



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Rebecca Horner, AICP, CZA
Director of Planning

June 8, 2018

TO: Planning Commission

FROM: Connie M. Dalton, AICP *cmd*
Planning Office

RE: Public Facility Review #PFR2017-00015, Virginia Solar Facility
Brentsville Magisterial District

The above referenced case has been withdrawn from the June 20, 2018 agenda. At the time this PFR request was filed, the zoning ordinance language allowed public facilities, except electric substations, to be located in all zoning districts. Zoning Text Amendment #DPA2018-00013, adopted by Ord No. 18-15 on April 10, 2018 by the Board of County Supervisors states that public facilities, except electric substations and solar energy facilities, may be located in all zoning districts. After, April 10, 2018 a solar energy facility application requires Special Use Permit approval. The request will be converted to a Special Use Permit application and this application will be placed on the next available agenda.

Attachments: Ordinance No. 18-15

MOTION: LAWSON

**April 10, 2018
Regular Meeting
Ord. No. 18-15**

SECOND: NOHE

**RE: ZONING TEXT AMENDMENT #DPA2018-00013 – SOLAR
FACILITIES– COUNTYWIDE**

ACTION: APPROVED

WHEREAS, in accordance with Section 15.2-2285 of the Code of Virginia, Ann., the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare and good zoning practice necessitate such change; and

WHEREAS, on March 6, 2018, Supervisor Lawson (DIR 18-15), requested that staff initiate a Zoning Text Amendment to review how commercial solar facilities are currently permitted in the Zoning Ordinance and make appropriate recommendations to the Board of County Supervisors; and

WHEREAS, on March 13, 2018, the Board of County Supervisors initiated a Zoning Text Amendment to review the current regulations of the Zoning Ordinance pertaining to the siting of commercial solar facilities and prepare recommendations for revisions if necessary through Resolution Number 18-164; and

WHEREAS, the Planning Commission held a public hearing on the Zoning Text Amendment on April 4, 2018, after which it adopted Planning Commission Resolution Number 18-030, recommending approval; and

WHEREAS, County staff recommends approval of this amendment; and

WHEREAS, the Board of County Supervisors duly ordered, advertised, and held a public hearing on April 10, 2018, at which time public testimony was received and the merits of the above-referenced Zoning Text Amendment were considered; and

WHEREAS, amending the Zoning Ordinance for the above-referenced issue is required by public necessity, convenience, general welfare and good zoning practice, and is consistent with the intent of Section 15.2-2283 of the Code of Virginia, Ann;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William Board of County Supervisors does hereby adopt Zoning Text Amendment #DPA2018-00013, Solar Facilities.

April 10, 2018
Regular Meeting
Ord. No. 18-15
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ATTACHMENT: Text Amendment

Votes:

Ayes: Anderson, Caddigan, Candland, Jenkins, Lawson, Nohe, Principi, Stewart

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

County Attorney

ATTEST: _____


Clerk to the Board

ARTICLE I. – TERMS DEFINED

PART 100. – DEFINITIONS

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Small wind-driven energy system: A wind-driven energy conservation system consisting of a blade assembly, wind-driven turbine, a tower, and associated control or conversion electronics that has a maximum power of 50kW, which will be used primarily to reduce on-site consumption of utility power.

Solar energy facility: A facility primarily consisting of activities, applications or devices designed to convert sunlight into electricity for storage and/or distribution from one property to others through the transmission grid. Solar energy facility shall not include residential or non-residential properties containing solar technology used primarily to generate electricity for on-site use.

Special use shall mean a use that, owing to some special characteristics attendant to its operation or installation, is permitted in a district after site specific review and subject to special conditions approved by the Board of County Supervisors.

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ARTICLE II. – ADMINISTRATION, PUBLIC USES AND USES OF A PUBLIC NATURE, GENERAL STANDARDS FOR PLANNED DEVELOPMENT DISTRICTS

PART 201. – PUBLIC USES AND USES OF A PUBLIC NATURE

Sec. 32-201.11 - Public facilities permitted in all zoning districts, subject to review in accordance with Code of Virginia § 15.2-2232.

1. Public facilities, except electric substations and solar energy facilities, may be located within any zoning district in Prince William County, subject to § Code of Virginia 15.2-2232 and this chapter.
2. Electric Ssubstations may be located in any zoning district within the Data Center Opportunity Zone Overlay District, subject to the public facility review requirements of the Code of Virginia, § 15.2-2232 and this chapter. Electric substations may be permitted by Special Use Permit within any zoning district outside the Data Center Opportunity Zone Overlay District.

ARTICLE III. – AGRICULTURAL AND RESIDENTIAL DISTRICTS

PART 301. – AGRICULTURAL DISTRICTS

Sec. 32-301.04 – Special uses.

