



PLANNING COMMISSION RESOLUTION

MOTION:

December 11, 2024

SECOND:

Regular Meeting

RES. No. 24-xxx

RE:

**REZONING #REZ2024-00042, NVA05C REZONING
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to rezone approximately 23.807 acres from A-1, Agricultural, PBD, Planned Business District, and B-1, General Business, to PBD, Planned Business District; and

WHEREAS, is located at 8860, 8870, 8878, 8886, 8914, 8932, 8918, 8924, 8940, 8936, 8960, and 8950 Wellington Road (identified as GPINs 7696-41- 4699, 7696-41-4774, 7696-41-5674, 7696-41-5752, 7696-41-7170, 7696-41-7535, 7696- 41-7665, 7696-41-8259, 7696-40-3987, 7696-41-7113, 7696-41-9230, & 7696-51-0262. The Property is approximately 23.83077 acres and is located approximately 700 feet southwest from the intersection of Freedom Center Boulevard and Wellington Road and approximately 1,150 feet southwest from the intersection of Rixlew Lane and Wellington Road; and

WHEREAS, site is designated I-3, Industrial, with a Transect 3 in the Comprehensive Plan and is located within the Innovation Park Small Area Plan; and

WHEREAS, the site is currently zoned A-1 Agricultural, B-1, General Business and PBD, Planned Business District, is located within the Data Center Opportunity Zone, Airport Safety, and Technology Overlay Districts; and

WHEREAS, staff recommends that the Planning Commission recommend approval of this application for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on October 23, 2023, and the Planning Commission deferred this application to a date certain of December 11, 2024; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on December 11, 2024, 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; and

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2024-00042, NVA05C Rezoning, subject to proffers dated November 26, 2024.

ATTACHMENT: Proffers dated November 26, 2024.

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

PROFFER STATEMENT

RE: REZ2024-00042, NVA05C Rezoning

Record Owner: TPC Wellington LC and Northern Virginia Electric Cooperative
Property: GPINs : 7696-41-4699, 7696-41-4774, 7696-41-5674, 7696-41-5752, 7696-41-7170, 7696-41-7535, 7696-41-7665, 7696-41-8259, 7696-40-3987, 7696-41-7113, & 7696-41-9230, 7696-51-0262
Brentsville Magisterial District
± 23.83077 acres
A-1, Agricultural, B-1, General Business and PBD, Planned Business District, to PBD, Planned Business District

Date: November 26, 2024

The undersigned hereby proffers that the use and development of the Property shall be in strict conformance with the following conditions, which shall supersede all other proffers made prior hereto, including proffers associated with Rezoning #REZ2017-00016, United States Tennis Association at Innovation, REZ1988-0025, Wellington Square and the commitments made with PFR2022-00001, Rixlew Substation. In the event this proffer amendment request is not granted as applied for by the Applicant, these proffers shall be withdrawn and become null and void and the proffers associated with Rezoning #REZ2017-00016 and REZ1988-0025 and the commitments made with PFR2022-00001 shall remain in full force and effect on the applicable portions of the Property.

The headings of the proffers set forth below have been prepared for convenience of reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of these proffers. Any improvements proffered herein shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified.

The terms "Owner," "Applicant" and "Developer" shall include all future owners and successors in interest. "Final Approval" as the term is used herein, shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors (the "Board") decision granting the Proffer Amendment may be contested in the appropriate court with no challenge having been filed or, if contested, the day following entry of a final court order affirming the decision of the Board which has not been appealed, or if appealed, the day following the day on which the decision has been affirmed on appeal.

References to plans shall include the following:

- A. Master Zoning Plan entitled “NVA05C,” prepared by Gordon, dated March 28, 2024, last revised November 22, 2024, consisting of the following sheets:
 - a. Cover Sheet
 - b. Master Zoning Plan
 - c. Landscape and Buffer Plan
 - d. Transportation Plan; and
 - e. Illustrative Layout Exhibit (hereinafter, collectively, the “MZP”).

USES AND SITE DEVELOPMENT

- 1. MZP: Development of the Property shall be in substantial conformance with the MZP, subject to minor changes permitted by the Zoning Ordinance. The following uses shall be permitted on the Property: (a) uses permitted as by-right uses, secondary uses, accessory uses, and/or with a special use permit in the PBD, Planned Business District, O(F), Office/Flex District, and/or M-2, Light Industrial District; and (b) any other uses that are consistent in nature to those permitted in the Innovation Business Park as determined by the Zoning Administrator pursuant to Section 32-280.13(2) of the Zoning Ordinance.
- 2. Floor Area Ratio: The maximum Floor Area Ratio (FAR) on the Property is 0.6. 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 site plan is filed on the Property, a running tabulation of the approved uses on the balance of the Property, and as reflected on approved final site plans, shall be provided to evidence compliance with this proffer.
- 3. Height: Pursuant to Section 32-506.03.2(f) of the Zoning Ordinance, the maximum height of any building on the Property including rooftop mechanical equipment and screening walls shall be limited to eighty-five feet (85') in height. 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. The limitation for building height and the height of roof top mechanical equipment and screening walls shall not apply to any elevator over-ride(s).

4. Open Space: For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual parcels. With each final site/subdivision plan submitted, the Applicant shall provide a cumulative tabulation of the open space and tree canopy coverage calculations for the entire Property, in order to ensure that Ordinance requirements have been satisfied upon full buildout.

COMMUNITY DESIGN

5. Data Center Design Standards & Architecture: Any new data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4.(A) – (F) of the Prince William County Zoning Ordinance. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include three of the design elements listed therein on principal building facades. In addition, any data center building on the Property shall be in general conformance with the architectural renderings entitled “Illustrative Building Elevations A,” prepared by Gensler, dated September 26, 2024 or Illustrative Building Elevations B, prepared by Corgan, dated September 26, 2024. The Illustrative Building Elevations may be subject to minor modification approved by the County in connection with final site plan review. Any changes to the architecture, materials, colors, finishes, or any future updates/changes may be made provided that such changes are approved by the Planning Office prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes result in a building that is of equal or better quality shown on the Illustrative Building Elevations. Compliance with this proffer shall be evidenced with the submission of building elevations to the Department of Development Services Land Development Division at least two weeks prior to the request for a building permit release letter.
6. Courtesy Review: Plans showing finalized building layouts, together with architectural renderings and elevations, shall be submitted to the County for courtesy review at the time of filing of each site plan associated with the development of the respective portion of the Property. Said courtesy review shall not be a condition of site plan review nor shall the courtesy review delay approval

of site plans. The County may make said layouts, architectural renderings and elevations available for a courtesy review by the Innovation Architectural Review Board ("Innovation ARB").

7. Data Center Rooftop Mechanical Equipment: In the event the Applicant develops the Property with one or more data center buildings, the Applicant agrees that any rooftop mechanical equipment located on buildings so as to have unobstructed, direct line of site from adjacent residential or agricultural designated or zoned areas shall be screened or enclosed to minimize visibility from such areas in accordance with Section 32- 509.02(4)(B) of the Zoning Ordinance.
8. Landscaping:
 - a. Landscaping: The Applicant shall provide landscaping in general conformance with the MZP. As a condition of any final site plan approval for the Property, all buffering and landscaping shall be indigenous and drought-tolerant. Eighty-five percent (85%) of landscaping and buffers provided on the Property shall include only species native to Virginia for any new plantings. Such buffering and landscaping shall be located outside any existing or proposed public right-of-way and demonstrated on the final site plan.
 - b. Supplemental Substation Plantings: The Applicant shall provide landscaping as depicted on the exhibit entitled "NVA05C Potential Supplemental Landscape Planting around Rixlew Substation," prepared by Gordon, dated November 25, 2024 ("Supplemental Planting Exhibit"). Said plantings shall be provided if permitted by NOVEC and Dominion.
9. Sustainability: The Applicant shall provide a minimum of eight (8) sustainability measures to be incorporated into the applicable site plan or building documents. Such measures shall be coordinated in consultation with the Sustainability Officer, and may include, but are not limited to, the following:
 - a. Use of available recycled aggregate materials for private roadways;
 - b. Use of sustainable building materials including, but not limited to, manufactured concrete in the construction of the data center building;

- c. Aeration of ponds using solar power;
- d. Recycling of construction material waste as accepted by recycling markets;
- e. Use of available high recycled content construction materials;
- f. LED site and interior lighting;
- g. Heat reflective roofing materials;
- h. Design the data center building to operate below an annualized 1.5 PUE (Power Utilization Effectiveness) standard;
- i. Use of air or closed loop cooling rather than water-cooled alternatives;
- j. Use of indoor environmental quality measures such as, but not limited to, adequate ventilation and exhaust, moisture control, etc.;
- k. Minimum of two (2) electric vehicle ("EV") charging stations per data center building;
- l. Preparation and implementation of a winter management plan;
- m. Install water efficient landscape materials;
- n. Encourage fuel storage that limits impacts on the environment from potential spills;
- o. Spill contingency plan, including placement of spill response kits, related to any on-site fuel storage areas; and/or
- p. Provide shower facilities within the building in conjunction with bicycle racks to encourage the use of bicycle transportation.

CULTURAL RESOURCES

10. Cemetery: The Applicant shall provide the following improvements to the cemetery as shown on the exhibit entitled "Gaskins Family Cemetery – Potential Restoration and Enhancements," dated November 21, 2024 ("Cemetery Exhibit").

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- a. Cemetery Access: Pursuant to Sec. 32-250.110.6 of the Zoning Ordinance and as depicted on the Cemetery Exhibit, the Applicant shall provide access to the cemetery. In addition, upon request, the Applicant shall provide escorted access to the cemetery during construction which shall include personal protection equipment through the construction site.
 - b. Cemetery Parking Spaces: The Applicant shall provide two paved parking spaces near the cemetery access, as depicted on the Cemetery Exhibit.
 - c. Cemetery Access Pavement: The Applicant shall provide a paved 5 ft. asphalt trail from the parking spaces mentioned in Proffer 10.b. above to the cemetery, as depicted on the Cemetery Exhibit.
 - d. Cemetery Enhancements: The Applicant shall provide landscaping, benches and seating area, interpretive station and/or historic plaque and a decorative iron fence, as depicted on the Cemetery Exhibit. Said enhancement shall be provided if permitted by NOVEC.
 - e. Cemetery Restoration: Subject to necessary approvals and in coordination with the County's Cemetery Preservationist, the Applicant shall place the existing headstones upright.
 - f. Permanent Fence: The Applicant shall provide a permanent fence around the limits of disturbance near the cemetery, as depicted on the Cemetery Exhibit.
11. Cemetery Preservation: Pursuant to Section 32-250.110.3 of the Prince William County Zoning Ordinance (the "Zoning Ordinance"), the Applicant shall provide a twenty-five foot (25') wide preservation area around the existing cemetery, subject to an appropriate access easement crossing(s) and fencing, as depicted on the Cemetery Exhibit. Where existing vegetation is undisturbed within said cemetery buffer, that existing vegetation shall be credited towards the plant unit requirements identified in the DCSM, and where the existing vegetation is sufficient it shall satisfy said requirements.

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12. Cemetery Fencing During Construction: The Applicant shall erect temporary fencing and signage along the cemetery, as shown on the MZP. The signage shall say “No Disturbance – Cemetery Near to Project Area” in English and Spanish and shall be placed on the fence every ten (10) feet for a length deemed mutually appropriate by the Applicant and County Cemetery Preservation Coordinator or its designee. The Applicant shall maintain the temporary fencing and signage until such time as ground disturbance activities no longer pose any threat of disturbance to the existing cemetery. The temporary fencing and signage required by this proffer shall be shown on the final site plan. The Applicant shall coordinate removal of the temporary fencing with the County Cemetery Preservation Coordinator or its designee.
13. Curation: The Applicant shall curate with the County, artifacts, field records, laboratory records, photographic records, computerized data and other historical records the Applicant possesses as recovered as a result of its cultural resources investigations that were conducted on the Property. All artifacts and records submitted for curation shall meet current professional standards and The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. A curation fee equal to VDHR's curation fee (not to exceed \$350.00/box) will be paid by the Applicant at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift.
14. Historical Trail: The Applicant shall construct an on-site historical trail in the general location shown on the “Interpretative Trail Exhibit,” prepared by Gordon, dated November 22, 2024. Along the trail, the Applicant shall provide interpretive panels that creates a historical interpretation of African American History along the corridor, including, but not limited to, history of the Manassas Colored Horse Show / Manassas Horse Show and Fair Association, and specific historical African Americans with associations in the area. The trail, signage, and/or other historical features shall be planned in consultation with the Planning Office, Department of Parks and Recreation, and the Prince William County Historical Commission. Said trail, signage and/or historical features (including, but not limited to, historical markers or monuments) shall be shown on an approved site plan or modification to an approved site plan and constructed prior to the issuance of the final bond release associated with development of the data center building constructed on

the Property. Said trail and interpretive panels shall be maintained by the Applicant.

