

# NOTICE

Issued by the Department of

## Planning & Growth Management

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Charles County  
Government

Department of  
Planning & Growth  
Management

Peter Aluotto  
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### Subdivision Regulations Amendment – Time Extensions for Preliminary Plans

Bill 2013-16 was approved by the Charles County Board of County Commissioners on December 3, 2013.

The Bill, also referenced by the Planning Division as Subdivision Regulations Amendment #12-17, makes the following changes to the Preliminary Plan approval requirements:

1. Original approvals have been changed from two (2) years to four (4) years.
2. A maximum of two (2) four (4) year extensions can be granted for a total of twelve (12) years.
3. Any extension beyond eight (8) years will require an updated review of Adequate Public Facilities along with compliance with any conditions of approval.
4. Projects that have recorded at least twenty-five (25%) of lots and have completed substantial physical improvements to the project can proceed to completion without any further extensions. Substantial improvements are those beyond excavation, grading and filling and may include:
  - a. Construction of roads or a portion of roads for the entire project (at least 25%) or an entire phase; or
  - b. Construction and installation of stormwater management facilities for the entire project (at least 25%) or an entire phase; or
  - c. If on public water and sewer, construction of water and sewer facilities for the entire project (at least 25%) or an entire phase.
5. If no substantial improvement has occurred after twelve (12) years, then the preliminary plan shall be voided.

The Subdivision Code has been amended accordingly.