

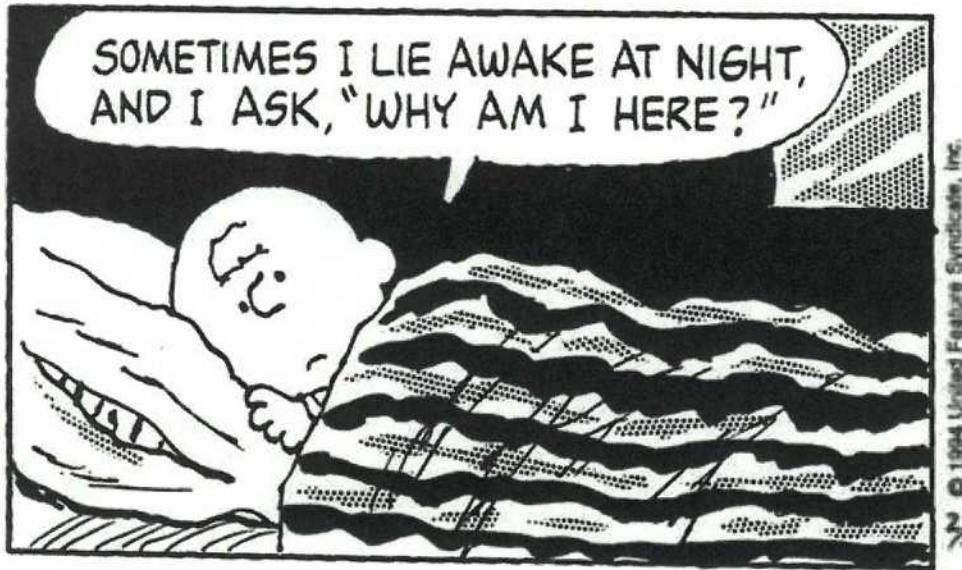
FAIRFAX COUNTY
VIRGINIA



2019 South County Site-Specific Plan Amendment (SSPA) Process & Plan Amendment Work Program Updates

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The South County Site-Specific Plan Amendment (SSPA) process began today!

