



# **2019 South County Site-Specific Plan Amendment (SSPA) Process**

Planning Division, Department of Planning and Development

Fall 2019



## The South County Site-Specific Plan Amendment (SSPA) process began Sept 3!

### Agenda:

- Summary of Plan Amendment Process
- Timeline and parameters of SSPA process, including the eligibility criteria

# Background

Countywide/Policy Plan  
Amendments

Areawide Planning Studies

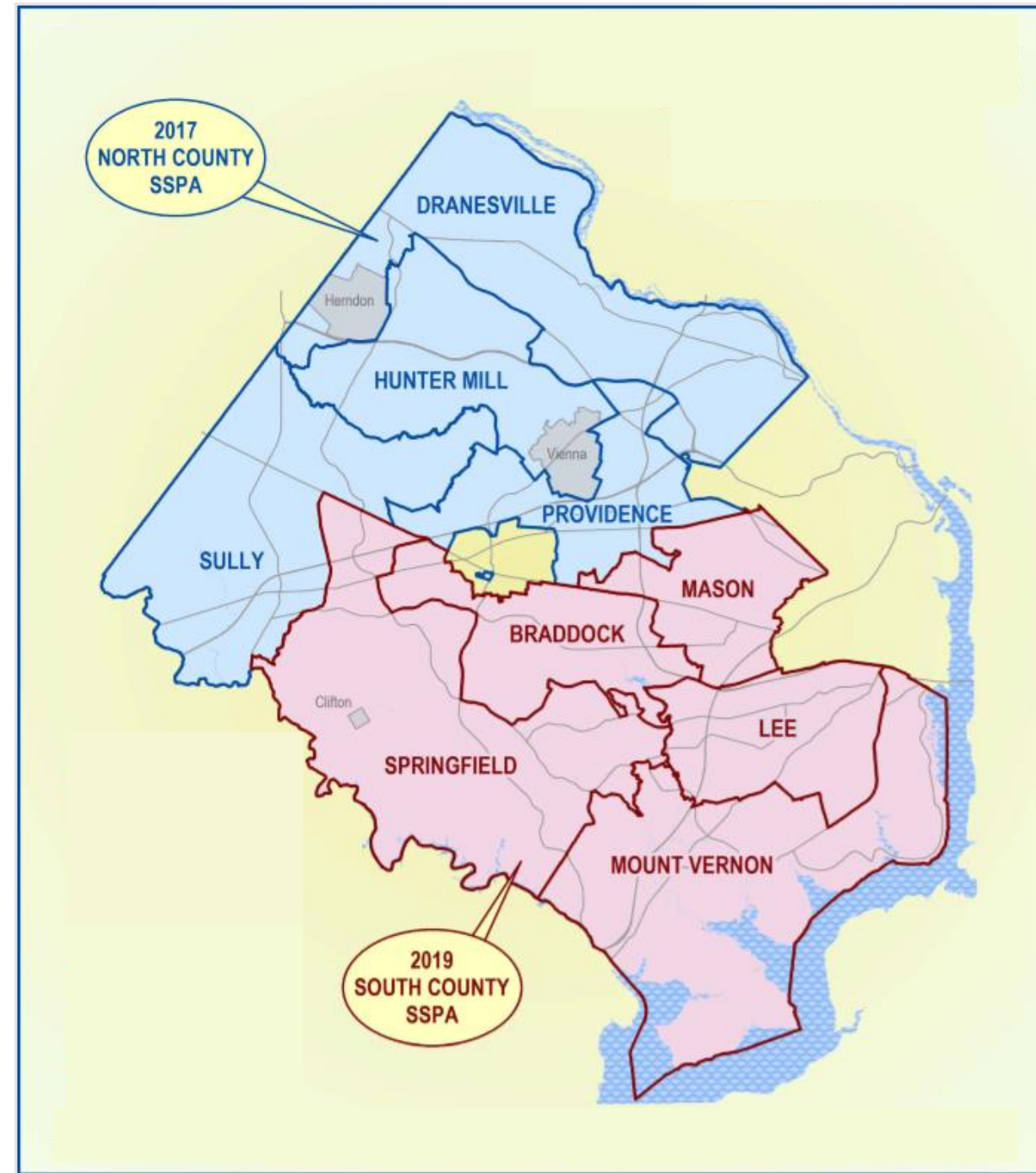
**Comprehensive Plan Amendment  
Work Program**

Site-Specific Plan Amendments  
(North/South County Cycle)

