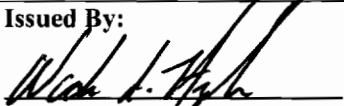
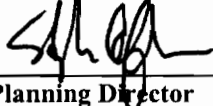
	Site Development Policies and Procedures	Effective Date: July 1, 2009
		Supersedes policy dated: N/A
	Extension of Plan Validity	Issued By:  Director of Dev. Services  Planning Director

Intent: The Virginia General Assembly recently passed HB2077 which extended the validity of certain subdivision and site plans through July 1, 2014. This extension of validity applies to plans that were valid as of January 1, 2009. This new law also provides for the extension of special use permit conditions for the same time period. This policy establishes the processes by which the County will implement this new law.

Preliminary and Final Site and Subdivision Plans: The validity of all preliminary and final site and subdivision plans that were valid as of January 1, 2009 are extended through July 1, 2014. For example, a plan that would have expired on January 1, 2009 is now valid through July 1, 2014. Plans pending approval or plans that were approved after January 1, 2009 are not affected by the new law. Plans that expired on or before December 31, 2008 do not get an additional validity period. This extension does not apply to other plan types such as plan revisions, Preservation Area Site Assessments, Water Quality Impact Assessments, flood plain studies, minor site plans, sketch plans, administrative approvals, etc. The plan types referenced above still expire on the date noted on the approval letter.

Plans that expired on or before December 31, 2008 with validities extended by the performance agreements are still valid through the expiration dates of the agreements. The validity of the agreements may be further extended contingent upon the diligent pursuit of the projects to completion.

The County will not issue extension or revalidation letters unless specifically requested by plan owners. There is no need to re-stamp plans because plans are perforated with the approval date and not the date until when the plan is valid.

Special Use Permits: The County will accept until July 1, 2014 a site plan for review for any Special Use Permit (SUP) that was approved by the Board of County Supervisors and still in effect as of January 1, 2009. For example, if a SUP was approved on October 1, 2008, the site plan will not be required to be submitted until July 1, 2014 and the owner will have five years after the approval of the site plan to commence operations under the SUP. The County will apply the new legislation only upon the request of the applicant. It will not be a policy to automatically grant extensions to all SUP cases.