



PLANNING & DEVELOPMENT

SSPA Retrospective

Recommendations for Changes to the
SSPA Process

May 2022



Comprehensive Plan

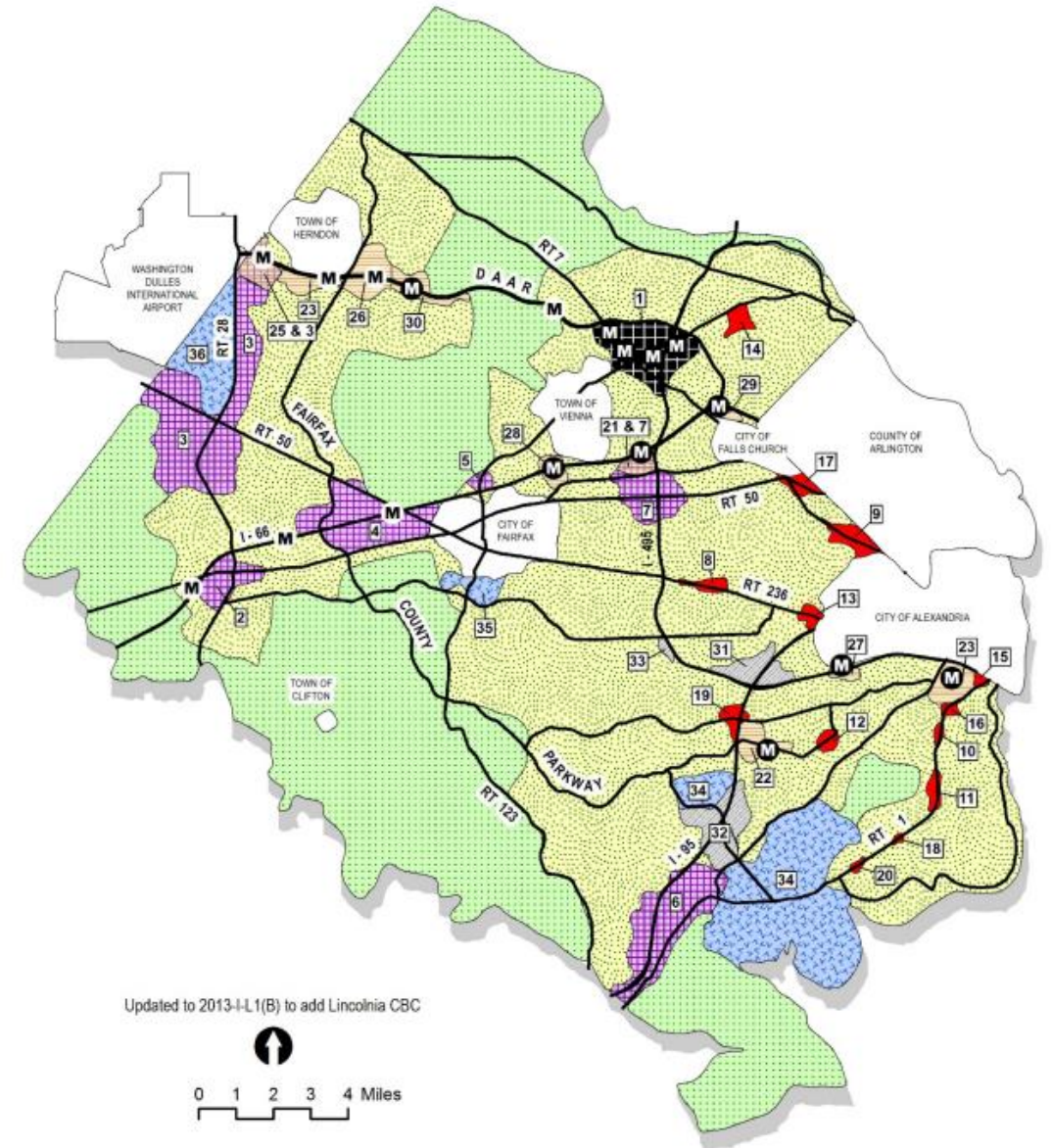
The Comprehensive Plan is a guide that reflects the community's long term land-use vision for the future

It helps guide growth & preserve stable residential communities and the environment

The Plan is used by the Planning Commission and Board to make decisions about changes in the use of property

The Plan is dynamic and is updated through amendments

The Plan amendment process involves extensive community engagement and many planning stakeholders

