



# Site-Specific Plan Amendment (SSPA) Process Discussion

Board of Supervisors Land Use Policy Committee

Graham Owen, Planning Division, DPD

February 15, 2022

# Agenda



Retrospective Goals



Stakeholder Interviews



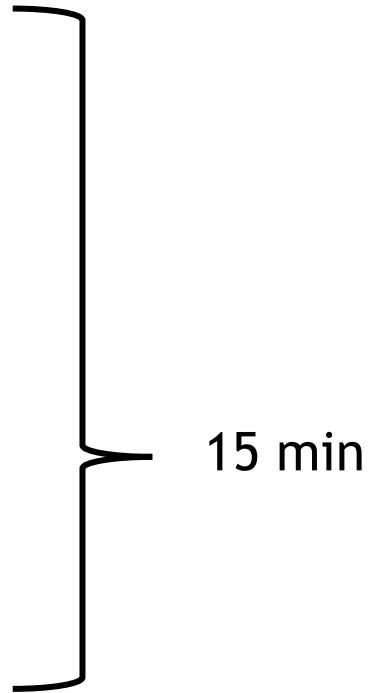
Public Survey



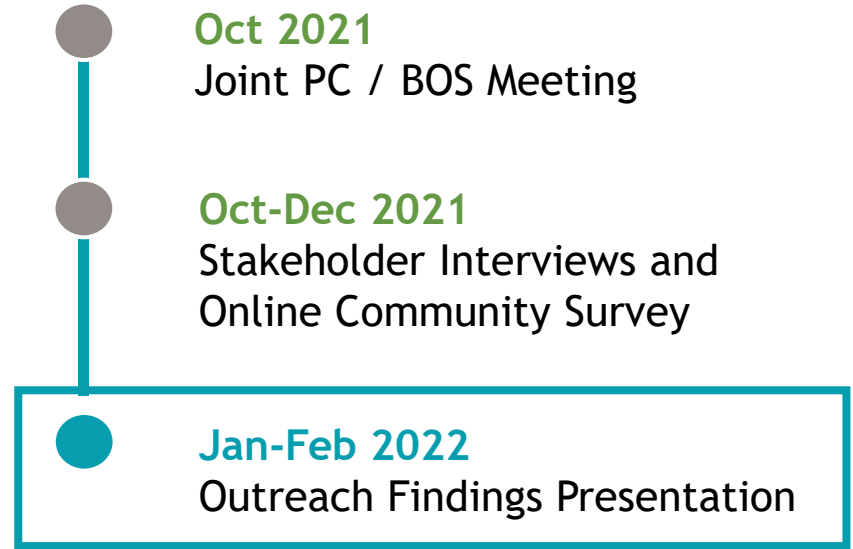
Surrounding Jurisdictions



Questions for Discussion



45 min



# SSPA Retrospective Themes: October 2021 Joint BOS / PC Meeting

# SSPA Retrospective Goals: February 2022



Inclusion and Community Engagement



Plan Amendment Prioritization



Staff and Task Force Resource Demand



Nomination Criteria Adjustments



Goal 1

Increased Inclusion and Community Engagement



Goal 2

Better Balance of Staff, Community, PC, and Board Resources

# Goal #1: Increased Inclusion and Community Engagement

- Earlier engagement
- Clearer definition of roles
- Prefer current task force model with in-person meeting setting

Task Force  
Chairs and  
Members

County  
Agencies

- Emphasized equity and capacity building
- More flexible engagement
- Effective participation in virtual setting

Community  
Participants

Nominators /  
Development  
Industry

- Prefer targeted community meetings and open houses
- Prefer virtual setting

- Comparison to Board-authorized site-specific amendments
- Prefer virtual setting

# Goal #2: Better Resource Balance

- Screening useful exercise
- Mixed feedback on timeline
- Enhance land use education

Task Force  
Chairs and  
Members

County  
Agencies

- Prioritize area planning and policy
- Opportunity costs for staff and the community

Surrounding  
Jurisdictions

Nominators /  
Development  
Industry

- Priority on policy and small area planning with few site-specific proposals
- Concurrent entitlements

