



PLANNING COMMISSION RESOLUTION

MOTION: **January 25, 2023**
SECOND: **Regular Meeting**
RES. No. 23-xxx

**RE: REZONING #REZ2021-00022, KH DATA CAPITAL DEVELOPMENT
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±37.1146 acres from M-2, Light Industrial, without proffers, to M-2, Light Industrial, with proffers, for modifications associated with data center development to increase the maximum floor area ratio (FAR) from 0.5 to 1.0 and to increase the maximum building height from 60 feet to 70 feet; and

WHEREAS, the subject property is located at the intersection of Hayden Road and Wellington Road and along the south side of Prince William Parkway; it is addressed as 11650 Hayden Road; and is identified on County maps as GPINs 7596-66-0725 and 7596-57-0222 (part); and

WHEREAS, the site is designated I-3, Technology/Flex, in the Comprehensive Plan; and

WHEREAS, the site is zoned M-2, Light Industrial, and is located within the Data Center Opportunity Overlay District, Airport Safety Overlay District, and Prince William Parkway Highway Corridor Overlay District; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on January 25, 2023, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Rezoning #REZ2021-00022, KH Data Capital Development, subject to the proffers dated January 3, 2023.

ATTACHMENT: Proffer Statement, dated January 3, 2023

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Aholibama Pena
Clerk to the Planning Commission

DRAFT PROFFER STATEMENT

REZ2021-00022, KH Data Capital Development Rezoning

Owner/Applicant: KH Data Capital Development Land, LLC &
Iron Mountain Data Centers Virginia 4/5 Subsidiary, LLC
Property: 7596-66-0725 and 7596-57-0222 (part) (hereinafter, the "Property")
Magisterial District: Brentsville Magisterial District
Zoning: M-2, Light Industrial

Date: January 3, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above-referenced rezoning 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 below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the "GDP" shall be Sheet 02 of 02 of the plan set prepared by JCL Consulting LLC entitled "General Development Plan REZ 2021-00022 KH Data Capital Development Rezoning," and dated November 1, 2022.

USE AND DEVELOPMENT

1. General Development Plan: The Property shall be developed in substantial conformance with the GDP, subject to changes approved by the County in connection with final site plan review.
2. Use Parameters: The Property shall be developed in accordance with the M-2, Light Industrial, Zoning District regulations. The foregoing shall not preclude consolidation of the Property with any adjacent property or an internal private travelway, the final design and location of which shall be shown on the final site plan, in accordance with the Prince William County Design and Construction Standards Manual ("DCSM"). All uses permitted by-right in the M-2 Zoning District shall be permitted on the Property.
3. Floor Area Ratio: Pursuant to Section 32-400.04.3 of the Zoning Ordinance, the maximum floor area ratio ("FAR") for any data center/data center associated use on the Property may be up to 1.0 FAR. The FAR shall be calculated as the cumulative total on the Property and not on a percentage of each subdivided parcel. In addition, at the time each final site plan is filed on the Property, a running tabulation of the approved uses on the balance of the Property, and

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as reflected on approved final site plans, shall be provided to evidence compliance with this proffer.

4. Height: Pursuant to Section 32-400.03.2, the maximum height of any data center building on the Property may be seventy feet (70'). Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning. Notwithstanding the above, the rooftop mechanical equipment and screening walls shall be limited to a maximum of fifteen feet (15') in height on any data center building that exceeds sixty feet (60') in height.

COMMUNITY DESIGN

5. Building Elevations: Any principal building on the Property shall be in general conformance with the building elevations entitled "Building Elevations," prepared by Corgan, and dated August 11, 2022 (the "Building Elevations"). The Building Elevations may be subject to minor modifications approved by the County in connection with final site plan review. Any changes to architecture, building materials, and/or finishes or any future updates/changes may be made provided that such changes are approved by the Planning Director or designee prior to the issuance of a building permit release letter.
6. Building Materials: The principal building facades of any data center building constructed on the Property that faces Prince William Parkway or Wellington Road, shall have as the primary exterior building materials one or more of the following: precast or tilt-wall concrete, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulated and finishing system), and/or metal panels of architectural grade and quality. Changes to allow additional building materials may be approved by the Planning Director or designee. Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division at least two weeks prior to the request for a building permit release letter.
7. Design Standards: If the Property is developed with data center uses, principal building facades facing Wellington Road and Prince William Parkway shall include at least four of the following design elements: change in building height; building step-backs or recesses; fenestration; change in building material, pattern, or texture; or use of accent materials.
8. Graffiti Removal: The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 et seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. Access to the roof

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shall be designed to prevent scaling of walls by keeping dumpsters away from walls and covering or enclosing drainpipes, among other similar measures.

9. Freestanding Signs: Any freestanding signs located on the Property shall be monument style, with a stone/brick-like base and shall have low growth landscaping surrounding the base of said sign. Any freestanding monument sign shall not exceed 10 feet in height.
10. Hayden Road Landscape Strip & Tree Preservation Area: In the event that the existing Hayden Road is abandoned, as shown on the GDP, the Applicant may remove or relocate the 10' landscape strip and/or tree preservation area shown along the north side of Hayden Road to accommodate the change in circumstances, provided that compliance with applicable minimum landscape standards of the Zoning Ordinance and DCSM is demonstrated during final site plan review.
11. Interior Parking Lot Landscaping: The Applicant shall provide interior parking lot landscaping in accordance with DCSM Section 802.44. Compliance shall be demonstrated as a condition of first final site plan approval.
12. Tree Canopy: The Applicant shall meet the tree canopy requirements set forth in DCSM Section 802.21.A. Compliance shall be demonstrated as a condition of the first final site plan approval.

ENVIRONMENTAL

13. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.

FIRE & RESCUE

14. Monetary 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 new gross building floor area on the Property to be used for fire and rescue services. Said contribution shall be based on the size of the building(s) shown on the applicable final site plan(s) (excluding any structured parking) and shall be paid prior to and as a condition of the issuance of a building permit for such building.

TRANSPORTATION

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15. Access: Access to the Property shall be provided as shown generally on the GDP.
16. Bicycle Parking: The applicant shall provide five (5) inverted-U bicycle parking for each data center building constructed on the Property. This amount of bicycle parking provided may be reduced, as approved by Prince William County Department of Transportation ("PWCDOT"), in connection with final site plan approval.
17. Left Turn Lane: Subject to Virginia Department of Transportation ("VDOT") and PWCDOT approval, the Applicant shall provide a southbound left turn lane into the entrance of the Property along Wellington Road at its intersection with Wellington Glen Drive, as shown on the GDP, if warranted. Compliance shall be demonstrated in connection with final site plan approval for development located at the property identified as GPIN 7596-65-1421.
18. Right Turn Lane: Subject to VDOT and PWCDOT approval, the Applicant shall provide a northbound right turn lane into the entrance of the Property along Wellington Road at its intersection with Wellington Glen Drive, as shown on the GDP, if warranted. Compliance shall be demonstrated in connection with final site plan approval for development located at the property identified as GPIN 7596-65-1421.
19. Sidewalk: Subject to PWCDOT and VDOT approval, the Applicant shall construct a sidewalk along Wellington Road in the area shown on the GDP. Said sidewalk shall be constructed prior to the issuance of an occupancy permit for the first building on the Property.
20. Traffic Signal Justification Report ("SJR"): If requested by VDOT prior to issuance of an occupancy permit for the final building on the Property, the Applicant shall submit a Traffic SJR for the Wellington Road and Wellington Glen Drive intersection. If a traffic signal is not warranted or VDOT does not approve a signal prior to issuance of an occupancy permit for the final building constructed on the Property, then the Applicant shall have no further obligation with respect to a traffic signal at the intersection of Wellington Glen Drive and Wellington Road.

WATER AND SEWER

21. Water and Sewer: The Property shall be served by public sanitary sewer and water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

MISCELLANEOUS

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22. Escalator: In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Prince William Board of County Supervisors 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 the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

WAIVERS & MODIFICATIONS

23. Pursuant to Section 32-400.03.2 of the Prince William County Zoning Ordinance, the Board of County Supervisors approves a modification to increase the maximum building height to seventy feet (70') for any data center building(s) on the Property. Prior to final site plan approval, the County Fire Marshal shall certify in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire.
24. Pursuant to Section 32-400.04.3 of the Prince William County Zoning Ordinance, the Board of County Supervisors approves a modification to increase the maximum FAR to 1.0.

[Signature Pages to Follow]

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SIGNATURE PAGE

IRON MOUNTAIN DATA CENTERS VIRGINIA 4/5 SUBSIDIARY, LLC,
a Delaware limited liability company

By: _____
Mark Kidd, EVP & General Manager

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SIGNATURE PAGE

KH Data Capital Development Land, LLC

a Delaware limited liability company

BY:

Mark Kidd, President, Executive Vice President &
General Manager, Data Centers.



STAFF REPORT

PC Meeting Date:	January 25, 2023
Agenda Title:	Rezoning #REZ2021-00022, KH Data Capital Development
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of rezoning #REZ2021-00022, KH Data Capital Development, subject to proffers dated January 3, 2023.
Department:	Planning Office
Case Planner:	Christopher Perez

EXECUTIVE SUMMARY

The following is a request to rezone ±37.11 acres from M-2, Light Industrial, without proffers, to M-2, Light Industrial, with proffers. The request includes modifications to increase the maximum floor area ratio (FAR) from 0.5 to 1.0 and to increase the maximum building height from 60 feet to 70 feet, associated with data center development. The site is located at the intersection of Hayden Road and Wellington Road and along the south side of Prince William Parkway.

It is the recommendation of staff that the Planning Commission recommend approval of rezoning, #REZ2021-00022, KH Data Capital Development, subject to proffers dated January 3, 2023.

BACKGROUND

- A. Request: To rezone ±37.11 acres from M-2, Light Industrial, without proffers, to M-2 Light Industrial, with proffers. The request includes modifications to increase the maximum FAR from 0.5 to 1.0 and to increase the maximum building height from 60 feet to 70 feet, associated with data center development.

Feature/Standard	Existing Standards M-2, Light Industrial	Proposed Standards M-2, Light Industrial (Modifications as proffered)
Maximum Height	60 feet	70 feet (as proffered)
FAR	0.50	1.0 (as proffered)
Minimum Open Space	20%	20%
Maximum Lot Coverage	80%	80%

- B. Site Location: The site is located at the intersection of Hayden Road and Wellington Road and along the south side of Prince William Parkway. It is addressed as 11650 Hayden Road and is identified on County maps as GPINs 7596-66-0725 and 7596-57-0222 (part).
- C. Comprehensive Plan: The site is designated I-3, Technology/Flex, in the Comprehensive Plan.
- D. Zoning: The site is zoned M-2, Light Industrial, and is located within the Data Center Opportunity Overlay District, Airport Safety Overlay District, and Prince William Parkway Highway Corridor Overlay District.
- E. Surrounding Land Uses: The surrounding area is primarily zoned M-2, Light Industrial, and M-1, Heavy Industrial. The site is adjacent to an existing data center and recently approved substation (PFR#2021-00026, Dawsons Branch Substation). Across Hayden Road is a vacant parcel zoned Office Flex, O(F). Across Wellington Road are multi-family residential units zoned PMD, Planned Mixed District.
- F. Alternative Access Agreement: Access improvements are intended to satisfy the original proffered improvements associated with Proffer 4 of rezoning, REZ #PLN2004-00105, Wellington Glen (the "Original Proffers") & Proffer Amendment, rezoning #PLN2012-00105, Wellington Glen (the "Amended Proffers"). These approved proffers proposed the termination of the tie-in of Hayden Road to Wellington Road with access to the subject property provided through GPIN 7596-65-1421. As currently proposed, the existing intersection of Hayden Road and Wellington Road would effectively be maintained in its current condition, and the existing right-of-way connecting Hayden Road from the intersection of Wellington Glen Drive and Wellington Road would be abandoned. Commitments to these alternative improvements are memorialized in an agreement between the County and the Applicant (included as Attachment D), and per the agreement, the Applicant

would grant an easement to the benefit of the County for access. This agreement will require a separate action by the BOCS and will also include a determination by the Zoning Administrator that the improvements are consistent with the proffers approved in conjunction with #PLN2012-00105. It is staff's understanding that all parties have consented to the language included as part of the agreement, and final action on the agreement is recommended prior to action by the BOCS on this rezoning.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of rezoning, #REZ2021-00022, KH Data Capital Development, subject to proffers dated January 3, 2023, for the following reasons:

- The proposed rezoning of the subject property from M-2, Light Industrial, without proffers, to M-2, Light Industrial, with proffers, implements the I-3, Technology/Flex, designation in the Comprehensive Plan. The proposed zoning is consistent with and compatible to the existing zoning and the existing uses of abutting properties, which are predominantly industrial uses.
- The site is located within the Data Center Opportunity Zone Overlay District and abuts an existing data center and approved substation.
- The proposal will deliver a data center campus that favorably aligns with strategic goals for economic development and non-residential tax base for the County, with proffers to mitigate land use impacts. The proposal supports the development of a targeted industry use.
- The requested height modification to allow a 70 foot maximum building height is aligned with the recommended building heights for the transect noted in the Comprehensive Plan.
- The requested height increase will not result in adverse impacts on abutting uses, which are predominantly industrial. The nearest residential development is a multifamily development located in Wellington Glen, separated by a 50 foot wide landscape buffer provided onsite, two roadways (Wellington Road and Hayden Road), and vacant undeveloped land zoned Office Flex, (OF).
- As proposed, the proffers sufficiently mitigate the anticipated impacts.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: This site is located within the Development Area of the County. The property is designated I-3, Technology/Flex, in the Comprehensive Plan.

- The rezoning of the property from M-2, Light Industrial, without proffers, to M-2 Light Industrial, with proffers, is consistent with the I-3, Technology/Flex, designation.

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

Water Quality	\$75.00 per acre	+/- 37.1146 acres	\$2,783.595
Fire and Rescue	\$0.61/sf of building area	Total potential building area = 1,616,717 sf	\$986,193.71
Total			\$988,977.305

Strategic Plan

Resilient Economy: The proposed rezoning is favorably aligned with the County’s Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The rezoning will result in an increased assessed tax value and commercial tax base.

Community Input

Notice of this application has been transmitted to property owners within 500 feet of the site. As of the date of this staff report, the Planning Office has not received any feedback from the community, and staff is not aware of any opposition.

Other Jurisdiction Comments

The site is 1.8 miles from the Manassas National Battlefield Park (MNBP). Due to its proximity, the United States National Park Service was sent the proposal for review and comment. MNBP is concerned with the height of the structures and the visual effects it may have on the Park. Their initial modeling leads them to believe that the structures could be visible from the Battlefield, dependent upon intervening vegetation, which their models do not account for. They also expressed concerns that the true heights of the buildings are not accounted for because the requested height modification does not include rooftop mechanical equipment.

