

MOTION: LAWSON

**Jun 18, 2019
Regular Meeting
Ord. No. 19-24**

SECOND: NOHE

**RE: ZONING TEXT AMENDMENT #DPA2019-00002, DATA CENTER OPPORTUNITY
 ZONE OVERLAY DISTRICT**

ACTION: APPROVED

WHEREAS, in accordance with Sections 15.2-2285 and 15.2-2286 of the Code of Virginia, Ann., the Board of County Supervisors may amend the Zoning Ordinance whenever it determines that public necessity, health safety, convenience, general welfare and good zoning practice necessitate such change; and

WHEREAS, on June 26, 2018, the Board of County Supervisors initiated a zoning text amendment to review the current Data Center Opportunity Zone Overlay District map and make recommendations regarding its boundaries as well as draft design standards for data center structures; and

WHEREAS, the Planning Office held a series of meetings with stakeholders and data center industry representatives throughout 2018 and into early 2019. Revisions were made throughout the process to address stakeholder concerns. The draft text represents a consensus of those involved in the process.; and

WHEREAS, on April 3, 2019, the proposed Zoning Text Amendment was presented to the Planning Commission for discussion during a Work Session; and

WHEREAS, the Prince William County Planning Commission held a public hearing on the Zoning Text Amendment on May 1, 2019, after which it adopted Res. No. 19-032, recommending adoption by a vote of 8-0; and

WHEREAS, the Prince William County Board of County Supervisors duly ordered, advertised, and held a public hearing on June 18, 2019, at which time public testimony was received and the merits of the above-referenced request were considered; and

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

NOW, THEREFORE, BE IT ORDAINED that the Prince William County Board of County Supervisors hereby adopts Zoning Text Amendment #DPA2019-00002, Data Center Opportunity Zone Overlay District.

June 18, 2019
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Page Two

ATTACHMENT: Text Amendment

Votes:

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

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

County Attorney

ATTEST: _____

Andrea P. Madden

Clerk to the Board

Sec. 32-509.02. - Establishment of Data Center Opportunity Zone Overlay District.

1. A Data Center Opportunity Zone Overlay District may be established by the Board of County Supervisors on lands in proximity to high voltage transmission lines of 115kv or more and planned or zoned for office or industrial uses.

2. A Data Center Opportunity Zone Overlay District shall be created and amended by ordinance upon resolution of the Board of County Supervisors. The boundaries shall be set using a map.

3. Said District shall overlay the existing zoning district. The regulations and requirements of the underlying zoning district and the Data Center Opportunity Zone Overlay District shall both apply, provided however, that when the regulations applicable to the Data Center Opportunity Zone Overlay District conflict with the regulations of an underlying zoning district, the Data Center Opportunity Zone Overlay District regulations shall apply.

4. Data Center Design Standards. Data Centers shall meet the following design guidelines:

(A) Principal Building Facades. Principal building facades shall include all building facades that face adjacent major arterials or interstates. When a building has more than one principal facade, such principal building facades shall be consistent in terms of design, materials, details, and treatment. Principal building facades associated with new construction shall meet the following standards:

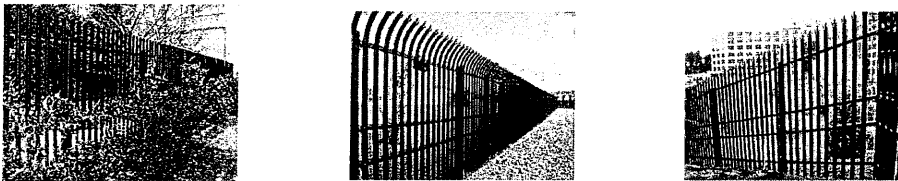
- (1) Principal building facades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements:
- a. change in building height;
 - b. building step-backs or recesses;
 - c. fenestration;
 - d. change in building material, pattern, texture, color; or
 - e. use of accent materials.

(B) Screening of Mechanical Equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened from major arterials, interstates and abutting residentially zoned or planned properties. This screening may be provided by a principal building or existing vegetation that will remain on the property or is within a landscaping/buffer easement on an adjacent property. Mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in

the exterior construction of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Director, shall not be required to be screened.