ELECTRIC SUBSTATION

15. At the sole discretion of the Applicant, an electric substation of approximately 14 acres in size shall be permitted on the Property or a portion thereof, as follows:
- a. There shall only be one Substation located on the Property or portion thereof to be located in the general area as shown on the GDP.
 - b. The Substation may consist of approximately 300MVA transmission switching station.
 - c. The maximum structure height within the NOVEC substation shall be 75 ft. and the maximum structure height within the Dominion Switching Station shall be 100 ft.
 - d. The Substation shall be enclosed with a 12' 5/8" mesh chain link fence.
 - e. Pursuant to § 32-201.12(a)(2) of the Prince William County Zoning Ordinance, the GDP shall constitute a Plan of Development within the meaning of Va. Code Ann. § 15.2-2232(D) and § 15.2-2286(A)(8), and the public facility identified thereon shall be deemed approved and not subject to a separate public facilities review and determination

ENVIRONMENTAL

16. Monetary Contribution: As a condition of each final site plan approval for the Property, the Applicant shall contribute \$75.00 per acre based on the final site plan acreage for the purposes of water quality monitoring, and/or drainage improvements and/or stream restoration on the portion of the Property shown on each such final site plan.
17. Erosion and Sediment Control: The Applicant shall provide double-tiered erosion and sedimentation control measures or their equivalent in connection with development and land disturbing activity on those portions of the Property that are

located adjacent to intermittent streams or Resource Protection Areas ("RPAs") as shown on the MZP.

18. Soil Remediation: Within the buffer areas, which have been subject to compaction (including the old road bed), the Applicant shall remove all foreign materials such as, asphalt, concrete, rock, gravel, debris, etc., and have the soil loosened to a depth of at least 3 feet prior to planting and a top dressing of 4" to 6" of clean topsoil shall be provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sand clay loam, or loamy sand. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter, and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Compliance shall be evidenced with a note on the final site plan.
19. Spill Contingency Plan: In connection with the submission of a final site plan for construction of a use on the Property involving storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal for review and approval in accordance with applicable ordinance requirements and any applicable standards. Approval of such spill contingency plan shall be a condition of site plan approval. The Spill Contingency Plan shall be posted prior to final occupancy permit issuance on the premises where such hazardous products are stored and shall set forth procedures to be followed in the event of a product leak or spill on the Property. The owner/operator/tenant of the premises where such hazardous products are stored shall be responsible for notifying the Fire Marshal's Office immediately in the event of a spill of any petroleum product, chemical waste, or other hazardous substance on the Property. Such owner/operator shall assume full responsibility for all public and private expenses incurred in the clean-up of such spill.

FIRE & RESCUE

20. Monetary Contribution: The Applicant shall make a monetary contribution to the Board in the amount of \$0.61 per square foot of new gross floor area constructed on the Property to be used for fire and rescue facilities and services (excluding structured parking and enclosed tennis courts). The contribution shall be paid prior to, and as a condition of, issuance of a building permit release letter for each

building constructed on the Property and shall be based on the gross floor area of all such buildings reflected on each final site plan.

TRANSPORTATION

21. Access: Subject to Prince William County Department of Transportation (“County Transportation”) and Virginia Department of Transportation (“VDOT”) approval, access to the Property shall be provided as shown on the MZP. This access shall not prohibit additional access to the Property, including emergency access, as approved by County Transportation and VDOT.
22. Right-of-Way Dedication: If requested by PWCDOT or VDOT, the Applicant shall provide, at no cost to Prince William County or VDOT, right-of-way dedication along the Wellington Road frontage of the Property, as depicted on the GDP. The dedication shall be shown on and made in connection with the first final site plan for the Property. In the event the right-of-way dedication is requested prior to the processing of the first final site plan for the Property, the Applicant shall not be responsible for the preparation or processing of plans, plats, deeds, and related documents necessary for the right-of-way.
23. Shared Use Path: In lieu of constructing a shared used path along the frontage of the Property on Wellington Road, the Applicant shall pay in escrow \$173,330 for cost of construction for the shared use path. Said escrow shall be paid prior to the issuance of site plan approval.

WATER AND SEWER

24. Water and Sewer: The Property shall be served by public water and public sewer. The Applicant shall plan, design, and construct all on-site and off-site water and sanitary sewer utility improvements necessary to provide service for the demand generated by development of the Property in accordance with applicable Service Authority, Prince William County, and Virginia laws, ordinances, requirements, and regulations.

MISCELLANEOUS

25. Escalator: In the event the monetary contributions set forth in this Proffer Statement are paid to the Board within 18 months from the date that the approval

of this proffer amendment application, as applied for by the Applicant, by the Board becomes final, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in these proffers which are paid to the Board after 18 months following such final approval 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 Proffer Amendment Application to the date the contributions are paid, subject to the limitations in Virginia Code Section 15.2-2303.3(B) or a cap of 6% per year, non-compounded, whichever is less.

WAIVERS AND MODIFICATIONS

26. Pursuant to Sections 32-404.05.1, 32-506.09.01, and 32-700.25 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification of the following:
- a. Waiver of Section 32-201.18 of the Zoning Ordinance requiring a 15 ft. peripheral buffer around the substation to allow for buffers as shown on the MZP.
 - b. Modification of Sections 32-250.32, 32-404.04(5), and 32-506.06.1(b) of the Zoning Ordinance, and Table 8-1 of the DCSM to permit the perimeter landscaped buffer to be provided as shown on the MZP. In addition, the buffer along the northern Property line abutting Wellington Road may include a trail, historical markers, historical interpretative signage, historical monuments, or other historical features as required in Proffer 14 above. Subject to approval by the Director of Public Works or its designee, the plant unit requirement may be reduced to accommodate said trail and historical features.
 - c. Waiver of Section 32-506.05.1(c) of the Zoning Ordinance requiring that the Resource Protection Area acreage be deducted from the acreage calculation to determine FAR.
 - d. Waiver of Section 32-506.06.1(b) of the Zoning Ordinance requiring a fifty-foot (50') setback for all buildings and travelways to allow for the setbacks as shown on the MZP.

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- e. Waiver of Section 32-506.07.1(a) of the Zoning Ordinance requiring 5% of the parking spaces to be available for vehicles used for ridesharing by employees.
- f. Waiver of Section 32-506.07.2(a) of the Zoning Ordinance requiring shared access driveways and interparcel connecting streets or travelways and facilities and access routes for deliveries, service, and maintenance shall be separated from other parts of a development's on-site circulation system; and service.

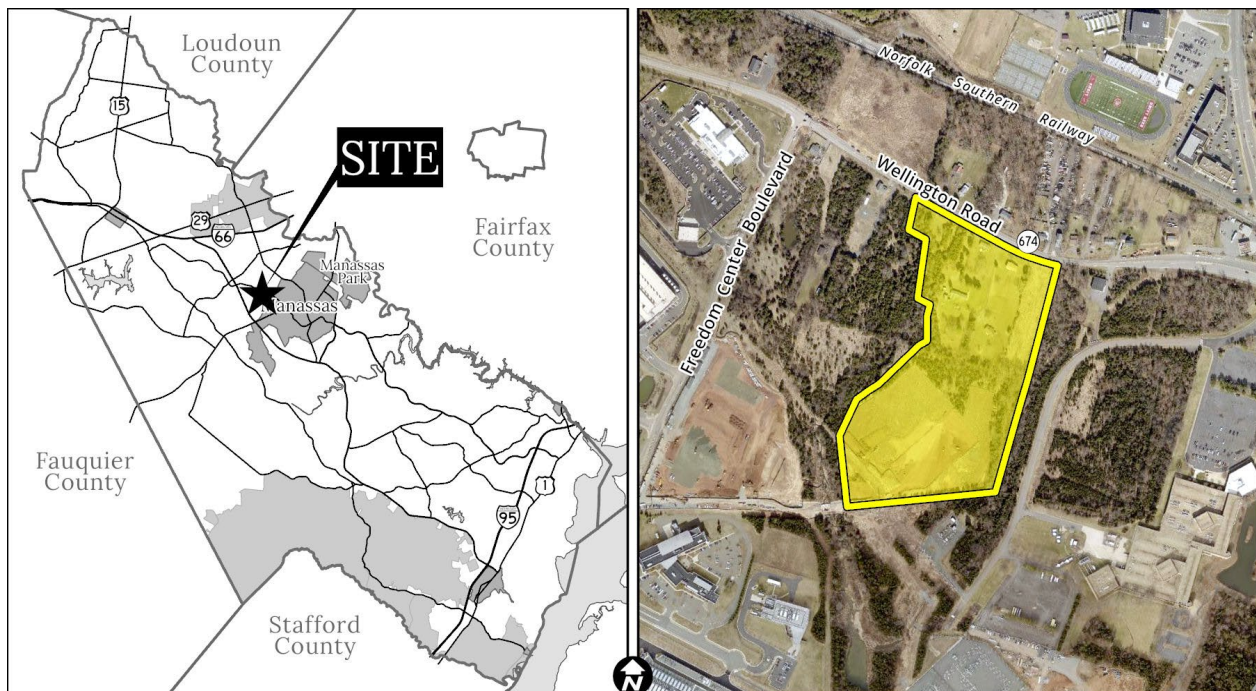
[SIGNATURES ON FOLLOWING PAGES]



STAFF REPORT

PC Meeting Date:	December 11, 2024
Agenda Title:	Rezoning #REZ2024-00042, NVA05C Rezoning
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of #REZ2024-00042, NVA05C Rezoning, subject to the proffers dated November 26, 2024
Department:	Planning Office
Staff Lead:	Alex Vanegas, AICP, CPM, CZA, Current Planning Manager

EXECUTIVE SUMMARY



This is a request to rezone approximately 23.83077 acres from A-1, Agricultural, PBD, Planned Business District, and B-1, General Business to PBD, Planned Business District and other associated development waivers and modifications. A portion of the Property that is zoned B-1 is permitted to have office and/or childcare subject to the proffers associated with REZ88-25, Wellington Square. The Property is located approximately 700 feet southwest from the intersection of Freedom Center Boulevard and Wellington Road and approximately 1,150 feet southwest from the intersection of Rixlew Lane and Wellington Road.

Staff recommends that the Planning Commission recommend approval of Rezoning #REZ2024-00042, NVA05C Rezoning, subject to the proffers dated November 26, 2024.

BACKGROUND

- A. Request: A request to rezone approximately 23.807 acres from A-1, Agricultural, PBD, Planned Business District, and B-1, General Business to PBD, Planned Business District.

