



SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

2019-2020

**Planning Commission
Land Use Process Review
Committee Meeting
November 18, 2020**

Countywide/Policy Plan
Amendments

Areawide Planning Studies

**Comprehensive Plan Amendment
Work Program**

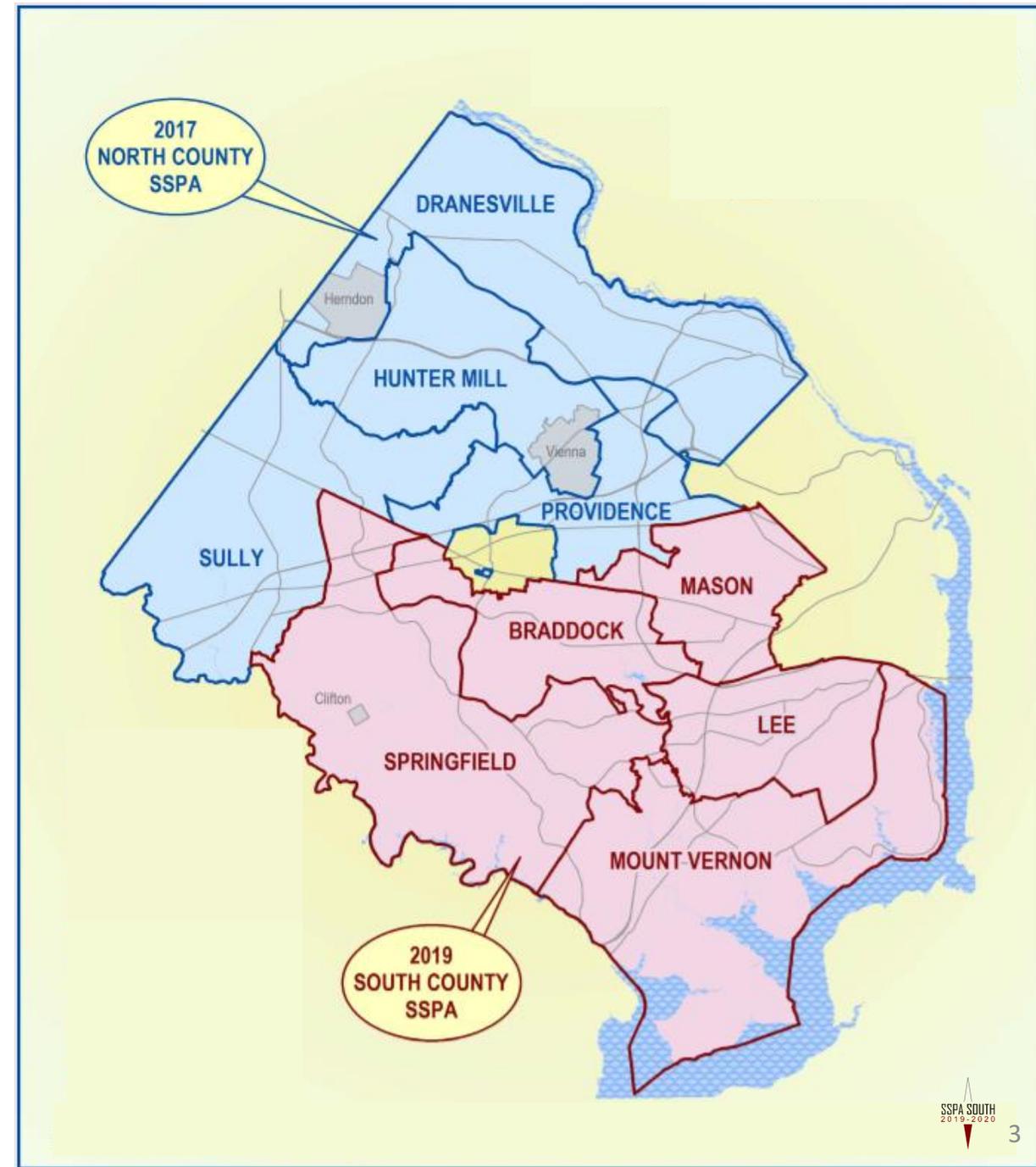
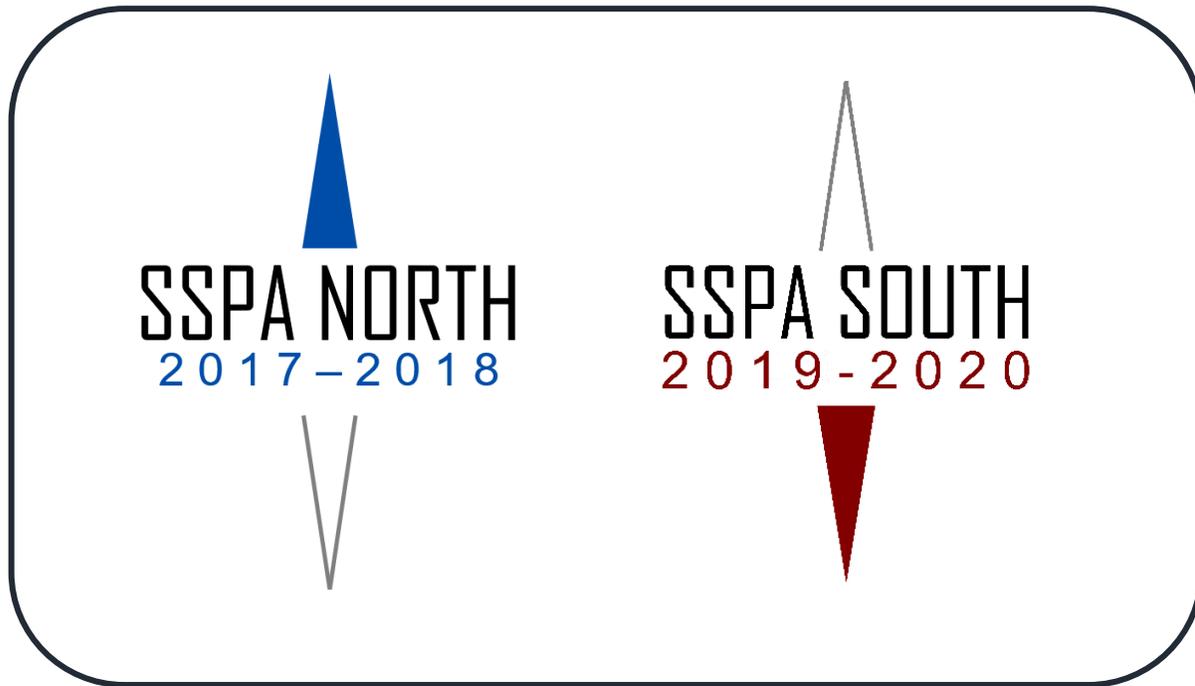
**Site-Specific Plan Amendments
North/South County
(2-year Cycles)**

