



STAFF REPORT

PC Meeting Date:	January 13, 2021
Agenda Title:	Rezoning #REZ2020-00019, QTS – Project Hero Expansion
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2020-00019, QTS – Project Hero Expansion, subject to proffers dated December 1, 2020
Department:	Planning Office
Case Planner:	Alexander Stanley

EXECUTIVE SUMMARY

To rezone ±13.37 acres from A-1, Agricultural, M-2, Light industrial, and PBD, Planned Business District, to M-2, Light Industrial, to develop flex industrial and data center uses, and allow waivers and modifications.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2020-00019, QTS – Project Hero Expansion, subject to the proffers dated December 1, 2020

BACKGROUND

- A. Request: To rezone ±13.37 acres from A-1, Agricultural, M-2, Light Industrial, and PBD, Planned Business District, to M-2, Light Industrial, to develop flex industrial and data center uses, and allow waivers and modifications.

Uses/Features	Required / Allowed	Provided / Proposed
Zoning	A-1, Agricultural M-2, Light Industrial, PBD, Planned Business District TeOD, Technology Overlay District	M-2, Light Industrial, TeOD, Technology Overlay District
Impervious Area Lot Coverage	Maximum lot coverage up to 70%	30% minimum; Maximum lot coverage up to 70%
FAR	.40 FAR Maximum (CR subdistrict) .50 FAR Maximum (EO subdistrict)	.30 FAR Minimum .40 FAR Maximum (CR subdistrict) .50 FAR Maximum (EO subdistrict)
Site Development	Primarily undeveloped 5 radio towers (one to remain)	Data Center; one radio tower
Allowable Use(s)	A-1 and PBD uses Several prohibited TeOD (EO/CR) uses	All M-2 uses, excluding the prohibited uses within the TeOD Additional prohibited uses proffered
Building Height	90 feet	Up to 60 feet maximum height; <i>(as proffered)</i>
Setbacks/Buffer	50 feet along University Boulevard; Type C Buffer Standard	40 feet along University Boulevard; Type C buffer standard with a colocation of a 20 foot wide common shared easement

- B. Site Location: The subject property is located at the northwest quadrant of the intersection of Godwin Drive and University Boulevard and is identified on County maps as GPINs 7695-47-4075, 7695-48-5745, 7695-58-1389, and 7695-38-5047.
- C. Comprehensive Plan: The site is designated TF, Technology/Flex, and ER, Environmental Resources, in the Comprehensive Plan. It is in the Innovation Park Small Area Plan.
- D. Zoning: The site is currently zoned A-1, Agricultural, PBD, Planned Business District, and M-2, Light Industrial, and is located within the Airport Safety Overlay District, Data Center Opportunity Overlay District, and is in the Technology Overlay District

(TeOD). The TeOD subdistricts designated for the site are EO, Employment Center Office/R&D and CR, Commercial/Retail.

- E. Surrounding Land Uses: The subject property abuts M-2 industrial-zoned properties, as well as PBD west of the western RPA. To the south across University Boulevard is PBD. To the east across Godwin drive is the City of Manassas.
- F. Background and Context: There is one full parcel and 3 partial parcels subject to this rezoning. All subject parcels are currently undeveloped. The core parcel is zoned A-1, Agricultural, and is not subject to any proffers or special zoning entitlements. The remaining parcels are zoned PBD, Planned Business District, and M-2, Light Industrial, all of which have existing proffers.

With this specific rezoning request, the "Applicant" (QTS – Project Hero Expansion) is requesting to rezone the subject property A-1, Agricultural, and PBD, Planned Business District, to M-2, Light Industrial, to develop flex industrial and data center uses. As stated by the applicant, they plan use the property for a data center. The Applicant has requested one modification reducing a Technology Overlay District (TeOD) set back requirement. This would reduce the required setback from 50ft to 40 ft.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2020-00019, QTS – Project Hero Expansion, subject to the proffers dated December 1, 2020, for the following reasons:

- The proposal directly implements key elements of the Strategic Plan, while increasing the commercial and industrial tax base, at-place employment, and delivering targeted industry uses.
- With the surrounding character of the area being primarily industrial/data center, the proposed rezoning to the M-2 zoning district for the purposes of flex industrial and data center uses will be consistent with the existing surrounding uses, as proffered.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The site is designated TF, Technology/Flex. It is in the Innovation Park Small Area Plan. The proposal is consistent with the land use designation of TF, Technology Flex, for light industrial and data center uses on the subject site.

Level of Service (LOS): The LOS impacts for this proposed rezoning are being mitigated by the proffered monetary contributions, as follows:

Water Quality	\$75 per acre	±13.37 acres	\$1002.75
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Fire & Rescue	\$0.61 per SF of new building area	Minimum .30 FAR (174,719.16 sq. ft.)	\$106,578.69
TOTAL \$			\$107,581.44

In addition to the above LOS contributions, the applicant has proffered \$10,000 for natural trail improvements and recreation equipment along the alternative Cannon Branch Trail alignment.

Community Input

Notice of the rezoning application has been transmitted to property owners within 500 feet of the subject site and to surrounding jurisdictions. As of the date of this staff report, the Planning Office has not received any verbal or written comments on this proposal and is not aware of any community opposition.

Other Jurisdiction Comments

The City of Manassas provided comment as part of this submission. They have no further comment.

Legal Issues

If the rezoning is approved, the site could be developed as proffered, to include a data center, and in accordance with the M-2, Light Industrial, zoning district, the TeOD Technology Overlay District. The site is currently zoned A-1, Agricultural, without proffers and M-2, Light Industrial, and PBD, Planned Business District, with proffers. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until March 15, 2021, which is 90 days from the first public hearing date, to take action on the rezoning proposal. A recommendation to approve the rezoning request would meet the 90-day requirement.

