County of Fairfax, Virginia
Planning Commission Meeting
December 10, 2025
Planning Commission Action

2232-2025-SU-00002 – SINGER SUBSTATION
(Sully District)

PLANNING COMMISSION RECOMMENDATION:
On December 10, 2025, the Planning Commission voted 10-0 (Commissioner Thomas was absent from the meeting. Commissioner Sargeant recused himself from the discussion and vote) to approve Application 2232-2025-SU-00002 based on the following findings and reasons:

- The subject proposal by Dominion Energy to construct an electrical substation facility, located at 14701 Willard Road, Chantilly, VA, satisfies the criteria of general or approximate location, character, and extent of the adopted Comprehensive Plan, as specified in *Virginia Code*, Section 15.2-2232, for the reasons set forth in the staff report dated November 26, 2025.

ATTACHED DOCUMENTS:
Staff Report dated November 26, 2025

CD

FAIRFAX COUNTY PLANNING COMMISSION

November 26, 2025

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to

Va. Code Sec. 15.2 - 2232

Public Hearing Date: December 10, 2025, at 7:30 p.m.

Application Number:	**2232-2025-SU-00002**
Applicant:	Dominion Energy
Proposed Use:	Electrical Substation
Supervisor District:	Sully
Subject Property Tax Map ID:	44-1 ((1)) 3A
Subject Property Address:	14701 Willard Road, Chantilly, VA 20151
Area of Subject Property:	8.26 acres
Application Accepted:	February 24, 2025. The Board of Supervisors extended the initial application deadline to December 31, 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 electrical substation, is substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

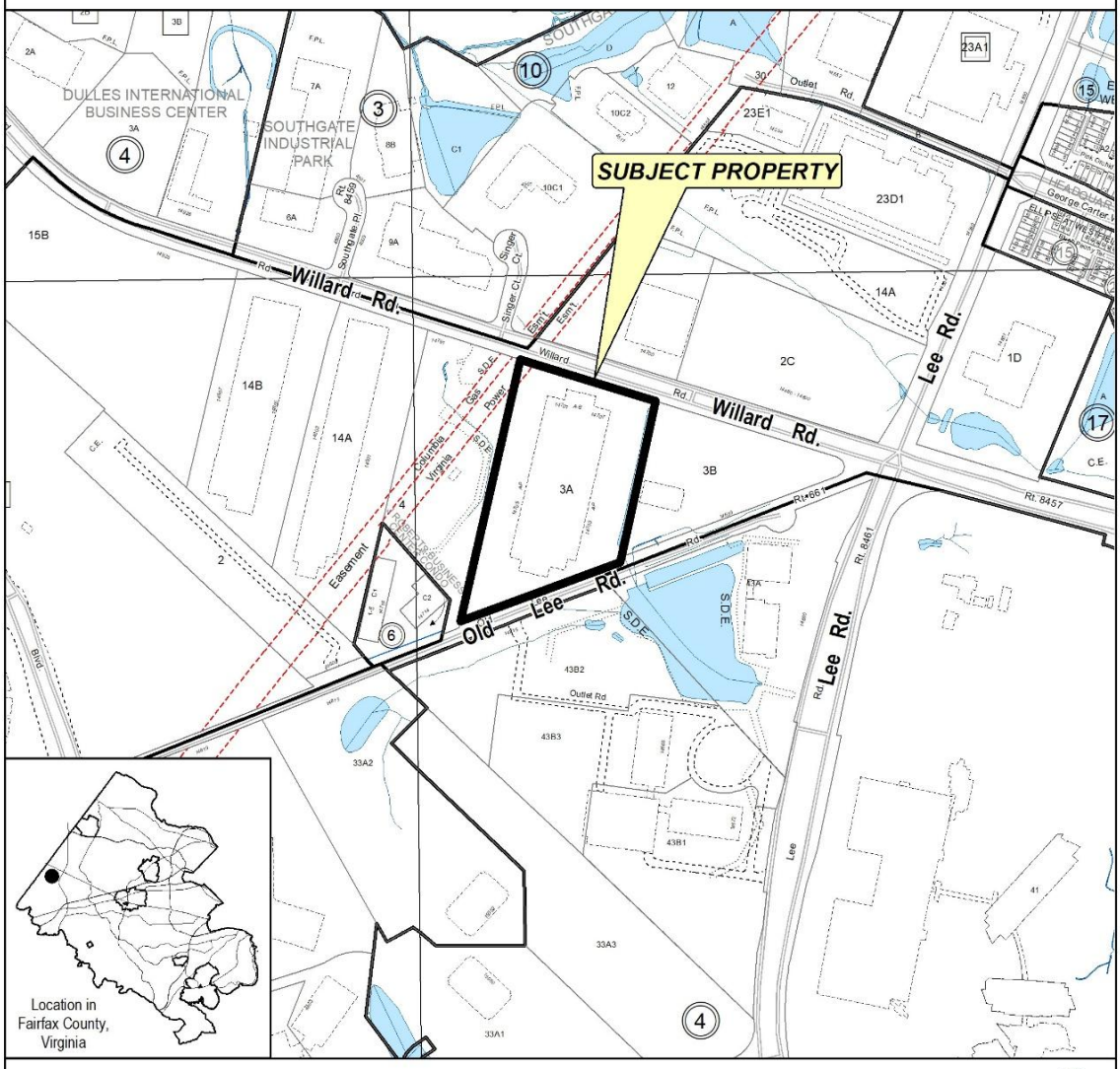
Section 15.2 -2232 of the Code of Virginia

Number: 2232-2025-SU-00002 **Acreage:** 8.26 Ac. **District:** Sully

Tax Map ID Number: 44-1 ((1)) 3A **Address:** 14701 Willard Road
Chantily, VA 20151

Planned Use: Industrial, Private Open Space **Applicant:** Dominion Energy

Proposed Use: Electric Substation



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PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT
USING FAIRFAX COUNTY GIS

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APPLICATION *Attachment A*

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

Zoning District: I-4, Airport Noise Impact and Water Supply Protection Overlay Districts

Comprehensive Plan Map: Industrial, Private Open Space

Existing Site Conditions and Surrounding Area
The subject property is located at 14701 Willard Road and is located south of Willard Road and north of Old Lee Road. Access to the subject property is provided from Willard Road and Old Lee Road. The site is currently developed with a one-story, 136,000 square foot warehouse building with a paved surface parking lot and associated drive aisles. There is mature vegetation, including a mix of trees and understory growth, along portions of the eastern and western property boundaries.

The area to the west of the subject property abuts an existing Dominion Energy substation and the property to the east is owned by Media General Cable of Fairfax and includes a telecommunications facility. To the north, across Willard Road, are industrial and office uses. The area to the south, across Old Lee Road, is developed with industrial, office uses, and a stormwater retention pond.



Figure 1: Existing view of subject property from Willard Road, Source: Dominion Energy

Project Justification
The proposed substation is intended to serve two new planned data centers in the vicinity and accommodate future electrical demand in the surrounding area. Given the anticipated increase in data center development and overall growth in the area, there is an immediate need for additional electrical capacity. The developer of the new data centers has provided the subject property to Dominion Energy for the purpose of constructing the substation, which will directly serve those facilities and enhance electrical reliability for the broader area.

By locating the new substation immediately adjacent to an existing Dominion facility**,** the proposal minimizes the need for new overhead transmission lines, reduces construction impacts, and consolidates utility infrastructure. The redevelopment will also replace a large industrial building and paved surface parking lots**,** resulting in a decrease in impervious surfaces and include corresponding improvements to stormwater management infrastructure.

PROPOSED USE

Proposed Substation Facility

The I-4 zoning district permits the development of electrical substations by-right under the Zoning Ordinance; however, because the facility is a public utility, a 2232 Public Facility Review is required in accordance with Virginia Code §15.2-2232.

The proposed substation will occupy the central portion of the 8.26-acre site located between Willard Road and Old Lee Road. The facility will be situated adjacent to an existing Dominion Energy substation immediately to the west, allowing the two facilities to operate in tandem. Primary access will be provided from both Willard Road and Old Lee Road, replacing four existing driveways with two consolidated access points to improve site circulation and allow for continuous landscaped buffers along both road frontages. A 12-foot-tall chain-link security fence will enclose the substation yard. Overhead transmission lines will connect the new substation to the existing substation to the west, minimizing the need for new transmission line infrastructure and associated visual impacts.

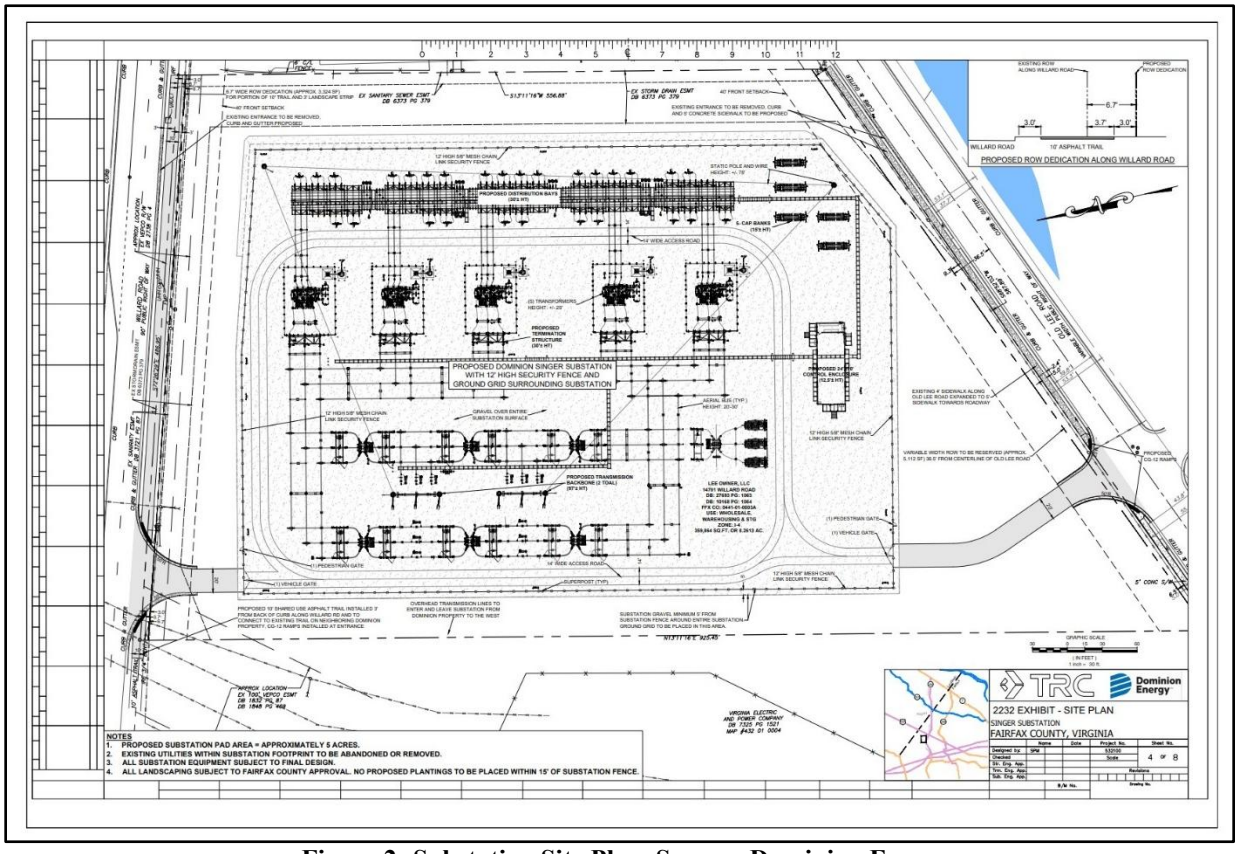


Figure 2: Substation Site Plan, Source: Dominion Energy

Design and Architecture
The design and architecture of the proposed electrical substation include transformers, backbone structures, and static poles. Heights of the equipment within the substation will generally be as follows: transformers (approximately 25 feet), static poles (approximately 70 feet), and backbone structures (approximately 75 feet). A 12-foot tall chain-link mesh security fence will enclose the substation yard.

The applicant proposes landscape screening and buffers along Willard Road and Old Lee Road. The design includes new mixed evergreen and deciduous plantings along both road frontages to provide year-round visual screening. Additional trees and shrubs are also proposed along the eastern property boundary**,** adjacent to the Media General Cable facility, to enhance buffering from adjoining uses. The applicant has indicated that no landscaping will be installed between the new and existing substations due to operational safety and security requirements.

Figures 3 and 4 depict the conceptual renderings of the proposed substation from Willard Road and Old Lee Road with anticipated 10-year growth of landscaping to visually mitigate the proposed use.



Figure 3: Conceptual rendering of the proposed substation Willard Road, Source: Dominion Energy

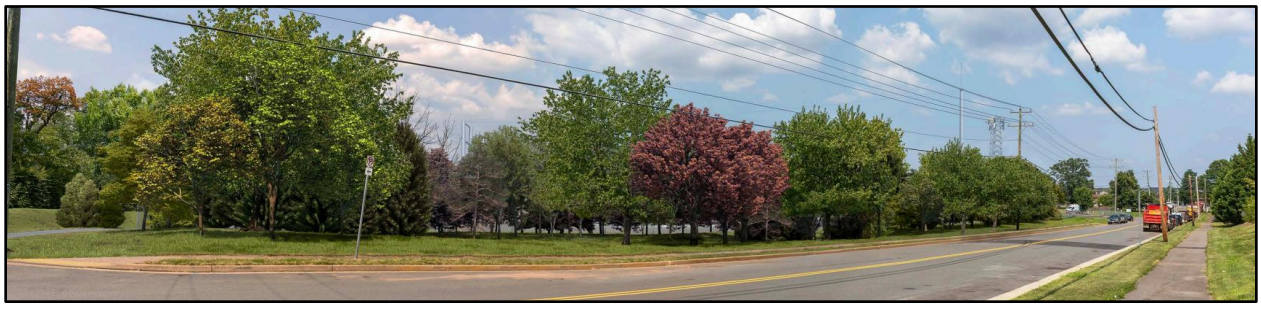


Figure 4: Conceptual rendering of the proposed substation Old Lee Road, Source: Dominion Energy

Hours of Operation, Maintenance and Personnel
The electrical substation will be operational 24 hours a day, seven days a week. The facility will operate as an unstaffed site and does not require on-site employees. Dominion Energy personnel will visit the site approximately one to two times per month for inspection and routine maintenance.