	Provided with PBD Zoning District; O(F), M-2 implementing designations.	Proposed with Proffer Amendment; PBD Zoning District; O(F), M-2 implementing designations.
Project Area	±23.83077 acres	±23.83077 acres
Land Bays	PBD zoning (2 land bays)	PBD zoning (2 land bay) Land Bay A = O(F). Office Flex & M-2, Light Industrial Land Bay B = O(F). Office Flex & M-2, Light Industrial
Floor Area Ratio (FAR)	Up to 1.0 for data in data center overlay district	Maximum FAR proffered at 0.60
Landscaping & Buffers	In accordance with PBD 50-foot buffer along property boundary.	In accordance with MZP; (modified and/or waived) Variable width buffer ranging from 60-feet to 40 feet along Wellington Road with permitted encroachments. 15-foot buffer along southern property and western property boundaries. 15 ft. buffer to the eastern property line adjacent to the substation and no buffer along the eastern property line adjacent to the data center building.
Maximum Building Height	90 feet in EO subdistrict	Up to 85 feet including rooftop mechanical equipment

- B. Site Location: The site is located at 8860, 8870, 8878, 8886, 8914, 8932, 8918, 8924, 8940, 8936, 8960, and 8950 Wellington Road (identified as GPINs 7696-41- 4699, 7696-41-4774, 7696-41-5674, 7696-41-5752, 7696-41-7170, 7696-41-7535, 7696- 41-7665, 7696-41-8259, 7696-40-3987, 7696-41-7113, 7696-41-9230, & 7696-51-0262. The Property is approximately 23.83077 acres and is located approximately 700 feet southwest from the intersection of Freedom Center Boulevard and Wellington Road and approximately 1,150 feet southwest from the intersection of Rixlew Lane and Wellington Road.
- C. Comprehensive Plan: The site is designated I-3, Industrial with T-3 Transect in the Comprehensive Plan and is located in the Innovation Park Small Area Plan and designated as TF, Technology Flex. A portion of the site contains ERPO, Environmental Resource Protection Overlay.
- D. Zoning: The site is currently zoned A-1 Agricultural, B-1, General Business and PBD, Planned Business District and is located within the Data Center Opportunity Zone, Airport Safety, and Technology Overlay Districts. Specifically, the Property is designated as EO, Employment Center Office / R&D within the Technology Overlay District.
- E. Surrounding Land Uses: The Property is surrounded by a proposed data center to the north and a residential property, a federal facility and property owned by IBM Corporation to the east, the Virginia forensic lab to the south and a data center, residential home and the County's Police facility to the west.
- F. Background & Context: The site approximately 23.83077 acres and is currently zoned A-1 Agricultural, B-1, General Business and PBD, Planned Business District and is located within the Data Center Opportunity Zone, Airport Safety, and Technology Overlay Districts. Specifically, the Property is designated as EO, Employment Center Office / R&D within the Technology Overlay District.

The portion of the Property zoned B-1 is permitted to have office and/or childcare subject to the proffers associated with REZ88-25, Wellington Square.

On December 19, 2006, the Prince William County Board of County Supervisors (the "Board") rezoned 8940 Wellington Road from A-1, Agricultural to PBD, Planned Business District subject to the proffers associated with Rezoning #PLN2006-00052, IBM Rezoning (the "Original Rezoning"). The Board subsequently approved proffer amendments to the Original Rezoning, Proffer Amendment #PLN2008-00154, IBM Proffer Amendment and Proffer Amendment #REZ2017-00016, United States Tennis Association at Innovation (the "USTA Proffer Amendment"). The USTA Proffer Amendment was specially done in order to eliminate the building height and floor area ratio minimum requirements, modify transportation improvements and allow for other potential users on 8940 Wellington Road, including but not limited to USTA.

In addition, in 2022, the Planning Commission approved PFR2022-00001, Rixlew Substation on 8940 Wellington Road to allow for an electric substation on a portion of the Property. As part of this proposal, the Applicant is including that substation approval with the rezoning and

proffering the previous commitments included within the PFR2022-00001, Rixlew Substation approval.

A cemetery currently exists on the Property that has been previously delineated. As part of this proposal the Applicant has proffered additional mitigation measures during construction located near the cemetery.

At the October 23, 2024, public hearing, the Planning Commission reviewed the above-referenced proposal and received public testimony. The Planning Commission deferred the decision to a date certain of December 11, 2024. Based on the feedback received at the October 23, 2024, hearing, the Applicant has made revisions to the address the comments made by the Planning Commissioners. Below is a list of those comments and the changes made by the Applicant to address the recommendations.

Comment – Evaluate providing additional landscaping around the existing substation

Proffer 8 b. The Applicant has included a Supplemental Planting Exhibit with this final submission that shows a significant number of plant units surrounding the substation in the area that was discussed at the Planning Commission.

Comment – Evaluate providing better / additional fencing around the cemetery.

Proffer 10 f. The Applicant has included a Cemetery Exhibit with this final submission. This exhibit shows that they are proposed to replace the existing split-rail fence with a decorative iron fence. In addition, the Applicant is proposing another permanent fence around the cemetery limits of disturbance.

Comment – Evaluate providing parking spaces near the cemetery.

Proffer 10 b. On the above referenced Cemetery Exhibit, the Applicant shows two ADA compliant asphalt paved parking spaces for cemetery visitors.

Comment – Evaluate relocating the historical trail to be within a more natural setting.

Proffer 14. The Applicant has included a revised Trail Exhibit with this final submission, which shows that the trail has been relocated and is now within the limits of clearing. The trail is proposed to be mulch within these areas.

Comment – Evaluate adding benches/a seating area to the cemetery.

Proffer 10 d. The Cemetery Exhibit shows benches and a seating area. It also shows an interpretive station and/or historic plaque within this area. This is in addition to the interpretive panels located along the trail. The interpretive panel locations are shown on the Trail Exhibit. In addition, the Applicant has proffered to place the headstones upright subject to necessary approvals and in coordination with the County's Cemetery Preservationist.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2024-00042, NVA05C Rezoning, subject to the proffers dated November 26, 2024, for the following reasons:

- The property is located in the Data Center Opportunity Zone Overlay District. The immediate surroundings of the area predominantly exhibit industrial characteristics and are also designated as part of the Data Center Opportunity Zone Overlay.
- The proposed development aligns with the existing industrial nature of the neighborhood and complies with the requirements of the Data Center Opportunity Zone Overlay District.
- The Applicant is employing suitable design strategies and buffering techniques that harmoniously integrate the proposed development into the existing industrial character of the area, while minimizing its visual impact. This approach will help preserve the overall contextual characteristics while accommodating the necessary expansion of the data center facility.
- The proposal will deliver a data center campus that 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 proposed Proffer Amendment request is consistent and compatible with the existing zoning and Comprehensive Plan designations.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: Based on the adopted Comprehensive Plan, the site is designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 floor area ratio (FAR) and is partially located within the Environmental Resource Protection Overlay. The Property is also located within the boundary of the Innovation Park Small Area Plan, which was adopted on December 15, 2020. The Innovation Park Small Area Plan supports the existing and proposed industrial use of the Property.

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	±23.83077 acres	\$1,787.31
Fire & Rescue	\$0.61 per square feet (SF) of new building area	Total potential building area Landbay A = 261, 312 sf (0.60 FAR)	Landbay A = \$159,400.32
TOTAL \$			\$161,187.63

Community Input

Notice of the rezoning and proffer amendment has been transmitted to property owners within 500 feet of the site. As of the date of this report, the Planning Office has not received any verbal or written comments on these proposals and is not aware of any opposition.

Other Jurisdiction Comments

The subject site is in close proximity to the City of Manassas, who received notification of the proposed application.

Legal Issues

If the rezoning is approved, this parcel will remain as is (or redeveloped in the future) subject to the proffers and the existing industrial uses may remain on the Rezoning Property and/or the Rezoning Property may be redeveloped, subject to the proffers. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until January 21, 2025, which is 90 days from the first public hearing date, to act on the rezoning applications. A recommendation to approve the application would meet the 90-day requirement.

STAFF CONTACT INFORMATION

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avanegas@pwcgov.org

ATTACHMENTS

Staff Analysis
Master Zoning Plan (MZIP) revised November 22, 2024
Commercial Sight Entrance
Illustrative Layout
Potential Supplemental Landscaping Planting
Gaskin Cemetery Restoration and Enhancement
Interpretive Trail Exhibit
Illustrative Renderings
Waiver-WAI2025-00013
Historical Commission Res. No. 24-044

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: Approval

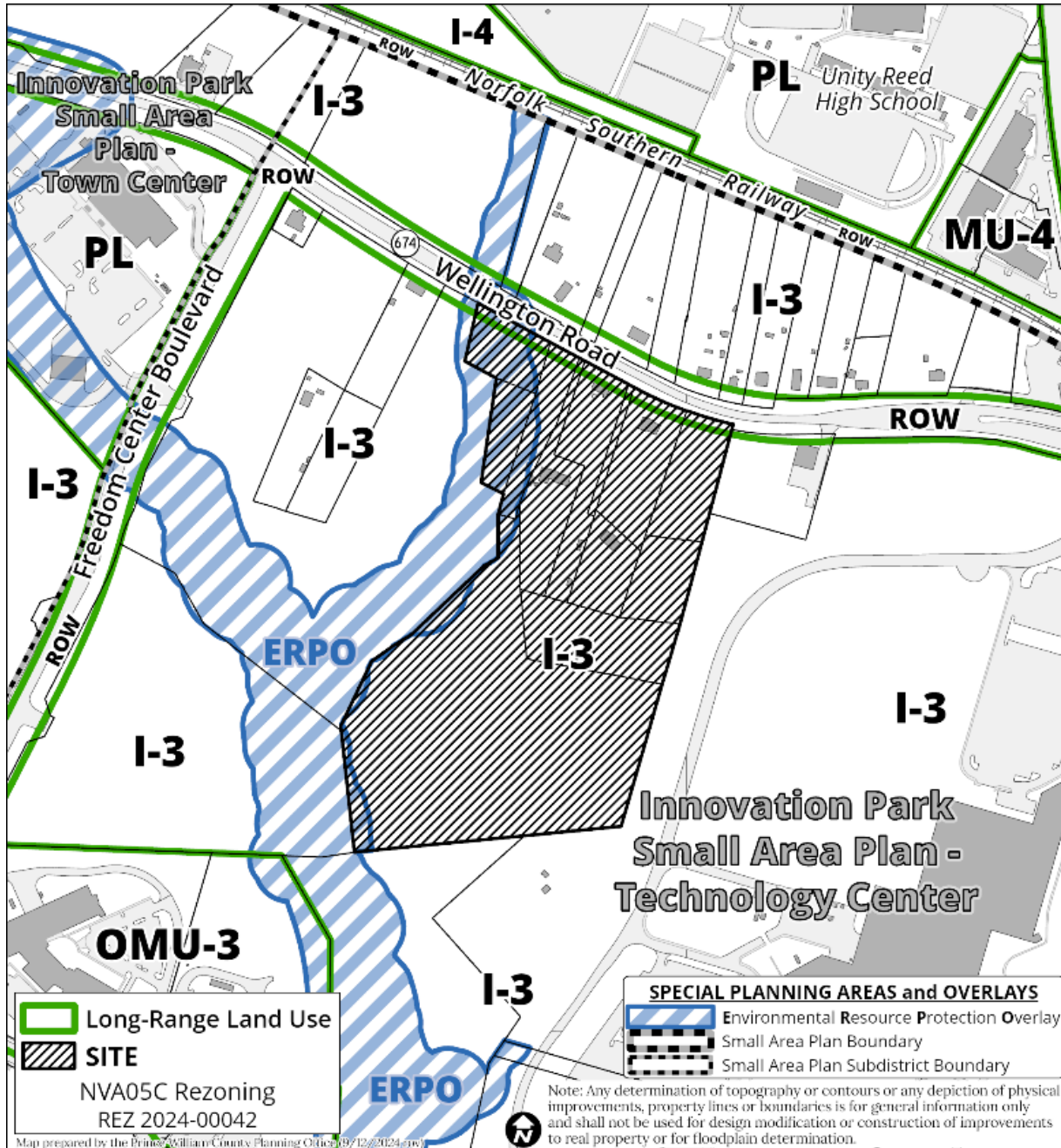
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environmental	No
Fire & Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