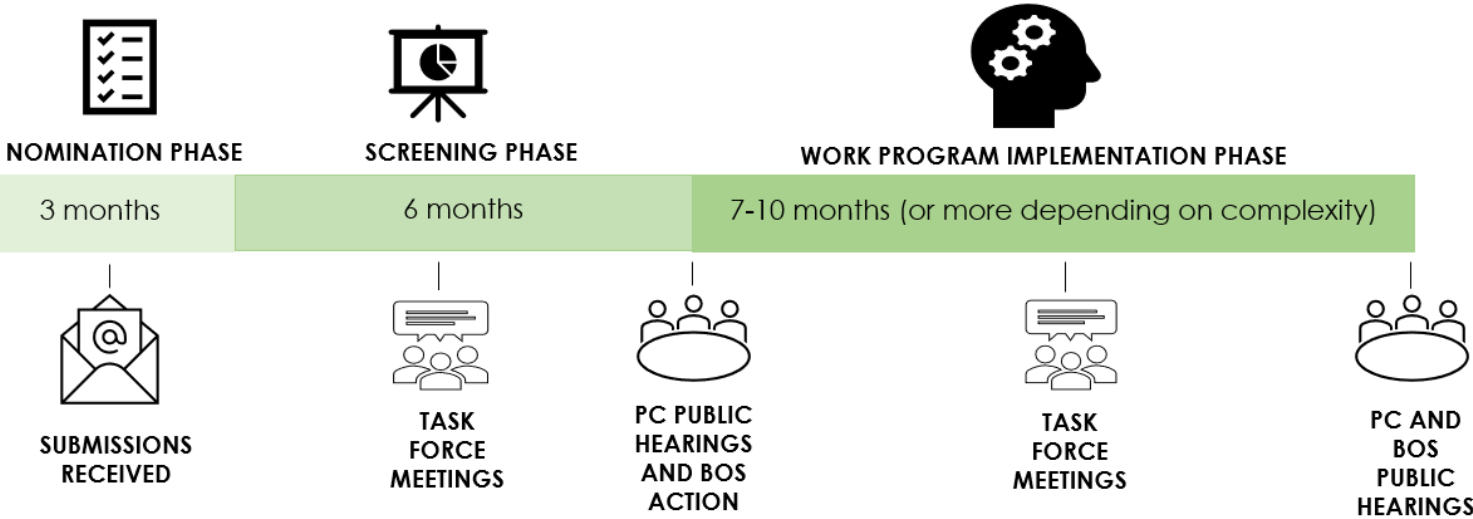
- Quicker timeline
- Greater flexibility in Comp Plan policies

# Highlights from Other Jurisdictions - Virginia

Inclusion and Community Engagement	Arlington Co.	City of Alexandria	Loudoun Co.	Prince William Co.
Do they have an equivalent process for site level plan amendments?	Similar (in first year)	No. Master Plan Amendments are submitted with and function as an entitlement	No	Yes, for residential uses only
How often are changes considered?	6 months	As needed with entitlement	N/A	Annual
How are proposals screened?	PC Committee	N/A	N/A	Staff analysis / BOS Meeting
How is community engaged during review?	PC Committee	N/A	N/A	Can speak at BOS meeting
Who can nominate changes to the plan?	Developers / property owners	N/A	N/A	Owner / Contract purchaser

