



Birchwood Rezoning

Comprehensive Plan Amendments

Z-2023-00099

Z-2023-00100

Z-2023-00101

Considerations

Rezoning

1. Comprehensive plan consistency
2. Land use
3. Legal and regulatory framework
4. Public input
5. Infrastructure
6. Environmental impact
7. Economic development
8. Transportation

Comprehensive Plan Amendments

1. Plan goals and vision
2. Land use analysis
3. Economic considerations
4. Infrastructure
5. Environmental impact

What is a data center?

- Data center = centralized facility that houses computer systems and associated components
- They are critical for organizations that rely on computing resources and data processing for their businesses.



How do they operate?

- Various components and processes are combined to ensure the efficient storage, management, and process of data.
- Key elements involved:
 1. Hardware infrastructure
 2. Data storage
 3. Networking
 4. Power and cooling
 5. Connectivity and network security
 6. Data management and monitoring
 7. Backup and disaster recovery
 8. Maintenance and upgrades



Off-Site Impacts

Positive

- Economic benefits
- Infrastructure development
- Community investment
- Digital inclusion
- Disaster recovery and resilience
- Data storage and management
- Energy efficiency and sustainability
- Research and development














Negative

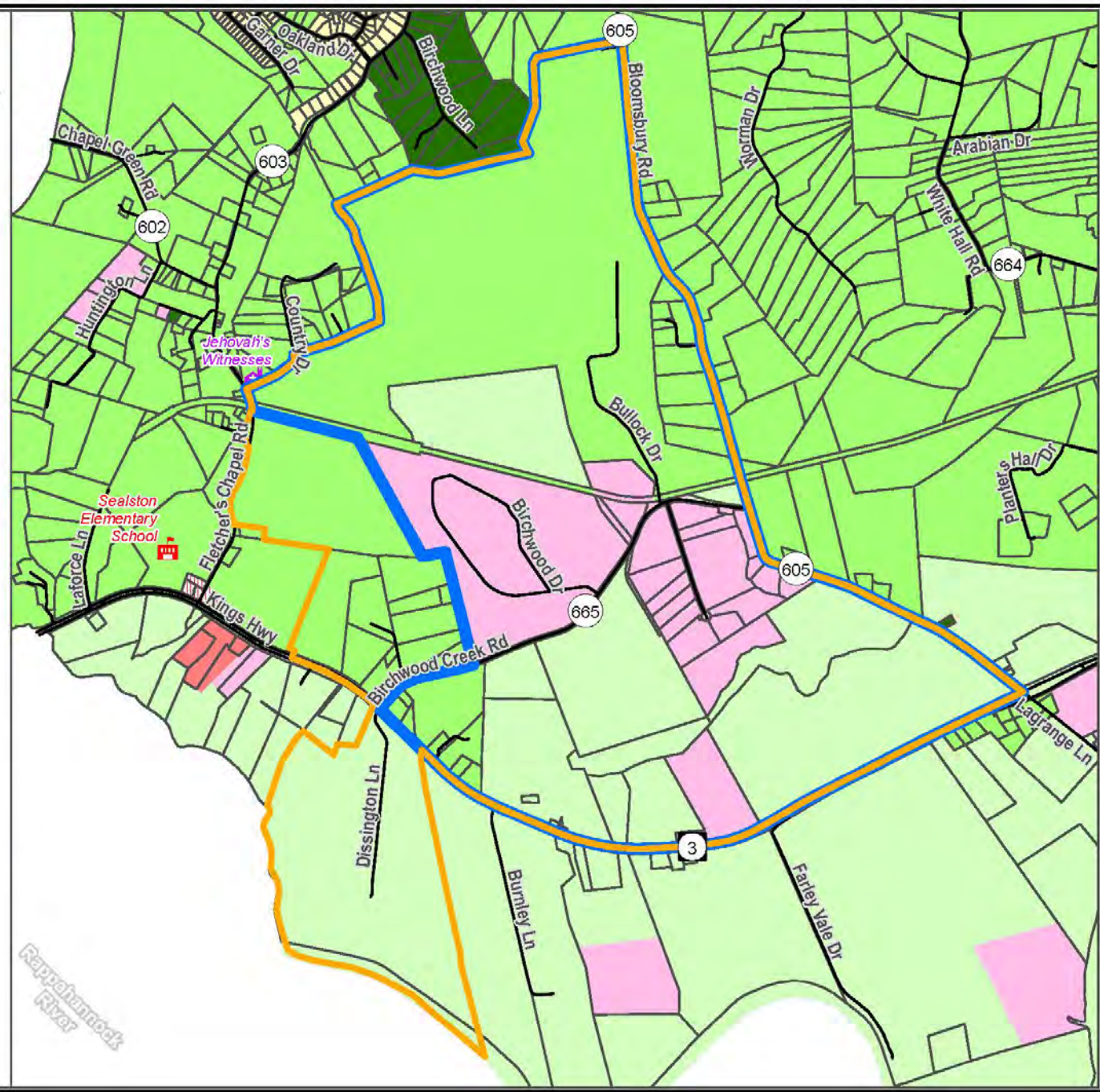
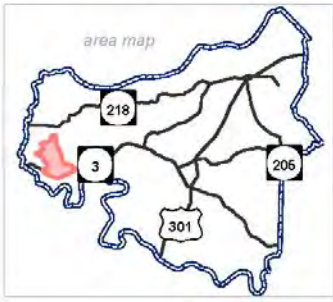
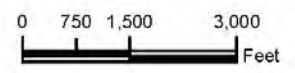
- Energy consumption
- Water usage
- Traffic congestion
- Environmental impacts
 - Noise, heat, and waste
- Land use and real estate

