



Site-Specific Plan Amendment (SSPA) Process Discussion

Joint Meeting

Board of Supervisors and Planning Commission

Leanna H. O'Donnell
Director, Planning Division, DPD

October 12, 2021

SSPA Process - Discussion

Is the current SSPA process meeting county and community needs for land use planning? Are there potential improvements to consider?

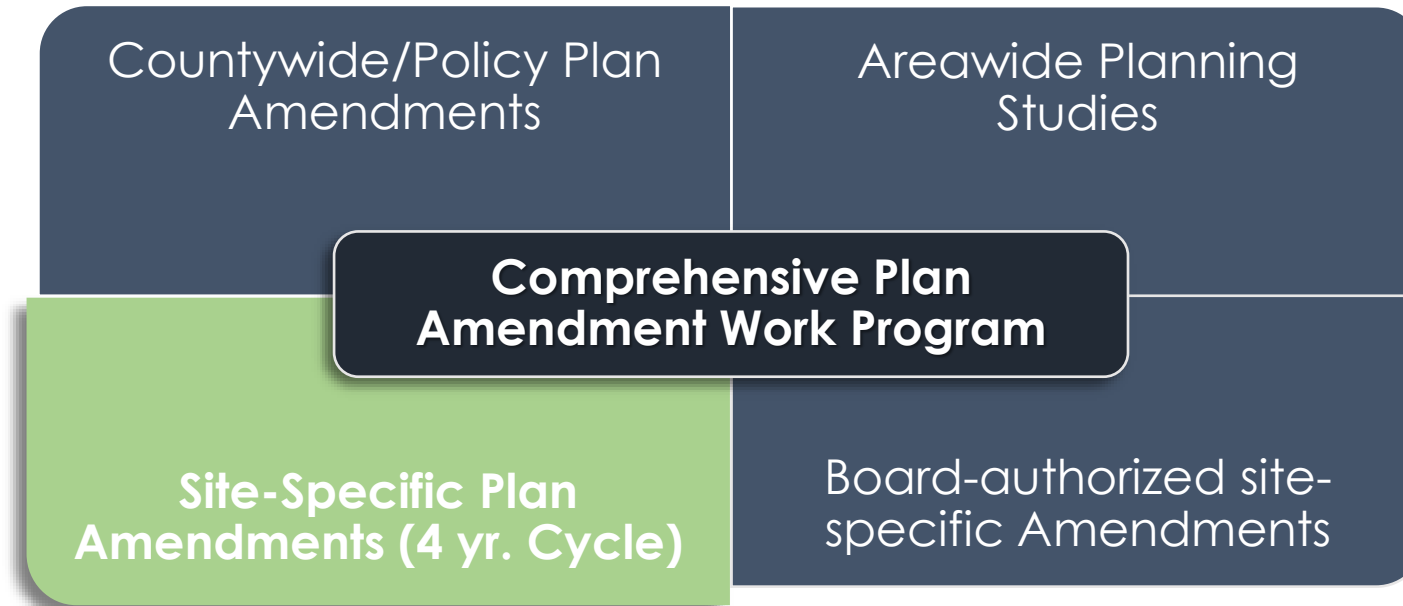
Discussions and outreach:

- Planning Commission and Board of Supervisors - October 12 (and future)
 - Stakeholder Interviews (task force members, nominators)
 - Staff feedback – other departments and partners
 - Online Survey

Winter 2021/2022

- Recommendations
- Consideration of any proposed revisions to process

Comprehensive Plan Amendment Work Program



Code of Virginia § 15.2-2230. Plan to be reviewed at least once every five years.

At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.

✓ The County's Plan amendment processes meet this Code requirement

The Comprehensive Plan Amendment Work Program as of October 12, 2021

**29 Plan
Amendments
Actively under
review**

3 Areawide Studies

5 Countywide/Policy Studies

9 South County Site-Specific Plan Amendments

**7 Board-authorized, site-specific amendments
(Concurrent with rezoning applications)**

2 Historic Overlay District Studies

3 Transportation Studies

+5 amendments that are awaiting review and 2 indefinitely deferred amendments

2021 Work Program Updates (January – October 2021)

17 Plan Amendments initiated

- 1 Areawide Study
- 1 Countywide Policy
- 11 SSPAs
- 2 Concurrent with Rezonings
- 2 Transportation studies



6 Plan Amendments completed

- 2 Areawide Studies
- 1 Countywide Policy
- 2 Expedited SSPAs
- 1 Historic Overlay District

North and South County SSPA at-a-Glance

- **36** nominations submitted and screened
- **17** nominations added to Work Program

North County 2018-2019

- ✓ All Screening and Review completed
- ✓ 10 nominations submitted
- ✓ 4 nominations added to WP as 3 Plan Amendments
- ✓ 2 plan amendments adopted
- ✓ 1 rescinded



South County 2019-2021

- ✓ Screening completed and Review underway
- ✓ 26 nominations submitted
- ✓ 13 nominations added to the WP as 11 Plan Amendments
- ✓ 2 plan amendments adopted
- ✓ 1 deferred to October 2021
- ✓ 8 pending