# Goal #2: Better Resource Balance

- SSPA Timeline

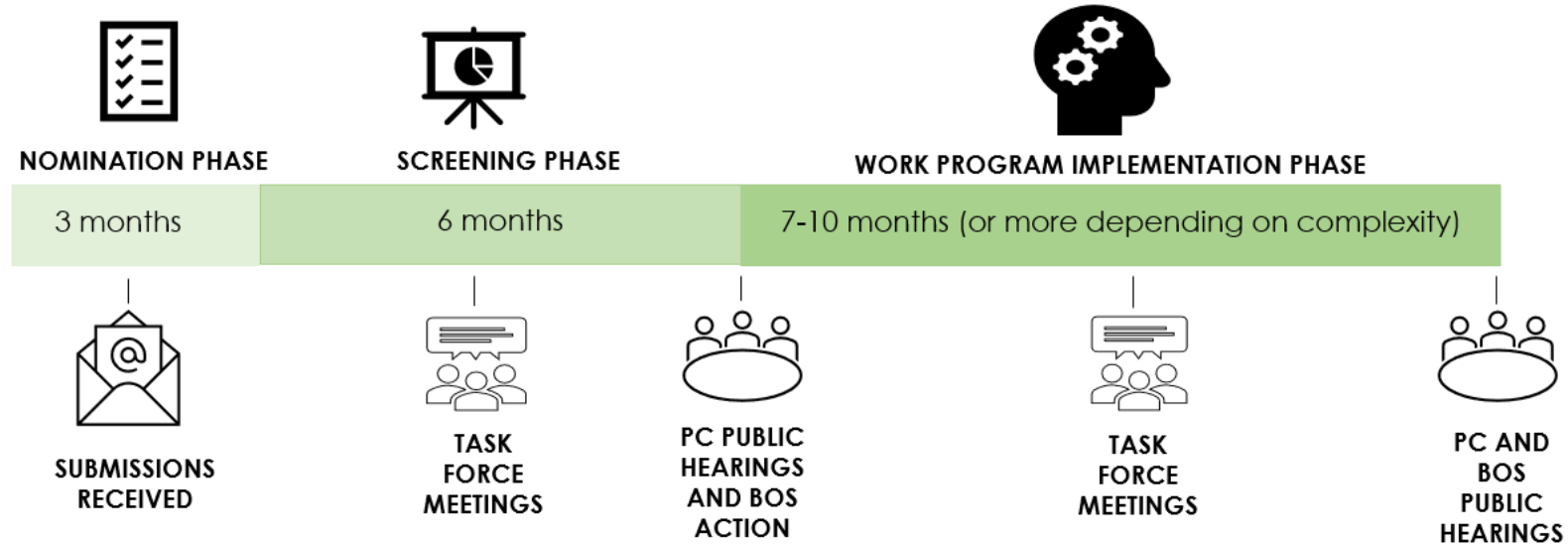


- Staff, Planning Commission, Board of Supervisors, development industry, and nominators indicated too lengthy
- Task Force members and community participants indicated about right

- Enhanced Nomination Criteria



# Goal #1: Inclusion and Community Engagement Questions



## Questions for consideration...

- What are the pluses and minuses to the current community engagement model and formal community recommendation during Screening?
- How can those directly affected by the nomination be more intentionally involved?
- Could an alternative engagement model achieve similar objectives?



