Planning Commission Regular Meeting
Agenda Item 4.b.

Agenda Item: **Subdivision Ordinance Text Amendment SOTA #25-01 to amend Chapter 70 (SUBDIVISION OF LAND), to update sections for conformance with the Code of Virginia, to clarify certain processes and make other housekeeping amendments as deemed necessary and appropriate.**

Meeting Date: October 27, 2025

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:
Subdivision Ordinance Text Amendment SOTA #25-01 will update sections for conformance with the Code of Virginia. The amendment includes other housekeeping changes to clarify administrative processes.

Background:
Staff initiated a review of the Herndon Subdivision Ordinance after the passage of Senate Bill 974, which amended and reenacted Section 15.2-2241 and several other sections of the Code of Virginia. The adopted changes to the Code of Virginia removed the planning commission and governing body approval authority from the administrative review process for preliminary plats, plats and plans and assigned such authority solely to a designated agent. In addition, the revisions to the Code of Virginia clarified the authority that governs the review process of plats, site plans and plans of development. The changes to the State Code became effective July 1, 2025. During its review of the Subdivision Ordinance, staff found some sections of Chapter 70 in need of amendment to bring the Herndon Subdivision Ordinance into compliance with the Code of Virginia; clarify certain decision-making authority and processes; update cross-references to other sections in the Herndon Town Code of Ordinances, Zoning Ordinance, and certain Town publications; and clarify administrative processes.

Fiscal Impact:
N/A

Staff Recommendation/Next Steps:
Recommend approval of Subdivision Ordinance Text Amendment SOTA #25-01.

Attachments:
1. Ordinance (Proposed)