Service Area
The proposed substation will serve two new planned data centers, located at 4260 Entre Court,

Chantilly, VA 2015 and Bogle Drive, Chantilly, VA 20151, and accommodate future electrical demand in the surrounding area.

Access, Traffic, and Pedestrian Infrastructure
No significant traffic impacts are anticipated, as the proposed substation will operate as an unstaffed facility**.** Two access points are proposed for the substation, one from Willard Road and one from Old Lee Road. Each entrance will include gated access for Dominion Energy maintenance vehicles. Approximately one to two vehicle trips per month are anticipated to access the site for inspection and routine maintenance.

As part of the redevelopment, the applicant will construct a 10-foot-wide shared-use trail with ADA-compliant ramps along Willard Road, consistent with the Countywide Trails Plan, and will widen the existing sidewalk along Old Lee Road to five feet in coordination with Virginia Department of Transportation (VDOT) and Fairfax County Department of Transportation (FCDOT) standards.

The County's Comprehensive Transportation Plan Map shows a potential future widening of Old Lee Road along the frontage of the subject property. Although FCDOT requested that the applicant dedicate the right-of-way through the 2232 process, there are currently no plans or funding to proceed with this project and the proposed substation infrastructure does not conflict with the potential widening. The applicant has declined to dedicate the right-of-way at this time, indicating that dedication could occur once VDOT establishes definitive plans for the project. To accommodate this, the applicant has shown an area reserved for future widening should the project move forward.

Dedicating the right-of-way now would require the applicant to relocate the proposed sidewalk, which would then conflict with existing overhead utility lines and necessitate the relocation of those lines. Planning Division staff support the applicant's approach, as requiring that level of investment for a project that is not designed or funded would place an unreasonable burden on the applicant. Should the widening occur in the future, the right-of-way can still be dedicated and the utility issues addressed at that time.

Overall, the application is meeting the vast majority of applicable Comprehensive Plan policies and guidance. Therefore, this issue alone is not enough reason for staff to consider this application not in substantial conformance with the Comprehensive Plan.

Noise and Light Impacts
No significant noise or lighting impacts are anticipated from the proposed substation. Noise generated by the substation will primarily originate from transformers, which typically produce 55–75 decibels (dBA) at the source depending on manufacturer specifications. The transformers will be located well within the site boundaries, and the nearest occupied building is approximately 300 feet away across Willard Road. Noise levels are expected to comply with the Fairfax County Noise Ordinance at all property lines.

Lighting will be limited to essential safety and security illumination**.** All lighting will be dark-sky compliant**,** utilize full cut-off LED fixtures, and be designed to minimize glare and

spillover onto adjacent properties, consistent with the Zoning Ordinance.

Visual Impacts, Landscaping and Screening

The proposed substation will be set back from both Willard Road and Old Lee Road providing space for landscaped buffers and screening along each frontage. Existing mature vegetation along portions of the eastern and western property boundaries will be retained where feasible to maintain natural buffering between the substation and adjacent properties. New landscaping and trees are proposed to supplement the existing vegetation with mixed evergreen and deciduous species selected to provide year-round visual screening from both roadways. The landscape design emphasizes dense plantings along the Willard Road and Old Lee Road frontages, as well as additional shrubs and trees along the eastern boundary adjacent to the Media General Cable property. The proposed plantings will screen lower-profile equipment from view along adjacent roadways and meet county requirements for tree coverage and transitional screening. All new plantings will be located outside of storm drainage and utility easements to ensure compliance with county standards for tree canopy and environmental protection. Figure 5 depicts the landscape plan of the proposed substation.

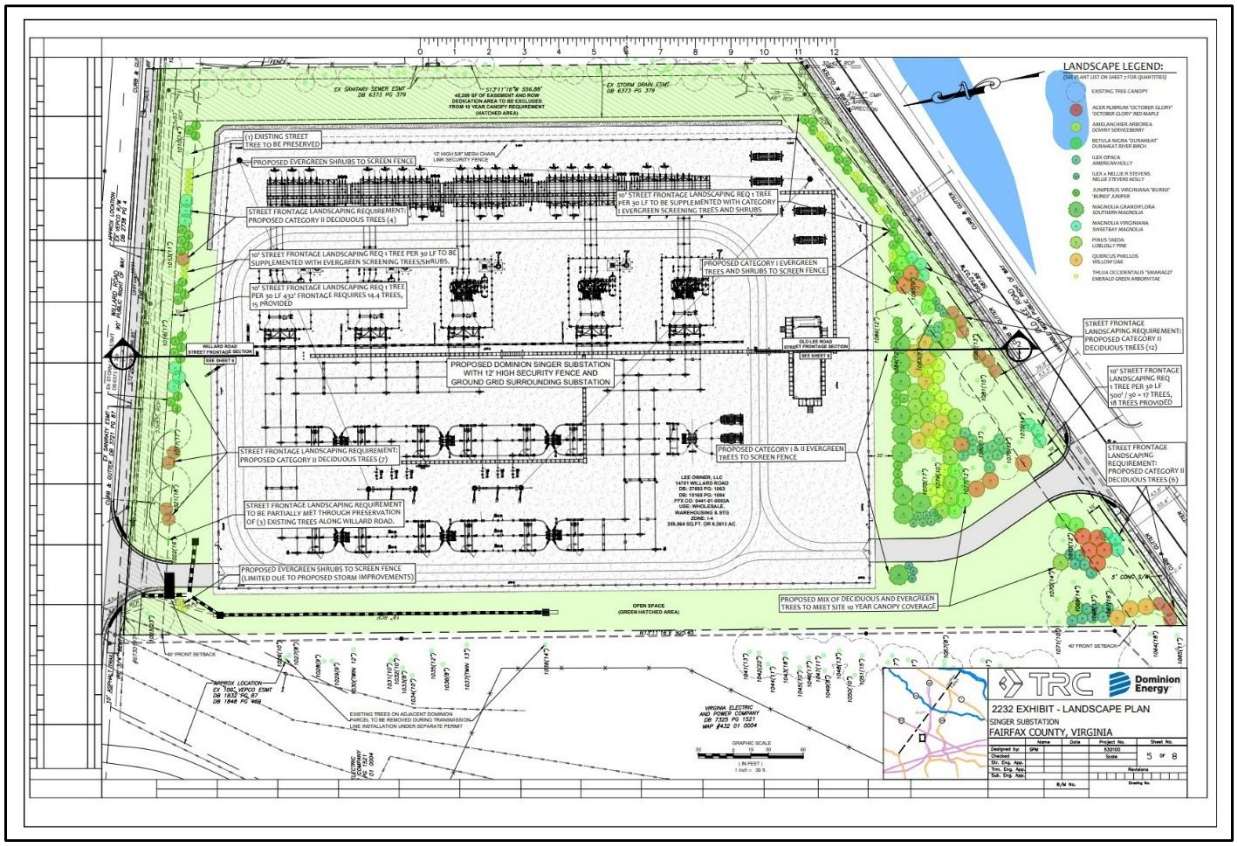


Figure 5: Landscape plan of the proposed substation, Source: Dominion Energy

Environmental

The subject property is located within the Water Supply Protection Overlay District (WSPOD) and contains a small mapped floodplain area in the northwest portion of the site.

The proposed substation and all associated improvements will be located outside of this area and no disturbance to the floodplain is proposed**.** The site is not located within any other federal, state, or county designated environmentally sensitive areas. There are no mapped Resource Protection Areas (RPA) or Environmental Quality Corridors (EQC) on the property. All stormwater runoff will be managed in accordance with the latest Virginia Department of Environmental Quality (DEQ) regulations that at a minimum will meet the Fairfax County Stormwater Management Ordinance**,** both of which include water quality standards for phosphorus reduction. Redevelopment of the property will remove existing impervious surfaces, resulting in a net decrease of impervious area**.** Stormwater from the site will be treated through an underground manufactured treatment device (MTD) that is consistent with the requirements of the WSPOD**.**

Alternative Sites
No alternative sites were considered for the proposed substation. The subject property was provided by the developer of two planned data centers in the vicinity specifically for this use, given its proximity to those facilities and adjacency to an existing Dominion Energy substation. The co-location of substations minimizes the need for new overhead transmission lines and limits impacts to surrounding properties. The applicant has stated that alternative sites farther from the existing substation would require additional land disturbance, new transmission connections, and potentially greater visual or environmental impacts. For these reasons, the proposed site represents the most efficient and least disruptive location to serve the existing and future electrical demand in the area. Staff has not requested an alternative site analysis for this proposal because of the ideal conditions the site provides for an electrical substation and public facility use.

DESCRIPTION OF SURROUNDING AREA

Location and Character
The subject property is located at 14701 Willard Road, between Willard Road to the north and Old Lee Road to the south. It is located in Land Unit H of the Dulles Suburban Center, which is planned for industrial, research and development, and industrial/flex uses at an intensity of 0.35 floor area ratio (FAR). The surrounding area is characterized primarily by industrial and office uses within the Dulles Suburban Center. The adjacent parcel to the west is developed with an existing Dominion Energy substation. The parcels to the east are developed with telecommunications and utility uses, including facilities operated by Media General Cable. The area to the north, across Willard Road, contains office, warehouse, and light industrial uses. The area to the south, across Old Lee Road, includes office and industrial uses and stormwater management facilities associated with the existing development.

Planned Uses Adjacent to Subject Property
- Subject property – Industrial, Private Open Space
- North – Mixed Use, Private Open Space
- East – Industrial, Private Open Space
- South –Mixed Use, Private Open Space
- West – Industrial, Mixed Uses, Private Open Space

COMPREHENSIVE PLAN

COMPREHENSIVE PLAN MAP: Industrial, Private Open Space

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

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 9-9-2025, Page 36:

"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.

- An adequate water supply and water distribution system should be provided for fire protection services.
- The Regional Stormwater Management Plan should be implemented as identified by the Department of Public Works and Environmental Services.

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, **BR-2-Upper Cub Run 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 3 - 6

"Countywide Objectives and Policies

The following general objectives apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives 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 considerations.

Objective 1: **Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.**

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

Policy b. Reduce service 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 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 38–40:

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, and electrical substations on sites, which shield nearby residences from noise, while affording privacy and safety.

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

Policy i. Utilize existing towers and poles to support electrical and land-line utility services whenever possible, to reduce the need for new towers and poles. However, avoid overloading existing towers and poles with related equipment.

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 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 f. Design and site proposed facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.

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

CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

Location

The subject property is located within Land Unit H of the Dulles Suburban Center, which is planned for industrial, research and development, and industrial/flex uses at an intensity of 0.35 FAR. The proposed facility is consistent with the Comprehensive Plan recommendation for the subject property and the site's I-4 Industrial zoning district designation, which permits electrical substations by right. The proposed substation will serve two planned nearby data centers and accommodate future growth in the surrounding area, consistent with Objective 1, Policy (a) of the Public Facilities Element of the Policy Plan (PFEPP), which encourage siting facilities appropriately to the area they are intended to serve. The proposal also meets Objective 43, Policy (b) by co-locating the new substation adjacent to an existing Dominion Energy facility to minimize visual impacts. By locating the facility within an established utility and industrial corridor, the proposal aligns with Objective 4, Policy (a), which supports siting public facilities in areas of compatible land use. The use of the site for a substation is also consistent with Objective 43, Policy (a) by avoiding environmentally sensitive areas, and Objective 44, Policy (a) by demonstrating a need and selecting the least disruptive location to serve existing and future electrical demand.

Character

The character of the surrounding area is predominantly industrial with office, warehouse, and utility uses to the north, east, and south, and an existing Dominion Energy substation immediately to the west. There are no residential properties in proximity to the site. The proposed facility's design, setbacks, and landscape buffers will ensure compatibility with adjacent uses and mitigate potential visual impacts, consistent with Objective 44, Policies (b) and (e), which recommends appropriate screening and buffering of public utilities. The proposal incorporates landscaping along both Willard Road and Old Lee Road that will minimize the visual appearance of the substation from the roadway and adjacent properties. The co-location with an existing Dominion substation further reduces the need for additional transmission infrastructure and lessens the visual impact, by consolidating electrical substations and transmission lines within a single corridor, consistent with Objective 43, Policy (b).

Extent

The proposed substation will enhance electrical capacity and reliability to serve existing and future development in the Dulles Suburban Center area and provide power to two planned data centers. The facility will operate as an unstaffed, remotely monitored site with limited monthly maintenance visits, resulting in minimal traffic or operational impacts. Noise generated by transformers will comply with the Fairfax County Noise Ordinance at all property lines, and lighting will be limited to dark-sky-compliant security fixtures. The project will also comply with WSPOD water-quality standards through the use of an underground manufactured treatment device (MTD) for stormwater management, further supporting Objective 43, Policy (a) to avoid environmental impacts. The facility will comply with all applicable safety standards and regulatory requirements regarding electromagnetic fields, meeting Objective 44, Policy (i).

CONCLUSION AND RECOMMENDATIONS

The proposal by Dominion Energy to construct an electrical substation at 14701 Willard Road satisfies the criteria of general location, character, and extent as specified in Va. Code §15.2-2232, as amended. Staff recommends the Planning Commission find application 2232-2025-SU-00002 to be substantially in accord with the provisions of the adopted Fairfax County Comprehensive Plan.

List of Attachments

Attachment A – Application Materials

Attachment B - Agency Review

Attachment C – Code of Virginia 15.2-2232

Dominion Virginia Energy - Singer Substation
Public Facility Review

Statement of Justification

July 18, 2025

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 property located at 14701 Willard Road, further identified as Tax Map No. 0441 01 0003A (the "Property"). The substation on the Property is to support two data centers being developed on non-contiguous pieces of property in the vicinity, at 4260 Entre Court, Chantilly, VA 20151 and Bogle Drive, Chantilly, VA 20151. The Property is in the Sully District and is zoned I-4. It is located within the Airport Noise Impact and Water Supply Protection overlay district. The I-4 zoning district permits the development of electrical substations by-right; however, because it is a public utility, a public facility review is required.

A. DESCRIPTION OF PROPOSED USE.

1. Project Description: The proposed substation will be located on approximately 8.2613 acres between Willard Road (Rte. 8457), to the north, and Old Lee Road (Rte. 661), to the south. The property to the east is owned by Media General Cable of Fairfax County, Inc. The property to the west is owned by Dominion and is developed as an existing electric substation. The new substation on the Property will be partially interconnected with the existing adjacent substation. By citing the new substation on the Property, Dominion is attempting to minimize the impact of the new substation by locating it adjacent to an existing substation. The Property is currently occupied by a commercial building and paved parking lot, and the surrounding area is a mix of commercial and industrial development.

