County of Fairfax, Virginia
Planning Commission Meeting
July 9, 2025
Planning Commission Action

2232-2024-SU-00001 – TAKEOFF SUBSTATION
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:

On July 9, 2025, the Planning Commission voted 10-0 (Commissioner Hancock was absent from the meeting. Commissioner Sargeant recused himself from the discussion and vote) to approve Application 2232-2024-SU-00001 based on the following findings and reasons:

- The subject proposal by Dominion Energy to construct an electrical substation facility, located at Route 50 and Avion Parkway in Chantilly, satisfies the criteria of general or approximate location, character, and extent of the adopted Comprehensive Plan, as specified in Section 15.2-2232 of the *Code of Virginia,* for the reasons set forth in the staff report dated June 25, 2025.

ATTACHED DOCUMENTS:
Staff Report dated June 25, 2025

CD

FAIRFAX COUNTY
PLANNING COMMISSION

June 25, 2025

PUBLIC HEARING
FOR
PLANNING DETERMINATION
Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: July 9, 2025 at 7:30 p.m.

Application Number:	**2232-2024-SU-00001**
Applicant:	**Dominion Energy**
Proposed Use:	Takeoff Electrical Substation
Supervisor District:	Sully
Subject Property Tax Map ID:	34-1 ((3)) 1
Subject Property Address:	N/A
Area of Subject Property:	10.21 acres
Application Accepted:	January 9, 2024. The Board of Supervisors extended the initial application deadline to December 10, 2024 and staff requested an additional extension of the 2232 application review to November 13, 2025, to allow for adequate time to review and for the applicant to respond to revisions.
Recommendation:	In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find that the proposal by Virginia Electric and Power Company, d/b/a Dominion Energy Virginia (Dominion) to construct a new substation facility at parcel number 34-1 ((3)) 1 in Chantilly, VA, **is substantially in accord** with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

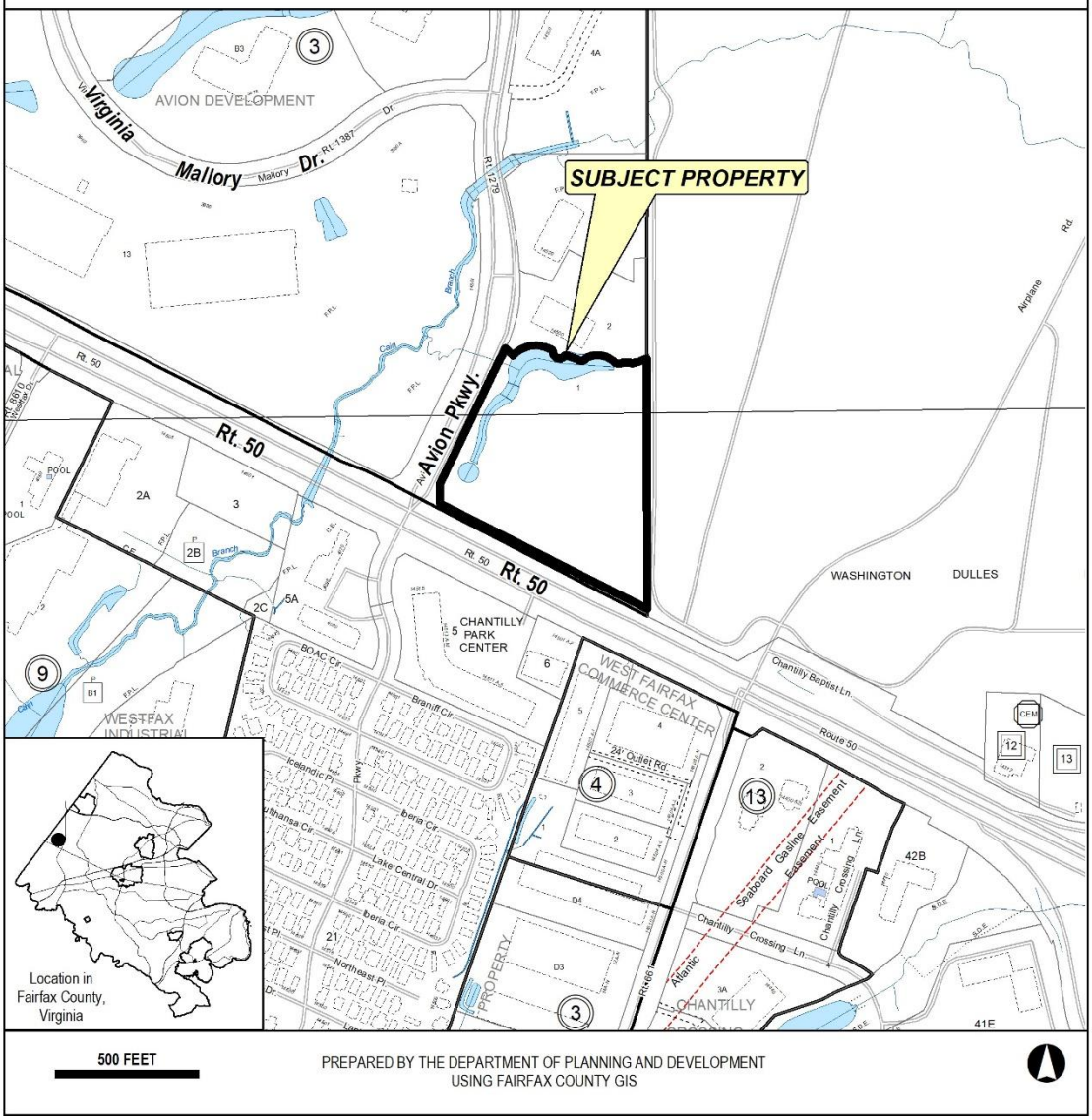
Section 15.2 -2232 of the Code of Virginia

Number: 2232-2024-SU-00001 **Acreage:** 10.213 Ac. **District:** Sully

Tax Map ID Number: 34-1 ((3)) 1 **Address:** N/A

Planned Use: Public Parks/Mixed Uses **Applicant:** Virginia Electric and Power Company, d/b/a Dominion Energy Virginia

Proposed Use: Public Facility



APPLICATION *Attachment A*

Proposal: Virginia Electric and Power Company, d/b/a Dominion Energy Virginia (Dominion) proposes to construct an electrical substation facility to serve the adjacent data center and electrical demands of the surrounding area.