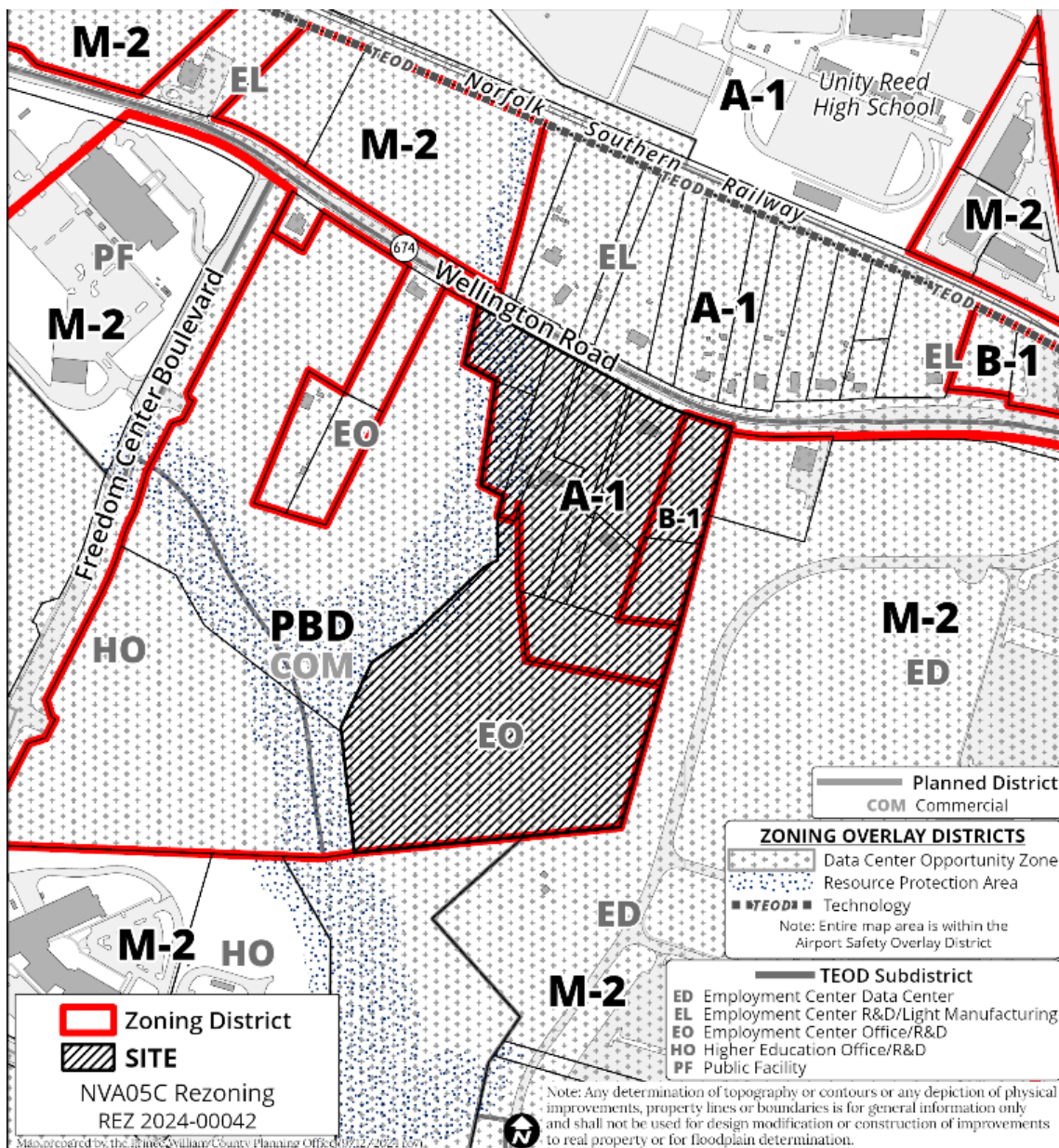
Part II. Comprehensive Plan Consistency Analysis

The following tables and maps summarize the area characteristics:

Direction	Land Use	Long Range Future Land Use
North	Residential / Industrial (data center)	I-3, Industrial with Transect 3
South	Industrial	I-3, Industrial with Transect
East	Industrial	I-3, Industrial with Transect
West	Industrial (data center)	I-3, Industrial with Transect



Direction	Land Use	Zoning
North	Residential / Industrial (data center)	A-1 & M-2
South	Industrial	M-2
East	Industrial	M-2
West	Industrial (data center)	PBD (M-2 & O(F))



Long-Range Land Use Plan Analysis

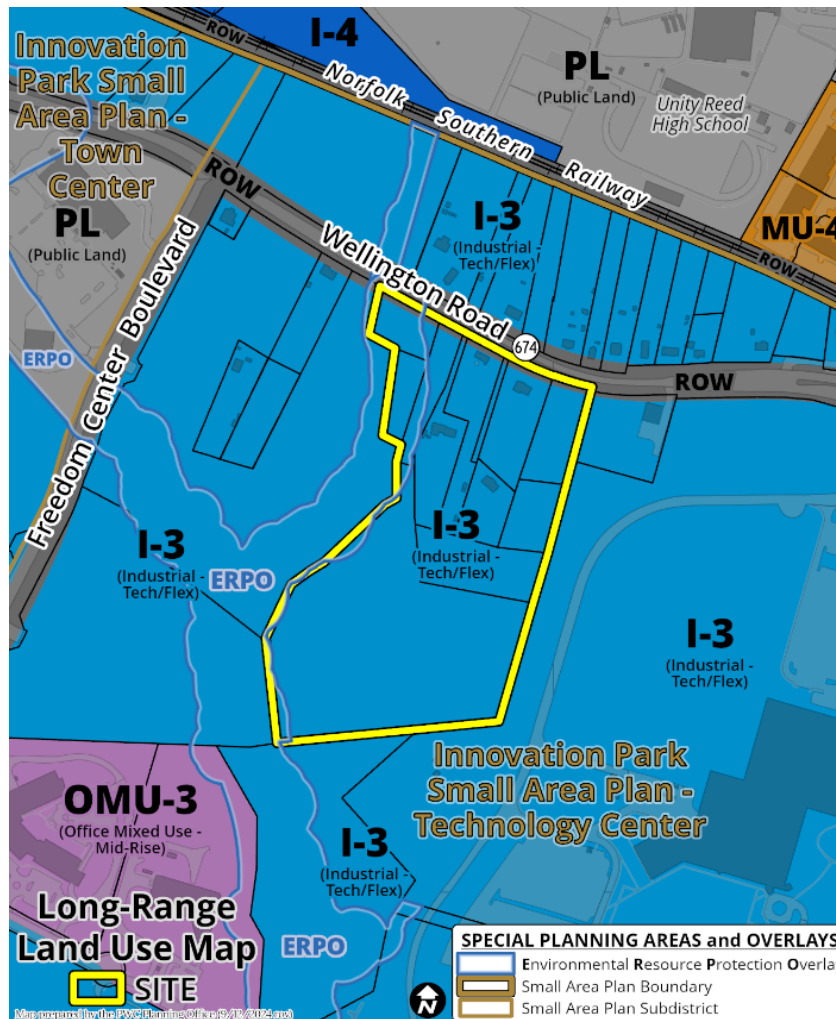
Through wise land use planning, the County ensures that landowners are provided with reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies 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.

Staff Analysis

This site is designated as I-3 Technology/Flex and ERPO, Environmental Resource Protection Overlay as identified in the Comprehensive Plan:

Long-Range Land Use Map Designation	Intended Uses and Densities
Industrial (I-3) (Technology/Flex)	The purpose of the Industrial classification is to provide for areas of employment uses situated on individual sites or in campus-style “parks.” Primary uses in the I, T-3 classification is light manufacturing, “start-up” businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Within an I, T-3 designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the I, T-3 project, and adjacent areas designated or developed for different uses. Primary Uses: Flex Space, Light Industrial, Technology/Warehousing & Logistics, Advanced Manufacturing, and Data Centers. Target Non-Residential FAR: 0.23 – 0.57 FAR Minimum Open Space: 30% of the site Target Building Heights: 3-5 stories Implementing Zoning Designations: O(F), M-2, and PBD
ERPO, Environmental Resources Protection Overlay	<u>Environmental Resources Protection Overlay (ERPO)</u> includes areas located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. Environmental Resources areas include all 100-year floodplains as determined by the Federal Emergency Management Agency (“FEMA”), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas (“RPAs”) as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks. These areas should be considered as open space or part of an open space corridor. ERPO areas should not be deducted in density calculations for Activity Centers, Redevelopment Corridors, Small Area Plans, and areas where Targeted Industries are to be developed. In areas with 25 percent or greater slopes and areas with 15 percent or greater slopes in conjunction with soils that have severe limitations that are to be disturbed by a proposed development, enhanced stabilization and stormwater protections should be provided during construction. In addition, to the extent required, stabilization should be provided for such remaining areas that will not be disturbed.

The below graphic is extracted from the land use designation map as it relates to the project area. The subject site is outlined in yellow highlight.



Land Use Mix Analysis

As per the Comprehensive Plan, the site is currently designated I-3 Technology/Flex, with a T-3 Transect that recommends a range of 0.23 to 0.57 FAR. Targeted building height in T-3 is 3 to 5 stories. Flex Space, Light Industrial, Technology/Warehousing, Logistics and Advanced Manufacturing Centers are all appropriate primary uses in I-3.

The targeted mix of uses within I-3 areas is as follows:

- Residential = 0%
- Nonresidential = 95% – 100%
- Civic = 0 – 5%

This proposal includes all non-residential uses and industrial uses to remain, as is, and the opportunity for the Rezoning Property to Redevelop in accordance with the standards of the M-2 Zoning District. The Property is located on the periphery of the I-3 designation.

Consistency with Surrounding Area: The Property is also located within the Data Center Opportunity Zone Overlay District. As mentioned earlier in area characteristics, the properties surrounding the subject site are Comprehensively Planned I-3, Industrial with a data center and the police station to the west Comprehensively Planned PL, Public Land. All of the surrounding properties, except for the Western District Police Station, are located within the Data Center Opportunity Zone Overlay District.

Based on the above breakdown, the proposal is generally consistent with the recommended use/mix/density ranges of the I-3 use designation and is implementing the overall mixture of uses that is envisioned within this area.

Proposal's Strengths

- Land Use & Zoning Compatibility: The proposed rezoning implements the long-range land use designation of I-3, Industrial, T-3, and is compatible with the Innovation Small Area Plan. In addition, the proposed rezoning is compatible with the EO, Employment Center Office / R&D designations and the Data Center Opportunity Zone Overlay District.
- Delivery of Targeted Industry: 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 & Tourism.

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.

Proposal's Weaknesses

- None Identified

Consistency Recommendation

Staff recommends that this application is 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.

As proffered, the Applicant has proffered building architecture in general conformance with the with the architectural renderings entitled "Illustrative Building Elevations A," prepared by Gensler, dated September 26, 2024 or Illustrative Building Elevations B, prepared by Corgan, dated September 26, 2024. In addition, the Applicant has committed to three of the design elements listed in Section 32-50-.02.4(A)(1) of the Zoning Ordinance.

In association, with REZ2017-00016, United States Tennis Association at Innovation, the Board approved reduced PBD buffers along the southern property line and eastern property line. As part of this proposal, the Applicant is retaining those waivers. In addition, the Applicant is seeking to waive the PBD buffer along the western buffer line that will abut a data center campus and a modification to the buffer area along Wellington Road to allow for a variable width buffer and a trail to be located within the buffer area.

Proposal's Strengths

- Commitment to Building Materials / Architectural Features: The Applicant has proffered general conformance with the Illustrative Building Elevations and committed to providing three out of the five design criteria outlined in Section 32-509.02.4(A)(1) of the Zoning Ordinance.
- Courtesy Review: Although the Applicant is not subject to the Innovation Architectural Review Board ("Innovation ARB") review and approval requirements, the Applicant has proffered to provide a courtesy review to the County showing finalized building layouts, together with architectural renderings and elevations for courtesy review at the time of filing of each site plan associated with the development of the respective portion of the Property. The County may make said layouts, architectural renderings, and elevations available for a courtesy review by the Innovation ARB.
- Sustainability Measures: if developed as data centers, the buildings are proffered to include, eight (8) of the sustainability measures.
- Cemetery Buffering: In addition to the required 25-foot preservation area around the cemetery, the Applicant has shown an additional 15-foot supplemental planting area on the MZP.
- Site Design / Building Placement: The Applicant has proffered substantial conformance with the GDP. As designed, the proposed development plan places the building further away from Wellington Road.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Community Design Plan.

