



PLANNING COMMISSION RESOLUTION

MOTION:

December 11, 2024

SECOND:

Regular Meeting

R. No. 24-xxx

**RE: SPECIAL USE PERMIT # SUP2023-00006, GAINESVILLE EAST DATA CENTER
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a SUP request to allow for an increase in building height from 75' to 100' and increase Floor Area Ratio (FAR) from 0.5 to 0.55 to allow for data center use; and

WHEREAS, the Property is located to the north of Wellington Road. It is ±0.5 miles east of the intersection of Wellington Road and University Blvd and ±0.3 miles from the intersection of Piney Branch Ln and Wellington Road. The subject site is identified on County maps as GPIN 7497-41-7199 and is addressed as 5945 Wellington RD Gainesville, VA 20155; and

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

WHEREAS, staff has reviewed the subject application and recommends approval, for reasons as stated in the staff report; 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;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends approval of Special Use Permit # SUP2023-00006, Gainesville East Data, subject to the conditions dated November 10, 2024.

ATTACHMENT: Conditions dated November 10, 2024.

December 11, 2024
Regular Meeting
R. No. 24-xxx
Page 2

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

SPECIAL USE CONDITIONS
SUP2023-00006, Gainesville East Data Center
Applicant: Amazon Data Services, Inc.
Owner: Amazon Data Services, Inc.
GPIN: 7497-41-7199 (Property)
SUP Area: ±58.53 acres
Magisterial District: Brentsville
Date: November 10, 2024

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If the conditions of this Special Use Permit (“SUP”) or the Special Use Permit Plan (“SUP Plan”) are in conflict with the approved conditions, Zoning Ordinance, and/or the Design and Construction Standards Manual (“DCSM”) at the time of final site plan review or approval, the more restrictive standards shall apply, except as specifically allowed by this SUP.

The headings of the conditions set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the conditions. Any improvements conditioned herein shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The term “Applicant”, as referenced herein, shall include within its meaning all current and future fee owners, successors in interest and assigns of the Property.

The Applicant shall file a site plan within three (3) years of approval of this SUP by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit for the new use of the Property constitutes commencement of the use.

References in these SUP conditions to plans and exhibits shall include the following:

- A. Special Use Permit Plan entitled “Special Use Permit Plan for SUP2023-00006, GAINESVILLE EAST,” by Kimley-Horn, dated August 1, 2024 (hereinafter, the “SUP Plan”), consisting of the following sheets:
 - Cover Sheet

SUP Conditions

Owner: Amazon Data Services, Inc.

Project Name: Gainesville East Data Center

Project Number: # SUP2023-00006

Project Date: November 10, 2024

Page 2 of 12

- Special Use Plan
- Special Use Landscape Plan

B. “Architecture Elevations and Related Exhibits” prepared by Kimley-Horn, dated June 6, 2024, consisting of the following sheets:

- Landscape Rendering Site Rendering Perspective
- Architectural Elevations

1. Site Development

- A. Site Development: The Property shall be developed in substantial conformance with the “SUP Plan”
- B. Use Limitation: The use permitted with this SUP shall be limited to a data center and uses secondary and ancillary to a data center, such as offices and electric power substation.
- C. Floor Area Ratio (FAR): The maximum allowed floor area ratio (“FAR”) for this Property may be up to 0.55 FAR. The FAR shall be calculated as the cumulative total on the Property and not as a percentage of each subdivided parcel.
- D. Lot Coverage: The maximum site coverage shall not exceed 65% of the property.
- E. Obstruction to Aviation: Federal Aviation Administration (FAA) approval of the height, including rooftop mechanical equipment, shall be provided prior to any site plan approval.

2. Design Standards

SUP Conditions

Owner: Amazon Data Services, Inc.

Project Name: Gainesville East Data Center

Project Number: # SUP2023-00006

Project Date: November 10, 2024

Page 3 of 12

- A. Building Elevations: The building design shall be in substantial conformance with the “Architecture Elevations and Related Exhibits” and the “SUP Plan”. The building elevations may be subject to minor modification approved by the County in connection with final site plan review. Additional changes to the design and materials may be made provided that any 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 design that is of equal or better quality than that shown on the Architecture Elevations. At least two weeks prior to requesting a building permit release letter.
- B. Building design: As permitted through this SUP, the principal building façades facing or visible from Wellington Road (RTE 674) and University Blvd shall incorporate consistent design, materials, and details, and shall avoid the use of undifferentiated surfaces by including the following design elements for enhanced design:
- i. A minimum of two (2) changes in building height/appearance across the façade with a minimum variation of seven (7) feet.
 - ii. A minimum of one five-foot (5') building step-backs or recesses with minimum ten-feet (10') length every 100 horizontal feet.
 - iii. A minimum of 20% fenestration on each façade.
 - iv. Three or more of the following as the primary exterior building materials: precast or tilt-wall concrete, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulated and finishing system), and/or metal panels, with each element covering a minimum of ten (10) percent of the façade.

SUP Conditions

Owner: Amazon Data Services, Inc.

Project Name: Gainesville East Data Center

Project Number: # SUP2023-00006

Project Date: November 10, 2024

Page 4 of 12

Compliance with this condition shall be evidenced with the submission of building elevations to the Development Services Land Development Division at least two weeks prior to the request for a building permit release letter. Changes to allow additional building materials or less variation in building height or step-backs may be approved by the Planning Director or his/her designee.

- C. Building Height: Buildings C and D may be 100 feet (100'). Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this SUP. Notwithstanding the above, the rooftop mechanical equipment and screening walls shall be limited to a maximum of twenty feet (20') in height on any data center building that exceeds seventy-five feet (75') in height (for a maximum of one hundred twenty feet (120') in height for Buildings C and D inclusive of associated rooftop mechanical equipment, screening/parapet walls, and elevator penthouses).
- D. Data Center Building Setbacks: The minimum principal building and substation setback from Wellington Road shall be one hundred fifty feet (150'). Buildings, fences, and structures necessary for security measures, and other ancillary structures supporting the operations of the data center, shall be located in accordance with the requirements of the Zoning Ordinance or as conditioned herein.
- E. Freestanding Signs: Any freestanding signs located on the Property shall be monument style, with a stone/brick-like base and shall have low growth landscaping surrounding the base of said sign. Any freestanding monument sign shall not exceed 10 feet in height.
- F. Electric Substation Height: The height of the electric substation on the Property shall not exceed seventy-five feet (75').

SUP Conditions

Owner: Amazon Data Services, Inc.

Project Name: Gainesville East Data Center

Project Number: # SUP2023-00006

Project Date: November 10, 2024

Page 5 of 12

- G. Dumpster Pads: All dumpster pads shall be located on the Property as unobtrusively as possible and shall be screened using materials that are architecturally compatible with the building(s) they serve.

3. Screening of Mechanical Equipment

- A. Ground Level Equipment: In order to minimize visibility from adjacent roads and adjacent properties, ground level equipment shall be screened from abutting major arterials, interstates and any contiguous residentially zoned properties. This screening may be provided by: (i) a principal building, (ii) existing vegetation that will remain on the Property, (iii) vegetation that is within a permanent landscaping/buffer easement on an adjacent property. The Applicant can use solid fence, screen wall, panel, or other visually solid screen that shall be constructed of materials compatible with those used in exterior construction of the principal building subject to approval by the Planning Director or designee.

In the event the Applicant uses existing vegetation to screen mechanical equipment, and to the extent that said vegetation dies or is otherwise removed, the Applicant shall ensure continue screening of the mechanical equipment by either replacing the vegetation or implementing an alternate method of screening that comports with this condition. The Applicant shall install any such required screening prior to the issuance of the first occupancy permit for this Data Center development.

- B. Rooftop Mechanical Equipment: All rooftop mechanical equipment shall be screened through screen wall or panel, parapet wall, or other visually solid screen that includes materials compatible with those used in the exterior construction of the principal buildings.

SUP Conditions

Owner: Amazon Data Services, Inc.

Project Name: Gainesville East Data Center

Project Number: # SUP2023-00006

Project Date: November 10, 2024

Page **6** of **12**

- C. Generators: All generators shall be located behind the principal buildings and screened in a manner so as to not be visible from the public right-of-way.
- D. Electric Substation Screening. The proposed Electric Substation to be constructed on the Property shall comply with the design guidelines set forth in Section 32-509.02(4)(F) and be effectively screened from view along Wellington Road and University Blvd. This screening shall employ a minimum twelve-foot (12') tall fence with a color matching the architectural theme of the site, installed along both the western frontage of the proposed Substation and along the southern border facing Wellington Road. The Applicant is required to install the Electric Substation screening before the commencement of the operation of the Electric Substation.