   Heights of the equipment within the substation shall generally be as follows: Transformers (25'), Static Poles (70'), backbone structures (75'), and proposed security fence (12').

2. Area Served by Proposed Use: The proposed substation will directly serve the two data centers to be constructed near the Property, at 4260 Entre Court, Chantilly, VA 20151 and at Bogle Drive, Chantilly, VA 20151, 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 one to two times per month for maintenance requirements.

B. REQUIREMENT FOR PROPOSED USE.

1. Why New Facility is Needed: There are two sites in the vicinity of the Property, located at 4260 Entre Court, Chantilly, VA 20151 and at Bogle Drive, Chantilly, VA 20151, that are either under site plan review or under construction for data center development. The owner of the Property is developing these data centers and is providing the Property to Dominion for the development of the substation, which will directly serve the new data centers, as well as serve 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 the future data center demand in the vicinity, as well as overall area growth, there is immediate need for the new substation. The developer of the new data centers in question is providing the Property to Dominion to construct the substation, thus ensuring Dominion will be able to continue to provide reliable electrical service to the surrounding development, communities, and businesses even after the development of the data centers.

2. Why Proposed Location is Best for the Proposed Use: The proposed location is ideal to serve the future data centers anticipated at 4260 Entre Court, Chantilly, VA 20151 and at Bogle Drive, Chantilly, VA 20151. While the new substation would not be adjacent to the new data centers (as is more typical), the proposed location on the Property is actually better. Principally, the Property is adjacent to the east of an existing substation already owned and operated by Dominion. This will minimize the impact of the new substation on the Property and reduce the development of additional transmission lines that need to be constructed to feed the new substation. This reduces the overall development impact of the new substation.

   To the east of the Property, the new substation will be adjacent to Media General Cable of Fairfax County, Inc. There is a significant stormwater drain along the eastern boundary of the Property, which prevents the new substation from being close to this boundary with Media General Cable of Fairfax County, Inc. To the north, across Willard Road, are a plumbing supply company and an office building. To the south, across Old Lee Road, is vacant ground and a stormwater retention pond. As noted, to the west of the Property is an existing substation owned and operated by Dominion.

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 new substation will complement the existing adjacent substation. Since there are already high voltage transmission lines feeding the existing adjacent substation, the need for new high voltage transmission lines will be minimized. (The need will not be eliminated, but it will be minimized.) Finally, the Property is already developed, so the new substation would not result in the loss of open space. The existing building on the Property will be demolished to

make way for the new substation. Rather, the new substation merely exchanges one form of development for another. Finally, as the new substation will have no roofed structures or paved parking lots, the stormwater runoff from the new substation is anticipated to be less than the Property currently experiences with a large building, paved parking areas, and paved drive lanes.

C. ANTICIPATED IMPACTS/MITIGATION.

1. Visual: The new substation will be mitigated to be compatible with the surrounding roads, existing substation, and adjacent commercial uses immediately surrounding the proposed substation. Visual impacts will be mitigated as follows:

   - Views of the substation will be mitigated first by a 5/8-inch, 12-foot chain link mesh fence around all four sides of the new substation. Then, on the northern and southern sides of the substation, facing Willard Road and Old Lee Road, respectively, there will be a landscaped screening buffer with a mix of deciduous and evergreen trees in front of the chain link fence along each roadway. The landscape buffer will maintain a clear security zone of at least 10 feet between the fence and landscaping. By planting this buffer with densely clustered evergreens, the substation shall be reasonably obscured from the adjacent roadways year-round. Further, in the open spaces between the screening buffer and the roadways, there will be a mix of deciduous and evergreen trees. Existing trees will be maintained and used for this to the extent possible. These trees should be sufficient to meet the 10% site canopy requirements.

   - The existing four entrances to the Property (two each from Willard Road and Old Lee Road) will be reduced to two (one each from Willard Road and Old Lee Road). By closing the eastern-most entrances to the Property from Willard Road and Old Lee Road, the visual impact from the roadways will be reduced, the landscaping buffers will be extended along the roadways more fully, and the impact on the commercial neighbor to the east will be lessened.

   - The substation will be set back at variable widths from both Willard Road and Old Lee Road. Additionally, the existing stormwater drainage facilities along the eastern edge of the Property will be maintained, and will provide a buffer from Media General Cable of Fairfax County, Inc.

   - Most importantly, Dominion is proposing to locate the new substation adjacent to an existing substation to its west. Optically, this mitigates the views of substations, generally, providing one larger substation area instead of two separate substations. Also, locating the new substation adjacent to an existing substation will minimize the amount of new transmission lines necessary to feed the new substation, which has optical benefits that extend beyond the Property.

2. Noise and Light: There are no anticipated noise or lighting impacts associated with the substation. Substations are not considered to be noise generating uses, and sound originating from substations are generally minimal. Transformers within a

substation are considered the noise sources and range in decibel levels depending upon manufacturer; however, generally, readings range between approximately 55-75 decibels (dBA) at the source. As such, decibel levels at the property lines are expected to fully meet 55 dBA zoning ordinance requirements. In addition, the overall area contains high noise-generating uses such as Dulles Airport, and any sound emitting from the substation will blend in with ambient sound levels.

Since this is an unstaffed facility, proposed lighting is expected to be minimal except for security and safety purposes. The new substation lighting will meet Zoning Ordinance requirements. Lighting will be dark sky compliant and designed to minimize glare onto adjacent properties with the use of full cut-off LED lighting. The Comprehensive Plan's policy to avoid nuisance aspects of unfocused light emissions will be achieved.

3. Air and Water Quality: Air quality standards will not be impacted by 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 by reducing the total impervious area of the site and rainfall runoff. The reduced stormwater runoff will be directed into the existing storm sewer system that is on the site's eastern and northern boundary which is capable of supporting the site's stormwater runoff in a non-erosive manner.

4. Environmental: There are no other known environmental impacts associated with the development of the substation. All electrical transformers will be onsite. However, a secondary oil containment perimeter will be designed and installed around each transformer, as is typical for transformers.

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 Area III, Land Unit H of the Dulles Suburban Center. This land unit is planned for industrial, research and development, and industrial/flex uses at an intensity up to a maximum of .35 FAR. The proposed new substation is being developed on the Property as a by-right use. Further, the proposed new substation is consistent with the Fairfax County Comprehensive Plan in that it is an industrial use to serve the data centers to be developed nearby. The new substation will directly serve the new data centers and surrounding area, thus supporting future business and economic development activity in the area.

   Further, the Comprehensive Plan encourages parcel consolidation to realize the benefit of comprehensive urban design. While Dominion is not consolidating the

Property with the adjacent existing substation, the two adjacent uses will be consolidated, clustering two substations together. This is efficient land use.

Additionally, the Comprehensive Plan encourages the creation of highway corridors that are visually appealing. By screening the new substation along both Willard Road and Old Lee Road with a setback, a mixed deciduous/evergreen planting area, and an additional dense 10-foot evergreen buffer, Dominion will be providing meaningful screening for the new substation and more attractive road corridors. Additionally, the mixed deciduous/evergreen planting area will preserve existing high-quality vegetation and integrate it with the new substation to the greatest extent possible, also in conformity with the Comprehensive Plan.

Next, Willard Road has been planned to provide a Major Paved Trail per the Countywide Trails Plan Map. To meet the comprehensive plan requirements, the substation proposes to provide a 10' paved trail along Willard Road in accordance with the Map. The new paved trail will extend along the full frontage of the parcel and connect with an existing 10' paved trail located to the west. The paved trail will terminate at the east end of the parcel. New ADA accessible CG-12 ramps will be provided on each side of the new substation entrance located off of Willard Road. The applicant agrees to dedicate right-of-way that will cover the full width of the paved trail and 3 feet beyond as has been requested the County.

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 the 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 two data centers to be developed in vicinity. However, as area distribution load increases beyond the new data centers, Dominion will utilize reserve capacity within the substation 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.

   Per Objective 43 of the Public Facilities element of the Policy Plan, the proposed substation is at an ideal location to provide maximum service levels as unobtrusively as possible, serve two new data centers for the County, as well as provide electrical service for the surrounding area. The Policy objectives are met as follows:

   - Areas of environmental sensitivity are avoided. [Policy a.]

   - Co-location goals are achieved by placing the proposed substation adjacent to an existing substation. [Policy b.]

- 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 fencing and landscaping. [Policy d.]

- To minimize human exposure to low-level electromagnetic fields from electrical transmission lines, the proposed substation is (a) not in a residential area, and (b) is sited so as to minimize the number of linear feet of new electrical transmission lines to be built to feed it. [Policy h.]

  Generally, EMF levels are associated with the currents in transmission and distribution lines, and EMF levels dissipate quickly the further the distance from the source. In this instance, by minimizing the number of new linear feet of transmission lines to be constructed, Dominion is consequently minimizing exposure to low-level electromagnetic fields from those electrical transmission lines. Further, Dominion does not anticipate that the substation equipment will exceed acceptable EMF levels beyond the fence line of the substation.

- The proposed substation and transmission line tap connection is located on industrially zoned, I-4, property, and will be adequately screened from adjacent uses. [Policy j.]

Per Objective 44 of the Public Facilities element of the Policy Plan, the proposed substation will help to meet service area requirements and is designed to minimize impacts on adjacent properties. The Policy objectives are met as follows:

- As noted above, the immediate need for the substation is to serve the two future data centers, and the much-needed land area for the substation has been provided by the data center developer. As such, the Property is the most appropriate site for the new substation, as it is adjacent to an existing substation, thus minimizing the impact of additional substations and transmission lines. [Policy a.]

- The visual impact on adjacent properties is mitigated with appropriate site design, screening, and landscaping design techniques. [Policy b.]

- Dominion has worked to conceal and screen the ground site transformers with fences and trees to reduce their visual presence and potential for clutter. [Policy d.]

- The density of the trees and landscaping buffering the substation from the adjacent roads provides appropriate screening and buffering of the proposed substation. [Policy e.]

- All features of the new substation will contain industry standard safety facilities appropriate as to substations of this size and capacity. 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.]

  Electromagnetic fields ("EMF"), at various frequencies, are naturally present everywhere in the environment. They are also created whenever an electrical current is used. EMF is not only found near electric transmission and distribution lines, but also in homes, workplaces, schools, and anywhere electric service is used. Generally, EMF levels are associated with the currents in transmission and distribution lines, and EMF levels dissipate quickly the further the distance from the source. In this instance, we do not anticipate that the substation equipment will exceed acceptable EMF levels beyond the fence line of the substation.

  More information on this topic may be found on Dominion's website, including additional links and brochures that further explain EMF and provide measurements and descriptions of how EMF levels are found in human environments. A link is below:

https://www.dominionenergy.com/projects-and-facilities/electric-projects/emf

E. ALTERNATIVE SITES CONSIDERED FOR THE USE

1. Other Properties: No other properties were considered for this application. The Property was provided by the developer of the data centers to serve the data centers that it plans to develop in the vicinity. The location was selected in part due to the proximity to the existing substation.

2. Other Locations on the Subject Property: The new substation will substantially fill (other than setbacks, landscaping buffers, and utility easements) the Property. Thus, 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 that will cause the least visual impact and will be able to 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 its location and the surrounding properties. The new substation is compatible with the adjacent substation, will be screened from the adjacent roads, and is compatible with the commercial and office uses in the vicinity of the Property.

Extent: The proposed substation will meet future electrical demand resulting from the proposed new data centers and the projected growth in this area of the County. No adverse impacts are anticipated from the proposed facility.

The proposed substation is a by-right public utility and is necessary to support future electrical demand. 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.

Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	OVERALL MAP
3	EXISTING CONDITIONS
4	SITE PLAN
5	LANDSCAPE PLAN
6	STREET FRONTAGE SECTIONS
7	FENCE DETAILS, PLANTING LIST, NOTES AND CALCS, SWM NARRATIVE
8	CONCEPTUAL SWM PLAN

SCREENING REQUIREMENTS FOR UTILITY FACILITY, HEAVY

ADJACENT (LAND USE)	TRANSITIONAL SCREENING REQUIRED	TRANSITIONAL SCREENING PROVIDED
NORTH: THOS. SOMERVILLE CO. PLUMBING, HEATING, AC SUPPLIES (WHOLESALE,WAREHOUSING & STG)	NONE	12' HIGH 5/8" MESH CHAIN LINK SECURITY FENCE W/ LANDSCAPING
EAST: COX COMMUNICATIONS ((WHOLESALE,WAREHOUSING & STG)	NONE	12' HIGH 5/8" MESH CHAIN LINK SECURITY FENCE
SOUTH: TED BRITT TRUCK REPAIR CENTER (MOTOR VEHICLE REPAIR)	NONE	12' HIGH 5/8" MESH CHAIN LINK SECURITY FENCE W/ LANDSCAPING
WEST: DOMINION SUBSTATION (VACANT LAND)	NONE	12' HIGH 5/8" MESH CHAIN LINK SECURITY FENCE

SITE DATA

- PARCEL AREA: 359,864 S.F. or 8.2613 ACRES
- PROPOSED SUBSTATION AREA: 219,173 S.F. OR 5.03 ACRES
- PROPOSED USE: ELECTRIC SUBSTATION
- ZONING: I-4