Cultural Resources Plan Analysis

Cultural Resources are tangible links to our shared history which have shaped societal values and provide us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation, preservation and documentation consistent with state and federal guidelines and encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials; and come from all time periods and ethnicities; including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

The Historical Commission reviewed the rezoning application at their July 9, 2024, meeting. At this meeting the Historical Commission recommended that the Proffers for NVA05A & NVA05B rezoning and the NVA05C rezoning be considered one property regarding Historical Interpretation and the Gaskin Family Exhibit. At this meeting the Historical Commission recommended the following:

- Set aside land and hire a historical exhibit designer, to design and fabricate a replica horses stall, with a roof, and a statue of horse inside the stall and Frank Gaskin holding reins. Inside the replica horse stall, tell the story of the Colored Horse Show Grounds with BroadSides or interpretive panels hung in the replica horse stall.
- The exhibit designer shall consult with Prince William County's Historical Commission, Parks and Recreation Department, and the Planning Office on the design of the replica horse stall and content of the broadsides and, or interpretive panels.
- The horse stall shall have vehicular parking, and pedestrian and bicycle access.
- An ArcGIS On-line storybook shall be prepared by the applicant, as well. The interpretive replica horses stall location shall be shown on the rezoning plan.
- Phase II archaeological research in the location of the Colored Horse Show grandstands.

The NVA05A and the NVA05B rezoning was approved by the Board of County Supervisors on September 17, 2024. With the NVA05A and NVA05B rezoning, that applicant proffered a historical trail, onsite archaeologist during grading activities, oral history report regarding African American History along the corridor, including, but not limited to, history of the Manassas Colored Horse Show / Manassas Horse Show and Fair Association, and specific historical African Americans with associations in the area, and a GIS story book. As part of this rezoning application, the Applicant has proffered to continue the historical trail along the property frontage of Wellington Road.

Proposal's Strengths

- Cemetery Buffering: In addition to the required 25-foot preservation area around the cemetery, the Applicant has shown an additional 15-foot supplemental planting area on the MZP.
- Cemetery Enhancements: The Applicant has proffered to provide landscaping, benches and seating area, interpretive station and/or historic plaque and a decorative iron fence, as depicted on the Cemetery Exhibit.
- Cemetery Fencing: The Applicant has proffered a permanent fence around the limits of disturbance near the cemetery, as depicted on the Cemetery Exhibit.
- Cemetery Fencing During Construction: The Applicant has proffered temporary fencing and signage along the cemetery as shown on the MZP. The fencing and signage are required to be remain on the property until such time that the ground disturbance activities no longer pose a threat of disturbance to the existing cemetery and may not be removed until there has been coordination with the County Cemetery Preservation Coordinator or its designee.
- Curation: The Applicant has proffered to curate with the County, artifacts, field records, laboratory records, photographic records, computerized data and other historical records the Applicant possesses as recovered as a result of its cultural resources investigations that were conducted on the Property.
- Historical Trail: The Applicant is responsible to construct an on-site historical trail in the general location shown on the "Interpretative Trail Exhibit," prepared by Gordon dated November 22, 2024, which shall include interpretive panels and or any historical features that creates a historical interpretation of African American History along the corridor, including, but not limited to, history of the Manassas Colored Horse Show / Manassas Horse Show and Fair Association, and specific historical African Americans with associations in the area.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

Economic Development Analysis

A robust and diversified nonresidential tax base not only enhances the commercial tax revenue, but also facilitates the creation of quality jobs. This empowers residents to improve their overall quality of life by both residing and working within Prince William County. The Economic Drivers outlined in the Land Use Plan put forth policies and action strategies that "encourage Comprehensive Plan

amendments and rezonings which could lead to increased acreage for targeted industries and mixed-use development.”

The Board of County Supervisors recognizes data centers as a targeted industry for driving economic growth and retaining businesses. Furthermore, this proposal aligns with the County's Strategic Plan goal to expand its commercial and industrial tax base and will help attract more high-tech jobs and businesses to the area. This proposal will deliver a planned business/industrial park, which will allow a wide range of business types and end users.

Proposal's Strengths

- Alignment with Targeted Industry: The endorsement of data centers as a targeted industry by the Board of County Supervisors underscores the strategic alignment of the proposal.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Economic Development Elements of the Comprehensive 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 combination of existing residential lots and associated managed turf and a large portion of the site was previously graded. There are early successional forests and portions of the site contain Resource Protection Areas.

Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre (± 23.83077 acres) 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 that seeks Redevelopment of the Rezoning Property.

Proposal's Strengths

- Erosion & Sediment Control: The Applicant has committed to provide double-tiered erosion and sedimentation control measures or their equivalent in connection with development and land disturbing activity on those portions of the Property that are located adjacent to intermittent streams or Resource Protection Areas ("RPAs") as shown on the MZP.
- Native Species: the Applicant has committed that all new plantings required by the DCSM for buffers, landscape strips and parking lots shall be comprised of landscape material that is drought resistant and 85% of new plantings shall be native to Virginia.
- Soil Remediation: Upon Redevelopment, the proffers require the Applicant to provide certain soil remediation measures to encourage root growth and support health plants to all landscape areas that were previously subject to pavement or compaction.
- Supplemental Substation Plantings: The applicant has proffered additional plantings as shown on Supplemental Planting Exhibit if permitted by NOVEC and Dominion.
- Water Quality: A \$75 per acre monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been proffered.

Proposal's Weaknesses

- Buffering Requirements: The Applicant has asked for several modifications related to the buffering requirements.
- RPA Encroachment: Although the Applicant has reduced the limits of disturbance, there is small encroachment to the RPA on the western boundary currently. Eastern boundary could provide buffering/protection for the intermittent stream. LOC shows encroachment into the wooded area around the stream. Adjustment of the LOC to widen out the eastern edge and exclude the wooded area around the stream would be preferred.

Consistency Recommendation

Staff recommends that this application is inconsistent 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 to the site. The Property is outside the required 4.0-minute travel time for Basic Life Support and is inside the required 8.0-minute travel time for Advanced Life Support. The FY 23 workload capacity for Fire/Rescue Station 22 is 4,000 and the number of incidents responded to in FY23 was 3,264.

Proposal's Strengths

- Emergency Spill Contingency: As proffered, a Spill Contingency Plan shall be submitted to the Fire Marshal Office for approval, which will set forth the procedures to be followed in the event of a product leak or spill on the property. In no event will fuels, oils, solvents or other pollutants or flammable substance be discharged into the public sewer system. Fire Marshal approval shall be required prior to site plan approval.
- Development Site within 8.0-Minute Travel Time: The portion of the site to be developed is located within the required 8.0-minute travel time for advanced life support.
- Monetary Contribution: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for \$0.61 per square feet (SF) of building area.

Proposal's Weaknesses

- Development Site outside 4.0-Minute Travel Time: The portion of the site to be developed is located outside the required 4.0-minute travel time for basic life support and fire suppression services.

Consistency Recommendation

Staff recommends that this application is 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 a significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; access control; secure facility management; lighting in common areas; and community/area surveillance.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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, and the use of private wells or public water.

The site is within the utility service area of the Prince William Water and is thereby required to utilize public water from Prince William Water to develop. Prince William Water has a 16-inch water main located in Wellington Road.

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

Proposal's Strengths

- Water Connection & Service: As proffered, the Applicant shall plan, design, and construct all onsite and offsite public water utility improvements required to provide the water service demand generated by the development.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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.

Prince William Water has an existing 16-inch gravity sewer main in Wellington Road, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with Prince William Water's USM requirements and restrictions.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is 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. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS E or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

The Property will be accessed from Wellington Road and is anticipated to generate approximately 443 vehicles per day with approximately 53 AM peak hour trips and 44 PM peak hour trips. As part of this proposal the Applicant is providing a modified right-turn lane on Wellington Road into the site as shown on the MZP and has proffered to provide right of way dedication along Wellington Road and escrow \$173,330 for the cost of construction of a shared use path along Wellington Road.

Proposal's Strengths

- Right-of-Way Dedication: As shown on the MZP, the Applicant is dedicating a right-of-way along its Wellington Road frontage.
- Right Turn Lane: The Applicant has proffered a modified right turn lane on Wellington Road. The proposed modification has been approved via WAI2025-00013 (See Modifications/Waivers below).
- Shared Use Path Escrow: The Applicant has proffered \$173,330 for the cost of construction for a shared use path along Wellington Road. Additionally, the Applicant is proposing an historic trail on-site along the Wellington Road frontage in conjunction with the adjacent development to the west of the site.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey

and the community conversations, seven focus or goal areas were identified for the 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and 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 this proposal relative to the Strategic Plan are as follows:

- Resilient Economy (Objective 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.
- Resilient Economy (Objective RE-2): Continue efforts to preserve and expand the commercial tax revenue base.
- Resilient Economy (Objective RE-2): Create a positive brand/image of Prince William County that reflects the diversity of the community including its history, places, and people.

Modifications / Waivers

Pursuant to Sections 32-404.05.1, 32-506.09.01, and 32-700.25 of the Zoning Ordinance, the following waivers, or modifications to the requirements of the Zoning Ordinance and DCSM are being requested and/or approved as part of the proposed development and incorporated into the proffers for the rezoning.

- Modification of Sections 32-250.32, 32-404.04(5), and 32-506.06.1(b) of the Zoning Ordinance, and Table 8-1 of the DCSM to permit the perimeter landscaped buffer to be provided as shown on the MZP. In addition, the buffer along the northern Property line abutting Wellington Road may include a trail, historical markers, historical interpretative signage, historical monuments, or other historical features as required in the Proffers. Subject to approval by the Director of Public Works or its designee, the plant unit requirement may be reduced to accommodate said trail and historical features.

Staff Recommendation: Staff has no objection to approval of this modification. The 15 ft. buffer along the southern property line was approved with REZ2017-00016. In addition, the portion of the buffer along the eastern property line was also approved. Along the western property line, a data center development also under the control of the Applicant will be developed. Along the Wellington Road frontage the Applicant has committed to providing the plant units required with a 50-foot buffer.

- Waiver of Section 32-506.05.1(c) of the Zoning Ordinance requiring that the Resource Protection Area acreage be deducted from the acreage calculation to determine FAR.

Staff Recommendation: Staff has no objection to approval of the modification. This requirement is a specific TeOD requirement, and the original approved PBD zoning on a

portion of the site did not deduct the RPA acreage from the acreage calculation to determine FAR. This waiver is consistent with the Comprehensive Plan which recommends that ERPO not be deducted for the purpose of calculating density for areas within Activity Centers, Redevelopment Corridors, Small Area Plans, and areas where Targeted Industries are to be developed.

- Waiver of Section 32-506.06.1(b) of the Zoning Ordinance requiring a fifty-foot (50') setback for all buildings and travelways to allow for the setbacks as shown on the MZP.

Staff Recommendation: Staff has no objection to approval of the modification.

- Waiver of Section 32-506.07.1(a) of the Zoning Ordinance requiring 5% of the parking spaces to be available for vehicles used for ridesharing by employees.

Staff Recommendation: Staff has no objection to approval of the modification. The proposed use is not anticipated to generate a substantial amount of ride sharing.

- Waiver of Section 32-506.07.2(a) of the Zoning Ordinance requiring shared access driveways and interparcel connecting streets or travelways and facilities and access routes for deliveries, service, and maintenance shall be separated from other parts of a development's on-site circulation system; and service.

Staff Recommendation: Staff has no objection to approval of the modification. The proposal includes a shared travelway and is not anticipated to generate a significant number of trips which would require dedicated access routes for delivery/service trips.

- DCSM Waiver 602.07G: All required standard deceleration or turn lanes and tapers shall be designed in accordance with VDOT and AASHTO standards (see Table 6-7). The required minimum length of turn lane for a roadway with a design speed of 45 mph is 250 feet plus a minimum taper length of 100 feet.

Staff Recommendation/Approval: The proposed right turn lane is for a data center entrance on Wellington Road. Per Appendix F of VDOT RDM, only an eastbound right turn taper is warranted based on the 2028 future with development scenario volumes. Due to the constraints of the existing culvert and significant cost of extending it, the justifications to reduce the right turn lane to 115 feet plus 100 foot taper (total 215 feet) are reasonable. This waiver is acceptable with the proffered ROW to be dedicated along the frontage for Wellington Roads ultimate lane configuration. Staff approved this waiver request WAI2025-00013 on July 30, 2024.