4. Lighting

- A. All building-mounted lighting, if any, shall be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public rights-of-ways.
- B. All on-site and exterior lighting shall be energy-saving, smart lights or incorporate automatic shut-off to preserve energy.

5. Landscaping

- A. Landscaping and Buffers: The Applicant shall provide landscaping and buffers in substantial conformance with Sheet 3 of the "SUP Plan".

SUP Conditions

Owner: Amazon Data Services, Inc.

Project Name: Gainesville East Data Center

Project Number: # SUP2023-00006

Project Date: November 10, 2024

Page 7 of 12

- B. Native and Regionally Appropriate Species: The Applicant shall only use native, regionally appropriate species as determined by the Virginia Department of Conservation and Recreation Native Plant Finder for plantings and landscape materials throughout the Property.
- C. Maintenance of Landscape and Facilities: The Applicant shall provide for continuous and ongoing maintenance of landscape to minimize concealment or overgrown areas, keep shrubbery and trees trimmed to not interfere with security lighting.
- D. Parking Lot Landscaping: The Interior Parking Lot Landscaping requirements of DCSM 802.44 shall be met.
- E. Remediation of Affected Soils: Consistent with DCSM 804.03.C, to facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. 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. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.
- F. Tree Save Area: The Applicant shall restrict tree clearing, construction, grading, and land disturbance activities within those areas depicted as "Trees to Be Preserved" shown on Sheet 3 of the "SUP Plan", subject to minor modifications in accordance with final engineering considerations at

SUP Conditions

Owner: Amazon Data Services, Inc.

Project Name: Gainesville East Data Center

Project Number: # SUP2023-00006

Project Date: November 10, 2024

Page 8 of 12

the time of site plan review. Notwithstanding, the Applicant may remove noxious vegetation, such as poison ivy, poison oak, etc., as well as dead, dying or hazardous trees. Any new utilities shall be designed to avoid these Trees to Be Preserved.

- G. Resource Protection Areas (RPA): Consistent with DCSM 804.03.C, to facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. 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. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.

6. Transportation

- A. Parking: Parking has not been adequately addressed in the "SUP Plan". Parking shall be provided in accordance with DCSM and shown at the time of final site plan submittal.
- B. Site Access: Access to the Property shall be provided in the locations shown on the SUP, subject to changes requested by the Applicant and approved by VDOT and Prince William County Department of Transportation ("PWCDOT") in connection with final site plan review.

SUP Conditions

Owner: Amazon Data Services, Inc.

Project Name: Gainesville East Data Center

Project Number: # SUP2023-00006

Project Date: November 10, 2024

Page 9 of 12

- C. Bike Parking: A minimum of one (1) bicycle rack for each building on the property shall be provided and built to the standards published in the Essentials of Bike Parking by the Association of Pedestrian and Bicycle Professionals (APBP).

7. Sound Pressure Levels & Noise Control

- A. Noise Levels: Any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 7:00 a.m. and 10:00 p.m. weekdays and from 9:00 a.m. to 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound level: 60 dBA when measured at the Property boundary of any land planned, zoned and/or used for residential use. Any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), from 10:00 pm to 7:00 a.m. weekdays and from 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County, shall be subject to the following maximum permissible sound level: 55 dBA when measured at the property boundary of any land planned, zoned and/or used as residential. When a noise source can be identified and its noise measured in more than one zoning district classification, the limits of the most restrictive classification shall apply.
- Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 7:00 a.m. and 10:00 p.m. weekdays and between the hours of 9:00 a.m. and 10:00 p.m. on Saturdays, Sundays and legal holidays observed by county government operates or causes to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, alleys or appurtenances thereto in the outdoors shall not be subject to the levels enumerated above.

SUP Conditions

Owner: Amazon Data Services, Inc.

Project Name: Gainesville East Data Center

Project Number: # SUP2023-00006

Project Date: November 10, 2024

Page **10** of **12**

Additionally, persons performing construction of public projects, repair or maintenance work for such projects or persons performing work for private or public utilities for the repair of facilities or restoration of services shall not be subject to the levels enumerated above.

- B. Sound Studies: For data center buildings, prior to obtaining a building permit release letter for each building that includes heating and cooling systems, the Applicant shall provide to the County a Sound Study (each a "Sound Study") prepared by a qualified acoustical consultant licensed to operate in the Commonwealth of Virginia that is specific to the proposed site layout and building type to ensure compliance with the maximum permissible sound levels as outlined in Condition 7A. The Sound Study shall include recommendations for any necessary mitigation measures, and the Applicant shall implement said measures prior to the issuance of an occupancy permit for the applicable building to the extent feasible in relation to the timing of the effectiveness of such measures. In addition, the Applicant shall conduct subsequent Sound Studies one (1) month after issuance of each occupancy permit to ensure compliance with this condition and to ensure the implemented mitigation measures are effective. The Sound Study shall be provided to the County. To the extent the Sound Study shows that noise impacts shall exceed maximum permissible sound levels as outlined in Condition 7A, the Applicant shall incorporate any combination of appropriate mitigation measures, such as but not limited to sound attenuation enclosures or walls around generators, heating and cooling systems, and other mechanical equipment (including rooftop equipment) to minimize noise impacts and/or other appropriate mitigation measures approved by Prince William County.
- C. Emergency Operations: Emergency operations shall not be subject to the limitations outlined in Condition 7A. For the purposes of this condition, the term "emergency" shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which

SUP Conditions

Owner: Amazon Data Services, Inc.

Project Name: Gainesville East Data Center

Project Number: # SUP2023-00006

Project Date: November 10, 2024

Page 11 of 12

situation requires the immediate use of the emergency generators to restore normal operation of the facility. Emergency operations shall adhere to the Virginia Department of Environmental Quality provisions and/or other relevant federal regulations.

8. Maintenance of the Property

- A. Graffiti Removal: The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings, or structures not permitted by the sign regulations in Section 32-250.21 et seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.
- B. Site Maintenance: The Applicant shall remove litter, trash, and debris from the Property as necessary.

9. Fire and Rescue

- A. Prior to final site plan approval, the County Fire Marshal shall certify in writing that the proposed buildings or other structures in the Property can be properly protected, and will not endanger improvements on adjacent properties, in case of fire.
- B. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of issuance of a building permit release letter for each building constructed on the Property.

SUP Conditions

Owner: Amazon Data Services, Inc.

Project Name: Gainesville East Data Center

Project Number: # SUP2023-00006

Project Date: November 10, 2024

Page 12 of 12

10. Public Sewer and Water

- A. Water Quality: The Applicant shall make a one-time monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site/subdivision plan approval for each phase of the project on the Property with the amount to be based on the acreage reflected on that final site/subdivision plan.
- B. Connection to Public Sewer and Water: The Property shall connect to public water and sewer with the Applicant bearing all costs associated with providing onsite and offsite facilities, to meet the demand generated by its uses, to make such connection. Any water well found on the property shall be properly abandoned in accordance with the required permit(s) from the Health Department.

11. Escalator Clause

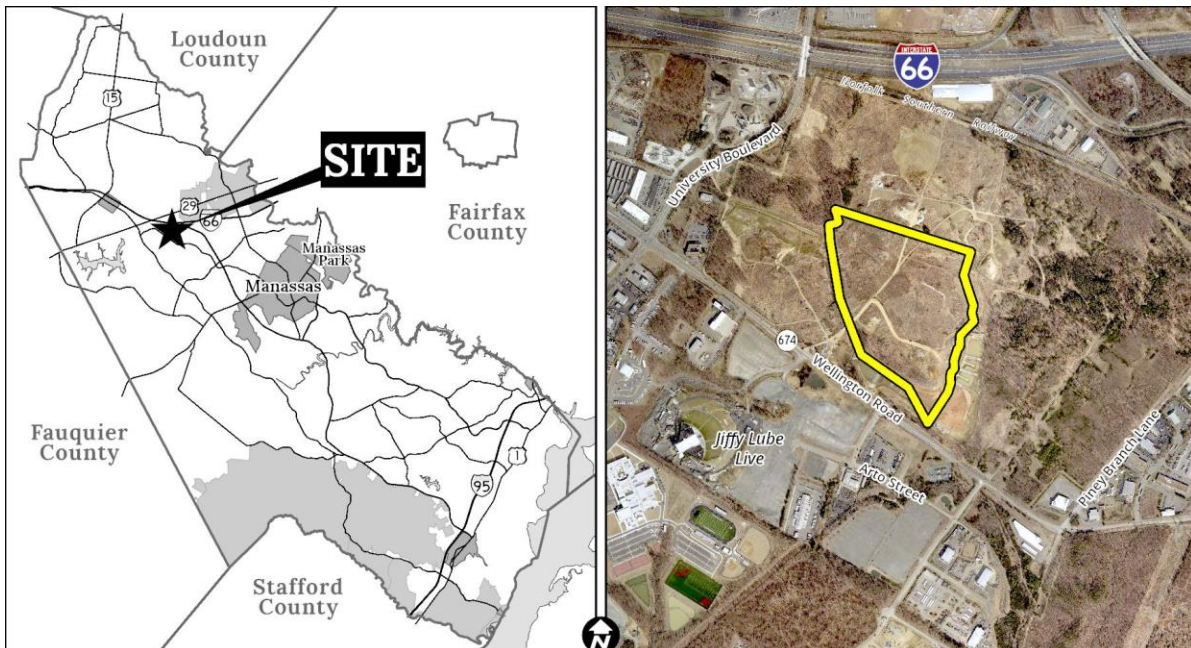
In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit 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 the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.



