

TIMEFRAME FOR REVIEW
(continued)

For 2232 Review applications involving telecommunications facilities, the Planning Commission must act within 90 days of the official acceptance date unless the Board of Supervisors or the applicant has authorized an extension of the review time. However, for such applications, the Board may not extend the time for action beyond an additional 60 days unless the applicant has agreed to an additional extension of time.

APPLICATION FEE

There are no application fees for a 2232 Review determination. However, fees are charged for applications involving special exceptions or other zoning actions.

ADDITIONAL INFORMATION

Please visit the DPZ website and the link to the 2232 Review Process at www.fairfaxcounty.gov/dpz/2232 for more information on the 2232 Review process and to download a copy of the 2232 Application Form.

Or please contact:
Planning Division
Facilities Planning Branch
12055 Government Center Parkway
Suite 730
Herrity Building
Fairfax, VA 22035
(703) 324-1380
www.fairfaxcounty.gov/dpz/2232

This document is available in an alternative format upon request. Please call (703) 324-1334 or VA Relay TTY-711. Allow seven working days for preparation of the material.

November 2006

**THE 2232 REVIEW
PROCESS**

**PUBLIC FACILITY REVIEW
PURSUANT TO THE
CODE OF VIRGINIA
SECTION 15.2-2232**



Fairfax County
Department of Planning and Zoning
www.fairfaxcounty.gov/dpz

Planning Division
Facilities Planning Branch
12055 Government Center Parkway
Suite 730
Herrity Building
Fairfax, VA 22035

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DEFINITION

The term “2232 Review” refers to a review process required under Section 15.2-2232 of the Code of Virginia. In general terms, this Code provision provides for Planning Commission review of public facility, public utility, and public service corporation proposals to determine if their **general or approximate location, character, and extent** are substantially in accord with the Fairfax County Comprehensive Plan.

APPLICABILITY

The County's 2232 Review Process applies to all public areas, public buildings or structures, and public utility or public service corporation facilities, whether publicly or privately owned. Enlargements, changes of use, and other changes to public areas also may be subject to these provisions. For the purposes of the 2232 Review Process, public uses are broadly defined to include, among other things, County facilities, facilities of other jurisdictions, and facilities of public utility and public service corporations. It should be noted that the definition of public use as provided by the Fairfax County Zoning Ordinance does not determine the applicability of the State-mandated 2232 Review Process.

2232 APPLICATION FORM

In order to initiate a 2232 Review, all applicants must submit the standard 2232 Application Form available from the Department of Planning and Zoning (also available at www.fairfaxcounty.gov/dpz/2232) with a Statement of Justification, to the Director of the Department of Planning and Zoning.

TYPES OF 2232 REVIEW

2232 Review applications generally are reviewed in one of the following ways, depending on the nature of the proposal:

1. Feature Shown Determination In general, a public facility, public utility facility, or public service corporation facility use or area may be determined to be a current “feature shown” of the Comprehensive Plan when it is either specifically identified on the Comprehensive Plan map or described in and supported by the Plan text with details as to its nature, character, features, type, and location. A Feature Shown staff report is prepared by the Department of Planning and Zoning that includes the staff recommendation. If the Planning Commission concurs with the staff recommendation, approval is granted by the Planning Commission without a public hearing. For certain “low-impact” telecommunications cases, as defined in the Policy Plan, a feature shown determination is processed administratively without a staff report.

2. Public Hearing An application will generally require a public hearing before the Planning Commission if the proposal is not directly supported by the Plan and cannot be processed as a feature shown. Under this process, staff will prepare a detailed analysis and a staff report that is made available to the Planning Commission and to the public two weeks prior to the public hearing. Notice of the public hearing is through newspaper advertisement, posting of the property, and written notification of adjacent and nearby property owners. After the public hearing is

held, the Planning Commission determines if the general or approximate location, character, or extent of the proposal is substantially in accord with the County’s Comprehensive Plan, and either approves, denies, or defers its decision on the application.

3. 2232 Reviews also requiring a Special Exception or other Zoning Approval(s) If the proposal is subject to and must receive a Special Exception or other zoning-related approval, the 2232 Review and the zoning action will be heard concurrently by the Planning Commission, when scheduling allows. However, a separate 2232 Review may be conducted if requested by the applicant and agreed to by the Director or for other reasons as deemed appropriate by the Director. A staff report prepared for the zoning action will include a separate section addressing the 2232 Review, and is made available to the public two weeks prior to the public hearing. Notice of the public hearing is through newspaper advertisement, posting of the property, and written notification of adjacent property owners.

TIMEFRAME FOR REVIEW

Except for applications involving telecommunication facilities, a 2232 Review application must be acted on by the Planning Commission within 60 days of the official acceptance date of the application by the Department of Planning and Zoning, unless such time has been extended by the Board of Supervisors.

(continued on reverse)