The Applicant refutes that the Park will be affected by the height modification because of the physical distance and the developed character of the area between the site and the Park, which contains an interstate, several data center campuses, and other industrial developments. In addition to the above referenced mitigating factors, the Applicant is preserving a 50 foot wide tree preservation area along the site’s entire Prince William Parkway frontage, which will help screen the site from the Park. Additionally, the Applicant has proffered to limit rooftop mechanical equipment and screening walls to a maximum of fifteen feet in height on any data center building that exceeds sixty feet in height.

Legal Issues

Legal issues resulting from the Planning Commission’s action are appropriately addressed by the County Attorney’s Office.

Timing

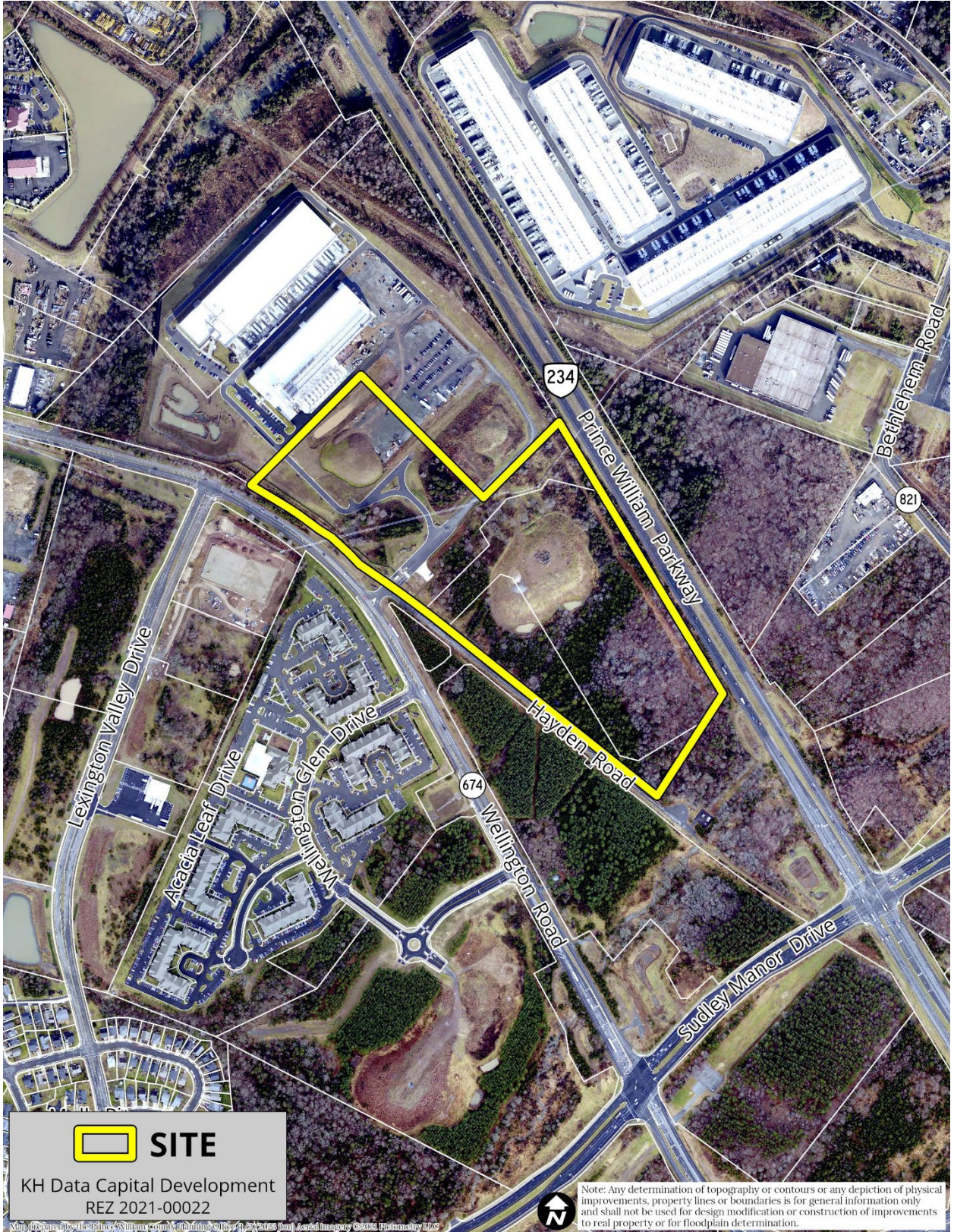
The Planning Commission has until April 25, 2023, which is 90 days from the first public hearing date, to take action. A recommendation of approval would meet the 90-day requirement.

STAFF CONTACT INFORMATION


Christopher Perez | (703) 792-8050
cperez@pwcgov.org

ATTACHMENTS

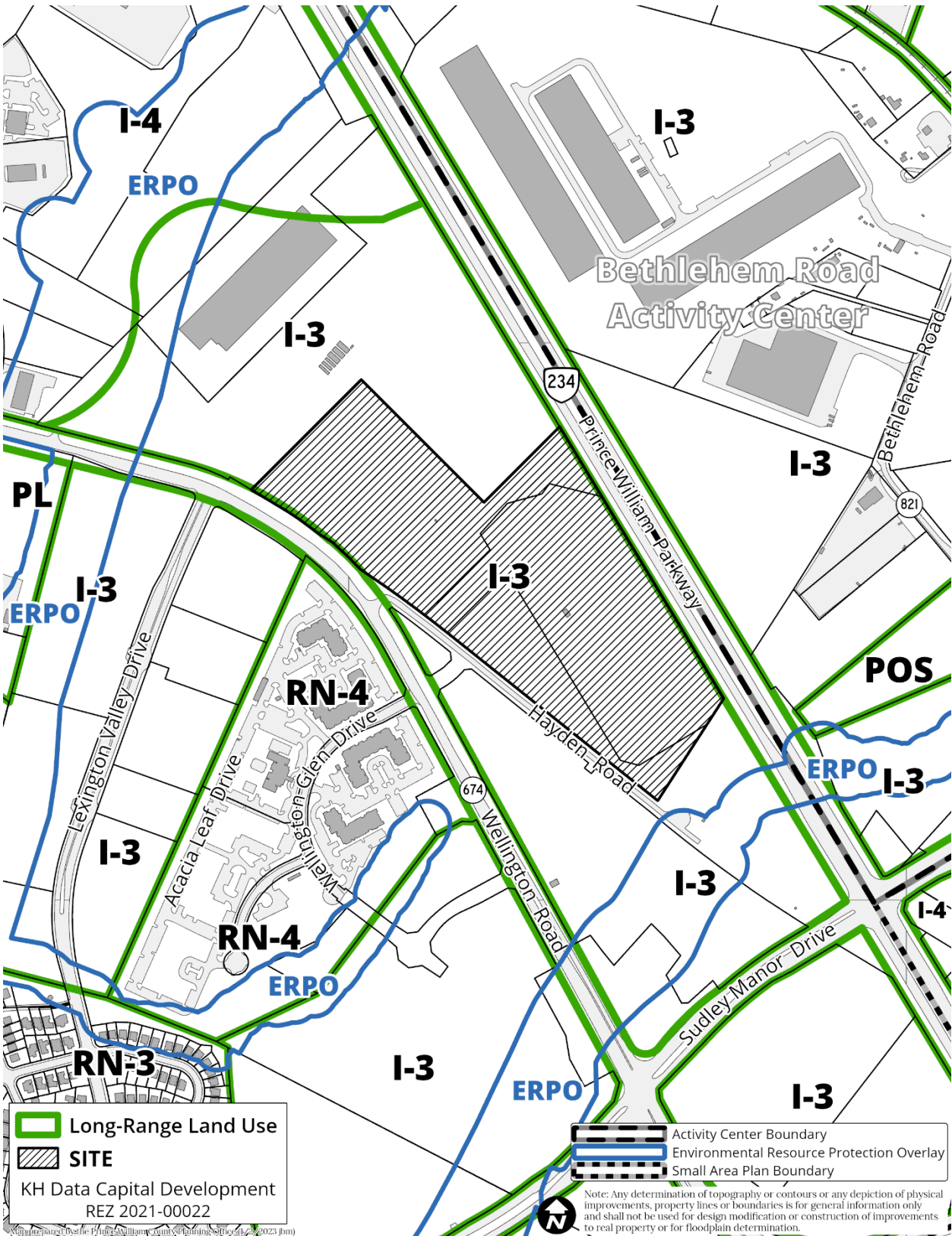
Attachment A – Generalized Development Plan (GDP)
Attachment B – Building Elevations
Attachment C – Environmental Constraints Analysis (ECA)
Attachment D – Draft Zoning Determination Letter and Agreement
Attachment E – Historic Commission Resolution

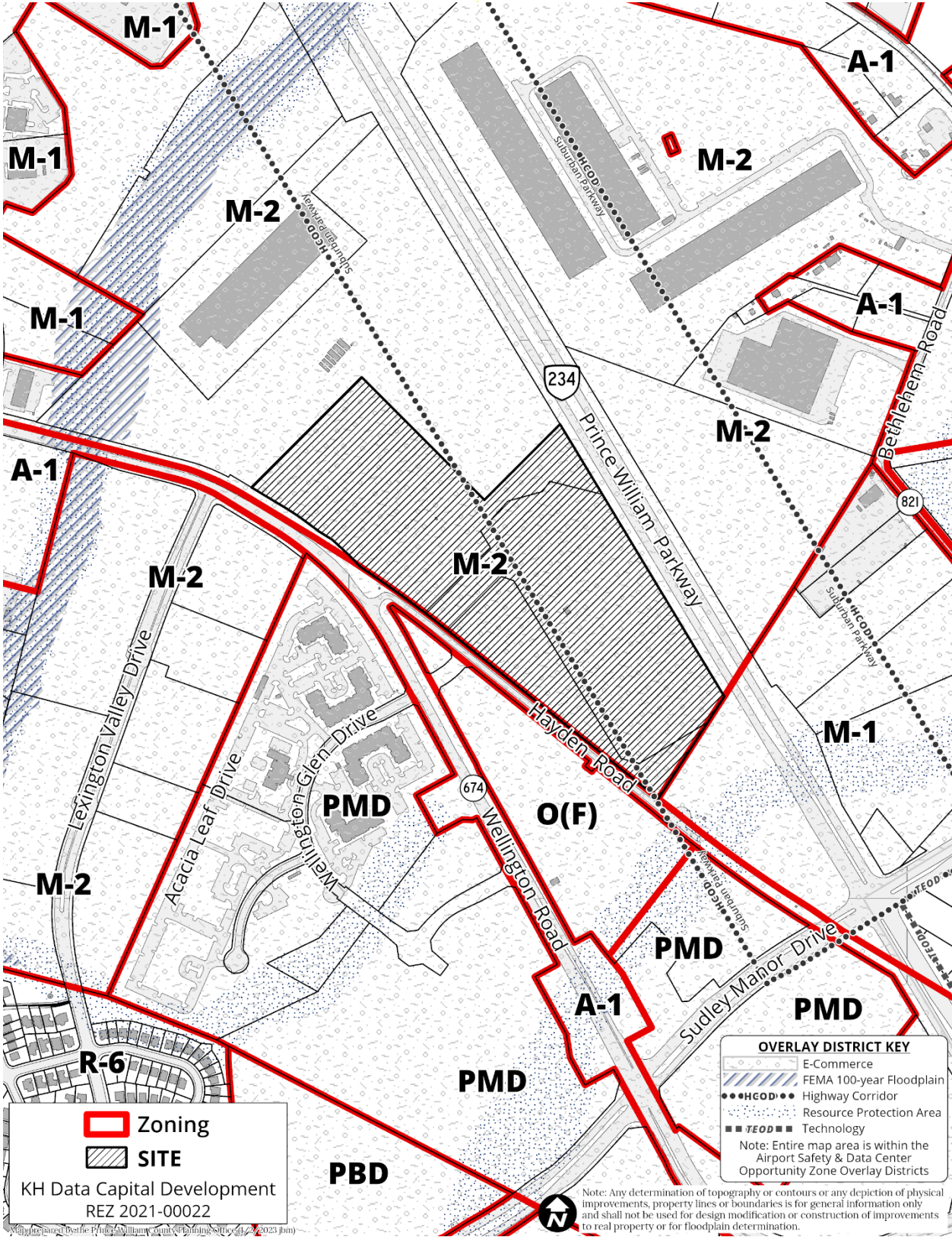


 **SITE**
KH Data Capital Development
REZ 2021-00022

 Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Long-Range Land Use Map





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:

Direction	Land Use	Long Range Future Land Use	Zoning
North	Prince William Parkway (Rte. 234) Across Rte. 234 are vacant parcels	I-3	M-2 M-2 and M-1
South	Vacant parcel Multi-family units/Wellington Glen	I-3 RN-4	O(F) PMD
East	Vacant parcel owned by the Commonwealth of Virginia	I-3	M-1
West	Datacenter and Substation Development	I-3	M-2

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.

This site is located within the Development Area of the County. The property is designated I-3, Technology/Flex, in the Comprehensive Plan. The rezoning of the property from M-2, Light Industrial, without proffers to M-2, Light Industrial, with proffers, is consistent with the I-3, Technology/Flex, designation. The following table summarizes the uses and densities that are intended, based upon these designations:

Long Range Land Use Map Designation	Intended Uses and Densities												
<p>I-3, Technology/Flex</p>	<p>The purpose of the industrial classifications is to provide areas for a range of industrial and employment uses which promote a diverse tax base, encourage economic vitality, and support at place employment. Retail/retail service uses may be located to support the needs of those employed within the greater industrial area. Within an industrial designated area, the more intense uses shall be located in the core of the area and transition to less intense uses at the periphery. Data Centers and distribution and fulfillment centers are discouraged in I-2.</p> <p>Technology/Flex permits the following uses:</p> <p>Primary Uses</p> <table border="1" data-bbox="537 1167 1393 1318"> <tr> <td>Flex Space</td> <td>Light Industrial</td> </tr> <tr> <td>Technology, Warehousing & Logistics</td> <td>Advanced Manufacturing</td> </tr> <tr> <td>Data Center</td> <td>Retail & Service</td> </tr> <tr> <td>Office</td> <td>Institutional</td> </tr> </table> <p>Secondary Uses</p> <table border="1" data-bbox="537 1390 1393 1465"> <tr> <td>Retail & Service</td> <td>Office</td> </tr> <tr> <td>Institutional</td> <td></td> </tr> </table> <p>Implemented Zoning Districts: O(F), M-2, PBD Minimum Open Space: 20% of the site Target FAR: 0.23-0.57 Target Building Height: 3-5 stories</p>	Flex Space	Light Industrial	Technology, Warehousing & Logistics	Advanced Manufacturing	Data Center	Retail & Service	Office	Institutional	Retail & Service	Office	Institutional	
Flex Space	Light Industrial												
Technology, Warehousing & Logistics	Advanced Manufacturing												
Data Center	Retail & Service												
Office	Institutional												
Retail & Service	Office												
Institutional													

Proposal’s Strengths

- Target Building Heights in the Comprehensive Plan: The requested height modification to allow a 70 foot maximum building height is aligned with the recommended building heights for the transect (T-3) noted in the Comprehensive Plan.

