



## Response to Questions on the FY 2010 County's Line of Business & Schools Program Review Processes Fall 2008

**Request By:** Supervisor Smyth

**Question:** What additional steps has the state mandated that has extended the plan review process in the Department of Planning and Zoning (DPZ)?

**Response:** The adoption of Section 527 Transportation Impact Assessment (TIA) legislation by the General Assembly has resulted in a requirement for zoning applicants to submit TIAs for review by the Virginia Department of Transportation (VDOT) in accordance with its regulations and procedures.

The adoption of this legislation has extended the plan review process in two areas. An extension to the plan review process occurs at the time of zoning application acceptance. Approximately 40 percent of the cases that require submission of a TIA have met the local zoning ordinance submission requirements, but could not be officially accepted for scheduling and further processing because the TIA procedures and regulations of the State had not been fully satisfied.

An extension to the review process could also occur based upon the VDOT review times associated with zoning cases. Staff has implemented a process whereby the public hearing before the Planning Commission for cases that require a TIA is scheduled no sooner than 120 days following the acceptance of the zoning case to accommodate the 120-day VDOT review time frame specified in the regulations. In the event that VDOT calls a meeting with the applicant prior to day 45 of its review results in the re-submission of the TIA, the 120-day review time frame subsequently begins anew which would likely cause the scheduled Planning Commission public hearing dates to be deferred to a date that allows for sufficient additional VDOT review time.