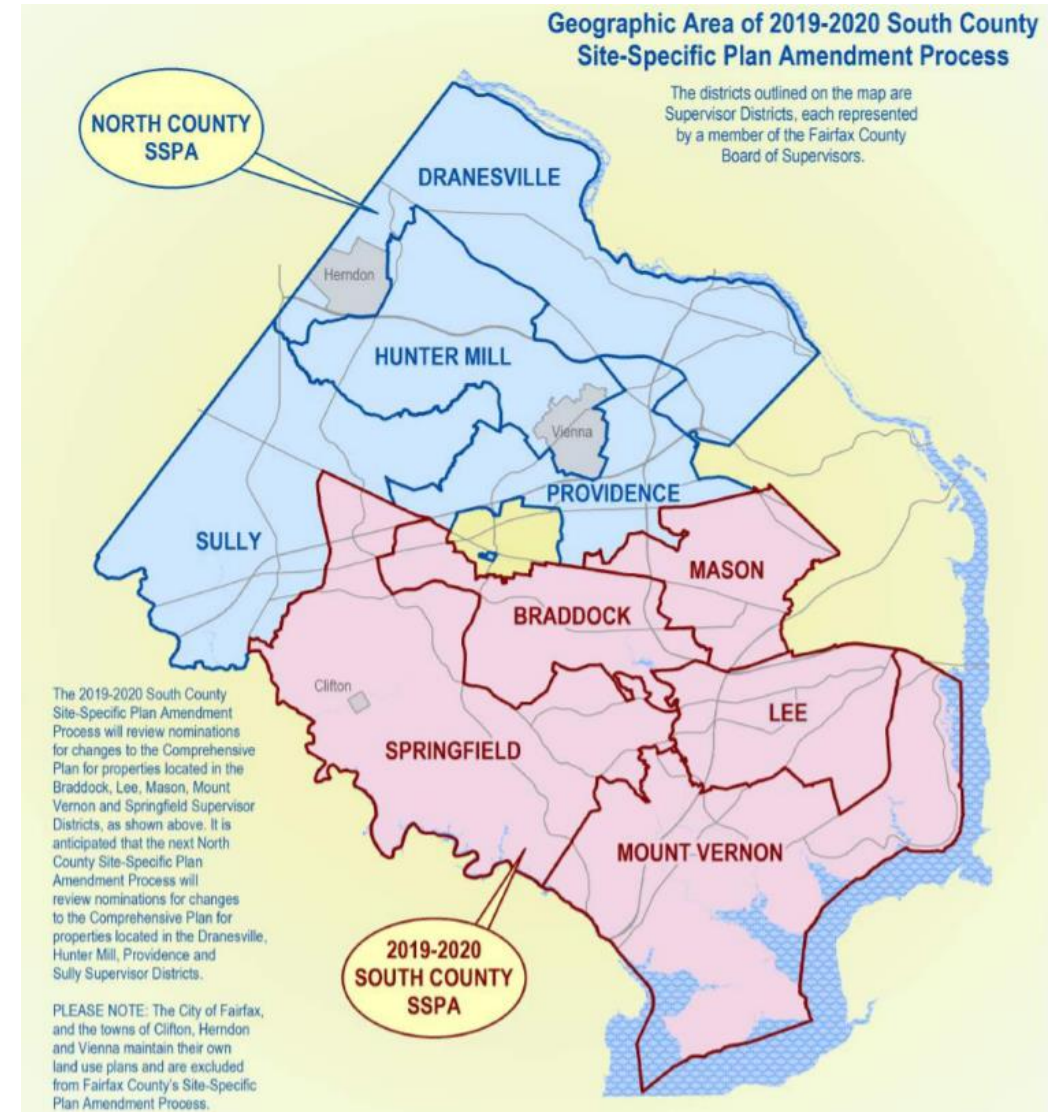
# Goal #2: Resource Balance Questions

More frequent cycle with more specific eligibility criteria?

Such as...

- Property owners' signature
- Concept plan
- Early nominator engagement
- Letter of intent to file a rezoning
- Fees

Retain North/South County cycle or go County-wide?