- Land Use & Zoning Compatibility: The proposed rezoning of the subject property from M-2, Light Industrial, without proffers, to M-2, Light Industrial, with proffers, implements the I-3, Technology/Flex, designation in the Comprehensive Plan. The proposed zoning is consistent with and compatible to the existing zoning and the existing uses of abutting properties, which are predominantly industrial uses.
- Consistency with Surrounding Area: The subject request is consistent with the surrounding land use designations, zoning, and uses.
- Delivery of Targeted Industry: As intended through the proposed rezoning to M-2, Light Industrial, the application allows and encourages flex-type industrial, office, and data center uses, which are among businesses with targeted industry status by the Department of Economic Development.
- Data Center Opportunity Zone Overlay District: The site is located within the Data Center Opportunity Zone Overlay District. This overlay district was created for the purpose of promoting development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. If approved, all uses permitted in the M-2, Light Industrial, district could be constructed, in conformance with the approved GDP, with a data center development being one of the potential uses.

Proposal's Weaknesses

- Target FAR in the Comprehensive Plan: The requested modification to allow a 1.0 FAR does not align with the recommended FAR and transect noted in the Comprehensive Plan. Notwithstanding, this property is located within the Data Center Overlay, and Zoning Ordinance Section 32.509.02.4(E) of the Data Center Opportunity Overlay District regulations permits an increase in FAR up to 1.0, provided all other development standards for the underlying district are met.

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.

The site is currently vacant; however, the site is part of a larger parcel, GPIN 7596-57-0222, that contains an existing data center and a recently approved substation that has yet to be built. The

Generalized Development Plan (GDP) does not provide a site layout for the proposed data center building but does depict the proposed limits of clearing and grading, proposed access improvements, and proposed perimeter landscaping.

Perimeter Landscape Buffers: The Applicant has provided perimeter landscape buffers as required by the DCSM standards. The buffers will be described and analyzed in the Environmental Section of this staff report.

Architecture: The Applicant has proffered general conformance with the proffered building elevations. These elevations demonstrate the architectural design of the data center buildings on the site. By proffering to general conformance, the Applicant maintains flexibility to provide a slightly different style of architecture based on the end users of the site, which are not fully known at this time. While proffered elevations exceed the current design criteria applicable to the by-right development of data centers within the County, such elevations are consistent with County practices, which permits staff to evaluate the modification requests, as required by the County's Zoning Ordinance under Section 32-400.04(3) and Section 32-400.03.

Additionally, the Applicant has proffered enhanced datacenter design standards of at least four design elements, which is an increase above the standard two required by Section 32-509.02.4(A) of the Zoning Ordinance. The Applicant has also proffered that the principal building facades of any data center building constructed on the Property that face Prince William Parkway or Wellington Road shall have as the primary exterior building materials one or more of the following: precast or tilt-wall concrete, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulated and finishing system), and/or metal panels of architectural grade and quality.

Building Height: A height modification has been requested to increase the allowed building height to 70-feet, from the permitted 60-feet in the M-2, Light Industrial, district. The requested height increase will not result in adverse impacts on abutting uses, which are predominantly industrial. The nearest residential development is a multifamily development located in Wellington Glen, separated by a 50 foot wide landscape buffer provided onsite, two roadways (Wellington Road and Hayden Road), and a vacant 20 acre parcel of land zoned Office Flex, (OF), which is part of Wellington Glen.

Staff's only concern with the height modification request is that the mechanical rooftop equipment has not been included as part of the 70 foot height maximum, and therefore the full height of the building is unknown. Although the County's Zoning Ordinance permits the extension of mechanical equipment above the maximum height in commercial, office, and industrial districts, Staff is concerned about the impacts in mixed use areas because of the extensive heating and cooling needs of the data center facility and equipment, which can project atop the building upwards of an additional 20 - 30 feet. As mentioned earlier in the report, the Manassas National Battlefield Park (MNBP) expressed concerns that the true heights of the buildings are not accounted for because the requested height modification does not include rooftop mechanical equipment. Their initial modeling led them to believe that the structures could be visible from the Battlefield, dependent upon intervening vegetation, which their models do not account for. In light of the above concerns the Applicant has proffered to limit rooftop mechanical equipment and screening walls to project no more than fifteen feet in height on any data center building that exceeds sixty feet in height.

Proposal's Strengths

- **Consistency with Surrounding Area:** The requested height increase will not result in adverse impacts on abutting uses, which are predominantly industrial. The nearest residential development is a multifamily development located in Wellington Glen, separated by a 50 foot wide landscape buffer provided onsite, two roadways (Wellington Road and Hayden Road, and vacant undeveloped land zoned Office Flex, (OF).
- **Limited Height of Mechanical Rooftop Equipment:** As proffered, rooftop mechanical equipment and screening walls shall be limited to a maximum of fifteen feet in height on any data center building that exceeds sixty feet in height.
- **Architecture:** As proffered, any principal building on the Property shall be in general conformance with the building elevations entitled "Building Elevations," prepared by Corgan, and dated August 11, 2022 (the "Building Elevations").
- **Building Materials:** As proffered, the principal building facades of any data center building constructed on the Property that face Prince William Parkway or Wellington Road, shall have as the primary exterior building materials one or more of the following: precast or tilt-wall concrete, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulated and finishing system), and/or metal panels of architectural grade and quality.
- **Data Center Design Guidelines:** As proffered, if the Property is developed with data center uses, principal building facades facing Wellington Road and Prince William Parkway shall include at least four of the following design elements: change in building height; building step-backs or recesses; fenestration; change in building material, pattern, or texture; or use of accent materials.
- **Signage:** As proffered, any freestanding signage shall be monument style with a stone/brick-like base and limited to 10 feet in height.
- **Buffering/Landscaping:** The Applicant has provided perimeter landscape buffers as required by the DCSM standards. The buffers consist of tree preservation areas and supplemental plantings.

Proposal's Weaknesses

- **Lack of Layout & Illustrative Details:** The Comprehensive Plan recommends that generalized development plans submitted with rezoning applications for all non-residential projects should depict site layouts. The subject application does not include building location information for the site.

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

A Phase I Cultural Resources Survey prepared by Dutton + Associates concluded that “no further archaeological survey is warranted” for the property. The Historical Commission reviewed this proposal at its August 10, 2021, meeting and recommended no further work. The County Archaeologist concurs.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its August 10, 2021, meeting and determined that no further work was needed. The County Archaeologist concurs.

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.

The site is a mixture of existing woodlands of mature hardwoods and older old field successional forests, as well as land already cleared for development and a large dirt stockpile. An intermittent stream bisects the southern portion of the site. The Applicant has provided perimeter landscape buffers as required by the DCSM standards. The buffers consist of tree preservation areas and supplemental plantings. The site's frontage on Wellington Road, adjacent to multifamily uses in Wellington Glen, are provided a 50 foot wide landscape buffer. Portions of site's frontage on Wellington Road and Hayden Road, adjacent to industrial and office flex zoning districts, include a 10 foot wide landscape strip. The development is also preserving a 50 foot wide tree preservation area along the site's entire Prince William Parkway frontage. Along the eastern property line, the Applicant is providing a 10 foot wide planting strip and some tree preservation area.

Despite the tree preservation areas along portions of the site's perimeter, approximately 96 percent of the site is proposed for clearing, including the forested wetlands and the intermittent stream that bisects the southern portion of the site. Staff is concerned that tree canopy cover is not met through the preservation of onsite forests.

- Staff recommends preservation of onsite forests. Staff recommends preservation of the forested wetlands and other forest around the intermittent stream. Staff recommends the preservation of onsite forests that connect to existing forest at the southeast end of the site. Preservation should be focused on creating contiguous areas of preservation rather than disconnected small areas.

Proposal's Strengths

- Buffering/Landscaping: The Applicant has provided perimeter landscape buffers as required by the DCSM standards. The buffers consist of supplemental plantings and tree preservation areas, which are beyond the minimum requirements of the DCSM.
- Water Quality Monetary Contribution: A \$75 per acre (± 37.1146 acres) monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.

Proposal's Weaknesses

- Limits of Clearing and Grading: Approximately 96 percent of the site is proposed for clearing.
- Preservation of Onsite Environmental Resources: Forested wetlands and the intermittent stream that bisects the southern portion of the site are being cleared. Tree canopy cover is not met through the preservation of onsite forests.

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 22 is the first due fire/rescue resource. The facility is inside the required 4 minute travel time for Basic Life Support and Fire. The facility is inside the required 8 minute travel time for Advanced Life Support. The workload capacity for Fire/Rescue Station 22 is 4,000 incidents per year. The County's Department of Fire Rescue has verified that the proposed buildings at the proposed height increases can be properly protected.

Proposal's Strengths

- Fire Protection: As proffered, prior to final site plan approval, the County Fire Marshal shall certify in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire.
- Monetary Contribution: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$0.61/sf of building area, with a total potential building area = 1,616,711 sf, that would be a maximum of \$986,193.71.
- Development Site within of 4.0-Minute Travel Time: The site is located within the required 4.0-minute travel time for basic life support and fire suppression services.
- Development Site within of 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support.

Proposal's Weaknesses

- None identified.

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.

Proposal's Strengths

- Secured Campus: As proposed the data center facility will be designed as a secure campus with associated security measures.
- Impacts to Levels of Service: The Police Department does not believe this application will create significant impact on calls for service.
- Graffiti Removal: As conditioned, the Applicant shall remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 *et seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Police Department before removal.

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. The Service Authority has an existing 16-inch water main located in Wellington Road and existing 12-inch water mains routed throughout GPIN 7596-57-0222. All

connections to the public water system shall be in accordance with the Service Authority's USM requirements and restrictions.

The Applicant shall design and construct all new on-site and off-site water utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

Proposal's Strengths

- **Water Connection & Service:** As proffered, the Property shall be served by public water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the 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. The Service Authority has an existing 8-inch gravity sewer main on GPIN 7596-57-0222, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's USM requirements and restrictions.

The applicant shall design and construct all new on-site and off-site sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards and regulations. The sizing and configuration of on-site and off-site utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service

Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.

Proposal's Strengths

- **Sewer Connection & Service:** As proffered, the Property shall be served by public sanitary sewer, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

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 site traffic generation did not meet the DCSM volume thresholds for daily or peak hour traffic. Therefore, a Traffic Impact Analysis (TIA) was not required with the application. However, right and left turn lanes with tapers are warranted on Wellington Road. Access to the site will be provided from the existing right-in right-out entrance on Wellington Road (Hayden Road), as shown on the GDP. Additionally, right and left turn lanes are being provided into the entrance of the property on Wellington Road at Wellington Glen Drive.

Access improvements associated with this rezoning are intended to satisfy the original proffered improvements associated with Proffer 4 of rezoning, REZ #PLN2004-00105, Wellington Glen (the "Original Proffers") & Proffer Amendment, rezoning #PLN2012-00105, Wellington Glen (the "Amended Proffers"). These proffers provide for the termination of the tie-in of Hayden Road to Wellington Road, and access into site would be via GPIN 7596-65-1421, the right-of-way for which has been previously dedicated. As proposed, the Hayden Road and Wellington Road intersection would be retained in a configuration that is largely the same as what current exists, and access

would be via Hayden Road. This change would be facilitated through the abandonment of Hayden Road and the vacation of right-of-way that provides connection to the existing Hayden Road from the intersection of Wellington Glen Drive and Wellington Road. The details of this modification are included as part of an agreement between the County and the Applicant and would include abandoning the existing right-of-way and the granting of an easement to the benefit of the County for access. This agreement and accompanying proffer determination letter are attached for reference and will be subject to a separate action by the Board of County Supervisors. Staff is comfortable with both documents and recommends that final action by the Board on the agreement be completed prior to final approval of this rezoning.

The following summary table provides the latest Virginia Department of Transportation (VDOT) traffic count information in the vicinity of the site for Wellington Road and Hayden Road.

Roadway Name	Number of Lanes	2021 VDOT Annual Average Daily Count	Travel Demand Model 2019 Daily LOS
Wellington Road	2	16,000	E
Hayden Road	2	30	A

Proposal’s Strength

- Site Access: Access to the site will be provided from the existing right-in right-out entrance at Hayden Road on Wellington Road, as shown on the GDP. The Applicant will provide left and right turn lanes into the entrance of the property along Wellington Road at Wellington Glen Drive.
- Provision for Bicycle Racks: The Applicant will provide bike racks for each data center building.
- Sidewalk: The Applicant will construct a sidewalk along its frontage on Wellington Road.
- Traffic Signal Justification Report (TSJR): If requested by VDOT prior to the issuance of an occupancy permit for the final building on the property, the Applicant will submit a TSJR for the Wellington Road and Wellington Glen Drive intersection. If a traffic signal is not warranted or VDOT does not approve a traffic signal prior to issuance of an occupancy permit for the final building constructed on the property, then the Applicant will have no further obligation with respect to the installation of a traffic signal.

Proposal’s Weaknesses

- None identified.

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 2021-2024 Strategic Plan was developed through extensive community input, research of county policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. In an effort to implement this vision, the Strategic Plan Team developed seven strategic focus areas to guide Board actions: "Health, Wellbeing & Human Services," "Safe and Secure Community," "Resilient Economy," "Quality Education & Workforce Development," "Environmental Conservation," "Sustainable Growth," and "Transportation and Mobility." 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:

- **Resilient Economy:** The proposed rezoning is favorably aligned with the County's Resilient Economy objective to continue efforts to preserve and expand the commercial tax revenue base. The rezoning will result in an increased assessed tax value and commercial tax base.

Materially Relevant

- None

Modifications / Waivers

- **Floor Area Ratio (FAR) Increase:** The modification request seeks to increase the maximum FAR from 0.5 to 1.0 for the development of data centers on the site. Section 32-400.04 of the Zoning Ordinance allows the Board of County Supervisors to approve a FAR higher than that permitted by right.