Zoning District: I-5

Comprehensive Plan Map: Public Parks; Mixed Uses

Existing Site Conditions and Surrounding Area

The subject site is approximately 10.21 acres and owned by Amazon Data Services Inc. The existing site is mostly undeveloped. The site has a stormwater pond that extends on the western and northern boundary of the property. The applicant proposes to retain the stormwater pond on-site and leave it undisturbed. The rest of the property is open fields and a swath of forested area at the center and extending to the east side of the property. Streetscape plantings with mowed grass exist along the frontage of Route 50. The site to the north contains office uses, undeveloped Dulles Airport property is located to the east (on the east side of Lower Perimeter Road), the proposed data center is located to the west across Avion Parkway, and retail service uses are located to the south across from Route 50. Figure 1 shows a photograph of the site that was taken from the southwest corner of Route 50 and Airline Parkway.



Figure 1: View of the Subject Site from Route 50

Project Justification

On the adjacent property to the west (across from Avion Parkway) is the location of the proposed Avion Data Center that has an approved site plan (006455-SP-025). The subject electrical substation will provide service to the proposed data center and will be connected to the electrical grid to meet energy demands of the surrounding area. The proposed substation is designed to initially meet loading requirements for the data center, but as area distribution load has and will likely continue to increase, Dominion plans to utilize reserve capacity to serve increased loads to the electrical grid. In addition to the data center there has been significant growth in residential, commercial, and office uses in the surrounding area that will require additional energy needs.

PROPOSED USE

Proposed Substation Facility

The I-5 zoning district permits the development of electrical substations by-right in the Zoning Ordinance; however, because substations are a public utility, a 2232 Public Facility review is required by Virginia State Code 15.2-2232.

The proposed substation will be located on the southwest corner of the subject property. The applicant is proposing to setback the substation approximately 100 feet from Route 50 and use a variety of trees and shrubs to create screening from the surrounding uses, particularly from the Route 50 viewshed. The applicant is proposing to retain approximately one acre of tree preservation area and plant 13 new evergreen/deciduous trees along Avion Parkway to meet landscape requirements. The applicant states that due to easements and utility lines there is a limit to more additional landscaping that can be provided along Route 50. Distribution lines to the substation will traverse the southeastern corner of the substation and are proposed to be placed underground and connect to existing underground duct banks along Route 50. Overhead transmission lines will connect at the northeastern corner of the substation at the rear of the property to mitigate visual impacts from Avion Parkway and Route 50. Figure 2 depicts the view of the proposed conditions from Rute 50.



Figure 2: View of the Proposed Conditions from Route 50

Design and Architecture

The design and architecture of the electrical substation includes transformers, circuit breakers, and static poles. Heights of the equipment within the substation will generally be as follows, transformers (23’-28’); circuit breakers (17’-18’); static poles (75’); backbone structures (95’); and proposed security/screening wall (12’). Electrical transformers will be on-site and a secondary containment perimeter will be designed and installed around each transformer.

Figure 3 shows the conceptual design of the proposed substation, architectural wall, and landscaping on the frontage of the site.

Hours of Operation, Maintenance and Personnel

The electrical substation will be functional and unmanned 24 hours a day, seven days a week. Monthly inspection and routine maintenance will be provided by Dominion technicians.

Service Area

The proposed substation will serve the proposed adjacent data center and electrical demands of the surrounding area.

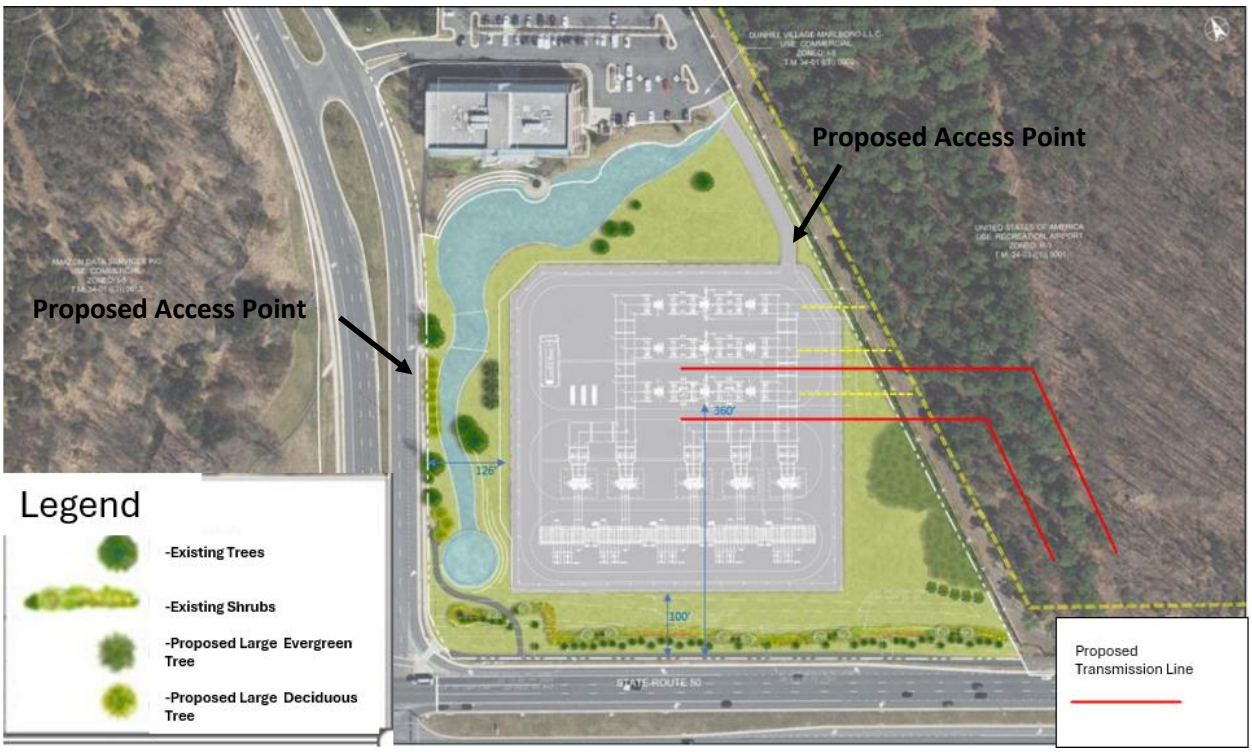


Figure 3: View of the Proposed Substation Layout

Access and Traffic Impacts

No significant traffic impacts are anticipated, as the facility is generally unstaffed. There are two proposed access roads to the substation, the first along the northeastern corner of the site on Lower Perimeter Road and the second along Avion Parkway. Figure 3 shows the proposed access points on the substation site layout. Approximately, one vehicle trip is anticipated to access the site for bi-monthly to monthly inspections and routine maintenance

Noise and Light Impacts

There are no anticipated noise or light impacts on the surrounding uses generated from the substation use. Substations have minimal noise generating uses and emitting sounds. Transformers are the source that generates noise ranging in decibel from 55-75 decibels (dBA). The transformers proposed for this substation are expected to be over 200 feet away from the nearest property lines.

The applicant states the proposed lighting is needed for security and safety purposes. The applicant has stated lighting will be dark sky compliant and designed to minimize glare onto adjacent properties with the use of full cut-off LED lighting.

