

Comprehensive Plan Amendments

holds its public hearing in the evening, starting at 6:30 p.m. Any applicant, citizen committee member, or member of the public will have the opportunity to speak at the hearing. After the public hearing is held, the PC can recommend approval, recommend denial, or defer the item for further consideration. If the PC defers the item, it will be brought back at a future meeting date for action.

What happens after the PC makes a recommendation?

After the PC makes its recommendation, the item moves forward for a Board of Supervisors' (BOS) public hearing. The BOS meets the second Thursday of each month. Staff will prepare an updated report for the BOS. After the public hearing, the BOS can approve the amendment, deny the amendment, or defer the item for further consideration. After the BOS takes its final action, the applicant will receive a letter from staff regarding the amendment.

How can I learn more about the process?

Visit the Planning Division at 10 Hotel Street, Third Floor, Warrenton, VA 20186, or call 540-422-8210. The office is open between the hours of 8:00 a.m. and 4:30 p.m.

FAUQUIER COUNTY

DEPARTMENT OF
COMMUNITY DEVELOPMENT
PLANNING DIVISION

10 Hotel Street
Third Floor
Warrenton, Virginia 20186
Phone: 540-422-8210
Fax: 540-422-8211

Additional information available online at
www.fauquiercounty.gov



FAUQUIER COUNTY

DEPARTMENT OF COMMUNITY
DEVELOPMENT

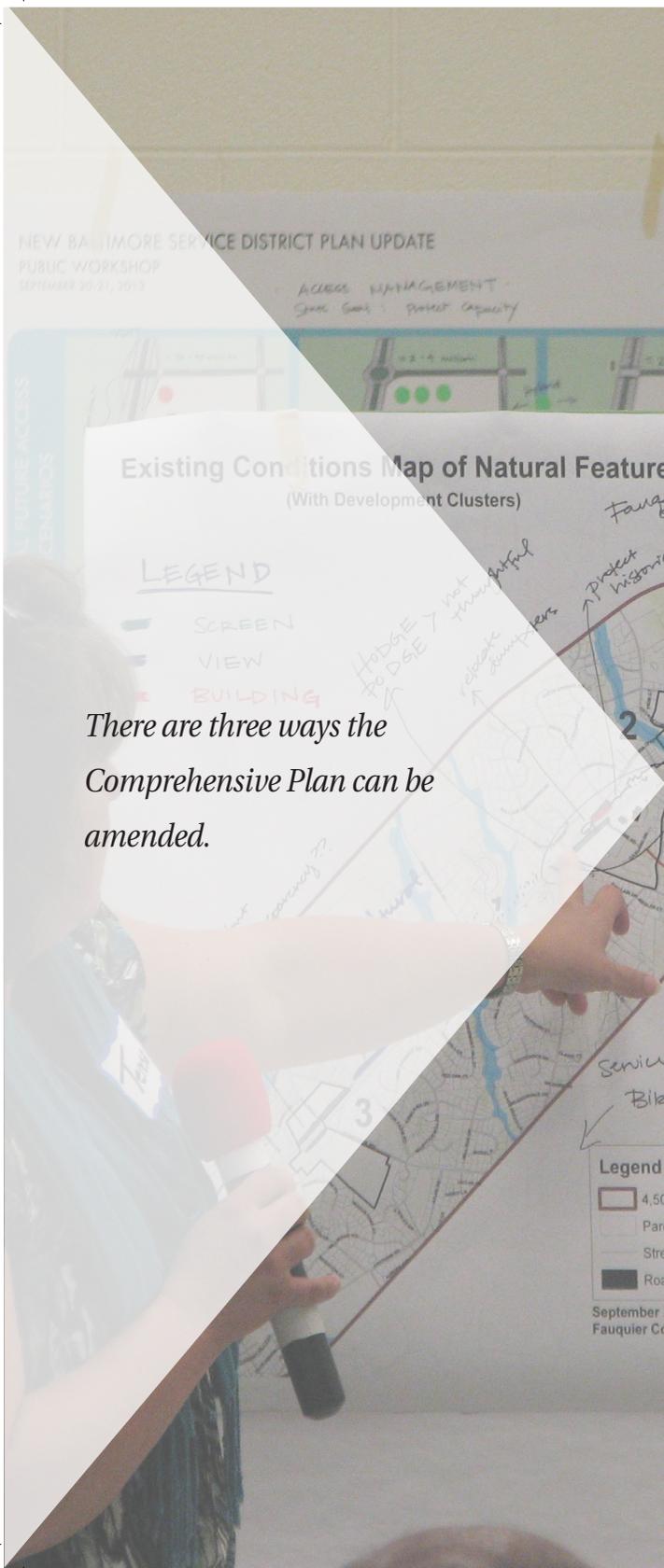
03/2014

Existing Conditions Map of Natural Feature (With Development Clusters)

LEGEND

- SCREEN
- VIEW
- BUILDING

*There are three ways the
Comprehensive Plan can be
amended.*



The Comprehensive Plan is the foundation for all decision making involving land use planning and growth management in Fauquier County. Development of the Comprehensive Plan gives citizens and County government the means and opportunity to establish goals and policies that influence land development applications, future ordinances, and programs and projects to attain the future vision of the County.

The Comprehensive Plan is available on the County website at <http://www.fauquiercounty.gov/government/departments/commdev/index.cfm?action=compplan1>.

How is the Plan amended?

The Comprehensive Plan can be amended in one of three ways:

- Periodic updates of the Plan
- Planning Commission or Board of Supervisors sponsored amendments
- Applicant sponsored amendments

The Comprehensive Plan is updated periodically. Generally, individual chapters of the Plan, such as Chapter 9 - Public Facilities and Utilities, or service district plans, such as the Marshall Service District Plan, are updated. Often these updates involve a group of citizens meeting over the course of many months to develop a draft plan for public consideration. Websites are maintained for these citizen committees on the County website.

The Planning Commission and Board of Supervisors can each initiate Comprehensive Plan Amendments. Initiation requires a majority vote from either body and directs the

Planning Division staff to begin working on the amendment.

Citizens, property owners and developers in the County can also apply for Comprehensive Plan Amendments. Amendments can cover anything from the land use of an individual property to whole topic areas. Applicant sponsored amendments are accepted twice per year with deadlines of January 1st and July 1st. Applicants must hold a Pre-Application meeting with Planning Division staff prior to filing an application. The application, a list of submission requirements, deadlines, and fees are contained on the County website at <http://www.fauquiercounty.gov/government/departments/commdev/index.cfm?action=compplanamendment>.

How does the review process work?

After an application has been accepted, or an amendment has been drafted by county staff or by a citizen group, it may be reviewed by various County and State agencies, depending upon the topic or type of request.

The Planning Commission (PC) holds a Public Hearing on the amendment. Staff will prepare a report on the amendment. This staff report will be provided to the PC, with a copy to the applicant in advance of the meeting. Copies of the report will also be available to the public and online at agenda.fauquiercounty.gov.

The day of the PC meeting, a work session is typically held and applicants are encouraged to attend. The work session is an opportunity to discuss requests in an informal setting. The PC