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 County Archaeologist
- PWC Building Official
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Land Development Services
- PWC Parks & Recreation
- PWC Planning Office – Case Manager / Long-Range Planning / GIS Specialist
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

NVA05C REZONING

REZ2024-00042

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

GPINs: 7696-40-3987, 7696-41-4699, 7696-41-4774, 7696-41-5674, 7696-41-5752, 7696-41-7113, 7696-41-7170, 7696-41-7535, 7696-41-7665, 7696-41-8259, 7696-41-9230 & 7696-51-0262

APPLICANTS / OWNERS

TPC WELLINGTON LC
12500 FAIR LAKES CIR STE 400
FAIRFAX VA, 20109

NORTHERN VIRGINIA ELECTRIC COOPERATIVE
P.O. BOX 2710
MANASSAS, VA 20108

ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
CONTACT: JONELLE M. CAMERON
4310 PRINCE WILLIAM PKWY
SUITE 300
PRINCE WILLIAM, VA 22192
(703) 680-4664

ENGINEER / PLANNER

GORDON
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151
(703) 263-1900

TRANSPORTATION

GOROVE/SLADE ASSOCIATES, INC.
4114 LEGATO RD
SUITE 650
FAIRFAX, VA 22033
(703) 787-9595

MARCH 28, 2024

REVISED SEPTEMBER 26, 2024

REVISED NOVEMBER 22, 2024

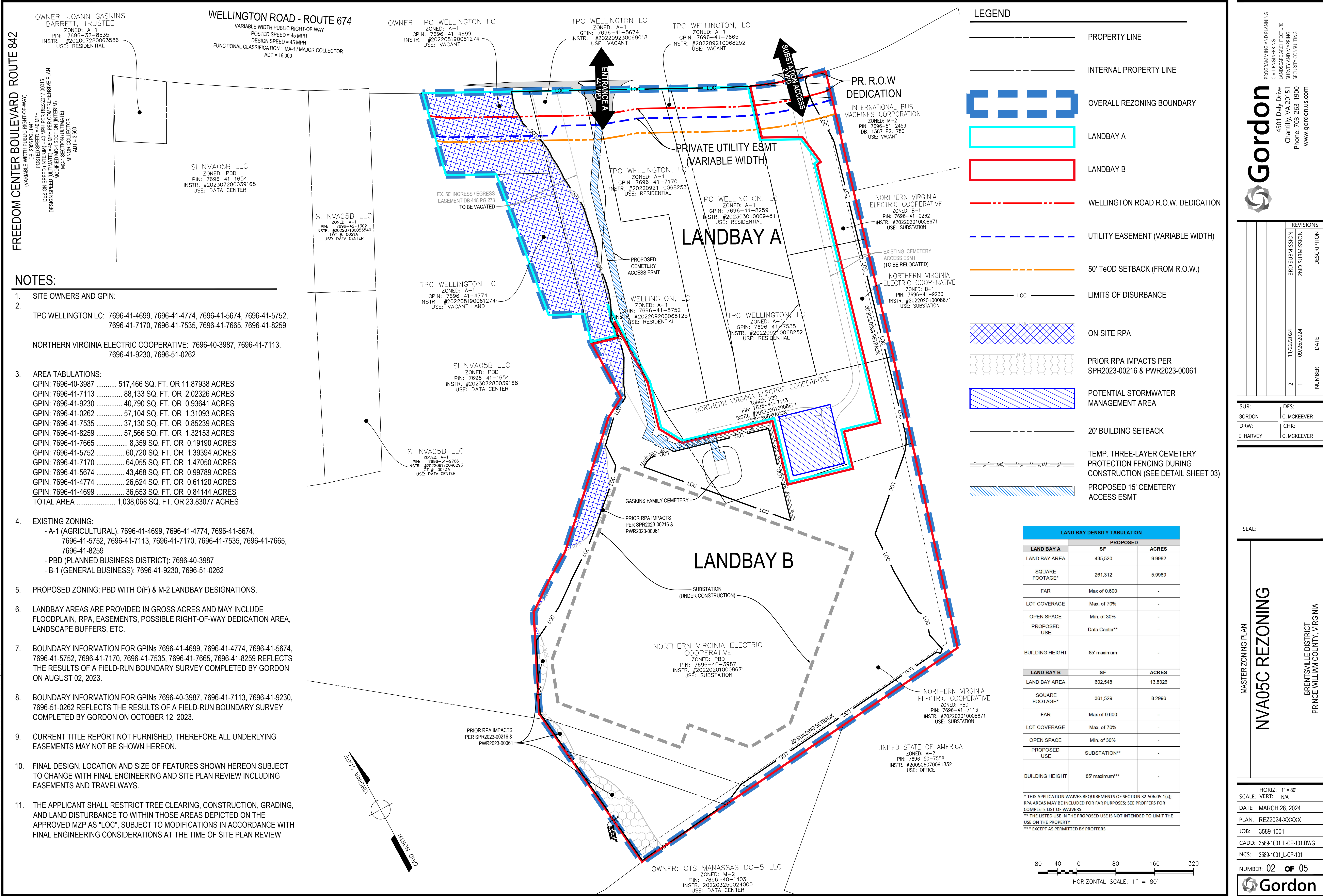
VICINITY MAP 1" = 2,000'



Sheet List Table

Sheet Number	Sheet Title
01	COVER SHEET
02	MASTER ZONING PLAN
03	LANDSCAPE AND BUFFER PLAN
04	TRANSPORTATION PLAN
05	ILLUSTRATIVE LAYOUT EXHIBIT

2	3RD SUBMISSION	11/22/2024
1	2ND SUBMISSION	09/26/2024
REV. #	DESCRIPTION	REV. DATE



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SURVEY AND MAPPING
SECURITY CONSULTING

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Chantilly, VA 20151
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www.gordon.us.com

REVISIONS	
3RD SUBMISSION	2ND SUBMISSION
DATE	DATE
NUMBER	DESCRIPTION
2	11/22/2024
1	09/26/2024

SUR: GORDON

DES: C. MCKEEVER

DRW: E. HARVEY

CHK: C. MCKEEVER

SEAL:

MASTER ZONING PLAN

NVA05C REZONING

BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

HORIZ: 1" = 80'

SCALE: VERT: N/A

DATE: MARCH 28, 2024

PLAN: REZZ2024-XXXXX

JOB: 3589-1001

CADD: 3589-1001_LCP-101.DWG

NCS: 3589-1001_LCP-101

NUMBER: 02 of 05

Gordon

FREEDOM CENTER BOULEVARD ROUTE 842

OWNER: JOANN GASKINS
BARRETT, TRUSTEE
ZONED: A-1
PIN: 7696-32-8535
INSTR. #202007280063586
USE: RESIDENTIAL

DESIGN SPEED (INTERIM) = 40 MPH PER REZ-2017-00016
DB 2866 PG. 1441
DESIGN SPEED (ULTIMATE) = 45 MPH PER COMPREHENSIVE PLAN
MODIFIED NC-1 SECTION (INTERIM)
MINOR COLLECTOR
ADT = 3,600

WELLINGTON ROAD ROUTE 674

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
POSTED SPEED = 45 MPH
DESIGN SPEED = 45 MPH
FUNCTIONAL CLASSIFICATION = MA-1 / MAJOR COLLECTOR
ADT = 16,000

SI NVA05B LLC
ZONED: PBD
PIN: 7696-41-1654
INSTR. #202307280039168
USE: DATA CENTER

SI NVA05B LLC
ZONED: A-1
PIN: 7696-42-1302
INSTR. #202207180053540
LOT # 0021A
USE: DATA CENTER

SI NVA05B LLC
ZONED: PBD
PIN: 7696-41-1654
INSTR. #202307280039168
USE: DATA CENTER

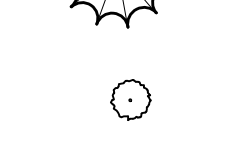
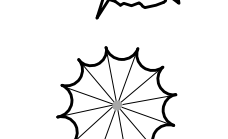
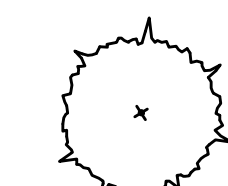
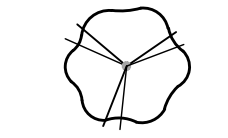
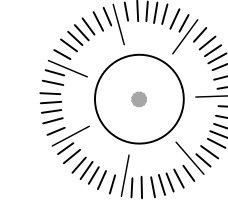
SI NVA05B LLC
ZONED: A-1
PIN: 7696-31-0766
INSTR. #202208170046293
LOT # 0043A
USE: DATA CENTER

SI NVA05B LLC
ZONED: A-1
PIN: 7696-31-8770
INSTR. #202007280063588
LOT # 0043D
USE: DATA CENTER

OWNER: QTS MANASSAS DC-5 LLC.
ZONED: M-2
PIN: 7696-40-1403
INSTR. 202203250024000
USE: DATA CENTER

LEGEND

- PROPERTY BOUNDARY
- PROPOSED R.O.W. DEDICATION
- PROPOSED EASEMENT
- PROPOSED BUFFER*
- 15' SUPPLEMENTAL CEMETERY BUFFER (EXISTING VEGETATION TO REMAIN)
- PROPOSED 15' CEMETERY ACCESS ESMT
- 50' TeOD SETBACK (FROM R.O.W.)
- LOC - LIMITS OF DISTURBANCE
- SECURITY AND/OR ENTRANCE ENCROACHMENTS WITHIN BUFFER AREA



* LANDSCAPE BUFFERS MAY BE MODIFIED IN ACCORDANCE WITH PRINCE WILLIAM COUNTY DCSM SECTION 802.11 BUFFER WIDTH REQUIREMENT

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www.gordon.us.com

REVISIONS		DESCRIPTION
NUMBER	DATE	
2	11/22/2024	3RD SUBMISSION
1	09/26/2024	2ND SUBMISSION

SUR:	DES:
GORDON	C. MCKEEVER
DRW:	CHK:
E. HARVEY	C. MCKEEVER

SEAL:

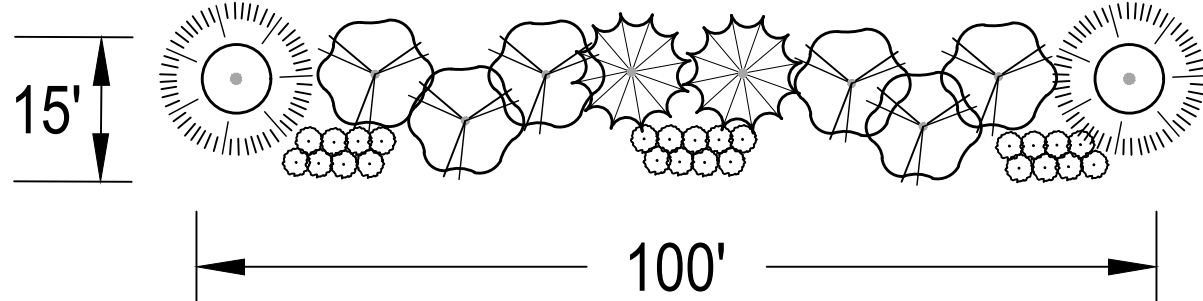
NVA05C REZONING

BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

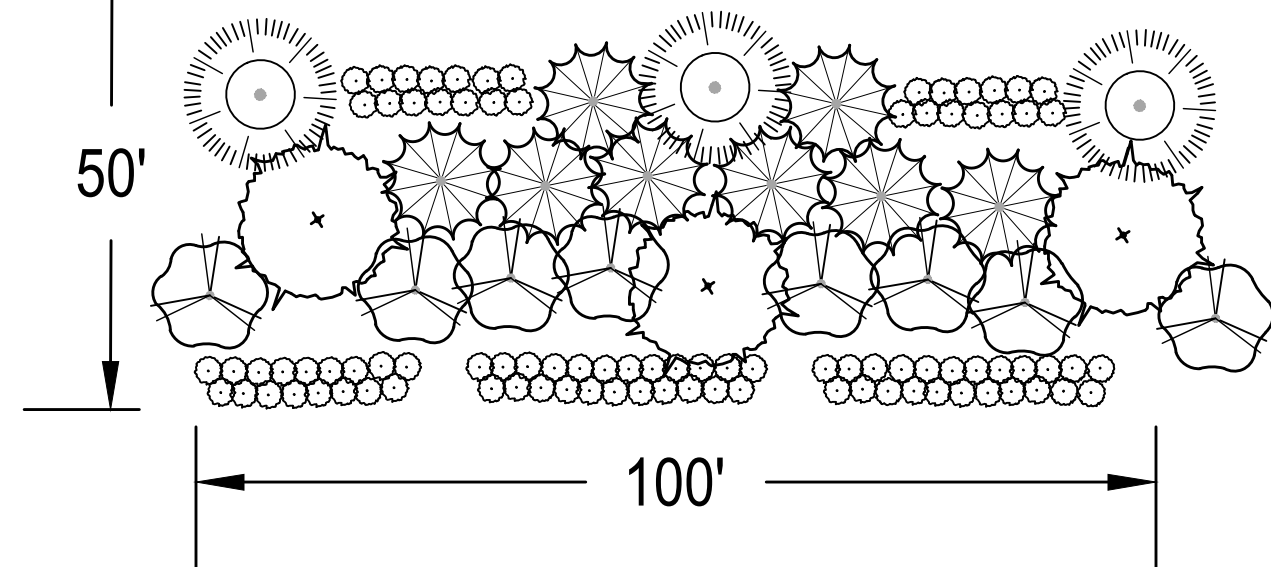
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DATE: MARCH 28, 2024
PLAN: REZ2024-XXXXX
JOB: 3589-1001
CADD: 3589-1001_LLP-101.DWG
NCS: 3589-1001_LLP-101
NUMBER: 03 of 05