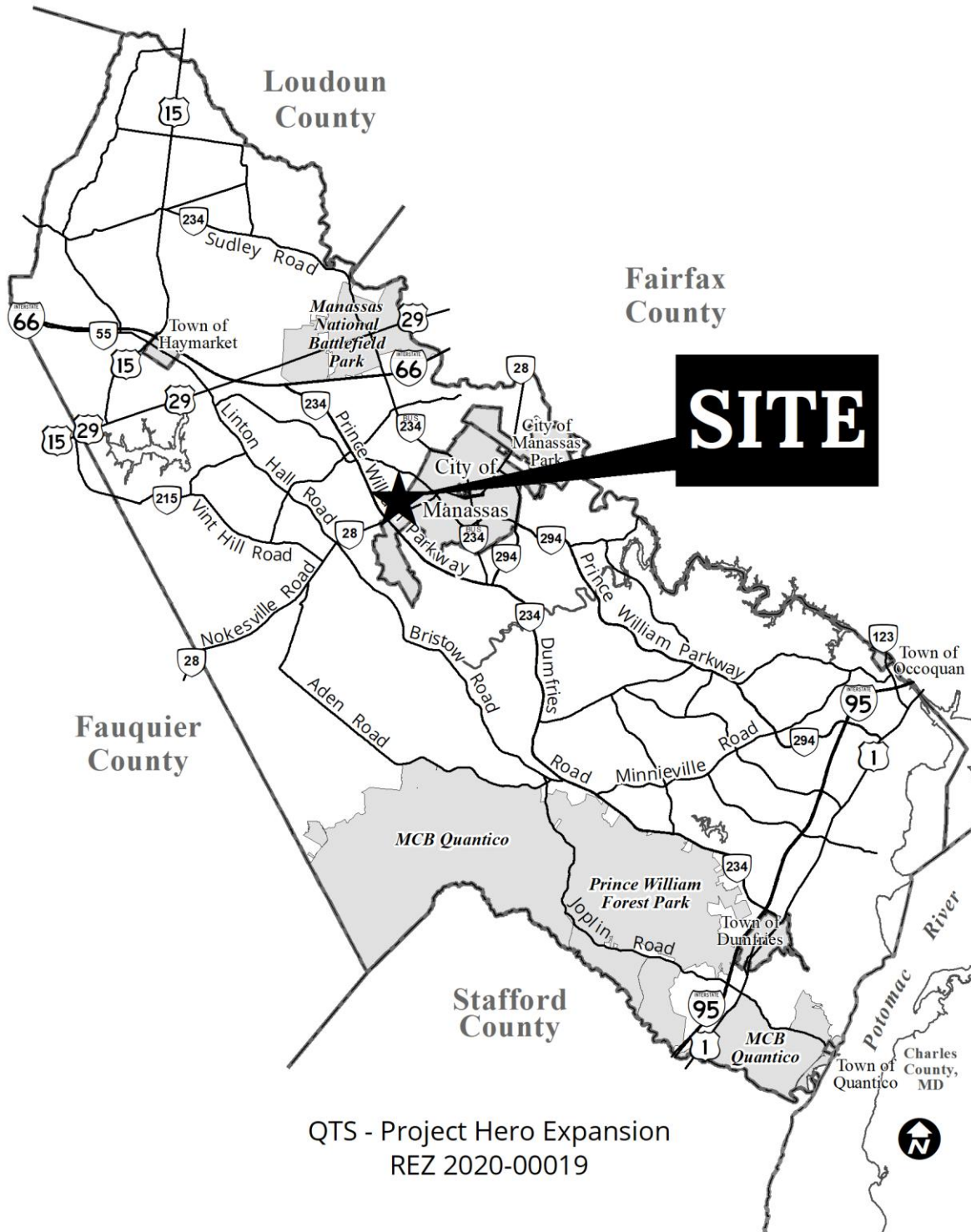
STAFF CONTACT INFORMATION

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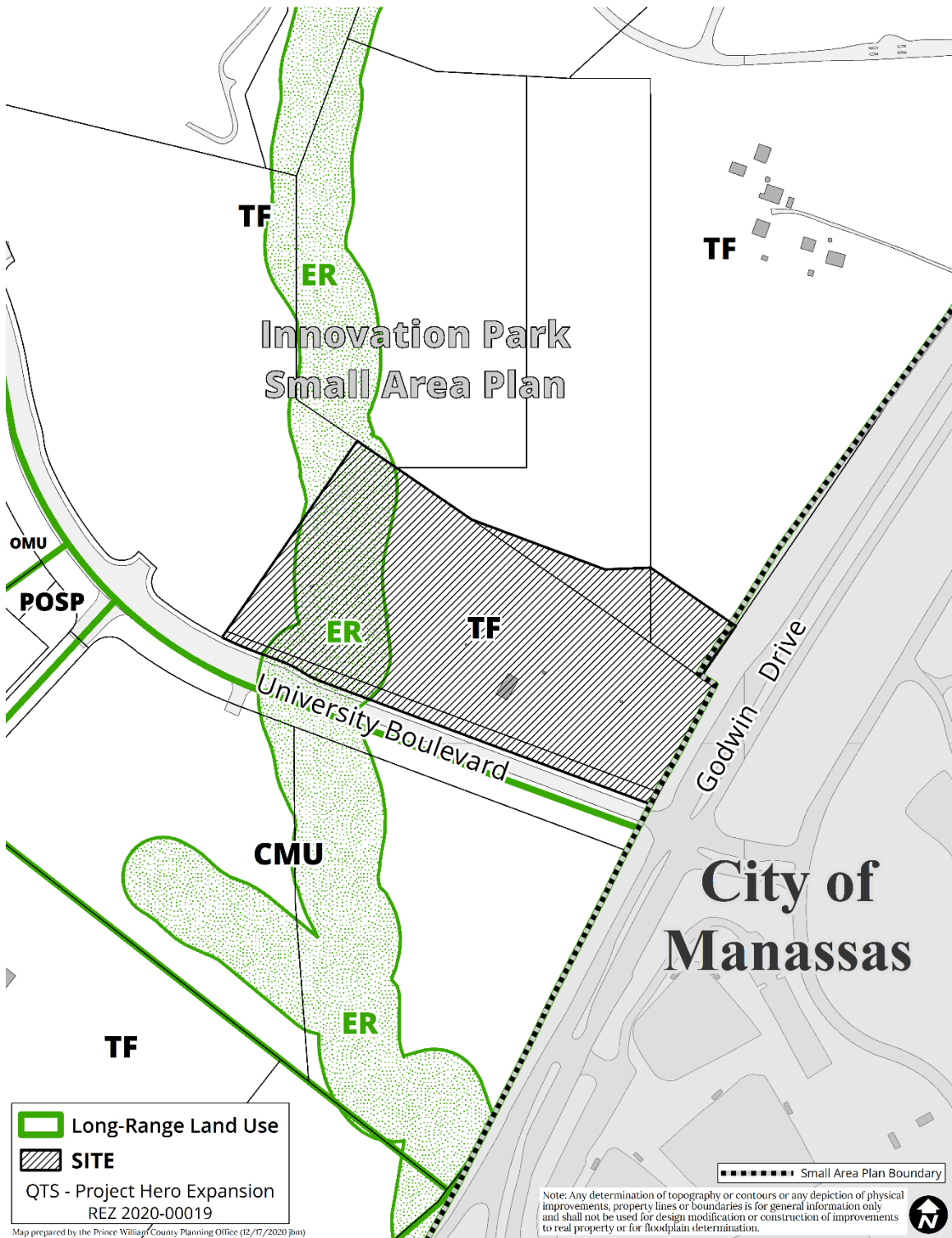
ATTACHMENTS