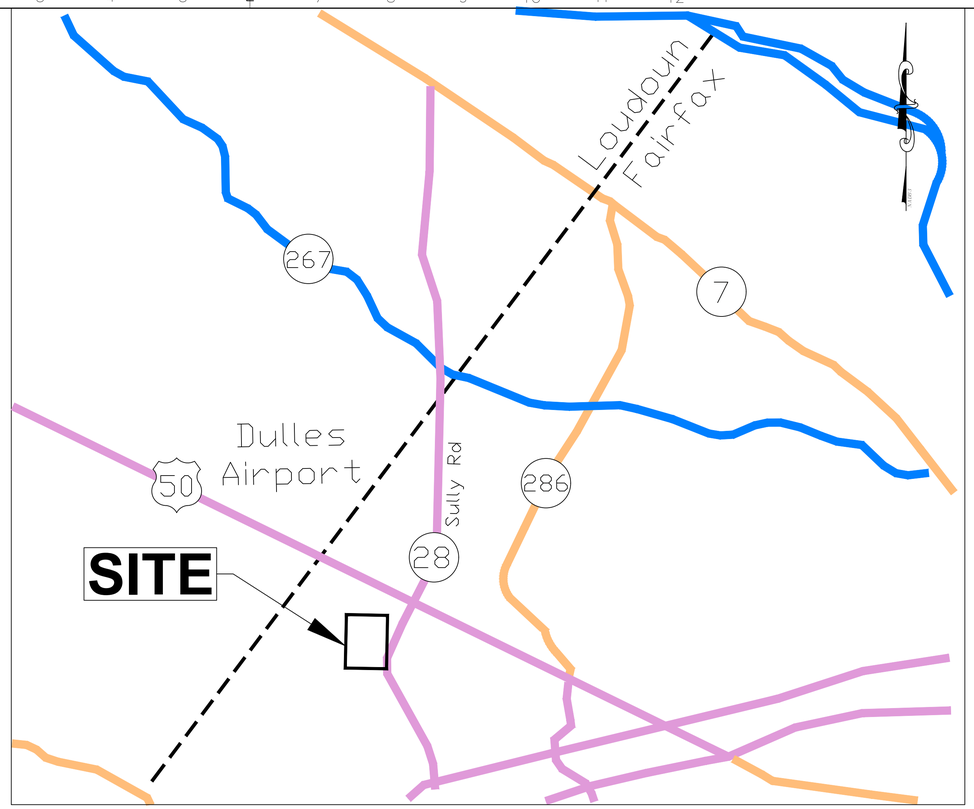
I-4 ZONING LOT AND BUILDING STANDARDS

	REQUIRED	PROVIDED
- MIN LOT AREA:	20,000 SF	359,864 SF
- MIN LOT WIDTH:	100'	+/-485.54'
- MIN LANDSCAPED OPEN SPACE:	15% (1.24 AC)	37% (+/- 3.04 AC)
-BUILDING HEIGHT MAX:	75'	N/A*

*NO HABITABLE BUILDINGS PROPOSED

BUILDING SETBACKS

	REQUIRED	PROVIDED
- FRONT:	40'	40'
- SIDE:	NO REQUIREMENT	
- REAR:	NO REQUIREMENT	



PFR APPLICATION NO. 2232-2025-SU-00002
SINGER SUBSTATION

CONTACTS

Applicant:

Dominion Energy

Stefan Haas, PE
Project Manager
5000 Dominion Blvd, 3rd Floor W
Glen Allen, VA 23060
Mobile: (804)955-9156
stefan.p.haas@dominionenergy.com

Calton Ford
Siting and Permitting Specialist
5000 Dominion Blvd, 3rd Floor SW
Glen Allen, VA 23060
Mobile: (757)621-0787
calton.l.ford@dominionenergy.com

Deon Wright
Senior Communications Specialist
Mobile: (804)221-2518
deon.l.wright@dominionenergy.com

Civil Engineer:

TRC Companies

Dennis M. Quinn, PE
Director - Site Development & Civil
7639 Coppermine Dr
Manassas, VA 20109
Mobile:(703)346-6645
dquinn@trccompanies.com

Shawn MacIntosh, PE
Senior Project Manager
1030 Wilmer Ave, Suite 100
Richmond, VA 23227
Office:(804)237-1814
Mobile:(757)201-8672
smacintosh@trccompanies.com

Land Use Attorney:

McCandlish Holton, PC

Peter Henderer
1111 E. Main St, Suite 2100
Richmond, VA 23219
Office:(804)775-3833
phenderer@lawmh.com

Owner:

LEE OWNER, LLC

David Wagner
5605 Grove Ave, Suite 203
Richmond, Virginia 23226
Office: (804) 627-3598
david.wagner@centra-logistics.com

Singer Substation
14701 Willard Road
Sully District
Fairfax County, Virginia
January 31, 2025
REVISED July 16, 2025

TRC Dominion Energy

2232 EXHIBIT - COVER
SINGER SUBSTATION
FAIRFAX COUNTY, VIRGINIA

	Name	Date	Project No.	Sheet No.
Designed by:	SPM		532100	1 OF 8
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Str. Eng. App.				
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B/M No.

Drawing No.

8.26 AC PARCEL LAND USE

- SUBSTATION (IMPERVIOUS) : +/- 5.03 AC
- SITE IMPROVEMENTS (IMPERVIOUS): +/- 0.34 AC
- OPEN SPACE/LANDSCAPING: +/- 2.89 AC

34-3-10-0010C1
4501 SINGER CT CHANTILLY, VA
PROPERTY OF
SOUTHGATE OWNER I LLC
DB: 21501 PG: 0503
DB: 11643 PG: 1939
DB: 07005 PG: 1230
ZONE: I-5
USE: LOW RISE OFFICE
(< = 4 STORIES)

33-4-03-0009A
4503 SOUTHGATE PL CHANTILLY, VA
PROPERTY OF
THE UNITED STATES OF AMERICA
DB: 20151 PG: 1975
DB: 8688 PG: 1906
DB: 7744 PG: 1344
ZONE: I-5
USE: WHOLESALE,WAREHOUSING & STG

44-1-01-0002B
14700 WILLARD RD CHANTILLY, VA
PROPERTY OF
THOS. SOMERVILLE CO.
A: 09207 PG: 1094
ZONE: I-5
USE: WHOLESALE,WAREHOUSING & STG

EXISTING OVERHEAD TRANSMISSION LINES

43-2-01-0004
14781 WILLARD RD CHANTILLY, VA
PROPERTY OF
VIRGINIA ELECTRIC AND POWER COMPANY
D/B/A DOMINION VIRGINIA POWER
DB 7325 PG 1821
ZONE: I-5
USE: VACANT LAND

44-1-01-0002C
14640 WILLARD RD CHANTILLY, VA
PROPERTY OF
SOMERVILLE THOS CO
A: 04536 PG: 0470
ZONE: I-5
USE: VACANT LAND

WILLARD ROAD, RTE 8457
(VARIABLE WIDTH PUBLIC R/W)

43-2-01-0014A
14801 WILLARD RD CHANTILLY, VA
PROPERTY OF
APA PROPERTIES NO 5 LP
DB 9268 PG 1309
ZONE: I-5
USE: WHOLESALE,WAREHOUSING & STG

PROPOSED
SINGER SUBSTATION
219,173 S.F. OR 5.03 ACRE
(PROJECT SITE)
44-1-01-0003A
14701 WILLARD RD CHANTILLY, VA
PROPERTY OF
LEE OWNER, LLC
DB 27693 PG 1063
DB 10168 PG 1084
8.2615 AC
ZONE: I-4
USE: WHOLESALE,WAREHOUSING & STG

44-1-01-0003B
14650 OLD LEE RD CHANTILLY, VA
PROPERTY OF
MEDIA GENERAL CABLE
OF FAIRFAX COUNTY, INC.
DB 5698 PG 456
ZONE: I-4
USE: WHOLESALE,WAREHOUSING & STG

EXISTING SUBSTATION

OLD LEE ROAD RTE 661
(VARIABLE WIDTH PUBLIC R/W)

43-2-06-C2
14714 OLD LEE RD CHANTILLY, VA
PROPERTY OF
EMA62 LLC
DB 28752 PG 0810
DB 25715 PG 1443
ZONE: I-5
USE: WHOLESALE,WAREHOUSING & STG

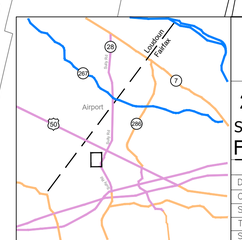
44-1-04-0043A
14660 LEE RD CHANTILLY, VA
PROPERTY OF
OPI NOTEX PROPERTIES LLC
DB 28194 PG 1289 DB 28194 PG 1281
DB 28194 PG 1273 DB 28192 PG 0830
DB 28192 PG 0822 DB 28192 PG 0814
DB 28161 PG 0730 DB 28161 PG 0722
DB 28161 PG 0714 DB 24907 PG 1666
DB 23877 PG 0087 DB 18525 PG 1407
DB 18525 PG 1398 DB 17131 PG 1040
DB 10147 PG 1240 DB 6166 PG 1800
ZONE: I-3, I-5
USE: GENERAL MED/HI RISE OFF
(= > 5 STORIES)

EX. WET SWM POND
(TO REMAIN)

EXISTING OVERHEAD TRANSMISSION LINES

44-1-04-0043B2
14715 OLD LEE RD CHANTILLY, VA
PROPERTY OF
MGB PROPERTIES XI LLC
DB: 25645 PG: 1900
DB: 18262 PG: 1685
DB: 12598 PG: 2136
ZONE: I-5
USE: MOTOR VEHICLE REPAIR SEPARATELY

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



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Dominion Energy

2232 EXHIBIT - OVERALL MAP

SINGER SUBSTATION

FAIRFAX COUNTY, VIRGINIA

	Name	Date	Project No.	Sheet No.
Designed by:	SPM		532100	2 OF 8
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Sub. Eng. App.				

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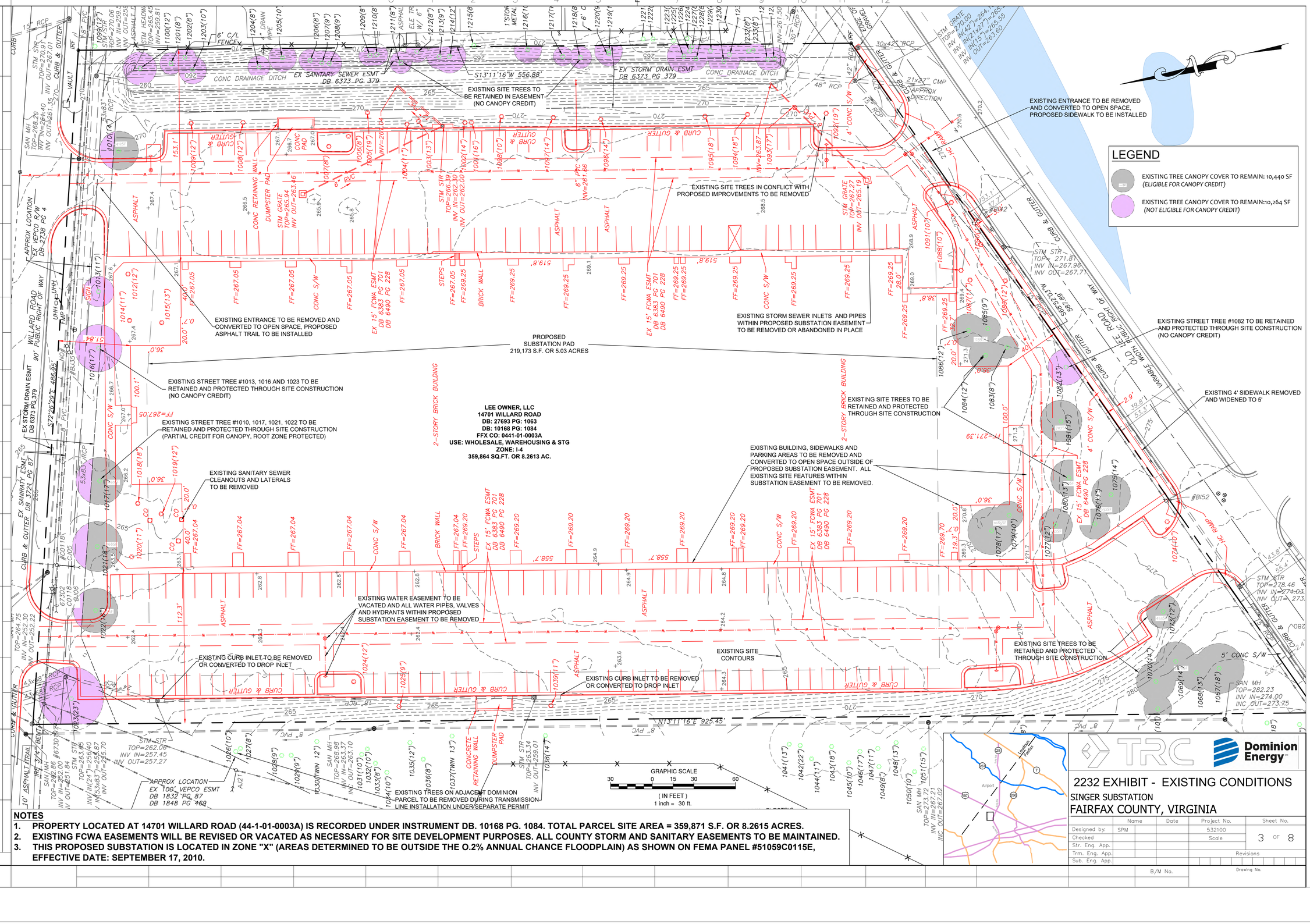
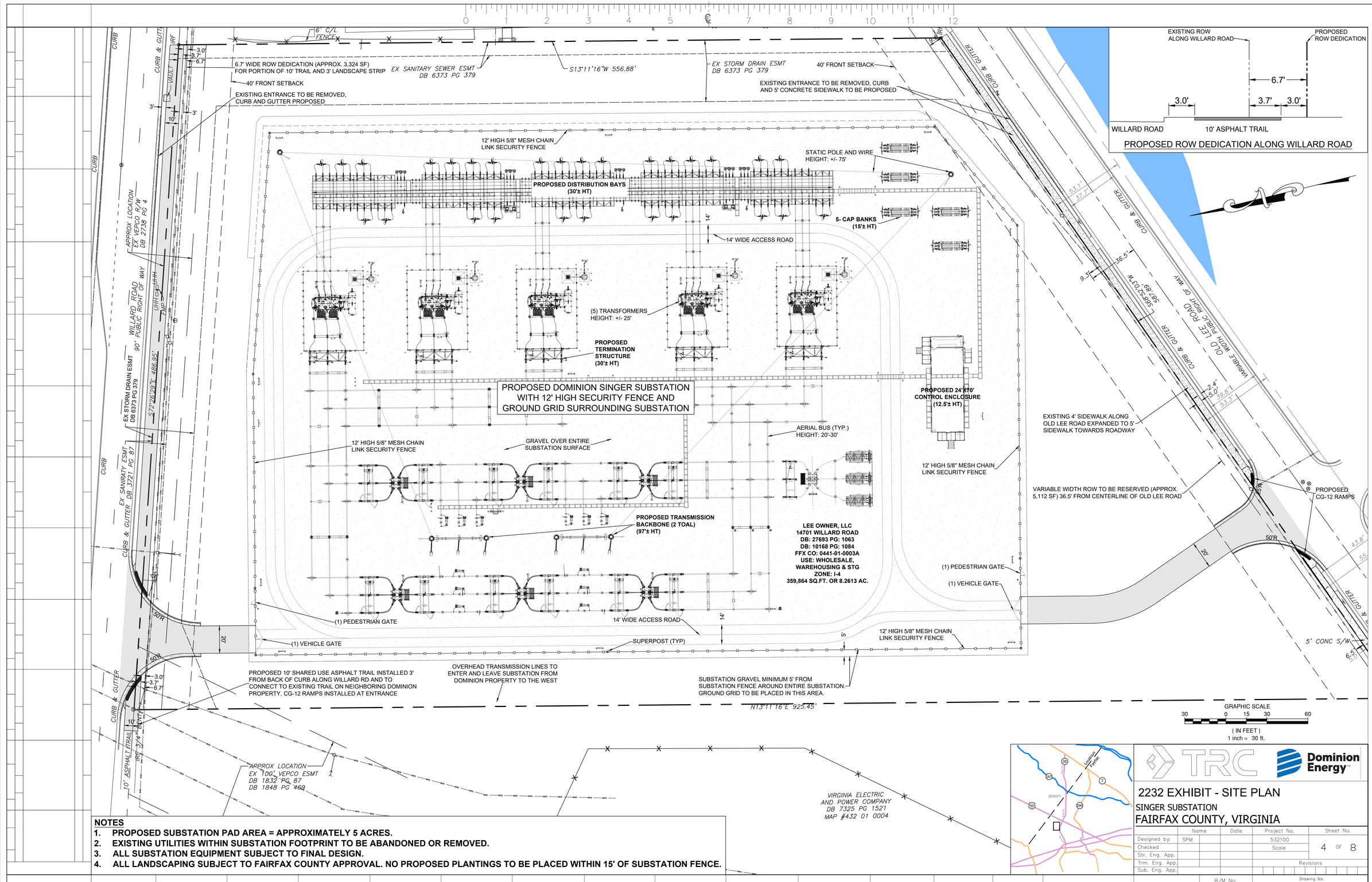


