



# County of Fairfax, Virginia

## MEMORANDUM

DATE: June 18, 2019

**TO:** Board of Supervisors

**FROM:** Graham Owen  
Planner III, Policy and Plan Development Branch  
Department of Planning and Zoning, Planning Division (DPZ-PD)

Meghan Van Dam  
Chief, Policy and Plan Development Branch, DPZ-PD

**SUBJECT:** 2019-2020 South County Site-Specific Plan Amendment Process (SSPA) and  
Comprehensive Plan Amendment Work Plan Update

Preparation for the 2019-2020 South County Site-Specific Plan Amendment Process (SSPA) has begun. The SSPA process is the regular review cycle by which community members may nominate changes to the Comprehensive Plan. Staff from the Department of Planning and Zoning is scheduled to brief the Development Process Committee on June 18, 2019 on a proposed modification to the nomination eligibility criteria and proposed updates to the Plan Amendment Work Program as part of the preparation. A Board Action item will be presented at the Board of Supervisors' meeting on July 16, 2019 on these proposed items.

### Background

The 2019-2020 South County SSPA, affecting the Mount Vernon, Lee, Mason, Braddock and Springfield Districts, will begin in September 2019. The process will replicate the sequence and timeframes of the North County SSPA (Attachment I). The eligibility criteria are proposed to remain the same as the North County SSPA, except that the eligibility criterion that would restrict residential use proposals in areas that are subject to the Proffer Statute VA Code § 15.2-2303.4 is proposed to be eliminated. Further, as was done in preparation for the 2017 North County SSPA, inactive plan amendments on the Comprehensive Plan Amendment (PA) Work Program that would prevent certain areas within the South County from being eligible for review are proposed to be removed from the work program. Staff has identified PA 2013-III-P1 - Pohick Planning District (authorized July 9, 2013) and PA 2013-IV-LP 1 - Lower Potomac Planning District and Lorton South-Route 1 Suburban Center (authorized July 9, 2013) as inactive amendments that are recommended to be rescinded by the Board of Supervisors. The Planning Commission recommended to the Board of Supervisors to support the actions on June 12, 2019. Attachment II contains a summary of the current work program schedule of amendments and proposed modifications.

### Request to the Board of Supervisors

Proposed modifications to the eligibility criteria and the PA Work Program warrant Board of Supervisors action. As mentioned previously, staff from the Department of Planning and Zoning is scheduled to present this information to the Development Process Committee on June 18, 2018. An action item will be presented to the Board on July 16, 2019 that seeks endorsement of revisions to the eligibility criteria and adoption of the proposed revisions to the Plan Amendment Work Program.

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Cc: Jill Cooper  
Fred Selden, Director, DPZ  
Marianne Gardner, Director, PD-DPZ  
Barbara Byron, Director, OCR

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# SITE-SPECIFIC PLAN AMENDMENT 2019 South County Process



## Schedule

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### Eligible Supervisor Districts

Braddock, Lee, Mason, Mount Vernon, and Springfield

**Nomination Submission Period** ..... September 3, 2019  
December 3, 2019

### Planning Commission Screening Process

Community Screening Meetings ..... March 2020  
April 2020

Planning Commission Public Hearings on  
Nominations & Mark-Up of the Work Program ..... June 2020

Board of Supervisors Action Item on the  
Revised Work Program ..... July 2020

### Work Program Implementation

#### Expedited Track

Task Force Meetings ..... October 2020

Planning Commission Public Hearings  
on the Nominations ..... January 2021

Board of Supervisors Public Hearings  
on the Nominations ..... February 2021

#### Standard Track

Task Force Meetings ..... January 2021  
February 2021

#### *Nominations not subject to VDOT Chapter 870 Review*

Planning Commission Public Hearings  
on the Nominations ..... May 2021

Board of Supervisors Public Hearings  
on the Nominations ..... June 2021

#### *Nominations subject to VDOT Chapter 870 Review*

Planning Commission Public Hearings  
on the Nominations ..... to be determined

Board of Supervisors Public Hearings  
on the Nominations ..... to be determined

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### Staff Contact and More Information:

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 [fairfaxcounty.gov/planning-zoning/plan-amendments/sspa](http://fairfaxcounty.gov/planning-zoning/plan-amendments/sspa)

 Fairfax County Land Use Planning