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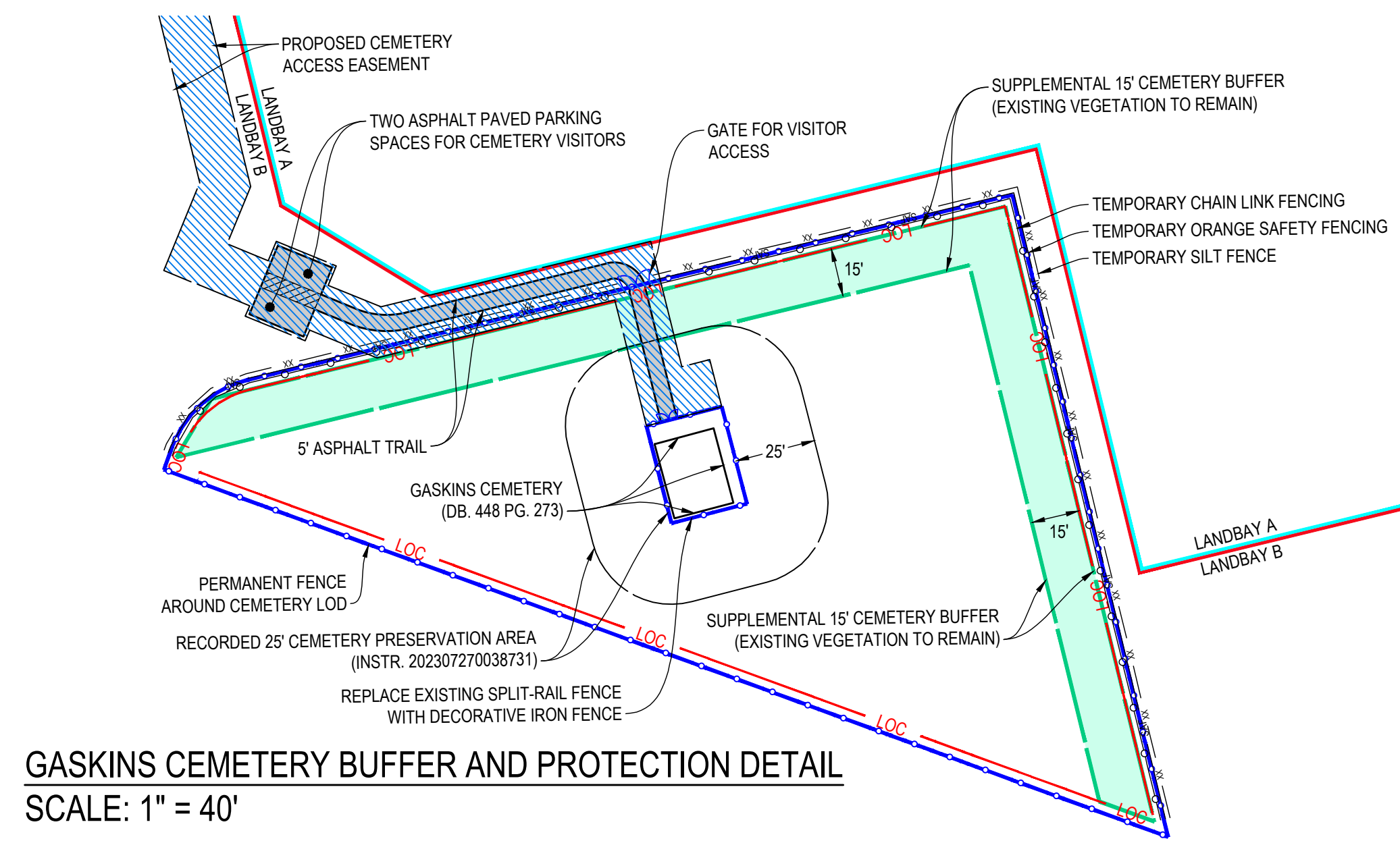
15' TYPE A LANDSCAPE BUFFER
(TYP. 100 LF) - 110 PUs PROPOSED
110 PU/LF REQUIRED



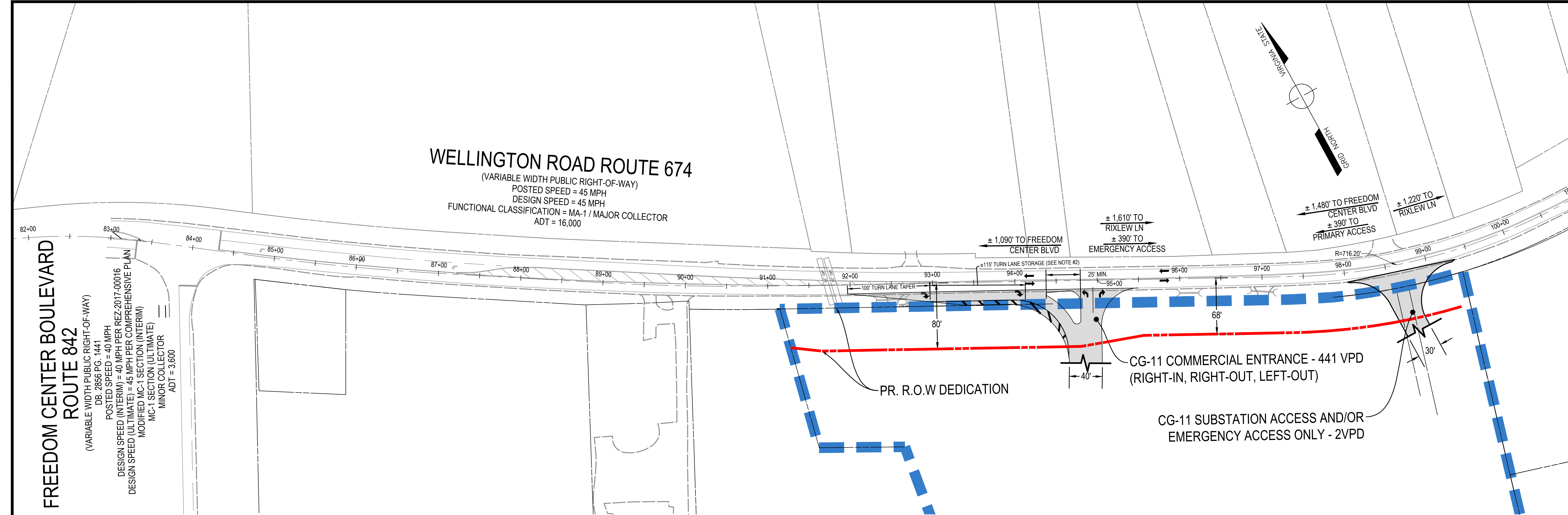
50' TYPE C LANDSCAPE BUFFER*
(TYP. 100 LF) - 320 PUs PROPOSED
320 PU/LF REQUIRED



NOTE: THE SPECIES AND SPACING OF LANDSCAPE PLANTINGS ARE SUBJECT TO CHANGE WITH FINAL SITE PLAN DESIGNS.



GASKINS CEMETERY BUFFER AND PROTECTION DETAIL
SCALE: 1" = 40'



TYPICAL SECTION (APPROX. STA. 92+00 TO 94+00)
C/L WELLINGTON RD.

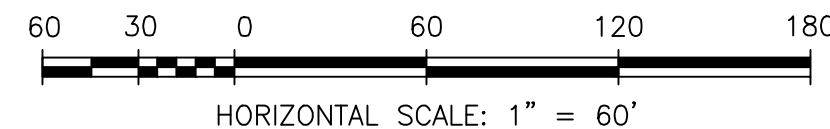
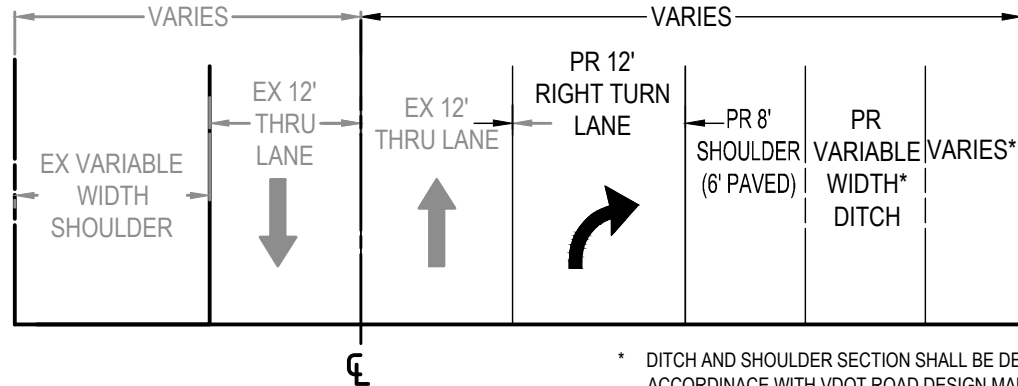
LEGEND



OVERALL REZONING BOUNDARY

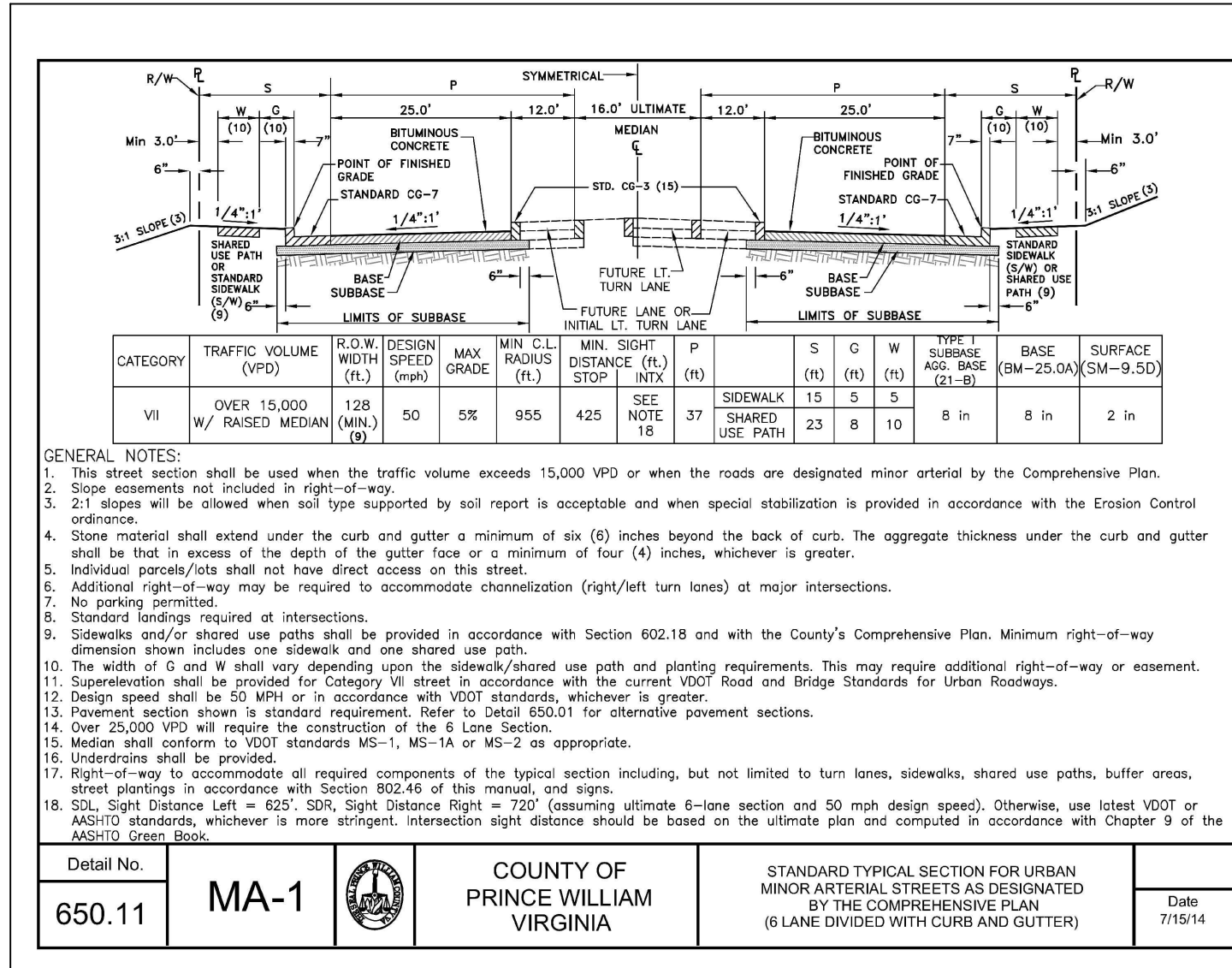


WELLINGTON ROAD R.O.W. DEDICATION



NOTES:

- FINAL TURN LANE GEOMETRY TO BE DETERMINED AT TIME OF FINAL SITE PLAN AND/OR PUBLIC IMPROVEMENTS PLAN
- THE REDUCTION IN TURN LANE STORAGE LENGTH HAS BEEN APPROVED WITH WAI2025-00013 (APPROVED 07/30/2024)
- ALL EXISTING ENTRANCES ASSOCIATED WITH EXISTING HOUSES WILL BE CLOSED FOLLOWING CONSTRUCTION



ULTIMATE CONDITION - FOR INFORMATIONAL PURPOSES ONLY

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REVISIONS		DESCRIPTION
2	11/22/2024	3RD SUBMISSION
1	09/26/2024	2ND SUBMISSION
NUMBER	DATE	

SUR:	DES:
GORDON	C. MCKEEVER
DRW:	CHK:
E. HARVEY	C. MCKEEVER

SEAL:

TRANSPORTATION PLAN
NVA05C REZONING

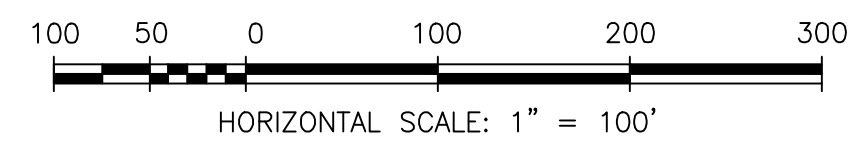
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JOB: 3589-1001
CADD: 3589-1001_L-CM-101.DWG
NCS: 3589-1001_L-CM-101
NUMBER: 04 of 05

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NOTE: FINAL DESIGN, LOCATION AND SIZE OF BUILDING, EQUIPMENT YARD, FENCING, ACCESS ROADS, AND PARKING SHOWN HEREON SUBJECT TO CHANGE DURING FINAL ENGINEERING AND SITE PLAN REVIEW.



ILLUSTRATIVE LAYOUT EXHIBIT
NVA05C REZONING

BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

HORIZ: 1" = 100'
SCALE: VERT: N/A
DATE: MARCH 28, 2024
PLAN: REZ2024-XXXXX
JOB: 3589-1001
CADD: 3589-1001_L-CP-201.DWG
NCS: 3589-1001_L-CP-201
NUMBER: 05 of 05

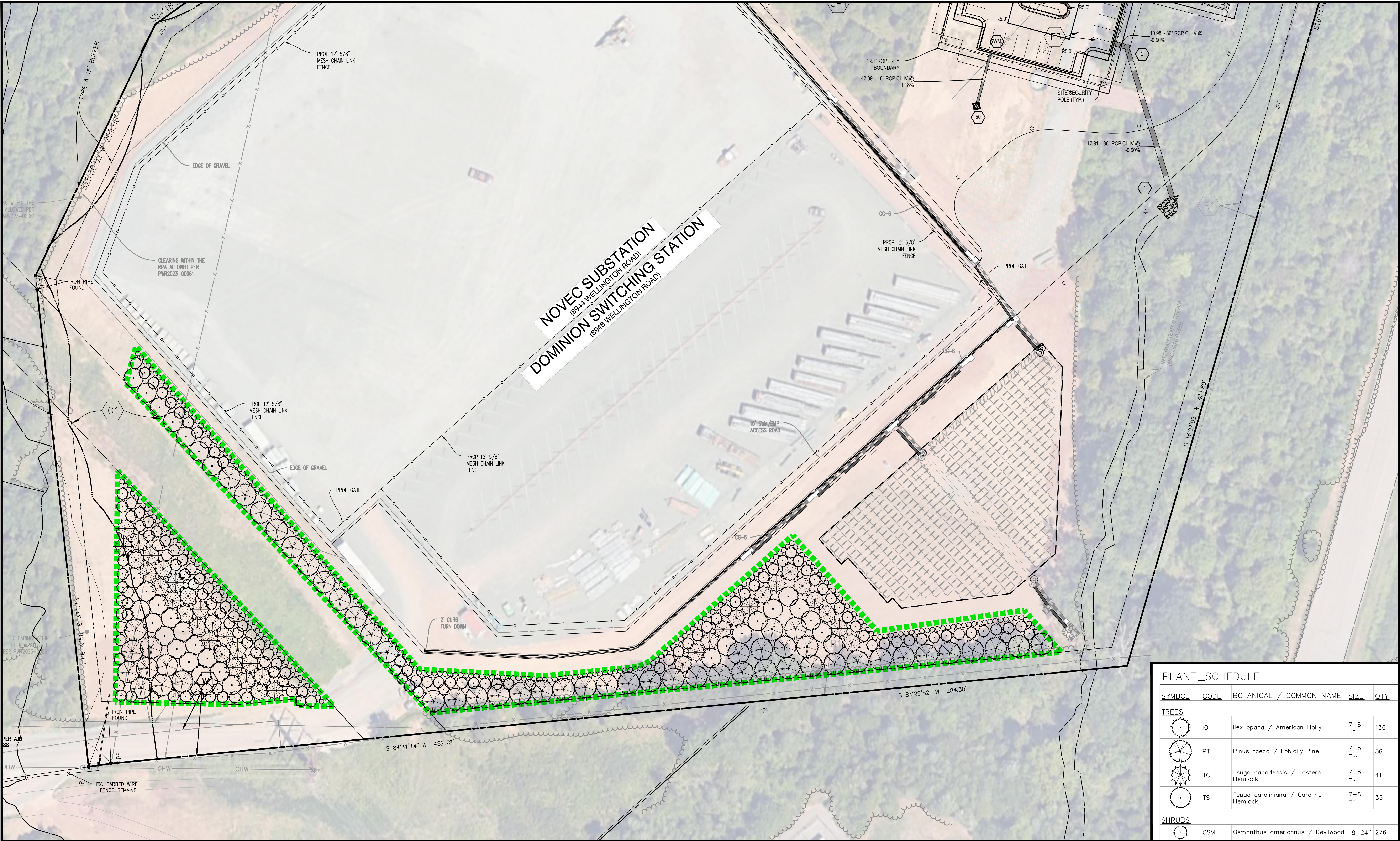


SUR: GORDON
DRW: E. HARVEY
DES: C. MCKEEVER
CHK: C. MCKEEVER

SEAL:

REVISIONS			
NUMBER	DATE	DESCRIPTION	
2	11/22/2024	3RD SUBMISSION	
1	09/26/2024	2ND SUBMISSION	

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PLANT_SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	IO	Ilex opaca / American Holly	7-8' Ht.	136
	PT	Pinus taeda / Loblolly Pine	7-8' Ht.	56
	TC	Tsuga canadensis / Eastern Hemlock	7-8' Ht.	41
	TS	Tsuga caroliniana / Carolina Hemlock	7-8' Ht.	33
SHRUBS				
	OSM	Osmanthus americanus / Devilwood	18-24"	276



GASKINS FAMILY CEMETERY
POTENTIAL RESTORATION AND ENHANCEMENTS

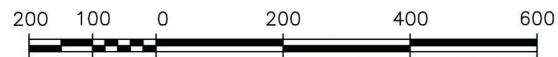
NOVEMBER 21, 2024



NOTE: IMPROVEMENTS ON RIXLEW SUBSTATION PROPERTY SUBJECT TO DOMINION / NOVEC APPROVAL

Interpretive Trail Exhibit

11.22.2024



GRAPHICAL SCALE: 1" = 200'

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4501 Daly Drive
Chantilly, VA 20151
Phone: 703-263-1900

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NVA05C ILLUSTRATIVE RENDERINGS

MAIN ENTRANCE VIEW - PLANTING



MAIN ENTRANCE VIEW - 5 YEAR



MAIN ENTRANCE VIEW- 10 YEAR



NOVEC ENTRANCE VIEW - PLANTING



NOVEC ENTRANCE VIEW - 5 YEAR



NOVEC ENTRANCE VIEW - 10 YEAR





**PRINCE WILLIAM COUNTY
DEPARTMENT OF TRANSPORTATION
DCSM WAIVER**

**5 County Complex Court, Suite 290, Woodbridge, Virginia 22192-5308
(703) 792-6825 Fax (703) 792-7159**

SECTION I – GENERAL INFORMATION

APPLICANT:

DATE:

ADDRESS:

WAIVER NUMBER:

EMAIL:

PLAN NUMBER:

PROJECT NAME:

SECTION II – SPECIFICS OF WAIVER REQUEST

SECTION OF DESIGN AND CONSTRUCTION STANDARDS MANUAL

REQUESTED TO BE WAIVED:

REQUIREMENT(S):

APPLICANT'S JUSTIFICATION FOR WAIVER:

SECTION III – RECOMMENDATION OF TRANSPORTATION

RECOMMENDATION:

☐ **APPROVAL**

☐ **DENIAL**

PLAN REVIEWER:

ASSISTANT DIRECTOR OF TRANSPORTATION:

REASON(S) FOR APPROVAL/DENIAL:

SECTION IV – ADDITIONAL COMMENTS

SIGNATURE: _____

DATE _____

Ricardo Canizales, Director of Transportation

CC: DEVELOPMENT SERVICES

HISTORICAL COMMISSION RESOLUTION

MOTION: KULICK

July 9, 2024

SECOND: BROWN

Regular Meeting

Res. No. 24-044

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 property:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2024-00009	NVA05A and NVA05B	Historical Commission did not receive Phase I until the day of meeting for NVA05A and NVA05B but was in the application for NVA05C. NVA05A and NVA05B are where the Racetrack was located, not NVA05C. Proffers for NVA05A, B and C should be considered one property regarding Historical Interpretation and the Gaskin Family Exhibit. Proffers to include: Funds to hire a historical exhibit designer.

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
		Funds for purchase and maintenance of historical exhibit. Replica horse stall, with roof and a statue of horse inside stall and Frank Gaskin holding reins. Broadside, or interpretive panels, hung in replica horse stall. Work with Historical Commission, Parks & Recreation and Office of Historical Preservation for placement of exhibit. Digital presence for an internet museum on the history of the Gaskin Family and placed on the Historical Preservation Website as was done for Thoroughfare.
REZ2024-00042	NVA05C Rezoning	See REZ2024-00009, NVA05A and NVA05B

Votes:

Ayes: by acclamation

Nays: None

Abstain from Vote: Green

Absent from Vote: None

Absent from Meeting: Kastens

MOTION CARRIED

ATTEST:



Secretary to the Commission