



# PLAN GUIDANCE

## What is the Comprehensive Plan?

- Guides land use decisions about the county's built and natural environment.
- Reflects the community's vision, priorities, and goals.
- Includes general countywide policy on land use transportation, housing, the environment, heritage resources, economic development, and public facilities, including public parks, recreation and trails as well as detailed long-range planning recommendations organized by geographic areas of the county.

The Plan divides the county into progressively smaller geographic areas, with the majority of guidance for an area found in the planning sector. Lorton is located in the Lower Potomac District, which is further divided into four planning sectors. The study area is generally focused on two planning sectors, LP1 Laurel Hill Community Planning Sector and LP2 Lorton-South Route I Community Planning Sector.

The Plan currently envisions that the majority of the land in the Laurel Hill community planning sector is planned and utilized for park and related uses, public facilities, and open space. The Lorton community planning sector is planned to generally develop as a Suburban Center, which includes a town center that is more urban in character, stable residential neighborhoods and other uses, as well as some areas designated as Suburban Neighborhoods and Low Density Residential Areas.

## Major Planning Objectives for the Lorton-South Route I Corridor Community Planning Sector include:

- Develop a strong “sense of place” and positive image for the Lorton-South Route I area;
- Preserve and protect existing, stable residential neighborhoods;
- Protect and enhance the natural and historic uniqueness of the Lorton-South Route I area;
- Protect the environmental resources and assets of the Lorton-South Route I area; and
- Implement an effective, safe and efficient transportation system that meets local and regional needs.

## Approved Sewer Service Area (ASSA)

Areas within the ASSA are eligible to be connected to public sewer. Typically, properties located outside of the ASSA are served by individual septic systems and are not appropriate for large-scale development.