Mitigation Measures

- Several mitigation measures have been provided in the proffers. These include:
 1. Limitations on use
 2. Transportation improvements
 3. Limitations on building square footage and height
 4. Preservation of existing vegetation
 5. Security fencing
 6. Lighting limitations
 7. Construction Mitigation Plan
 8. Private water supply
 9. Measures related to sound
 10. Cultural resources survey
 11. Emergency Action Plan and training

MAP 6
DRAFT - ROUTE 3 WEST
SETTLEMENT AREA
2019 COMPREHENSIVE PLAN
KING GEORGE COUNTY

- Legend*
-  Route 3 West Settlement Area
 -  Draft - Route 3 West Settlement Area
 -  School Buildings (1)
 -  Churches (1)
 -  Roads
 -  Parcels
 - Zoning Type**
 -  A-1 Limited Agricultural
 -  A-2 Rural Agricultural
 -  A-3 General Agricultural
 -  C-1 Retail Commercial
 -  C-2 General Trade
 -  I Industrial
 -  R-1 One-family Dwelling





▭ FUTURE BUILDINGS LOCATED BEHIND EXISTING TREE LINE, TOP PORTIONS OF BUILDINGS WILL BE VISIBLE FROM STREET

4-20-2023

BIRCHWOOD - STREET VIEW RENDERING



▭ FUTURE BUILDINGS LOCATED BEHIND EXISTING TREE LINE, TOP PORTIONS OF THE BUILDINGS WILL BE VISIBLE FROM STREET

4-20-2023

BIRCHWOOD - STREET VIEW RENDERING



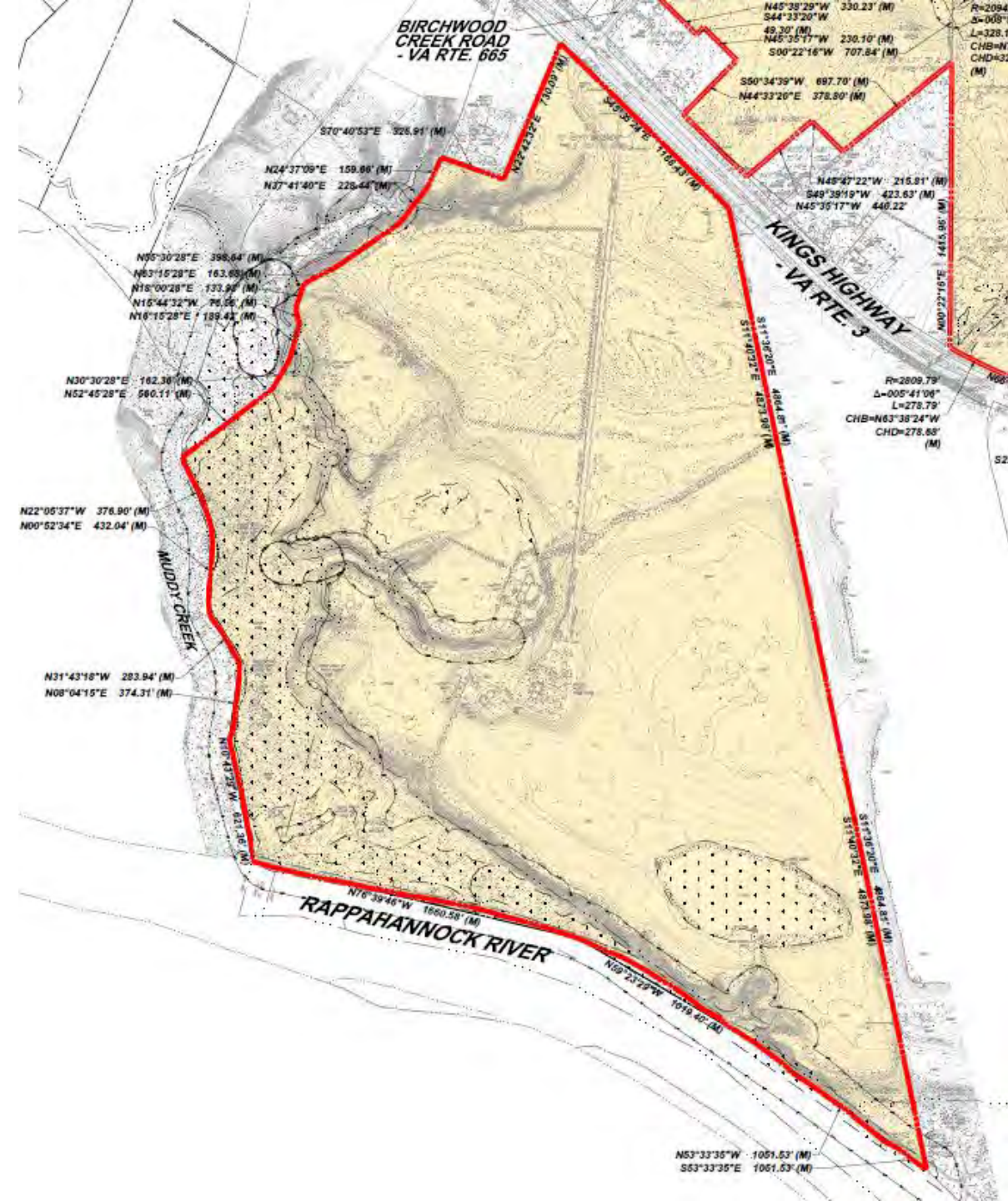
▭ FUTURE BUILDINGS LOCATED BEHIND PROPOSED LANDSCAPING BUFFER, AND WILL NOT BE VISIBLE FROM STREET