Noise and lighting impacts will be minimized as the applicant will abide by the Fairfax County Noise Ordinance and Zoning Ordinance.

Visual Impacts, Landscaping and Screening

The proposed substation will be setback approximately 100 feet from Route 50. An existing landscape buffer is located along the Route 50 frontage. New landscaping and trees are proposed to supplement the existing landscaping. The new tree species and spacing have been selected specifically to provide enhanced screening from surrounding uses. There are a variety of underground utilities between the proposed substation and the frontage of the property that limits plantings in the area. The applicant's landscape architect worked closely with the county's Forest Conservation Branch in Land Development Services (LDS) to ensure the types of trees species, spacing, and areas of opportunity were considered to ensure the proposal provides the most natural screening to the surrounding uses. Dominion plans on retaining mature vegetation along the eastern boundary as tree preservation areas. Dominion will install a 12-foot pre-cast concrete, decorative wall around the substation to shield views of the lower profile substation equipment. Figure 4 below demonstrates the existing and proposed vegetation as proposed with the site plan for the substation.

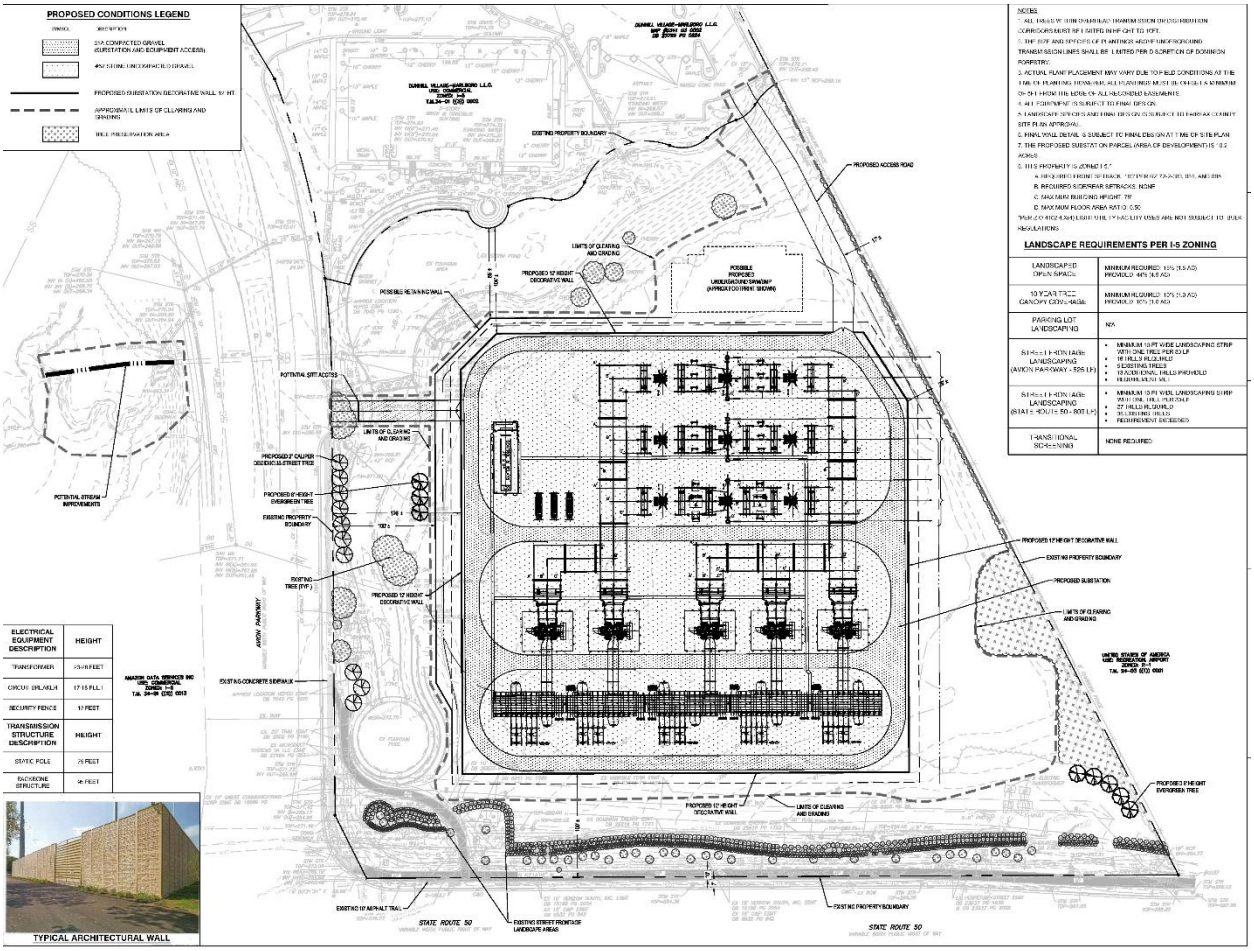


Figure 4: Substation Site Plan

Environmental
The subject property is located within the Water Supply Protection Overlay District (WSPOD) The proposed use will not be located on any Federal, State, or county designated environmentally sensitive area. There are no mapped Resource Protection Areas (RPA), Floodplain, or Environmental Quality Corridors (EQC) on the subject property. The development of the substation will require all stormwater from the site to comply with the latest Department of Environmental Quality Regulations, as well as the local Fairfax County Stormwater Management Ordinance, both of which incorporate stringent water quality standards for phosphorus loads discharged from the site.

Alternative Sites
The proposed site was selected due to its proximity to the adjacent data center. The property owner has provided the site to Dominion which will directly serve the data center adjacent to the property and surrounding areas.

The Commonwealth of Virginia State Corporation Commission (SCC) approved the general location of the substation March 19, 2025 and included the approval of the Takeoff transmission lines proposed route.

DESCRIPTION OF SURROUNDING AREA

LOCATION: The site is bounded by Route 50 to the south, Lower Perimeter Road to the east, and Avion Parkway to the west. The property has office uses to the north. The existing property has a stormwater pond but no structures or current uses.

CHARACTER: Undeveloped, except for stormwater management facilities

Planned Uses Adjacent to Subject Property

- Subject Property – Mixed Uses / Public Parks
- North – Mixed Uses
- East – Public Facilities
- South – Industrial
- West – Mixed Uses / Public Parks

COMPREHENSIVE PLAN

COMPREHENSIVE PLAN MAP: Mixed Uses/Public Parks

The proposed site is in Area III, Bull Run Planning District, Upper Cub Run Planning Sector (BR2), Dulles Suburban Center, Land Unit F-2

An assessment of this proposal for substantial conformance with current land use recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations:

Area Plan:

FAIRFAX COUNTY COMPREHENSIVE PLAN, Area III, 2017 Edition Dulles Suburban Center Amended through 9-24-2024, Page

"Public Facilities"

Existing public facilities located within the Dulles Suburban Center and those for which a future need has already been identified and prior approval received are included on Figure 7. Major expansions of existing facilities (with the exception of federal or state facilities) or uses of land that are distinctly different than the use of the public facility must be considered by the county Planning Commission through provisions outlined in Section 15.2-2232 of the Code of Virginia. For these existing facilities minor expansions which are in keeping with the character of the facility may be considered in conformance with the Plan.

