

ATTACHMENT C

BUILDING PERMITS AND INSPECTIONS

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

Locality	Time	Comments
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)
Albemarle County	10 days	Median time, primarily in development areas
		(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.

HOW LONG FROM BUILDING INSPECTION REQUEST TO INSPECTION?

Locality	Time	Comments
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	
Albemarle County	Next day	Requests made by 4 PM completed by 4 PM next day
		Currently performing 2,000 inspections per month

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MINISTERIAL REVIEWS

COMPLETION TIME FOR PRELIMINARY SITE PLANS AND SUBDIVISION PLATS

Locality	Time	Comments
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>
Albemarle County	91 days	Completion time for 90% of plans or plats, Schedule calls for completion in 60 days. Staff comments typically within 2 weeks of submission

COMPLETION TIME FOR FINAL SITE PLANS AND SUBDIVISION PLATS

Locality	Time	Comments
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 st submission & 35 day review for each subsequent submission.
Augusta County	1 - 2 weeks	
Albemarle County	8 weeks	Completion time for 90% of plans or plats, Staff comments typically within 2 weeks of submission

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MINISTERIAL REVIEWS (cont.)

DO MOST STAY ON SCHEDULE OR DO MOST GET DEFERRED?

Locality	Comments
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 st submission.
Augusta County	Most stay on schedule
Albemarle County	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

DOES YOUR PLANNING COMMISSION REVIEW SITE PLANS & SUBDIVISIONS?

Locality		Comments
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
Albemarle County	Yes - both	When neighboring property owners or PC members call up

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

Locality		Comments
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	
Albemarle County	Yes - both	Letters to neighbors, not sign posting

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APPROVAL TIMES FOR REZONINGS

Locality	Time	Comments
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>	
Albemarle County	4 months - 4 years	20 applications in 2004, 6 of them approved within 6 months

APPROVAL TIMES FOR SPECIAL USE PERMITS

Locality	Time	Comments
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>
Albemarle County	4 months	Deferrals common when associated with rezoning, most others proceed without delay