

MOTION: BAILEY

**May 18, 2021
Regular Meeting
Res. No. 21-327**

SECOND: BODDYE

RE: INITIATE A ZONING TEXT AMENDMENT FOR DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT AND SUBSEQUENT CHANGES TO THE COMPREHENSIVE PLAN AND DESIGN AND CONSTRUCTION MANUAL – COUNTYWIDE

ACTION: APPROVED

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

WHEREAS, on March 2, 2021, the Board, via Directive (DIR) 21-20, requested that staff bring forward recommendations to expand and change the Data Center Opportunity Zone Overlay District (DCOZOD) to reflect increased infrastructure and new ways of developing data centers; and

WHEREAS, the Data Center Opportunity Overlay District is part of the Prince William County Zoning Ordinance and changes to the zoning ordinance require an resolution to initiate an amendment; and

WHEREAS, a wholistic evaluation of the overlay may require changes to other county documents i.e., the Design Construction Standards Manual (DCSM) and the Comprehensive Plan; and

WHEREAS, pursuant to section 15.2-2229 of the Virginia Code, the Board may consider amendments to the Comprehensive Plan; and

WHEREAS, staff recommends initiating amendments to the zoning ordinance, the DCSM, and the Comprehensive Plan to allow staff to work with and engage the data center industry, utilities, and the public, including the many citizens who were involved and collaborated in the creation of the DCOZOD, to analyze the DCOZOD and revise design standards for data centers throughout the County; and

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

WHEREAS, the Board believes that public general welfare as well as good zoning practices, are served by the initiation of this Zoning Text Amendment, DCSM Amendment, and Comprehensive Plan Amendment;

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NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates amendments to County policies and regulations related to data center development including the Data Center Opportunity Zone Overlay District, the Design and Construction Standards Manual, the Comprehensive Plan, the Zoning Ordinance, and other appropriate development regulations and directs staff to include the following items in the scope of work:

- Data Center Market Demand and Analysis
 - Include evaluating if the existing overlay is adequate.
- Data Center Industry Emerging Trends
 - Include decommissioning of data centers.
 - Develop a methodology to identify potential parcels within DCOZOD suitable for redevelopment as data centers.
- Best Practices Local Economic Development
- Economic Impact of Data Centers
- Community Engagement
 - Include a County-wide outreach; Include labor groups; Include environmental and sustainability groups; Include historic resources stakeholders; Include the National Park Service; Include the quarry landowners.
- Proposed Overlay District Expansion
 - Include different scenarios.
- Land Use/Infrastructure Impacts (Water, Sewer, Power and Fiber)
 - Include impacts to environmental resources including meeting stormwater quality requirements.
 - Include impacts to cultural resources (historic and prehistoric)
 - Include potential impacts on tourism/viewsheds/National parks.
- Design Guidelines Update
- Sustainability Guidelines
 - Include conservation of open space.
 - Include use of green technologies.
- Public Hearing Support
 - Include a check-in with the Board at important milestones;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby transfers, budgets, and appropriates \$120,000 from the Economic Development Opportunity Fund to the Planning Office to procure consultant services to complete the above workload.

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Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Wheeler

Nays: Candland, Lawson, Vega

Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

County Attorney

ATTEST: _____

Andrea P. Madden

Clerk to the Board