(C) Buffer Yard Requirement. A buffer yard is required in order to screen the data center from adjacent residentially zoned or planned properties. In lieu of the buffer yard requirement in DCSM Section 800, any side/rear yard abutting property that is not planned or developed with commercial or industrial uses shall include a buffer yard required plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 2:1, planted to a type C DCSM buffer standard. The buffer yard plantings shall be installed in accordance with the requirements of the DCSM. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six foot tall solid fence, may be substituted for the above requirements when found by the Planning Director to provide visual screening from adjacent land uses at the density, depth, and height equivalent to the buffer yard with earthen berm.

(D) Fencing. Fencing of the property is permitted, provided that fencing along public or private streets is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Chain-link fencing or barbed wire fencing are prohibited along public or private street frontages. This fencing allowance does not relieve a property owner from complying with all fire and access code requirements. The Planning Director may allow for alternative compliance with this requirement, provided the applicant demonstrates that the fencing visibility is reduced, through the use of landscaping and other methods to reduce visibility. Examples of permitted fencing include the following:



(E) Data Centers are permitted an increased FAR, within the Data Center Opportunity Zone Overlay District, up to 1.0 FAR provided all other development standards (excluding FAR limitations) for the underlying district are met. Data center outside of the Data Center Opportunity Zone Overlay District may request an increase in FAR through a special use permit process, as described and allowed in Sec. 32-400.04 of the Zoning Ordinance.

(F) Substations. Substations shall be screened from adjacent major roads or residentially zoned/planned properties as follows:

_____ (1) Ten-foot-tall opaque fencing facing residentially zoned/planned properties.

_____ (2) All other buffering and landscaping requirements of the DCSM shall still apply.

(G) Building Facades Facing County Registered Historic Site Manassas Battlefield Park. Building facades facing Manassas Battlefield Park, that are visible from viewshed anchors as identified in the Manassas Battlefields Viewshed Viewshed Plan, be non-reflective and dark green or dark brown in color. The Planning Director may approve other colors provided the applicant demonstrates the materials will facilitate the ability for the building façade blend into the tree line.

PRINCE WILLIAM COUNTY
 Data Center Opportunity Zone
 Overlay District

Published March 27, 2019



- Existing Overlay District
- Existing Overlay District Area to Remain
- Proposed Addition to Overlay District
- Proposed Removal from Overlay District
- High-Voltage Transmission Lines
- Existing Substation
- NCEC Service Territory

Data Center Opportunity Zone Overlay District Modifications			
Existing Area	Area	Area	Total (square)
Proposed Addition	1,400	1,100	2,500
Proposed Removal	1,100	1,100	2,200
Area (Total Area)	2,500	2,200	4,700

The Overlay District layer was modified using the following criteria:
 1) Boundary was adjusted in areas where appropriate to follow the road centerline;
 2) Boundary was adjusted to either include or exclude entire parcels as necessary. Determination was made as to what portion of the parcel was in or out of the existing overlay district.
 3) Boundary was adjusted in accordance with recommendations resulting from the review of the overlay district by the Planning Office and Office of Economic Development.

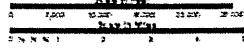
Map Legend

- Agricultural and Forestal District
- State Line
- County Boundary
- City or Town
- Interstate Highway
- US Highway Route
- VA State Road
- County Route (Major)
- Local Street
- Railroad
- River, Lake, Creek, etc.
- Mattaponi National Battlefield Park
- Marine Corps Base Quantico
- National Wildlife Refuge
- Prince William Forest Park
- Quantico National Cemetery

