



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

Off-Site Impacts

Positive

- Economic benefits
- Infrastructure development
- Community investment
- Research and development
- Energy efficiency and sustainability














Negative

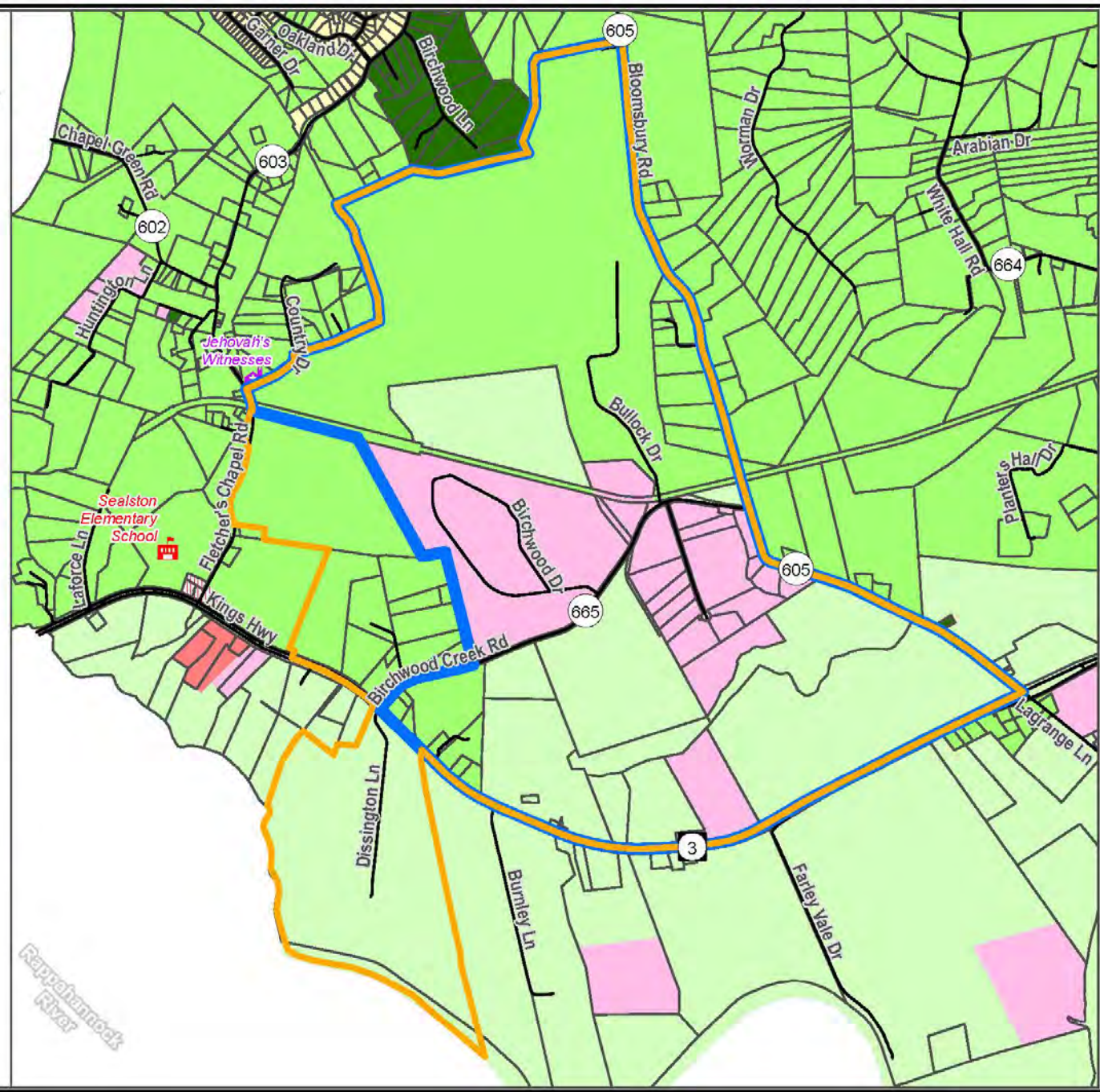
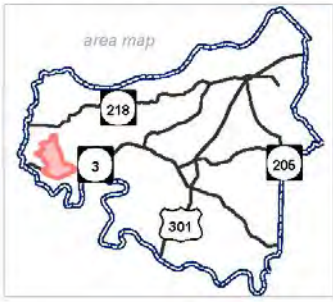
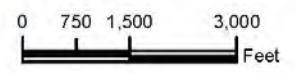
- Environmental impacts
 - Noise
- Energy consumption
- Water usage
- Traffic congestion
- Land use and real estate

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





July 18, 2023 Submittal

- Applicant addressed concerns regarding noise.
 - The proposed DBA levels in both the Global Proffers and Proffer Amendment Statement were revised to be in accordance with the draft Noise Ordinance.
 - Clarified that Sound Analysis will be submitted prior to the final Certificate of Occupancy of each data center building.
- Development Areas #4 and #5 were added to the square footage limitations for accessory uses in Proffers.
 - The Zoning Narrative further limits these areas to development only for accessory uses.

July 21, 2023 Submittal

- Applicant continued to respond to concerns over sound.
 - Language was added to both the Global Proffers and the Proffer Amendment Statement agreeing to annual sound testing on the anniversary date of the issuance of the final Certificate of Occupancy for each building.

August 10, 2023 Submittal

- Following the Planning Commission meeting, Applicant:
 - Added language to Section III(12) of proffers stating that the Dedication Area will be a minimum of 8 acres and that they will work with the County to address access to the Rappahannock River.
 - Added language to Section III(16) of proffers saying that Sound Analysis will also be provided prior to the County's approval of each final site plan.
 - Increased the public safety cash proffer to \$2 million.
 - Added language to Section V of the proffers agreeing to dedicate a total of 15 to 20 acres from TM 21-47, 21-48, and/or 21-48D to the County for use by the County's Sherriff's Office and Fire Department.

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.