FAR Increase Proffer. When approved as part of a rezoning, the maximum FAR shall be specifically proffered.

- Proffer 3 and Proffer 24 list the maximum FAR for the site. See attached Proffers dated January 3, 2023.

Section 32-400.04 of the Zoning Ordinance provides design criteria to be considered by the

Board in evaluating a FAR increase request. The proposal incorporates four design enhancements beyond those required by the ordinance, they are as follows:

Increased buffering and landscaping: Along the eastern property line, the Applicant is providing a 10 foot wide planting strip and some tree preservation areas that are not required by the DCSM to help screen the facility.

Unique design features that improve visual impact: The Applicant has proffered general conformance with the proffered building elevations. These elevations demonstrate the architectural design of the data center buildings on the site. The Applicant has also proffered enhanced datacenter design standards of at least four design elements, which is an increase above the standard two required by Section 32-509.02.4(A) of the Zoning Ordinance. The Applicant has also proffered that the principal building facades of any data center building constructed on the Property that face Prince William Parkway or Wellington Road, shall have as the primary exterior building materials one or more of the following: precast or tilt-wall concrete, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulated and finishing system), and/or metal panels of architectural grade and quality.

Compatibility with Surrounding Uses: The subject request is compatible with the surrounding land use designations, zoning, and uses.

Compatibility with Surrounding Structures: The subject request is compatible with the surrounding structures. The site is adjacent to an existing data center and recently approved substation (PFR#2021-00026, Dawsons Branch Substation) owned by the Applicant.

Staff recommendation: Staff has no objection to the approval of the modification to increase the FAR from 0.5 to 1.0

- **Height Modification:** Section 32-400.03 of the Zoning Ordinance allows the Board of County Supervisors to approve height modification as part of a rezoning. A height modification has been requested to increase the allowed building height to 70-feet, from the permitted 60 feet in the M-2, Light Industrial, district. Pursuant to Section 32-400.03(2), the following criteria are to be considered in order to grant modifications to general height regulations as part of a rezoning request:

Height Proffer. For a rezoning application, the maximum height shall be specifically proffered by the Applicant and accepted by the Board of County Supervisors.

- Proffer 4 and Proffer 23 list the maximum building height, which modifies the permitted maximum heights to 70 feet. See attached Proffers dated January 3, 2023.

Zoning. The Board of County Supervisors shall be satisfied that approval of a proffer is a more appropriate course than a rezoning to a classification permitting the height requested.

- The proposed rezoning of the subject property from M-2, Light Industrial, without proffers to M-2, Light Industrial, with proffers, implements the I-3, Technology/Flex, designation, in the Comprehensive Plan. The proposed zoning is consistent with and compatible to the existing zoning and the existing uses of abutting properties, which are predominantly industrial uses. Increased building height is allowed in the M-2 zoning district only with an approved proffer amendment.

Adverse Impact. The Board of County Supervisors shall be satisfied that the proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties;

- The requested height increase will not result in adverse impacts on abutting uses, which are predominantly industrial. The nearest residential development is a multifamily development located in Wellington Glen, separated by a 50 foot wide landscape buffer provided onsite, two roadways (Wellington Road and Hayden Road), and a vacant 20 acre parcel of land zoned Office Flex, (OF), which is part of REZ #PLN2004-00105, Wellington Glen (the "Original Proffers") & Proffer Amendment, rezoning #PLN2012-00105, Wellington Glen (the "Amended Proffers").

Fire Protection. The County Fire Marshal has certified in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire;

- Proffer 23 contains the following statement that ensures this requirement will be met prior to final site plan approval. *Prior to final site plan approval, the County Fire Marshal shall certify in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire.*

Additionally, the Applicant proffered to make a monetary contribution of \$0.61 per square foot of new gross building floor area to be used for fire and rescue services.

Other Requirements. All other requirements of this chapter for a conditional rezoning have been met; and

Aerial Navigation Hazard. The proposal shall not constitute a hazard to aerial navigation.

- The subject property is within the Airport Safety Overlay District (ASOD). The site is within the "approach zone" of the ASOD. The site is approximately 17,000 feet away from the runway. Pursuant to Section 32-505.03(2)(b)(1) of the Zoning Ordinance, to calculate the maximum height of any structure permitted in the approach zone we must utilize a 40 to 1 ratio. The distance to the runway (17,000 feet) divided by 40 (the ratio provided in the Zoning Ordinance), is equal to 425 feet. The site is 280 feet above mean sea level (AMSL), and the airport is at 193 feet above mean sea level (AMSL). Thus, the site is 87 feet greater in elevation than the runway. Based on these figures, the absolute maximum height of any permitted structure on this site is 338

feet. Therefore, the height modification request will have no impact on aerial navigation.

Staff recommendation: Staff has no objection to the approval of the modification to increase the allowed building height to 70-feet. Additionally, as proffered, rooftop mechanical equipment and screening walls shall be limited to a maximum of fifteen feet in height on any data center building that exceeds sixty feet in height.

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 Building Department
- PWC Archaeologist
- PWC Economic Development
- PWC Fire Marshal Office
- Manassas National Battlefield Park
- PWC Historical Commission
- PWC Planning Office
- PWC GIS
- PW Land Development Case Manager
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

GENERAL DEVELOPMENT PLAN REZ 2021-00022 KH DATA CAPITAL DEVELOPMENT REZONING

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS IDENTIFIED AS PRINCE WILLIAM COUNTY GPINS #7596-66-0725 AND 7596-57-0222 IS NOW IN THE NAME OF KH DATA CAPITAL DEVELOPMENT, LLC & IRON MOUNTAIN DATA CENTERS VA 4/5 SUBSIDIARY LLC.
2. THE TOTAL SITE AREA CONTAINS 69.9249 ACRES OF LAND. THE BOUNDARY INFORMATION TAKEN FROM AVAILABLE RECORDS. THE AREA OF THE PROPERTY SUBJECT TO THE REZONING CONTAINS APPROXIMATELY 37.1146 ACRES. (GPIN 7596-66-0725 = 16.72164 ACRES, GPIN 7596-57-0222 (PART) = 20.3932 ACRES)
3. NO TITLE REPORT FURNISHED.
4. THE SITE IS NOT AFFECTED BY THE 100 YEAR FLOODPLAIN. THE PROPERTY IS LOCATED ON ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN). FLOODPLAIN INFORMATION DETERMINED IN ACCORDANCE TO FLOOD INSURANCE RATE MAP (FIRM) #51153C0093D EFFECTIVE JANUARY 5TH 1995.
5. ACCORDING TO THE COUNTY GIS, NO RPAs EXIST ON THE PROPERTY.
6. ZONING M-2, LIGHT INDUSTRIAL.
7. SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
8. POTENTIAL STORMWATER MANAGEMENT FACILITY TYPE AND LOCATION ARE SHOWN. FINAL DESIGN AND LOCATION WILL BE DETERMINED AT FINAL SITE PLAN.
9. THERE ARE SLOPES 25% OR GREATER ON THE SITE.
10. PARKING REQUIREMENTS AND ASSOCIATED LANDSCAPING REQUIREMENTS WILL MEET DCSM STANDARDS AT FINAL SITE PLAN.
11. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES, BURIAL GROUNDS OR HISTORICAL SITES LOCATED ON THE SUBJECT PROPERTY.
12. THE WETLAND DELINEATION WAS CONDUCTED BY TNT ENVIRONMENTAL, INC. (TNT) IN NOVEMBER 2015. THE WETLAND FLAGS WERE SURVEYED BY OTHERS USING CONVENTIONAL SURVEY METHODS (2016). EXISTING CONDITION AND TOPOGRAPHY WERE PROVIDED BY JCL CONSULTING, LLC FROM THE PRINCE WILLIAM COUNTY GIS(2020). PROPOSED DEVELOPMENT CONDITIONS WERE PROVIDED BY JCL CONSULTING, LLC (2020).
13. THE WETLAND AND OTHER WATERS OF THE U.S. BOUNDARIES DEPICTED HEREON WERE CONFIRMED DURING A JURISDICTIONAL DETERMINATION WITH THE US ARMY CORPS OF ENGINEERS (USACE) (NAO-2015-02087, DATED APRIL 13, 2016).
14. THE STREAM CLASSIFICATIONS AND SITE -SPECIFIC RESOURCE PROTECTIONS ARE (RPA) BOUNDARY SHOWN HEREON WERE APPROVED BY PRINCE WILLIAM COUNTY (PLANS NUMBERS: ASP2017-00002R00503 NAD ASP2017-00003R00502, RESPECTIVELY)

REZONING NARRATIVE:

THE PURPOSE OF THIS REZONING PLAN IS TO INCREASE MAXIMUM BUILDING HEIGHT FROM 60' TO 70' (PER SECTION 32-400.03) AND INCREASE MAXIMUM FAR FROM 0.5 TO 1.0 (PER SECTION 32-400.04)

DEVELOPMENT STANDARDS:

	REQUIRED	PROVIDED	SUBJECT AREA
- CURRENT ZONING:	M-2	M-2	
- MIN. LOT AREA:	NONE	STANDARD	
- MAX. LOT COVERAGE:	80%	STANDARD	
- MIN. OPEN SPACE:	20%	STANDARD	
- MAX. FAR FOR DATA CENTER:	0.5*	1.0	
- MAX. BUILDING HEIGHT:	60'	70'	
- SUBJECT AREA			37.1146 ACRES
- PROPOSED G.F.A			1,616,711 S.F.

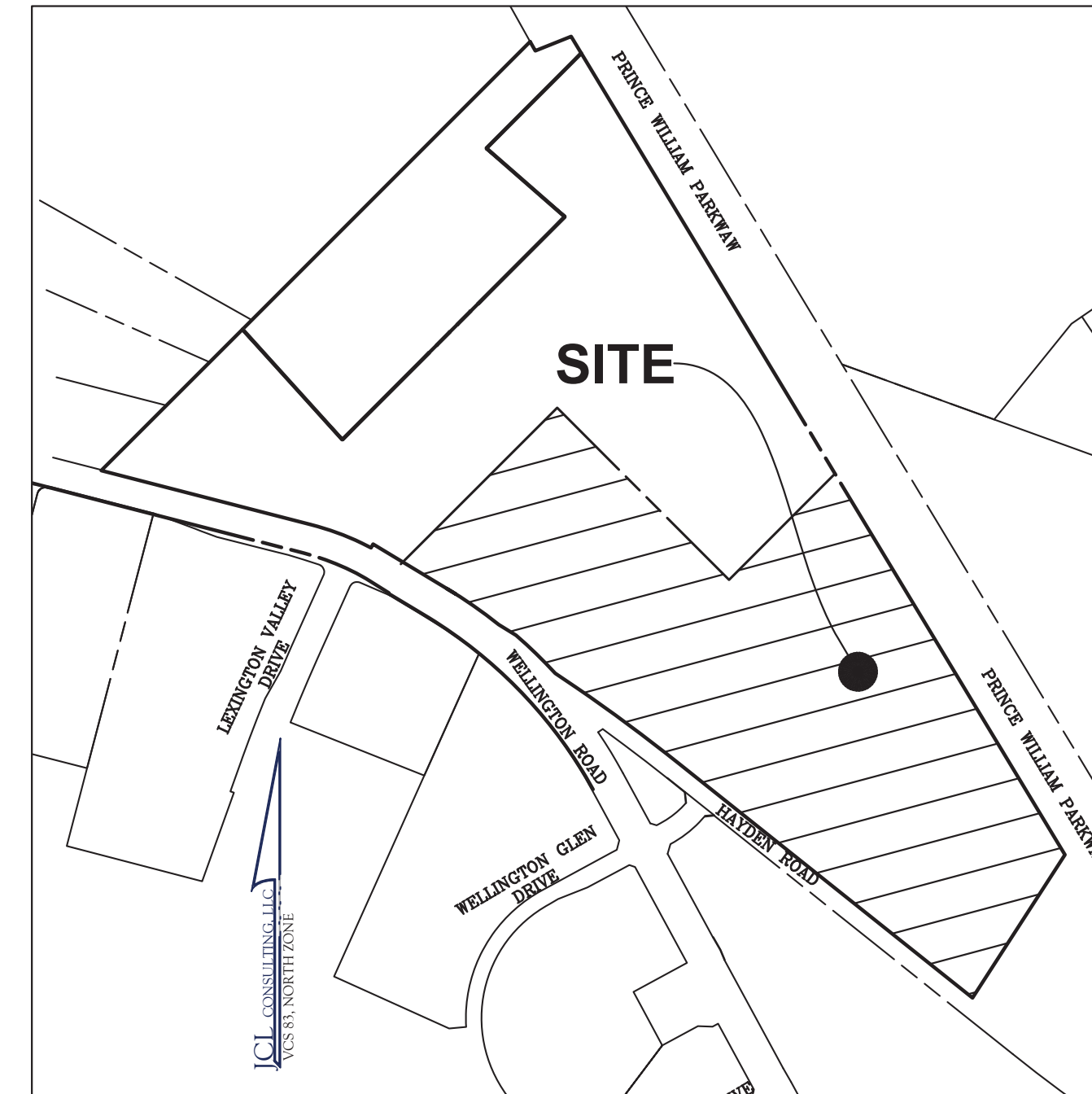
*:FAR GREATER THAN 0.5 IS PERMITTED FOR DATA CENTER LOCATED WITHIN THE DATA CENTER OVERLAY DISTRICT PURSUANT TO SECTION 32-509.02.4(E) OF THE ZONING ORDINANCE.