STAFF REPORT

PC Meeting Date:	December 11, 2024
Agenda Title:	Special Use Permit # SUP2023-00006, Gainesville East Data Center
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend approval of Special Use Permit #SUP2023-00006, Gainesville East Data Center, subject to conditions dated November 10, 2024
Department / Agency Lead:	Planning Office
Planner:	Reza Ramyar

EXECUTIVE SUMMARY



This is a request for a Special Use Permit to allow for an increase in building height from 75' to 100' and increase Floor Area Ratio (FAR) from 0.5 to 0.55 to allow for data center use. The Property is located to the north of Wellington Road. It is ± 0.5 miles east of the intersection of Wellington Road and University Blvd and ± 0.3 miles from the intersection of Piney Branch Ln and Wellington Road. The subject site is identified on County maps as GPIN 7497-41-7199 on ± 58.5382 acres.

It is the recommendation of staff that the Planning Commission recommend approval of Special Use Permit #SUP2023-00006, Gainesville East Data Center, subject to the conditions dated November 10, 2024.

BACKGROUND

- A. Request: for a special use permit for an increase in building height from 75' to 100' and increase FAR from 0.5 to 0.55 to allow for data center use.

Feature/Standard	Existing Standards	Proposed with SUP
Maximum Height	75 feet	100 feet (as conditioned)
Maximum FAR	0.5 in M-1	0.55
Minimum Open Space	15%	20%
Maximum Lot Coverage	80%	60% (as conditioned)
Minimum Required Setback	20'	>20'

- B. Site Location: The Property is located to the north of Wellington Road. It is ±0.5 miles east of the intersection of Wellington Road and University Blvd and ±0.3 miles from the intersection of Piney Branch Ln and Wellington Road. The subject site is identified on County maps as GPIN 7497-41-7199 on ±58.5382 acres.

- C. Comprehensive Plan: The site is designated I-4, Industrial (T-4), and ER, Environmental Resource in the Comprehensive Plan.

- D. Zoning: The site is zoned M-1, Heavy Industrial.

- E. Overlay Districts:

The site is in Data Center Opportunity Zone Overlay District. Data centers shall be permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district.

The subject site is located within the Airport Safety Overlay District (ASOD), Approach Surface (APA), and Conical Surface districts (APT). In the Approach zone (APA) and Conical Surface districts (APT), for construction greater than 90 feet, the Zoning Administrator shall consult with the Federal Aviation Administration, the Virginia Department of Aviation, or the Manassas Regional Airport board for determination of potential obstruction penetration.

The site is located within Resource Protection Area Overlay District (RPA) and consists of lands adjacent to water bodies with perennial flow that have an intrinsic water quality value due to the biological and ecological processes they perform and are sensitive to impacts which may cause significant degradation to the quality of state waters.

These lands together need to be protected from destruction and damage in order to protect the quality of water in the Bay and the quality of life in the Commonwealth of Virginia.

- F. Surrounding Land Use: The Property is directly adjacent to 5845 Wellington Road to the south. The abutting property to the north and east is zoned M-1, owned by 41992 John Marshall Highway LLC, occupying approximately 117.2885 acres. To the west of the site is a property zoned M-1, owned by AMAZON Data Services INC. To the south of the Property, on the other side of Wellington Road, is Jiffy Lube Live.
- G. Background and Context: This is the site of the brownfield for Atlantic Research Corporation. The site is currently under development for a data center.

STAFF RECOMMENDATION

Staff recommends approval of Special Use Permit # SUP2023-00006, Gainesville East Data Center, subject to Conditions dated November 10, 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 District. The proposed increase in Building Height has been somewhat offset by the incorporation of landscape buffering within this proposal.
- The proposed development aligns with the existing industrial nature of the neighborhood and complies with the requirements and guidelines of the Data Center Opportunity Zone Overlay District has no serious adverse impact on the context characteristics.
- The proposal will deliver a data center campus that favorably aligns with strategic goals for economic development and non-residential tax base for the County, with conditions to mitigate land use impacts. The proposal supports the development of a targeted industry use.
- The requested increase in FAR and height modification to allow a 0.55 FAR and 100-foot maximum building height is aligned with the recommended target intensity and building heights for the transect noted in the Comprehensive Plan.
- The proposed SUP request is consistent with and compatible to the existing zoning and the existing uses of abutting properties, which are predominantly industrial uses. It is in harmony with the existing industrial character and will contribute to the overall development and function of the area.
- As proposed, the conditions sufficiently mitigate the anticipated impacts.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The long-range land use plan identifies the subject parcels of approximately ± 58.5382 acres as I-4, Industrial with a T-4 Transect. Industrial (I), T-4 - will serve as areas with heavy industrial use and warehouses for e-commerce. The primary uses of T-4 (Heavy Industrial) are manufacturing, industrial park, data center, and so on. The intended FAR range for this specific area falls between 0.57 and 1.38. The application is consistent with the Comprehensive Plan. The target building height for T-4 Transect areas is 4 to 8 stories, with a maximum height of 100 feet aligning with the typical 8-story standard. This request for increased building height is consistent with comprehensive planning policies for T-4 Transect properties.

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

Water Quality	\$75.00 per acre	58.54 acres	\$ 4,390.5
Fire and Rescue	\$0.61/sf of building area	1,297,200 sf	\$791,292
Total			\$795,682.5

Community Input

Notice of the SUP application has been transmitted to property owners within 500 feet of the site. The staff has received an email from an adjacent landowner expressing support for the referenced application.

Strategic Plan

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

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

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

Timing

The Planning Commission has until March 11, 2025, which is 90 days from the first public hearing date, to take action on the SUP request. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Reza Ramyar | 703-792-6981
rramyar@pwcgov.org

ATTACHMENTS

Attachment A – Area Maps
Attachment B – Staff Analysis
Attachment C – SUP conditions
Attachment D – SUP Plan
Attachment E – Exhibits
Attachment F – Historical Commission Resolution

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

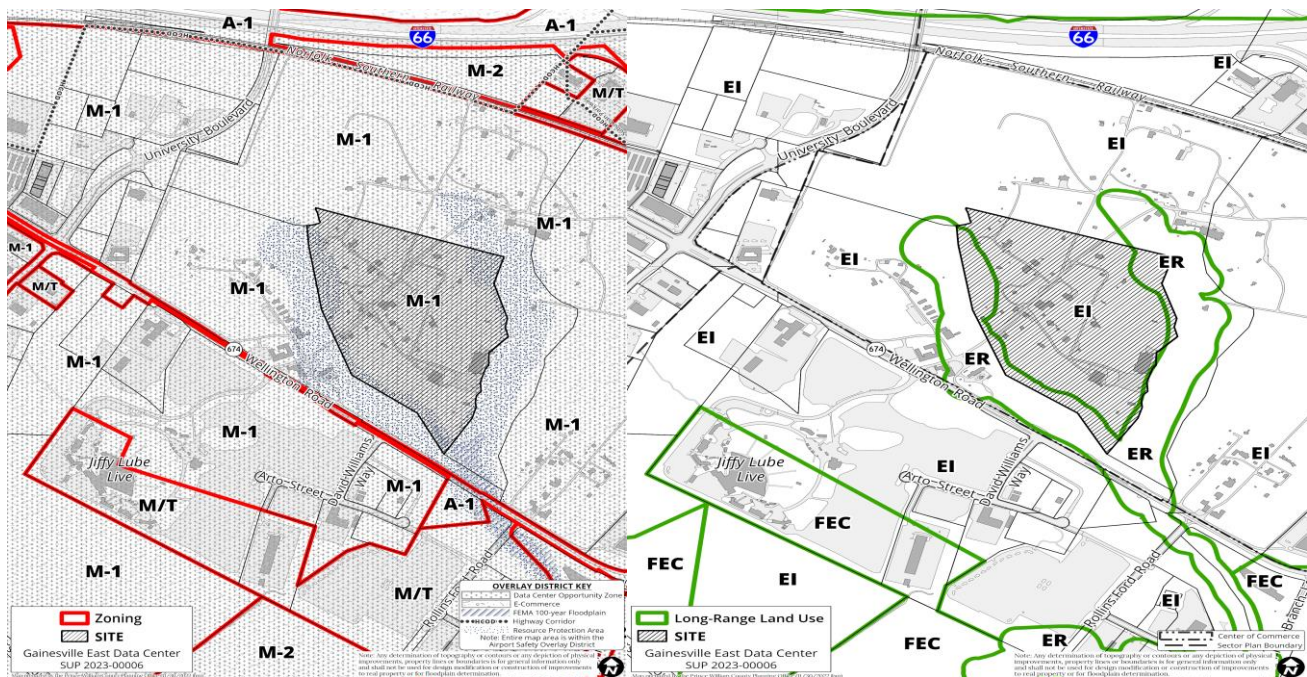
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies, within the current adopted plan. The below table pertains to the SUP component.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

