

SITE SPECIFIC PLAN AMENDMENTS (SSPA)

A Plan amendment initiated through the Site-Specific Plan Amendment process (SSPA) may propose changes to the Comprehensive Plan as it relates to one property or a small area.

WHY MAKE SITE-SPECIFIC CHANGES?

Plan amendments initiated through the SSPA process are usually advanced by property owners or developers who have a specific vision for a piece of property. The plan for the property might not fit within the vision currently laid out by the Comprehensive Plan, but could be accommodated with certain changes to the Comprehensive Plan and may achieve broader countywide goals.

HOW DO THEY WORK?

Most property in the county is eligible to be “nominated” (or considered for changes) through the SSPA process. All nominations must include the written consent of the property owners, unless otherwise noted by the Board of Supervisors.

When properties are nominated, which nominations move forward and on to the Work Program is determined by the Board of Supervisors after workshops by the Planning Commission, community meetings, and staff review.

SSPAs follow a specific process with key steps.

1	Submission Period	Property owners submit nominations
2	Screening Phase: Community Meetings	County staff shares information and gathers feedback
3	Screening Phase: Planning Commission Workshops	Staff reviews nominations and makes recommendations to the Board
4	Work Program Established	Board of Supervisors determines which nominations proceed and adopts an updated Comprehensive Plan Amendment Work Program

HOW TO GET INVOLVED

You can get involved with the SSPA process and weigh in on the property changes of interest to you.

- ▶ Track a nomination online or attend a community meeting:
fairfaxcounty.gov/planning-development/plan-amendments/sspa
- ▶ Submit a comment or video message via email to
 - ▶ Department of Planning and Development Staff:
dpdsspa@fairfaxcounty.gov
 - ▶ Planning Commission: plancom@fairfaxcounty.gov
- ▶ Attend and/or provide comments at the Planning Commission Workshop