NOTES

1. PROPERTY LOCATED AT 14701 WILLARD ROAD (44-1-01-0003A) IS RECORDED UNDER INSTRUMENT DB. 10168 PG. 1084. TOTAL PARCEL SITE AREA = 359,871 S.F. OR 8.2615 ACRES.
2. EXISTING FCWA EASEMENTS WILL BE REVISED OR VACATED AS NECESSARY FOR SITE DEVELOPMENT PURPOSES. ALL COUNTY STORM AND SANITARY EASEMENTS TO BE MAINTAINED.
3. THIS PROPOSED SUBSTATION IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE O.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA PANEL #51059C0115E, EFFECTIVE DATE: SEPTEMBER 17, 2010.



NOTES

1. **PROPOSED SUBSTATION PAD AREA = APPROXIMATELY 5 ACRES.**
2. **EXISTING UTILITIES WITHIN SUBSTATION FOOTPRINT TO BE ABANDONED OR REMOVED.**
3. **ALL SUBSTATION EQUIPMENT SUBJECT TO FINAL DESIGN.**
4. **ALL LANDSCAPING SUBJECT TO FAIRFAX COUNTY APPROVAL. NO PROPOSED PLANTINGS TO BE PLACED WITHIN 15' OF SUBSTATION FENCE.**

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Dominion Energy

2232 EXHIBIT - SITE PLAN

SINGER SUBSTATION

FAIRFAX COUNTY, VIRGINIA

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Designed by:	SPM			532100	4 OF 8
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Drawing No.

LANDSCAPE LEGEND:

(SEE PLANT LIST ON SHEET 7 FOR QUANTITIES)

- EXISTING TREE CANOPY
- ACER RUBRUM 'OCTOBER GLORY' *'OCTOBER GLORY' RED MAPLE*
- AMELANCHIER ARBOREA *DOWNY SERVICEBERRY*
- BETULA NIGRA 'DURAHEAT' *DURAHEAT RIVER BIRCH*
- ILEX OPACA *AMERICAN HOLLY*
- ILEX x NELLIE R STEVENS *NELLIE STEVENS HOLLY*
- JUNIPERUS VIRGINIANA 'BURKII' *'BURKII' JUNIPER*
- MAGNOLIA GRANDIFLORA *SOUTHERN MAGNOLIA*
- MAGNOLIA VIRGINIANA *SWEETBAY MAGNOLIA*
- PINUS TAEDA *LOBLOLLY PINE*
- QUERCUS PHELLOS *WILLOW OAK*
- THUJA OCCIDENTALIS 'SMARAGD' *EMERALD GREEN ARBORVITAE*

(1) EXISTING STREET TREE TO BE PRESERVED

PROPOSED EVERGREEN SHRUBS TO SCREEN FENCE

12' HIGH 5/8" MESH CHAIN LINK SECURITY FENCE

STREET FRONTAGE LANDSCAPING REQUIREMENT: PROPOSED CATEGORY II DECIDUOUS TREES (4)

10' STREET FRONTAGE LANDSCAPING REQ 1 TREE PER 30 LF TO BE SUPPLEMENTED WITH CATEGORY I EVERGREEN SCREENING TREES AND SHRUBS

10' STREET FRONTAGE LANDSCAPING REQ 1 TREE PER 30 LF TO BE SUPPLEMENTED WITH EVERGREEN SCREENING TREES/SHRUBS.

10' STREET FRONTAGE LANDSCAPING REQ 1 TREE PER 30 LF 432' FRONTAGE REQUIRES 14.4 TREES, 15 PROVIDED

PROPOSED CATEGORY I EVERGREEN TREES AND SHRUBS TO SCREEN FENCE

PROPOSED DOMINION SINGER SUBSTATION WITH 12' HIGH SECURITY FENCE AND GROUND GRID SURROUNDING SUBSTATION

STREET FRONTAGE LANDSCAPING REQUIREMENT: PROPOSED CATEGORY II DECIDUOUS TREES (7)

STREET FRONTAGE LANDSCAPING REQUIREMENT TO BE PARTIALLY MET THROUGH PRESERVATION OF (3) EXISTING TREES ALONG WILLARD ROAD.

PROPOSED CATEGORY I & II EVERGREEN TREES TO SCREEN FENCE

PROPOSED EVERGREEN SHRUBS TO SCREEN FENCE (LIMITED DUE TO PROPOSED STORM IMPROVEMENTS)

PROPOSED MIX OF DECIDUOUS AND EVERGREEN TREES TO MEET SITE 10 YEAR CANOPY COVERAGE

STREET FRONTAGE LANDSCAPING REQUIREMENT: PROPOSED CATEGORY II DECIDUOUS TREES (12)

10' STREET FRONTAGE LANDSCAPING REQ 1 TREE PER 30 LF 500' / 30 = 17 TREES, 18 TREES PROVIDED

STREET FRONTAGE LANDSCAPING REQUIREMENT: PROPOSED CATEGORY II DECIDUOUS TREES (6)

WILLARD ROAD STREET FRONTAGE SECTION — SEE SHEET 6

OLD LEE ROAD STREET FRONTAGE SECTION — SEE SHEET 6

45,289 SF OF EASEMENT AND ROW DEDICATION AREA TO BE EXCLUDED FROM 10 YEAR CANOPY REQUIREMENT (HATCHED AREA)

LEE OWNER, LLC
14701 WILLARD ROAD
DB: 27693 PG: 1063
DB: 10168 PG: 1084
FFX CO: 0441-01-0003A
USE: WHOLESALE, WAREHOUSING & STG
ZONE: I-4
359,864 SQ.FT. OR 8.2613 AC.

OPEN SPACE (GREEN HATCHED AREA)

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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2232 EXHIBIT - LANDSCAPE PLAN

SINGER SUBSTATION

FAIRFAX COUNTY, VIRGINIA

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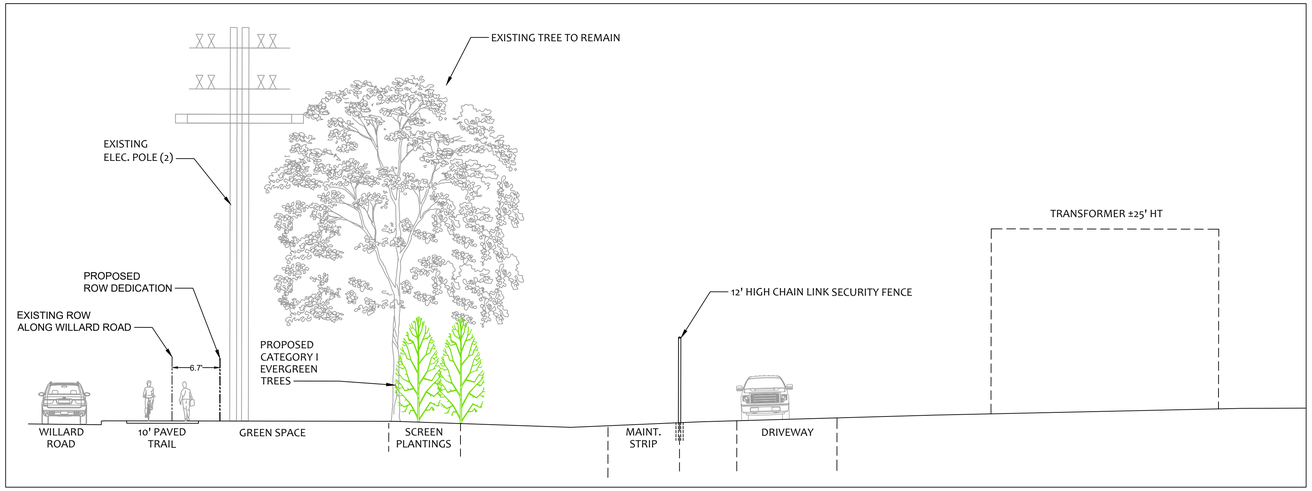
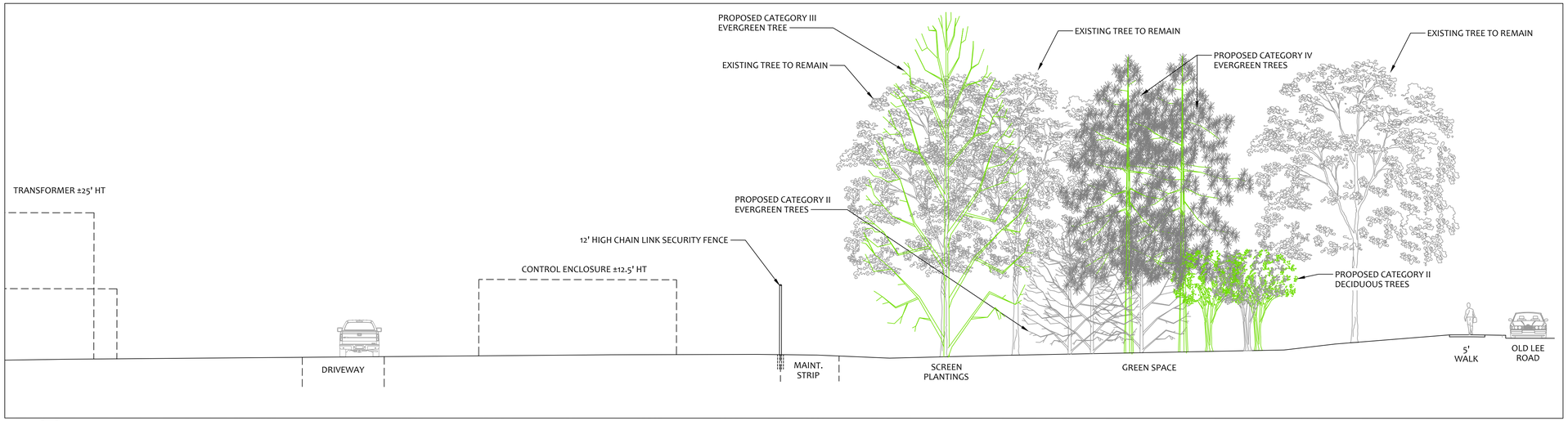


1 / 5|8 FRONTAGE ALONG WILLARD ROAD

SCALE: 1" = 10' SECTION



2 / 5|8 FRONTAGE ALONG OLD LEE ROAD

SCALE: 1" = 10' SECTION

TRC Dominion Energy

2232 EXHIBIT - STREET FRONTAGE SECTIONS

SINGER SUBSTATION

FAIRFAX COUNTY, VIRGINIA

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Designed by:	SPM		532100	6 OF 8
Checked			Scale	
Str. Eng. App.				
Trm. Eng. App.			Revisions	
Sub. Eng. App.				

B/M No.

Drawing No.

