarle County</b>	<b>91 days</b>	<b>Completion time for 90% of plans or plats, Schedule calls for completion in 60 days. Staff comments typically within 2 weeks of submission</b>

**COMPLETION TIME FOR FINAL SITE PLANS AND SUBDIVISION PLATS**

<b>Locality</b>	<b>Time</b>	<b>Comments</b>
James City County	4-5 weeks	
Hanover County	2 - 8 weeks	10-15 days for plans; 3-8 weeks for plats
Fauquier County	1.5 - 2 years	Final construction plans have a 45 day review time for the 1 <sup>st</sup> submission & 35 day review for each subsequent submission.
Augusta County	1 - 2 weeks	
<b>Albemarle County</b>	<b>8 weeks</b>	<b>Completion time for 90% of plans or plats, Staff comments typically within 2 weeks of submission</b>

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**MINISTERIAL REVIEWS (cont.)**

**DO MOST STAY ON SCHEDULE OR DO MOST GET DEFERRED?**

<b>Locality</b>	<b>Comments</b>
James City County	Stay on schedule with 1-2 resubmittals prior to final approval
Hanover County	Some public road preliminary plats get deferred by the PC
Fauquier County	The PC has a 90 day deferral policy. Almost all, if not all, projects get deferred at the PC once. It is very rare that an application is approvable on the 1 <sup>st</sup> submission.
Augusta County	Most stay on schedule
<b>Albemarle County</b>	<b>Most get deferred based on fact that schedule is for 60 days with a limited time for applicants to respond to comments. Applicants often need more time to respond to comments</b>

**DOES YOUR PLANNING COMMISSION REVIEW SITE PLANS & SUBDIVISIONS?**

<b>Locality</b>		<b>Comments</b>
James City County	Yes - some	If greater than 50 lots or 30,000 sq ft, reviewed by sub-committee of the PC
Hanover County	Yes - some	Minor plan amendments and public road preliminary plats
Fauquier County	Yes - some	Not site plans
Augusta County	Yes - some	Only subdivision plats
<b>Albemarle County</b>	<b>Yes - both</b>	<b>When neighboring property owners or PC members call up</b>

**DO YOU PROVIDE NOTICE TO NEIGHBORS OF BY-RIGHT SITE PLANS & SUBDIVISIONS?**

<b>Locality</b>		<b>Comments</b>
James City County	Only for site plans	
Hanover County	Only for site plans	Signs are posted on properties
Fauquier County	Only for subdivision plats	
Augusta County	No	
<b>Albemarle County</b>	<b>Yes - both</b>	<b>Letters to neighbors, not sign posting</b>

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**APPROVAL TIMES FOR REZONINGS**

<b>Locality</b>	<b>Time</b>	<b>Comments</b>
James City County	3 months	
Loudoun County	12 - 18 months	100 day timeline, most take 12-18 mths
Hanover County	4 - 6 months	
Fauquier County	1 - 2 years	Sometimes it takes considerably longer (10 each year)
Augusta County	1.5 months	(23 each year)
<i>VAZO survey</i>	<i>1 - 4 months</i>	
<b>Albemarle County</b>	<b>4 months - 4 years</b>	<b>20 applications in 2004, 6 of them approved within 6 months</b>

**APPROVAL TIMES FOR SPECIAL USE PERMITS**

<b>Locality</b>	<b>Time</b>	<b>Comments</b>
James City County	3 months	
Loudoun County	4 - 6 months	90 day timeline, most take 4-6 months
Hanover County	4 - 6 months	
Fauquier County	6 - 8 months	(83 each year)
Augusta County	1 - 1.5 months	(85 each year)
<i>VAZO survey</i>	<i>1 - 4 months</i>	<i>1 -2 months typical for rural counties,</i>
<b>Albemarle County</b>	<b>4 months</b>	<b>Deferrals common when associated with rezoning, most others proceed without delay</b>