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

Direction	Land Use	Zoning	Long Range Land Use Designation
North	Vacant	M-1, Heavy Industrial	I-4, Industrial T-4
South	Vacant	M-1, Heavy Industrial	I-4, Industrial T-4 and Environmental Resource Protection Overlay District
East	Vacant	M-1, Heavy Industrial	I-4, Industrial T-4 and Environmental Resource Protection Overlay District
West	Vacant	M-1, Heavy Industrial	I-4, Industrial T-4 and Environmental Resource Protection Overlay District



Long-Range Land Use Plan Analysis

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

The long-range land use plan identifies the subject parcels of approximately ± 58.5382 acres as I-4, Industrial with a T-4 Transect. Industrial (I), T-4 - will serve as areas with heavy industrial use and warehouses for e-commerce. The primary uses of T-4 (Heavy Industrial) are manufacturing, industrial park, data center, and so on. The application is consistent with the Comprehensive Plan.

The site is located in Data Center Opportunity Zone Overlay District. Data centers shall be permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts.

The subject site is located within the Airport Safety Overlay District (ASOD), Approach Surface (APA), and Conical Surface districts (APT). In the Approach zone (APA) and Conical Surface districts (APT), for construction greater than 90 feet, the Zoning Administrator shall consult with the Federal Aviation Administration, the Virginia Department of Aviation, or the Manassas Regional Airport board for determination of potential obstruction penetration.

The site is located within Resource Protection Area Overlay District (RPA) and consists of lands adjacent to water bodies with perennial flow that have an intrinsic water quality value due to the biological and ecological processes they perform and are sensitive to impacts which may cause significant degradation to the quality of state waters.

These lands together need to be protected from destruction and damage in order to protect the quality of water in the Bay and the quality of life in the Commonwealth of Virginia.

The following table summarizes the uses and densities intended within the I-4 designation:

Long Range Land Use Map Designation	Intended Uses and Densities
Industrial (I), T-4	Industrial (I), T-4 - will serve as areas with heavy industrial use and warehouses for e-commerce. Primary Uses: Manufacturing, industrial park, wholesale/distribution facilities, warehouses. Fleet & Equipment sales, Quarry/Mineral, Extraction, Data Center. Secondary Uses: Retail Uses. Minimum Open Space: 20% of Site. Mix of Uses: Residential:0%, Non-Residential: 95-100%. Civic: 0-5% Implementing Zoning Districts: M-1, M/T, M-2.
Primary Uses	Manufacturing Industrial Park, Wholesale/Distribution Facilities, Warehouses. Fleet & Equipment Sales, Quarry/Mineral Extraction, Data Center in T-4
Percent Mix of Uses if applicable	Residential: 0% Non-Residential: 95-100% Civic:5%
Density	Non-residential: T-4: 0.57-1.38 FAR,
Minimum Open Space	30% of the site
Target Building Height	T-4: 4-8 stories
Zoning Designations	M-2, M-1, M/T in T-4

The site is zoned M-1, Heavy Industrial.

The following table summarizes the uses and densities intended within the M-1 designation:

Zoning Designation	Intended Uses
Heavy Industrial (M-1)	The M-1 District is intended to implement the industrial employment land use classification of the Comprehensive Plan. Retail or residential and low-intensity employment uses are generally incompatible with the nature of uses contemplated in the M-1 District. All buildings and other principal structures shall be set back at least 20 feet from all street rights-of-way. The following standards shall apply in all M-1 Districts: (a) There shall be no minimum lot size. (b) The maximum lot coverage shall be 85 percent, with a required minimum open space area of 15 percent. (c) The maximum floor area ratio (FAR) shall be: 0.50, except as permitted pursuant to section 32-400.04. (d) The maximum height for all structures shall be 75 feet, except as permitted pursuant to section 32-400.03.

This request involves the augmentation of both the maximum FAR and the allowable building height:

Maximum FAR:

The standard maximum FAR is 0.50, except as permitted under Section 32-400.04. According to Sec. 32-400.04 (3), the Board of County Supervisors may approve a higher FAR than the by-right limit through a proffered rezoning or Special Use Permit. When approved by Special Use Permit, the maximum (or minimum) FAR becomes a permit condition. In evaluating these applications, the Board considers various factors, including enhanced buffering and landscaping, unique design features that improve visual impact or reduce shadows (such as stepped building design), compatibility with surrounding uses and structures (architecturally, in materials used, etc.), environmental protections or enhancements, on-site public amenities, off-site transportation improvements, and advanced fire and health safety design features. Additional design improvements that promote health, safety, and general welfare for workers and citizens of the County are also taken into account.

Applicant response: The Applicant will implement mitigation measures to ensure buffering from neighboring land uses, thereby creating an opportunity for the Applicant to establish a thoughtfully designed campus that enhances the quality of the site.

Building height increase:

Under Section 32-400.03.2 of the Zoning Ordinance, the Applicant requests a modification to increase the building height limit in the M-1 District from 75 feet to 100 feet. The proposed building heights align with the T-4 Transect's recommendation for 4-8 stories, with the three-story data center buildings reaching the equivalent of an eight-story office or residential building.

In accordance with Section 32-400.03.2 of the Zoning Ordinance, the Board of County Supervisors may, by approval of a proffered rezoning or special use permit, approve a structure with a height greater than any specific limitation, subject to the following standards:

(a) For a rezoning application, the maximum height shall be specifically proffered by the applicant and accepted by the Board of County Supervisors; for a Special Use Permit application, the maximum height shall be made a condition of approval of the application; and

Applicant response: The Applicant will accept a condition of approval indicating a maximum building height of one-hundred feet (100').

(b) The Board of County Supervisors shall be satisfied that approval of a proffer or Special Use Permit is a more appropriate course than a rezoning to a classification permitting the height requested; and

Applicant response: The Applicant does not seek to rezone the site but rather requests a special use permit to increase the permitted building height and thereby maximize the building's tax revenue for the County. More specifically, permitting a three-story data center will enable the Applicant to develop a larger facility on a smaller footprint thereby minimizing environmental impacts while maximizing the site.

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

Applicant response: Given that data centers are permitted on a by-right basis and that the surrounding uses are mostly industrial in nature, the Property is uniquely well-suited for data center development, especially for three story data center development. Prior owners have already used the site for industrial purposes and the Applicant seeks to continue that type of use with data center development, elevating the character of the site from a barren, dusty vacant lot to a thoughtfully designed, office-like development. The Applicant has incorporated land use strategies to complement, buffer, and screen the substation. The Applicant has planned for meaningful setbacks from all property lines, included enhanced landscaping and buffering, and has committed to maintain existing tree coverage. Meanwhile, to the extent the buildings are visible, the Applicant's high standards for architectural design will be a welcome addition to the Wellington Road viewsheds.

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

Applicant response: The Applicant looks forward to working with the Fire Marshal during the referral process to confirm that the buildings do not endanger adjacent properties.

(e) All other requirements of this chapter for a conditional rezoning or Special Use Permit have been met; and

Applicant response: Acknowledged. The Applicant respectfully submits that all other requirements for a special use permit have been met, as discussed in this Narrative Statement.

(f) The proposal shall not constitute a hazard to aerial navigation. Where the Board of County Supervisors believes a proposal may be such a hazard, the proposal shall not be approved unless the Federal Aviation Administration certifies in writing that the proposal does not constitute a hazard to aerial navigation.

Applicant response: The Applicant worked with the Federal Aviation Administration to conduct an aeronautical study under the provisions of 49 U.S.C., Section 44718 and Title 14 of the Code of Federal Regulations, part 77, to determine that the proposed structures do not exceed obstruction standards and will not be a hazard to air navigation.