PLANT SCHEDULE:

QUAN.	BOTANICAL NAME	COMMON NAME	SPACING	CALIPER	SIZE	ROOT TYPE	DETAIL	REMARKS	APPROX. MATURE SIZE (HEIGHT x SPREAD)	TREE COVER TABULATIONS QUAN. x 10 YR COVER
TREES										
12	(LT) ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	AS SHOWN	1" CAL.	-	B&B	1	SINGLE STRAIGHT LEADER	**40'-50' x 30'-35'**	12 x 150 = 1800
15	(ST) AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	AS SHOWN	1" CAL.	-	B&B	2	MULTI-STEM, 3 - 5 CANES	**15'-25' x 10'-15'**	15 x 75 = 1125
10	(MT) BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	AS SHOWN	1" CAL.	-	B&B	2	MULTI-STEM, MATCHED	**30'-40' x 25'-35'**	10 x 125 = 1250
14	(ST) CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	AS SHOWN	2" CAL.	-	B&B	1	SINGLE STRAIGHT LEADER	**20'-30' x 25'-35'**	14 x 100 = 1400
26	(ET) ILEX OPACA	AMERICAN HOLLY	AS SHOWN	-	6' HEIGHT	B&B	3	FULL TO GROUND	**15'-30' x 10'-20'**	26 x 75 = 1950
13	(ET) ILEX x NELLIE R STEVENS	NELLIE STEVENS HOLLY	AS SHOWN	-	6' HEIGHT	B&B	3	FULL TO GROUND	**15'-25' x 8'-12'**	13 x 40 = 520
47	(ET) JUNIPERUS VIRGINIANA 'BURKII'	BURKII JUNIPER	AS SHOWN	-	8' HEIGHT	B&B	3	FULL TO GROUND	**12'-18' x 5'-7'**	47 x 50 = 2350
10	(ET) MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	AS SHOWN	-	10' HEIGHT	B&B	3	FULL TO GROUND	**60'-80' x 30'-50'**	10 x 250 = 2500
15	(ET) MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	AS SHOWN	2" CAL.	-	B&B	1	SINGLE STRAIGHT LEADER	**10'-35' x 10'-35'**	15 x 100 = 1500
17	(ET) PINUS TAEDA	LOBLOLLY PINE	AS SHOWN	-	6' HEIGHT	B&B	3	FULL TO GROUND	**40'-90' x 20'-40'**	17 x 150 = 2550
11	(LT) QUERCUS PHELLOS	WILLOW OAK	AS SHOWN	1" CAL.	-	B&B	1	SINGLE STRAIGHT LEADER	**40'-75' x 25'-50'**	11 x 150 = 1650
										TOTAL PROPOSED TREE COVER (SF): 18595
SHRUBS										
42	(LS) THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4' OC	-	6' HEIGHT	CONT.	3	FULL TO GROUND	**10'-15' x 3'-4'**	
GROUND COVER & TURF										
	SEED - HYBRID FESCUE	SEEDED LAWN								

PLANT TYPE LEGEND:

(LT) = LARGE CANOPY DECIDUOUS TREE	(MT) = MEDIUM CANOPY DECIDUOUS TREE	(ST) = SMALL DECIDUOUS TREE	(ET) = EVERGREEN TREE
(LS) = LARGE SHRUB	(MS) = MEDIUM SHRUB	(SS) = SMALL SHRUB	(GC) = GROUND COVER
(AN) = ANNUAL PLANTING	(PE) = PERENNIAL PLANTING	(BU) = BULB PLANTING	

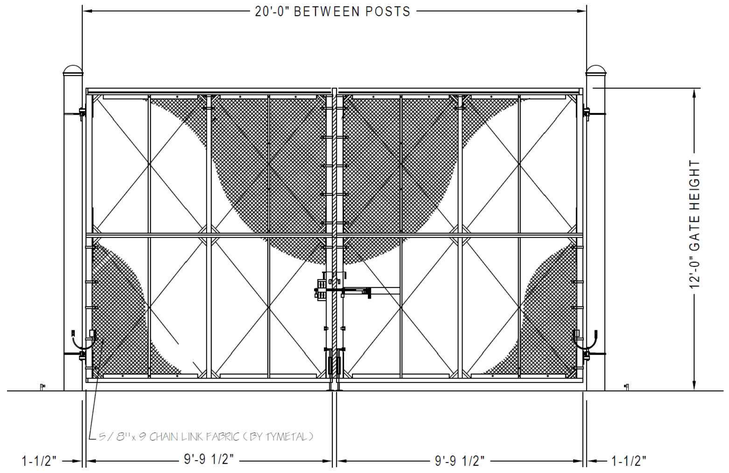
NOTE: TOTALS ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY THAT PLANS AND SCHEDULE COINCIDE, AND REPORT ANY DISCREPANCY TO LANDSCAPE ARCH. PRIOR TO BIDDING.

PLANTING NOTES:

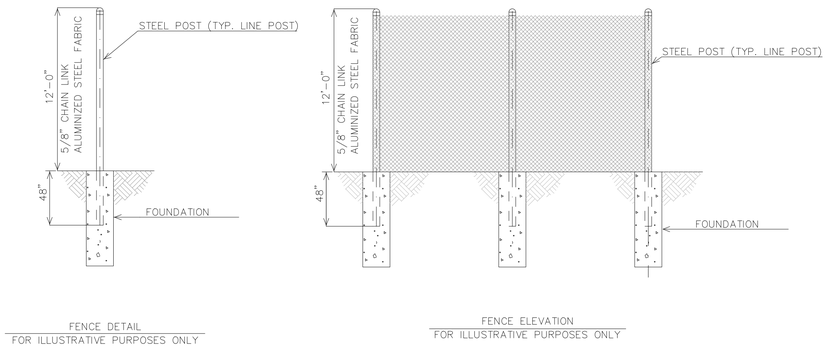
1. ALL PLANT MATERIAL GROWING STANDARDS AND INSTALLATION METHODS SHALL CONFORM TO THE CURRENT EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK", ANSI Z60.1 .
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT MATERIAL MAINTENANCE DURING CONSTRUCTION; INCLUDING WEEDING, WATERING, MOWING, HERBICIDE APPLICATION AND PESTICIDE APPLICATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO BEGINNING INSTALLATION AND THROUGHOUT CONSTRUCTION.
4. THE CONTRACTOR SHALL MARK BED LINES AND TREE LOCATIONS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. IN NEW TURF OR MULCH AREAS, ALL WEEDS AND EXISTING TURF GRASS SHALL BE ERADICATED, UNLESS OTHERWISE NOTED ON DRAWINGS.
6. ALL SHRUB BED AREAS AND TREE BASES SHALL BE MULCHED WITH AGED SHREDDED HARDWOOD MULCH 2-3" DEEP, UNLESS OTHERWISE INDICATED ON DRAWINGS.
7. ALL UNPAVED DISTURBED GRADE SURFACES SHALL BE STABILIZED WITH PERMANENT SEED, SOD, OR MULCH AS INDICATED ON DRAWINGS.
8. CONTRACTOR SHALL MAINTAIN PLANT MATERIAL TO INCLUDE WATERING, MOWING, WEED AND PEST CONTROL, THROUGHOUT CONSTRUCTION UNTIL FINAL ACCEPTANCE BY OWNER.
9. UPON COMPLETION OF LANDSCAPE AND HARDSCAPE INSTALLATION, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT TO SCHEDULE A SITE INSPECTION. THIS INSPECTION SHALL VERIFY CONFORMANCE TO PLANS AND SPECIFICATIONS AND ESTABLISH THE START DATE FOR THE ONE YEAR WARRANTY PERIOD, AND DATE OF OWNER'S ACCEPTANCE OF MAINTENANCE RESPONSIBILITIES.
10. PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS, INCLUDING MAINTENANCE, HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS GROWING CONDITION.
11. UNACCEPTABLE PLANT MATERIAL, INCLUDING UNHEALTHY OR UNSIGHTLY PLANT MATERIAL AS DETERMINED BY THE LANDSCAPE ARCHITECT, SHALL BE REMOVED FROM SITE AND REPLACED WITH PLANT MATERIALS CONFORMING TO PLANS AND SPECIFICATIONS.
12. THE CONTRACTOR SHALL WARRANT THE LANDSCAPE AND HARDSCAPE MATERIALS AND INSTALLATION FOR ONE YEAR AFTER THE WARRANTY START DATE, AS RECOMMENDED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER. PLANT MATERIALS THAT BECOME UNHEALTHY OR DIE DURING THE WARRANTY PERIOD SHALL BE REPLACED IMMEDIATELY AND WARRANTED THROUGH THE ORIGINAL WARRANTY PERIOD.
13. AT THE END OF THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE ALL DEAD OR UNHEALTHY PLANT MATERIAL AT NO COST TO THE OWNER, AND REMOVE ALL REMAINING TREE STAKING OR GUYING.

PRELIMINARY CALCULATIONS:

TOTAL SITE AREA:	359864 SF
AREA DEDICATED TO ROW/EASEMENTS:	45289 SF
ADJUSTED GROSS SITE AREA:	314575 SF
10% TREE COVER REQUIRED (I-4):	31458 SF
STREET FRONTAGE REQUIREMENT ALONG WILLARD ROAD:	432 LF
STREET TREES REQUIRED (1 PER 30LF):	15
STREET TREES PROVIDED BY PRESERVATION:	4
STREET TREES PROPOSED:	11
TOTAL STREET TREES PROVIDED:	15
STREET FRONTAGE REQUIREMENT ALONG OLD LEE ROAD:	500 LF
STREET TREES REQUIRED (1 PER 30LF):	17
STREET TREES PROVIDED BY PRESERVATION:	0
STREET TREES PROPOSED:	18
TOTAL STREET TREES PROVIDED:	18
TOTAL PRE-DEVELOPEMENT TREE CANOPY AREA ON SITE:	34262 SF
TREE CANOPY AREA TO BE REMOVED:	13833 SF
TREE CANOPY COVER TO REMAIN IN EASEMENTS:	9989 SF (TO BE EXCLUDED)
TREE CANOPY COVER TO REMAIN:	10440 SF
PROJECTED 10 YR TREE CANOPY COVER:	13050 SF (CANOPY COVER TO REMAIN x 1.25)
PROPOSED TREE CANOPY COVER:	18595 SF (SEE PLANTING SCHEDULE)
TOTAL TREE CANOPY COVERAGE:	31645 SF (SURPLUS OF 187 SF)



TYPICAL 12' HIGH 20' WIDE SECURITY GATE FACING NORTH AND SOUTH



FENCE DETAIL
FOR ILLUSTRATIVE PURPOSES ONLY

FENCE ELEVATION
FOR ILLUSTRATIVE PURPOSES ONLY

TYPICAL 12' HIGH 5/8" MESH PANEL SECURITY FENCE FACING EAST/WEST/NORTH/SOUTH

SMW NARRATIVE

PER CHAPTER 124.1-2-1 OF THE COUNTY ORDINANCE FOR EROSION AND STORMWATER MANAGEMENT THE PROJECT SHALL PROVIDE FOR BOTH STORMWATER QUANTITY AND QUALITY CONTROLS AS THIS PROJECT PROPOSES TO DISTURB MORE THAN 2,500 SF.

WATER QUANTITY

THE PROJECT PROPOSES TO REDEVELOP AN EXISTING INDUSTRIAL SITE INTO A PROPOSED ELECTRICAL SUBSTATION. THE PROJECT WILL DISTURB MORE THAN 1 ACRES AND THEREFORE IN ACCORDANCE WITH SECTION 124.1-4-4. OF THE COUNTY ORDINANCE AND SUBDIVISION 19 OF 9 VAC 25-875-560, IT WILL BE REQUIRED TO PROVIDE STORMWATER QUANTITY CONTROL.

CHANNEL PROTECTION WILL BE SATISFIED BY DISCHARGING THE PROJECT'S STORMWATER INTO MANMADE CONVEYANCE SYSTEM LOCATED AT THE PROJECT'S NORTHWEST CORNER DEMONSTRATING THAT THE EXISTING STORM SEWER SYSTEM CAN SAFELY CONVEY THE POST DEVELOPMENT PEAK FLOW RATE FROM THE 2-YEAR 24 HOUR STORM EVENT WITHOUT CAUSING EROSION CONTROL TO THE APPROPRIATE STUDY POINT DOWNSTREAM OR THE PROJECT WILL REDUCE THE PEAK RUNOFF WITH AN IMPROVEMENT FACTOR OF 0.8 BY THE REDUCTION OF IMPERVIOUS AREA ONSITE AND IF NECESSARY OTHER ONSITE CONTROLS SYSTEM.

FLOOD PROTECTION REQUIREMENTS WILL BE SATISFIED BY DEMONSTRATING THE PEAK POST DEVELOPMENT FOR THE 10-YEAR 24-HOUR STORM EVENT WILL DISCHARGE INTO AN ADEQUATE STORMWATER CONVEYANCE SYSTEM THAT DOES NOT EXPERIENCE LOCALIZED FLOODING, UNTIL IT REACHES ITS APPROPRIATE LIMIT OF ANALYSIS IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

WATER QUALITY

IT HAS BEEN ESTABLISHED THE PROJECT SITE LIES WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD) IN THE OCCUQUAN WATERSHED AS IDENTIFIED ON COUNTY'S OFFICIAL ZONING MAP. PER SECTION 124.1-4-2 (B) OF THE COUNTY'S STORMWATER MANAGEMENT ORDINANCE, PROPERTIES WITHIN THE WSPOD "MUST PROVIDE WATER QUALITY CONTROL MEASURES DESIGNED TO REDUCE THE PROJECTED PHOSPOROUS RUNOFF POLLUTION BY ONE-HALF FOR THE PROPOSED USE."

TO SATISFY THE REQUIREMENTS OF 124.1-4-2 (B), THE PROJECT PROPOSES TO TREAT THE PROPOSED IMPERVIOUS AREA OF THE ELECTRICAL SUBSTATION WITH A COMBINATION OF BMP'S BOTH NATURAL AND MANUFACTURED TO REDUCE THE PHOSPHOROUS RUNOFF BY HALF. WE INTEND TO DIRECT RUNOFF INTO GRASS CHANNEL(S) (P-CNV-01) THAT MEET STATE AND COUNTY REQUIREMENTS FOR DESIGN AND CONSTRUCTION. ADDITIONALLY, ALL RUNOFF FROM THE PROJECT SITE WILL BE FILTERED THROUGH AN APPROVED MANUFACTURED TREATMENT DEVICE, THAT IN COMBINATION WITH THE GRASS CHANNEL, WILL RESULT IN REDUCTION OF PROJECTED PHOSPHOROUS RUNOFF THAT SATISFIES 124.1-4-2 (B).