Additional public facilities may be identified as future needs in the Suburban Center. Such facilities are included for informational purposes and in most cases will require a 2232 Review public hearing before the county Planning Commission prior to being established unless they are specifically identified in the Plan text. Those facilities for which a specific location for future construction has been identified are also listed in the land unit recommendations and are considered a feature of the Comprehensive Plan upon review of the Planning Director and concurrence by the Planning Commission. If a feature shown determination is made, these projects will not require a future 2232 Review public hearing.

FAIRFAX COUNTY COMPREHENSIVE PLAN, Area III, 2017 Edition Bull Run Planning District Amended through 3-21-2023, Page 15-17

"Public Facilities"

A number of public facilities have been identified as future needs in this Planning District. Identified public facilities needs for those parts of the Bull Run Planning District included in the Fairfax Center area are shown in the Fairfax Center Area Plan. These facilities are included for informational purposes and in most cases will require a 2232 Review public hearing before the county Planning Commission prior to being established. Those facilities for which a specific location for future construction has been identified are also listed in the sector plans and are considered a feature of the Comprehensive Plan upon review of the Planning Director and concurrence by the Planning Commission. If a feature shown determination is made, these projects will not require a future 2232 Review public hearing. The following facilities are identified as future needs in the Bull Run Planning District.

FAIRFAX COUNTY COMPREHENSIVE PLAN, Area III, 2017 Edition Bull Run Planning District Amended through 3-21-2023, BR2-Upper Cub Run Community Planning Sector, Page 51

Public Facilities 1. Provide a Virginia Power substation in Sector BR2 in order to maintain reliable electric service.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition POLICY PLAN Public Facilities Amended through 5-7-2024, Pages 2–4:

"Countywide Objectives and Policies

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

Objective 1: Locate new facilities where access is convenient for residents and the requirements to provide the service or function are met.

Policy a. Site facilities appropriately to the area they are intended to serve.

Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.

Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

Objective 2: Plan, fund, construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

Policy d. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities or expansions of existing facilities, where appropriate, in size and quantity consistent with projected needs.

Objective 4: Consider the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest.

Policy b. Design facilities to celebrate and enhance the community identity and existing or planned character of the surrounding area.

Policy c. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on existing or planned adjacent development of a different use or nature.

Policy d. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition POLICY PLAN Public Facilities Amended through 5-7-2024, Pages 2–4:

"ELECTRICAL AND LAND-LINE UTILITY SERVICES"

Introduction

Electrical and land-line utility services include electrical, communication and cable facilities, which are provided through a wired infrastructure and viewed, for the most part, as absolute necessities. The need for electrical, communication, and cable facilities accelerates commensurate with development. As the need for sites increases, so does the scarcity of appropriate land for construction of these facilities. The objectives and policies set forth in this section provide guidance on siting and design issues and are to be used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other local, state and federal laws pertaining to these issues.

Objective 43: Locate electrical and land-line service facilities to provide maximum service levels as unobtrusively as possible.

Policy a. Avoid areas of environmental sensitivity.

Policy b. Collocate facilities such as distribution and transmission poles, switching and hub centers and electrical substations whenever feasible and appropriate to minimize visual and neighborhood impacts.

Policy e. Locate future switching and hub centers, equipment areas, whenever possible, along existing or planned utility or road rights-of-way, preferably on lot lines which will least disturb future development of the site.

Policy f. Construct underground transmission and distribution lines, whenever possible, along existing or planned utility or road rights-of-way, preferably on lot lines which will least disturb future development of the site.

Policy g. Locate future above-ground transmission and distribution lines along railroad rights-of-way, where possible, and when in keeping with adjacent development. Placement of transmission lines should not compromise the objectives of the

Comprehensive Plan. Visual impact should be a key element in the evaluation of proposed transmission line locations.

Policy h. Regulate new development where permissible to minimize unnecessary human exposure to unhealthful impacts of low-level electromagnetic fields from electrical transmission lines.

Objective 44: Meet service area requirements with a minimum of facilities and ensure that those facilities are designed to minimize impacts on adjacent properties.

Policy a. Provide justification for the proposed facility's need. Specify alternative actions and justify why the proposed location and type of facility is the least disruptive.

Policy b. Mitigate the visual impact of switching and hub centers, equipment areas and electrical substations from adjacent development. Land with existing mature vegetation is preferable, as are access roads which obscure entrances, berms which provide screening, and slopes that provide localized lower elevations.

Policy c. Locate transmission and distribution lines underground, whenever possible.

Policy d. Conceal, screen or site ground transformers and distribution boxes to reduce their visual presence and potential for clutter.

Policy e. Provide for the appropriate screening and buffering of proposed facilities.

Policy i. Assure that radiation levels, individually and cumulatively, will be maintained at acceptable levels.

STAFF ANALYSIS

Review agencies have provided comments for the 2232 Review, as well as comments that will be addressed at the time of site plan. The site plan will be reviewed by LDS, however the final site plan cannot be approved until the 2232 application is approved. Below are outstanding issues that have been determined during the review of the 2232 application.

Department of Planning & Development (DPD) – Environmental Policy and Plan Development

- The subject property is located within the Water Supply Protection Overlay District (WSPOD) where additional water quality control measures are required. Specifically, the projected post-developed phosphorus pollutant load shall be reduced by at least 50% and additional on-site stormwater management practices should be provided to help address the Cub Run impairment.

Land Development Services – Site Development and Inspections Division

- Proposed access roads should be designed as bridges to maintain hydraulic integrity of the wet pond and with appropriate drainage solutions.
- A comprehensive geotechnical investigation and slope stability analysis are necessary to evaluate the impact of the proposed retaining wall along the existing pond's slopes.

Department of Planning & Development (DPD) – Heritage Resources

- Heritage Resources staff recommend that a full architectural and archaeological survey should be conducted. The Archaeology and Collections Branch of the Fairfax County Park Authority should be consulted for review of the Archeological investigations and findings of the report.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general or approximate location, character, and extent of the proposed facility, as amended, are substantially in accord with the adopted Comprehensive Plan.