Additional Board-authorized  
Amendments

# SSPA Process

- 4 Year Process
- The County is divided into two parts:
  - North County (2 years)
  - South County (2 years)
- South County mirrors North County process





# SSPA Process Overview

Education &  
Nomination Period



Screening Period

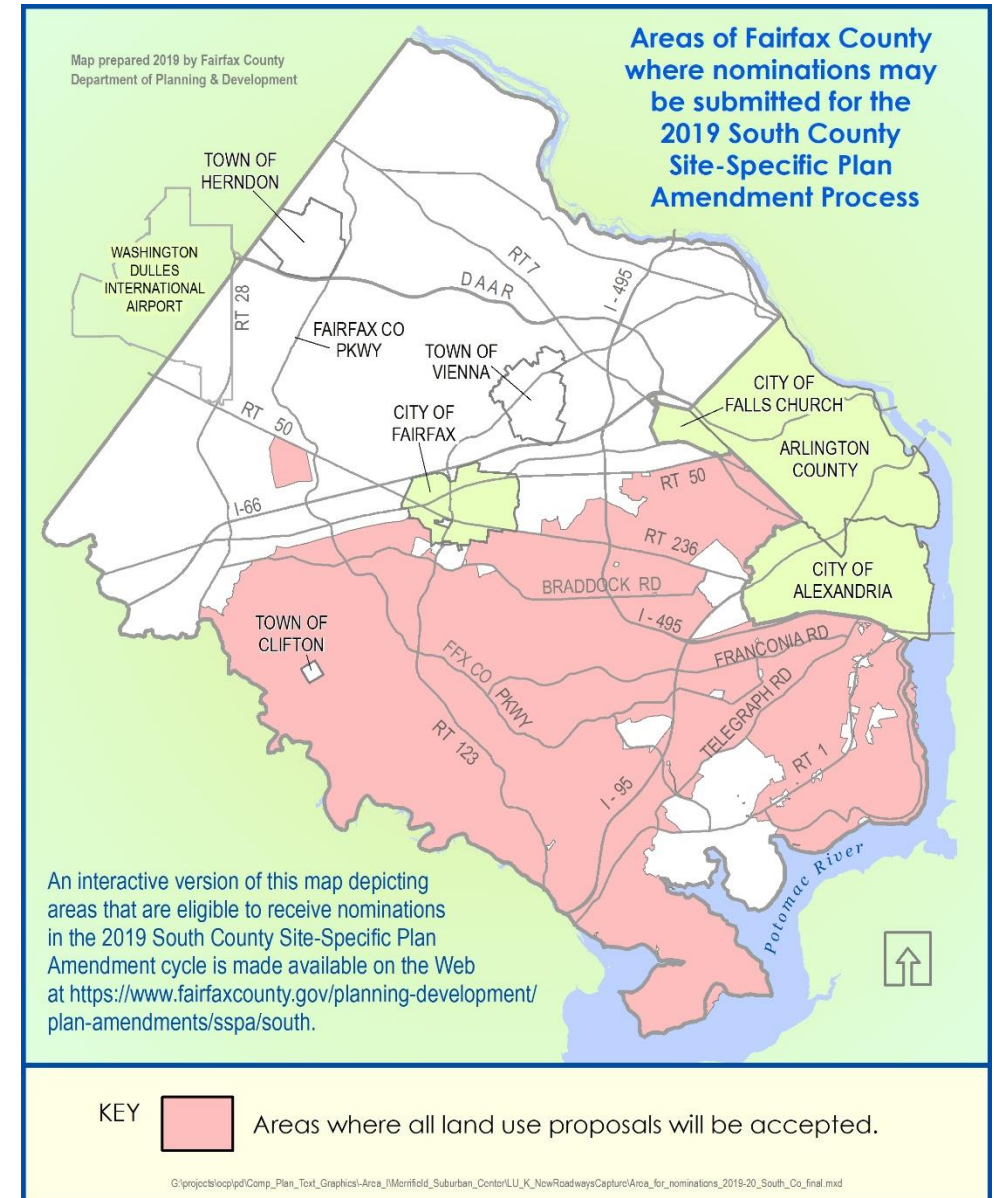


Impact Analysis &  
Detailed Review



# South County SSPA Eligibility Criteria

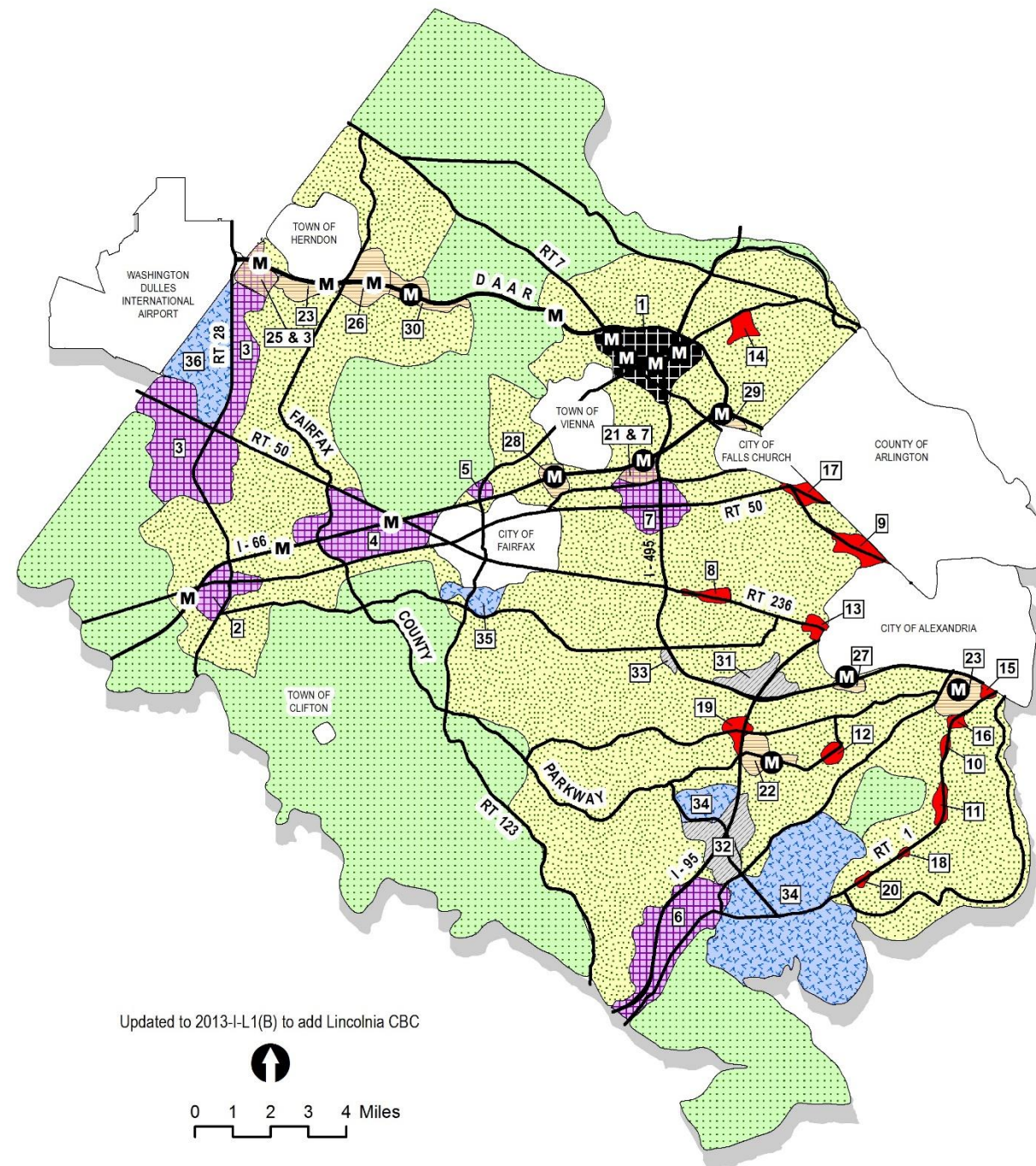
1. Land areas not subject of any pending Plan amendment or special studies;
2. Any land area included in any Plan amendment that was adopted by the Board of Supervisors after September 3, 2015;
3. No Changes to the Policy Plan volume of the Comprehensive Plan;
4. No Amendments affecting countywide systems, such as the countywide transportation network, the countywide trails system, the Bicycle Master Plan, parks and public facilities...