SETBACKS:

	REQUIRED	PROVIDED
- REQUIRED FROM STREET RIGHT-OF-WAY:	20'	STANDARD
- REQUIRED SIDE OR REAR YARD FROM AN ABUTTING COMMERCIAL OR OFFICE DISTRICT:	20'	STANDARD
- REQUIRED SIDE OR REAR YARD FROM AN ABUTTING AGRICULTURAL OR RESIDENTIAL DISTRICT:	50'	STANDARD

BRENTSVILLE DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 500'

OWNER

KH DATA CAPITAL DEVELOPMENT LAND, LLC
& IRON MOUNTAIN DATA CENTERS VA 4/5 SUBSIDIARY LLC

1 FEDERAL STREET
BOSTON, MA 02110

CIVIL ENGINEER

JCL CONSULTING, LLC
4460 BROOKFIELD CORPORATE DRIVE
SUITE K
CHANTILLY, VA 20151

LAND USE ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
4310 PRINCE WILLIAM PARKWAY, SUITE 300
WOODBIDGE, VA 22192

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL DEVELOPMENT PLAN

JCL CONSULTING, LLC



JCL Consulting, LLC
4460 Brookfield Corporate Dr.
Suite K
Chantilly, VA 20151
Phone: (703) 488-9877

COVER SHEET
KH DATA CENTER CAPITAL DEVELOPMENT
REZONING
PRINCE WILLIAM COUNTY, VIRGINIA
BRENTSVILLE DISTRICT

PLAN STATUS	
05.18.21	1ST SUBMISSION
01.18.22	2ND SUBMISSION
05.02.22	3RD SUBMISSION
08.08.22	4TH SUBMISSION
11.01.22	5TH SUBMISSION

DATE	DESCRIPTION
EAD DESIGN	SK DRAWN
EAD	CHKD
SCALE	AS SHOWN

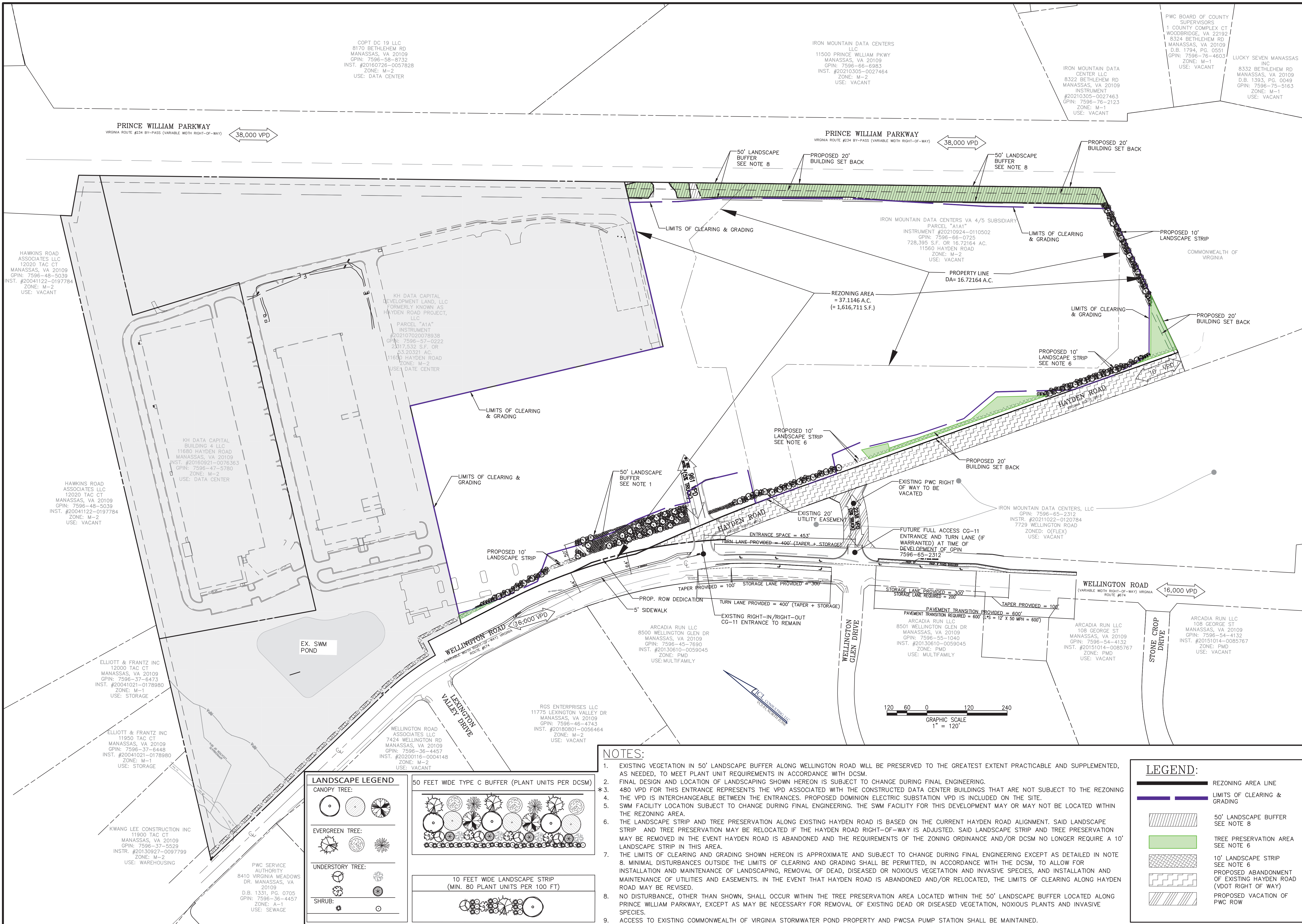
JOB No. 0043-A-003

DATE: 11-01-2022

FILE No. 0043-A-003

SHEET 01 OF 02

Get file name:



COPT DC 19 LLC
8170 BETHLEHEM RD
MANASSAS, VA 20109
GPN: 7596-58-8732
INST. #20160726-0057828
ZONE: M-2
USE: DATA CENTER

IRON MOUNTAIN DATA CENTERS
LLC
11500 PRINCE WILLIAM PKWY
MANASSAS, VA 20109
GPN: 7596-66-6983
INST. #20210305-0027464
ZONE: M-2
USE: VACANT

PWC BOARD OF COUNTY SUPERVISORS
1 COUNTY COMPLEX CT
WOODBRIDGE, VA 22192
8324 BETHLEHEM RD
MANASSAS, VA 20109
D.B. 1794, PG. 0551
GPN: 7596-76-4603
ZONE: M-1
USE: VACANT

LUCKY SEVEN MANASSAS
INC
8332 BETHLEHEM RD
MANASSAS, VA 20109
D.B. 1393, PG. 0049
GPN: 7596-75-5163
ZONE: M-1
USE: VACANT

HAWKINS ROAD ASSOCIATES LLC
12020 TAC CT
MANASSAS, VA 20109
GPN: 7596-48-5039
INST. #20041122-0197784
ZONE: M-2
USE: VACANT

KH DATA CAPITAL DEVELOPMENT LAND, LLC
FORMERLY KNOWN AS HAYDEN ROAD PROJECT, LLC
PARCEL "A1A"
INSTRUMENT #202107020078038
GPN: 7596-57-0222
2,317,532 S.F. OR 53.20321 AC.
11680 HAYDEN ROAD
ZONE: M-2
USE: DATA CENTER

KH DATA CAPITAL BUILDING 4 LLC
11680 HAYDEN ROAD
MANASSAS, VA 20109
INST. #20160921-0076363
GPN: 7596-47-5780
ZONE: M-2
USE: DATA CENTER

HAWKINS ROAD ASSOCIATES LLC
12020 TAC CT
MANASSAS, VA 20109
GPN: 7596-48-5039
INST. #20041122-0197784
ZONE: M-2
USE: VACANT

ELLIOTT & FRANTZ INC
12000 TAC CT
MANASSAS, VA 20109
GPN: 7596-37-6473
INST. #20041021-0178980
ZONE: M-1
USE: STORAGE

ELLIOTT & FRANTZ INC
11950 TAC CT
MANASSAS, VA 20109
GPN: 7596-37-6448
INST. #20041021-0178980
ZONE: M-1
USE: STORAGE

KWANG LEE CONSTRUCTION INC
11900 TAC CT
MANASSAS, VA 20109
GPN: 7596-37-5529
INST. #20130927-0097799
ZONE: M-2
USE: WAREHOUSING

PWC SERVICE AUTHORITY
8410 VIRGINIA MEADOWS DR.
MANASSAS, VA 20109
D.B. 1331, PG. 0705
GPN: 7596-36-4457
ZONE: A-1
USE: SEWAGE

WELLINGTON ROAD ASSOCIATES LLC
7424 WELLINGTON RD
MANASSAS, VA 20109
GPN: 7596-36-4457
INST. #20200116-0004148
ZONE: M-2
USE: VACANT

RGS ENTERPRISES LLC
11775 LEXINGTON VALLEY DR
MANASSAS, VA 20109
GPN: 7596-46-4743
INST. #20180801-0056464
ZONE: M-2
USE: VACANT

ARCADIA RUN LLC
8500 WELLINGTON GLEN DR
MANASSAS, VA 20109
GPN: 7596-45-7690
INST. #20130610-0059045
ZONE: PMD
USE: MULTIFAMILY

ARCADIA RUN LLC
8501 WELLINGTON GLEN DR
MANASSAS, VA 20109
GPN: 7596-55-1040
INST. #20130610-0059045
ZONE: PMD
USE: MULTIFAMILY

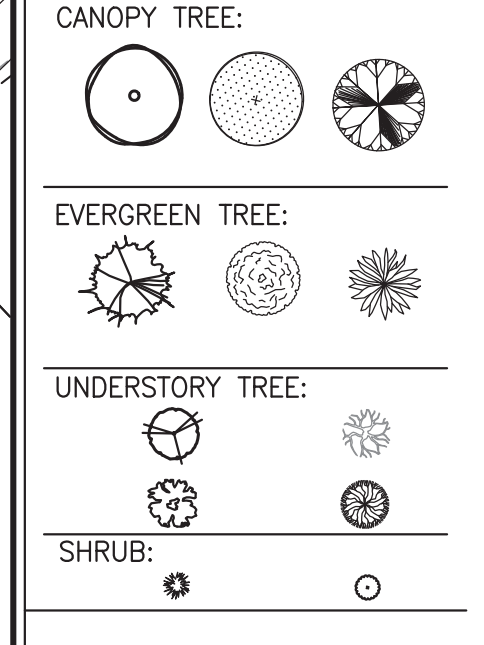
ARCADIA RUN LLC
108 GEORGE ST
MANASSAS, VA 20109
GPN: 7596-54-4132
INST. #20151014-0085767
ZONE: PMD
USE: VACANT

ARCADIA RUN LLC
108 GEORGE ST
MANASSAS, VA 20109
GPN: 7596-54-4132
INST. #20151014-0085767
ZONE: PMD
USE: VACANT

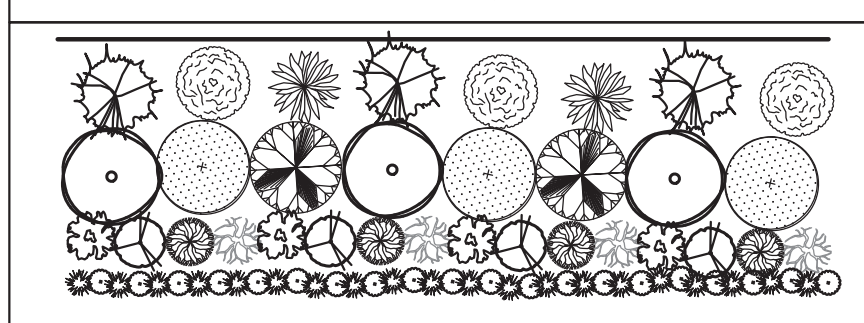
NOTES:

- EXISTING VEGETATION IN 50' LANDSCAPE BUFFER ALONG WELLINGTON ROAD WILL BE PRESERVED TO THE GREATEST EXTENT PRACTICABLE AND SUPPLEMENTED, AS NEEDED, TO MEET PLANT UNIT REQUIREMENTS IN ACCORDANCE WITH DCSM.
- FINAL DESIGN AND LOCATION OF LANDSCAPING SHOWN HEREON IS SUBJECT TO CHANGE DURING FINAL ENGINEERING.
- 480 VPD FOR THIS ENTRANCE REPRESENTS THE VPD ASSOCIATED WITH THE CONSTRUCTED DATA CENTER BUILDINGS THAT ARE NOT SUBJECT TO THE REZONING.
- THE VPD IS INTERCHANGEABLE BETWEEN THE ENTRANCES. PROPOSED DOMINION ELECTRIC SUBSTATION IS INCLUDED ON THE SITE.
- SWM FACILITY LOCATION SUBJECT TO CHANGE DURING FINAL ENGINEERING. THE SWM FACILITY FOR THIS DEVELOPMENT MAY OR MAY NOT BE LOCATED WITHIN THE REZONING AREA.
- THE LANDSCAPE STRIP AND TREE PRESERVATION ALONG EXISTING HAYDEN ROAD IS BASED ON THE CURRENT HAYDEN ROAD ALIGNMENT. SAID LANDSCAPE STRIP AND TREE PRESERVATION MAY BE RELOCATED IF THE HAYDEN ROAD RIGHT-OF-WAY IS ADJUSTED. SAID LANDSCAPE STRIP AND TREE PRESERVATION MAY BE REMOVED IN THE EVENT HAYDEN ROAD IS ABANDONED AND THE REQUIREMENTS OF THE ZONING ORDINANCE AND/OR DCSM NO LONGER REQUIRE A 10' LANDSCAPE STRIP IN THIS AREA.
- THE LIMITS OF CLEARING AND GRADING SHOWN HEREON IS APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL ENGINEERING EXCEPT AS DETAILED IN NOTE 8. MINIMAL DISTURBANCES OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE PERMITTED, IN ACCORDANCE WITH THE DCSM, TO ALLOW FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING, REMOVAL OF DEAD, DISEASED OR NOXIOUS VEGETATION AND INVASIVE SPECIES, AND INSTALLATION AND MAINTENANCE OF UTILITIES AND EASEMENTS. IN THE EVENT THAT HAYDEN ROAD IS ABANDONED AND/OR RELOCATED, THE LIMITS OF CLEARING ALONG HAYDEN ROAD MAY BE REVISED.
- NO DISTURBANCE, OTHER THAN SHOWN, SHALL OCCUR WITHIN THE TREE PRESERVATION AREA LOCATED WITHIN THE 50' LANDSCAPE BUFFER LOCATED ALONG PRINCE WILLIAM PARKWAY, EXCEPT AS MAY BE NECESSARY FOR REMOVAL OF EXISTING DEAD OR DISEASED VEGETATION, NOXIOUS PLANTS AND INVASIVE SPECIES.
- ACCESS TO EXISTING COMMONWEALTH OF VIRGINIA STORMWATER POND PROPERTY AND PWCSA PUMP STATION SHALL BE MAINTAINED.