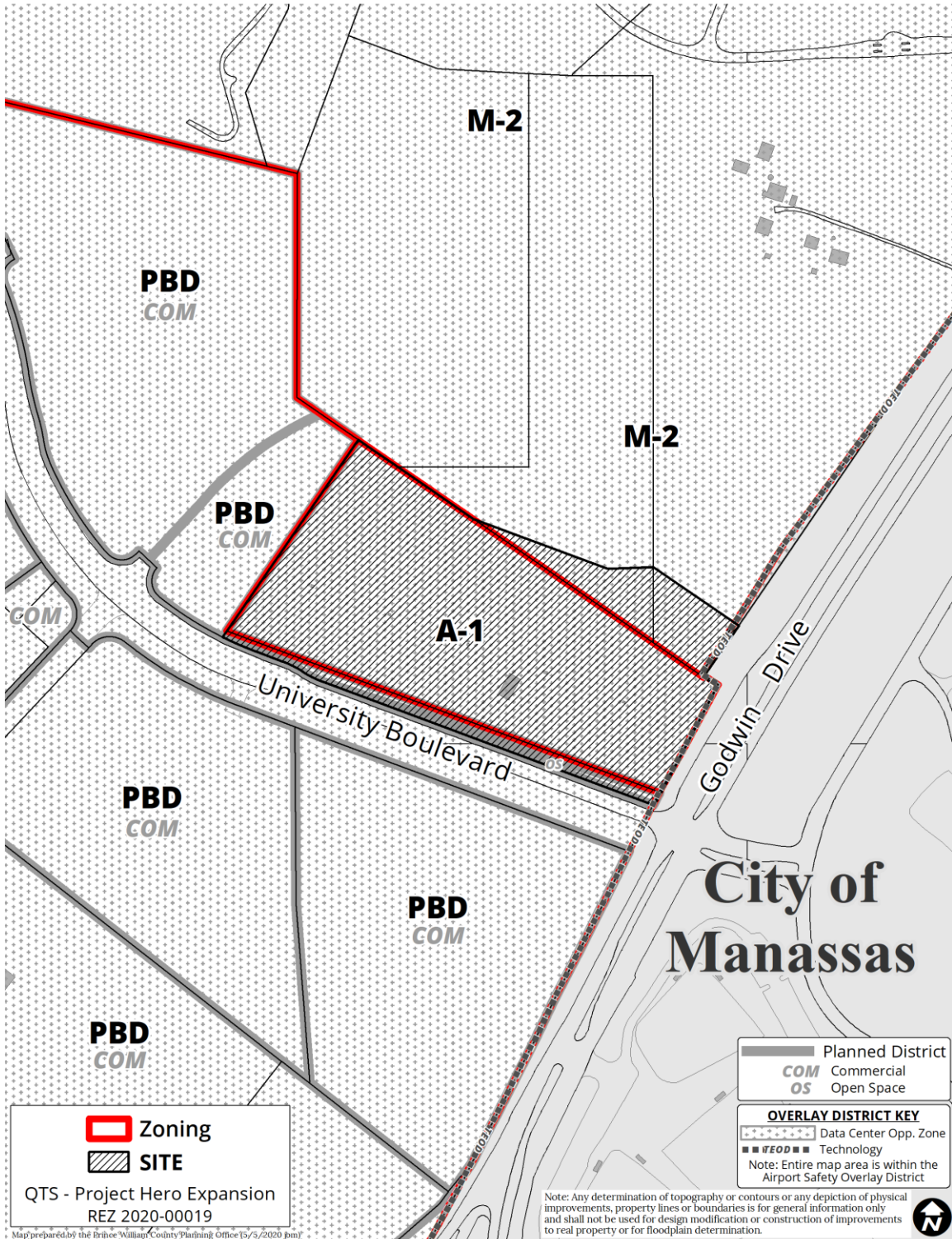
Area Maps
Staff Analysis

Proffer Statement
Generalized Development Plan
Trails and Open Space Exhibit
Historical Commission Resolution









Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see attached maps):

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Data Center; Substation	TF, Technology/Flex; ER, Environmental Resource	M-2
South	Undeveloped	CMU, Community Mixed Use; ER, Environmental Resource	PBD
East	The City of Manassas	City of Manassas	N/A
West	Undeveloped	TF, Technology/Flex; ER, Environmental Resource	PBD

Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The Applicant is requesting to rezone the subject property from A-1 and PBD to M-2, to be able to develop with more options through M-2 zoning, and specifically to operate a data center.

The subject property is located within the development area of the County and is classified TF, Technology/Flex, in the Comprehensive Plan. It is in the Innovation Park Small Area Plan. The following table summarizes the uses and densities intended within the TF and ER designations:

Long-Range Land Use Map Designation	Intended Uses and Densities
Technology/Flex (TF)	Technology/Flex Industrial areas provide opportunities for production, flex office/warehouse space, and warehousing uses that do not require large outdoor storage or produce nuisances such as noise, dust, or vibration. They are less hazardous and limited impacts on surrounding areas compared to heavy manufacturing. Buildings in this area have medium to deep setbacks and larger block sizes. Surface parking is acceptable.
Environmental Resource (ER)	This classification is explained in detail within the Environment Plan. Therein are located goals, policies, action strategies, and other Plan components designed to protect the sensitive nature of the identified resources. Environmental Resources include all 100-year floodplains as determined by the Federal Emergency Management Agency (FEMA), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (RPAs) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply

	sources; and critically erodible shorelines and stream banks are considered part of the Environmental Resource Designation.
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The request to rezone the site from A-1, Agricultural, M-2, Light industrial, and PBD, Planned Business District, to M-2, Light Industrial is consistent with the TF, Technology/Flex, use designation. The proposed use, data center, is an appropriate use in TF, Technology/Flex designation. The proposed rezoning is consistent with the overall surrounding area, which is primarily zoned for industrial uses, including industrial flex/data center. Additionally, the site is located within the Data Center Opportunity Overlay District, which is intended to support the proposed data center use.

Proposal's Strengths

- **Land Use & Zoning Compatibility:** The proposed rezoning of the subject property from A-1, Agricultural, M-2, Light industrial and PBD, Planned Business District, to M-2, Light Industrial, implements the long range land use designation TF, Technology/Flex designation.
- **Consistency with Surrounding Area:** The subject property is an expansion of the M-2 zoned area to the north of this property. The site is among existing industrial uses to the north and in an area where these types of uses are preferred. By changing the zoning to M-2, as proffered, it will remain compatible with the M-2 zoned properties to the north.
- **Delivery of Targeted Industry:** As intended through the proposed rezoning, last-mile/fulfillment distribution centers are identified as targeted industry status by the Department of Economic Development.
- **Prohibition for Uses:** As proffered, the applicant has not requested any waivers for TeOD prohibited uses. This ensures that some of the more intense industrial uses allowed in the M-2 district will remain prohibited.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and

streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Proposal's Strengths

- Freestanding Signage: As proffered, any new freestanding sign for the property shall be limited to a maximum finished height of ten (6) feet, and such sign shall be monument-style with a masonry base and low-growth landscaping.
- Commitment to Building Materials/Architectural Features: As proffered, the applicant has committed to exceeding the façade design standards of the Data Center Opportunity Overlay District.

Proposal's Weaknesses

- University Boulevard Setback/Buffer: The applicant has requested a modification to the 50ft setback along University Boulevard. The request would reduce the 50ft setback to 40ft. The applicant has committed to locating a Type C buffer inside of the setback as required by the TeOD, Technology Overlay District. The applicant has also identified on the GDP a 20ft wide CSE, common service easement, located within the remaining 40ft of the setback which could be subject to periodic removal of vegetation. The applicant has proffered to replace any vegetation removed as part of the maintenance of the CSE.

On balance, this application is found to be consistent with the relevant components of the Community Design Chapter in the Comprehensive Plan.

Cultural Resources Plan Analysis

Prince William County promotes the identification, evaluation, and protection of cultural resource sites throughout the County, as well as the tourism opportunities these sites present. The Cultural Resources Plan recommends identifying, preserving, and protecting Prince William County's significant historical, archaeological, architectural, and other cultural resources – including those significant to the County's minority communities – for the benefit of all of the County's citizens and visitors. To facilitate the identification and protection of known significant properties that have cultural resource values worthy of preservation, the land use classification County Registered Historic Site (CRHS) is used in the Comprehensive Plan. The Plan includes areas of potentially significant known but ill-defined or suspected pre-historic sites, Civil War sites, historic viewsheds, landscapes or areas of potential impact to important historic sites, and encourages the identification, preservation, protection, and maintenance of all cemeteries and/or gravesites located within the County.

