

**Responses to Planning Commission Questions
September 13, 2022**

Q.1 Can you please provide a little more details regarding this statement. I guess my questions are, if this is a concern for the County, why can't we require a plan that is not, "plan wide", but rather specific to those areas that would require this level of detail? If the County issued such a requirement the applicant would then have the opportunity to submit a proffer.

Response: The Board could require project area specific interpretive plans and landscaping plans and we have done so in the past for rezoning and special use permit applications. However, this comprehensive plan amendment proposes policies and action strategies for every acre. It seemed best to propose an interpretive plan and landscaping plan that would integrate all of the various histories into one interpretive plan. Specific elements of the interpretive plan could then be implemented on a project area by project area basis (project area = rezoning area). The reason why this is the recommended approach is that the history within is not confined to discrete, modern day, parcel lines. Rather the history crosses-over parcel lines. Example "1" is the Settlement African American community. We don't yet know what the boundary of this community is. Example "2" is the Civil War activity, which we know is found on multiple different rezoning applications. If I understand your question or statement, what you are suggesting is that one applicant proffer to prepare an interpretive plan and or landscaping plan to the entire PW DG CPA project area, which would be outside their project area. Even if a rezoning applicant proffered to prepare a comp plan area-wide interpretive plan, there could be legal issues with such a proffer.

In the transportation section. One of the comments that I keep hearing about Pageland Lane is the amount of traffic that is currently on this road. The comments, I'm sure, are intended to demonstrate the inadequacies or overuse of the current state of the road.

Q2. Are the calculations/numbers of vehicle trips listed in the report based on the current land / zoning designations? Because I don't see this concern of the current over usage with what is being stated in the report.

Response: The staff report shows the trip generation for the projected buildout of the Pageland Lane Corridor based on the proposed Land Use Classification. PW Digital Gateway's analysis stated that a 4-lane Pageland Lane as a minor arterial with six signalized intersections between Sudley Road and Rt. 29 could handle the traffic generated by its development.

Q3. I see the By-County Parkway is also mentioned in this section. So, is the By-County Parkway still a conservation and/or a planned project by the PWC Transportation Office?

Response: The traffic related to the CPA will need to be mitigated in some way. The mention of the Bi-County Parkway was for clarification to indicate that there is **no correlation** between PW Digital Gateway and the Bi-County Parkway. Additionally, the Board of County Supervisors removed the Bi-County Parkway from the Mobility Plan.

Q4. My next question relates to the Potable Water & Sanitary Sewer Chapter. There is a statement that, "the Deficiencies will be identified, and the applicant will be notified of their requirements to meet the Service Authority's established performance standards for service." Can you let me know and be prepared to talk about what these deficiencies are?

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Response: The Service Authority will attend the Public Hearing on the CPA for PW Digital Gateway and address the aforementioned deficiencies and their standards for service requirements.

Q5. On page 35 there is a statement, "In the absence of a response from the applicant to the Historical Commission's previous recommendations (included below), the Historical Commission is compelled to recommend denial. Can you provide me with some details as to why the applicant would not provide a response to avoid this recommendation for denial?"

Response: This particular comment regarding the CPA was based on a previous review by the Historical Commission at their May 10, 2022, meeting. Since that time, the Planning Office has published two draft versions of the PW Digital Gateway Plan. The first draft was released on July 7, 2022, and the second draft was published on August 15, 2022. The Historical Commission will review the latest version of this CPA draft plan on September 13, 2022, which includes the new policies that address the viewshed recommendations and we can share those recommendations with the Planning Commission.

Q6. Will the applicant pay for all of the needed roads in the project?

Response: The discussion of contribution towards certain elements of infrastructure and facilities occur during the Rezoning and/or Special Use Permit application process. In most cases, an applicant contributes to the cost of the infrastructure related to addressing the impacts of their project. The LOS policy in the Plan directly addresses this:

DGLOS Policy: Require development applications to contribute to the overall infrastructure proposed in the Plan, where appropriate and consistent with applicable law. Contributions may be through the dedication of land, easements, or facilities, and/or monetary contributions relative to the impacts associated with their development project.