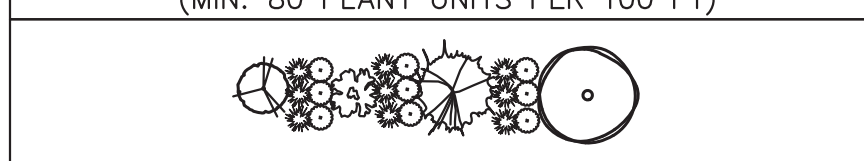
LANDSCAPE LEGEND



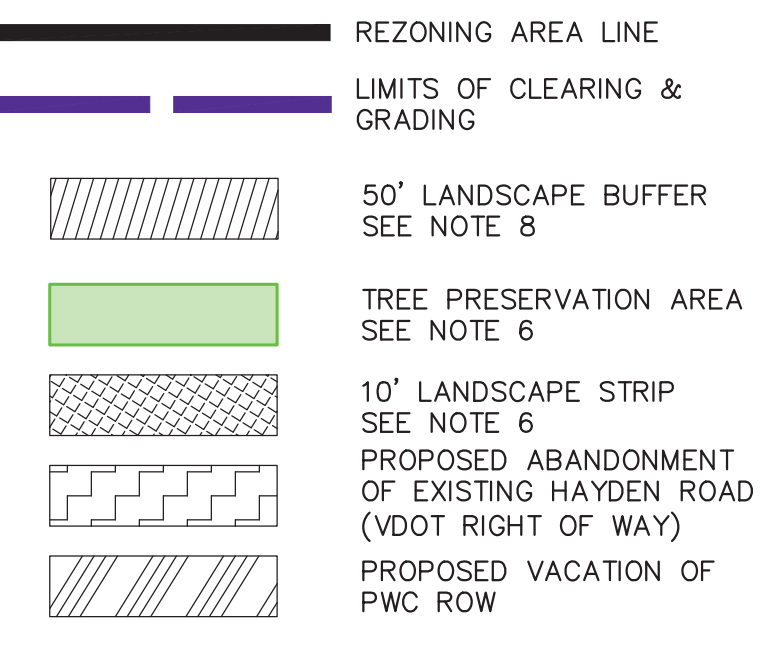
50 FEET WIDE TYPE C BUFFER (PLANT UNITS PER DCSM)



10 FEET WIDE LANDSCAPE STRIP (MIN. 80 PLANT UNITS PER 100 FT)



LEGEND:



JCL CONSULTING, LLC

JCL Consulting, LLC
4460 Brookfield Corporate Dr.
Suite K
Chantilly, VA 20151
Phone: (703) 488-9877

GENERAL DEVELOPMENT PLAN

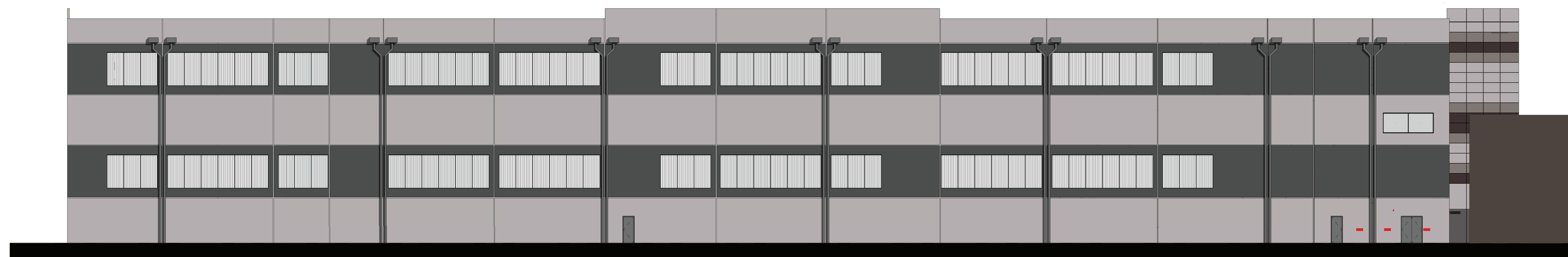
KH DATA CENTER CAPITAL DEVELOPMENT REZONING

BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PLAN STATUS		
05.18.21	1ST SUBMISSION	
01.18.22	2ND SUBMISSION	
05.02.22	3RD SUBMISSION	
08.08.22	4TH SUBMISSION	
11.01.22	5TH SUBMISSION	

DATE	DESCRIPTION
EAD DESIGN SCALE	SK DRAWN H: 1" = 120'
JOB No.	0043-A-003
DATE:	11-01-2022
FILE No.	0043-A-003

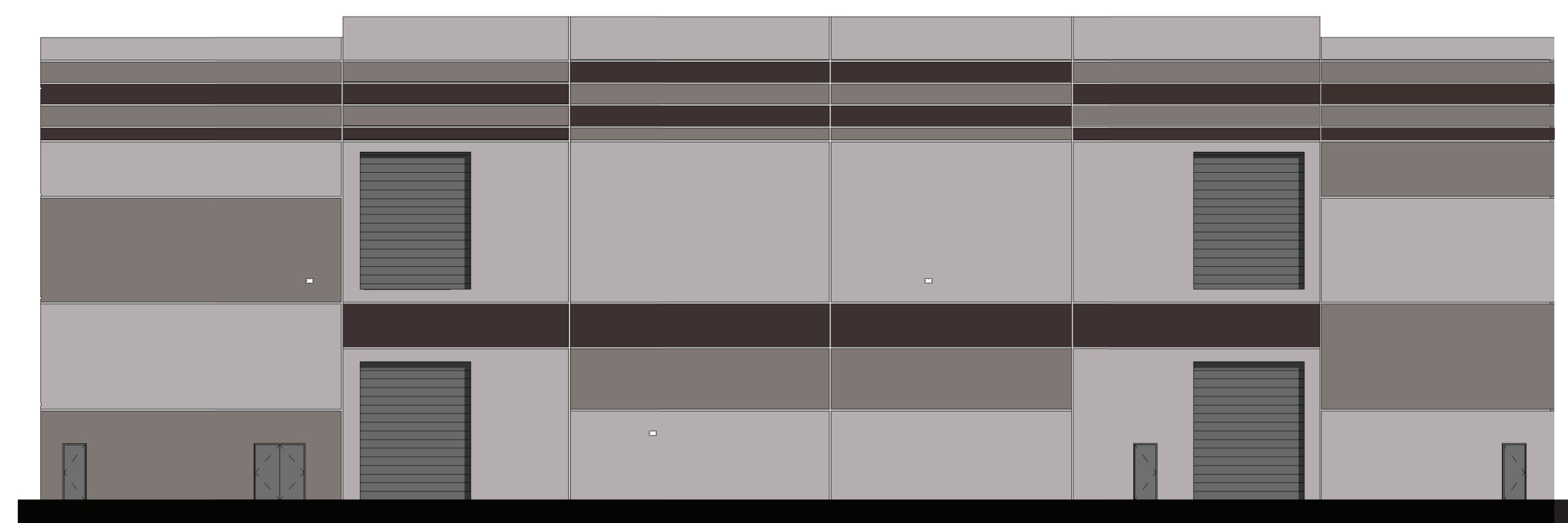
SHEET 02 OF 02



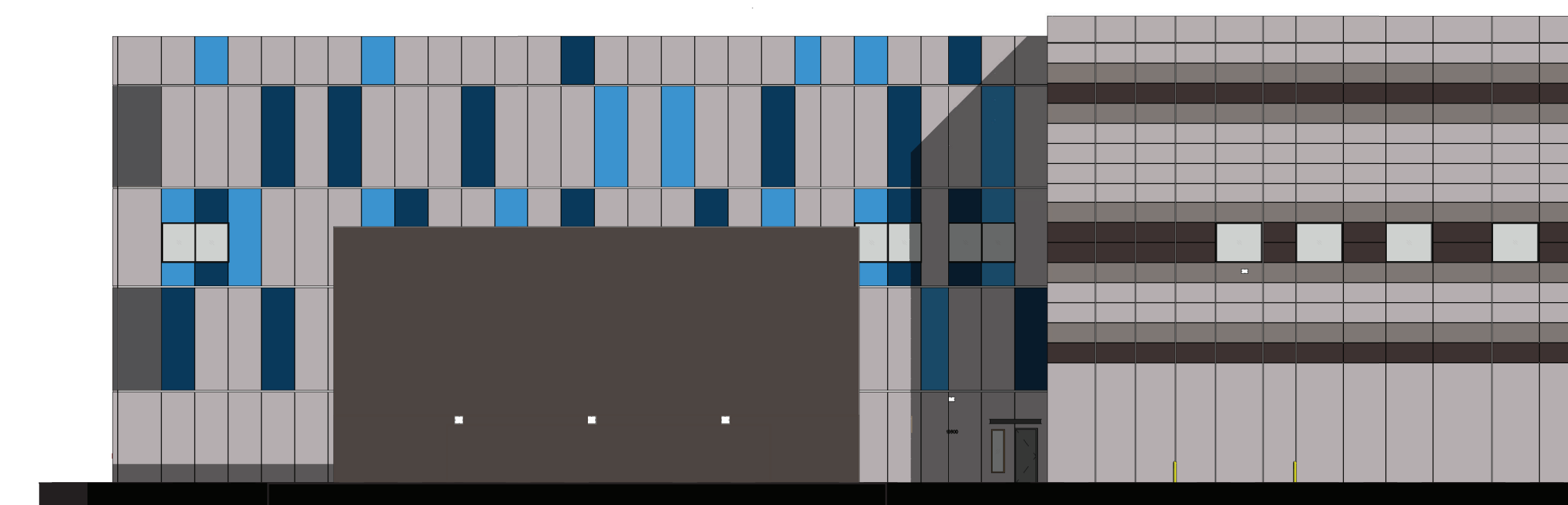
4 ARCHITECTURAL NORTH EXTERIOR ELEVATION
A509 1" = 20'-0"



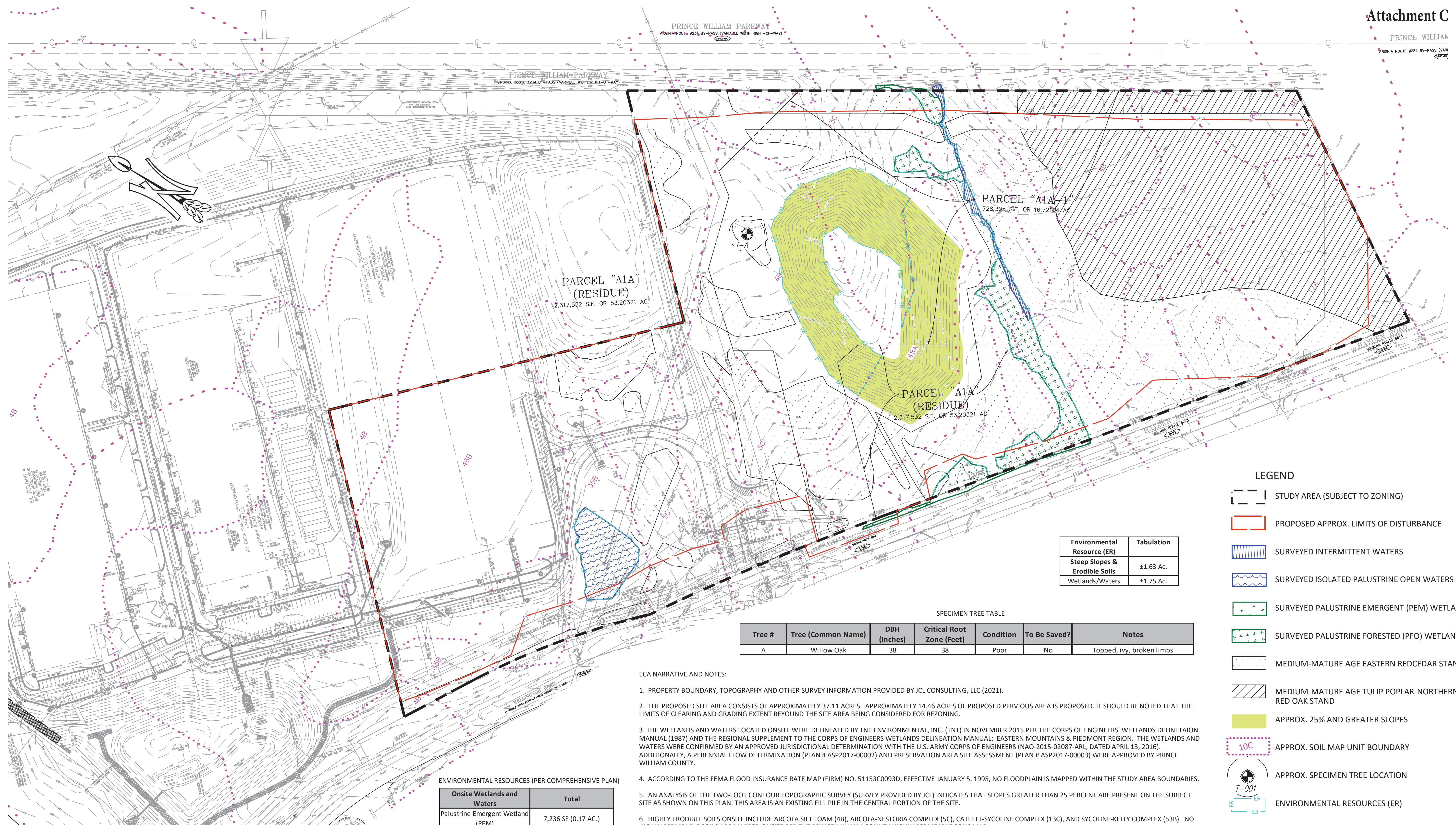
3 ARCHITECTURAL SOUTH EXTERIOR ELEVATION
A509 1" = 20'-0"



1 ARCHITECTURAL EAST EXTERIOR ELEVATION
A509 1" = 20'-0"



2 ARCHITECTURAL WEST EXTERIOR ELEVATION
A508 1" = 20'-0"



Environmental Resource (ER)	Tabulation
Steep Slopes & Erodible Soils	±1.63 Ac.
Wetlands/Waters	±1.75 Ac.

