



County of Fairfax, Virginia

MEMORANDUM

DATE: May 16, 2019

TO: Planning Commission

FROM: Graham Owen
Planner III, Policy and Plan Development Branch
Department of Planning and Zoning, Planning Division (DPZ-PD)

Meghan Van Dam
Chief, Policy and Plan Development Branch, DPZ-PD

SUBJECT: 2019-2020 South County Site-Specific Plan Amendment Process (SSPA) and
Comprehensive Plan Amendment Work Plan Update

Preparation for the 2019-2020 South County Site-Specific Plan Amendment Process (SSPA) has begun. Staff from the Department of Planning and Zoning are scheduled to brief the Planning Commission Land Use Process Review Committee (PC-LUPRC) on the parameters and timeline for the 2019-2020 South County SSPA process and proposed updates to the Comprehensive Plan Amendment (PA) Work Program on May 23, 2019. Staff will be asking the committee to forward a recommendation on these items the Planning Commission for its endorsement and transmittal to the Board of Supervisors. The SSPA process is the regular review cycle by which community members may nominate changes to the Comprehensive Plan. The North County SSPA process began in 2017, and two items in the Providence and Dranesville Districts remain under review.

Preparation for the 2019-2020 South County SSPA

The 2019-2020 South County SSPA, affecting the Mount Vernon, Lee, Mason, Braddock and Springfield Districts, would begin in September 2019 and would echo the sequence and timeframes of the North County SSPA (Attachment I). The eligibility and justification criteria would remain mainly the same as the North County SSPA. The primary change would eliminate the eligibility criterion that restricted residential use proposals in areas that are subject to the Proffer Statute VA Code § 15.2-2303.4 for the South County SSPA. Further, similar to preparation for the 2017 North County SSPA, inactive plan amendments on the PA work program that would prevent certain areas within the South County from being eligible for review should be removed from the work program. Staff has identified PA 2013-III-P1 - Pohick Planning District (authorized July 9, 2013) and PA 2013-IV-LP 1 - Lower Potomac Planning District and Lorton South-Route 1 Suburban Center (authorized July 9, 2013) as inactive amendments that are recommended to be rescinded by the Board of Supervisors.

Request to Planning Commission

Proposed modifications to the eligibility criteria and the PA Work Program warrant Planning Commission review and recommendation to the Board of Supervisors. In preparation for this recommendation, staff will review the current PA work program, including North County SSPA and additional Board-authorized amendments, and potential changes; highlight major lessons learned from the North County SSPA; and review the proposed changes to the parameters of the South County SSPA on May 23, 2019. Attachment II contains a summary of amendments and proposed modifications to the PA Work Program.

Cc:
Jill G. Cooper

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



Fred R. Selden, Director, DPZ
Marianne Gardner, Director, DPZ-PD
Barbara Byron, Director, Office of Community
Revitalization (OCR)
Aaron Klibaner, Planner II, DPZ-PD
Cedric Suzuki, Planner I, DPZ-PD

SITE-SPECIFIC PLAN AMENDMENT 2019 South County Process



Schedule

DRAFT

Eligible Supervisor Districts

Braddock, Lee, Mason, Mount Vernon, and Springfield

Nomination Submission Period September 3, 2019
December 3, 2019

Planning Commission Screening Process

Community Screening Meetings March 2020
April 2020

Planning Commission Public Hearings on
Nominations & Mark-Up of the Work Program June 2020

Board of Supervisors Action Item on the
Revised Work Program July 2020

Work Program Implementation

Expedited Track

Task Force Meetings October 2020

Planning Commission Public Hearings
on the Nominations January 2021

Board of Supervisors Public Hearings
on the Nominations February 2021

Standard Track

Task Force Meetings January 2021
February 2021

Nominations not subject to VDOT Chapter 870 Review

Planning Commission Public Hearings
on the Nominations May 2021

Board of Supervisors Public Hearings
on the Nominations June 2021

Nominations subject to VDOT Chapter 870 Review

Planning Commission Public Hearings
on the Nominations to be determined

Board of Supervisors Public Hearings
on the Nominations to be determined

Staff Contact and More Information:

Graham Owen with Fairfax County Department of Planning & Zoning

Phone | 703-324-2771

Email | graham.owen@fairfaxcounty.gov

 fairfaxcounty.gov/planning-zoning/plan-amendments/sspa

 Fairfax County Land Use Planning

