

Rose Hill Coalition

UPDATE

March 31, 2023

Planning Commission Decision 3/29/23

“On March 29, 2023, the Planning Commission voted 11-0 (Commissioner Lagana was absent from the meeting) to recommend to the Board of Supervisors the adoption of the 2023 Comprehensive Plan Amendment Work Program...”

<https://www.fairfaxcounty.gov/planningcommission/sites/planningcommission/files/assets/documents/pdf/2022%20action%20items/pcaction032923finalrecommendationon2023comprehensiveplanamendmentworkprogramandsspa%20nomination%20screening.pdf>

According to the planning staff...

“In the case of Rose Hill, the final recommendation from the Planning Commission is that the item [nomination] be added to the Work Program, but as a deferred item, meaning staff would not begin working on it until the nominator has conducted further community outreach.”

The March 29, 2023, Planning Commission (PC) Meeting final decision is based on the application by Combined Properties, community feedback and testimony, and ultimately the Planning Commission staff’s recommendations in the White Paper (see below),

The White Paper

In advance of the March 2023 PC Workshops, PC Staff published their recommendations (aka White Paper) to the Planning Commission on the “2023 Comprehensive Plan Amendment Work Program”. It was these recommendations (below) that were accepted by the PC on March 9 (preliminarily) and March 29 (final). The SSPA White Paper stated:

Add LE-001, Rose Hill Shopping Center, to the Comprehensive Plan Amendment Work Program as a Tier 3* priority item but defer consideration pending additional community outreach by the nominator.

*Tier 3. These items are proposed to be added to the Work Program, but as “deferred” items, with schedules to be developed following the completion of other studies or planning efforts that would influence the policy context for the consideration of the site-specific amendment, or as active Tier 1 and Tier 2 items are completed, and staff resources are available.

- [White Paper for the 2022-2023 Countywide SSPA Nomination Screening & Proposed Revisions to the Comprehensive Plan Amendment Work Program](#)
- [Appendix III: SSPA Summary Comprehensive Plan Considerations, Prioritization Reports, and Nomination Maps](#)
- [Appendix IV: SSPA Community Meeting Summaries](#)

In Review

Combined Properties' nomination for Rose Hill Plaza, submitted on October 25, 2022, is a "Proposed Comprehensive Plan Change" (aka Plan Amendment) which falls under the new [Site Specific Plan Amendment Process \(SSPA\)](#). The new SSPA process was adopted July 2022; it *reviews* proposed land use changes (called "nominations") to the County's Comprehensive Plan for individual property sites (versus District- or County-wide).

See also, "Preliminary Recommendations–Modifications to the SSPA Process" April 26, 2022 <https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/sspa/retrospective/sspa-retrospective-recommendations.pdf>

2023 SSPA Review Calendar (Nomination CPN22-LE-001)

- 10/25/22 Application by Combined Properties (aka nomination)
- 11/22-1/23 Review by County Planning Staff and publication of [Staff Summary](#)
- 1/23/23 Nomination presented at a community engagement meeting
- 3/9/23 PC public Workshop; Combined Properties presented; members of the public testified; and the PC voted preliminarily to *approve (add to the Work Program) with deferral* on "[Preliminary Recommendations](#)"
- (The video from the March 9, PC public Workshop meeting can be viewed at https://video.fairfaxcounty.gov/player/clip/2782?view_id=10&redirect=true&h=d6f390db3ed483eb7235462b50202a2f)
- 3/29/23 PC recommends approval of the Rose Hill nomination (add it to the Work Program) with deferral pending further community outreach by Combined Properties**
- (The video from the March 29, Planning Commission regular meeting can be viewed at http://video.fairfaxcounty.gov/ViewPublisher.php?view_id=10)
- 4/11/23 Board of Supervisors approves the "Work Program" as recommended.** (The Board also has the option to make a motion to delay "authorization" of the Rose Hill Plaza nomination [aka defer].)

What's Next

On March 29, the Planning Commission made their final recommendation on the Rose Hill nomination during their regular meeting. [see [Planning Commission Actions](#)] According to the report:

The Fairfax County Board of Supervisors (BOS) is currently scheduled to vote to include the nomination (as recommended by the PC) in the 2023 "Work Program" through an action item on Tuesday, April 11, 2023.

The PC final recommendations document also indicates that the Rose Hill Plaza nomination's "authorization date" is to be determined (TBD) by the Board of Supervisors. The authorization date is the date that the Board initiates a formal "Planning Study". TBD means that "the item has not yet been authorized by the Board.

The April 11, BOS meeting is the next "stop" on the path for the Rose Hill Plaza nomination.

So far, our voices have been heard loud and clear in opposition of the nomination. The Planning Commission has recommended that it be placed in deferral. We ask the Board of Supervisors to put a full stop on this nomination.

April 11, 2023

Board of Supervisor's Meeting

Steps You Can Still Take

The Fairfax Board of Supervisors makes the final decision on whether to allow a nomination to move forward through [each stage of the planning review process](#). The recommendations made by Planning Staff as well as the Planning Commission, are just that, recommendations. Once the nomination is accepted into the Work Program (after deferral ends), the District Supervisor solely determines the review process and when to include *further* public input.



Email Franconia District Supervisor and Board of Supervisors (see [Sample emails](#))

The choir of voices opposing the rezoning of Rose Hill Plaza continues to grow louder and louder! Use your voice. Tell the Board to reject the nomination.

IMPORTANT!

Please include in all communications your *personal experience and opinion*. The [samples](#) are a guide.



Sign a Petition

A petition to oppose the Rose Hill Plaza nomination by Combined Properties is continuing to grow. (Over 1K signatures as of 3/31/23)

“The citizens have a right and a duty to decline a proposal that so negatively impacts their quality of life. We ask you to reject this application submitted by Combined Properties as part of the redevelopment plan for Rose Hill Shopping Center.”

[Sign the Petition](#) (Link)



Speak at a Fairfax County Board of Supervisors' Meeting

The Board of Supervisors meets every Tuesday (except holidays). To speak *on any topic* (in-person or by phone), register the week prior (April 4). Contact the office at (703) 324-3151 between 8:00 a.m. to 4:30 p.m., Monday-Friday.



Distribute “Save Rose Hill Plaza” Flyer ([PDF](#))

Print as many as you can distribute! Great option for walkers and dog walkers! (Updated 3/28/23)



Contact Combined Properties

Ask them to withdraw their nomination and work with the community to improve and support Rose Hill Plaza and it's businesses. Encourage them to make it a model shopping center and ensure it's success as a resource to residents!

7315 Wisconsin Avenue, Suite 1000 W, Bethesda, MD 20814
Fax: (202) 833-3013



Sign up to receive Fairfax County SSPA updates

Sign up at <https://www.fairfaxcounty.gov/maillinglist/>

Select “Comprehensive Plan Announcements” in the county’s subscription list, or follow the [Fairfax Land Use Planning Facebook Page](#) for the latest information about Site Specific Plan Amendments.



Support a successful future for Rose Hill Plaza

We want a shopping center that meets the community’s needs and serves as positive, productive, and environmentally supportive model for other neighborhood shopping centers. [Shop at the stores and visit the restaurants!](#) We can’t make it better if it’s not there.

Source: Rose Hill Coalition, [Take Action Now](#), 2023.