SPECIMEN TREE TABLE

Tree #	Tree (Common Name)	DBH (Inches)	Critical Root Zone (Feet)	Condition	To Be Saved?	Notes
A	Willow Oak	38	38	Poor	No	Topped, ivy, broken limbs

ECA NARRATIVE AND NOTES:

- PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY JCL CONSULTING, LLC (2021).
- THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 37.11 ACRES. APPROXIMATELY 14.46 ACRES OF PROPOSED PERVIOUS AREA IS PROPOSED. IT SHOULD BE NOTED THAT THE LIMITS OF CLEARING AND GRADING EXTEND BEYOND THE SITE AREA BEING CONSIDERED FOR REZONING.
- THE WETLANDS AND WATERS LOCATED ONSITE WERE DELINEATED BY TNT ENVIRONMENTAL, INC. (TNT) IN NOVEMBER 2015 PER THE CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS & PIEDMONT REGION. THE WETLANDS AND WATERS WERE CONFIRMED BY AN APPROVED JURISDICTIONAL DETERMINATION WITH THE U.S. ARMY CORPS OF ENGINEERS (NAO-2015-02087-ARL, DATED APRIL 13, 2016). ADDITIONALLY, A PERENNIAL FLOW DETERMINATION (PLAN # ASP2017-00002) AND PRESERVATION AREA SITE ASSESSMENT (PLAN # ASP2017-00003) WERE APPROVED BY PRINCE WILLIAM COUNTY.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. S1153C0093D, EFFECTIVE JANUARY 5, 1995, NO FLOODPLAIN IS MAPPED WITHIN THE STUDY AREA BOUNDARIES.
- AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY JCL) INDICATES THAT SLOPES GREATER THAN 25 PERCENT ARE PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN. THIS AREA IS AN EXISTING FILL PILE IN THE CENTRAL PORTION OF THE SITE.
- HIGHLY ERODIBLE SOILS ONSITE INCLUDE ARCOLA SILT LOAM (4B), ARCOLA-NESTORIA COMPLEX (5C), CATLETT-SYCOLINE COMPLEX (13C), AND SYCOLINE-KELLY COMPLEX (53B). NO HIGHLY PERMEABLE SOILS ARE MAPPED ONSITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.
- VEGETATION COVER TYPES WERE CLASSIFIED ONSITE BY TNT CERTIFIED ARBORISTS AS DEPICTED HEREON. A MEDIUM-AGED TO MATURE (8"-20" DBH) EASTERN REDCEDAR STAND COMPRISES MUCH OF THE SITE AND CONTAINS OTHER SPECIES INCLUDING JAPANESE STILTGRASS, GREEN ASH, VIRGINIA CREEPER, AND POISON IVY. THE REMAINDER OF THE SITE AS GRAPHICALLY DEPICTED HEREON CONSISTS OF A MEDIUM-AGED TO MATURE (8" TO 20" DBH) TULIP POPLAR-NORTHERN RED OAK STAND, WITH ASSOCIATE SPECIES INCLUDING BLACK CHERRY AND EASTERN REDCEDAR. OTHER SPECIES IN THIS STAND INCLUDE WHITE MULBERRY, WILLOW OAK, TATARIAN HONEYSUCKLE, TREE OF HEAVEN, HACKBERRY, AMERICAN ELM, JAPANESE HONEYSUCKLE, WINEBERRY, GREENBRIER, AND MULTIFLORA ROSE.
- ONE SPECIMEN TREE (>30" DBH) WAS IDENTIFIED BY TNT CERTIFIED ARBORISTS AND ARE DEPICTED HEREON; THE LOCATION OF THE SPECIMEN TREES IS APPROXIMATE.
- BASED ON THE PERENNIAL FLOW DETERMINATION COMPLETED BY TNT, PERENNIAL STREAMS AND RESOURCE PROTECTION AREAS (RPAS) WERE NOT IDENTIFIED ONSITE.
- TNT CONDUCTED A SEARCH OF THE VIRGINIA DGF WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES WITHIN A 2-MILE RADIUS; THIS SEARCH RADIUS WAS SELECTED BECAUSE IT IS THE STANDARD RADIUS PROVIDED FOR REVIEW BY DGF. THE RESULTS OF THESE FINDINGS INDICATE THAT TWO (2) STATE-LISTED THREATENED SPECIES, THE WOOD TURTLE (GLYPHOMYS INSULIPTA) AND THE UPLAND SANDPIPER (BARTRAMIA LONGICAUDA), AND ONE (1) STATE-LISTED ENDANGERED SPECIES, THE BROOK FLOATER (ALASMDONTA VARICOSA) ARE NOTED AS HAVING POTENTIAL HABITAT WITHIN A TWO MILE RADIUS OF THE PROJECT AREA. THE BROOK FLOATER IS NOTED AS HAVING POTENTIAL HABITAT WITHIN BROAD RUN AND AN OFFSITE SEGMENT OF DAWKINS BRANCH LOCATED APPROXIMATELY 1.5 MILES SOUTH FROM THE PROJECT AREA IF SUITABLE HABITAT IS PRESENT; HOWEVER THERE ARE NO DOCUMENTED OCCURRENCES OR "COLLECTIONS" RECORDS OF THIS SPECIES WITHIN THE LIMITS OF THE PROPOSED PROJECT. ADDITIONALLY, THE WOOD TURTLE IS NOTED AS HAVING THE POTENTIAL TO OCCUR WITHIN OFFSITE TRIBUTARIES LOCATED APPROXIMATELY ONE MILE NORTH OF THE SITE, INCLUDING HOLKUMS BRANCH. POTENTIAL HABITAT IS NOTED AS BEING PRESENT IN THE GENERAL VICINITY OF THE SITE, HOWEVER, THE MOST RECENT DOCUMENTED OCCURRENCES OR "COLLECTIONS" RECORDS OF THIS SPECIES IN THE DGF DATABASE IS FROM 1989 AND OCCURRED IN A VIRGINIA BREEDING BIRD ATLAS BLOCK LOCATED OVER 1.5 MILES SOUTH OF THE SUBJECT SITE. IN ADDITION TO THESE SPECIES, THE YELLOW LANCE (ELIPTIO LANCEOLATE), A FEDERAL SPECIES OF CONCERN, IS LISTED AS HAVING POTENTIAL HABITAT AND SPECIES OBSERVATIONS WITHIN TWO-MILES OF THE SITE. NO DOCUMENTED SIGHTINGS OF THIS SPECIES ARE NOTED ON THE PROJECT SITE, AND SPECIES WITH THIS DESIGNATION DO HAVE A LEGAL PROTECTION STATUS.

TNT ALSO CONDUCTED A REVIEW OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) ONLINE INFORMATION FOR PLANNING AND CONSERVATION DATABASE. THE USFWS PROJECT REVIEW INDICATES NO CRITICAL HABITAT IS LOCATED WITHIN THE PROPOSED PROJECT AREA. IN ADDITION TO THESE FINDINGS, ONE (1) FEDERALLY-LISTED THREATENED SPECIES, THE NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS) AND ONE (1) FEDERALLY-LISTED ENDANGERED SPECIES, THE HARPERELLA (PTILIMNIUM NODOSUM), ARE LISTED AS POTENTIALLY BEING PRESENT WITHIN THE GEOGRAPHIC AREA OF THE PROJECT. A HARPERELLA SURVEY WAS CONDUCTED IN FEBRUARY 2016; NO INDIVIDUAL SPECIES OF HARPERELLA WERE FOUND. NO MATERNITY ROOSTS OR HIBERNACULA FOR THE NORTHERN LONG-EARED BAT ARE RECORDED WITHIN THE VICINITY OF THE PROJECT.

ENVIRONMENTAL RESOURCES (PER COMPREHENSIVE PLAN)

Onsite Wetlands and Waters	Total
Palustrine Emergent Wetland (PEM)	7,236 SF (0.17 AC.)
Palustrine Forested Wetlands (PFO)	34,164 SF (0.78 AC.)
Isolated Palustrine Open Waters (POW)	34,265 SF (0.79 AC.)
Intermittent Stream (R4)	573 LF (4,017 SF)
Other Environmental Resource Calculations	Total
Approx. Acreage of Tree Save Area Proposed	0.55 Acres
Acreage of Land to Remain Undisturbed*	4.16 Acres
Acreage of Land to Be Disturbed*	44.2 Acres
Total Acreage of ER Onsite (Wetlands/Waters and Erodible Soil/Steep Slope)	3.38 Acres
Total Wetlands/Waters to Be Disturbed	1.05 Acres
Total Acreage of Proposed ER to Be Disturbed	2.27 Acres

*THE PROPOSED LIMITS OF DISTURBANCE EXTEND BEYOND THE STUDY AREA SUBJECT TO REZONING.

LEGEND

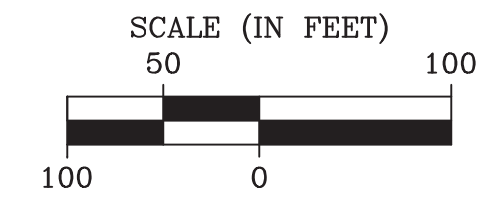
- STUDY AREA (SUBJECT TO ZONING)
- PROPOSED APPROX. LIMITS OF DISTURBANCE
- SURVEYED INTERMITTENT WATERS
- SURVEYED ISOLATED PALUSTRINE OPEN WATERS
- SURVEYED PALUSTRINE EMERGENT (PEM) WETLAND
- SURVEYED PALUSTRINE FORESTED (PFO) WETLAND
- MEDIUM-MATURE AGE EASTERN REDCEDAR STAND
- MEDIUM-MATURE AGE TULIP POPLAR-NORTHERN RED OAK STAND
- APPROX. 25% AND GREATER SLOPES
- APPROX. SOIL MAP UNIT BOUNDARY
- APPROX. SPECIMEN TREE LOCATION
- ENVIRONMENTAL RESOURCES (ER)

SOIL SUMMARY TABLE

Map Unit	Map Unit Name	Highly Erodible?
3A	Albano silt loam	No
4B	Arcola silt loam	Yes
5C	Arcola-Nestoria complex	Yes
13C	Catlett-Sycoline complex	Yes
17A	Dulles silt loam	No
32A	Kelly silt loam	No
35B	Manassas silt loam	No
46B	Panorama silt loam	No
48A	Reaville silt loam	No
53B	Sycoline-Kelly complex	Yes
56A	Waxpool silt loam	No

PERVIOUS VS IMPERVIOUS SURFACES TABLE

	Impervious Acreage	Pervious Acreage
Existing Conditions	±1.68 Acres	±35.43 Acres
Proposed Conditions	±22.65 Acres	±14.46 Acres



REVISIONS

DATE	REV PER	COMMENTS
12/9/21	PWC (TWW)	

Attached are the current draft version of the following documents:

- 1) Proffer Determination Letter Regarding REZ #PLN2004-00105, Wellington Glen & PRA #PLN2012-00105, Wellington Glenn
- 2) Agreement between the Board of County Supervisors, KH Data Capital Development Land LLC, Iron Mountain Data Centers VA 4/5 Subsidiary LLC, Iron Mountain Data Centers LLC, Arcadia Land Inc, and Arcadia Run LLC, regarding abandonment of Hayden Road, Vacation of Right-of-way, and certain Wellington Road Improvements

January 12, 2023

Arcadia Run LLC
Arcadia Land, Inc.
PO Box 5368
San Jose, CA 95150

Iron Mountain Data Centers, LLC
KH Data Capital Development Land, LLC
Iron Mountain Data Centers VA 4/5 Subsidiary, LLC
One Federal Street
Boston, MA 02110

Re: Proffer Determination Regarding REZ #PLN2004-00105, Wellington Glen &
PRA #PLN2012-00105, Wellington Glenn

Ladies and Gentlemen:

This proffer determination is being provided pursuant to the "AGREEMENT BETWEEN THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA, KH DATA CAPITAL DEVELOPMENT LAND, LLC, IRON MOUNTAIN DATA CENTERS VA 4/5 SUBSIDIARY, LLC, IRON MOUNTAIN DATA CENTERS, LLC, ARCADIA LAND, INC., AND ARCADIA RUN, LLC REGARDING ABANDONMENT OF HAYDEN ROAD, VACATION OF RIGHT OF WAY, AND CERTAIN WELLINGTON ROAD IMPROVEMENTS", and approved by the Board of County Supervisors on [insert date] by Resolution No. [insert res. No] (the "Agreement", see Attachment A). Paragraph 7.c of the Agreement requires this office to provide you with a proffer determination letter within 30 days following the abandonment and vacation of right-of-way pursuant to Paragraph 1 of the Agreement. Capitalized terms used in this letter but not defined herein will have the meanings attributed to them in the conditions or the Agreement, as applicable.

You have requested confirmation that Proffer 4 associated with Rezoning #PLN2004-00105, Wellington Glen (the "Original Proffers") and PRA #PLN2012-00105, Wellington Glen (the "Amended Proffers") regarding the termination of the tie-in of Hayden Road to Wellington Road is satisfied through the abandonment of Hayden Road and the vacation of right-of-way that provided connection to existing Hayden Road from the intersection of Wellington Glen Drive and Wellington Road. Additionally, you requested that certain proffered development conditions of the Original Proffers and the Amended Proffers have been satisfied by improvements made by Arcadia or others and that other conditions of the Proffers will be satisfied by Iron Mountain pursuant to its obligations of the Agreement. The proffered conditions of Rezoning #PLN2004-00105 and PRA #PLN2012-00105 are attached as Attachment B.

This letter will confirm that the previously completed construction has satisfied the following requirements of the Proffers:

1. The requirements of Proffer 1.a of the Original Proffers and the Amended Proffers;
2. The requirements of Proffer 3.a of the Original Proffers and the Amended Proffers;
3. The requirements of Proffer 3.b of the Original Proffers and Amended Proffers;
4. The requirements of Proffer 3.c of the Original Proffers and Amended Proffers;
5. The requirements of Proffer 6 of the Original Proffers and Amended Proffers;
6. The requirements of Proffer 7 of the Original Proffers and Amended Proffers;
7. The requirements of Proffer 11 of the Original Proffers and Amended Proffers;
8. The requirements of Proffer 12 of the Original Proffers and Amended Proffers;
9. The requirements of Proffer 24 of the Original Proffers and Proffer 25 of the Amended Proffers; and
10. The requirements of Proffer 25 of the Original Proffers and Proffer 26 of the Amended Proffers.

This letter will also confirm that the vacation of Hayden Road and the vacation of right-of-way of the Wellington Glen Drive extension, as detailed in Paragraph 1 of the Agreement, in accordance with the terms and conditions of the Agreement shall constitute full compliance by Iron Mountain and Arcadia with the requirements of Proffer 4 of the Original Proffers and the Amended Proffers.

The Zoning Ordinance provides that anyone aggrieved by a proffer determination of the Zoning Administrator may appeal the decision to the Board of County Supervisors (BOCS). An appeal must be filed within 30 days of the date of this letter with the clerk to the board and the Zoning Administrator. The BOCS will schedule and advertise a public hearing to consider an appeal within 30 days unless there is no regular meeting scheduled, in which case the BOCS shall act at its next regular meeting. Appeal application forms are available in the Planning Office and on our web page at pwcgov.org/planning and the filing fee is \$750.00. The determination contained within this letter shall be final if an appeal is not filed within thirty (30) days.

Should you have any questions, please feel free to contact this office.