The Historical Commission reviewed this item at their June 16, 2020 and recommended “No Further Work” on this application. These resolutions are provided in the comments report.

Proposal's Strengths

- No Further Studies Required: The Historical Commission reviewed this proposal at its June 16, 2020, meeting and determined that no further work was needed. The County Archaeologist concurs with the Commission's findings.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Cultural Resources Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

Proposal's Strengths

- Water Quality: A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.
- Reforestation of RPA: The applicant has proffered to reforest cleared areas of the resource protection area.
- Delineated Limits of Disturbance: As shown on the GDP, specific limits of disturbance are provided and will be observed in substantial conformance.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station #25 (Linton Hall) is the first due fire/rescue resource. The subject site is outside the required 4.0-minute travel time for Basic Life Support and Fire, but within the required 8.0-minute travel time for Advanced Life Support. Fire lanes will be reassessed and established at time of site plan review. In FY 2019, Fire/Rescue Station 25 responded to 3,350 incidents. The workload capacity for Fire/Rescue Station #25 is 4,000 incidents per year.

The Capital Improvement Program (CIP) includes Station 22 (Groveton Station), which is currently under construction. This new facility location will affect the total response for Station 25, but the full effect has yet to be determined.

FY2021-2026 Capital Improvement Program (CIP) – Planned Public Facilities

Groveton Station (#22) is a Fire and Rescue station that will be located at 7500 Century Park Drive in the west end of the County. The 21,000 square foot station will house a pumper, rescue unit, collapse unit, and an Advanced Life Support (ALS) ambulance. Career staffing will be provided for a 24-hour pumper unit, 24-hour rescue unit, and a 24-hour medic unit. The building will include sleeping quarters, a kitchen and dayroom, physical fitness room, training room, storage for heavy tactical rescue equipment, and offices. The station will include four apparatus bays, an area for personal protective equipment, and an exterior training tower.

Occupancy is scheduled for March 2021. Systemwide response times are expected to improve and ease the burden on existing nearby stations.

Proposal's Strengths

- Monetary Contribution: As proffered, the Applicant shall make a monetary contribution of \$0.61 per square foot of building area for any new building(s) or addition to the existing building constructed on the property.
- Inside of 8.0-Minute Travel Time: The site is located within the 8.0-minute travel time for advanced life support services.
- Emergency / Spill Contingency Plan: As proffered, in the event hazardous materials, fuels, solvents, or other related chemicals are stored and/or handled onsite, an emergency/spill contingency plan shall be prepared in coordination with the Fire Marshal's Office prior to

final site plan approval and approved prior to issuance for occupancy permit for the proposed use(s).

- Station Workload: FY19 figures indicate that Fire and Rescue Station #25 is currently operating below capacity.

Proposal's Weaknesses

- Outside of 4.0-Minute Travel Time: The site is located outside the recommended 4.0-minute travel time for fire suppression and basic life support.

On balance, this application is found to be consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the Police Department does not believe this application will create significant impact on calls for service. The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <http://www.pwcgov.org/government/dept/police/Pages/CPTED.aspx>

Details on the type(s) of onsite security measures should also be considered, in addition to access control and onsite lighting.

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public water to develop. Public water is available from existing 24-inch located in University Boulevard. The developer will be required to provide a looped supply by connecting to the water main on the adjacent property for increased reliability and redundancy.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design and construct all on-site and off-site water utility improvements necessary to develop the subject property and the above-listed requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

- **Water Connection & Service**: As proffered, the Applicant shall plan, design and construct all onsite and offsite water utility improvements necessary to develop the subject property.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

The subject property is within the Development Area of the County and is thereby required to utilize public sewer to develop. Public sewer is available onsite from an existing 15-inch gravity sewer main located near University Boulevard.

Grinder pumps in the sanitary sewer system may be required. The Applicant shall plan, design, and construct all on-site and off-site sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- **Sewer Connection & Service:** As proffered, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

On balance, this application is found to be consistent with the relevant components of the Sanitary Sewer Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. Projects should include strategies that result in a level of service (LOS) of "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The subject ±13.37-acre site is located at the northwest corner of University Boulevard and Godwin Drive. Access to the site will be provided from a paved, shared access driveway located north of the subject property on Godwin Drive. This driveway serves multiple sites.

The following table provides the latest VDOT volumes and model Level of Service (LOS) for Godwin Drive:

Roadway Name	Number of Lanes	2019 VDOT Annual Average Traffic Count	2015 Daily LOS
Godwin Drive (Route Route 5 – City of Manassas)	4	12,000 AADT	A
University Boulevard (Route 840)	2	6,400 AADT	C

The applicant has proposed a gated emergency access entrance on University Boulevard. Improvements to this section of University Boulevard are not necessary to facilitate the proposed emergency access but will be necessary if the access is converted to a full access entrance. The applicant has proffered that if the access is converted to full access, the applicant will provide improvements to meet DCSM standards including the provision of turn lanes.

Proposal's Strengths

- Site Access: As proffered, subject to County and VDOT review and approval, site access shall be from an entrance off of an existing shared access driveway on Godwin Drive.
- Minimal New Traffic Impacts: The proposed use has a minimal increase of new generated trips. The proposed data center will have a negligible impact on the surrounding roadway network during peak traffic periods and will not require additional upgrades or improvements.

Proposal's Weaknesses

- Cannon Branch Trail: The Innovation Park Small Area Plan trail network focuses on providing additional connectivity to the surrounding area, protecting environmentally sensitive areas, and ensuring adequate access to future trail networks. The applicant has proffered an alternative alignment to the Cannon Branch Trail identified in the Innovation Park Small Area Plan as shown in the Mobility Network and Public Spaces and Green Infrastructure maps. The proposed alternative alignment provides adequate recreational potential but fails to provide additional connectivity to the area.

On balance, this application is found to be consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses

prefer communities with a robust economy; easy access to jobs, services and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. From this analysis, the Strategic Plan Team developed five strategic goal areas to guide Board actions: “Robust Economy,” “Mobility,” “Wellbeing,” “Safe and Secure Community,” and “Quality Education and Workforce Development.” It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County’s responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

Increase commercial tax base

- The proposed rezoning is favorably aligned with the County’s goal to increase the commercial tax base as a percentage of overall tax revenue to 35%.

Robust Economy Strategy

- Rezoning from A-1 and PBD to M-2 supports the revised list of Target Industries and several goals of the Robust Economy Strategy, including the following: Increasing new investment by Targeted Industries; Increasing new jobs in Target Industries; and Increasing at-place employment.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County’s responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

Proffer Analysis

This section of the report is intended to identify relevant points within the proffer statement, as drafted:

Offsite Trail Commitment: The Applicant has proffered \$10,000 and an offsite trail easement for development of a portion of the Cannon Branch Trail system. The proposed alignment provides potential recreation components in the area of this application.

Modifications / Waivers

Pursuant to Section 32-506.09 of the Zoning Ordinance, an application in the Technology Overlay District may request a waiver of or modification to any provision of the Technology Overlay District.