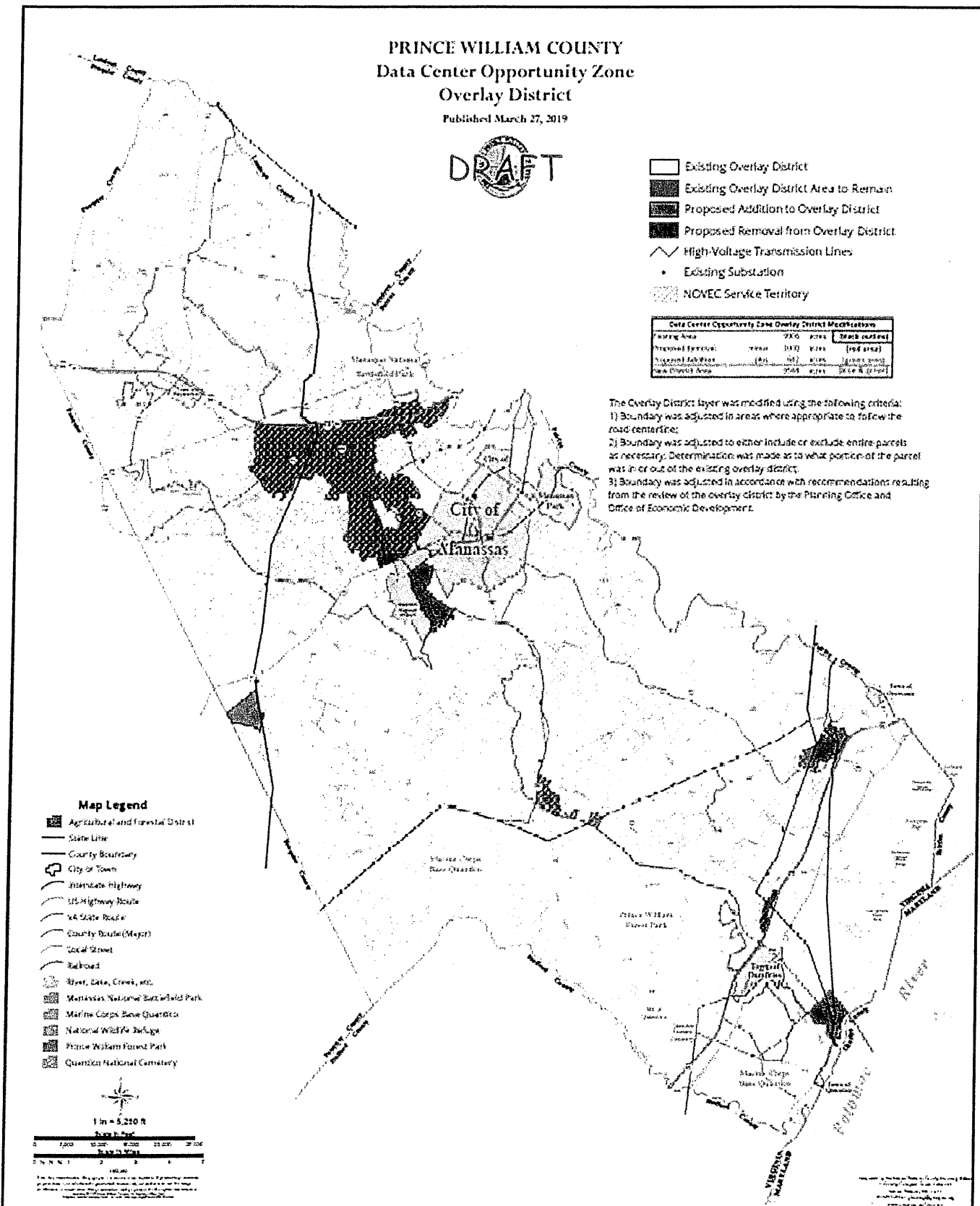


1 in = 5,210 ft

Scale in Feet



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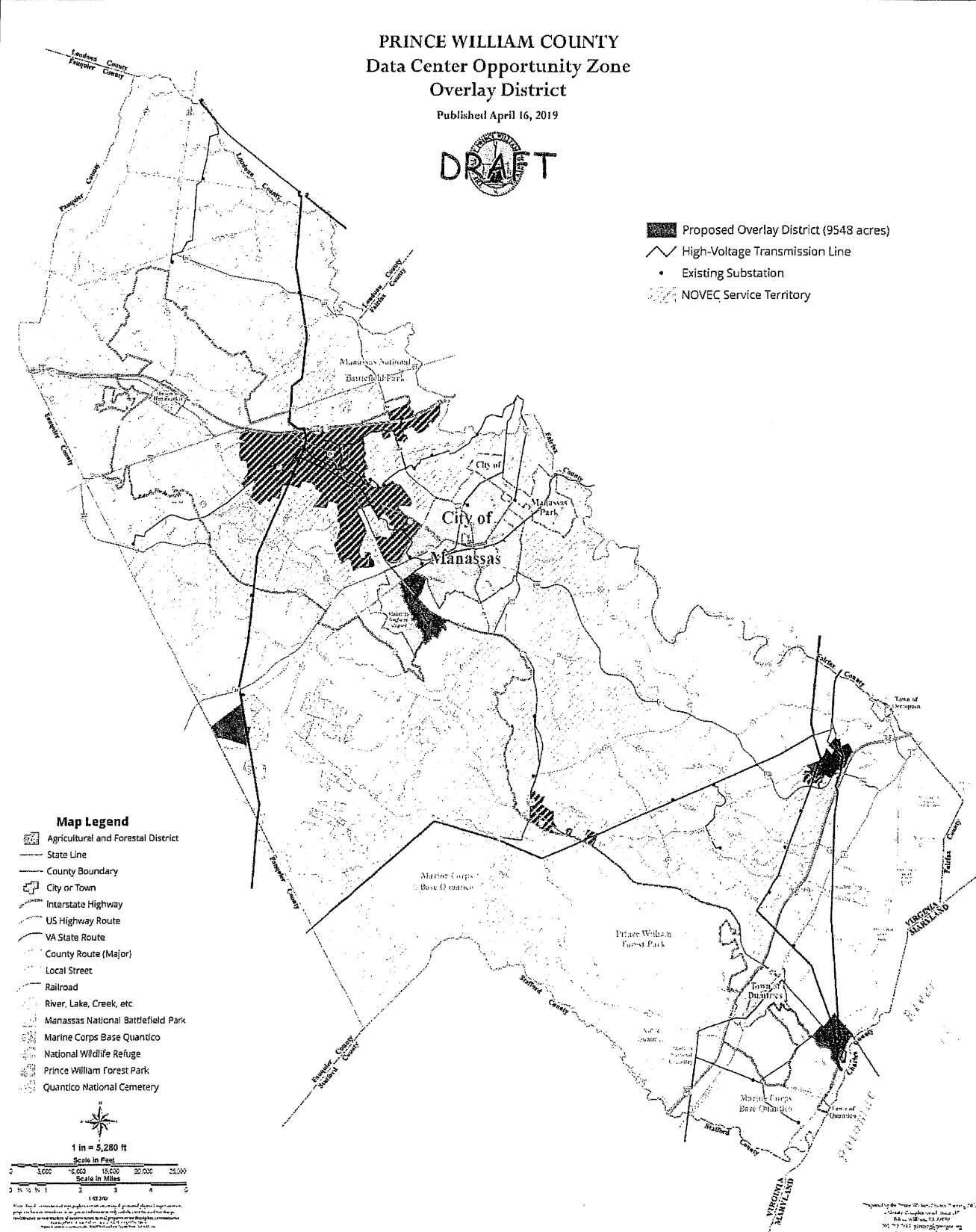


PRINCE WILLIAM COUNTY
 Data Center Opportunity Zone
 Overlay District

Published April 16, 2019



- Proposed Overlay District (9548 acres)
- High-Voltage Transmission Line
- Existing Substation
- NOVEC Service Territory

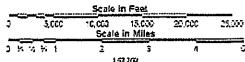


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- Manassas National Battlefield Park
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- National Wildlife Refuge
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- Quantico National Cemetery



1 in = 5,280 ft



Map Date: 1/23/2019
 Scale: 1:5280
 Date of Issue: 4/16/2019
 Project: Prince William County Data Center Opportunity Zone Overlay District
 Author: [unreadable]
 Title: [unreadable]