4-20-2023

BIRCHWOOD - STREET VIEW RENDERING

Environmental Impacts

- The Rappahannock River, Muddy Creek, and Birchwood Creek are located in the vicinity of the subject parcels.
- Lighting impacts
- Sound and noise impacts
 - Noise levels will be limited to 60 decibels between 6 am and 10 pm and to 55 decibels between 10 pm and 6 am.



Traffic

Table 5. Trip Generation Comparison – By Right vs. Proposed

Development Application	Weekday AM Peak Hour			Weekday PM Peak Hour			Average Weekday		
	By Right Trips	Proposed Trips	Difference	By Right Trips	Proposed Trips	Difference	By Right Trips	Proposed Trips	Difference
Morie	22	113	+91	28	38	+10	292	938	+646
Birchwood ⁽¹⁾	-			-			-		
Butzner	46	180	+134	61	60	-1	621	1,500	+879
Thai	21	18	-3	27	6	-21	282	150	-132
Reed	9	4	-5	11	1	-10	121	29	-92
Haney	12	1	-11	16	0	-16	165	8	-157
Total	110	316	+206	143	105	-38	1,481	2,625	+1,144

Public Safety

- Proffers commit to the submission of an Emergency Action Plan for each site plan submittal
- Proffers call for the payment of \$2,000,000 to the County to mitigate the costs of public safety services demand arising from the project.
- King George County Fire and Rescue has been involved in the review process.
- Emphasis on safety measures, which have been identified through the application process, the proffers and application revisions.
- Dedication of 15 to 20 acres for use by the County's Sheriff Office and Fire Department



Economic Impact

- Financial Impact Analysis
- Increased tax revenues
 - Each 250,000 sq ft data center = investment of \$1 billion in the County = \$4.2 million of tax revenues
- Job creation
 - Each 250,000 sq ft data center = 30 full-time jobs = \$4.8 million in labor income
- Indirect economic impacts
 - Ongoing data center operations = 108 indirect jobs = an additional \$4.8 million in labor income



Proffers

2. Permitted Uses. Only data centers and associated accessory uses will be permitted to be developed on the Property. Accessory uses include:

- a. All electric generation, distribution, transmission, and substation facilities;
- b. Enclosed battery and fuel storage facilities;
- c. Office, general office, and storage;
- d. Logistics and maintenance facilities;
- e. Water and sewer facilities;
- f. Communication, broadband, and fiber optic utilities;
- g. Service stations;
- h. Fleet vehicle maintenance and repair facilities;
- i. Water treatment facilities;
- j. Guard house;
- k. Rooftop energy solar systems (no solar farms)
- l. Resiliency ponds
- m. Other private/public utilities

Proffers cont.

