

DCOAG Meeting

December 04, 2024

Development Services 107 A/B

Teams for Virtual Attendees

Team Check-in

Wade Hugh:

- Informed DCOAG JMT and David Nelson's visit to PWC has been rescheduled due to weather (wind) This would have made it challenging to get accurate readings.
- Confirmed the additional meeting scheduled for December 11, 2024, 1:00-3:00 in the Occoquan Conference Room- McCoart Building
 - Invites have been sent.
- Clarified Overlay directions from the BOCS (Board of County Supervisors Meeting)
 - April 2 -Supervisor Weir introduced a zoning text amendment that would get rid of the overlay district. No votes took place requested staff get more information.
 - May 10- Tanya Washington Planning Director Presented to the BOCS. The Board deferred action on the ZTA to eliminate the overlay district.
 - June 11- BOCS voted one the ZTA to remove the overlay district, but the motion failed.
 - A directive from the Chair to go back to the santec report and bring forward recommendations.
 - September 10- A more detailed presentation was given to the BOCS regarding the process for reviewing and analyzing the data center overlay district staff would bring on a consultant to look at the overlay.
 - On September 12, Wade Hugh sent an email to the DCOAG that Moseley Architects would not review the overlay siting.

Kathy K. – Stated her concern about the importance of the DCOAG to review overlay siting.

Bill Wright- Emphasized the disagreement with the board's direction to not have DCOAG be part of review of the overlay review.

Kathy Kulick: Shared remarks from Senator Mark Warner about power usage – Blast zone! This group should be part of the siting of this group. We don't want "Blast Zones" near our schools and homes.

Dale Brown- Shared the measurements provided by one of the Great Oaks Community residents Carlos, He is still not satisfied with the levels provided in the draft ordinance.

Moseley Architects- Presentation Questions/ Feedback

Discussed FAR removal – Rachel clarified the proposed zoning text would make it unnecessary and would help the development of the industrial areas.

Definitions- DCOAG members suggested the addition of Hazardous Chemicals in the industrial areas.

Setbacks- Setbacks- The data center for building Residential 200 ft mechanical equipment would be 300 ft Kathy Kulick requested that all equipment be placed inside like Cloud HQ. Dale Brown Verified and described the layout of the equipment.

Kathy Kulick suggested the following setbacks as recommended by the HOA Roundtable

- Quarter mile- residential communities
- One mile- National Parks
- Half mile – Schools
- Planning will prepare a map that will show the setback
- Dale commented that Great Oak has a 600 ft set back from the data center to residential homes
- Moseley Architects will continue to do more research regarding the rooftop mechanical equipment for setbacks.
- DCOAG Members suggested not to use other localities as examples to use in PWC, instead to review approved land use applications to learn from and make better decisions.
- Discussed the use of NDA does not affect the zoning or location of a building.
- Planning staff clarified that bubble plans are no longer allowed.
- DCOAG recommended a community meeting would not be a good idea at this point if there are no specific regulation changes.
- PWC Staff - suggested that this is a community listening session and would be a good opportunity to hear from the residents.
- Pending Zoning Ordinance Proposal Comments will be sent to Melody from:
 - Data Center Coalition
 - Prince William County Public Works
 - Prince William Water

Team Check out

Next Meeting

- Wednesday, December 11, 2024
***Location McCoart Building
Occoquan Conference Room**
- Wednesday, December 18
Development Services Building 107 A/B