TRC

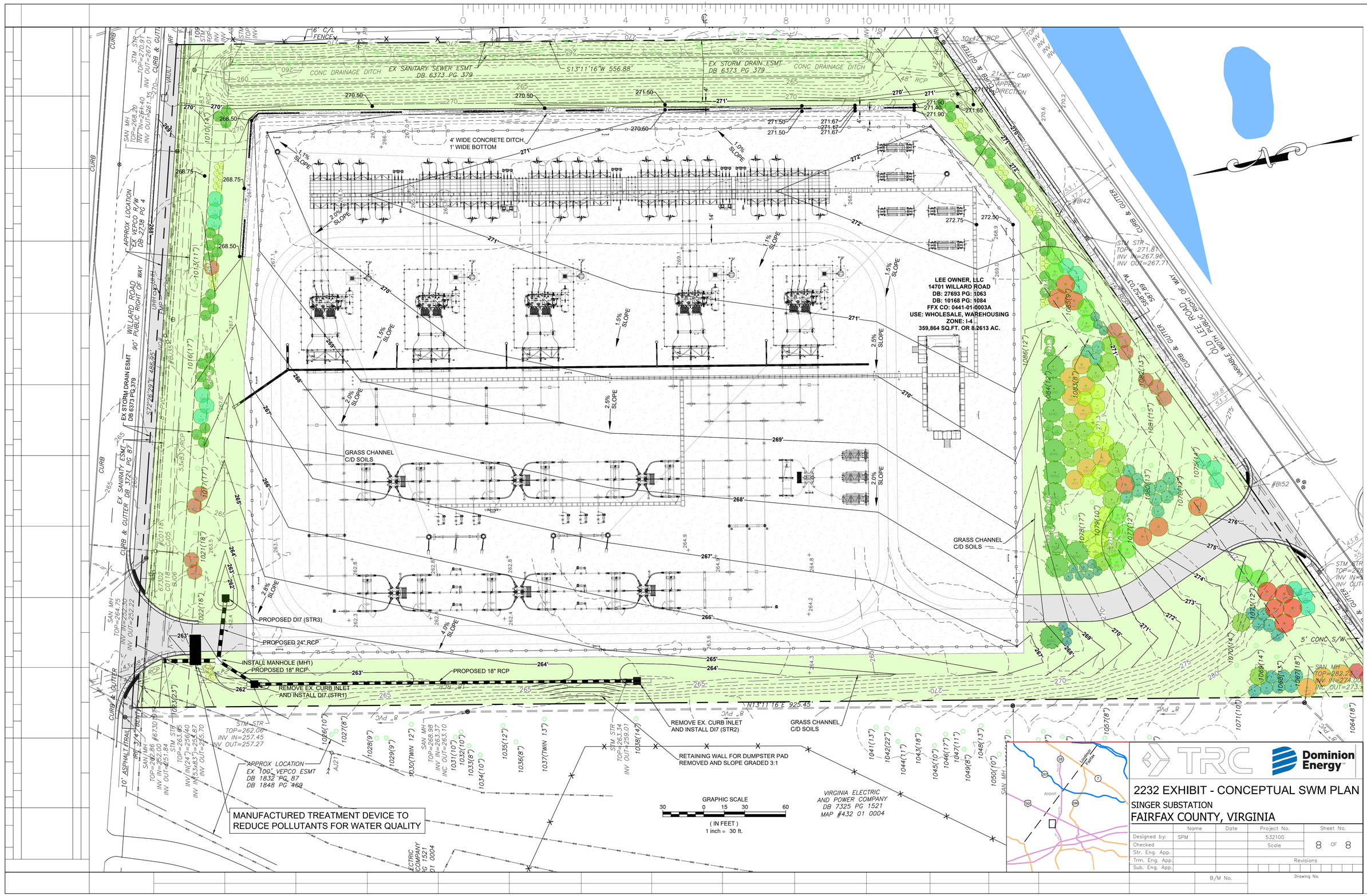
Dominion Energy

2232 EXHIBIT - FENCE DETAILS, PLANTING LIST, NOTES AND CALCS, SWM NARRATIVE
SINGER SUBSTATION
FAIRFAX COUNTY, VIRGINIA

	Name		Date	Project No.	Sheet No.
Designed by:	SPM			532100	7 OF 8
Checked				Scale	
Str. Eng. App.					
Trm. Eng. App.				Revisions	
Sub. Eng. App.					

B/M No.

Drawing No.


LEE OWNER, LLC
14701 WILLARD ROAD
DB: 27693 PG: 1063
DB: 10168 PG: 1084
FFX CO: 0441-01-0003A
USE: WHOLESALE, WAREHOUSING
ZONE: I-4
359,864 SQ.FT. OR 8.2613 AC.
WILLARD ROAD
90' PUBLIC RIGHT OF WAY
OLD LEE ROAD
VARIABLE WIDTH PUBLIC RIGHT OF WAY
4' WIDE CONCRETE DITCH,
1' WIDE BOTTOM
CONC DRAINAGE DITCH
EX SANITARY SEWER ESMT
DB 6373 PG 379
EX STORM DRAIN ESMT
DB 6373 PG 379
S13°11'16"W 556.88'
N13°11'16"E 925.45'
S72°26'29"E 486.85'
6" C/L FENCE
CURB & GUTTER
APPROX LOCATION
EX VEPCO R/W
DB 2738 PG 4
EX STORM DRAIN ESMT
DB 6373 PG 379
EX SANITARY ESMT
DB 3721 PG 87
10' ASPHALT TRAIL
PROPOSED DI7 (STR3)
PROPOSED 24" RCP
INSTALL MANHOLE (MH1)
PROPOSED 18" RCP
REMOVE EX. CURB INLET
AND INSTALL DI7 (STR1)
REMOVE EX. CURB INLET
AND INSTALL DI7 (STR2)
RETAINING WALL FOR DUMPSTER PAD
REMOVED AND SLOPE GRADED 3:1
GRASS CHANNEL
C/D SOILS
APPROX LOCATION
EX 100' VEPCO ESMT
DB 1832 PG 87
DB 1848 PG 469
MANUFACTURED TREATMENT DEVICE TO
REDUCE POLLUTANTS FOR WATER QUALITY
VIRGINIA ELECTRIC
AND POWER COMPANY
DB 7325 PG 1521
MAP #432 01 0004
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.
1.1% SLOPE
1.0% SLOPE
2.0% SLOPE
1.5% SLOPE
2.5% SLOPE
4.0% SLOPE
2.8% SLOPE
STM STR
TOP=270.91
INV OUT=267.01
SAN MH
TOP=268.29
INV IN=261.40
INV OUT=261.35
STM STR
TOP=271.81
INV IN=267.96
INV OUT=267.71
SAN MH
TOP=264.75
INV IN=252.30
INV OUT=252.22
SAN MH
TOP=268.98
INV IN=263.37
INV OUT=263.10
STM STR
TOP=263.34
INV OUT=259.01
STM STR
TOP=262.06
INV IN=257.45
INV OUT=257.27
SAN MH
TOP=282.23
INV IN=274.00
INV OUT=273.
5' CONC S/W
#BI52
#BI42
#BI38
#BI39
#BI40
#BI41
#BI36
#BI37
1010(42")
1013(11")
1016(17")
1023(23")
1022(16")
1021(18")
1026(10")
1027(8")
1028(9")
1029(9")
1030(TWIN 12")
1031(10")
1032(10")
1033(8")
1034(10")
1035(12")
1036(8")
1037(TWIN 13")
1038(14")
1041(13")
1042(22")
1043(18")
1044(11")
1045(10")
1046(17")
1047(11")
1048(13")
1049(8")
1050(10")
1057(8")
1064(18")
1069(14")
1070(14")
1071(10")
1073(12")
1074(14")
1075(14")
1076(14")
1077(12")
1078(17")
1079(10")
1080(13")
1081(15")
1082(13")
1084(12")
1086(12")
1087(18")
1088(13")
Airport
Lorton Exit
Exit 166
Exit 163
Exit 162
Exit 161
Exit 160
Exit 159
TRC
Dominion Energy
2232 EXHIBIT - CONCEPTUAL SWM PLAN
SINGER SUBSTATION
FAIRFAX COUNTY, VIRGINIA
Designed by: SPM
Checked
Str. Eng. App.
Trm. Eng. App.
Sub. Eng. App.
Name
Date
Project No. 532100
Scale
Revisions
B/M No.
Drawing No.
Sheet No. 8 OF 8

Attachment B

Comment Response Matrix – July 16, 2025

Singer Substation – Public Facility Review 2232 Referral Comments

PFR Application No. 2232-2025-SU-00002

	Staff Comments (1st Referral)	Applicant Responses – July 16, 2025	Notes
Department of Planning and Development - Zoning Administration Division (ZAD) Memo dated 04-09-25			
1 ZAD	No comments. However, while not a Zoning Ordinance requirement, Dominion Energy should consider extending landscaping to the west to screen the existing substation.	**We recognize the desire to add landscaping between the two substations, however, due to critical safety and security reasons, landscaping will not be proposed between the two substations.**	
Department of Planning and Development – Planning Division (PD) Memo dated 04-09-25			
1 PD	Please provide a landscape plan, elevation plan, and other photo simulations that demonstrate how the proposed substation's viewshed will be limited from the surrounding area.	**Landscape and elevation plans are included with this submission package. Photo simulations shall be submitted in a separate package.**	
2 PD	Are Objective 43, Policy H and Objective 44, Policy I of the Public Facilities Policy Plan being met. **<u>Objective 43, Policy h</u> - Regulate new development where permissible to minimize unnecessary human exposure to unhealthful impacts of low-level electromagnetic fields (EMF) from electrical transmission lines.** **<u>Objective 44, Policy i</u> - Assure that radiation levels, individually and cumulatively, will be maintained at acceptable levels**	**EMF, at various frequencies, is naturally present everywhere in the environment. It is also created whenever an electrical current is used. It is not only found near transmission and distribution lines, but also in homes, workplaces, schools, etc. Generally, EMF levels are associated with the currents in transmission and distribution lines, and EMF levels dissipate quickly the further the distance from the source. It is not anticipated that the substation equipment will exceed acceptable emf levels beyond the fence line of the substation. More information may be found on Dominion's website. It includes additional links and brochures that further explain EMF and provides measurements and descriptions of how EMF levels are found in human environments and EMF levels. A link is below:** **https://www.dominionenergy.com/projects-and-facilities/electric-projects/emf .**	
Department of Planning and Development – Planning Division – Environmental and Development Review (PD-EDRB) Memo dated 04-09-25			
1 PD-EDRB	Tree Cover and Natural Landscaping: Additional tree and/or shrub plantings should be considered where feasible along Willard Road and Old Lee Road, and the eastern edge of the subject area for screening/buffering purposes.	**As demonstrated with this resubmission, additional tree and shrub plantings are proposed on the site to demonstrate additional screening as well satisfy the County requirements for tree coverage on the parcel.**	
2 PD-EDRB	Tree Cover and Natural Landscaping: Please refer to comments from the Fairfax County Forest Conservation Branch of Land Development Services (LDS).	**Comment responses below**	
3 PD-EDRB	Stormwater Management: The subject site is located within the Water Supply Protection Overlay District (WSPOD), a future submission should include a narrative and preliminary calculations of how Comprehensive Plan guidance and code requirements would be met. Please also refer to Fairfax County's Development and Inspection Division (SDID) of LDS for comments.	**The application has been revised to demonstrate compliance with the stormwater management requirements for sites located within the WSPOD. The project will propose to capture and treat stormwater runoff on site utilizing a manufactured device on the subject parcel and reduce pollutant runoff more than 50% as required for projects within the WSPOD. A narrative has been added to the plans to demonstrate compliance with the requirements of all stormwater management regulations.**	
4 PD-EDRB	Noise: The subject property is located in the Airport Noise Impact Overlay District (ANIOD) associated with the 60 – 65 DNL dBA airport noise contours. However, the subject property is not considered a noise sensitive use that would require additional mitigation. While there are no residential uses near the substation, there are existing office uses nearby. Some noise may be generated from the proposed substation because of its operations. The applicant should demonstrate that the use would meet the county's noise ordinance requirements as stipulated by the Zoning Ordinance.	**Substations are not considered significant sound generating uses, and sound originating from a substation is generally minimal. The nearest office is 300+ feet away from the substation fence. In addition, Willard Road is between the proposed substation and the closest office space, any minimal sound emitting from the substation will blend in with ambient sound levels. For context, there are numerous substations within Fairfax County that are surrounded by residential homes or uses at much closer distances than what is proposed at this facility. Transformers are considered the noise sources within a substation and range in decibel levels depending upon**	

	Staff Comments (1st Referral)	**Applicant Responses – July 16, 2025**	**Notes**
	Additional landscaping or berming could help meet any noise ordinance requirements.	**manufacturer; however, generally, readings range between approximately 55-75 decibels at the source, which will comply and meet the 55 dBA requirements at the property lines.**	
5 PD-EDRB	Lighting: The environmental elements of the comprehensive policy and plan applications to minimize light emissions to those necessary general safety (Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, Amended through 6-28-2022, Objective 5). Conformance with the Comprehensive Plan would be achieved if the applicant meets the lighting requirements as stipulated in the Zoning Ordinance.	**As the proposed substation will be an unmanned facility, proposed lighting is minimal except for security and safety purposes, consisting mainly of entrance lighting at doorways to the proposed equipment enclosures. All substation lighting will meet Zoning Ordinance requirements. Lighting shall be dark sky compliant and designed to minimize glare onto adjacent properties with the use of full cut-off LED lighting.**	
Department of Planning and Development – Planning Division (PD) Heritage Resources Memo dated 04-09-25			
	No Comments		
Fairfax County Department of Transportation (FCDOT) Memo dated 04-09-25			
1 FCDOT	The applicant should construct a shared use path along the entirety of the site's frontage on Willard Road in accordance with VDOT standards consisting of an 8-foot-wide landscape buffer, a 10-foot-wide asphalt path, and a three-foot-wide buffer, and dedicated to the public right-of-way.	**The applicant proposes constructing a 10 feet wide asphalt trail with ADA compliant CG-12 ramps along Willard Road. The 10' wide trail will be consistent in size, location and material with the existing 10 feet wide trail on the adjacent parcel to the west, as well as three other parcels located to the west on Willard Road. The trail will dead end at the eastern property line to be extended by future development. The applicant also agrees to dedicate right-of-way for the trail, established 3 feet behind the trail.**	
2 FCDOT	The applicant should dedicate additional right-of-way along the entirety of the site's Old Lee Road frontage in order to accommodate planned improvements that totals 36.5-feet from centerline.	**The applicant recognizes that Old Lee Road is proposed to be widened per the County's transportation plan; however it is the applicant's opinion that this project may not ever be constructed. This section of Old Lee Road is a cul-de-sac that serves five parcels including the referenced application parcel, and the transportation plan doesn't propose any extension eastward that may warrant the need to widen the roadway. As such, the applicant proposes to reserve the right-of-way dedication along Old Lee Road to be granted to the County at a time when the County may authorize the construction of the widening of Old Lee Road.**	
3 FCDOT	The existing sidewalk along the site's Old Lee Road frontage is substandard. The applicant should provide this facility in accordance with VDOT standards, which includes a minimum 4-foot-wide buffer, 5-foot-wide concrete sidewalk, and 1-foot-wide buffer to be located in its ultimate location, as it pertains to the road widening improvement, within the public right-of-way.	**The applicant proposes widening the existing four feet sidewalk to five feet as requested. As stated in our response to FCDOT Comment #2, we don't believe that the County will authorize funding for the widening of Old Lee Road, so it is our intention to reconstruct the sidewalk in the general location of the existing sidewalk. Additionally, relocating the sidewalk as suggested to meet the future improvements would require the relocation of the existing overhead power lines running parallel with the sidewalk as well as create a condition at the western border of the property that may require off-site improvements and easements to align any future sidewalk with the existing sidewalk along the adjoining parcel.**	
4 FCDOT	All curb ramps along the site's frontages should be CG-12, in accordance with VDOT standards.	**We acknowledge that all curb ramps will be constructed to meet current standards.**	
Virginia Department of Transportation (VDOT) Memo dated 04-09-25			
1 VDOT	The applicant should provide a "Major paved Trail" along Willard Road in accordance with the Countywide Trail Plan as part of the County's Comprehensive Plan along its property frontage including the requisite ADA Curb Ramps CG-12s.	**The applicant proposes constructing a 10 feet wide asphalt trail with ADA compliant CG-12 ramps along Willard Road. The 10' wide trail will be consistent in size, location and material with the existing 10 feet wide trail on the adjacent parcel to the west, as well as three other parcels located to the west on Willard Road. The trail will dead end at the eastern property line to be extended by future development. The applicant also agrees to dedicate right-of-way for the trail and 3 feet behind the edge of the trail.**	
2 VDOT	The sidewalk along Old Lee Road should be a minimum of 5 ft. with 4 ft. buffer space and 1 ft. separation with the ROW line.	**Please see our response to FCDOT comment #3.**	