Location

The site is zoned to the I-5 District and is planned at the baseline level in the Comprehensive Plan for Mixed Use/Public Park. The Zoning Ordinance permits the by-right development of electrical substations in the I-5 District aligning with Objective 4, Policy (d) of the Public Facilities Element of the Policy Plan (PFEPP). The electrical substation facility is proposed to serve the adjacent data center and surrounding area uses in the Dulles Airport area aligning with Objective 1, Policy (a), Objective 4, Policy (a), and Objective 43, Policy (c) of the PFEPP. Dominion plans to utilize reserve capacity to serve increased loads for the surrounding areas usage, in addition to the data centers energy demands, meeting Objective 1, Policy (b) and (c) by locating the substation in accordance with locational standards and reducing service overlap. The proposed substation is located adjacent to existing transmission lines and underground duct banks meeting Objective 43, Policy (b). The overhead transmission lines are proposed to be visually mitigated and sited in the rear of the substation aligning with Objective 43, Policy (e). The distribution lines are proposed to be located underground and are consistent with Objective 44, Policy (c).

Character

The surrounding area features a mix of uses, including the undeveloped Dulles Airport property to the east, commercial uses to the south, and office uses to the north. The proposed substation is compatible with the character of these type of uses and residential uses are not in the near vicinity of the proposal. The substation's architectural wall, landscape screening, and setback from adjacent properties effectively mitigate for visual impacts, meeting Objective 44, Policies (b) and (d). The applicant proposes to preserve existing trees along the eastern boundary and, where feasible, enhance vegetation along Avion Parkway and Route 50. The design of the substation is intended to minimize any impacts to the existing stormwater pond and its hydraulic

integrity and water quality/quantity is to be preserved to the greatest extent possible. The applicant does not propose to utilize the existing stormwater pond, consistent with Objective 43, Policy (a). The proposal includes constructing underground distribution lines and utilizing existing overhead transmission lines, aligning with Objective 43, Policy (f) and Objective 44, Policy (c).

Extent

The proposed substation will accommodate the projected electrical load requirements of the data center development, as well as future growth and energy demands in the surrounding area, in accordance with the PFEPP Objective 3. To mitigate potential noise impacts, the substation transformers will be sited approximately 200 feet away from the nearest property. There are no significant traffic impacts, the substation is unmanned and will have bi-monthly to monthly maintenance and inspection visits. The applicant has stated that the proposed substation will meet Objective 43, Policy (h) by not interfering with public radio, television, or telecommunications reception, and will also meet Objective 44, Policy (i) by ensuring that electromagnetic field emissions remain within acceptable limits beyond the substation site.

CONCLUSION AND RECOMMENDATIONS

The subject proposal by Dominion Energy to construct an electrical substation facility, located at Tax Map Parcel 34-1 ((3)) 1, satisfies the criteria of general or approximate location, character, and extent as specified in VA. Code Sec. 15.2-2232, as amended. Staff recommends the Planning Commission find the subject application 2232-2024-SU-00001 to be substantially in accord with provisions of the adopted Comprehensive Plan.

List of Attachments

Attachment A – Application Materials

Attachment B – Agency Review

Attachment C – Code of Virginia 15.2.2232

Attachment A

Dominion Virginia Energy - Takeoff Substation
Public Facility Review
Statement of Justification

December 20, 2024

Pursuant to Section 15.2-2232 of the Code of Virginia, the Virginia Electric and Power Company, d/b/a Dominion Energy Virginia ("Dominion"), hereby requests a 15.2-2232 determination that the location, character, and extent of a proposed electric substation is in accordance with the County's Comprehensive Plan. The proposed substation will be constructed on a portion of property located in the Avion Business Park, further identified as Tax Map No. 34-1-((3))-1 (the "Property"). The Property is in the Sully District and zoned I-5. It is located within the Airport Noise Impact, Highway Corridor, and Water Supply Protection overlay district. The I-5 zoning district permits development of electrical substations by-right; however, because it is a public utility, a public facility review is required.

The Property is subject to proffers accepted by the Board of Supervisors for the Avion Business Park in applications RZ 74-2-082, 083, 084, and 085.

A. DESCRIPTION OF PROPOSED USE

1. Project Description: The proposed substation will be located on approximately 10.2 acres in the southeastern corner of the overall Avion Business Park. The Property is surrounded by Dulles Airport, Route 50, commercial development, office, and future data center buildings.

   Heights of the equipment within the substation shall generally be as follows: Transformers (23'-28'), Circuit Breakers (17'-18'), Static Poles (75'), backbone structures (95'), and proposed security/screening wall (12').

2. Area Served by Proposed Use: The proposed substation will directly serve the data centers buildings to be constructed adjacent to the Property, as well as future electrical demand for the overall area.

3. Maintenance Requirements and Frequency: The proposed substation will be unmanned. Once constructed, the substation will be visited 1 to 2 times per month for maintenance requirements.

B. REQUIREMENT FOR PROPOSED USE

1. Why New Facility is Needed: Adjacent properties within the Avion Business Park are currently under site plan review for construction of a data center complex. The Property owner has provided the land area to Dominion for development of the substation which will directly serve the data center buildings, as well as future electrical need for the area.

Further, over the last decade, this area of the County has experienced not only an increase in high-tech businesses, but also a rise in commercial, office, and residential development. Given the extent of future data center demand in close proximity to the substation, as well as overall area growth, there is immediate need for the new substation. The Property owner has provided the much-needed land to construct the substation; thus, ensuring Dominion will be able to continue to provide reliable electrical service to the surrounding development, communities, and businesses.

2. Why Proposed Location is Best for the Proposed Use: The proposed location is ideal to directly serve the future data center complex which has substantial and individualized power needs, while situated on property that will have minimal to the area. To the west, across Avion Parkway, the substation will be next to future data center uses. To the south, across Route 50, there is an existing commercial center. The adjacent property to the east is undeveloped Dulles Airport property, and to the north is an existing office building. There are no views of the substation from residential properties.

3. Why the proposed location and type of facility is the least disruptive alternative:

Given the above, the proposed location is the least disruptive alternative. As noted, the substation will directly serve the data center development adjacent to the Property, and it is further placed on the Property in a manner with least impact on adjacent properties and the surrounding area.

C. ANTICIPATED IMPACTS/MITIGATION

1. Visual: The new substation will be compatible with the data center, office, highway, and commercial uses immediately surrounding the proposed substation. Visual impacts are mitigated as follows:

- The substation will be set back 100+ feet from Route 50. An existing landscape buffer is located along the Route 50 frontage.
- Dominion will install a 12-foot pre-cast concrete, decorative wall around the substation to shield views of the lower profile substation equipment.
- New landscaping is proposed at available locations on the Property to supplement trees and landscaping that currently exists.