The proposed design lacks the desired level of quality. It closely resembles existing Amazon data centers constructed within the county and neighboring jurisdictions. The images below show the building elevations submitted by the applicant alongside two similar Amazon data centers built in northern Virginia. However, the applicant has conditioned that the principal building façades facing or visible from Wellington Road (RTE 674) and University Blvd shall incorporate consistent design, materials, and details. To avoid undifferentiated surfaces, the façades shall include the following design elements for enhanced aesthetics:

- i. A minimum of two (2) changes in building height/appearance across the façade with a minimum variation of seven (7) feet.
- ii. A minimum of one five (5) foot building step-backs or recesses with minimum ten (10) feet length every 100 horizontal feet.
- iii. A minimum of 20% fenestration on each façade.
- iv. Three or more of the following as the primary exterior building materials: precast or tilt-wall concrete, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulated and finishing system), and/or metal panels, with each element covering a minimum of ten (10) percent of the façade.



Similar Amazon data centers built in northern Virginia.



The building elevations submitted by the applicant.

Proposal's Strengths

- Consistency with Surrounding Area: The Property immediately abuts properties that are zoned M-1 and are within Data Center Opportunity Zone Overlay District. Generally, the subject request is consistent with the surrounding character of the area.
- 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.
- Land Use & Zoning Compatibility: Sections 32-403.14 and 32-400.03 of the Zoning Ordinance permits modification of building height maximums in the M-1 Zoning District. The criteria laid out in the Zoning Ordinance are addressed. The proposed Special Use Permit would generally be considered consistent with the zoning ordinance and comprehensive planning.
- Compatibility with Comprehensive Plan: The increase in building height is inconsistent with the I-4 long-range land use designation.

Proposal's Weaknesses

- Lack of Discernible Enhancement: Within this context, the applicant seeks an augmentation of the existing FAR from 0.5 to 0.55. Additionally, the request entails an elevation in the allowable building height from 75 feet to 100 feet. Notably, the present application lacks any discernible enhancement in terms of design features or an increase in landscape buffering.

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.

The data center is a by-right use for this property, and the applicant is only requesting an increase in building height for two of the data center buildings. While the request to increase height will reduce the building footprint, it may have a visual impact on the surrounding environment.

Although the property is located in an industrial area, the buildings may be visible from some major arterial roads in this area. The architectural elevation exhibit does not result in a reasonable quality of architectural design. Instead, this exhibit represents a low-quality design and is not a strength for this application. To enhance the architectural aesthetics and overall visual quality of the area, the applicant needs to include elements such as varied building facades, architectural detailing, the use of high-quality materials, and innovative design features. To address these concerns, the applicant proposes improvements in landscape buffering to conceal the buildings and has also committed to enhancing the architectural design quality for parts of the building visible from the public right-of-way.

The project is within Data Center Opportunity Overlay Districts. In general, the requested height increase will not result in adverse impacts on abutting uses, which are predominantly industrial. The nearest residential development stands at a considerable distance of nearly 1.5 miles from the subject property.

Although the County's Zoning Ordinance permits the extension of mechanical equipment above the maximum height in commercial, office, and industrial districts, Staff is concerned about the impacts in mixed use areas because of the extensive heating and cooling needs of the data center facility and equipment, which can project atop the building upwards of an additional 20 - 30 feet. In light of this concern the Applicant has conditioned to limit rooftop mechanical equipment and screening walls to project no more than fifteen feet in height on any data center building that exceeds seventy-five feet in height.

The requested increase in FAR will not result in adverse impacts on abutting uses, which are predominantly industrial.

Proposal's Strengths

- Limited Height of Mechanical Rooftop Equipment: As conditioned, Rooftop mechanical equipment and screening walls shall be limited to a maximum of fifteen feet in height on any data center building that exceeds 75 feet in height.
- Generators: As conditioned, all generators shall be located behind the principal buildings and screened in a manner so as to not be visible from the public right-of-way.

- Lot Coverage: as conditioned the maximum site coverage shall be 65%.
- Screening of mechanical equipment: As conditioned, in order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment for any new use developed on the Property shall be screened from abutting major arterials, interstates and any contiguous residentially zoned properties. This screening may be provided by a principal building or existing vegetation that will remain on the Property.
- Dumpster Pads: as conditioned, all dumpster pads shall be located on the Property as unobtrusively as possible and shall be screened using materials that are architecturally compatible with the building(s) they serve.
- Buffering/Landscaping: The Applicant has provided perimeter landscape buffers as required by the DCSM standards. The buffers consist of tree preservation areas and supplemental plantings.
- On-Site Lighting: As conditioned, all on-site lighting shall be energy-saving, smart lights or incorporate automatic shut-off to preserve energy.
- Data Center Design Guidelines: As conditioned, principal building façades facing or visible from Wellington Road (RTE 674) and university Blvd shall incorporate consistent design, materials, and details, and shall avoid the use of undifferentiated surfaces by including the following design elements for enhanced design: (i) Having a minimum of two (2) changes in building height/appearance across the façade with a minimum variation of seven (7) feet, (ii) Having a minimum of one five (5) foot building step-backs or recesses with minimum ten (10) feet length every 100 horizontal feet, (iii) Having a minimum of 20% fenestration on each façade, (iv) Having three or more of the following as the primary exterior building materials: precast or tilt-wall concrete, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulated and finishing system), and/or metal panels, with each element covering a minimum of ten (10) percent of the façade.

Proposal's Weaknesses

- Substation Placement: The positioning of the substation within the planned development places it in a frontal position relative to the building. This configuration raises concerns regarding potential visual impacts and the potential for noise disturbances.
- Design Quality: The current application falls short in terms of design quality, lacking discernible enhancements or notable design features that would contribute to the overall visual and architectural appeal of the project.

Consistency Recommendation

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

Cultural Resources Plan Analysis

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

The Historical Commission reviewed this proposal at its December 13, 2022, meeting and determined that no further work was needed. The project area exhibits a low potential for finding cultural resources, and no further studies are recommended (see Attachments for the Historical Commission Res. No. 23-071).

Proposal's Strengths

- None identified.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Environment Plan Analysis

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

This is the site of the brownfield for Atlantic Research Corporation. The site is currently under development for a data center. Extensive clearing and grading have already begun, including disturbance of the 2 existing perennial streams along the eastern side and western sides of the site. Disturbance of these streams is part of the brownfield remediation plan. Status of this clean-up is unclear to staff. Two Chesapeake Bay RPAs follow the streams along the eastern and western sides of the site. The site is in the Data Center Opportunity Zone Overlay District.

Buffering/Landscaping: The Applicant has provided perimeter landscape buffers as required by the DCSM standards. The buffers consist of supplemental plantings and tree preservation areas, which are beyond the minimum requirements of the DCSM.

The SUP plan document provide clear confirmation or visual representation of the Applicant willingness to accommodate the sanitary line and trail outside of the buffer area.

Parking Lot Landscaping: As conditioned, the Interior Parking Lot Landscaping requirements of DCSM 802.44 shall be met.

Proposal's Strengths

- Buffering/Landscaping: The Applicant has provided perimeter landscape buffers as required by the DCSM standards. The buffers consist of supplemental plantings and tree preservation areas, which are beyond the minimum requirements of the DCSM.

- Water Quality Monetary Contribution: A \$75 per acre (± 37.1146 acres) monetary contribution for water quality monitoring, stream restoration, and/or drainage improvements has been conditioned.
- Improving the Condition of Streams: The Applicant commit to improving the condition of streams in need of restoration. This site has 2 perennial streams, one each along the eastern and western property lines. These have been subject to brownfield remediation.
- Providing supplemental planting: The Applicant commit to providing supplemental planting within the RPA to meet the Guidance Manual standards since the restoration plan plantings proposed in the ARC Development Stream Restoration Plan are substandard to those in the CBLAD Riparian Buffers Modifications & Mitigation Guidance Manual.
- Species for planting: As conditioned, the Applicant will use native, regionally appropriate species that are considered non-invasive as determined by the Virginia Department of Conservation and Recreation Native Plant Finder for plantings and landscape materials throughout the Proposed Development.
- Tree Clearing Restriction: The Applicant will tree clearing, construction, grading, and land disturbance activities within those areas depicted as "Trees to Be Preserved" shown on Sheet 3 of the "SUP Plan",
- Remediation of Affected Soils: all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction will have a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided.
- Maintenance of Landscape and Facilities: As conditioned, The Applicant and/or subsequent owner of the Property will provide for continuous and ongoing maintenance of landscape to minimize concealment or overgrown areas, keep shrubbery and trees trimmed to not interfere with security lighting.

Proposal's Weaknesses

- Limits of Clearing and Grading: While the applicant has not shown the Limit of Disturbance (LOD) area on the SUP plan, they have not provided specific information regarding the area of the LOD despite our request. From the site plan, it can be inferred that approximately 95 percent of the site is proposed for clearing. This high percentage of impact raises concerns about the potential removal of all existing vegetation, which needs to be carefully addressed and mitigated.