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

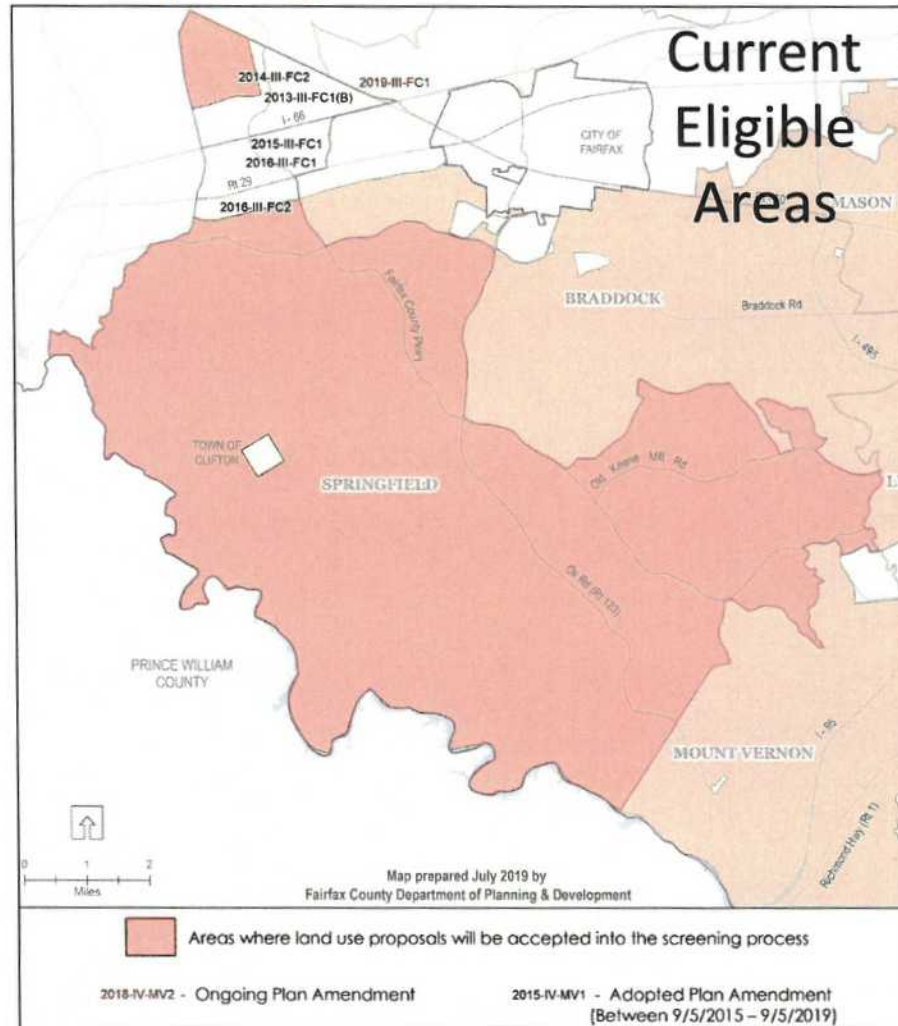
South County SSPA Eligibility Criteria

1. Land areas not subject of any pending Plan amendment or special studies;
2. Any land area not 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...

Plan Amendment Work Program Updates

Comprehensive Plan Amendments		2017	2018				2019				2020			
PA Number	PA Name and Board Authorization Date	4	1	2	3	4	1	2	3	4	1	2	3	4
DSC-D1-2	Dulles Suburban Center - Jackson Property (7/9/2013)			●	—————	●								
2015-IV-RH1	Topgolf Site, Kingstowne Area (10/20/2015)			●	—————	●								
2017-CW-2CP	Green Building - Energy Policy Plan Update (6/20/2017)			●	—————	●								
2018-IV-MV2	8800 Richmond Highway (3/6/2018)													
2018-II-M1	McLean CBC Study (4/10/2018)			●	—————	●								
2018-III-DS1	Dulles Suburban Center, Land Unit J (5/15/2018)			●	—————	●								
SSPA 2018-I-MS1	Merrifield SC - Inova / Exxon-Mobil & Fairview Park (7/31/2018)				●	—————	●							
SSPA 2018-II-M1	West Falls Church Metro Station (7/31/2018)				●	—————	●							
SSPA 2018-III-1BR	Sully Station Shopping Center (7/31/2018)				●	—————	●							
2018-IV-S2	Terminal Road (7/31/2018)				●	—————	●							
2018-IV-MV	North Gateway CBC Sub-units A1-A2-A3 (9/25/2018)					●	—————	●						
2018-IV-T1	Huntington Avenue/Richmond Highway Interchange (9/25/2018)					●	—————	●						
2018-IV-MV4	Hollin Hills Historic Overlay District (7/31/2018)				●	—————	●							
2019-IV-RH1	Oakwood Road Senior Housing (1/22/2019)						●	—————	●					
2019-II-M1	9439 Leesburg Pike (7/30/2019)								●	—————	●			
SSPA	South County Site Specific Plan Amendment Process									●	—————	●		
2018-CW-2CP	Natural Landscaping at County Facilities (11/18/2018)	TBD												
2019-III-FC1	Fair Oaks Mall (2/5/2019)	TBD												
2017-CW-4CP	Heritage Resources (Annual, as needed)	TBD												
2018-IV-MV3	Beacon/Groveton and Hybla Valley/Gum Springs Metrorail/BRT Influence (3/20/2018)	TBD												
2013-III-FC1(C)	Fairfax Center Area, Core Area - Phase III (12/6/2016)	TBD												
S11-CW-3CP(B)	Parks Comprehensive Plan Update (12/6/2011)	TBD												
2013-CW-5CP	Public Facilities Plan Map Amendment (7/9/2013)	TBD												
2013-CW-T4	Transportation - County Transit Network Study (7/9/2013)	TBD												
2013-CW-9CP	Coastal Resource Management/Tidal Shoreline Erosion Control (7/9/2013)	TBD												
	Public Schools Plan Map Amendment	TBD												

