Planning Department Development Review – Major Subdivision Applications

First Plat Review

2026 Deadlines					
Submittal to Planning Department	**Staff Sufficiency Review Deadline**	**TRC Meeting Date**	**Deadline for Staff Postponement**	**Planning Board Meeting Date***	**BOC Meeting Date****
December 19, 2025	January 2	January 14	January 23	February 3	March 16
January 16	January 30	February 11	February 20	March 3	April 20
February 20	March 6	March 18	March 27	April 7	May 18
March 20	April 2	April 15	April 24	May 5	June 15
April 17	May 1	May 13	May 22	June 2	July 27
May 22	June 5	June 17	June 26	July 7	August 17
June 18	July 3	July 15	July 24	August 4	September 21
July 17	July 31	August 12	August 21	September 1	October 19
August 21	September 4	September 16	September 25	October 6	November 16
September 25	October 9	October 21	October 30	November 10	December 14
October 16	October 30	November 10	November 20	December 1	▪ January 19, 2027
November 20	December 4	December 16	▪ December 25	▪ January 5, 2027	▪ February 15, 2027
December 18	▪ December 31, 2026	▪ January 13, 2027	▪ January 22, 2027	▪ February 2, 2027	▪ March 15, 2027

*** Planning Board Has Two (2) Meetings to Make Recommendation**

*** Board of Commissioners Has Up to 65 days to Make Decision**

- **2027 Dates are Tentative – Meeting Dates Will Be Set in December 2026 With Adoption of 2027 Meeting Calendars**

Construction/Final Plat Review – Administrative*

2026 Deadlines

Submittal to Planning Department For TRC	Staff Sufficiency Review Deadline	TRC Meeting Date
December 23, 2025	January 7, 2026	January 14
January 21	February 4	February 11
February 25	March 11	March 18
March 25	April 8	April 15
April 22	May 6	May 13
May 27	June 10	June 17
June 24	July 8	July 15
July 22	August 5	August 12
August 26	September 9	September 16
September 30	October 14	October 21
October 21	November 4	November 10
November 25	December 9	December 16
December 23	▪ January 6, 2027	▪ January 13, 2027

*Per Section 5.2D (4), if the Planning Department determines that there have been significant changes to the Construction Plan and/or Final Plat from First Plat, it shall be reviewed by the Planning Board, County Board of Commissioners, and follow the major subdivision application schedule for the Pre-2008 Subdivision Regulations.

Concept Plan TRC Review

2026 Deadlines

TRC Meeting Submittal Deadline	TRC Meeting Date
January 7	January 14
February 4	February 11
March 11	March 18
April 8	April 15
May 6	May 13
June 10	June 17
July 8	July 15
August 5	August 12
September 9	September 16
October 14	October 21
November 4	November 10
December 9	December 16

Planning Department Development Review – Major Subdivision Applications

Pre-2008 Subdivision Regulations

Sketch Plan Revision/Preliminary Plat/Final Plat Review

2026 Deadlines

Submittal to Planning Department	TRC Meeting Date	Planning Board Meeting Date	BOC Meeting Date**
December 12, 2025	December 17, 2025	January 6,2026	February 16
January 9	January 14	February 3	March 16
February 6	February 11	March 3	April 20
March 13	March 18	April 7	May 18
April 10	April 15	May 5	June 15
May 8	May 13	June 2	July 27
June 12	June 17	July 7	August 17
July 10	July 15	August 4	September 21
August 7	August 12	September 1	October 19
September 11	September 16	October 6	November 16
October 16	October 21	November 10	December 14
November 6	November 10	December 1	▪ January 19, 2027
December 11	December 16	▪ January 5, 2027	▪ February 15, 2027

*** Planning Board Has Up To 60 Days to Act on Request Under Pre-2008 Regulations**

**** BOC Has 60 Days to Act on Request Under Pre-2008 Regulations**

***** Final Plat Must be Recorded Within 60 Days of BOC Approval**

▪ 2027 Dates are Tentative – Meeting Dates Will Be Set in December 2026 With Adoption of 2027 Meeting Calendars