Q7. We know that Dominion Power has stated it will be necessary to have more power than what is currently available in the corridor for this project. Will the additional power be provided on the current towers, or will new additional towers need to be erected to accommodate the additional need? If so, where and how outside this project area will the power come from?

Response: If Digital Gateway is approved and NOVEC requires additional transmission-level voltage to meet the energy needs of the development, new substations and transmission lines would be needed. Where and how those get routed/developed is unknown at this time given the preliminary stages of the Digital Gateway approval process. Dominion has indicated that the existing towers along Pageland Lane are not designed (and would not typically be designed) to include another transmission line. Planning for new transmission lines likely means there would be additional/new right-of-way and new towers.

Dominion has been clear that need for additional transmission infrastructure in Prince William County in the future will occur with or without Digital Gateway. Digital Gateway, if approved, will contribute to the system needs.

In the current Comprehensive Plan, the following action strategy speaks to the location of future transmission lines, specifically they should follow existing lines.

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LU3.14 Figure 5, “Designated Corridors or Routes for Electric Transmission Lines of 150

Zoning District Classification	Maximum dBA Daytime	Maximum dBA Nighttime
Residential	60	55
Mixed Use District	60	55
Commercial	65	60
Office	65	60
Industrial	79	72

Kilovolts or More,” illustrates the corridors or routes for the location of existing electric transmission lines of 150 kilovolts or more and designates the corridors that all future electric utility lines of 150 kilovolts or more should follow.

Similar language is proposed in Pathway to 2040.

Q8. The county does not have a noise ordinance that takes into consideration the technology used by data centers. In the absence of this, is it possible to list a condition that addresses noise produced by data centers as part of the approval process?

Response: Such a condition or proffer could be negotiated at the time of Rezoning and/or Special Use Permit approval. The PW Digital Gateway Plan addresses noise attenuation in the following action strategy:

DGCD 1.9 Require the use of sound attenuation enclosures or walls around generators and other mechanical equipment (including rooftop equipment) where appropriate to minimize noise impacts to the cultural and residential designated areas. Additionally, development proposals should condition strict times for routine testing of generator equipment and backup power systems.

The Prince William County Code of Ordinance does cover the maximum permissible sound levels in Sec.14-4. This section of the Code states “Except as otherwise provided, any noise which emanates from any operation, activity or source and which exceeds the maximum permissible sound levels established in this section below is hereby prohibited. Such levels shall be measured at the property boundary of the sound source or at any point within any other property affected by the noise. 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.”

You are correct that heating and cooling systems, including but not limited to air conditioners and heat pumps, shall not be subject to the night levels enumerated above, but they must still meet the daytime levels. Lastly, there is no decibel level limit in the A-1 Zoning District.

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Q9. The new strategic plan talks about preserving the county's history through the preservation of cemeteries. Have all of the family, and civil war cemeteries been identified? How will they be protected if the corridor is developed?

Cemeteries should be identified through field studies requested during the rezoning and/or special use permit application process and protected in accordance with the following action strategy in the Plan:

DGCR 1.16 Cemeteries located in the plan area should be preserved in place and treated in accord with Section 32-250.110 of the County's Ordinance (Preservation of Existing Cemeteries). However, based on site-specific evaluation, a larger cemetery preservation area may be appropriate to help ensure that a cemetery is protected and improve the transition between the development and each cemetery.

Q10. In addition to the county archeologist, and the Department of Environmental Resources, what other county agencies or departments have expressed concerns to the current CPA proposal?

The concerns of all County departments and agencies that reviewed the plan have been considered or addressed in the Plan. The Plan was developed over the course of the last year with four plan submissions and subsequent reviews by County departments and agencies of each submission. Each plan comments report is available online.