Waivers or modifications must be approved by the Board of County Supervisors. Staff recommends approval of the proposal with following waivers and modifications, which are incorporated into the Applicant's proffer statement:

- Modification of Section 32-506.06(1)(b) to reduce the minimum setback required along the frontage of University Boulevard from 50 ft. to 40 ft. As proffered, the applicant also shows the colocation of a 20 foot wide common shared easement within the setback. The applicant has committed, by proffer, to maintaining a type C buffer as required in the TeOD.

Agency Comments

The following agencies have reviewed the proposal and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range Planning / Zoning Administration
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)
- City of Manassas

PROFFER STATEMENT

RE: Rezoning #: REZ2020-00019, Project Hero Expansion
Owners: QTS Investment Properties Manassas II, LLC
Ashburn Acquisition Co., LLC
Applicant: QTS Investment Properties Manassas II LLC (the "Applicant")
The Property: GPIN Nos. 7695-47-4075; portions of 7695-48-5745, -5047, -1389
(together, the "Property")
±13.37 acres, Brentsville Magisterial District
Prince William County, Virginia
A-1 & PBP to M-2
Date: April 15, 2020
Revised July 10, 2020
Revised September 10, 2020
Revised October 29, 2020
Revised December 1, 2020

The undersigned hereby proffers that the use and development of the Property shall be in strict accordance with the following conditions (the "Proffers"), which shall supersede all other proffers made prior hereto. In the event the application is not granted as applied for by the Applicant, these Proffers shall be withdrawn and are null and void.

The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the Property located adjacent to the improvement, unless otherwise specified. The term "Applicant" as referenced herein shall include all future owners and successors-in-interest.

For purposes of these Proffers, the General Development Plan ("GDP") shall be the plan prepared by christopher consultants entitled "Master Zoning Plan, QTS Project Hero Expansion," bearing a seal date of December 1, 2020.

DEVELOPMENT & USES

1. Substantial Conformance. Development of the Property shall be in substantial conformance with the GDP, provided, however, the Applicant may make minor modifications due to final engineering and final site plan review considerations at the time of final site plan submission, or as approved by the Planning Director. In the event the Applicant is required to provide updated wetlands/resource protection studies and said studies allow or require a change in the limits of clearing and grading shown on the GDP, the Applicant shall be permitted to make such changes as may be necessary during final site plan approval.
2. Minimum FAR. Development on the Property shall be a minimum of 0.30 Floor Area Ratio ("FAR") at full build-out. The Applicant may phase development such that interim phases

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are less than the required 0.30 FAR. Accordingly, future site plans and administrative applications may show development of less than 0.30 FAR on the Property, so long as ultimate build-out meets or exceeds 0.30 FAR.

3. Demolition. All existing structures located on the Property that are demolished in connection with development of the Property shall be disposed of properly in accordance with applicable County, state and federal laws, ordinances and regulations.
4. Prohibited Uses. The following uses shall be prohibited on the Property:
 - a. Contractor or tradesman's shop
 - b. Greenhouse, nursery (wholesale)
 - c. Gunsmith shop
 - d. Recycling collection points
 - e. Flea market
 - f. Marina
 - g. Recycling materials separation facility

COMMUNITY DESIGN

5. Design Guidelines. Data center buildings developed on the Property shall meet the following design guidelines:
 - a. Any façade visible from any major or minor arterial or interstate shall include the following design elements:
 - i. change in building height;
 - ii. building step-backs or recesses;
 - iii. fenestration; and
 - iv. the use of accent materials and/or a change in building material, pattern, texture or color.
 - b. Any façade visible from any major or minor arterial or interstate shall avoid the use of undifferentiated surfaces, and shall be composed predominantly of three (3) or more of the following materials:
 - i. Glass;
 - ii. Pre-cast concrete;
 - iii. Colored metal panels;
 - iv. Tile masonry;
 - v. Stucco/EIFS;
 - vi. Brick; or
 - vii. Concrete tilt-wall.
 - c. Prior to issuance of a building permit release letter from Development Services, the Applicant shall submit building elevations to the Planning Director to ensure

compliance with this Proffer 5. Deviations from this Proffer 5 may be approved by the Planning Director or his/her designee.

6. Screening of mechanical equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment for any new use developed on the Property shall be screened from University Boulevard and Godwin Drive. This screening may be provided by a principal building or existing vegetation that will remain on the Property. Mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Mechanical equipment not visible from University Boulevard or Godwin Drive, as determined by the Planning Director or his/her designee, shall not be required to be screened.

7. Signage.

- a. The Applicant may install signage along the Property's University Boulevard and Godwin Drive frontage, subject to the following:
 - i. All freestanding signs shall be monument style and shall not exceed six feet (6') in height.
 - ii. Construction materials for said signs shall be compatible with those of the buildings constructed on the Property. The base shall be composed of stone or brick-like material with low-growth landscaping.
 - iii. All signs shall be externally lit.
 - iv. Compliance with and modifications to this Proffer 7(a) shall be determined and approved by the Planning Director or his/her designee.
- b. Other signage may be installed on the Property as permitted by the Prince William County Zoning Ordinance (the "Zoning Ordinance").

8. On-site Lighting.

- a. All freestanding street lights shall have a maximum height of thirty feet (30') and shall have fixtures that direct light downward and inward.
- b. All freestanding lighting for open, off-street parking areas shall have a maximum height of twenty-four feet (24') and shall be shielded and directed downward.
- c. All building-mounted lighting, if any, shall be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public rights-of-way.

- d. All on-site lighting shall be energy-saving, smart lights or incorporate automatic shut-off to preserve energy.
9. Graffiti. Graffiti shall be removed from structures by the Applicant and/or business owners/operators. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Sec. 32-250.21 et seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. This Proffer 9 shall not preclude the use of wall art as otherwise permitted and approved by the County.

LANDSCAPING

10. Landscaping and Buffers. All landscaping and buffers shall be provided in accordance with the Zoning Ordinance and the Design and Construction Standards Manual ("DCSM"), except as modified by Proffers 11 and 26.
11. University Boulevard Landscaping. Landscaping shall be provided on the Property's frontage with University Boulevard in substantial conformance with the University Boulevard Typical Section shown on Sheet 1 of the GDP. All tree planting within the University Boulevard buffer shall be a minimum of six feet (6') from any hard surface such as curbing or sidewalks. Said landscaping shall be shown with the final site plan for the first building, or portion thereof, on the Property and shall be implemented as a part of said plan. The Applicant shall be required to maintain and, if removed by others, replant landscaping located within utility easements.
12. Foundation Plantings. The elevations of all buildings adjacent to public roadways shall incorporate foundation plantings consisting of a mix of at least fifty percent (50%) evergreen shrubs, deciduous shrubs with minimum heights of 12" to 30", grasses, perennials and/or groundcovers for a minimum of fifty percent (50%) of the length of the façade, excluding any entrance walks and doorways, generally arranged in a minimum of two rows deep along the façade, in either formal geometric, irregular, or naturalistic arrangements to be determined at the time of final site plan. These foundation plantings shall be in addition to landscaping required by Proffer 10.
13. Native Species. Landscaping provided on the Property shall include only native species appropriate to the location and climate of the area, and landscaping shall be drought resistant.