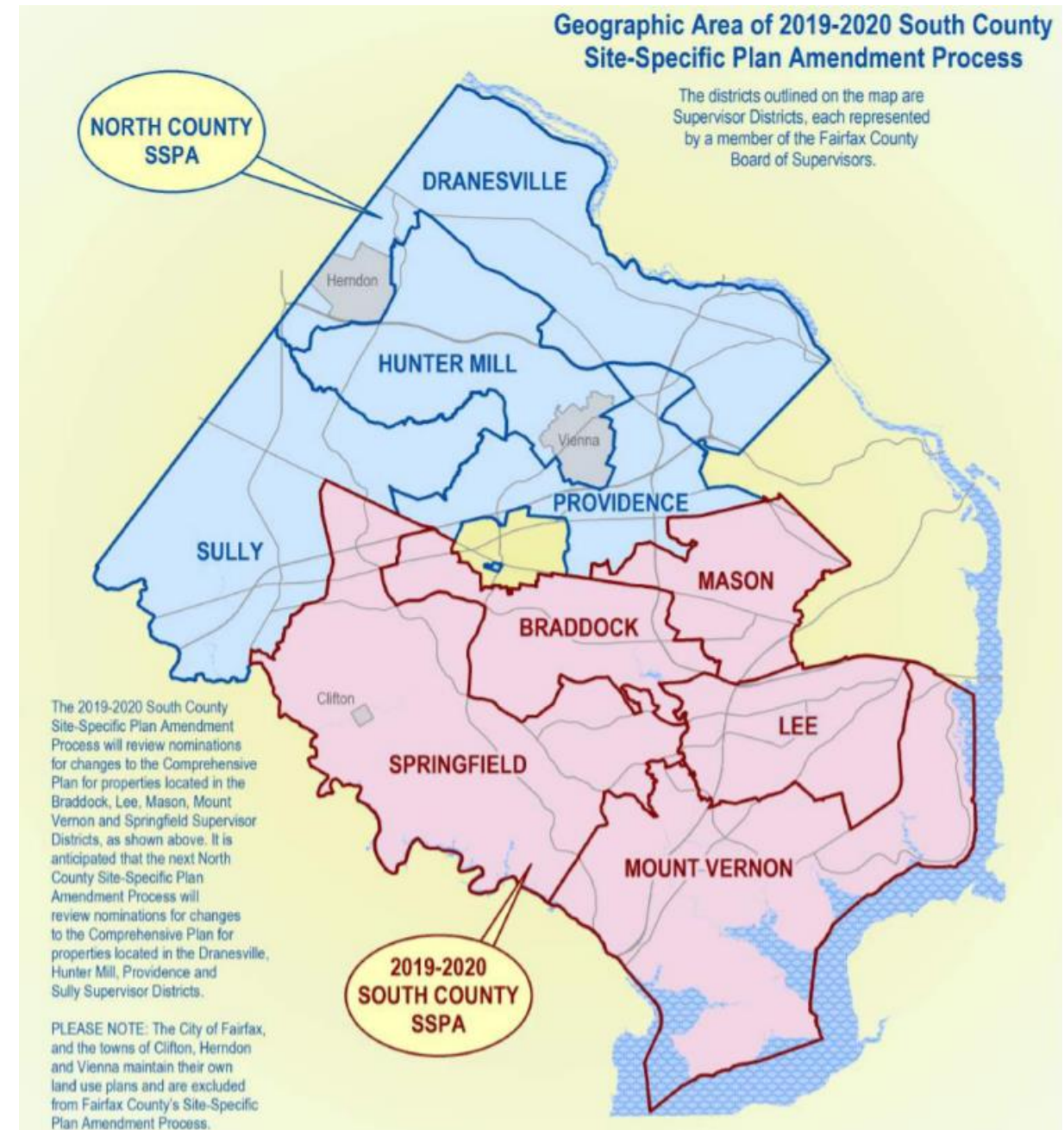


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Current Site-Specific Plan Amendment (SSPA) Process

Anyone can propose a change (“nomination”) to the Comprehensive Plan’s land use guidance for specific sites

Nominations are accepted every two years on an alternating cycle between the North County Districts and South County Districts



Current Site-Specific Plan Amendment (SSPA) Process



NOMINATION PHASE

3 months

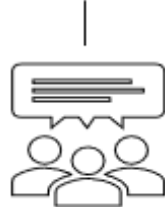


SUBMISSIONS
RECEIVED



SCREENING PHASE

6 months

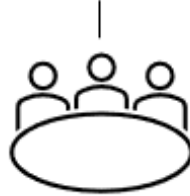


TASK
FORCE
MEETINGS

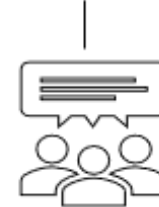


WORK PROGRAM IMPLEMENTATION PHASE

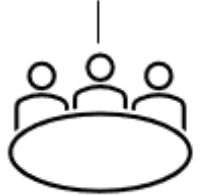
7-10 months (or more depending on complexity)