# SSPA Retrospective Next Steps

Oct 2021

Joint PC / BOS Meeting

Fall 2021

Stakeholder Interviews and  
Online Community Survey

Winter 2022

Presentation of  
Outreach Findings

Spring 2022

Retrospective Working Group to  
Develop Recommendations

Summer 2022

Adoption of  
New/Revised Process

# Addendum: SSPA Retrospective Survey Summary and Surrounding Jurisdiction Highlights

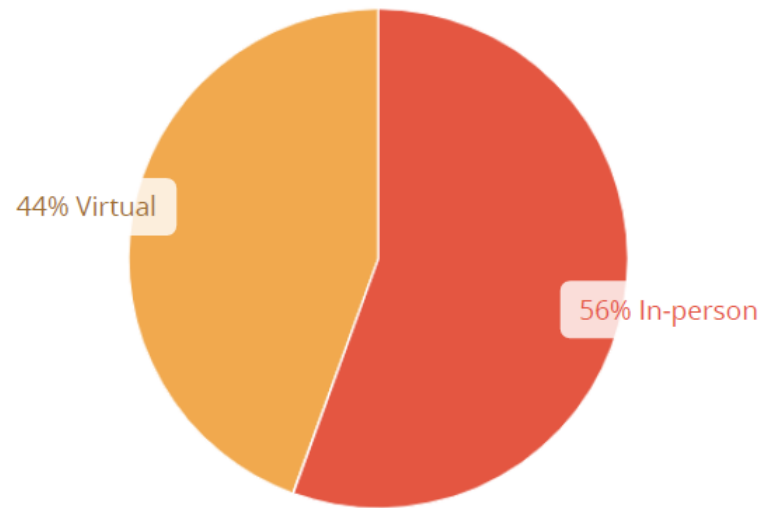


PLANNING & DEVELOPMENT



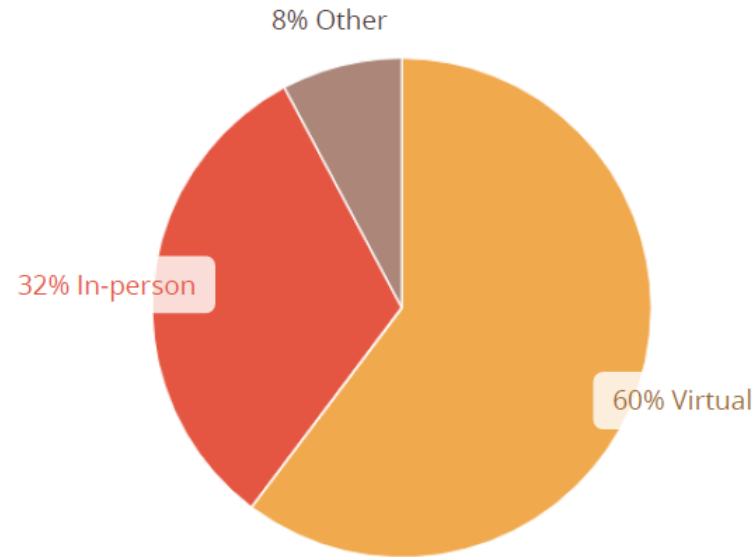
# Survey: In the future, would you prefer to engage in community planning efforts via in-person meetings, or virtually?

Task Force Members



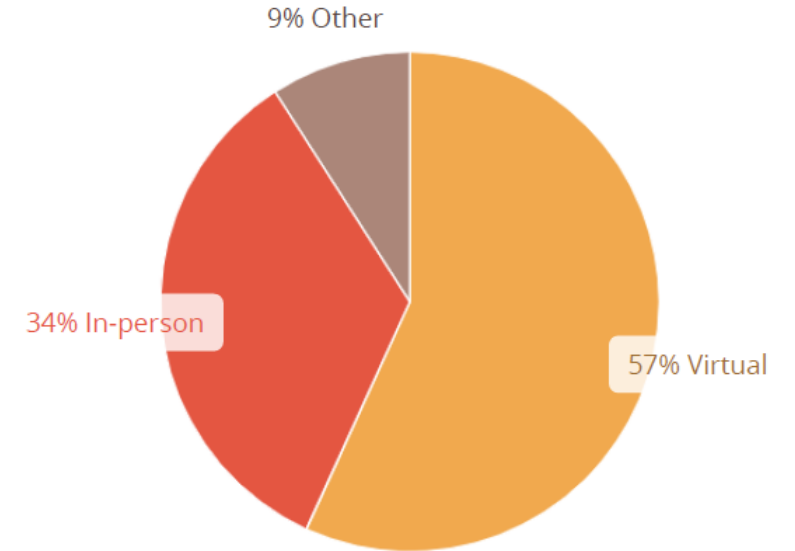
46  
Participants

Community Participants



150  
Participants

Nominators / Industry



47  
Participants

**Survey:** Select your top three engagement methods based on your preferences for community planning efforts. *Please select only 3 responses.*