ENVIRONMENT

14. Limits of Disturbance. The Applicant shall limit construction to within those areas depicted on the GDP as "Limits of Disturbance", subject to minor revisions in accordance with final engineering considerations at the time of site plan review and approval. No clearing or improvements shall be made outside of the Limits of Disturbance, with the exception of: (a) the installation of a trail by others within a trail easement in the Resource Protection Area along Godwin Drive as discussed in Proffer 16.b; (b) the removal of noxious

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vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees; (c) utility connections; and (d) the maintenance of the existing radio antenna shown on the GDP. Compliance shall be demonstrated on final site plan.

15. Cannon Branch Trail.

- a. Trail Easement. Prior to final bond release for the Property, the Applicant shall convey, at no cost, a minimum ten foot (10') wide trail easement to the Prince William Board of County Supervisors (the "Board") for pedestrian and bicycle access. Said public access easement shall include up to four (4) points of interest of varying width sufficient to accommodate one recreation facility each (such as a park bench or fitness trail exercise station, examples of which are depicted on Sheet 2 of Exhibit A). The trail easement and points of interest shall be in the locations defined in Proffer 15(b)(i).
- b. Required Tenant Security. Data center operators require enhanced security and setbacks around data center buildings. Therefore, the trail easement described in this Proffer shall be subject to the following:
 - i. Location. The final locations of the trail and points of interest shall be determined by the Applicant prior to final bond release for the Property. The location of the trail easement shall be substantially as shown on Sheet 1 of Exhibit A and labeled "Proposed Linear Open Space & Connection to Trail Network", and the locations of the points of interest shall be substantially as shown on Sheet 2 of Exhibit A and labeled "Trail Points of Interest"; provided, however, that the Applicant may adjust (in its own discretion) the locations of the trail easement and points of interest to accommodate tenant setback requirements without the need for a Proffer Amendment, so long as the trail easement is of substantially similar length and connectivity to the Cannon Branch as shown on Exhibit A, as confirmed by the Planning Director or her/his designee. If required, the Applicant shall coordinate with adjacent landowners to provide any necessary off-site trail easement.
 - ii. Width. The final width of the trail easement shall be determined by the Applicant prior to final bond release for the Property. To avoid conflicts with any tenant setbacks, the trail easement may be a minimum of ten feet (10'); provided, however, that the County may request in writing, and the Applicant shall convey within six months of receipt of said request, temporary construction easements up to five feet (5') along either side of the ten foot (10') trail easement. Along the Cannon Branch, the trail easement shall be twenty feet (20'). The final widths of the trail easement shall be confirmed by the Planning Director or her/his designee.
 - iii. Control. If any portion of the trail easement falls within a required tenant setback, as determined by the Applicant and confirmed by the Planning

Director or her/his designee, then the Applicant may retain the right to prevent loitering on that portion of the trail easement.

- c. Trail Facilities Payment. Prior to final bond release for the Property, the Applicant shall make a one-time payment of Ten Thousand Dollars (\$10,000) to Prince William County to fund the construction by others of a natural trail and recreation facilities within said trail easement.

16. Resource Protection Area

- a. Maintenance. Maintenance of the existing vegetation within the Resource Protection Areas ("RPAs") shall allow for the removal of dead or dying trees in accordance with accepted horticultural practices and the recommendations of the Applicant's arborist, nurseryman and/or environmental consultant. Encroachments into said areas shall be subject to DCSM and Chesapeake Bay regulations.
- b. Godwin Trail Easement. At the time of final site plan approval for the Property, the Applicant shall grant, at no cost to the County, a twenty foot (20') wide trail easement to the Board for pedestrian and bicycle access. Said easement shall be located within the RPA on the eastern portion of the Property, shall parallel the Godwin Drive (Rte. 661) frontage of the Property, and shall align with the existing trail easement to the north of the Property with the exact location of said easement to be determined at the time of final site plan review and approval.
- c. Reforestation. The Applicant shall restore those portions of the eastern and western RPAs as depicted on the GDP through reforestation with native trees in accordance with DCSM 802.21.E, except that the Applicant shall use container seedlings. In areas to be reforested that are paved or otherwise disturbed (with the exception of the existing radio antennae and appurtenances), the Applicant shall remove foreign material and provide remediated soils suitable for planting.
- d. Existing Radio Antennae. At the time the Property is redeveloped, one existing radio antenna shall be permitted to remain within the western RPA, as shown on the GDP. The owner of the Property, its successors and assigns, may remove dead or dying trees to access and maintain the radio antenna. Maintenance of and access to the radio antennae shall be subject to DCSM and Chesapeake Bay regulations.

- 17. Pollutants. In no event will fuels, oils, solvents or other pollutants or flammable substances be discharged into the public sewer.

- 18. Hazardous Substances. In the event the uses on the Property involve the handling of petroleum products, chemical waste or other hazardous substances, the owner/operator/tenant of any such business on the Property shall prepare an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before issuance of any occupancy permits. Said owner/operator shall be responsible for notifying the Fire Marshal's office immediately in the event of a

spill of any petroleum or chemical waste on the Property. Said owner/operator shall assume full responsibility for the costs incurred in the clean-up of such spill.

FIRE AND RESCUE

19. Fire & Rescue Contribution. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of issuance of a building permit release letter for each building constructed on the Property.

TRANSPORTATION

20. Site Access.

- a. Main Entry. Primary access to the Property may be provided from Godwin Drive via the internal private road network of the adjacent parcels to the north. The final location and design of the entrance from the adjacent parcels shall be shown on the final site plan.
- b. University Boulevard Emergency Access. Access to the Property may be provided from University Boulevard, substantially as shown on the GDP. So long as the University Boulevard entrance remains gated and used for emergency purposes only, the Applicant shall not be required to provide turn lanes into the Property on University Boulevard. In the event the Applicant converts the emergency access to a full access entrance, the Applicant shall comply with all DCSM requirements, including providing turn lanes into the Property if applicable. The final location and design of the entrance, if implemented, shall be shown on the final site plan.

21. Removal of Existing Godwin Drive Access. At the time of development of the Property, the Applicant shall remove the existing entrance to the Property along Godwin Drive.

WATER AND SANITARY SEWER

22. Public Water and Sewer. All development on the Property shall be connected to public water and sewer service and the Applicant shall be responsible for the costs of construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property as determined in consultation with the Prince William County Service Authority.
23. Authorization. Acceptance and approval of this rezoning application by the Board authorizes extension and construction of water and sewer lines and facilities necessary to serve the Property pursuant to Virginia Code Section 15.2-2232 and Prince William County Code Section 32-201.12(a)(2).

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MISCELLANEOUS

24. For purposes of these Proffers, “final rezoning” shall be defined as that zoning that is in effect on the day following the last day upon which the Board decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors that has not been appealed, or if appealed, the day following the decision affirming the Board’s decision granting the rezoning.
25. In the event the monetary contributions set forth in these Proffers are paid to the Board within eighteen (18) months of final rezoning, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in these Proffers that are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index (“CPI-U”) published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after final rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, non-compounded.

WAIVERS/MODIFICATIONS

26. In accordance with Sec. 32-506.09 of the Prince William County Zoning Ordinance, Sec. 32-506.06(1)(b) shall be modified to require a setback of a minimum forty feet (40’) along the Property’s University Boulevard frontage, as depicted on the GDP. Plantings consistent with a Type C Buffer, as defined in the DCSM, shall be provided within the 40’ setback as shown on the landscaping typical depicted on Sheet 1 of the GDP. In addition, the existing twenty foot (20’) Common Shared Easement (CSE) shall be permitted within the setback.