PC PUBLIC
HEARINGS
AND BOS
ACTION



TASK
FORCE
MEETINGS



PC AND
BOS
PUBLIC
HEARINGS

Goals for Revised SSPA Process



Reduce Overall
Timeline



Increase Inclusion
and Community
Engagement



Achieve Better Balance
of Resources between
short and Long Range
Planning

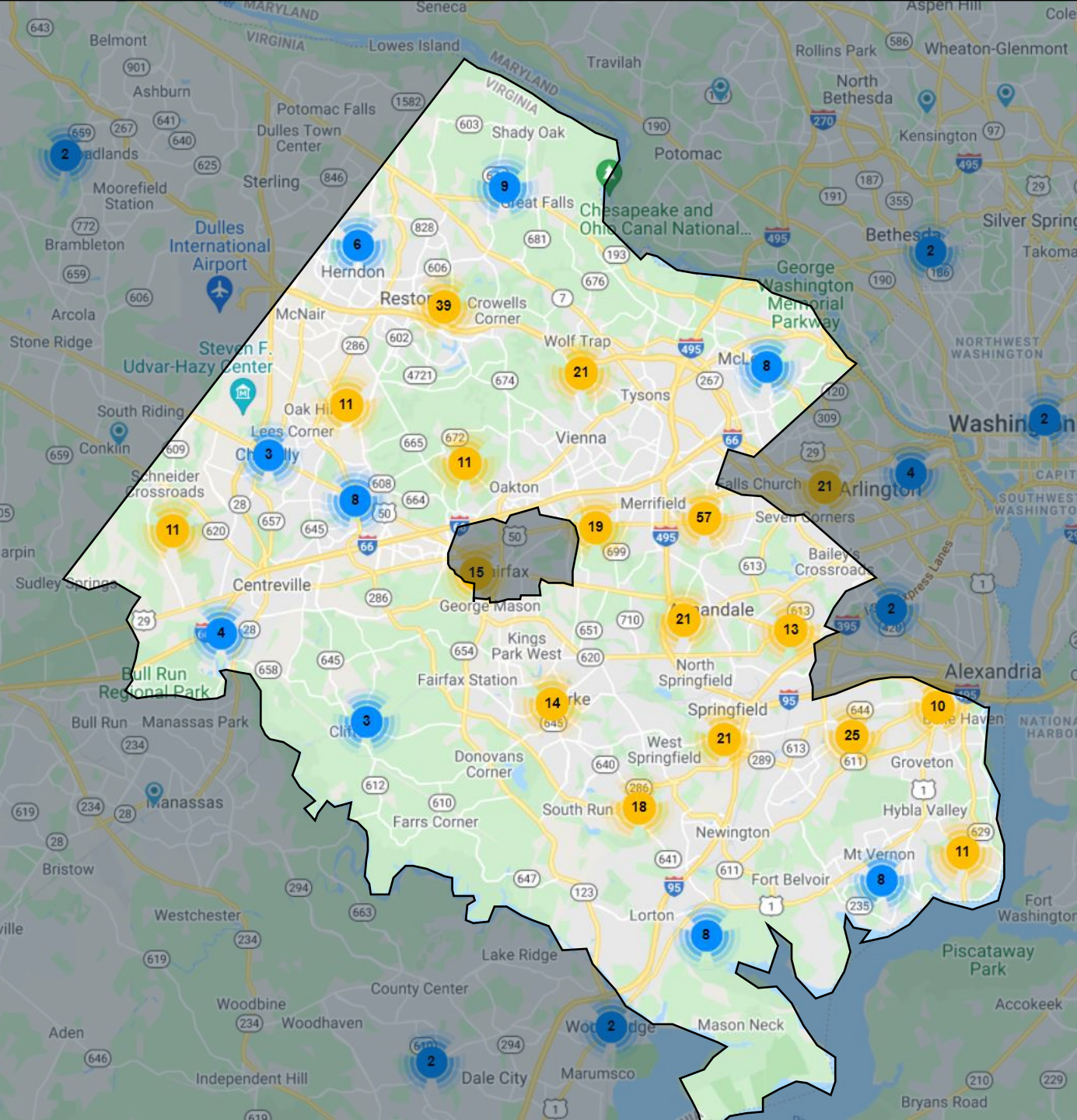
SSPA Retrospective Outreach

October - December 2021

Interviews with Planning Stakeholders
and Surrounding Jurisdictions

Public Input Survey

- 458 survey participants
- 618 comments



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%

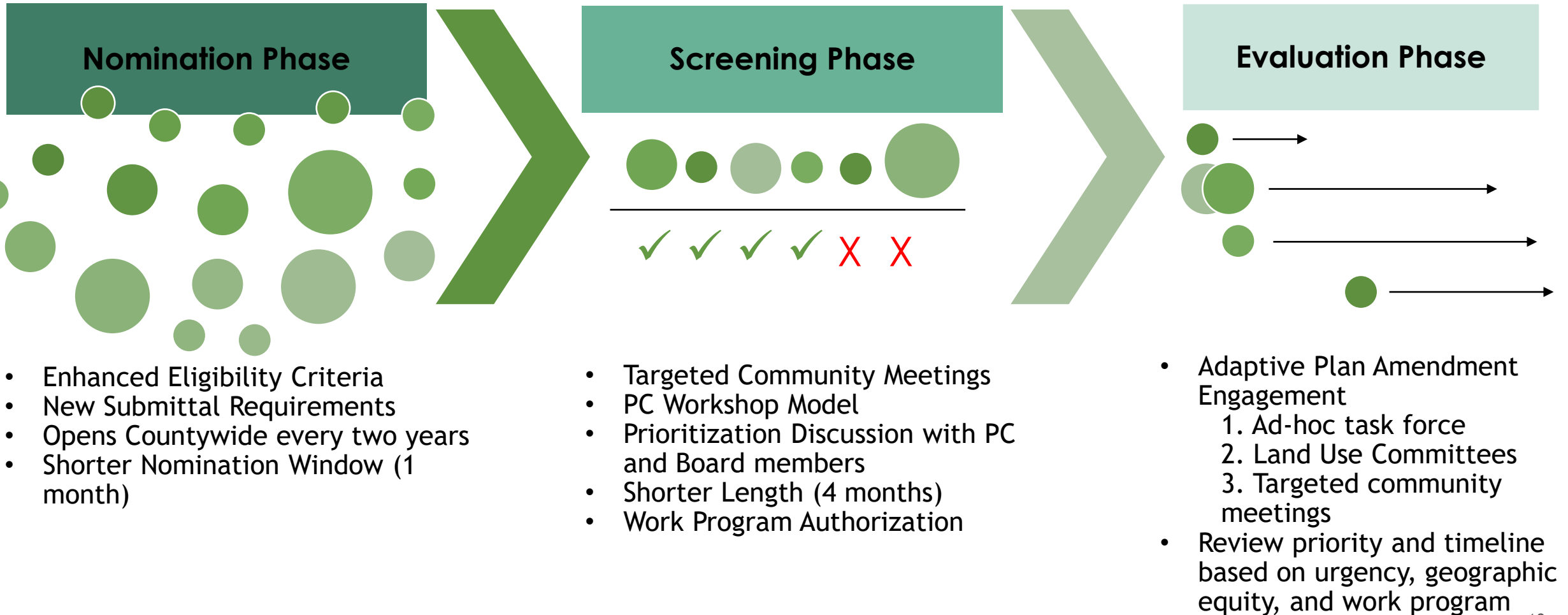
Survey: Stakeholder Engagement Preferences. Select your top three engagement methods based on your preferences for community planning efforts. *Please select only 3 responses .*

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

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

Revised Process Elements



Proposed Eligibility Criteria

Proposals would be INELIGIBLE (CANNOT be submitted) for SSPA, if they involve:

Land areas that
were included in
any land use plan
amendment
adopted in the
past 2 years

Land areas
subject to any
pending land use
plan amendment

Proposals to
change
countywide
policy or
systems

Multiple
proposals on the
same land area
from the same
nominator

Submission Requirements

Proposals would need to submit the following:

Illustrative
Plan

Nominator's
potential
development
timeline and
engagement
factors

Property
Owner's
Signature

Submission Fee
(with waiver
provision)

Statement of
Justification

Justification Criteria

The Justification should explain how the proposal would:

Address an emerging community concern or change in circumstances

Advance planning objectives of the Comprehensive Plan

Align with the goals of the county's Board-adopted policies

If a proposal has been re-submitted describe why additional review is warranted.

SSPA Retrospective Potential Next Steps

Oct 2021

Joint PC / BOS
Meeting

Winter 2022

Presentation of
Outreach Findings to
PC and Board
Committees

May 19, 2022

PC Committee
June 14, 2022
BOS Committee

September 2022

New Countywide
Nomination Period
Opens

Fall 2021

Stakeholder
Interviews and
Online Community
Survey

Spring 2022

Retrospective Working
Group Develops
Preliminary
Recommendations

June 28, 2022

BOS Action on
Revised Process

Questions?



PLANNING & DEVELOPMENT