- Parking lot landscaping: no site layout or landscape plan showing parking lot landscaping was submitted with this application.

Consistency Recommendation

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

Fire and Rescue Plan Analysis

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

Fire Rescue Station 22 is the first due fire/rescue resource. The facility is outside the required 4-minute travel time for Basic Life Support and Fire. The facility is within the required 8-minute travel time for Advanced Life Support and is within the required 4-minute travel time for Basic Life Support and Fire. Fire/Rescue Station 22 responded to 3264 incidents in FY 2023. The workload capacity for Fire/Rescue Station 22 is 4,000 incidents per year. The County's Department of Fire Rescue has verified that the proposed buildings at the proposed height and increased FAR can be properly protected. No new impacts for fire rescue and protection with the increased FAR are anticipated.

Proposal's Strengths

- Station Workload – The most recent figures indicate that Fire/Rescue Station #22 is currently operating below capacity.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The Plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

The PWC Department of Parks, Recreation & Tourism office finds no impact on parks and recreation facilities operated by the County, or to future planned parks and recreation facilities in the vicinity.

Proposal Strengths

- None identified.

Proposal Weaknesses

- None identified.

Consistency Recommendation

Staff recommends that this application is consistent with the relevant components of the Parks component of the Comprehensive 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.

The Police Department does not believe this application will create significant impacts on calls for service.

Proposal's Strengths

- None identified.

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 in the development area, and the use of private wells or public water in the Rural Area.

The Prince William Water has a project permitted 12-inch water main located on the western portion of the site. All connections to the public water system shall be in accordance with the Prince William Water USM requirements and restrictions.

Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required by the Prince William Water to provide adequate fire protection or satisfy water quality requirements.

The Applicant is required to comply with Zoning Ordinance Section 32-250.74, which mandates connection of the site to public water service. As conditioned, the site shall be connected to public water, with the Applicant bearing all costs associated with providing onsite and offsite facilities to meet the demand generated by its uses. Such connection shall occur prior to commencing the use as a concrete plant.

Proposal's Strengths

- None identified.

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 in locations classified as Semi-Rural Residential (SRR), as well as the Rural Area.

The Prince William Water has a project permitted 12-inch gravity sewer main located on the western portion of the site, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Prince William Water USM requirements and restrictions.

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

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable the Prince William Water, County, and State requirements, standards, and regulations.

Proposal's Strengths

- None identified.

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. Projects should include strategies that result in a level of service (LOS) of "E" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

As conditioned Parking has not been adequately addressed in SUP plan. Parking shall be provided in accordance with DCSM. This level of detail shall be shown on the Site Plan submittal. Moreover, the Applicant shall provide a minimum of one (1) inverted-U bicycle parking on-site for each proposed building, built to the Association of Pedestrian and Bicycle Professionals (APBP) standards.

Proposal's Strength

- None identified.

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 2021-2024 Strategic Plan was developed through extensive community input, research of county policies and services and interviews with the Board to collect input on strategic priorities for the County over the next 4 years. The Plan envisions Prince William County as a diverse community striving to be healthy, safe, and caring with a thriving economy and a protected natural environment. In an effort to implement this vision, the Strategic Plan Team developed seven strategic focus areas to guide Board actions: "Health, Wellbeing & Human Services," "Safe and Secure Community," "Resilient Economy," "Quality Education & Workforce Development," "Environmental Conservation," "Sustainable Growth," and "Transportation and Mobility." It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The aspects of the proposal relative to the Strategic Plan are as follows:

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

Materially Relevant

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

- None identified.

Agency Comments

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

- PWC Archaeologist
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Parks, Recreation, and Tourism
- PWC Planning Office– Case Manager / Long-Range Planning
- PWC Police / Crime Prevention
- PWC Public Works – Watershed / Environmental / Arborist
- Prince William Water
- PWC Transportation
- Virginia Department of Transportation (VDOT)

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

1. THE SUBJECT PROPERTY FALLS WITHIN THE 100-YEAR FLOOD HAZARD, DATA CENTER OPPORTUNITY, SPECIAL PLANNING AREA, AIRPORT SAFETY, AND E-COMMERCE OVERLAY DISTRICTS.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM A SURVEY PREPARED BY GRS GROUP, LLC DATED DECEMBER 9, 2021.
3. DATA SHOWN HEREON ARE ON HORIZONTAL DATUM: VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AND VERTICAL DATUM: NAVD 1988.
4. A PORTION OF THE PROPERTY IS LOCATED IN THE 100-YEAR FLOODPLAIN. THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) (MAP NUMBER 51153C015E D, EFFECTIVE JANUARY 5, 1995).
5. UTILITIES, INCLUDING TELEPHONE, ELECTRIC, CABLE, AND OTHER UTILITIES, WILL BE EXTENDED TO THE SITE.
6. IN ACCORDANCE WITH NATIONWIDE PERMIT 38, DATED 3/19/2017, WHICH IS APPLICABLE TO THE ENTIRE PROPERTY, THE IMPROVEMENTS ASSOCIATED WITH THIS PLAN SET ARE COVERED UNDER THE NW38 PERMIT. A CLEAN WATER ACT PERMIT OR W.O.U.S. DELINEATION IS NOT REQUIRED.
7. PURSUANT TO FINAL ADMINISTRATIVE ORDER ON CONSENT ISSUED TO ATLANTIC RESEARCH CORPORATION DATED NOVEMBER 9, 1992, U.S. EPA DOCKET NO. RCRA-II-056-CA, THE PROPERTY IS SUBJECT TO ONGOING SOIL AND GROUNDWATER REMEDIATION TO ADDRESS CONTAMINATION RESULTING FROM THE PROPERTY'S USE AS A ROCKET FUEL PROPELLANT MANUFACTURING FACILITY.