Sincerely,

Lisa Fink-Butler, CZA, CTM
Zoning Administrator

Attachment A: The "Agreement"
Attachment B: Referenced Proffered Conditions

cc: Rebecca Horner, Deputy County Executive

Rick Canizales, Director of Transportation
Rob Dickerson, Assistant County Attorney
Kerry Burnette, Proffer Administrator

**AGREEMENT BETWEEN THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY,
VIRGINIA, KH DATA CAPITAL DEVELOPMENT LAND, LLC, IRON MOUNTAIN DATA CENTERS VA 4/5
SUBSIDIARY, LLC, IRON MOUNTAIN DATA CENTERS, LLC, ARCADIA LAND, INC., AND ARCADIA RUN, LLC
REGARDING ABANDONMENT OF HAYDEN ROAD, VACATION OF RIGHT OF WAY, AND CERTAIN
WELLINGTON ROAD IMPROVEMENTS**

THIS AGREEMENT (the "Agreement") is made and entered into as of the ___ day of ___, 2023, (the "Effective Date") by and between THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA (hereinafter, the "County"), KH DATA CAPITAL DEVELOPMENT LAND, LLC, a Virginia limited liability company IRON MOUNTAIN DATA CENTERS VA 4/5 SUBSIDIARY, LLC, a Virginia limited liability company, and IRON MOUNTAIN DATA CENTERS, LLC, a Virginia limited liability company (collectively, "Iron Mountain"), and ARCADIA LAND, INC., a Virginia corporation and ARCADIA RUN, LLC, a Virginia limited liability company (collectively "Arcadia"). The County, Iron Mountain, and Arcadia are sometimes referred to herein as the "Parties".

RECITALS

R-1: Iron Mountain is the owner of approximately 37.1146 acres that is subject to pending rezoning REZ#2021-00022 (the "Rezoning") consisting of a portion of the property identified as GPIN 7596-57-0222 and the entire property identified as 7596-66-0725 (the "Rezoning Property").

R-2: Iron Mountain is also the owner of approximately 20.4847 acres located south of Hayden Road and north of Wellington Road addressed as 7729 Wellington Road and identified as GPIN 7596-65-1421 (the "Iron Mountain Property").

R-3: Arcadia is the owner of the following relevant properties: GPINs 7596-45-7690, 7596-55-1040, 7596-44-4288 and 7596-54-4132 (the "Arcadia Property").

R-3: The Arcadia Property is subject to the proffers approved by the County in connection with Proffer Amendment PRA #PLN2012-00105, Wellington Glen, dated September 20, 2012 (the "Amended Wellington Glen Proffers") attached as Exhibit [X].

R-5: Proffer 4 of the Amended Wellington Glen Proffers states, in part, "the existing tie-in of Hayden Road to Wellington Road shall be constructed as a cul-de-sac by the Applicant or eliminated altogether."

R-6: The Iron Mountain Property is subject to the proffers approved in connection with Rezoning #PLN2004-00105, Wellington Glen, dated January 17, 2006 (the "Original Wellington Glen Proffers.") attached as Exhibit [X].

R-7: Proffer 4 of the Original Wellington Glen Proffers similarly states, in part, "the existing tie-in of Hayden Road to Wellington Road shall be constructed as a cul-de-sac by the Applicant or eliminated altogether."

R-8: In connection with development of a portion of the Arcadia Property, the County approved SPR#07-00427 public improvement site plan for certain improvements to Wellington Road in connection

with the development of a portion of the Arcadia Property (the “Arcadia Site Plan”) attached as Exhibit [X]¹.

R-9: In accordance with Proffer 4 of the Original Wellington Glen Proffers and the Amended Wellington Glen Proffers, the Arcadia Site Plan shows a portion of Hayden Road to be abandoned.

R-10: The Arcadia Site Plan also shows a connector road that bisects the Iron Mountain Property and will connect the existing Hayden Road to Wellington Road at the intersection of Wellington Road and Wellington Glen Drive. In connection with final site plan approval, the right-of-way for this connector road was dedicated to Prince William County.

R-11: Arcadia has not completed all of the improvements shown and bonded in connection with the Arcadia Site Plan and, therefore, Arcadia has outstanding performance bonds with the County for these incomplete improvements shown on the Arcadia Site Plan.

R-12: On October 27, 2016, the County approved Site Plan SPR2017-00032S03 which is a public improvement plan for improvements along Wellington Road that includes an entrance to the Iron Mountain Data Center Campus from Hayden Road near where it intersects with Wellington Road (the “Iron Mountain Site Plan”) attached as Exhibit [X]².

R-13: Approval of both the Arcadia Site Plan and the Iron Mountain Site Plan created a potential conflict in that there are two plans, approved by the County that show different improvements required to be made by different parties at the intersection of Hayden Road and Wellington Road. A conflict also exists between the approved entrance on the Iron Mountain Site Plan and Proffer 4 in both the Original Wellington Glen Proffers and the Amended Wellington Glen Proffers.

R-14: As part of its comments on the Rezoning, the County asked Iron Mountain to close its entrance to satisfy Proffer 4 of the Original Wellington Glen Proffers and the Amended Wellington Glen Proffers.

R-15: In an effort to resolve the potential conflict between the Arcadia Site Plan, the Iron Mountain Site Plan and improvements, and Proffer 4 of the Original Wellington Glen Proffers and the Amended Wellington Glen Proffers, the Parties desire to agree to the terms detailed below whereby Iron Mountain will maintain its existing entrance, assume certain obligations on behalf of Arcadia, and the County will coordinate with VDOT to vacate and/or abandon certain right-of-way detailed below.

NOW, THEREFORE, for the mutual promises and covenants herein contained, and for other good and valuable consideration, the receipt and sufficient of which are hereby acknowledged, the parties hereto agree as follows:

1. Abandonment and Vacation of Right-of-Way. The County agrees to coordinate with VDOT to:
 - a. Abandon Hayden Road, pursuant to applicable procedures and processes as set forth in the Virginia Code, as shown on the Phasing Exhibit attached as **Exhibit A**.

¹ The cover sheet of the Arcadia Site Plan is attached as Exhibit [x]. The entirety of this site plan can be accessed through the County at the Records Division located at 5 County Complex Court, Suite #20.

² The cover sheet of the Iron Mountain Site Plan is attached as Exhibit [x]. The entirety of this site plan can be accessed through the County at the Records Division located at 5 County Complex Court, Suite #20.

- b. Vacate right-of-way for the Wellington Glen Drive extension that was envisioned to provide a connection from existing Hayden Road to Wellington Road through the Iron Mountain Property. This right-of-way is shown on **Exhibit A**.
2. Satisfaction of Proffer 4: The County further agrees that the vacation of the Wellington Glen Drive Extension and abandonment of Hayden Road satisfies Proffer 4 of the Original Wellington Glen Proffers and the Amended Wellington Glen Proffers and there is no further obligation for Iron Mountain and/or Arcadia, including obligations pursuant to the Arcadia Site Plan, with respect to Proffer 4, except as noted in Paragraph 5 below.
3. Access Easement. Upon request of the County, Iron Mountain agrees to grant a permanent access easement over the Iron Mountain Property, at no cost, to and for the benefit of the County, the Service Authority, and VDOT that provides access to the existing VDOT right-of-way containing a pump station that is located at the eastern corner of the intersection of Prince William Parkway (Route 234) and Sudley Manor Drive. A potential location of said access easement is shown on **Exhibit A**, however, the final design and location of said easement is subject to change during final engineering and further discussions between relevant parties and final approval of by the County and/or VDOT.
4. Wellington Road Improvements. In connection with development of the Iron Mountain Property and as contemplated by the Rezoning, Iron Mountain agrees to perform a turn lane warrant justification analysis for a right turn lane and left turn lane into the future entrance in the same location as the right-of-way for the Wellington Glen Drive Extension to be vacated as shown on attached Exhibit [X]. The turn lane warrant justification analysis shall be completed as a condition of the first final site plan approval for any site plan that includes an entrance in this location. If warranted, Iron Mountain agrees to design and install such turn lanes at no cost to the County and/or VDOT. In either case, the County agrees there is no further obligation for Arcadia to construct the left and right turn lanes at Wellington Glen Drive shown on the Arcadia Site Plan.
5. Traffic Signal Warrant Study. In accordance with Proffer 2c of the Original Wellington Glen Proffers and the Amended Wellington Glen Proffers, and if requested by the County and/or VDOT at the time of final site plan approval, Iron Mountain agrees to conduct a traffic signal warrant study for the future entrance located at the westernmost crossover on the Transportation Plan across from Street A (a/k/a Wellington Glen Drive) in connection with final site plan approval for any site plan that includes an entrance in this location. In the event the traffic signal warrant study concludes a traffic signal is warranted, Iron Mountain agrees to install said signal at no cost to the County or VDOT. In the event said signal is not warranted, Iron Mountain shall have no further obligation with reference to said signalization. In either case, it is confirmed that Arcadia shall have no further obligation with reference to said signalization.
6. Site Plan Revision. Iron Mountain agrees to prepare and submit to the County for its approval a site plan revision, or other applicable plan submittal as determined appropriate by the County, that supersedes the Arcadia Site Plan, maintains the existing/planned crossover location on

Wellington Road at existing Wellington Glen Drive, and eliminates Arcadia's previously approved and bonded site plan improvements requiring the abandonment and demolition of portions of Hayden Road where Iron Mountain's current entrance exists and the left and right turn lanes described in paragraph 4 above. The site plan revision (or other applicable plan submittal) discussed in this Paragraph shall not require or obligate Iron Mountain to address, install, or relieve Arcadia of its obligation to perform any other bonded improvements covered by the Arcadia Site Plan. Arcadia agrees to fully cooperate with Iron Mountain and the County with respect to the site plan revision process, and costs associated with this site plan revision process shall be fully borne by Iron Mountain.

7. Proffer Determination Letter. The Parties desire to confirm the status of certain requirements in the Original Wellington Glen Proffers and Amended Wellington Glen Proffers obligations, as follows:
 - a. The previously satisfied proffered obligations by Arcadia or others:
 - i. Proffer 1.a of the Original Wellington Glen Proffers and Amended Wellington Glen Proffers, which requires dedication of up to 118' for proposed Sudley Manor Drive.
 - ii. Proffer 3 of the Original Wellington Glen Proffers and Amended Wellington Glen Proffers, which requires dedication of right of way for and construction of improvements to Hornbaker Road.
 - iii. Proffer 6 of the Original Wellington Glen Proffers and Amended Wellington Glen Proffers, which requires a public street connection be made from Parcel J to the Hornbaker Road Industrial Park to connect to Mike Garcia Drive.
 - iv. Proffer 7 of the Original Wellington Glen Proffers and Amended Wellington Glen Proffers, which requires dedication of approximately 80 acres of land to the County, a portion of which was used for right of way for the extension of Rollins Ford Road south to Vint Hill Road, and the remainder of the 80 acres being used for parks and recreation.
 - v. Proffer 11 of the Original Wellington Glen Proffers and the Amended Wellington Glen Proffers, which requires that a minimum of 40,000 square feet of nonresidential gross floor area prior to the issuance of the building permit release letter for the multi-family building that results in the cumulative 326th residential unit on the Arcadia Property and/or the Iron Mountain Property.
 - vi. Proffer 12 of the Original Wellington Glen Proffers and the Amended Wellington Glen Proffers, which requires the construction of certain infrastructure in Parcel J of the Arcadia Property prior to the issuance of the building permit for the 326th residential unit on the Arcadia Property and/or the Iron Mountain Property.
 - vii. Proffer 24 of the Original Wellington Glen Proffers and Proffer 25 of the Amended Wellington Glen Proffers, which requires dedication of approximately 80 acres of land to the County for purposes of parks and recreation as noted in Proffer 7 and the paragraph above.
 - viii. Proffer 25 of the Original Wellington Glen Proffers and Proffer 26 of the Amended Wellington Glen Proffers, which require a monetary contribution of \$250,000 to

the County for engineering, design, planning and/or development of recreational facilities on property dedicated to the County.

- b. The abandonment of Hayden Road and vacation of the right-of-way for the Wellington Glen Drive Extension, as provided for by this Agreement, eliminates the requirement of Proffer 4 of the Original Wellington Glen Proffers and the Amended Wellington Glen Proffers that the existing tie-in of Hayden Road to Wellington Road be constructed as a cul-de-sac or eliminated altogether, and thus satisfies Proffer 4.
- c. Within thirty (30) calendar days of the abandonment and vacation of right-of-way pursuant to paragraph 1 of this Agreement, the Prince William County Zoning Administrator shall deliver to Arcadia and Iron Mountain a written proffer determination letter with respect to the satisfaction of the obligation of the foregoing Proffers, consistent with the provisions of this Agreement, and substantially in the form of the letter attached as Exhibit [X].

P1266811.DOCX

[SIGNATURES APPEAR ON FOLLOWING PAGES]

HISTORICAL COMMISSION RESOLUTION

MOTION: HENSON

August 10, 2021

SECOND: JOHNSON

Regular Meeting

Res. No. 21-040

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>
REZ2019-00018	Quartz District	Phase II evaluation on archaeology site 44PW2033, and if warranted, a Phase III study. All artifacts from all archaeology sites to be donated to and curated with the County.
REZ2021-00003	John Marshall Commons Tech Park – 4 th Submission	Request Applicant revise The Phase I study (as requested previously) and submit revised Phase I for review as soon as possible.
SUP2021-00004	John Marshall Commons Tech Park – 4 th Submission	No Further Work
REZ2017-00008	Purcell Road Rezoning – 3 rd Submission	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2016-00026	Marumsco Assemblage – 2 nd Submission	No Further Work
REZ2021-00019	Compton Property	Request project area history, additional information about the headstones found in the creek and, in the absence of an architectural study, preservation of the agricultural farm complex.
SUP2021-00030	Compton Property	No Further Work
REZ2021-00021	Richmond Station Landbay C Proffer Amendment	No Further Work
REZ2021-00022	KH Data Capital Development	No Further Work
PFR2021-00026	NOVEC Substation	No Further Work
REZ2021-00023	Raising Cane’s Drive-Through Proffer Amendment	No Further Work
SUP2021-00033	Raising Cane’s Restaurant Drive-Through	No Further Work
REZ2021-00020	John Marshall Village Addition	Request applicant fabricate and install an historical marker at the property, on the subject of horse racing in Haymarket, with content developed by the Historical Commission and the Planning Office.
SUP2022-00003	John Marshall Village Addition	No Further Work
REZ2021-00024	USA Self-Storage at Old Dominion Drive	No Further Work
SUP2021-00034	USA Self-Storage at Old Dominion Drive	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
PFR2021-00013	Wakeman Substation	No Further Work
SUP2022-00004	Chick-Fil-A on Pine Bluff Drive	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Duley

MOTION CARRIED

ATTEST:



Secretary to the Commission