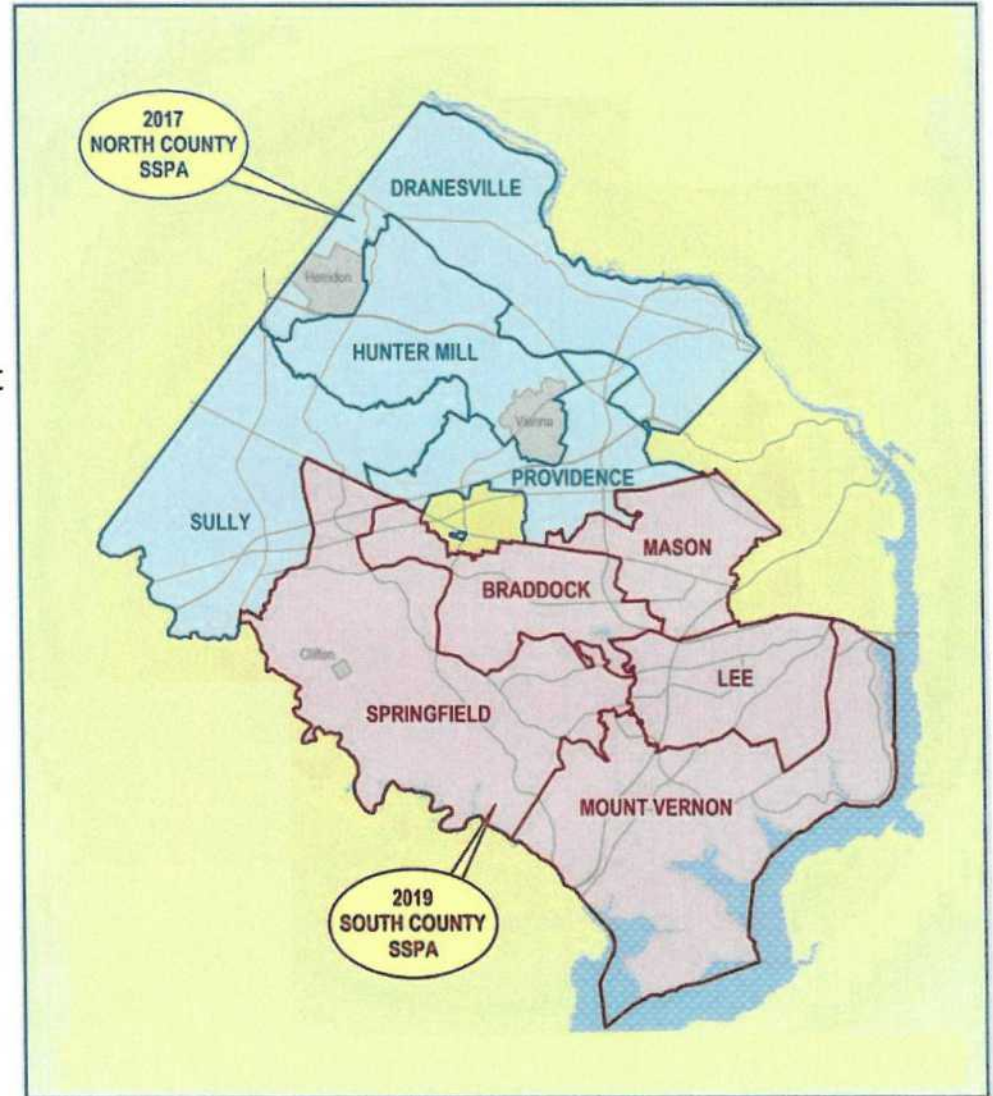
Springfield District



Site-Specific Plan Amendment (SSPA) Process

Variety of Justification Reasons

- 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



Timing and Next Steps



Thank you!

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

Questions?



2017 North County SSPA Current Activities

Process Adopted in June 2017

4 nominations added to work program as 3 Plan Amendments in July 2018

1. West Falls Church Transit Station Area (2018-I-1M)
2. Inova Center for Personalized Health (2018-I-1MS)
3. Fairview Park (2018-I-1MS)
4. Sully Station Shopping Center (2018-III-1BR)