2. Noise and Light: There are no anticipated noise or lighting impacts associated with the substation. Substations are not considered noise generating uses, and sound emitting from a substation is generally minimal. Transformers within a substation are generally considered the noise sources. They generally range in decibel levels, depending upon manufacturer; between 55-75 decibels (dBA) immediately adjacent to the transformers. The transformers at this substation are over 200 feet away from property lines, and decibel levels are expected to fully meet the 55 dBA zoning ordinance requirement at the property lines. In addition,

the overall area contains high noise-generating uses such as Dulles Airport and Route 50, and any sound emitting from the substation will blend in with ambient sound levels.

Since this is an unmanned facility, proposed lighting is minimal and needed for security and safety purposes. Lighting shall be dark sky compliant and designed to minimize glare onto adjacent properties with the use of full cut-off LED lighting. As such, Comprehensive Plan policy to avoid nuisance aspects of unfocused light emissions will be achieved.

3. Air and Water Quality: Air quality standards will not be impacted with this project. Further, the development of the substation will require all stormwater from the site to comply with the latest Department of Environmental Quality Regulations, as well as the local Fairfax County Stormwater Management Ordinance, both of which incorporate stringent water quality standards for phosphorus loads discharged from the site.

4. Environmental: There are no other known environmental impacts associated with development of the substation. Electrical transformers will be onsite; however, a secondary containment perimeter will be designed and installed around each transformer.

5. Transportation (including trip generation): Once constructed, there will be no increase in, or impacts to, vehicular traffic for the site. The site is expected to be visited by Dominion employees one to two times per month for maintenance purposes.

6. Mitigation Measures as applicable for 1 through 5: See mitigation description in 1 through 5 above.

D. CONFORMANCE WITH COMPREHENSIVE PLAN AND OTHER STANDARDS

1. Comprehensive Plan Policies and Guidelines Supporting the Proposal: The subject Property is located within Land Unit F-3 of the Dulles Suburban Center. This land unit is planned and approved for high-quality campus-style office uses, as well as a variety of optional uses. The proposed substation is a by-right use on this I-5, industrial zoned land and is consistent with the Fairfax County Comprehensive Plan. The substation will directly serve the adjacent data centers and surrounding area; thus, supporting future business and economic development activity in the area.

2. Relevant standards/criteria supporting the facility and location: In general, Fairfax County recognizes the importance of strengthening its economic development goals, and the proposed substation will directly serve in providing the necessary infrastructure to meet these goals. The County's Policy Plan outlines several criteria for public utilities, and the proposed substation meets several important criteria as follows:

Objective 3, Policy a. of the Public Facilities element of the Policy Plan recommends constructing new facilities of a size and quantity which is consistent with projected population needs. Further, Objective 1, Policy a, recommends siting facilities appropriately to the area they are intended to serve. The proposed substation is designed to initially meet loading requirements for the adjacent data center campus, but as area distribution load increases external to the data center campus, Dominion will utilize reserve capacity within the station to serve this increased load. As such, Policy Plan objectives are met in that the proposed facility has been adequately sited to serve the immediate energy need, as well as the area it is intended to serve.

Objective 43 – The proposed substation is at an ideal location to provide maximum service levels as unobtrusively as possible, serve a new data center for the County, as well as provide electrical service for the surrounding area. Policy objectives are met as follows:

- Areas of environmental sensitivity are avoided. [Policy a]
- The substation is constructed on adequate acreage for a full and maximum 300 mW facility. As noted herein, the substation will be adequately screened by a 12-foot wall and landscaping. [Policy d]
- The proposed substation is not located in close proximity to residential uses. [Policy e]
- The proposed substation and transmission line tap connection is located on industrially zoned, I-5, property, and will be adequately screened from adjacent uses. [Policy j]

Objective 44 – The proposed substation will help to meet service area requirements and is designed to minimize impacts on adjacent properties. Policy objectives are met as follows:

- As noted above, the immediate need for the substation is to serve the future data center buildings, and the much-needed land area for the substation has been provided by the Property owner. As such, it is the most appropriate site in that it will directly serve the adjacent data center uses. [Policy a]
- The visual impact on adjacent properties is either blocked or mitigated with the appropriate location on the Property as well as screening and landscaping design techniques. [Policy b]
- Appropriate screening and buffering will be provided, and native plantings are proposed to provide the greatest aesthetic and buffering value, while using regionally appropriate, low water-using and native plants. [Policy e]
- All towers will be non-guyed and will be engineered steel structures anchored to appropriately sized concrete foundations. Structures will also be designed using area wind and ice loading specifications. As such, appropriate safety measures will be implemented. [Policy g]
- The proposed substation does not interfere with radio, television, or telecommunication receivers to the public. [Policy h]
- The proposed substation will not emit unacceptable emf levels either

individually or cumulatively beyond the area of the substation. EMF levels dissipate quickly the further the distance from the source. [Policy i]

E. ALTERNATIVE SITES CONSIDERED FOR THE USE

1. Other Properties: No other properties were considered for this application. The land was provided by the Property owner to directly serve the adjacent data center use.

2. Other Locations on the Subject Property: No other locations were considered on the subject Property.

3. Reasons for Rejecting Each Alternative Location: n/a

F. CONCLUSION:

As required by Section 15.2-2232 of the Code of Virginia, the location, character, and extent of the proposed public facility must be compatible with the locational guidelines and recommendations established in Fairfax County's Comprehensive Plan. The criteria have been met as follows:

Location - The proposed substation will be located and provided in a manner which causes the least visual impact and will directly serve surrounding uses. As such, the proposed use is harmonious with and will not adversely affect the use or development of neighboring properties.

Character – The character of the proposed substation is compatible with adjacent future data center uses, which it will directly serve, as well as the highway, airport, commercial and office uses directly adjacent to the substation area.

Extent - The proposed substation will meet future electrical demand resulting from immediate and projected growth in this area of the County, and no adverse impacts are anticipated from the proposed facility.

The proposed substation is a by-right public utility on this industrial-zoned land and is necessary to support future electrical demands. With approval of the requested Public Facility Review, the proposal will conform to all applicable ordinances, regulations, standards, and conditions. Furthermore, the proposed use conforms to the Zoning Ordinance and the recommendations of the Comprehensive Plan. Therefore, for the reasons set forth herein, Dominion respectfully requests the approval of this application.

PROPOSED CONDITIONS LEGEND

SYMBOL	DESCRIPTION
	21A COMPACTED GRAVEL (SUBSTATION AND EQUIPMENT ACCESS)
	#57 STONE UNCOMPACTED GRAVEL
	PROPOSED SUBSTATION DECORATIVE WALL, 12' HT.
	APPROXIMATE LIMITS OF CLEARING AND GRADING
	TREE PRESERVATION AREA

SYMBOL	DESCRIPTION	SIZE AT INSTALLATION	10 YR. GROWTH
	LARGE DECIDUOUS TREE	3" CAL. (CAT. IV)	25'-30' HT.
	LARGE EVERGREEN TREE	10' HT. (CAT. IV)	25'-30' HT.
	MEDIUM EVERGREEN TREE	10' HT. (CAT. III)	20'-25' HT.
	SMALL/MEDIUM DECIDUOUS TREE	3" CAL. (CAT. II)	15'-20' HT.
	SMALL/MEDIUM EVERGREEN TREE	10' HT. (CAT. II)	15'-20' HT.
	SMALL EVERGREEN TREE	10' HT. (CAT. I)	10'-15' HT.
	MEDIUM TO LARGE EVERGREEN SHRUB	3' HT.	5'-15' HT.
	GROUNDCOVER / PERENNIALS	1' HT.	3'-5' HT.