Additional Board-authorized
Amendments

SSPA Cycle Overview

4-year cycle divided into two parts:

- North County (2 years)
- South County (2 years)



South County SSPA Timetable

NOMINATION PERIOD

September – December 2019



COMPLETED

SCREENING PERIOD

July 2020 – January 2021

13 Task Force meetings held between March – September 2020 in Mason, Lee, and Mount Vernon Districts

**Planning Commission Public Hearings:
November 18-19, 2020**

Planning Commission Mark-up:
December 2, 2020

Board Action on Work Program: January
26, 2021

IMPACT ANALYSIS & DETAILED REVIEW

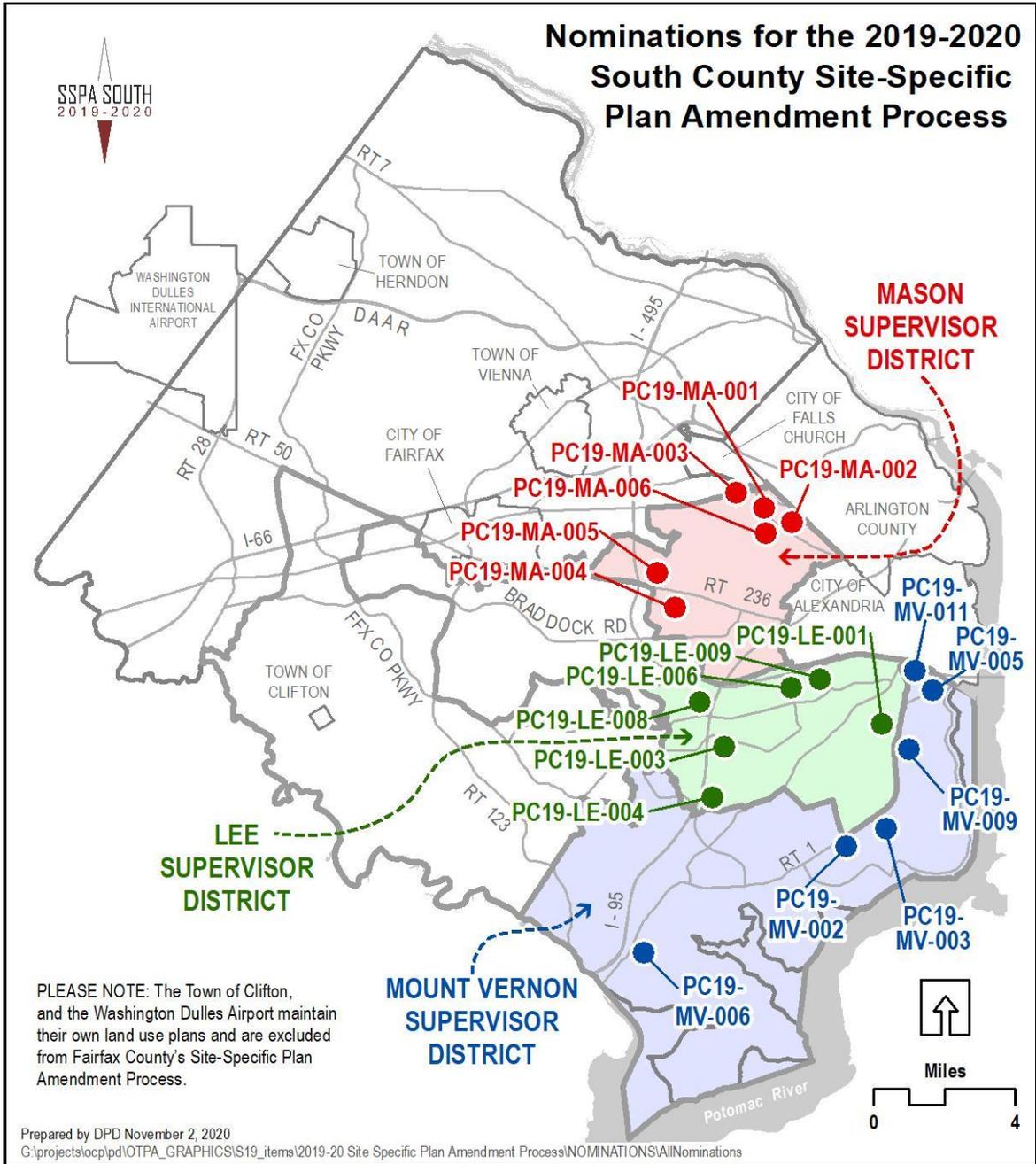
February 2021 - TBD



PENDING

The Screening Criteria

- Address an emerging community concern
- Better Implement the Concept for Future Development / Not be contrary to long standing county policies
- Advance major policy objective such as:
 - Environmental protection, revitalization of designated areas, economic development, preserving open space, preserving affordable housing, or balancing transportation infrastructure and public facilities with growth and development
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions as applicable
- Reflect implementation of Comprehensive Plan guidance
- Respond to or incorporate research derived from technical planning or transportation studies