[SIGNATURES ON FOLLOWING PAGE]

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Proffer Statement

Applicant

**Owner of GPINs 7695-47-4075, 7695-58-1389 &
7695-48-5745**

Part Owner of GPIN 7695-38-5047

QTS Investment Properties Manassas II LLC
a Delaware limited liability company

By: QualityTech, LP
a Delaware limited partnership
Its: Sole Member

By: QTS Realty Trust, Inc.
a Maryland corporation
Its: General Partner

By: _____
Name: _____
Its: _____

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Proffer Statement

Part Owner of GPIN 7695-38-5047
Ashburn Acquisition Co., LLC
a Delaware limited liability company

By: QualityTech, LP
a Delaware limited partnership
Its: Sole Member

By: QTS Realty Trust, Inc.
a Maryland corporation
Its: General Partner

By: _____
Name: _____
Its: _____

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MASTER ZONING PLAN
REZ 2019-00019

QTS PROJECT HERO EXPANSION
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA

ZONING NOTES

1. THE SUBJECT PROPERTY IS SHOWN ON THE BUREAU OF LAND SURVEY'S "RECORD MAP" OF THE DISTRICT.

ITEM	DETAILS	REMARKS	REQUIREMENT	COMPLIANCE
1. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
2. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
3. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
4. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
5. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
6. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
7. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
8. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
9. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
10. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
11. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
12. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
13. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
14. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2
15. ZONING	REZ 2019-00019	REQUIREMENT 2	REQUIREMENT 2	REQUIREMENT 2

2. THE DISTRICT ZONING IS SUBJECT TO THE FOLLOWING:
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 13. THE DISTRICT ZONING IS SUBJECT TO THE FOLLOWING:
 14. THE DISTRICT ZONING IS SUBJECT TO THE FOLLOWING:
 15. THE DISTRICT ZONING IS SUBJECT TO THE FOLLOWING:

DATE: 10/10/2019

BY: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

FOR: [Signature]

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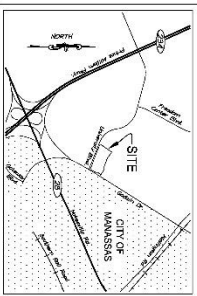
FOR: [Signature]

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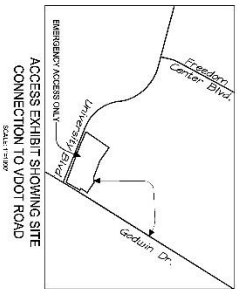
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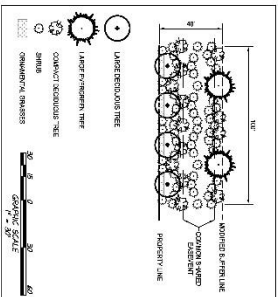
FOR: [Signature]



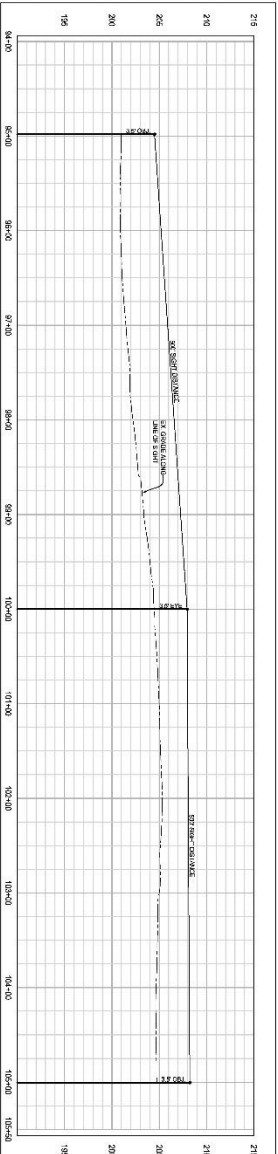
VICINITY MAP



ACCESS EXHIBIT SHOWING SITE CONNECTION TO USDOT ROAD



LANDSCAPE BUFFER (TYPICAL 100' SECTION)



SIGHT DISTANCE PROFILE

UNIVERSITY BOULEVARD

1

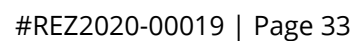
COVER SHEET

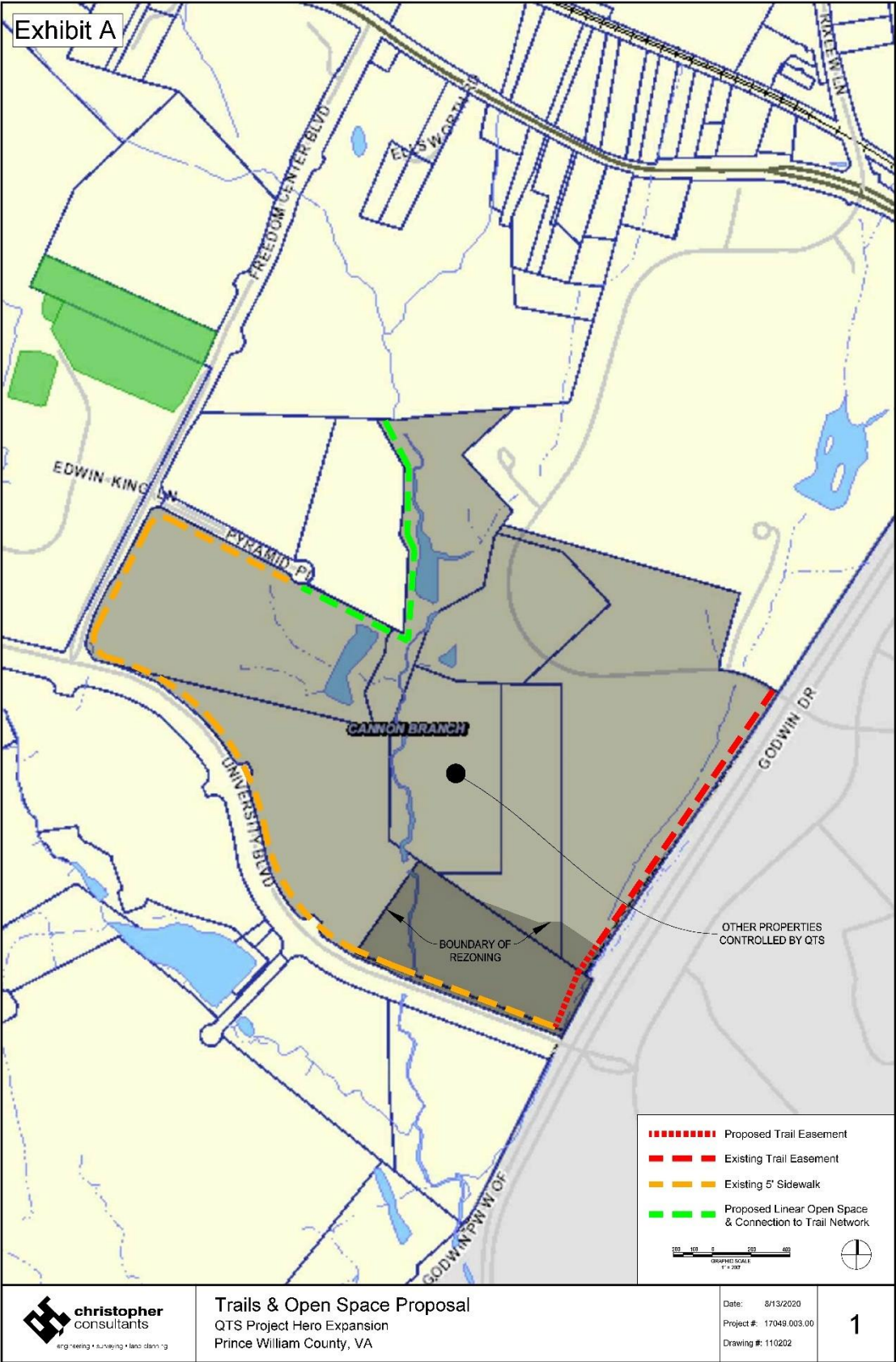
MASTER ZONING PLAN
REZ 2019-00019
QTS PROJECT HERO EXPANSION
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VA