The following uses shall be permitted in the A-1 district on existing lots of any size with a Special Use Permit:

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31. Shelters for the homeless

32. Solar energy facility.

~~32-33.~~ Storage or disposal of nonagricultural excavation material, if the excavation material is not generated on the farm, shall require a Special Use Permit when the proposed or actual number of dump truck deliveries of stored or disposed nonagricultural excavation material transported to the property exceeds 15 deliveries on any day. A Special Use Permit shall also be required when the total proposed or actual number of dump truck deliveries exceed 300 over a one-year period, regardless of the number of dump truck deliveries per day.

Nonagricultural excavation material shall include only soil and rock. Nothing herein shall be deemed to allow dump heaps or the storage or disposal of waste or construction debris.

~~33.~~ 34. Travel trailer and camp park.

~~34.~~ 35. Veterinary hospital.

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ARTICLE IV. – COMMERCIAL, OFFICE AND INDUSTRIAL DISTRICTS PART 401. – COMMERCIAL DISTRICTS

Sec. 32-401.13. – Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit:

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36. Self- storage center; in accordance with the provisions of section 32-400.16.

37. Solar energy facility

~~37.~~ 38. Stadium or arena, indoor or outdoor.

~~38.~~ 39. Taxi or limousine dispatching or service facility.

~~39.~~ 40. Truck stop with related facilities.

~~40.~~ 41. Water transportation facility.

PART 402. – OFFICE DISTRICTS

Sec. 32-402.13. – Special uses.

The following uses shall be permitted in the O(L) District with a Special Use Permit:

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7. Radio or TV broadcasting station.

8. Solar energy facility.

~~8.~~ 9. Taxi or limousine dispatching.

~~9.~~ 10. Veterinary hospital.

Sec. 32-402.33. – Special uses.

The following uses shall be permitted in the O(M) District with a Special Use Permit:

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8. Parking, commercial.

9. Solar energy facility.

9. 10. Taxi or limousine dispatching.

~~10.~~ 11. Veterinary hospital.

Sec. 32-402.43. – Special uses

The following uses shall be permitted in the O(F) District with a Special Use Permit:

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18. Self-storage center, in accordance with the provisions of section 32-400.14.

19. Solar energy facility.

~~19.~~ 20. Taxi or limousine dispatching.

~~20.~~ 21. Testing and experimental labs (HAZMAT processes)

~~21.~~ 22. Veterinary hospital.

~~22.~~ 23. Watchman's dwelling.

PART 403. – INDUSTRIAL DISTRICTS

Sec. 32-403.11. – Uses permitted by right.

The following uses shall be permitted by right in the M-1 District:

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62. Sheet metal fabrication.

63. Solar energy facility.

~~63.~~ 64. Taxi or limousine operations and service facility.

~~64.~~ 65. Tool and equipment rental, service and repair, heavy and minor.

~~65.~~ 66. Trade, technical or vocational school.

~~66.~~ 67. Trailer sales (retail), lease, storage, repair and maintenance.

~~67.~~ 68. Veterinary hospital.

~~68.~~ 69. Warehouse (non-HAZMAT).

~~69.~~ 70. Waterfront or maritime uses.

~~70.~~ 71. Wholesaling (non-HAZMAT).

Sec. 32-403.21. – Uses permitted by right.

The following uses shall be permitted by right in the M-2 District:

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35. Self-storage center, subject to the provisions of section 32-400.14.

36. Solar energy facility.

~~36.~~ 37. Tool and equipment rental, service and repair (minor).

~~37.~~ 38. Trade or convention center.

~~38.~~ 39. Trade, technical or vocational school.

~~39.~~ 40. Travel agency.

~~40.~~ 41. Veterinary hospital.

~~41.~~ 42. Warehouse (non-HAZMAT)

~~42.~~ 43. Wholesaling (non-HAZMAT)

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Sec. 32-403.31. – Uses permitted by right

The following uses shall be permitted by right in the M/T District.

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63. Self-storage center, in accordance with the provisions of section 32-400.14.

64. Solar energy facility.

~~64.~~ 65. Taxi or limousine operations and service facility.

~~65.~~ 66. Tool and equipment rental, service and repair (heavy and minor).

- ~~66.~~ 67. Trade, technical or vocational school.
- ~~67.~~ 68. Trailer sales (retail), lease, storage, repair and maintenance.
- ~~68.~~ 69. Trash and refuse removal service (local only).
- ~~69.~~ 70. Truck terminal.
- ~~70.~~ 71. Truck wash
- ~~71.~~ 72. Veterinary hospital.
- ~~72.~~ 73. Warehouse (non-HAZMAT).
- ~~73.~~ 74. Waterfront and maritime uses.
- ~~74.~~ 75. Wholesaling (non-HAZMAT).

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