Preliminary Feedback & Potential Modifications

Themes



1: Inclusion and Community Engagement



2: Timeline and Prioritization



3: Task Force & Staff Resource Demand

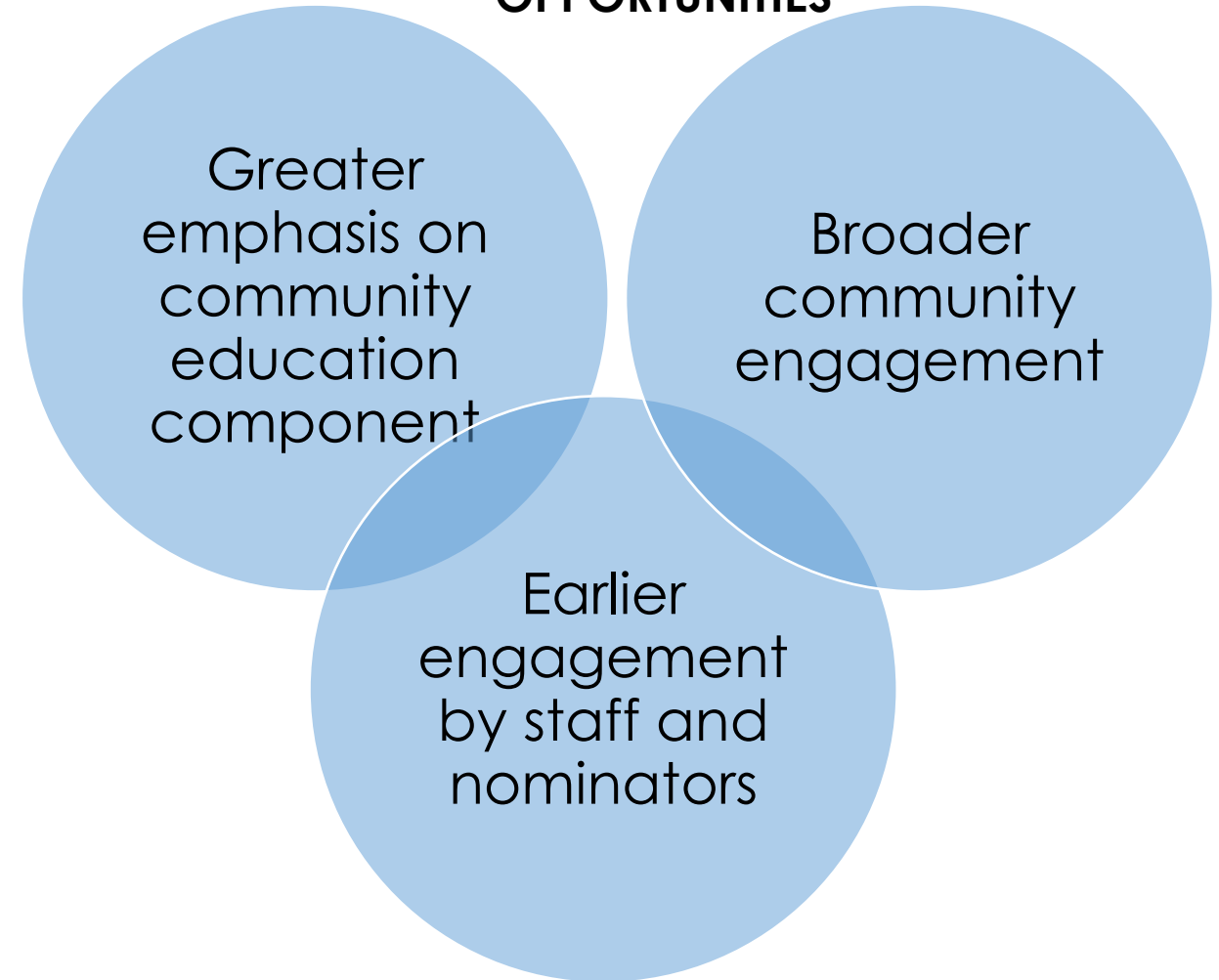


4: Nomination Criteria Adjustments

THEME 1: INCLUSION AND COMMUNITY ENGAGEMENT

- ✓ Opportunities to expand upon task force model
- ✓ More explicit link to One Fairfax and Inclusive Community Engagement Framework

OPPORTUNITIES



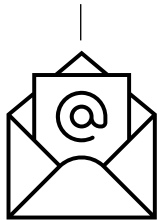
THEME 2: TIMELINE AND PRIORITIZATION

Current SSPA Timeline (19 months+)

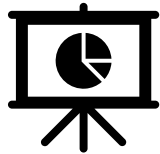


NOMINATION PHASE

3 months

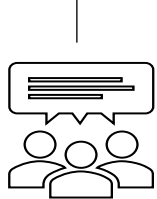


**SUBMISSIONS
RECEIVED**



SCREENING PHASE

6 months

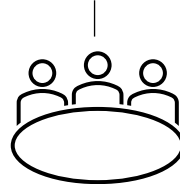


**TASK
FORCE
MEETINGS**

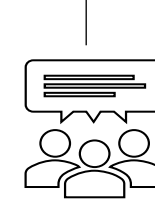


WORK PROGRAM IMPLEMENTATION PHASE

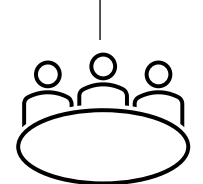
7-10 months (or more depending on complexity)