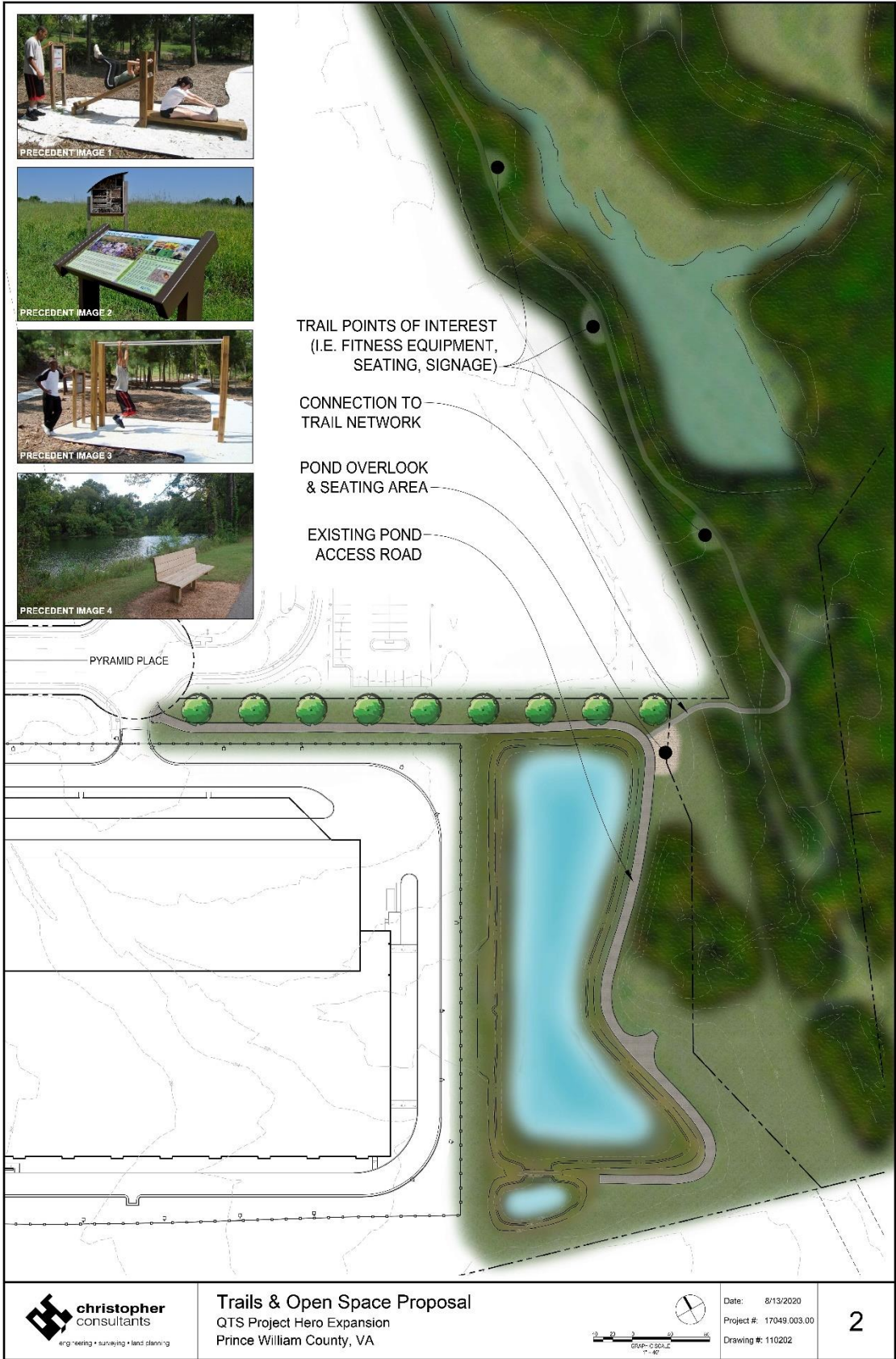


christopher consultants
2001 Innovation Dr. P.O. Box 388 6887
Suite 100
Manassas, VA 20108
engineering • surveying • land planning

#REZ2020-00019 | Page 33







Historical Commission Resolutions

HISTORICAL COMMISSION RESOLUTION

MOTION: PEARSALL

**June 16, 2020
Special Meeting
Res. No. 20-020**

SECOND: BURGESS

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
SUP2020-00007	Millennium Landscaping 2 nd Submission	No Further Work
REZ2020-00005	Centre at Haymarket 2 nd Submission	No Further Work
SUP2020-00019	Transformation Temple International Church	Request applicant fabricate and install an historical marker at the property, on the subject of Davis Ford Road, with text provided by the Historical Commission.
CPA2017-00005	Innovation Park Small Area Plan	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study with artifacts to be donated to and curated with the County on future development sites.

Historical Commission Resolutions

June 16, 2020
Special Meeting
Res. No. 20-020
Page 2

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		Applicant to provide interpretive signs in parkland and on walking trails with the Historical Commission to be consulted on content.
REZ2020-00015	Broad Run Industrial Park – Lot 3	No Further Work
REZ2020-00018	Wellington Road Logistics Center	No Further Work
SUP2020-00024	Frontier Landscaping Services	No Further Work
SUP2020-00025	United Bank Drive-Through ATM	No Further Work
REZ2020-00019	QTS – Project Hero Expansion	No Further Work
SUP2020-00026	Evangel Baptist Church LED Sign	No Further Work
SUP2020-00028	Sheetz – Orchard Bridge	Request applicant fabricate and install a Civil War Trails Marker or historical marker or interpretive signs (kiosk) on the property with content provided by the Historical Commission on the Battle of Blackburn Ford, or Civil War encampments, or fords across Bull Run.
SUP2020-00029	Christ Chapel Church LED Sign	No Further Work
SUP2020-00031	Ridgefield Village Retail Center	No Further Work

Votes:

Ayes: by acclamation

Nays: none

Absent from Vote: none

Historical Commission Resolutions

June 16, 2020
Special Meeting
Res. No. 20-020
Page 3

Absent from Meeting: Davis, Duley, Porta, Reddick, Sargo
MOTION CARRIED

ATTEST: 
Secretary to the Commission