PLANNING COMMISSION RESOLUTION

MOTION: **July 17, 2024**
Regular Meeting
SECOND: **Res. No. 24-___**

RE: **PUBLIC FACILITY REVIEW #PFR2024-00010,**
NTT VA10 Substations - GAINESVILLE MAGISTERIAL DISTRICT

ACTION: **FOUND AND APPROVED AS BEING SUBSTANTIALLY IN ACCORD WITH THE ADOPTED COMPREHENSIVE PLAN**

WHEREAS, this is a public facility review ("PFR") request to allow for the construction of two electrical substations, NTT VA10 Substations, and associated equipment; and

WHEREAS, the proposed electric substation facility will support the energy needs to the adjoining data center; and

WHEREAS, the proposed electric substation facility will be constructed on A +/- 12.72-acre site; and

WHEREAS, the site is located at the terminus of Daves Store Lane, approximately 2,235 linear feet along Daves Store Lane from its intersection with Route 55 (John Marshall Hwy); and the site is identified on County maps as GPINs 7397-55-9794 (pt), 14300 John Marshall Hwy., 7397-75-3515, 13716 Daves Store Lane, and 7397-74-0187 (pt) 14000 Daves Store Lane; and

WHEREAS, the site is designated I-4, Industrial with a T-4 Transect, in the Comprehensive Plan; and

WHEREAS, the site is zoned B-1, General Business, and A-1, Agricultural; and

WHEREAS, County staff recommends that the Planning Commission find that and approve the general location or approximate location, character, and extent of this facility as being substantially in accord with the Comprehensive Plan; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on July 17, 2024; and

WHEREAS, the Prince William County Planning Commission believes that public general welfare as well as good planning practices are served by the approval of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby find that, and approve, the general location or approximate location, character, and extent of Public Facility Review #PFR2024-00010, NTT VA10 Substations, as being substantially in accord with the Comprehensive Plan.

Votes:
Ayes:
Nays:
Absent from Meeting:
Abstain from Vote:

Attest: _____

Oly Peña
Clerk to the Planning Commission

Planning Office
Tanya M. Washington, AICP
Director of Planning

MEMORANDUM

TO: Vanessa Watson, Current Case Planner

FROM: Mark McCaskill, AICP – Principal Planner, Long Range Division

RE: Public Facilities Review (PFR) - #PFR2024-00010, NTT VA10 Substations

DATE: March 4, 2024

EXECUTIVE SUMMARY

This is a request for a PFR to determine the consistency with the Comprehensive Plan to allow the design and construction of a Electric Substation (2 substations) Facility located at the terminus of Daves Store Lane, approximately 2,235 linear feet along Daves Store Lane from its intersection with Route 55 (John Marshall Hwy); and the site is identified on County maps as GPINs 7397-55-9794 (pt), 14300 John Marshall Hwy., 7397-75-3515, 13716 Daves Store Lane, and 7397-74-0187 (pt) 14000 Daves Store Lane; and will emcompass approximately 12.72 acres.

The PFR has been reviewed in concert with a companion Special Use Permit, SUP#2024-00023.

It is the recommendation of Staff that the Planning Commission find Public Facilities Review #2024-000010, NTT VA10 Substations as being substantially in accord with the adopted Comprehensive Plan.

Comprehensive Plan Consistency Analysis "substantially in accord with"

Public facilities are subject to a review and determination that the general location or approximate location, character, and extent is substantially in accordance with the Comprehensive Plan under Virginia Code section 15.2-2232 and Prince William County Code Sec. 32-201.10, et seq.

The use is consistent with the Electric Utility Services Plan in the Comprehensive Plan with the following policies providing support for the determination.

> **ELECTRICAL UTILITY SERVICES PLAN** - Electrical utility services include facilities that generate, transmit, distribute, and/or store power. The need for these facilities accelerates commensurate with development. As the need for sites for these facilities increases, so does the scarcity of appropriate land for their construction. The policies and action strategies set forth in this plan provide guidance on siting and design issues and are to be used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other county, state, and federal laws pertaining to these facilities.

- EU-2.1 - Collocate facilities such as electrical generation, distribution, and transmission infrastructure, electrical substations, and electrical storage, where possible, to minimize visual and community impacts. This should include screening of structures and, where appropriate and consistent with applicable law, the undergrounding of distribution and transmission infrastructure.
- EU-2.2 - Locate future electrical substations and electrical storage on sites which shield nearby residences from noise, while affording privacy and safety. Provide adequate acreage for expansion of substations and maintain levels of screening to accommodate expansion.

Strategic Plan

Resilient Economy:
RE-1 Create and support programs, policies and strategies that encourage profit-generating business expansion, new business development and redevelopment that enhances or complements targeted industries.
RE1: D. Redevelop existing sites and buildings to attract new business investment.

Gainesville Activity Center Land Use Plan

Industrial (I), T-4 area situated between I-66 and John Marshall Highway will support heavy industrial uses, such as manufacturing uses and distribution/fulfillment facilities, as well as data centers.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Public Facilities Review #PFR2024-00010, NTT VA10 Substations.
These elements provide the basis for recommending approval.

- The PFR & companion SUP are favorably aligned with the County's objective to encourage profit-generating business expansion, new business development and redevelopment that enhances or complements targeted industries.
- The determination aligns with the goals and strategies of the Strategic Plan.
- Staff finds the determination in substantial agreement with the Comprehensive Plan.