2019-2020 SOUTH COUNTY SSPA NOMINATIONS

- 22 accepted for screening
- 5 withdrawn by nominators
- 17 remain and will be reviewed November 18 and 19 in public hearings
 - Lee: 5
 - Mount Vernon: 6
 - Mason: 6
 - Braddock: 0
 - Springfield: 0

SSPA Hearings – November 18 and 19, 2020

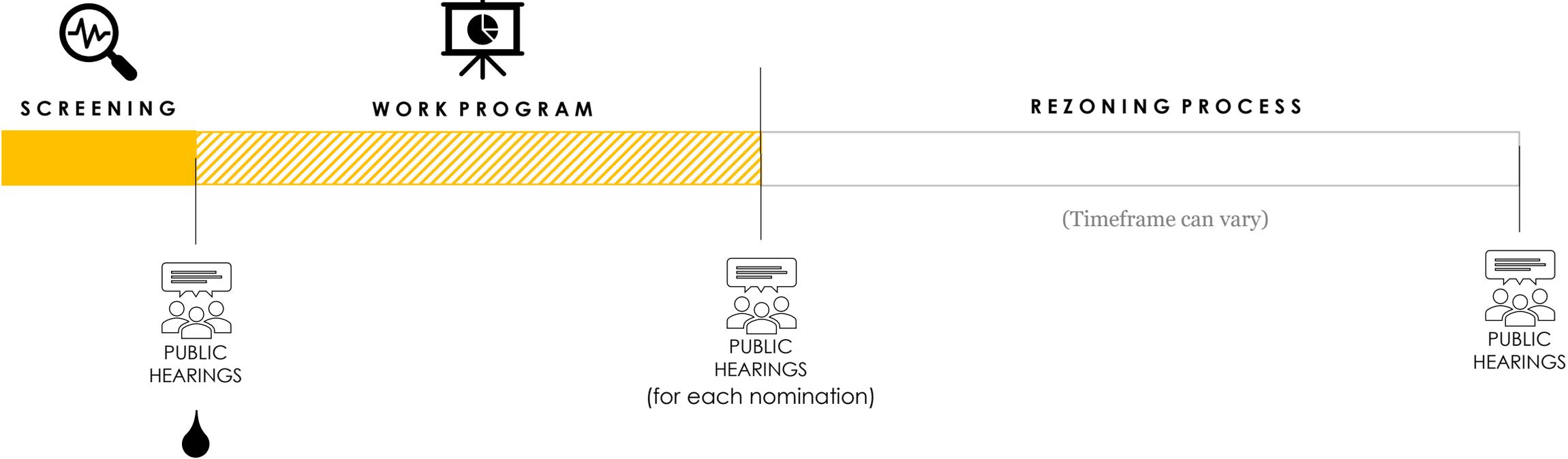
- Administrative Items – late withdrawal announcements for LE-003 and LE-005
- Chairman Opens Hearings
- Introductory Remarks – DPD staff
- Each SSPA nomination will have a separate hearing
 - No motion needed, motion will occur at Dec 2 Mark-up session
- Hearing Format
- Staff Presentation (3-4 minutes)
 - Task Force Representative to read votes into the record
 - Nominator Presentation (10 minutes)
- Public Speaker List
 - Associations, civic groups on the speaker list (10 minutes)
 - Registered individual speakers (5 minutes), non-registered individuals (3 minutes)
 - Translation for 1st Item

PC Mark-up Session– December 2, 2020

- Planning Commission discussion and motion to recommend revised Comprehensive Plan Amendment Work Program
 - Addition of SSPA nominations
 - Rescission of inactive plan amendments

Questions?

PLANNING PROCESS



Inclusion on the county's Plan Amendment work program will lead to additional analysis but does not guarantee a recommendation of approval.