# SSPA – Statement of Justification

- Address Emerging Community Concern
- Better Implement Concept for Future Development/not contrary to long standing county policies
- Advance Major Policy Objectives:
  - Environmental Protection;
  - Revitalization;
  - Economic Development;
  - Open Space Preservation;
  - Affordable Housing;
  - Balancing transportation and public facilities with growth;
- Respond to action by others
- Reflect implementation of Plan Guidance
- Respond to research – technical planning or transportation studies



# South County SSPA Timeline

Sept – Dec 2019:  
Nomination Period



January – July 2020:  
Screening Period



Begin. August 2020:  
Impact Analysis &  
Detailed Review






# SSPA – How to Participate

- Any interested party can participate by:
  - Submitting a nomination
    - Anyone may submit nominations for proposed amendments to the county's Area Plan volumes of the Comprehensive Plan for the eligible land areas.
  - Reviewing submitted nominations
  - Attending or participating in Task Force Meetings
  - Reviewing the DPD Staff reports for each nomination
  - Providing testimony at public hearings (in person or in writing) to the Planning Commission and the Board of Supervisors

# SSPA Nomination Form

- Form can be found [online](#) or at the back of the 2019 – 2020 South SSPA Guide
- Elements of a Nomination Package:
  1. Nominator/Agent Information
  2. General Info (District, # of Parcels, Aggregate Parcel Size, etc)
  3. Property Info (Tax Map Parcel, Street Address, etc)
  4. Statement of Justification



FAIRFAX COUNTY, VIRGINIA  
2019 - 2020 SOUTH COUNTY SITE SPECIFIC PLAN AMENDMENT  
PROCESS NOMINATION TO AMEND THE COMPREHENSIVE PLAN

TYPE OR PRINT RESPONSES IN BLACK INK  
Complete all information requested on this form to submit a 2019 - 2020 South County SSPA Nomination to amend the Comprehensive Plan within the Mount Vernon, Lee, Braddock, Springfield, and Mason Districts. Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_  
Date Accepted: \_\_\_\_\_  
Planning District: \_\_\_\_\_  
Special Area: \_\_\_\_\_

1. NOMINATOR/AGENT INFORMATION

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Nominator E-mail Address: \_\_\_\_\_  
Signature of Nominator (NOTE: There can be only one nominator per nomination): \_\_\_\_\_  
Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter): \_\_\_\_\_  
Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page: \_\_\_\_\_

2. GENERAL INFORMATION

Check appropriate supervisor district: ☐ Lee ☐ Mason ☐ Braddock ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: \_\_\_\_\_  
Total aggregate size of all nominated parcels (in acres and square feet): \_\_\_\_\_ acres \_\_\_\_\_ sq. ft.

1

# SSPA Website


2019 South County SSP. x +

← → ↺ | County of Fairfax [US] | fairfaxcounty.gov/planning-development/plan-amendments/sspa/south

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RESIDENTS BUSINESS GOVERNMENT **FAIRFAX COUNTY** VIRGINIA SERVICES CONNECT SEARCH 🔍 ⚙️

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Planning Division 

CONTACT INFORMATION: Our office is open 8:00 a.m. - 4:30 p.m., Monday - Friday

703-324-1380  
TTY 711

Email Us

12055 Government Center Parkway, Suite 730  
Fairfax, VA 22035


Leanna O'Donnell,  
Acting Director


DEPARTMENT  
RESOURCES

[SSPA Home](#)  
[Education and FAQs](#)  
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[Participants](#)  
[Review Process](#)  
[2017 North County SSPA](#)  
[2019 South County SSPA](#) +

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2019 South County SSPA Process 



\*\*\*NOMINATION PERIOD HAS BEGUN AND WILL END DECEMBER 3RD, 2019\*\*\*

The Site-Specific Plan Amendment Process (SSPA) is an opportunity to participate in Fairfax County's land use planning process by submitting proposals (called Nominations) to amend the Area Plan volumes of the Comprehensive Plan (the Plan) and/or the Comprehensive Land Use Plan Map through the Plan Amendment Work Program. The Comprehensive Plan is the guide used by the Planning Commission and the Board of Supervisors to make land use decisions.

The SSPA process, including the appointment of Task Force members, is organized by the County's Supervisor Districts. In the 2019 SSPA cycle, Comprehensive Plan land use guidance for the southern portion of the County, including the Braddock, Lee, Mason, Mount Vernon and Springfield Supervisor Districts is being reviewed.

Find Information on how to prepare and submit in the [2019 South County SSPA Guide](#)  or on the [Nomination page](#). View [Nomination Form](#) .



# Thank you!

SSPA Website: <https://www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/south>

Email any questions to Graham Owen at  
[graham.owen@fairfaxcounty.gov](mailto:graham.owen@fairfaxcounty.gov)