	Staff Comments (1st Referral)	**Applicant Responses – July 16, 2025**	**Notes**
3 VDOT	ADA Curb Ramps (CG-12) must be upgraded to current standards.	**We acknowledge that all curb ramps will be constructed to meet current standards.**	
4 VDOT	Storm sewer computations should be provided for review and approval.	**All storm sewer calculations and designs, as well as a complete stormwater management design will be provided with a final site plan application.**	
Land Development Services (LDS) – Forest Conservation Branch (FCON) **Memo dated 04-09-25**			
1 FCON	**Comment:** Some of the trees designated for preservation across the property—such as those used for street frontage, landscape buffers, or transitional screening—and counted toward the 10-year tree canopy credit are located within existing easements. According to PFM 12-0310.4E(4), the maintenance requirements tied to these easements could alter environmental conditions, potentially compromising the health, structural integrity, survival, or preservation of these trees in the medium to long term. Trees should not be planted within storm facilities or utility easements in general. If any trees are to be planted within these areas, a letter of permission from the easement owner must be provided. However, even with such a letter, the tree canopy credit will not be granted. **Recommendation:** Unless the easements or utilities are proposed to be vacated, any tree canopy within them should be excluded from the 10-year canopy credit calculations for the property. Ensure all relevant tree canopy calculations are updated to reflect this adjustment.	**The applicant acknowledges that any existing trees within storm sewer easements shall not be counted towards meeting the tree coverage or road frontage requirements. The Existing Conditions drawing and the landscape plans provided with the resubmission package identify the existing trees that are intended to utilized to meet land coverage requirements. Additionally, the proposed landscaping plan provides for new screening, frontage, and tree coverage outside of all existing easements and any future dedication areas.**	
2 FCON	**Comment:** Several existing trees across the property are proposed for preservation and counted toward the 10-year tree canopy credit requirements; however, the applicant has not provided details on how these trees will be protected during construction as no tree preservation plan has been provided. **Recommendation:** The applicant should provide a tree preservation plan and specify the tree protection measures that will be implemented during construction to ensure the preservation of trees for which canopy credit is claimed and trees located on adjacent properties.	**The applicant acknowledges that any existing trees within storm sewer easements shall not be counted towards meeting the tree coverage requirements. The existing conditions drawing show those trees that are intended to be kept and the canopy that will be utilized to meet County coverage requirements. The proposed landscaping plan provides for new screening, frontage, and tree coverage outside of all existing easements and any future dedication areas. A tree preservation plan, in accordance with County requirements, demonstrating protection of the existing trees that will be preserved will be provided with the site plan.**	
3 FCON	**Comment:** The depiction of existing easements across the property is inconsistent across different sheets. On Sheet 4, the easement boundaries are hard to identify due to the use of very light gray coloring, and most easements are not clearly labeled. This inconsistency makes it difficult to determine their exact locations and evaluate potential conflicts with proposed tree plantings or preserved trees. **Recommendation:** The applicant should clearly show and label all existing easements across all sheets. Additionally, the applicant should explicitly identify all easements, including those proposed to be vacated, particularly on Sheet 4, to facilitate the identification of any conflicts with the proposed tree plantings.	**We have amended the application to more clearly demonstrate the location, size and use for all existing easements on the plan.**	

	Staff Comments (1st Referral)	Applicant Responses – July 16, 2025	Notes
4 FCON	**Comment:** It is unclear if trees #1010, #1022 and #1023 are to remain and if they are being claimed for 10-year tree canopy credit. These trees are located near an existing curb inlet slated for either removal or conversion into a drop inlet. The plans do not indicate how these trees will be protected if preservation is intended. **Recommendation:** The applicant should clarify whether these trees are to remain and if they are included in the 10-year tree canopy credit. If the trees are intended for preservation, the plans should mention specific measures for their protection as part of the tree preservation plan.	**Tree #1023 will not have credit for canopy as it is entirely in an easement but #1010 and 1022 will have the portion of canopy outside of the storm easement credited. These areas are shown on the existing conditions drawing as well the landscape drawings included with the resubmission.**	
Land Development Services (LDS) – Site Development and Inspections Division (SDID) Memo dated 04-09-25			
1 SDID	Chesapeake Bay Preservation Ordinance (CBPO) There is no Resource Protection Area (RPA) on the project property.	**Acknowledged.**	
2 SDID	Floodplain A small portion of the site in the northwest corner is located within a minor floodplain. If any disturbances are proposed in this area, the applicant must submit a floodplain use determination request and obtain approval in accordance with the Zoning Ordinance Floodplain Use Regulation under 5105.3A.	**We acknowledge that County GIS systems show a minor floodplain impacting the northwest corner of the site though the storm sewer system in this area is fully enclosed. We believe that the GIS may possibly be in error. That said, the proposed project does not propose any structures within the area of the minor floodplain. If required, the applicant will submit a floodplain use determination request with its site plan application in accordance with the Zoning Ordinance and the PFM.**	
3 SDID	Existing Storm Drainage Easements The applicant, as indicated on Sheet 3 of the application, has stated that the existing easement will be vacated for site development purposes. Please note that the vacation of any county storm drainage easement or related easement requires the submission of an easement vacation or record plat for county approval. It is important to recognize that the existing ditches and closed conduit conveyance system on the property serve an upstream drainage area of 76 acres. Any proposed vacation of the storm drainage easement must include an alternative drainage conveyance system capable of handling the 100-year storm under the ultimate development condition for the entire upstream drainage area, in accordance with PFM 6-1501.2 (major drainage system design).	**This application does not propose to alter, amend, or vacate any storm drainage easements. All easements will be preserved in their current form.**	
4 SDID	Downstream Drainage Complaints There is no storm water complaint on file on the property.	**Acknowledged.**	
5 SDID	Stormwater Quality and Quantity Control The application on Sheet 4 of 5 states that stormwater management for the proposed development will be addressed through existing offsite improvements. Please note that the subject site is located within the Water Supply Protection Overlay District, and therefore, water quality control requirements, including a 50% pollutant reduction removal, must be met on-site.	**As previously stated, the application will address the on-site stormwater management requirements as required for parcels subject to the Water Supply Protection Overlay District (WSPOD). We are proposing an underground manufactured treatment device (MTD) that will capture and treat stormwater runoff generated from the site. A conceptual SWM design and narrative has been provided with the project demonstrating how this project intends to meet the County requirements. Full details and design shall be provided with a final site plan application.**	
Fairfax Water Memo dated 04-09-25			

	Staff Comments (1st Referral)	**Applicant Responses – July 16, 2025**	**Notes**
1 FWAT	The property is served by Fairfax Water.	**This is acknowledged.**	
2 FWAT	Adequate domestic water service is available from an existing 8-inch water main on site. Please see enclosed water system map. (Attachment A)	**The proposed project will not require any domestic water service. As such, the project proposes to remove all Fairfax Water facilities within the site boundary and vacate all water easements. This effort will be reflected in upcoming applications to the County.**	
3 FWAT	Depending on the configuration of any proposed on-site water mains, additional system improvements may be necessary to mitigate the loss of water distribution infrastructure and satisfy fire flow requirements and accommodate water quality concerns.	**It is the applicant's understanding that all offsite mitigation for the removal of the water system has been addressed by the property owner under a separate agreement with Fairfax Water.**	
Department of Public Works and Environmental Services (DPWES) – Stormwater Planning Division Memo dated 04-09-25			
1 DPWES	The proposal would include an extensive amount of impervious cover. Planted areas, although considered as pervious, might also be heavily compacted due to the proposed demolition and construction activity. Overall, additional measures are recommended to manage stormwater, protect downstream resources, protect existing resources, such as mature trees along parcel frontages, remediate impacted soils, and enhance the biodiversity of the site.	**The applicant recognizes and acknowledges the comment. The proposed project proposes to reduce the overall impervious cover for the site and will provide stormwater management facilities as previously noted. The project proposes preserving most existing trees within the project site. A tree protection plan will be provided with a final site plan demonstrating which trees will be protected and the methods to protect them in accordance with Fairfax County requirements. The existing conditions drawing provided in the application identify those trees that are anticipated to be saved, but final determination of actual trees to be saved will be provided with the final site plan application.** **The majority of the site outside of the proposed substation will be provided additional landscaping in the form of shrubs, evergreens, and deciduous trees to meet County requirements for screening and tree coverage.**	
RECOMMENDATIONS **Stormwater** - Staff recommends the incorporation of stormwater management practices that reduce peak flows and protect downstream receiving channels. The proposal should achieve post development runoff reduction consistent with the comprehensive Plan. Stormwater management techniques (structural and non-structural) should promote infiltration, reduce stormwater runoff volumes and peak flows, increase groundwater recharge, reduce the potential for flooding to occur, and maintain biodiversity. Techniques may include native plant material filter strips and vegetated swales and soil profile rebuilding, especially under previously paved areas. With the exception of tree preservation areas, soils within all proposed pervious areas should be decompacted and compost incorporated into the soil profile to a depth of 18 inches to promote infiltration. These soils should then be augmented with a 4-inch layer of topsoil, and mulch where appropriate. Without remedial actions, these areas are not expected to promote healthy plant growth or infiltration. **Pavements** - Cool pavements should be used so that higher temperatures do not adversely impact aquatic life in the receiving waters downstream of the site and within the Cub Run watershed. **Revegetation** - The project area is expected to consist of highly impacted and severely degraded soils. The following recommendations are intended to increase the chances of planting success, limit the need for future replacement plantings, improve the site aesthetics, increase water infiltration, and promote biodiversity. These recommendations are based on staff's experience with similar plantings within Fairfax County:	**The proposed project will address all County stormwater management requirements with the introduction of a MTD to provide enhanced water quality mitigation to reduce pollutants by more than 50% and reduce quantity runoff in accordance with County requirements. Please refer to the conceptual SWM plan and narrative that has been included with the application.** **Pavement areas will be reduced to strictly site entrances and exits. The remainder of the proposed impervious area will be a gravel site as required by the Applicant's site management plans for safety and security.** **The project proposes revegetating areas outside of the fenced substation with new shrubs, evergreens, and deciduous trees. All impervious areas will be stabilized in accordance with County requirements for grass and turfs.** **County recommendations for soil rebuilding will be reviewed by the applicant and addressed with the final site plan application for the project.**	

	Staff Comments (1st Referral)	**Applicant Responses – July 16, 2025**	**Notes**

o Cover Crops – Two separate cover crops are recommended for all naturalized areas, based on when these are planted (see below). Additionally, Fairfax County Technical Bulletin 22-04 provides further guidance (Attachment 2).

Cover Crop Seed Spacing and Timing

Planting Window	Mix %	Botanical Name	Common Name	Seeding Rate
January to August	35	*Avena sativa*	Spring Oats	100 lbs/acre
	35	*Fagopyrum esculentum*	Buckwheat	
	10	*Lolium multiflorum*	Annual Rye	
	16	*Chamaecrista fasciculata*	Partridge Pea	
	3	*Panicum dichotomiflorum*	Smooth Panic Grass	
	1	*Rudbeckia hirta*	Annual Black-Eyed Susan	
September to December	40	*Secale cereale*	Grain Rye	100 lbs/acre
	40	*Triticum aestivum*	Winter Wheat	
	16	*Chamaecrista fasciculata*	Partridge Pea	
	3	*Panicum dichotomiflorum*	Smooth Panic Grass	
	1	*Rudbeckia hirta*	Annual Black-Eyed Susan	

o Soil Stabilization – Natural materials, such as jute, should be used when soil stabilization is necessary. Plastic materials of any sort are not recommended within the project area, as they result in high mortality for local fauna, do not biodegrade, and
unnecessarily introduce plastic into the environment.
o Soil Rebuilding – Soils should be rebuilt using the specifications of the Virginia Stormwater Management Handbook. The use of blown mulch and leaf mold should be considered for woody plantings.
o Planting Scheme – A planting scheme is recommended that includes both concentrated planting nodes and other, more uniform planting areas. Nodes would be used in areas with the highest visibility and where community aesthetics are a primary concern (see “Nodes” tab in the attached Plant Spreadsheet for recommended plant species).
o Plant Palettes – A Plant Spreadsheet is attached, which includes recommended species. The use of these plants is intended to promote higher plant survivability with consideration of the plants’ physiological needs and the project environment. The
project environment is expected to include prolonged periods of dryness and elevated levels of heat. County plant recommendations are categorized for the following situations: (i) Dry-Medium Moisture; (ii) Medium-Wet Moisture; (iii) Nodes; and
(iv) Seed Mixes.
o Tree and Shrub Plantings – If an auger is used for planting, all planting hole edges should be scored. Roots should be inspected and pruned, as needed, to eliminate circling roots. The trunk flare and primary structural roots should be identified, the
plants planted at an appropriate depth, and the roots properly distributed. Supplemental watering should be incorporated and careful attention should be given to the appropriate planting season.
o Tree Planting Sizes – The proposed project Plant List specifies trees with large calipers and sizes. Larger size trees will likely require supplemental watering. As an alternative, planting sizes of ¾-inch to 1-inch caliper are recommended for deciduous trees, unless otherwise required by county regulations within specific areas.

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.