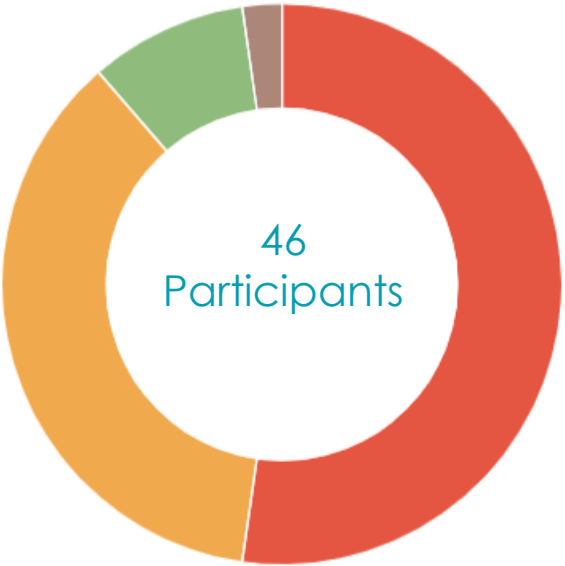
	Community	Nominators	TF Members
Attending targeted community meetings for nearby residents	60%	49%	64%
Receiving regular email updates	45%	49%	44%
Attending regularly scheduled (bi-weekly) task force meetings	22%	35%	76%
Attending open houses before the nomination period begins	42%	30%	38%
Taking community surveys	41%	30%	13%
Attending open houses during the process	26%	33%	24%
Writing letters to staff, the task force, PC, and/or BOS	20%	28%	4%
Testifying at PC and BOS hearings	14%	19%	11%
Other	1%	2%	0%

**Survey:** What are the most effective ways for you to hear about community planning efforts? *Multiple options may be selected.*

	Community	Nominators	TF Members
District newsletter	42%	27%	57%
Staff contact	38%	43%	48%
District contact	30%	25%	46%
Comp Plan Listserv	24%	43%	57%
Facebook	31%	18%	7%
County Website	14%	34%	22%
News Article	28%	23%	20%
Nominator Contact	16%	16%	13%
NextDoor	22%	11%	20%
Flyer or Poster	14%	5%	11%
Other (Twitter, Youtube, etc)	17%	7%	7%

# Survey: Please provide your thoughts on the SSPA cycle's overall length.

Task Force Members



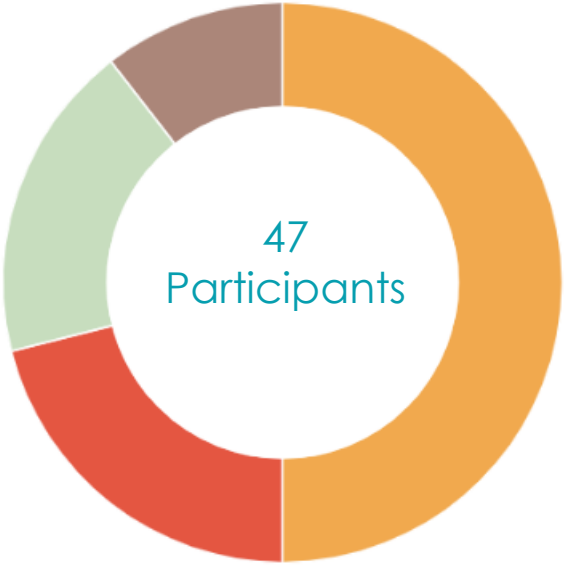
- 52% ...about right.
- 36% ...too lengthy.
- 9% I do not have an opinion about this.
- 2% ...too short.

Community Participants



- 33% ...about right.
- 28% ...too lengthy.
- 28% I do not have an opinion about this.
- 10% ...too short.

Nominators / Industry



- 50% ...too lengthy.
- 21% ...about right.
- 18% I do not have an opinion about this.
- 11% ...too short.

# Survey Highlights

Which of the following changes to the nomination criteria could result in clearer, more understandable, and better-developed nominations? *Multiple options may be selected.*

	Community	Nominators	TF Members
<b>Conceptual Site Plan</b>	<b>65%</b>	<b>69%</b>	<b>62%</b>
<b>Pre-Submittal Nominator Engagement</b>	<b>80%</b>	<b>42%</b>	<b>71%</b>
<b>Letter of Intent to File Rezoning</b>	<b>38%</b>	<b>58%</b>	<b>40%</b>
<b>Owner's Signature</b>	<b>37%</b>	<b>44%</b>	<b>40%</b>
Submission Fee	26%	22%	31%
Other	7%	14%	7%
Keep the existing criteria only	6%	19%	7%