ELECTRICAL EQUIPMENT DESCRIPTION	HEIGHT
TRANSFORMER	23-28 FEET
CIRCUIT BREAKER	17-18 FEET
SECURITY FENCE	12 FEET
TRANSMISSION STRUCTURE DESCRIPTION	**HEIGHT**
STATIC POLE	75 FEET
BACKBONE STRUCTURE	95 FEET



TYPICAL ARCHITECTURAL WALL

DUNHILL VILLAGE-MARLBORO L.L.C.
MAP #0341 03 0002
DB 25799 PG 0624

DUNHILL VILLAGE-MARLBORO L.L.C.
USE: COMMERCIAL
ZONED: I-5
T.M.34-01 ((3)) 0002

AMAZON DATA SERVICES INC
USE: COMMERCIAL
ZONED: I-5
T.M. 34-01 ((3)) 0013

UNITED STATES OF AMERICA
USE: RECREATION, AIRPORT
ZONED: R-1
T.M. 24-03 ((1)) 0001

EXISTING PROPERTY BOUNDARY
PROPOSED ACCESS ROAD
LIMITS OF CLEARING AND GRADING
PROPOSED 12' HEIGHT DECORATIVE WALL
POSSIBLE PROPOSED UNDERGROUND SWM/BMP (APPROX FOOTPRINT SHOWN)
POSSIBLE RETAINING WALL
POTENTIAL SITE ACCESS
POTENTIAL STREAM IMPROVEMENTS
EXISTING TREE (TYP.)
EXISTING CONCRETE SIDEWALK
AVION PARKWAY
VARIABLE WIDTH PUBLIC RIGHT OF WAY
EXISTING 10' ASPHALT TRAIL
EXISTING STREET FRONTAGE LANDSCAPE AREAS
STATE ROUTE 50
VARIABLE WIDTH PUBLIC RIGHT OF WAY
EXISTING PROPERTY BOUNDARY
PROPOSED SUBSTATION

NOTES

1. ALL TREES WITHIN OVERHEAD TRANSMISSION OR DISTRIBUTION CORRIDORS MUST BE LIMITED IN HEIGHT TO 10FT.
2. THE SIZE AND SPECIES OF PLANTINGS ABOVE UNDERGROUND TRANSMISSION LINES SHALL BE LIMITED PER DISCRETION OF DOMINION FORESTRY.
3. ACTUAL PLANT PLACEMENT MAY VARY DUE TO FIELD CONDITIONS AT THE TIME OF PLANTING, HOWEVER, ALL PLANTINGS MUST BE OFFSET A MINIMUM OF 5FT FROM THE EDGE OF ALL RECORDED EASEMENTS.
4. ALL EQUIPMENT IS SUBJECT TO FINAL DESIGN.
5. LANDSCAPE SPECIES AND FINAL DESIGN IS SUBJECT TO FAIRFAX COUNTY SITE PLAN APPROVAL.
6. FINAL WALL DETAIL IS SUBJECT TO FINAL DESIGN AT TIME OF SITE PLAN.
7. THE PROPOSED SUBSTATION PARCEL (AREA OF DEVELOPMENT) IS 10.2 ACRES.
8. THIS PROPERTY IS ZONED I-5.*
   - A. REQUIRED FRONT SETBACK: 100' PER RZ 72-2-083, 084, AND 085
   - B. REQUIRED SIDE/REAR SETBACKS: NONE
   - C. MAXIMUM BUILDING HEIGHT: 75'
   - D. MAXIMUM FLOOR AREA RATIO: 0.50

*PER Z.O.4102.4.X(4) LIGHT UTILITY FACILITY USES ARE NOT SUBJECT TO BULK REGULATIONS

LANDSCAPE REQUIREMENTS PER I-5 ZONING

LANDSCAPED OPEN SPACE	MINIMUM REQUIRED: 15% (1.5 AC) PROVIDED: 44% (4.5 AC)
10 YEAR TREE CANOPY COVERAGE	MINIMUM REQUIRED: 10% (1.02 AC) PROVIDED: 10% (1.02 AC)
PARKING LOT LANDSCAPING	N/A
STREET FRONTAGE LANDSCAPING (AVION PARKWAY - 525 LF)	• MINIMUM 10-FT WIDE LANDSCAPING STRIP WITH ONE TREE PER 30-LF • 18 TREES REQUIRED • 5 EXISTING TREES • 13 ADDITIONAL TREES PROVIDED • REQUIREMENT MET
STREET FRONTAGE LANDSCAPING (STATE ROUTE 50 - 800 LF)	• MINIMUM 10-FT WIDE LANDSCAPING STRIP WITH ONE TREE PER 30-LF • 27 TREES REQUIRED • 38 EXISTING TREES • REQUIREMENT EXCEEDED
TRANSITIONAL SCREENING	NONE REQUIRED

Dewberry

Dewberry Engineers Inc.
8401 ARLINGTON BLVD.
FAIRFAX, VA 22031
703.849.0100 (PHONE)
703.206.0805 (FAX)

TAKEOFF SUBSTATION
FAIRFAX COUNTY
SULLY DISTRICT

SEAL

COMMONWEALTH OF VIRGINIA
JANICE M. CENA
Lic. No. 001718
03/19/2025
LANDSCAPE ARCHITECT

KEY PLAN

SCALE
SCALE IN FEET
1" = 40'
1 INCH

NORTH

REVISIONS

NO.	DESCRIPTION	DATE
2	COUNTY COMMENTS	03/19/25
1	COUNTY COMMENTS	12/20/24

DRAWN BY SG
APPROVED BY JC
CHECKED BY JC
DATE AUGUST 14, 2024

TITLE

PROPOSED 2232 SITE PLAN

PROJECT NO. 50136790

1

SHEET NO. - 19 OF



Dominion Energy®

03.28.2025

TAKEOFF SUBSTATION

*Photo simulations and diagrams provide representational views of proposed electric transmission facilities. These illustrations do not necessarily depict exact structure design or physical placement. All facillites are subject to change and to final engineering.



Dominion Energy®

03.28.2025

TAKEOFF SUBSTATION

'Photo simulations and diagrams provide representational views of proposed electric transmission facilities. These illustrations do not necessarily depict exact structure design or physical placement. All facilltes are subject to change and to final engineering.