**PC PUBLIC
HEARINGS
AND BOS
ACTION**



**TASK
FORCE
MEETINGS**



**PC AND
BOS
PUBLIC
HEARINGS**

OPPORTUNITIES

THEME 2: TIMELINE AND PRIORITIZATION

- ✓ How to better prioritize long-range planning and policy work
- ✓ Rigid SSPA schedule prioritizes review of nominations
- ✓ 4-year timeline is lengthy

Shorten nomination period

Adjust screening criteria

Trends/data analysis as component

Board and PC work with staff to prioritize amendments

OPPORTUNITIES

THEME 3: TASK FORCE & STAFF RESOURCE DEMAND

- ✓ Community and task force commitment: 2+ years
- ✓ South County SSPA Task Force Meetings to date: 32
- ✓ Planning Division staff resources dedicated to SSPA: ~45% of long-range land use planners' time

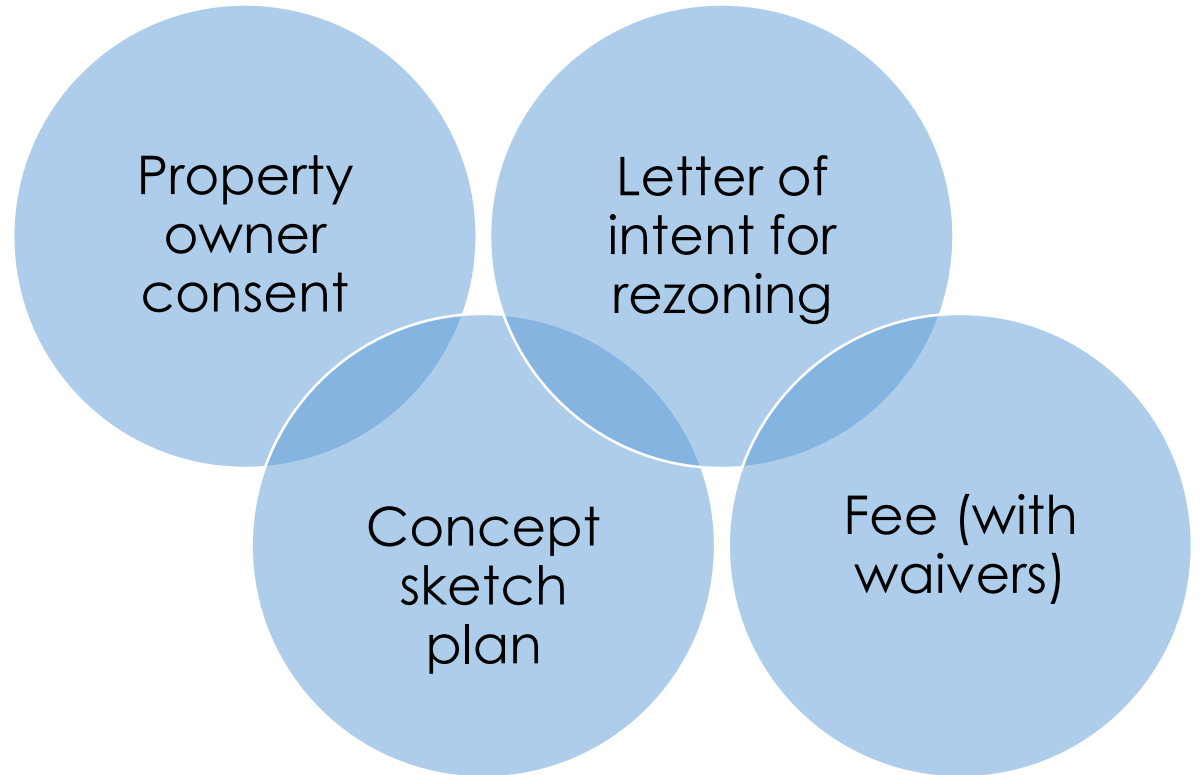
Reconsider
SSPA
schedule

Balance SSPA
with other
countywide
planning
priorities

THEME 4: NOMINATION CRITERIA ADJUSTMENTS

- ✓ Property owners' consent not currently required
- ✓ Many nominations are speculative

OPPORTUNITIES



Next Steps



Discussion



1: Inclusion and Community Engagement



2: Timeline and Prioritization



3: Task Force & Staff Resource Demand



4: Nomination Criteria Adjustments



Site-Specific Plan Amendment (SSPA) Process Discussion

Barbara Byron, Director, DPD
Leanna H. O'Donnell, Director, PD, DPD
Meghan Van Dam, Branch Chief, DPD
Graham Owen, Senior Planner, DPD

October 12, 2021