

TOWN OF VIENNA PLANNING COMMISSION

December 13, 2023

Comprehensive Plan

- ☐ Plan was created over 24 months
- ☐ **May 2016** - Plan adopted
- ☐ **February 2020** – Amendment
 - Updates to Future Land Use Plan and Community Facilities and Services Chapter to show and describe Town-owned properties as governmental
- ☐ **October 2020** – Amendment
 - Updates to Future Land Use Plan and Community Facilities and Services Chapter to show and describe Town-owned property as governmental



What is a Comprehensive Plan?

- Long-range, high-level planning document that addresses land use, desired development, preservation of the natural environment, transportation, resource utilization and potentially other topics.
- Community's vision for how it wants to evolve in the following 20+ years, with strategies to achieve that vision.
- Basis for regulatory tools such as zoning and subdivision ordinances, and for capital improvements.

Value of Comprehensive Plans

- Give successive public bodies a common framework for addressing land-use issues.
- Guide and protect public investments.
- Allow communities to plan development in a way that protects valued resources.
- Provide guidance for shaping the appearance of the community.
- Promote economic development.
- Provide justification for decisions by providing a factual and objective basis to support zoning decisions.

Why a Comprehensive Plan?

- State Requirement.
- Opportunity to set a long-range vision for a Town, City, County, etc.

State Code

§ 15.2-2223

The local planning commission shall prepare and recommend a comprehensive plan for the physical development of the territory within its jurisdiction and every governing body shall adopt a comprehensive plan for the territory under its jurisdiction.

§ 15.2-2230

At least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.

State Code – Components (1)

§ 15.2-2223

- A. “The commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants.”
- B.1. Transportation Plan – details provided in State code.
- C. “...the long-range recommendations for the general development...”

State Code – Components (2)

§ 15.2-2223

- D. “...the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing...”
- E. “....strategies to provide broadband infrastructure...”
- F. “...encouraged to consider strategies to address resilience...”

State Code – Components (3)

§ 15.2-2223.1 Comprehensive plan to include urban development areas

- B. “Any locality may amend its comprehensive plan to incorporate one or more urban development areas.” (defined and discussed further in the statute)
- D. “Localities shall consult with adjacent localities, as well as the relevant planning district commission and metropolitan planning organization, in establishing the appropriate size and location of urban development areas to promote orderly and efficient development of their region.”
- F. “To the extent possible...” direct funding and growth to these areas.

State Code – Components (4)

§ 15.2-2223.5 Comprehensive plan shall address manufactured housing

- “During an amendment of a locality's comprehensive plan after July 1, 2021, the locality shall incorporate into its comprehensive plan strategies to promote manufactured housing as a source of affordable housing. Such strategies may include (i) the preservation of existing manufactured housing communities, (ii) the creation of new manufactured home communities, and (iii) the creation of new manufactured home subdivisions.”

State Code – Components (5)

§ 15.2-2224 Surveys and studies to be made in preparation of plan; implementation of plan

- “A. In the preparation of a comprehensive plan, the local planning commission shall survey and study such matters as the following:”
 1. Use of land and other items
 2. “Probable economic and population future growth of the territory and requirements therefor.”

State Code – Components (6)

§ 15.2-2224 Surveys and studies to be made in preparation of plan; implementation of plan

- B. The comprehensive plan shall recommend methods of implementation and shall include a current map of the area covered by the comprehensive plan. Unless otherwise required by this chapter, the methods of implementation may include but need not be limited to:
 1. An official map;
 2. A capital improvements program;
 3. A subdivision ordinance;
 4. A zoning ordinance and zoning district maps;
 5. A mineral resource map;
 6. A recreation and sports resource map; and
 7. A map of dam break inundation zones.

State Code – Process Requirements

§ 15.2-2225

- Planning Commission develops draft, posts draft for public hearing, holds public, recommends to the “governing body” (Town Council).

§ 15.2-2226

- Town Council posts recommended draft for public hearing, holds public hearing, then has the option to “approve and adopt, amend and adopt, or disapprove the plan.”

§ 15.2-2227

- “If the governing body disapproves the plan, then it shall be returned to the local planning commission for its reconsideration, with a written statement of the reasons for its disapproval.”

How is the Plan Implemented?

- Update regulations (e.g., zoning)
- Capital Improvement Plan and operational budget.
- Community plans and programs that deal with specific subjects; i.e. Housing Studies, Parks & Recreation Master Plans, and Small Area Plans

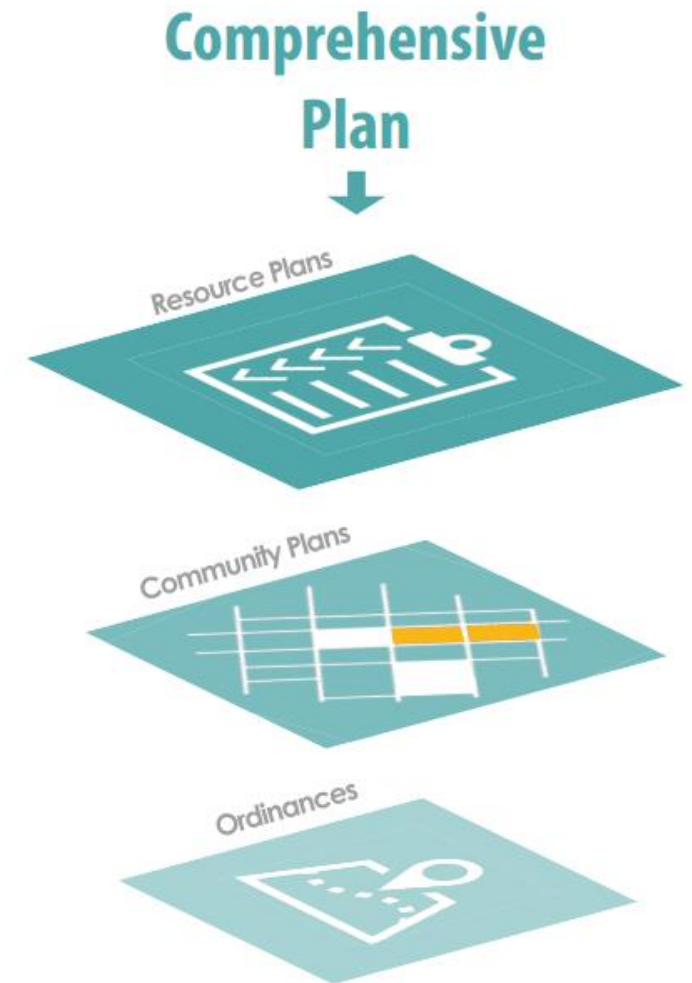


Image Credit: The Berkley Group

Comprehensive Plan Review

- ❑ **January 2021** - Planning Commission began reviewing the plan
Planning Commission formed three groups for the review
 - Group 1: Land Use Chapter & Economic Development Chapter
 - Group 2: Transportation Chapter & Community Facilities and Services Chapter
 - Group 3: Parks and Recreation Chapter & Environment and Sustainability Chapter
- ❑ **2021** - Overall the groups met a total of 17 times
Group 1 and 2 each had 6 work sessions
Group 3 had 5 work sessions
- ❑ **2022** – The plan was discussed in 2 meetings, June 22 and Dec 14
- ❑ **2024** - ?