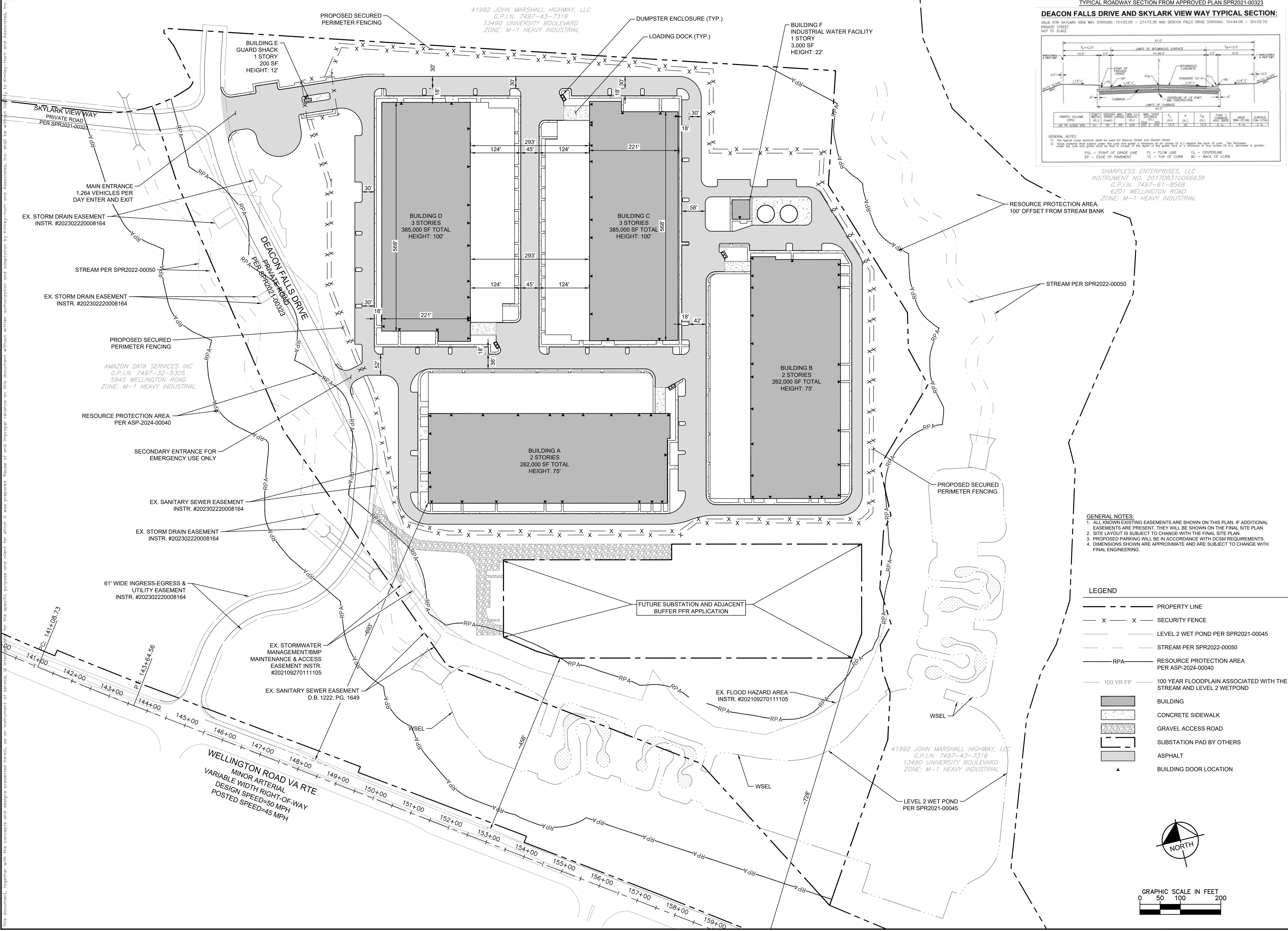


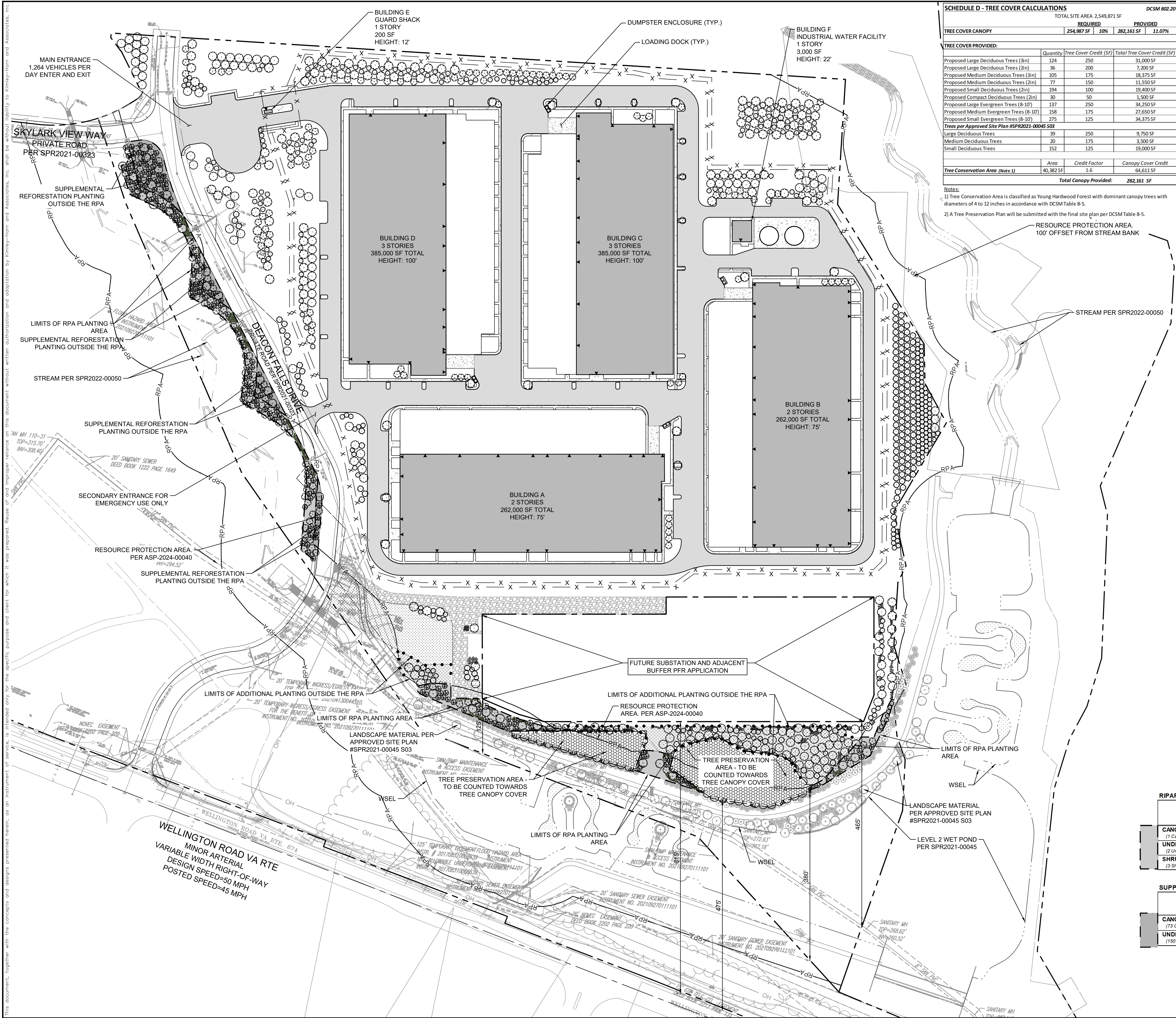
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE, SUITE 400
RESTON, VA 20191
PHONE: 703-674-1321
CONTACT: ROSS STEVENS, P.E.
EMAIL: ROSS.STEVENS@KIMLEY-HORN.COM
PHONE: 703-674-1321

20' FROM ALL STREET ROW

SHEET NUMBER
1

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[illegible]



SCHEDULE D – TREE COVER CALCULATIONS

DCSM 802.20

TOTAL SITE AREA 2,549,871 SF

TREE COVER CANOPY	REQUIRED		PROVIDED		10%	11.07%
	254,987 SF		282,161 SF			
TREE COVER PROVIDED:						
	Quantity	Tree Cover Credit (SF)	Total Tree Cover Credit (SF)			
Proposed Large Deciduous Trees (3in)	124	250		31,000 SF		
Proposed Medium Deciduous Trees (3in)	126	250		7,890 SF		
Proposed Medium Deciduous Trees (3in)	105	175		18,975 SF		
Proposed Medium Deciduous Trees (2in)	77	150		11,550 SF		
Proposed Small Deciduous Trees (2in)	194	100		19,400 SF		
Proposed Compact Deciduous Trees (2in)	30	50		1,500 SF		
Proposed Large Evergreen Trees (8-10')	137	250		34,250 SF		
Proposed Medium Evergreen Trees (8-10')	158	175		27,650 SF		
Proposed Small Evergreen Trees (8-10')	275	125		34,375 SF		
Trees per Approved Site Plan IFSR2021 005						
Large Deciduous Trees	39	250		9,750 SF		
Medium Deciduous Trees	20	175		3,500 SF		
Small Deciduous Trees	152	125		19,000 SF		
	Area	Credit Factor		Canopy Cover Credit		
Tree Conservation Area (Note 1)	40,382 SF	1.6		64,611 SF		
Total Canopy Provided:				282,161 SF		

Notes:

- 1) Tree Conservation Area is classified as Young Hardwood Forest with dominant canopy trees with diameters of 4 to 12 inches in accordance with DCSM Table 8-5.
- 2) A Tree Preservation Plan will be submitted with the final site plan per DCSM Table 8-5.

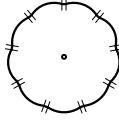
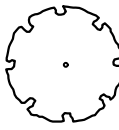
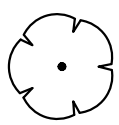
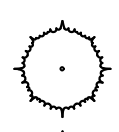
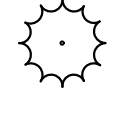
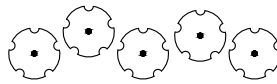
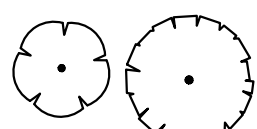
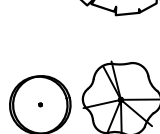
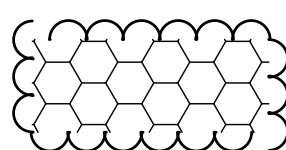
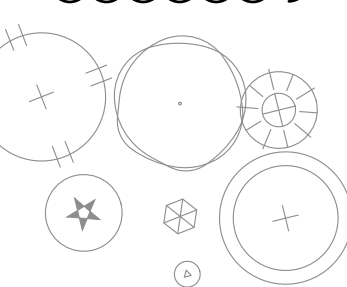
— RESOURCE PROTECTION AREA.
100' OFFSET FROM STREAM BANK

- GENERAL NOTES:**
1. ALL KNOWN EXISTING EASEMENTS ARE SHOWN ON THIS PLAN. IF ADDITIONAL EASEMENTS ARE PRESENT, THEY WILL BE SHOWN ON THE FINAL LANDSCAPE PLAN.
 2. LANDSCAPE LAYOUT IS SUBJECT TO CHANGE WITH THE FINAL LANDSCAPE PLAN. THE LAYOUT IS CONCEPTUAL AND SHOWN TO HIGHLIGHT THE BUFFER AREAS PROVIDED.

LEGEND

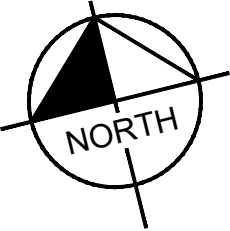
- | | |
|--|--|
| | PROPERTY LINE |
| | SECURITY FENCE |
| | LEVEL 2 WET POND PER SPR2021-00045 |
| | STREAM PER SPR2022-00050 |
| | RPA
RESOURCE PROTECTION AREA
PER ASP-2024-00040 |
| | 100 YR FP
100 YEAR FLOODPLAIN ASSOCIATED WITH THE
STREAM AND LEVEL 2 WETPOND |
| | BUILDING |
| | CONCRETE SIDEWALK |
| | GRAVEL ACCESS ROAD |
| | SUBSTATION PAD BY OTHERS |
| | ASPHALT |
| | BUILDING DOOR LOCATION |
| | RIPARIAN BUFFER SUPPLEMENTAL PLANTING |
| | SUPPLEMENTAL REFORESTATION PLANTING
(OUTSIDE THE RPA) |
| | ADDITIONAL PLANTING OUTSIDE THE RPA
-THE DESIGN INTENT OF THIS AREA OF
PLANTING IS TO PROVIDE ADDITIONAL
SCREENING OF THE FUTURE SUBSTATION
AND TO COMPLIMENT RPA PLANTING AREAS |

PLANT SCHEDULE

	<u>LARGE EVERGREEN TREES</u>	<u>QTY</u> 137
	<u>LARGE DECIDUOUS TREES</u>	<u>QTY</u> 124
	<u>MEDIUM DECIDUOUS TREE</u>	<u>QTY</u> 105
	<u>MEDIUM EVERGREEN TREES</u>	<u>QTY</u> 158
	<u>SMALL EVERGREEN TREES</u>	<u>QTY</u> 275
	<u>SHRUBS</u>	<u>QTY</u> 264
	<u>RPA - CANOPY TREES</u>	<u>QTY</u> 113
	<u>RPA - UNDERSTORY TREES</u>	<u>QTY</u> 224
	<u>RPA - SHRUBS</u>	<u>QTY</u> 282
	<u>UPLAND MEADOW SEED MIX</u> ERNST MIX #851	<u>QTY</u> 26,800
	<u>TREES TO BE PRESERVED</u> TO BE COUNTED TOWARDS TREE COVER CANOPY)	<u>QTY</u> 40,382
	<u>LANDSCAPE MATERIAL PER APPROVED</u> SITE PLAN #SPR2021-00045 S03	

RIPARIAN BUFFER SUPPLEMENTAL PLANTING		CBLAD Riparian Buffers Modification Mitigation Guidance Manual
Riparian Buffer Supplemental Planting Area:		33,028 SF
	REQUIRED	PROVIDED
CANOPY TREES (1 Canopy Tree per 400 SF of Buffer Area)	83	83
UNDERSTORY TREES (2 Understory Trees per 400 SF of Buffer Area)	166	166
SHRUBS (3 Shrubs per 400 SF of Buffer Area)	248	282

SUPPLEMENTAL REFORESTATION			
Supplemental Reforestation Area:		15,975 SF 0.37 Acres	
		REQUIRED	PROVIDED
CANOPY TREES		28	30
(73 Canopy Trees per acre)			
UNDERSTORY TREES		56	57
(150 Understory Trees per acre)			



GRAPHIC SCALE IN FEET



0 50 100 200

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SITE RENDERING PERSPECTIVE - VIEW FROM WELLINGTON ROAD AND CEDAR DOOR DRIVE

FOR ILLUSTRATIVE
PURPOSES ONLY

KHA PROJECT 110718040	DATE 06/06/2024	SCALE AS SHOWN	DESIGNED BY OGT	DRAWN BY OGT	CHECKED BY RSS		Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191 PHONE: 703-674-1300 FAX: 703-674-1350 WWW.KIMLEY-HORN.COM	REVISIONS		BY
								No.	DATE	
GAINESVILLE EAST PRINCE WILLIAM COUNTY VIRGINIA										
SHEET NUMBER EX-3										
SITE RENDERING PERSPECTIVE										

BUILDING C

BUILDING D

BUILDING A

APPROX 880'

Wellington Road

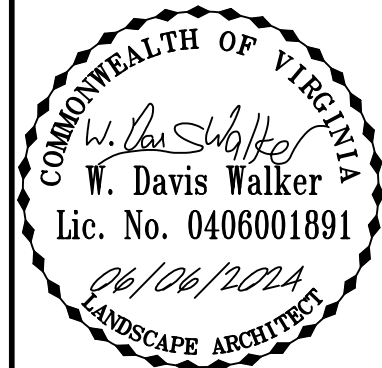
PICTURE TAKEN MARCH 2023

SHEET NUMBER
EX-4

VIRGINIA

SITE RENDERING PERSPECTIVE

KHA PROJECT	SCALE	AS SHOWN	DESIGNED BY	OGT
110718040	DATE	06/06/2024	DRAWN BY	OGT
			CHECKED BY	RSS



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SITE RENDERING PERSPECTIVE - VIEW FROM WELLINGTON ROAD AND BAYOU STREET

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PURPOSES ONLY

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SITE RENDERING PERSPECTIVE - VIEW FROM WELLINGTON ROAD AND BAYOU STREET

PICTURE TAKEN MARCH 2023

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PURPOSES ONLY

KHA PROJECT 110718040		DATE 06/06/2024		SCALE AS SHOWN		DESIGNED BY OGT		DRAWN BY OGT		CHECKED BY RSS	
GAINESVILLE EAST		SITE RENDERING PERSPECTIVE		KIMLEY»HORN © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191 PHONE: 703-674-1300 FAX: 703-674-1350 WWW.KIMLEY-HORN.COM							
PRINCE WILLIAM COUNTY		VIRGINIA		REVISIONS		No.		DATE		BY	
SHEET NUMBER EX-6											

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SITE RENDERING PERSPECTIVE - VIEW FROM WELLINGTON ROAD AND NOVEC SUBSTATION (SOUTHEAST OF SITE)

FOR ILLUSTRATIVE
PURPOSES ONLY

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GAINESVILLE EAST								PRINCE WILLIAM COUNTY								VIRGINIA							
SHEET NUMBER EX-7								SITE RENDERING PERSPECTIVE															

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SITE RENDERING PERSPECTIVE - VIEW FROM WELLINGTON ROAD AND NOVEC SUBSTATION (SOUTHEAST OF SITE)

PICTURE TAKEN MARCH 2023

FOR ILLUSTRATIVE
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SHEET NUMBER EX-8		GAINESVILLE EAST		VIRGINIA		PRINCE WILLIAM COUNTY		SITE RENDERING PERSPECTIVE		KIMLEY»HORN © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 11400 COMMERCE PARK DR., SUITE 400, RESTON, VA 20191 PHONE: 703-674-1300 FAX: 703-674-1350 WWW.KIMLEY-HORN.COM	
No.		REVISIONS		BY		DATE					



Scale: 1"=20'-0"



Scale: 1"=20'-0"



Scale: 1"=20'-0"



Scale: 1"=20'-0"

1. BUILDING DESIGNS SHOWN ARE PRELIMINARY. CONCEPT IS FOR REFERENCE ONLY.
2. FOR ILLUSTRATIVE PURPOSES ONLY.

[illegible]

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ARCHITECTURAL
ELEVATIONS

GAINESVILLE EAST

SHEET NUMBER
EX-9

HISTORICAL COMMISSION RESOLUTION

MOTION: PORTA

SECOND: GREEN

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

December 13, 2022

Regular Meeting

Res. No. 22-071

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

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

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

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

Case Number	Name	Recommendation
CPA2021-00004	PW Digital Gateway #5	No Action at this Time
SUP2023-00002	Hope Hill Church	No Further Work
SUP2023-00004	Ashland Square Parcel B - Restaurant with Pick-Up	No Further Work
REZ2023-00001	Innovation on the Parkway Proffer Amendment	No Further Work
DPA2021-00020	Data Center Opportunity Zone Overlay District	With regard to the Gainesville Expansion Area, request clarification from staff on why a portion of the site, including the already heavily developed commercial area is designated a "historic sensitivity area".

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2023-00002	DC-4 Proffer Amendment	Table
SUP2023-00005	Gainesville West Data Center	No Further Work
SUP2023-00006	Gainesville East Data Center	No Further Work
REZ2023-00003	WAWA on Route 28	No Further Work
SUP2023-00007	WAWA on Route 28	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Davis, Moser, Reddick

MOTION CARRIED

ATTEST:


Secretary to the Commission