III. Site Design

1. The building exterior will be made of primary materials, such as concrete blocks, precast concrete, glass, metal panels, and stucco; and secondary materials, such as cement fiber board, reinforced fiber concrete, and cementitious siding, for accents or smaller elements of the building's façade.

The square footage for data center buildings on each of six development areas will be limited as follows (excluding accessory uses):

- a. Development Area #1: 1.25 million square feet
- b. Development Area #2: 4 million square feet
- c. Development Area #3: 2 million square feet
- d. Development Area #4: 150,000 square feet (accessory uses only)
- e. Development Area #5: 50,000 square feet (accessory uses only)
- f. Development Area #6: 50,000 square feet (accessory uses only)

Proffers cont.

3. Open space: Approximately 40% of the Property, or +/- 351 acres, will include open space.
4. Setbacks, screening, and buffers will be installed as shown on the GDP. However, the Applicant has indicated some exceptions to these requirements:
 - a. Setbacks, screening, and buffers will not be required between adjacent parcels owned or leased by the Applicant.
 - b. Interior lot lines within the developed area will not be required to have buffers, setbacks, or screening.
 - c. If new lots are created solely for utility purposes, they also will not be required to have buffers, setbacks, or screening.

Proffers cont.

9. Phasing:

- The Applicant will provide a phasing plan with each site plan submittal detailing the anticipated construction schedule and when they will begin using the site for its intended purpose.

10. Construction:

- The Applicant will submit a Construction Mitigation Plan prior to final site plan approval for each phase of development. It will include measures to control construction-related traffic, particularly during peak travel hours, and will consider impact on school bus travel along construction truck routes.

Proffers cont.

11. Dedication of Area for River Access:

- Once the site plan for Development Area #1 is approved, the Applicant will dedicate a minimum of 8 acres of land to the County, as depicted on the GDP, to allow public access to the Rappahannock River.
- The Applicant will provide necessary easements to the County so that the River Dedication Area may be accessed.
- Buffers described in the Proffers will not apply to this area.
- The Applicant will still be in charge of maintaining and controlling access to and from this area and will work with the County to address access to the Rappahannock River. However, after the dedication, the County will be responsible for all matters related to the dedicated land, except as provided in this section.

Proffers cont.

12. Water Supply:

- The main source of water for the data centers' operational use will come from a surface water intake permit previously approved by the Virginia Department of Environmental Quality.
- Birchwood's existing Ground Water permit will be used for emergency supply and for potable water service.
 - This water will not be provided by King George County Service Authority until public potable water becomes available to the site in the future.

Proffers cont.

VI. Preservation

- The Applicant will preserve two areas of land as shown on the GDP labeled "Preservation Area (75 acres)" and Preservation Area (80 acres)".
- These areas may be used for the purposes of installing and extending utilities, locating and installing stormwater management facilities, and access to and from all of the above for purposes of supporting the development of the Property.

Analysis

1. Street view renderings of the proposed buildings have been submitted showing that the impact to the viewshed will be minimal.
2. Approval of the Applications would help foster growth by creating a more technology-driven environment and by increasing economic development potential.
3. Approximately 351 total acres of open space will be provided, and the GDP shows commitment to protecting critical environmental resources.
4. The area proposed for development is located in close proximity to other industrial uses.
5. The proposed uses in the application are consistent with the intent of the settlement area provisions of the Comprehensive Plan and are anticipated uses within the Industrial zoning district.

Planning Commission Recommendations

1. Comprehensive Plan Amendments: Failed motion of a recommendation for approval of the comprehensive plan amendment excluding all parcels south of Route 3 and parcels not controlled or owned by the Applicant.
2. Conditional Rezoning Case Number Z-2023-00099: Recommendation for approval of only the parcels north of Route 3.
3. Proffer Amendment Application Case Number Z-2023-00101: Recommendation for approval.
4. Special Exception Permit Case Number Z-2023-00100: Recommendation for approval.

Recommendations

- Staff recommends...
 1. **Approval** of the proposed **Comprehensive Plan Amendments**.
 2. **Approval** of the request made under **Conditional Rezoning Application Case No. Z-2023-00099** to conditionally rezone, with proffers, Parcels 21-25, 21-33, 21-35, 21-43, 21-44, 21-47, 21-48, 21-48D, and a portion of 21-50 from A-1 and A-2 to I zoning.
 3. **Approval** of the request made under **Proffer Amendment Case No. Z-2023-00101** to amend the proffers associated with Rezoning 91-03-Z01 for Parcel 21-50.
 4. **Approval** of the request made under **Special Exception Permit Case No. Z-2023-00100** to amend the previously issued special exception permit applicable to a portion of Parcel 21-50 and Parcel 29-4.