

COMPREHENSIVE PLAN AND PLAN AMENDMENTS

The Comprehensive Plan identifies county priorities for land use. It is a guide for decisions that impact the built and natural environment, including what types of development are allowed where and how intense those developments may be.

WHY DO WE HAVE A COMPREHENSIVE PLAN?

The Comprehensive Plan is required by state law and ensures that Fairfax County has a long-term vision for the community. It identifies the county's priorities related to land use.

WHAT'S IN THE PLAN?

The Plan includes the Policy Plan, Area Plans, and maps. The policies address things like land-use, housing, heritage resources, the environment and sustainability, public facilities such as schools, fire stations, and parks, and transportation systems, including roads, trails, and transit. It includes both maps and text to describe and visualize planning recommendations.

WHAT'S A PLAN AMENDMENT?

The Comprehensive Plan is a dynamic document that changes over time. Changes in community needs, in state and local laws, or potential projects can all prompt changes in the Comprehensive Plan. These changes are known as Plan Amendments and are included on the Comprehensive Plan Amendment Work Program. They are generally organized in three ways:

SITE SPECIFIC PLAN AMENDMENTS	ACTIVITY CENTER OR NEIGHBORHOOD AMENDMENTS	COUNTYWIDE POLICY PLAN AMENDMENTS
Plan amendments can be initiated through a nomination period that considers adding the review of changes for a particular property or properties to the Comprehensive Plan amendment work program.	Changes made to larger geographic areas designated within the Comprehensive Plan that could include neighborhoods, special areas, and more.	Changes made for the entire county which address county-wide policy guidance and objectives.

The review of Plan Amendments is a formal process that includes review by staff, the community, the Planning Commission, and approval by the the Board of Supervisors.



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