Comment Response Matrix – March 31, 2025

Takeoff Substation – Public Facility Review 2232 Referral Comments

PFR Application No. 2232-2024-SU-00001

	Staff Comments (2nd Referral)	Applicant Responses – March 31, 2025	Notes
Department of Planning and Development (DPD) - Public Facilities and Plan Development Branch Memo dated 2-27-25 from Mohamed Ali, Facilities Planning Branch, DPD Forest Conservation			
1 FC	Please provide a Landscape Plan showing the proposed changes in different areas of the site to show how the feature landscaping of trees and other plants and a detailed list of plant species with their locations, spacing, quantities, calipers and potential mature size. Please include perspectives, elevation plans, or other renderings that show the visual appearance of the future site from Route 50 that show how the landscaping, tree plantings, and other methods to screen the site will appear. The intention is to provide as much detail to ensure that all methods were used to provide as much screening to limit visual appears of the substation to the surrounding uses, particularly from Route 50. Suggested tree species include bald cypress, American and Nelly Stevens holly, and red cedars. Additionally, consider adding more shrubs near the architectural wall, particularly away from the easements. To improve the visual appeal, we also recommend incorporating green vegetation supports for the architectural wall to soften its appearance.	**The revised 2232 Plan provides details of the location and types of landscaping, along with estimated planting and 10-year heights. Please note, that landscaping details will also be provided on the Site Plan to be submitted to the County. In addition, with this submission, before and after renderings are provided that show the differences in landscaping to be provided with this proposal.** **In addition, as discussed with the County Forest Conservation reviewer on March 10, 2025, due to security reasons, Dominion is unable to provide green vegetation supports along the security wall.**	
Department of Planning and Development (DPD) - Public Facilities and Plan Development Branch Memo dated 2-27-25 from Mohamed Ali, Facilities Planning Branch, DPD Fairfax County Department of Transportation (FCDOT)			
1 FCDOT	No Comments	**Acknowledged. Thank you.**	
Department of Planning and Development (DPD) - Public Facilities and Plan Development Branch Memo dated 2-27-25 from Mohamed Ali, Facilities Planning Branch, DPD Fairfax County Park Authority (FCPA)			
1 FCPA	No Comments	**Acknowledged. Thank you.**	
Department of Planning and Development (DPD) - Public Facilities and Plan Development Branch Memo dated 2-27-25 from Mohamed Ali, Facilities Planning Branch, DPD DPD – Heritage Resources			
1 DPD-HR	No comments.	**Acknowledged. Thank you.**	
Department of Planning and Development (DPD) - Public Facilities and Plan Development Branch Memo dated 2-27-25 from Mohamed Ali, Facilities Planning Branch, DPD Land Development Services – Site Development and Inspections Division			

	Staff Comments (2nd Referral)	Applicant Responses – March 31, 2025	Notes
1 LDS- SDID	The application needs to demonstrate compliance as part of the site plan review.	**Acknowledged. Thank you. A site plan will be submitted to the County.**	
Department of Planning and Development (DPD) - Public Facilities and Plan Development Branch Memo dated 2-27-25 from Mohamed Ali, Facilities Planning Branch, DPD Dept. of Planning & Development – Environmental Policy and Plan Development Branch			
1 EPPB	The proposed substation is located in the Dulles Suburban Center of Area III, which includes specific guidance for stormwater management, with additional guidance for those sites within the Occoquan Basin. Due to the substation's proposed location within this part of the County, it should be demonstrated as part of the 2232 review that it would be consistent with relevant policies of the Comprehensive Plan. Area III (refer to pages 17-19) Dulles Suburban Center (refer to pages 27-29).	**The approximate area for the future SWM and BMP facility is shown on the 2232 Plan, and all County requirements will be met at the time of site plan.** **As recommended in the Comprehensive Plan, SWM will be treated close to the source, and the area of the SWM facility and existing water feature is designed to provide significant open space and visual landscaping benefits with retainment of the site's water feature, and new trees and shrubs.**	
2	If the possible stream improvements would be the result of the substation, then the delineation of a potential EQC boundary should be provided as part of the 2232 review. The boundaries of the existing flood zone, floodplain, RPA would aid in determining the EQC boundary. Dulles Suburban Center (refer to page 27).	**There are no mapped Resource Protection Areas, floodplains, or Environmental Quality Corridors on this portion of the subject property. The existing water feature is manmade, and any changes to existing conditions will be addressed at site plan.**	
3	Dulles Suburban Plan guidance includes "Support tree preservation, tree planting, and sensitive landscaping practices. Maximize tree preservation, remove invasive species and plant native species of trees, shrubs and other vegetation." Given the proposed substation's location in this area, the requested information should be included as part of the 2232 review.	**The applicant is retaining existing tree coverage to the greatest extent possible, and a tree preservation area is shown on the southeastern portion of the property. Further, there are existing planted buffers along Route 50 and Avion Parkway which are being retained and supplemented with additional plantings.** **As shown on the revised 2232 Plan set, the applicant meets and/or exceeds landscaping requirements along Avion Parkway and Route 50, and a vegetation map and tree preservation plan will be provided during the site plan process.**	
4	This policy also applies to sustainable site design. How would any of those techniques be incorporated? These may include low impact development practices, including minimization of impervious cover, water-efficient landscaping, etc.	**Dominion has designed the site to meet sustainable design recommendations to the greatest extent possible. Native plantings will be used for site landscaping. Landscaping has been chosen to provide the greatest aesthetic and buffering value, while using regionally appropriate, low water-using and native plants. Once established, these plants are intended to require low maintenance and little watering beyond normal rainfalls, but at the same time remain established to provide substantial buffering for the substation.**	
Department of Planning and Development (DPD) - Public Facilities and Plan Development Branch Memo dated 2-27-25 from Mohamed Ali, Facilities Planning Branch, DPD Department of Planning and Development (DPD) - Zoning Administration Division (ZAD)			
1 ZAD	No Comments	**Acknowledged. Thank you.**	
Department of Planning and Development (DPD) - Public Facilities and Plan Development Branch Memo dated 2-27-25 from Mohamed Ali, Facilities Planning Branch, DPD Virginia Department of Transportation (VDOT)			
1 VDOT	No Comments	**Acknowledged. Thank you.**	

Code of Virginia
Title 15.2. Counties, Cities and Towns Subtitle II. Powers of Local Government
Chapter 22. Planning, Subdivision of Land and Zoning Article 3. The Comprehensive Plan

§ 15.2-2232. Legal status of plan

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent

of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the

comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858;1998, c. 683;2007, c. 801;2009, cc. 670, 690; 2012, cc. 803, 835;2016, c. 613;2018, cc. 175, 318;2020, c. 665.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired