MOTION: **September 22, 2026**
Regular Meeting
SECOND: **Ord. No. 26-**

RE: **SPECIAL USE PERMIT #SUP2025-00009, VINT HILL SUBSTATION**
BRENTSVILLE MAGISTERIAL DISTRICT

ACTION:

WHEREAS, this is a request for special use permit approval to allow an electric substation facility on approximately ±23.41 acres; and

WHEREAS, the site is located on Vint Hill Road, approximately ±425 feet east of its intersection with Reid Lane. The subject property is identified as GPIN# 7495-21-4209 and is addressed as 13405 Vint Hill Road; and

WHEREAS, the site is designated CRes-1B, Conservation Residential, in the Comprehensive Plan; and

WHEREAS, the site is zoned A-1, Agricultural; and

WHEREAS, staff has reviewed the subject application and recommend approval, for reasons as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission, at its public hearing on September 9, 2025, recommended denial, however the motion failed, as stated in Resolution Number 25-077; and

WHEREAS, the Prince William County Planning Commission, at its public hearing on October 29, 2026, heard this case as a continuation; however, no action was taken; and

WHEREAS, the Prince William Board of County Supervisors' public hearing, duly advertised in a local newspaper, was held on June 23, 2026, with the case being deferred to date certain by Resolution #26-422; and

WHEREAS, the Prince William Board of County Supervisors' public hearing, duly advertised in a local newspaper, was held on September 22, 2026, and interested citizens were heard; and

WHEREAS, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request; and

NOW, THEREFORE, BE IT ORDAINED that the Prince William County Board of County Supervisors does hereby approve Special Use Permit #SUP2025-00009, Vint Hill Substation, subject to the conditions dated July 31, 2026.

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

ATTACHMENT: SUP Conditions dated July 31, 2026

For information:

Planning Director: Tanya M. Washington, AICP

McGuire Woods, LLP
Attn: Sheri Atkin
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Suite 1800
Tysons, Va. 22102-4215

Virginia Electric and Power Company
Attn: Michael Breenan
5000 Dominion Blvd., 3rd floor SW
Glen Allen, VA. 23060

Votes:
Ayes:
Nays:
Abstain from Vote:
Absent from Vote:
Absent from Meeting:

ATTEST: _____
Clerk to the Board

Dominion Virginia Power- Vint Hill Substation Station
Applicant/Record Owner: Virginia Electric and Power Company
SUP2025-00009
Property: 7495-21-4209 (hereinafter, the "Property")
Brentsville Magisterial District
Approximately 23.41 Acres
A-1, Agricultural

Date: July 31, 2026

The following conditions are intended to offset the impacts of the proposal and to render the application consistent with the applicable chapters of the Comprehensive Plan and the surrounding areas. If approved, this condition statement supersedes SUP#2017-00008 previously approved. If the conditions of this special use permit or the Special Use Permit Plan are in conflict with the Zoning Ordinance and/or the Design and Construction Standards Manual (DCSM) at final site plan review or approval, the more restrictive standards shall apply, except as specifically allowed by this special use permit

The Applicant shall file a site plan within one (1) year of approval of this special use permit by the Board of County Supervisors and shall have up to five (5) years from the date of final site plan approval to commence the switching station use. If the required site plan is not submitted within one (1) year or if the proposed switching station has not commenced within five (5) years from the date of the site plan approval, this special use permit shall become void, and the use may not thereafter commence except upon approval of another special use permit. Energization of the switching station facility following final site plan approval shall constitute commencement of the switching station use.

1. Site Development – The overall site shall be developed in substantial conformance with the plan titled "Vint Hill Substation Special Use Permit" as prepared by Dewberry Engineers Inc., dated April 23, 2026, in accordance with all minimum standards for site plan approval and the conditions herein.

2. Use Parameters

   a. Scope of SUP – This special use permit is granted only for the switching station use and purpose as indicated on the SUP Plan approved with this application. The area regulated by this SUP is the +23.41-acre parcel shown on the SUP Plan. However, the 240' transmission line right-of-way, connections, transmission lines, and towers for and within said right-of-way shall not be subject to these SUP conditions.

   b. SUP Use Limitation – The switching station equipment shall be limited to the approximate 500,000 square foot area surrounded by a minimum 20' security wall as shown on the SUP Plan. The security wall shall be visibly solid with a design as generally shown on Sheet 4 of the SUP Plan; however, the color may include a grey/taupe palette with an architectural finish similar to a stone or stacked stone appearance. The height of the backbones within the fenced switching station area will be approximately 60 feet. The remaining switching station equipment within the fenced area will consist of 500 kV A-frame equipment approximately 120 feet tall, a

230kV GIS Building and a 500 kV GIS building, approximately 43 feet tall, and other low-profile equipment ranging in heights of 20-30 feet tall.

3. Landscape Enhancements

a. Soil Restoration - To facilitate adequate expansion of tree and shrub roots to support healthy plants, all areas of the landscape buffers which have been subject to pavement and/or compaction shall have all foreign materials (asphalt, concrete, gravel, debris, etc.) removed and the soil loosened to a depth of at least 3' prior to planting. A top dressing of 4" to 6" of clean topsoil shall be provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand or consistent with industry standards. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, course fragments, sticks, roots, trash, or other materials larger than 1 1/2" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc.

b. Plant Mixture - A mixture of predominately evergreen shrubs/trees, small canopy trees, and deciduous shrubs shall be installed within the buffer areas mentioned above, consistent with Dominion Energy policies for location and height/material selection as allowed by the DCSM. Plantings shall be indigenous, drought and deer-resistant or as otherwise approved at the time of final site plan approval. In addition, for those shrubs underneath the power lines, the Applicant shall plant a minimum of 5 different native, deer-resistant species of shrubs from a minimum of 3 different genera. The Applicant shall be responsible for the maintenance and upkeep of all associated landscaping. Supplemental landscaping will provide a minimum of 85% native, drought-tolerant species.

c. Perimeter Buffering – Landscaping for the SUP Area shall be in substantial conformance with Sheet 4 of the SUP Plan (hereinafter the Landscape Plan"). Landscaping shall meet the requirements of the Design and Construction Standards Manual ("DCSM"), except for allowable modifications per the DCSM. Compliance shall be demonstrated on any modifications at final site plan approval. The existing buffers will be preserved, with two exceptions, as shown on the SUP Plan: a section of trees within the proposed transmission line corridor along Vint Hill Road will be replaced with large native shrubs. The height of the replacement shrubs will not interfere with proposed power lines but will continue to screen the substation from view of Vint Hill Road. Additionally, trees within the eastern 50' landscape buffer that fall within the proposed limits of disturbance will be replaced with a focus on evergreen trees to provide enhanced screening. Because the proposed Vint Hill Substation and the existing NOVEC Vint Hill DP Station are similar public facility uses, a buffer is not required along the western border of the Property.

4. Access & Parking

a. Access – Primary access to the switching station facility shall be from the proposed low-volume commercial entrance, with direct access from Vint Hill Road, as shown on the Plan. The existing 14-foot-wide gravel access road located within the proposed right-of-way dedication and 30' buffer areas shall be removed.

b. The proposed primary entrance drive shall be provided with a minimum of 50' feet of pavement back from Vint Hill Road per VDOT standards to help prevent gravel from depositing onto Vint Hill Road.

c. Emergency Access – A private, emergency access drive shall be located along the eastern property frontage. The emergency access drive shall be provided with a minimum of 50' feet of pavement back from Vint Hill Road per VDOT standards to help prevent gravel from depositing onto Vint Hill Road.

d. Parking – Following completion of construction, the site may be visited as needed for maintenance, security, and related upkeep functions. Four (4) parking spaces for maintenance vehicles are available on-site; however, parking for maintenance and utility work may occur as necessary within the overall SUP area and transmission line right-of-way.

4. Site Maintenance –

a. The Applicant shall be responsible for the maintenance and upkeep of the structures, security wall, access roads to the equipment compound, and perimeter and accessory landscaping. The Applicant shall keep the switching station secure and maintain access control. All onsite landscaping improvements and ongoing maintenance obligations associated with the switching station facility through this SUP shall be maintained by the Applicant.

b. Graffiti Removal: The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 *et seq.* of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.

6. Environment –

a. The Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of $75 per acre for water quality monitoring, stream restoration, and/or drainage improvements, prior to and as a condition of final site plan approval.

b. Stormwater Management – SWM/BMP shall be met by a new wet pond, once the existing substation structure is removed as shown on the SUP Plan. Landscaping, as required by the DCSM and consisting of plant material allowed under electrical

transmission lines per Dominion Energy policies, shall be provided at the time of final site plan approval around the stormwater management pond.

7. Fire and Rescue

   a. Monetary Contribution - The Applicant shall make a monetary contribution of $0.61 per square foot of building area for fire and rescue services to the Board of County Supervisors prior to issuance of the final site plan approval.

   b. Emergency Spill Notification – The Applicant shall submit an emergency spill/release notification plan to the Department of Fire & Rescue for review and approval during final site plan review.

   c. Hazardous Materials – The Applicant shall provide a list to the Department of Fire and Rescue of all hazardous materials kept on-site during final site plan review.

   d. Emergency Access - A metal sign will be provided at the entrance gate(s) with information on gaining emergency access. The sign shall include the following: Site location address, Company name, "In case of emergency call" phone number should go to 24-hour emergency response center.

8. Monetary Escalation - In the event the monetary contributions set forth in the development conditions are paid to the Prince William Board of County Supervisors within eighteen (18) months of the approval of this special use permit, as applied for by the Applicant, said contributions shall be in the amounts stated herein. Any monetary contributions set forth in the development conditions which are paid after eighteen (18) months following the approval of this special use permit shall be adjusted in accordance with the Urban Consumer Price Index (CPI-U) published by the United States Department of Labor, such that at the time the contributions are paid they shall be adjusted by the percentage change in the CPI-U from the date eighteen (18) months after the approval of this special use permit to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six (6%) percent per year, non-compounded.

PRINCE WILLIAM COUNTY

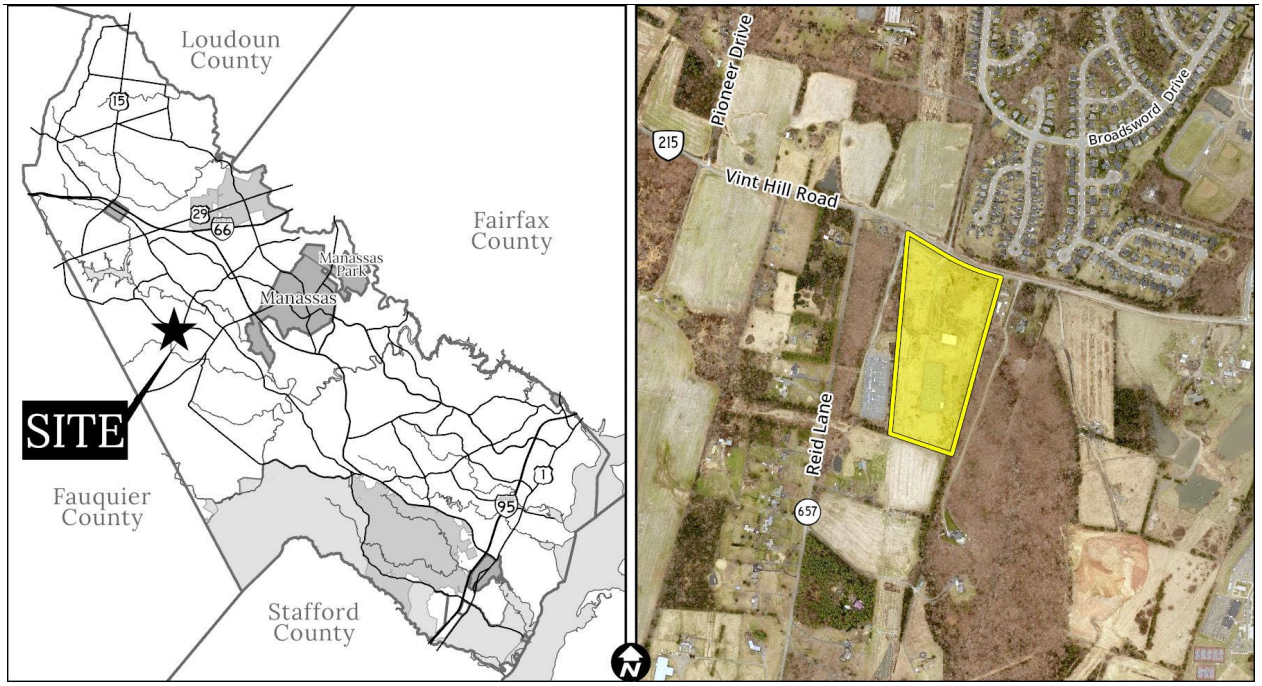
Office of the County Executive
Christopher Shorter, County Executive

The Board of County Supervisors
Deshundra Jefferson, Chair
Victor S. Angry, Vice Chair
Andrea O. Bailey
Kenny A. Boddye
Tom Gordy
Jeannie LaCroix
George T. Stewart
Yesli Vega

STAFF REPORT

BOCS Meeting Date:	September 22, 2026
Agenda Title:	Special Use Permit #SUP2025-00009, Vint Hill Substation
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Special Use Permit #SUP2025-00009, Vint Hill Substation, subject to the conditions dated July 31, 2026, and SUP Plan dated April 23, 2026
Department/Agency Lead:	Planning Office
Staff Lead:	Tanya M. Washington, AICP, Director of Planning

EXECUTIVE SUMMARY



This is a Special Use Permit (SUP) request to permit an electric substation facility.

There is an existing electric substation on-site; however, it is in need of a substantial upgrade. The Applicant is planning to construct an upgraded electric substation with associated equipment, then remove the existing facility on ±23.41-acre in the SUP area.

The upgraded Vint Hill Substation will be designed to accommodate the immediate need to maintain and improve electric service to the customers in the County. The substation will be unmanned and will have minimal impacts on County infrastructure.

A Public Facilities Review (PFR), PFR2025-00004, was submitted and reviewed concurrently with the SUP application. The PFR was found to be in substantial accord with the Comprehensive Plan and approved by the Planning Commission in public hearing on September 10, 2025.

BACKGROUND

a. Request: A request for a Special Use Permit to allow development of an electric substation to replace the existing substation on-site.

   The requested Special Use Permit area is located on a ±23.41-acre parcel where an existing substation resides. The existing station will be removed once the much larger substation with ancillary equipment is constructed and operational.

b. Site Location: This request involves a ±23.41 acres parcel, located on Vint Hill Road, ±425 feet east of its intersection with Reid Lane. The subject property is identified as GPIN# 7495-21-4209 and is addressed as 13405 Vint Hill Road.

c. Comprehensive Plan: The site is designated as CRes-1B, Conservation Residential in the Long- Range Land Use Map. The purpose of the Conservation Residential areas are residential developments characterized by compact development patterns. These areas offer a range of housing types that are smaller than conventional rural and suburban homes and are located on smaller lots. Residential Cluster development concentrates development on a limited footprint within a site at higher densities, with the intent to permanently conserve surrounding natural resources, cultural resources, and open space.

d. Zoning: The property is located in the A-1, Agricultural Zoning District. Electric substations may be permitted by Special Use Permit within any zoning district outside of the Data Center Opportunity Zone Overlay District per Zoning Ordinance Sec. 32-201.11. The entire site also lies within the Domestic Fowl Overlay and the Agritourism and Arts Overly Districts.

Surrounding Land Uses: The following table summarizes the area characteristics:

Direction	Land Use	Long Range Future Land Use	Zoning
Subject Site	Existing electric substation	CRes-1B, Conservation Residential with Transect 1B	A-1
North	Single Family Homes	RN 2, Residential Neighborhood & RPC, Residential Planned Community	A-1 & RPC
South	Single Family Home (Approved Reid Energy Center-Battery Storage)	CRes-1B, Conservation Residential with Transect 1B	A-1
East	Single Family Homes & (Pending Hawthorn @ Kettle Run rezoning)	CRes-1B, Conservation Residential with Transect 1B	A-1
West	Existing Novec electric substation	CRes-1B, Conservation Residential with Transect 1B	A-1

The surrounding uses and land use designations are compatible with the requested Special Use Permit.

Background & Context: Virgina Electric and Power Company (VEPCO) purchased this property in 2016 from a private homeowner. The existing substation was constructed under Special Use Permit #SUP2017-00008 approved by the Board of County Supervisors February 7, 2017.

Dominion Virginia Power, has identified the need to upgrade its existing Vint Hill 230 kV switching station located in Prince William County, Virginia. The upgrade will include converting the existing facility to accommodate the networking of 500 kilovolt (kV) transmission into the facility. This critical upgrade will relieve anticipated constraints at the Bristers switching station, one of the primary 500 kV networking points serving the greater area. At Bristers switching station, located in neighboring Fauquier County, the combined loading from the growth of existing delivery points and an increasing number of new delivery point requests within the Prince William County and Manassas areas is predicted to exceed the capacity of the Substation's transmission-level transformers by 2027.

As one of the few primary injection points at the 500 kV transmission-level serving the Prince William County area, the continued increase of new NOVEC and Dominion Energy Distribution delivery point requests requires a significant amount of power to flow from Bristers Substation toward the loading areas surrounding Gainesville and Manassas. Without the introduction of a new 500 kV pathway into the Prince William County area, the transformers at the Bristers switching station will exceed Dominion Energy's Planning Guidelines and must be relieved consistent with NERC (North American Electric Reliability Corp.) Reliability Standards.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission heard this application in public hearing on September 10, 2025. The motion to deny failed with no other action taken. The application was heard again, at the request of the Applicant, as a continuation at the October 29, 2025 Planning Commission public hearing. At this hearing, no action was taken.

Since the Planning Commission hearings, the Applicant has made a number of edits to the SUP Plan.

1. Providing a 20' wide opening in the southern buffer. This would accommodate an off-road tractor to access the adjoining property, via easement, in the event of any need to provide maintenance on the tower/lines.

2. To mitigate views, the switching station will be surrounded by a 20’ solid security wall, and significant landscaping will added to the site as shown on the SUP Plan. As part of its original development, Dominion established landscape buffers at the site. With this proposal, an additional 381 trees, 1,451 shrubs, and grasses will be installed.

3. The Property’s frontage along Vint Hill Road is variable in width. Berming will be established along Vint Hill Road within the existing 30’ landscape buffer. The setback for the proposed 20’ security wall will range in distance from 90 to 225 feet from the existing Vint Hill right-of-way. The closest station equipment will be set back approximately 113 feet from Vint Hill Road, and the closest GIS enclosure will be setback approximately 220 feet from Vint Hill Road.

4. The eastern access entrance was shifted to the further to the east per VDOT comments.

These changes have been reviewed and agreed to by PWCDOT, Environmental Services and planning staff.

Since the initial BOCS public hearing June 23, 2026, the following sentence was removed from the condition statement given the Public Facilities Review was approved by the Planning Commission at the September 10, 2025 public hearing.
Sentence removed - This special use permit for the subject switching station facility satisfies the intent of a public facility review, pursuant to Section 15.2-2232 of the Code of Virginia.
The date of the Condition Statement is now July 31, 2026.

STAFF RECOMMENDATION

Staff recommend that the Board of County Supervisors approve the Special Use Permit #SUP2025-00009, Vint Hill Substation, subject to the conditions dated July 31, 2026, and SUP Plan dated April 23, 2026.

- An electric substation is a permitted use in the A-1 zoning district with an SUP per Zoning Ordinance Section 32-201-11.

- The PFR submitted was reviewed by staff and found to be in accord with the Comprehensive Plan. The determination aligns with the goals and strategies of the Strategic Plan.

- The SUP is favorably aligned with the County's objective to encourage profit-generating business expansion, new business development and redevelopment that enhances or complements targeted industries.

- The project will have limited impact on County services in terms of traffic, road infrastructure, schools, parks, and minimal impact on police and fire.

- The Substation will be designed to accommodate the immediate need to maintain and improve electric service to electricity users in the County.

- As conditioned, the Applicant will work with the Department of Fire & Rescue to assist in circumstances where they would need to gain access, what hazardous materials are on-site and any spill/release notification plans.

BOARD OF COUNTY SUPERVISORS PUBLIC HEARING JUNE 23, 2026

The Board of County Supervisors heard this application in their evening public hearing session on June 23, 2026. During the hearing, a motion was made by the Brentsville District Supervisor to defer the case until the date certain of September 22, 2026. The resolution to that action is a part of this staff report package and referenced as Attachment D.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The property is designated as CRes-1B, Conservation Residential with a 1B Transect, in the current Comprehensive Long-Range Land Use Plan Map. The subject property and surrounding area to the south of Vint Hill Road are designated as CRes-1B, Conversation Residential. The properties to the north of Vint Hill Road are designated, RN-2, Residential Neighborhood and RPC, Residential Planned Community on the Long-Range Future Land Use Map.

The use is also consistent with the Electric Utility Services Plan in the Comprehensive Plan as outlined in the Analysis and the Public Facilities Review Memo. The use is also consistent with the zoning district, as the Zoning Ordinance Sec. 32-201.11 allows for an electric substation with a Special Use Permit. These elements provide the basis for recommending approval.

> LAND USE POLICY 43: Plan and design all public facilities in a manner that generally conforms to the Comprehensive Plan, the Zoning Ordinance, the Design and Construction Standards Manual ("DCSM"), the Capital Improvements Plan ("CIP"), and the Strategic Plan.
>
> LU43.2: All proposed public facilities should be planned, sited, and buffered, consistent with applicable law in a manner to provide compatibility with surrounding existing and planned uses.

LU43.3: Public facilities are subject to a review and determination that the general location or approximate location, character, and extent is substantially in accordance with the Comprehensive Plan under Virginia Code section 15.2-2232 and Prince William County Code Sec. 32-201.10, et seq.

Community Input

Notice of this Special Use Permit (SUP) application has been transmitted to the property owners within 500 feet of the subject property. A few days before the September 9, 2025 Planning Commission public hearing, staff did receive a form memo email from several dozen citizens in opposition to the substation application.

A Community meeting was held at Marsteller Middle School on July 10, 2025, to inform the residents and businesses regarding the proposed development. It was reported that several dozen interested citizens attended from 702 invites.

During the September 9, 2025, Planning Commission public hearing, one speaker signed up to speak virtually, however had technical issues and could not continue.

A significant number of opposition emails were received by the Planning Office before the originally scheduled BOCS public hearing to be held January 20, 2026. The emails spanned topics from the new substation, transmission lines and general industrial sprawl in the Brentsville area. They were all forwarded to the Applicant and the District Supervisor's office.

An additional community meeting was held with the Braemar community on May 4, 2026 with approximately 60 in attendance. Elected officials (State Senator Danica Roem and Delegate Elizabeth Guzman) and community groups representatives were also in attendance.

Other Jurisdiction Comments

The subject site is located outside of the required notification area for adjacent jurisdictions.

Legal Issues

If the Special Use Permit (SUP) is approved, the property could be developed as requested. Legal issues resulting from the Board's action are appropriately addressed by the County Attorney's Office.

Timing

There is no legal timeframe for the Board of County Supervisors' action on a special use permit application. However, it is the Planning Office's recommendation that final action be taken within one year of acceptance of the application. In this case the one-year timeframe ended on October 9, 2025.

STAFF CONTACT INFORMATION

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Vanessa Watson | (703) 792-4209
vwatson@pwcgov.org

ATTACHMENTS

Attachment A – Staff Analysis
Attachment B – Special Use Permit (SUP) Plan dated April 23, 2026
Attachment C – Planning Commission Resolution
Attachment D – BOCS Deferral Resolution

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

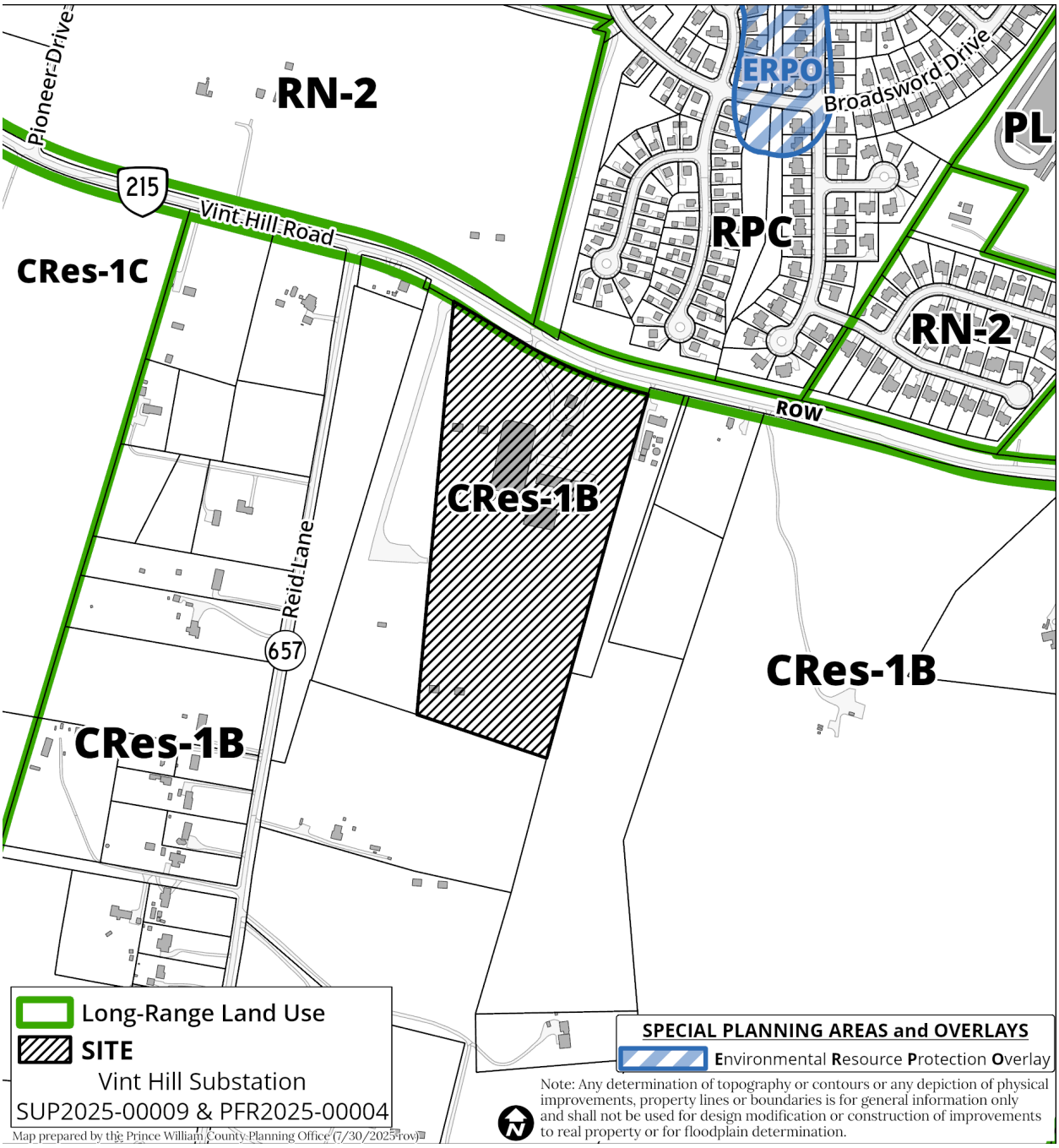
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

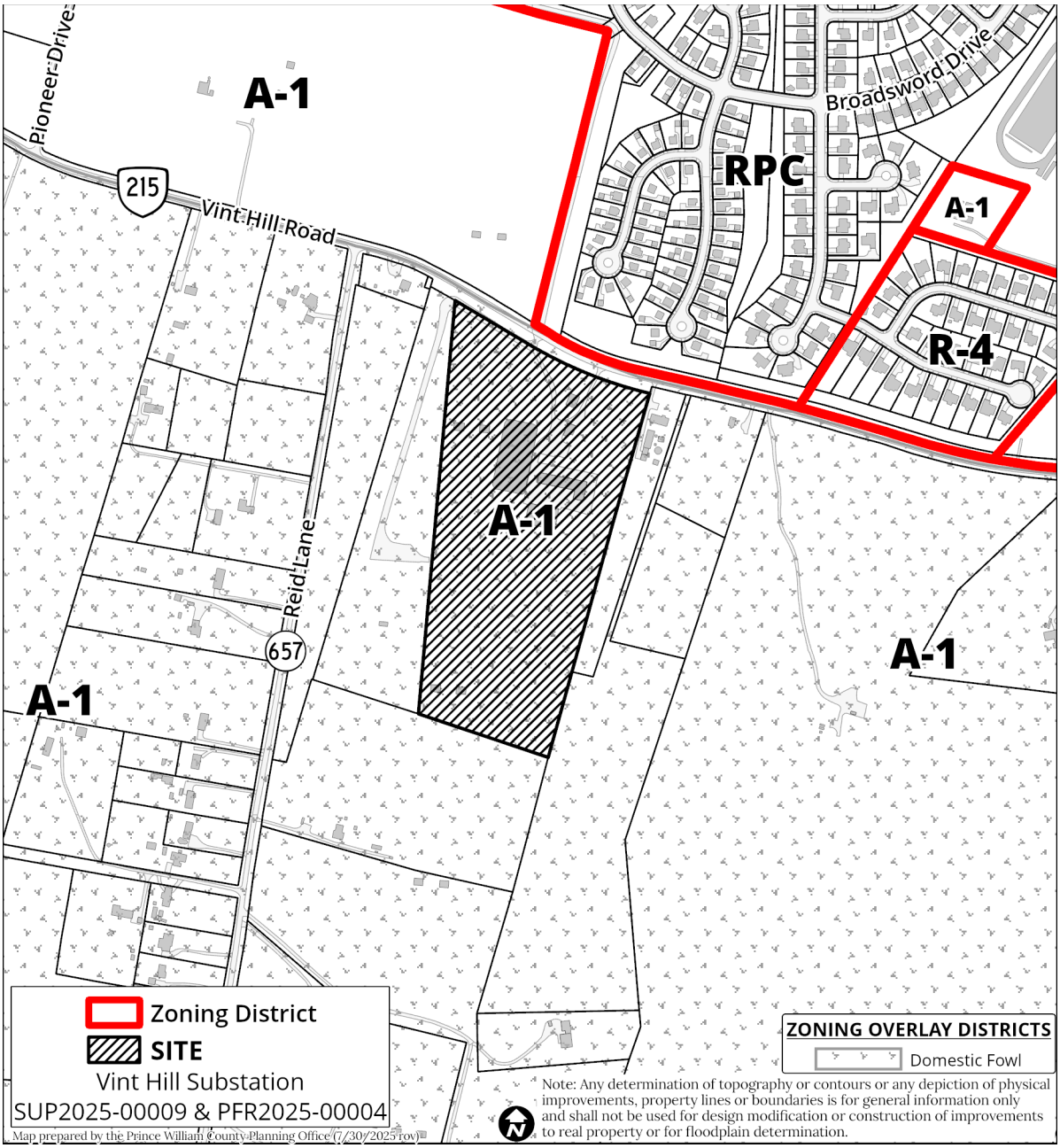
Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	Yes
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following table summarizes the area characteristics (see maps):

Direction	Land Use	Long Range Future Land Use	Zoning
Subject Site	Existing electric substation Dominion	CRes-1B, Conservation Residential with Transect 1B	A-1, Agricultural
North	Single Family Homes	RN 2, Residential Neighborhood & RPC, Residential Planned Community	A-1, Agricultural & RPC, Residential Planned Community
South	Single Family Homes (Reid Energy Center SUP2024-00006)	CRes-1B, Conservation Residential with Transect 1B	A-1, Agricultural
East	Single Family Homes	CRes-1B, Conservation Residential with Transect 1B	A-1, Agricultural
West	Existing Novec electric substation	CRes-1B, Conservation Residential with Transect 1B	A-1, Agricultural


Pioneer Drive
RN-2
215
Vint Hill Road
CRes-1C
ERPO
Broadsword Drive
PL
RPC
RN-2
ROW
CRes-1B
Reid Lane
657
CRes-1B
CRes-1B
Long-Range Land Use
SITE
Vint Hill Substation
SUP2025-00009 & PFR2025-00004
Map prepared by the Prince William County Planning Office (7/30/2025 rov)
SPECIAL PLANNING AREAS and OVERLAYS
Environmental Resource Protection Overlay
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.


A-1
Pioneer Drive
215
Vint Hill Road
RPC
Broadsword Drive
A-1
R-4
A-1
Reid Lane
657
A-1
A-1
Zoning District
SITE
Vint Hill Substation
SUP2025-00009 & PFR2025-00004
Map prepared by the Prince William County Planning Office (7/30/2025 fov)
ZONING OVERLAY DISTRICTS
Domestic Fowl
Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Long-Range Land Use Plan Analysis

The County's Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long-Range Land Use Map, the Plan:

- includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development;
- complements, preserves, protects, and respects the cultural and natural resources in the County;
- revitalizes, protects, and preserves the existing neighborhoods in the County.

Prior to the 2022 Comprehensive Plan update, the SUP property was located in the AE, Agricultural Estate land use designation of which A-1, Agricultural was an implementing zoning district.

The SUP property is currently located in the CRes-1B, Conservation Residential designation on the County's Comprehensive Plan. The following table summarizes the uses and densities intended within the CRes-1B land use designation:

Long-Range Land Use Map Designation	Intended Uses and Densities
CRes-1B, Conservation Residential with a Transect 1B	This land use classification purpose - Conservation Residential areas are residential developments characterized by compact development patterns. These areas offer a range of housing types that are smaller than conventional rural and suburban homes and are located on smaller lots. Residential Cluster development concentrates development on a limited footprint within a site at higher densities, with the intent to permanently conserve surrounding natural resources, cultural resources, and open space.

Proposal's Strengths

- The A-1, Agricultural zoning district in the CRes 1B, Conservation Residential is not an implementing zoning district; however, the zoning district permits an electric substation with a Special Use Permit.
- The Applicant submitted a Public Facilities Review (PFR) PFR#2025-00004, with the Special Use Permit application. The PFR was reviewed by Countywide Planning staff and staff recommended the Planning Commission find the general approximate location, character and extent to be substantially in accord with the Comprehensive Plan. The Planning Commission approved the PFR at their September 9, 2025, public hearing.

ELECTRICAL UTILITY SERVICES PLAN: Electrical utility services include facilities that generate, transmit, distribute, and/or store power. The need for these facilities accelerates commensurate with development. As the need for sites for these facilities increases, so does the scarcity of appropriate land for their construction. The policies and action strategies set forth in this plan provide guidance on siting and design issues and are to be used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other county, state, and federal laws pertaining to these facilities.

POLICY EU-1 Locate electrical utility facilities to provide maximum service levels as unobtrusively as possible.

Policy EU-2 Design electrical facilities to minimize negative impacts on existing and future communities.

- EU-2.1: Collocate facilities such as electrical generation, distribution, and transmission infrastructure, electrical substations, and electrical storage, where possible, to minimize visual and community impacts. This should include screening of structures and, where appropriate and consistent with applicable law, the undergrounding of distribution and transmission infrastructure.

- EU-2.2: Locate future electrical substations and electrical storage on sites which shield nearby residences from noise, while affording privacy and safety. Provide adequate acreage for expansion of substations and maintain levels of screening to accommodate expansion.

Proposal's Weaknesses

- There were no weaknesses identified with the proposed Special Use Permit (SUP) that were correlated to or associated with the County's Long-Range Land Use Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

The County's Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Minimum Development Standards

The requested Special Use Permit (SUP) does not have any conflicts with the County's Minimum Development Standards. The SUP conditions presented in this report further solidify that the requested SUP will adhere with the County's minimum development standards.

Proposal's Strengths

- The Applicant has agreed through conditions that the existing buffers will be preserved, with two exceptions, as shown on the SUP Plan: a section of trees within the proposed transmission line corridor along Vint Hill Road will be replaced with large native shrubs. The height of the replacement shrubs will not interfere with proposed power lines but will continue to screen the substation from view of Vint Hill Road.

- The Applicant has agreed through conditions that the trees within the eastern 50' landscape buffer that fall within the proposed limits of disturbance will be replaced with a focus on evergreen trees to provide enhanced screening.

Proposal's Weaknesses

- There were no weaknesses identified with the proposed Special Use Permit (SUP) that were correlated to or associated with the County's Landscaping Requirements.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Community Design Plan.

Cultural Resources Plan Analysis

Cultural Resources are tangible links to our shared history which have shaped societal values and provide us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation, preservation, and documentation consistent with state and federal guidelines and encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials; and come from all time periods and ethnicities; including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

There are no archaeological and architectural sites or graves recorded in the project area. The County's Historical Commission reviewed this request at its May 13, 2025, meeting and recommended no further work for the requested Special Use Permit (SUP).

Proposal's Strengths

- There were no issues with the requested Special Use Permit (SUP) that were correlated to or associated with the County's Cultural Resources Plan.

Proposal's Weaknesses

- There were no weaknesses identified with the requested Special Use Permit (SUP) that were correlated to or associated with the County's Cultural Resources Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Cultural Resources Plan.

Environment Plan Analysis

The County's Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

Storm Water Management: As required, the Applicant will provide an above ground Stormwater Management Facility "SWM", as shown on the SUP plan, appropriate to the site as determined with final engineering at final site plan.

Proposal's Strengths

- Water Quality: The applicant has agreed to conditions for a contribution of $75.00 per disturbed acre for water quality monitoring, drainage improvements and/or stream restoration projects.

- Supplemental plantings: The Applicant has agreed through conditions to providing a minimum of 85% native drought resistant species with any supplemental plantings.

Proposal's Weaknesses

- There were no weaknesses identified with the requested Special Use Permit (SUP) that were correlated to or associated with the County's Environmental Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Environmental Plan.

Economic Development

The County's Economic Development Plan sets out policies and action strategies that aims to foster the growth of environmentally sound industries to create quality jobs and diversify the nonresidential tax base, creating a climate where citizens can live and work in Prince William County. The Plan includes recommendations relating to business attraction, retention and expansion, the provision of adequate infrastructure, redevelopment of less competitive areas, telecommuting and other information-age opportunities, and recognition of tourism as an industry.

Proposal's Strengths

- The proposed substation will increase reliability and quality of energy service within the County and will directly support future uses. Establishing a strong and reliable electric transmission system is paramount in attracting targeted businesses and providing the necessary infrastructure for Prince William County to support its residents, businesses, and expansion of its economic activities.

Proposal's Weaknesses

- There were no weaknesses identified with the proposed Special Use Permit (SUP) that were correlated to or associated with the County's Economic Development Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Economic Development Plan.

Fire and Rescue Plan Analysis

The County's Fire and Rescue Plan sets out policies and action strategies that further the County's goal of protecting lives, property, and the environment through timely, professional, humanitarian services essential to the health, safety, and well-being of the community. The Plan includes recommendations relating to siting criteria, appropriate levels of service, and land use compatibility for fire and rescue facilities. The Plan also includes recommendations to supplement response time and reduce risk of injury or death to County residents, establishment of educational programs, such as cardio-pulmonary resuscitation (CPR) training, automatic external defibrillators (AED), and encourage installation of additional fire protection systems – such as sprinklers, smoke detectors, and other architectural modifications.

Fire/Rescue Station 25 (Nokesville) is the first due fire/rescue resource for the property. The property is located inside the required 4.0-minute travel time for Basic Life Support and Fire Suppression and inside the required 8.0-minute travel time for Advanced Life Support. In FY 2024, Station 25 responded to 2,584 incidents with a workload station capacity of 4,000 incidents per year.

Given the gas-insulated technology to be used on-site, staff has added a number of conditions for the Department of Fire & Rescue to assist in circumstances where they would need to gain access, what hazardous materials are on-site and any spill/release notification plans.

Proposal's Strengths

- Inside of 4.0-Minute Travel Time: The property is currently located inside the required 4.0-minute travel time for fire suppression and basic life support.

- Inside of 8.0-Minute Travel Time: The property is located within the required 8.0-minute travel time for advanced life support services.

- Monetary Contribution: The Applicant shall make a monetary contribution of $0.61 per square foot of building area for fire and rescue services to the Board of County Supervisors prior to issuance of the final site plan approval.

Proposal's Weaknesses

- There were no weaknesses identified with the proposed Special Use Permit (SUP) that were correlated to or associated with the County's Fire and Rescue Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Fire and Rescue Plan.

Police Plan Analysis

The County's Police Plan is designed to promote the Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, prevent personal injury and loss of life and property, and ensure effective and timely responses throughout the County. The Plan recommends educational initiatives, such as Neighborhood and Business Watch and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

At this time, the County's Police Department believes that this application will not create a significant impact on calls for service. The Applicant should coordinate with the County's Police Department as

the site develops and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following:

- https://www.pwcva.gov/assets/documents/police/002035.pdf

Details on the type(s) of onsite security measures should also be considered, including access control, surveillance cameras, alarm systems, security, access gates, fencing, and onsite lighting.

Proposal's Strengths

- No Significant Impact: The County's Police Department believes that this application will not create significant impacts on calls for service.

Proposal's Weaknesses

- There were no weaknesses identified with the proposed Special Use Permit (SUP) that were correlated to or associated with the County's Police Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Police Plan.

Potable Water Plan Analysis

The County's Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water in the development area, and the use of private wells or public water in the Rural Area.

Proposal's Strengths

- The use will be unmanned and not be using any water connection with this SUP application.

Proposal's Weaknesses

- There were no weaknesses identified with the requested Special Use Permit (SUP) Amendment that were correlated to or associated with the County's Potable Water Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Potable Water Plan.

Sanitary Sewer Plan Analysis

The County's Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems in locations classified as Semi-Rural Residential (SRR) and the Rural Area.

Proposal's Strengths

- The use will be unmanned and not be using any sewer connection with this SUP application.

Proposal's Weaknesses

- There were no weaknesses identified with the requested Special Use Permit (SUP) that were correlated to or associated with the County's Sanitary Sewer Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Sanitary Sewer Plan.

Transportation Plan Analysis

By providing a multi-modal approach to traffic circulation Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions. The Transportation Plan sets out policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials Projects should include strategies that result in a level of service LOS "D" or better on all roadway, corridors, and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide and/or fund transit infrastructure, pedestrian, and bicycle pathways, and improved and coordinated access to transit facilities.

Access to the electric substation facility will be via two access points from Vint Hill Road. The site entrances will be constructed per VDOT PE-1 standards.

As noted on the Traffic Impact Analysis (TIA) deferral form, the trip generation for the requested use will be minimal and a traffic study was not necessary for this application.

Proposal's Strengths

- Low Trip Generation: Once construction is complete, the anticipated trip generation for the site will be insignificant. The proposed electric substation will have minimal overall impact to the road network.

- Access: Two access points from Vint Hill Road will be provided with entrances constructed under VDOT requirements. This includes the eastern entrance designated for emergency access only.

Proposal's Weaknesses

- There were no weaknesses identified with the requested Special Use Permit (SUP) associated with the County's Transportation Plan.

Consistency Recommendation

This application is found to be consistent with the relevant components of the County's Transportation Plan.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

There were no materially relevant issues raised during the review of this application.

Modifications / Waivers

There were no modifications or waivers requested with the review of this application.

Agency Comments

The following agencies have reviewed the proposal, and their comments have been summarized in relevant comprehensive plan chapters of this report. Individual comments are in the case file in the Planning Office:

- PWC Archaeologist
- PWC Police / Crime Prevention
- PWC Building Official
- PWC Service Authority/Prince William Water
- PWC Economic Development
- PWC Transportation and Capital Construction
- PWC Fire Marshal Office
- PWC Historical Commission
- VDOT (Va. Dept. of Transportation)
- PWC Planning Office – Land Use Review Case Manager / Countywide Planning
- PWC Development Services - Land Development Division
- PWC Development Services – Zoning Administration
- PWC Public Works – Environmental Services / Watershed Management

EXISTING ROAD CENTERLINE
EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY DEDICATION (64' FROM EXISTING CENTERLINE)
EX. GRAVEL ROAD (TO REMAIN)
4 PROPOSED PARKING SPACES
PROPOSED LOW-VOLUME COMMERCIAL ENTRANCE
VINT HILL RD
STATE ROUTE 215
MA-1 Minor Arterial
Design Speed: 55 mph
Posted Speed: 50 mph
VARIABLE WIDTH R/W
EX. GRAVEL ROAD (TO BE REMOVED)
LEVEL 1 SECURITY WALL
GEOMETRIC ROADWAY CENTERLINE
PAVEMENT MARKING ROADWAY CENTERLINE
PROPOSED PRIVATE, EMERGENCY ACCESS ENTRANCE
GENERATOR AND PROPANE ENCLOSURE
POTENTIAL RETAINING WALL
PROPOSED LEVEL 1 SECURITY WALL
PROPOSED BUILDINGS
EXISTING STRUCTURES (TO BE REMOVED)
POTENTIAL RETAINING WALL
EX. GAS LINE
EXISTING STRUCTURE (TO BE REMOVED)
DELINEATED WETLAND
POTENTIAL RETAINING WALL
PROPOSED LEVEL 1 SECURITY WALL
EXISTING STRUCTURE (TO BE REMOVED)
EXISTING STRUCTURES (TO BE REPLACED)
EXISTING 50' TYPE "C" BUFFER
PROPOSED GIS BUILDINGS MAX HEIGHT 40'
EXISTING BUILDING (TO BE REMOVED)
PROPOSED ACCESS ROAD
PROPOSED BUILDING
EX. SWM/BMP FACILITY (TO BE REPLACED)
PROPOSED SWM/BMP WET POND FACILITY
EXISTING/PROPOSED SWM OUTFALL CHANNEL
EXISTING SUBSTATION STRUCTURES TO BE REMOVED
EXISTING POWER LINES, SUBSTATION, SWM FACILITY IN THIS AREA TO REMAIN TEMPORARILY. LANDSCAPE MATERIAL IN THIS LOCATION TO BE DELAYED UNTIL EXISTING POWER LINES AND SUBSTATION HAVE BEEN REMOVED AND SWM FACILITY RECONSTRUCTED.
EXISTING STRUCTURE (TO BE REMOVED)
EXISTING STRUCTURES (TO BE REPLACED)
EXISTING 50' TYPE "C" BUFFER



VICINITY MAP
SCALE 1" = 2000'

NOTES:

1. SITE OWNER: VIRGINIA ELECTRIC AND POWER COMPANY
2. GPIN(S): 7495-21-4209
3. APPLICANT: VIRGINIA ELECTRIC AND POWER COMPANY
4. TOTAL SITE AREA: 23.41 AC PER SURVEY CONDUCTED BY DEWBERRY IN MAY 2024
5. EXISTING ZONING: A-1
6. CURRENT USE: ELECTRIC SUBSTATION
7. PROPOSED USE: ELECTRIC SUBSTATION
8. FINAL LOCATION OF EXISTING UTILITY STRUCTURES SHALL BE DETERMINED AT FINAL SITE PLAN.
9. SWM/BMP WILL BE PROVIDED WITH AN ON-SITE FACILITY AS GENERALLY SHOWN HEREON.
10. THE BOUNDARIES OF THE WATERS OF THE U.S. (WOUS) SHOWN HEREON WERE PREPARED BY DEWBERRY JUNE 2024
11. THERE IS NO MAPPED 100 YEAR FLOODPLAIN LOCATED WITHIN THE PROJECT AREA PER FEMA FIRM MAPS 51061C0335D
12. THERE IS NO MAPPED RPA LOCATED WITHIN THE PROJECT AREA PER FIELD INVESTIGATION CONDUCTED BY DEWBERRY JUNE 2024
13. PROJECT IS NOT LOCATED WITHIN EXISTING DAM INUNDATION ZONE
14. TOPOGRAPHIC INFORMATION PROVIDED BY FIELD INVESTIGATION CONDUCTED BY DEWBERRY JUNE 2024
15. A METAL SIGN SHALL BE PROVIDED AT EACH VEHICULAR ENTRY GATE. EACH SIGN SHALL INCLUDE EMERGENCY ACCESS INFORMATION CONSISTING OF SITE ADDRESS, COMPANY NAME, AND AN EMERGENCY CONTACT PHONE NUMBER TO A 24 HOUR EMERGENCY RESPONSE CENTER.

EXISTING EASEMENT LEGEND:

1. EX 30' GAS LINE ESMT DB 1828 PG 519
2. EX 10' GAS LINE ESMT INSTR #201302280021545
3. EX PRIVATE INGRESS-EGRESS ESMT INSTR #200512050207210
4. EX STORMWATER ESMT INSTR #201711090085151
5. APPROX LOCATION EX NOVEC ESMT DB 2180 PG 313
6. TRANSMISSION LINE CORRIDOR INSTR #201711090085151
7. EX STORMWATER ACCESS & MAINTENANCE ESMT INSTR #201711090085151
8. EX 30' LANDSCAPE TYPE "B" BUFFER INSTR #201711090085151
9. EX LANDSCAPE TYPE "C" BUFFER INSTR #201711090085151

LEGEND:

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- DELINEATED WETLAND
- EXISTING LARGE/MEDIUM DECIDUOUS TREE
- EXISTING SMALL/COMPACT DECIDUOUS TREE
- EXISTING LARGE EVERGREEN TREE
- EXISTING SMALL EVERGREEN TREE
- EXISTING SHRUB
- PROPOSED LARGE/MEDIUM DECIDUOUS TREE
- PROPOSED SMALL/COMPACT DECIDUOUS TREE
- EXISTING LARGE EVERGREEN TREE
- EXISTING SMALL EVERGREEN TREE
- PROPOSED SHRUBS
- ENTRANCE LOCATION
- DISTANCE TO INTERSECTION (123')
- AVERAGE DAILY TRIPS (123)
- PERVIOUS AREA
- PERMEABLE PAVEMENT
- GRAVEL PAD
- GRAVEL ROAD
- ASPHALT ROAD
- PROPOSED ELECTRICAL SUBSTATION STRUCTURES (APPROXIMATE)
- LEVEL 1 SECURITY WALL

GRAPHIC SCALE
60 0 30 60 120 240
1" = 60'

VINT HILL SUBSTATION

SPECIAL USE PERMIT/PUBLIC FACILITY REVIEW

SUP2025-00009

DATE: JULY 15, 2024

REVISED: APRIL 7, 2025, JULY 24, 2025, DECEMBER 8, 2025, APRIL 23, 2026

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PAGE 1 OF 4

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SUITE 130
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PHONE: 703.468.2211
FAX: 703.468.2212

\\dewberry.dewberryroot.local\Offices\Leesburg\Projects\50171410 - DOM VH SUB\Planning\SUP\SUBMIT\SUP SUBMIT.dwg Apr 30, 2026 - 1:37pm

LEGEND:

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- WB-67 TRUCK TURNING MOVEMENT
- WB-40 TRUCK TURNING MOVEMENT
- PB TRUCK TURNING MOVEMENT
- SU-40 TRUCK TURNING MOVEMENT

VINT HILL RD
STATE ROUTE 215
MA-1 Minor Arterial
Design Speed: 55 mph
Posted Speed: 50 mph
VARIABLE WIDTH R/W

GRAPHIC SCALE
60 0 30 60 120 240
1" = 60'

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VINT HILL SUBSTATION

AUTOTURN EXHIBIT

SUP2025-00009

DATE: JULY 15, 2024

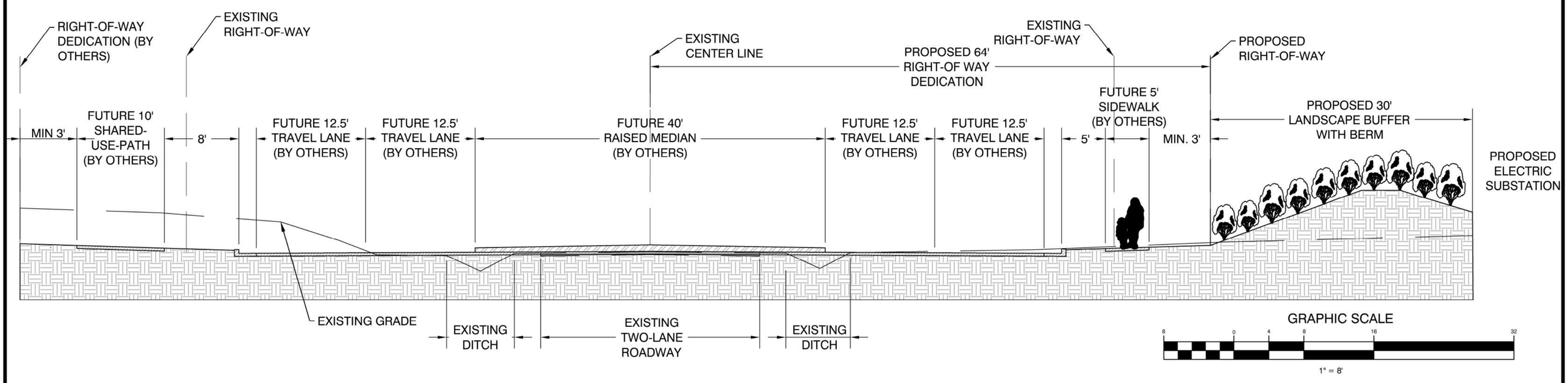
REVISED: APRIL 7, 2025, JULY 24, 2025, DECEMBER 8, 2025, APRIL 23, 2026

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

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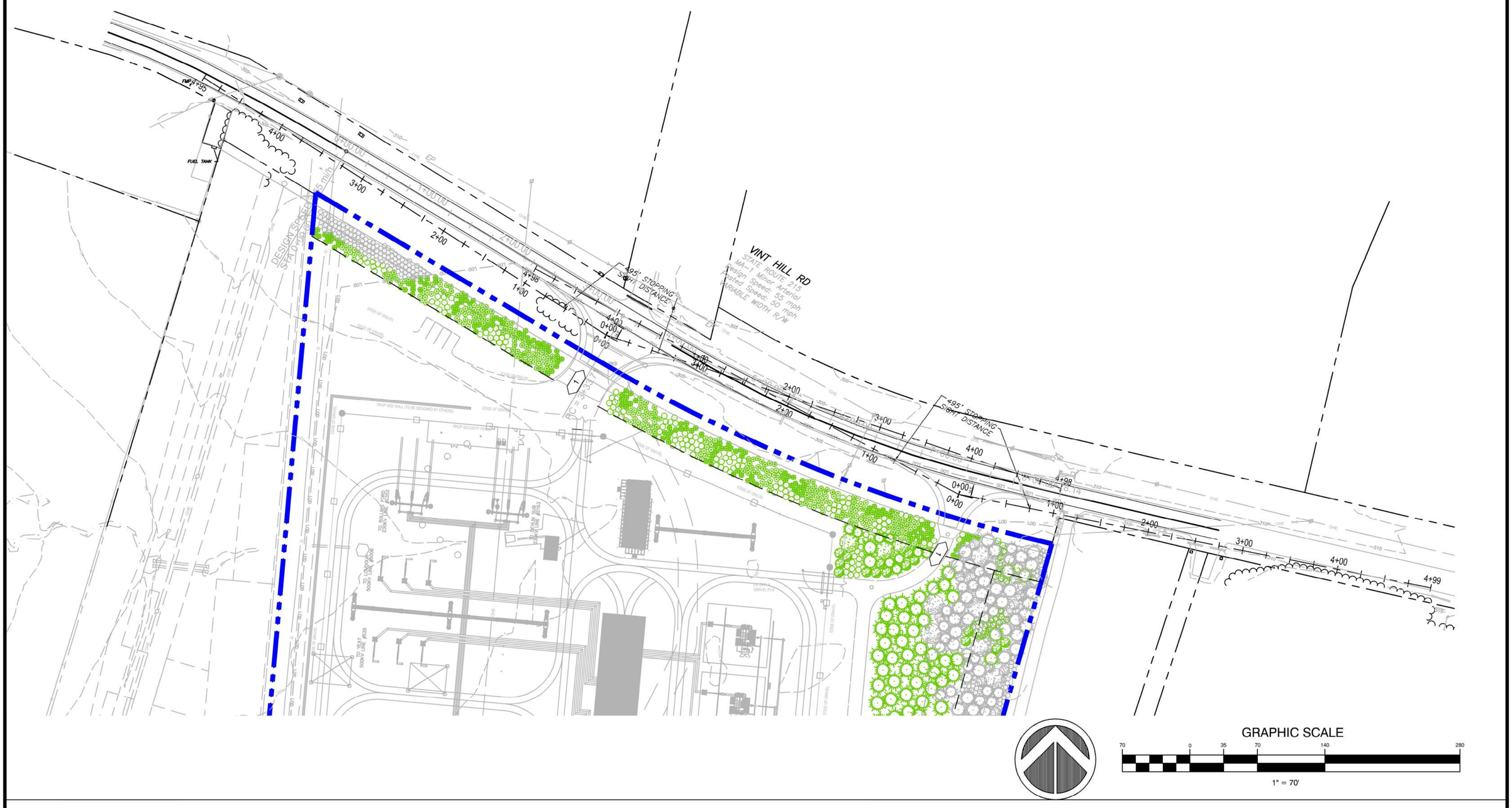
VINT HILL ROAD CROSS-SECTION

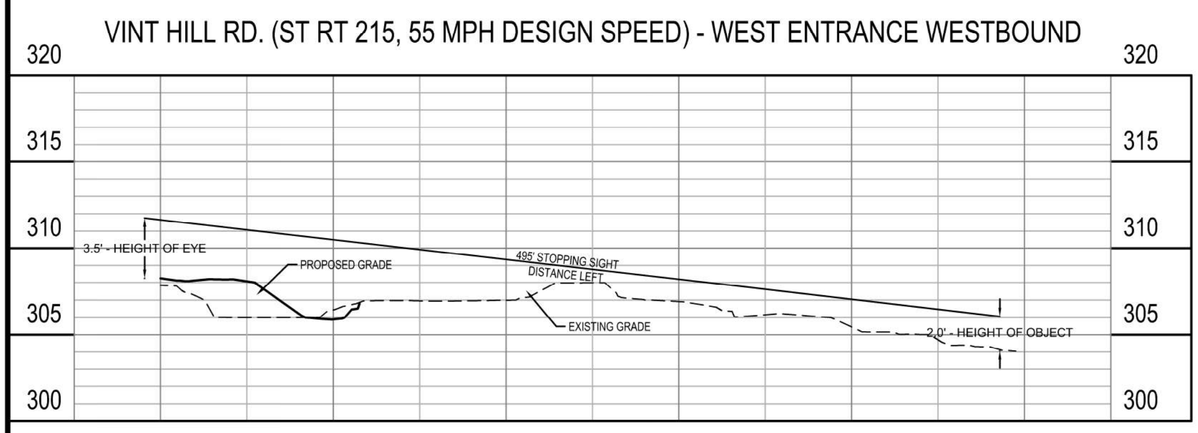


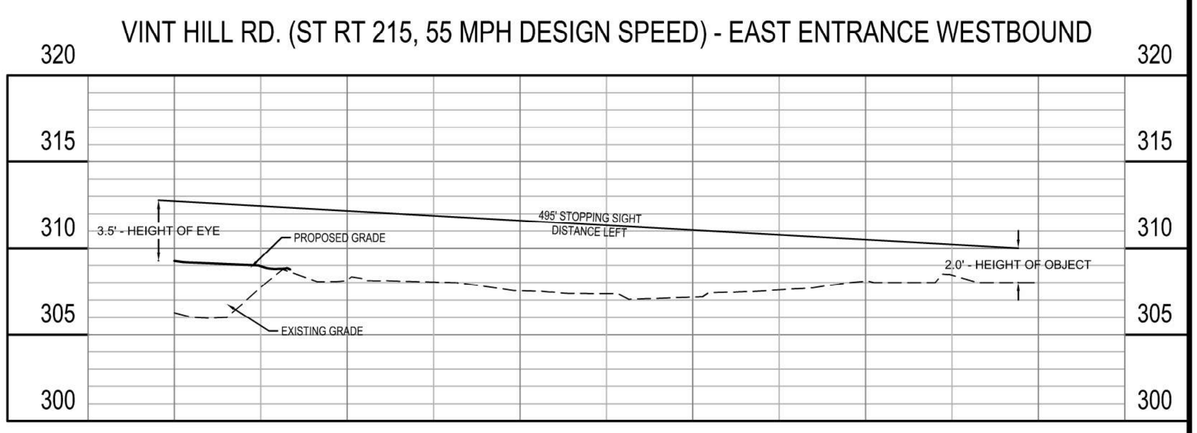
NOTE: THIS CROSS-SECTION PROVIDED FOR INFORMATIONAL PURPOSES ONLY, TO ILLUSTRATE ADEQUACY OF PROPOSED RIGHT-OF WAY FOR THE MA-1 ROAD SECTION OUTLINED IN THE PRINCE WILLIAM COUNTY COMPREHENSIVE PLAN. RIGHT-OF-WAY DEDICATION IS BEING PROPOSED WITH THIS APPLICATION; ALL PHYSICAL IMPROVEMENTS WILL BE PROVIDED BY OTHERS.

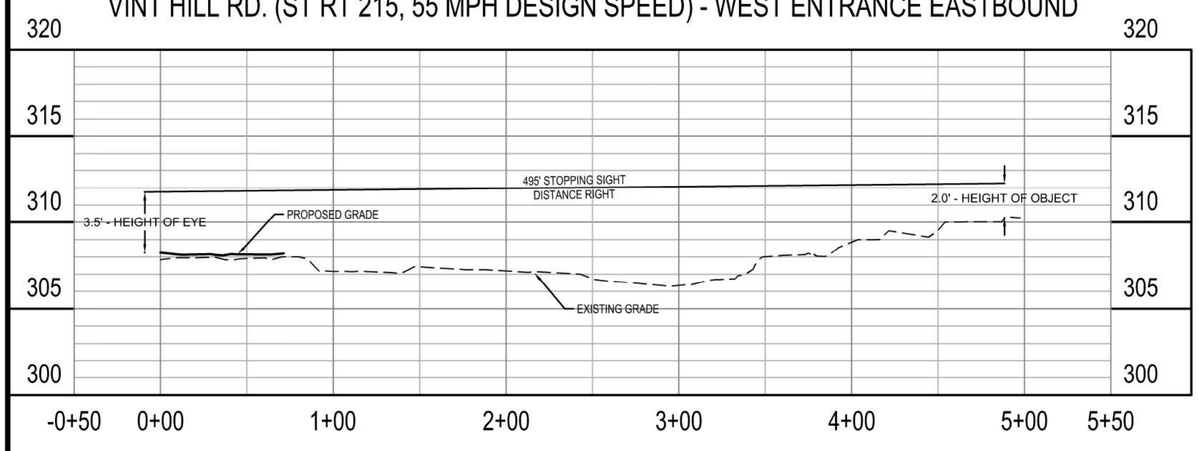
SIGHT DISTANCE PLAN/PROFILES

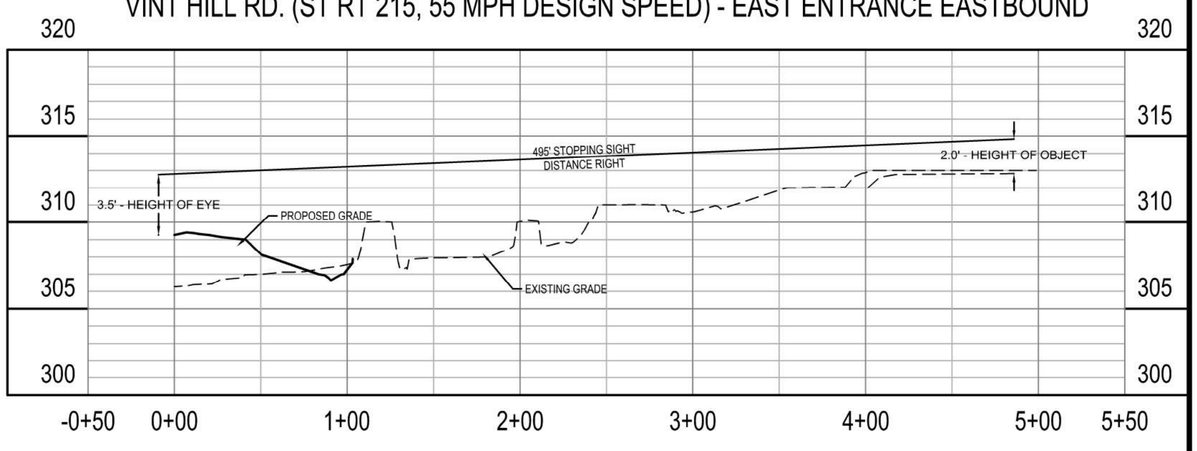
SIGHT DISTANCE PLAN VIEW











VINT HILL SUBSTATION

VINT HILL RD SECTION AND SIGHT DISTANCE PROFILES

SUP2025-00009

DATE: JULY 15, 2024

REVISED: APRIL 7, 2025, JULY 24, 2025, DECEMBER 8, 2025, APRIL 23, 2026

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EXISTING PLANT LIST - FROM SITE PLAN #SPR2017-00008

PLANT LIST - SCHEDULE H

KEY	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	COVERAGE CALCULATIONS CREDIT	COVERAGE CALCULATIONS TOTAL CREDIT
SHADE TREES							
AR	~~26~~ 26	Acer Rubrum	Red Maple	B&B	3-1/2" Cal.	250 S.F.	6500 S.F.
QC	~~4~~ 21	Quercus coccinea	Scarlet Oak	B&B	3-1/2" Cal.	250 S.F.	5250 S.F.
QP	~~31~~ 26	Quercus phellos	Willow Oak	B&B	3-1/2" Cal.	250 S.F.	6500 S.F.
UNDERSTORY TREES							
AL	15 ~~10~~	Amelanchier laevis	Allegheny Serviceberry	B&B, Multi-stem	2-1/2" Cal.	100 S.F.	1000 S.F.
CC	~~8~~ 10	Cercis canadensis	Redbud	B&B	2-1/2" Cal.	100 S.F.	1000 S.F.
CV	63 ~~55~~	Chionanthus virginicus	Fringetree	B&B	2-1/2" Cal.	100 S.F.	5500 S.F.
CF	42 ~~102~~	Cornus florida	Flowering Dogwood	B&B	2-1/2" Cal.	100 S.F.	10200 S.F.
EVERGREEN TREES							
JV	101 ~~97~~	Juniperus virginiana	Eastern Red Cedar	B&B	7-8' HT	100 S.F.	9700 S.F.
~~PO~~	~~96~~	~~Picea omorika~~	~~Serbian Spruce~~	~~B&B~~	~~7-8' HT~~	~~100 S.F.~~	~~9600 S.F.~~
PR	188 ~~123~~	Pinus rigida	Pitch Pine	B&B	7-8' HT	200 S.F.	24600 S.F.
PV	64 ~~91~~	Pinus virginiana	Virginia Pine	B&B	7-8' HT	150 S.F.	13650 S.F.
SHRUBS							
AA	265 ~~381~~	Aronia arbutifolia	Red Chokeberry	#5 CONT.	30-36"	0 S.F.	0 S.F.
IG	40 418	Ilex glabra	Inkberry	#5 CONT.	30-36"	0 S.F.	0 S.F.
~~PD~~	~~411~~	~~Penstemon digitalis~~	~~Beardtongue~~	~~#5 CONT.~~	~~30-36"~~	~~0 S.F.~~	~~0 S.F.~~
SP	~~377~~ 397	Spiraea prunifolia	Bridalwreath Spiraea	#3 CONT.	18-24"	0 S.F.	0 S.F.
VR	443 ~~481~~	Viburnum rhytidophyllum	Leatherleaf Viburnum	#3 CONT.	18-24"	0 S.F.	0 S.F.
						* TOTAL =	93500 S.F.
						* TOTAL =	~~2.15 AC.~~
IV	99	Ilex verticillata	Winterberry Holly				
IO	2	Ilex occidentalis	American Holly				2.05 ac

NOTE: SCHEDULE H FROM SPR-2017-00008 HAS BEEN MODIFIED TO REFLECT EXISTING CONDITIONS AS OF FEBRUARY 2025.

FINAL PLANT LIST

PLANT LIST - SCHEDULE H

KEY	QTY	BOTANICAL NAME	COMMON NAME	REMARKS	SIZE	COVERAGE CALCULATIONS CREDIT	COVERAGE CALCULATIONS TOTAL CREDIT
SHADE TREES							
AR	24	Acer Rubrum*	Red Maple			250 S.F.	6000 S.F.
QC	4	Quercus coccinea*	Scarlet Oak			250 S.F.	1000 S.F.
QP	31	Quercus phellos*	Willow Oak			250 S.F.	7750 S.F.
TBD	42	TBD	TBD- Large to medium deciduous tree	B&B	2" Cal.	200 S.F.	8400 S.F.
UNDERSTORY TREES							
AL	15	Amelanchier laevis*	Allegheny Serviceberry			100 S.F.	1500 S.F.
CC	6	Cercis canadensis*	Redbud			100 S.F.	600 S.F.
CV	60	Chionanthus virgincius*	Fringetree			100 S.F.	6000 S.F.
CF	42	Cornus florida*	Flowering Dogwood			100 S.F.	4200 S.F.
TBD	15	TBD	TBD- Small to compact deciduous tree	B&B	2" Cal.	100 S.F.	1500 S.F.
EVERGREEN TREES							
IO	2	Ilex occidentalis*	American Holly			100 S.F.	200 S.F.
JV	153	Juniperus virginiana*	Eastern Red Cedar			100 S.F.	15300 S.F.
PO	0	Picea omorika*	Serbian Spruce			100 S.F.	0 S.F.
PR	181	Pinus rigida*	Pitch Pine			200 S.F.	36200 S.F.
PV	54	Pinus virginiana*	Virginia Pine			150 S.F.	8100 S.F.
TBD	157	TBD	TBD- Large evergreen tree	B&B	7-8' HT	200 S.F.	31400 S.F.
TBD	167	TBD	TBD- Small to medium evergreen tree	B&B	7-8' HT	100 S.F.	16700 S.F.
SHRUBS							
AA	265	Aronia arbutifolia*	Red Chokeberry			0 S.F.	0 S.F.
IG	40	Ilex glabra*	Inkberry			0 S.F.	0 S.F.
IV	99	Ilex verticallata*	Winterberry Holly			0 S.F.	0 S.F.
PD	0	Penstomon digitalis*	Beardtongue			0 S.F.	0 S.F.
SP	806	Spiraea prunifolia*	Bridalwreath Spiraea			0 S.F.	0 S.F.
VR	1010	Vibumum rhytidophyllum*	Leatherleaf Vibumum			0 S.F.	0 S.F.
TBD	1451	TBD	TBD	TBD	TBD	0 S.F.	0 S.F.
GRASS							
TBD	72	TBD	TBD	TBD	TBD	0 S.F.	0 S.F.
						* TOTAL =	144850 S.F.
						* TOTAL =	3.33 AC.

*EXISTING MATERIAL

STORMWATER MANAGEMENT POND

Schedule I
STORM WATER MANAGEMENT POND LANDSCAPING

1. Linear feet of the 100-year water surface elevation: 610 **FT**
2. Linear feet of the 100-year water surface elevation deducted for hardscape: 0 **FT**
3. Total number of plant units required at 80pu/100lf: 488 **p.u.**
4. Number of plants provided *:

Number of large deciduous trees provided:	7	x 10 p.u =	70	p.u.
Number of large evergreen trees:		x 10 p.u =	0	p.u.
Number of evergreen understory trees (medium, small, compact):		x 5 p.u =	0	p.u.
Number of deciduous understory trees (medium, small, compact):		x 5 p.u =	0	p.u.
Number of shurbs:	209	x 2 p.u =	418	p.u.
Number of Ornamental Grasses:		x 1 p.u =	0	p.u.
Number of Perennials:		x 0.25 p.u =	0	p.u.

5. Total number of plant units provided *: 488 **p.u.**

* Note: Plant units shall not include plantings for the aquatic bench.

TREE COVER CALCULATIONS

Schedule D
TREE COVER CALCULATIONS

Tree Cover Required:

1. Gross Site Area: **23.4 AC.**
2. Net Site Area (Excluding Transmission Line Easement: **12.9 AC.**
3. Percent of Tree Cover Required: **10%**
4. Total Area of Tree Cover Required: **1.29 AC.**

Tree Cover Provided:

5. Tree Cover From Landscaping: **3.33 AC.**
6. Tree Cover From Preservation: **0.00 AC.**
7. Total Tree Cover Provided: 25.80% **3.33 AC.**

50' TYPE "C" BUFFER

Schedule A
BUFFER AREA PLANTING- EXISTING

1. Minimum required buffer area (A, B, or C): **C**
2. Minimum width of landscaped yard: **50** **FT.**
3. Linear feet of buffer strip required along property line and/ or right-of-way: **2016** **FT.**
4. Percentage of required buffer area occupied by existing woodland: **0** **%**
5. Fence or wall or berm employed in buffer area: ____ Yes XX No
6. Total number of plant units required in buffer strip: **6451** **p.u.**
7. Number of large deciduous tree provided: 26 x 10 p.u = 260 **p.u**
   Number of large evergreen trees: 115 x 10 p.u = 1150 **p.u**
   Number of evergreen trees understory (medium, small or compact): 104 x 5 p.u = 520 **p.u**
   Number of deciduous understory trees (medium, small or compact): 98 x 5 p.u = 490 **p.u**
   Number of shrubs: 871 x 2 p.u = 1742 **p.u**
   Number of Ornamental Grasses: 0 x 1 p.u = 0 **p.u**
   Number of Perennials: 0 x 0.25 p.u = 0 **p.u**
8. Total number of plant units provided in buffer strip: **4162** **p.u**

30' TYPE "B" BUFFER

Schedule A
BUFFER AREA PLANTING- EXISTING

1. Minimum required buffer area (A, B, or C): **B**
2. Minimum width of landscaped yard: **30** **FT.**
3. Linear feet of buffer strip required along property line and/ or right-of-way: **792** **FT.**
4. Percentage of required buffer area occupied by existing woodland: **0** **%**
5. Fence or wall or berm employed in buffer area: ____ Yes XX No
6. Total number of plant units required in buffer strip: **1426** **p.u.**
7. Number of large deciduous tree provided: 9 x 10 p.u = 90 **p.u**
   Number of large evergreen trees: 17 x 10 p.u = 170 **p.u**
   Number of evergreen trees understory (medium, small or compact): 12 x 5 p.u = 60 **p.u**
   Number of deciduous understory trees (medium, small or compact): 7 x 5 p.u = 35 **p.u**
   Number of shrubs: 129 x 2 p.u = 258 **p.u**
   Number of Ornamental Grasses: 0 x 1 p.u = 0 **p.u**
   Number of Perennials: 0 x 0.25 p.u = 0 **p.u**
8. Total number of plant units provided in buffer strip: **613** **p.u**

Schedule A
BUFFER AREA PLANTING- PROPOSED

1. Minimum required buffer area (A, B, or C): **C**
2. Minimum width of landscaped yard: **50** **FT.**
3. Linear feet of buffer strip required along property line and/ or right-of-way: **2016** **FT.**
4. Percentage of required buffer area occupied by existing woodland: **0** **%**
5. Fence or wall or berm employed in buffer area: ____ Yes XX No
6. Total number of plant units required in buffer strip: **6451** **p.u.**
7. Number of large deciduous tree provided: 52 x 10 p.u = 520 **p.u**
   Number of large evergreen trees: 152 x 10 p.u = 1520 **p.u**
   Number of evergreen trees understory (medium, small or compact): 106 x 5 p.u = 530 **p.u**
   Number of deciduous understory trees (medium, small or compact): 98 x 5 p.u = 490 **p.u**
   Number of shrubs: 1696 x 2 p.u = 3392 **p.u**
   Number of Ornamental Grasses: 0 x 1 p.u = 0 **p.u**
   Number of Perennials: 0 x 0.25 p.u = 0 **p.u**
8. Total number of plant units provided in buffer strip: **6452** ** **p.u**

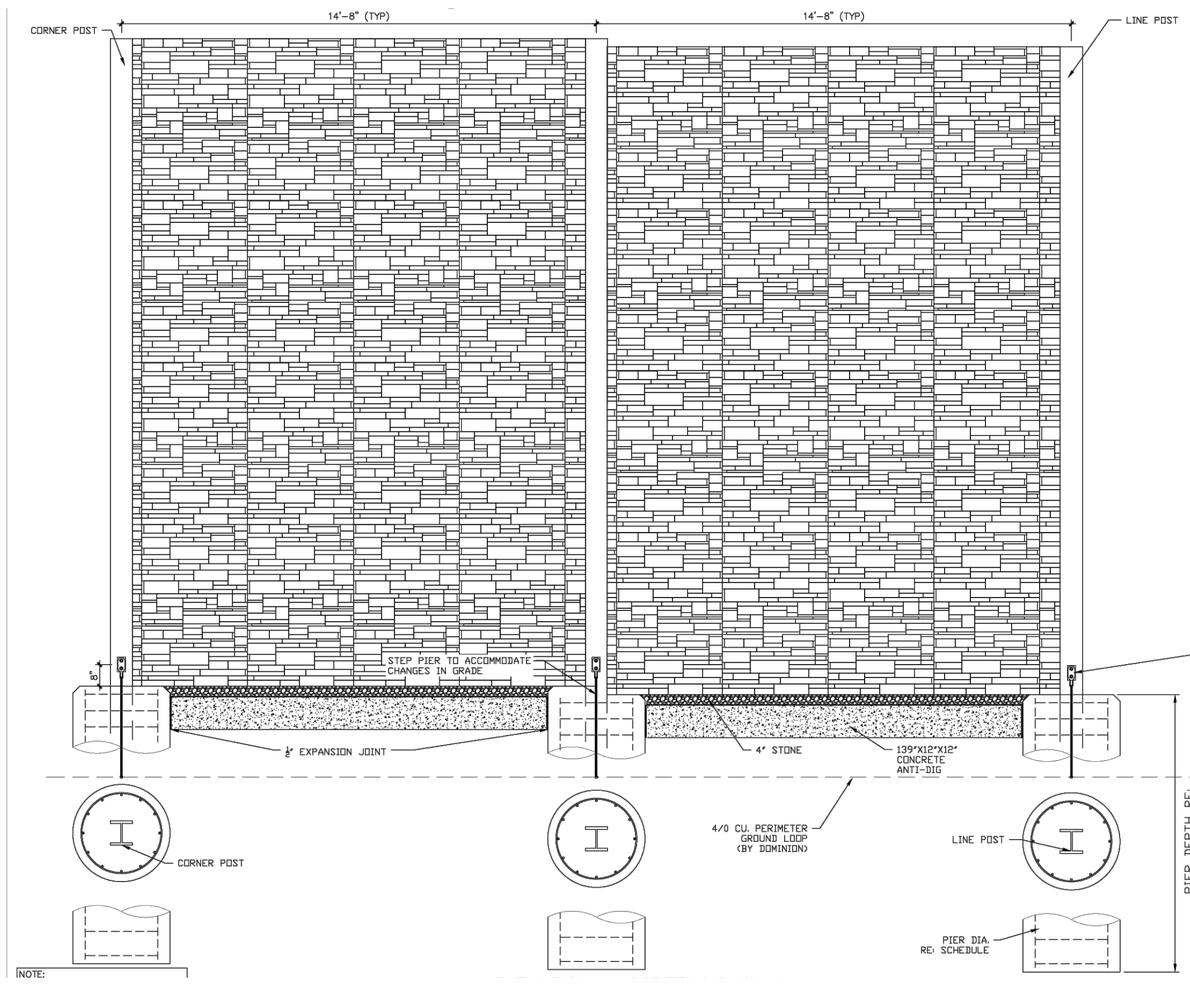
** Existing and proposed material

Schedule A
BUFFER AREA PLANTING- PROPOSED

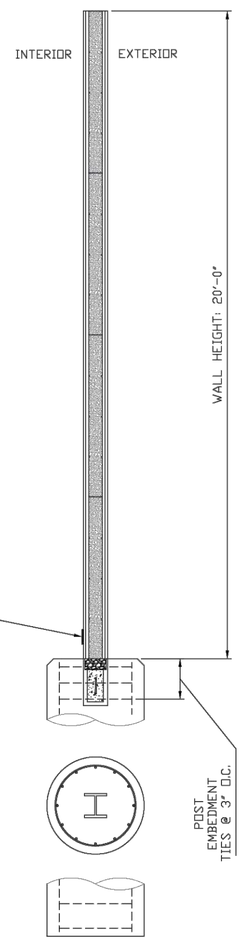
1. Minimum required buffer area (A, B, or C): **B**
2. Minimum width of landscaped yard: **30** **FT.**
3. Linear feet of buffer strip required along property line and/ or right-of-way: **792** **FT.**
4. Percentage of required buffer area occupied by existing woodland: **0** **%**
5. Fence or wall or berm employed in buffer area: XX Yes ____ No
6. Total number of plant units required in buffer strip: **1426** **p.u.**
7. Number of large deciduous tree provided: 9 x 10 p.u = 90 **p.u**
   Number of large evergreen trees: 22 x 10 p.u = 220 **p.u**
   Number of evergreen trees understory (medium, small or compact): 12 x 5 p.u = 60 **p.u**
   Number of deciduous understory trees (medium, small or compact): 7 x 5 p.u = 35 **p.u**
   Number of shrubs: 511 x 2 p.u = 1022 **p.u**
   Number of Ornamental Grasses: 0 x 1 p.u = 0 **p.u**
   Number of Perennials: 0 x 0.25 p.u = 0 **p.u**
8. Total number of plant units provided in buffer strip: **1427** ** **p.u**

** Existing and proposed material

Note: Landscape calculations and proposed landscape material are subject to change at time of final site plan so long as conformance with DCSM standards are maintained.



LEVEL 1 SECURITY WALL ELEVATION
NTS



LEVEL 1 SECURITY WALL SECTION

NTS



LEVEL 1 SECURITY WALL-
FOR ILLUSTRATIVE PURPOSES ONLY

VINT HILL SUBSTATION

LANDSCAPE CALCULATIONS & DETAILS

SUP2025-00009

DATE: JULY 15, 2024

REVISED: APRIL 7, 2025, JULY 24, 2025, DECEMBER 8, 2025, APRIL 23, 2026

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

Dewberry®
Dewberry Engineers Inc.
13575 HEATHCOTE BLVD.
SUITE 130
GAINESVILLE, VA 20155-6693
PHONE: 703.468.2211
FAX: 703.468.2212

\\dewberry.dewberryroot.local\Offices\Leesburg\Projects\50171410 - DOM VH SUB\Planning\SUP\SUBMIT\SUP SUBMIT.dwg Apr 30, 2026 - 9:36am

PLANNING COMMISSION RESOLUTION

MOTION: **CARROLL** **September 10, 2025**
Regular Meeting

SECOND: **ROSS** **Res. No. 25-077**

RE: **SPECIAL USE PERMIT #SUP2025-00009, VINT HILL SUBSTATION**
BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: **RECOMMEND DENIAL**

WHEREAS, this is a request for special use permit approval to allow an electric substation facility on approximately ±23.41 acres; and

WHEREAS, the site is located on Vint Hill Road, approximately ±425 feet east of its intersection with Reid Lane. The subject property is identified as GPIN# 7495-21-4209 and is addressed as 13405 Vint Hill Road; and

WHEREAS, the site is designated CRes-1B, Conservation Residential, in the Comprehensive Plan; and

WHEREAS, the site is zoned A-1, Agricultural; and

WHEREAS, staff has reviewed the subject application and recommend approval, for reasons as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 10, 2025, at which time public testimony was received and the merits of the above-referenced case were considered; and

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommends DENIAL of Special Use Permit #SUP2025-00009, Vint Hill Substation.

Votes:
Ayes: Carroll, Ross
Nays: Brown, Justice, McPhail, Moses-Nedd, Scheufler
Abstain from Vote: None
Absent from Vote: None
Absent from Meeting: Sheikh

MOTION FAILED

Attest: Oly Peña
Oly Peña
Clerk to the Planning Commission

MOTION: **GORDY** **June 23, 2026**
Regular Meeting

SECOND: **BODDYE** **Res. No. 26-422**

RE: **DEFER TO A DATE CERTAIN OF SEPTEMBER 22, 2026 – SPECIAL USE PERMIT #SUP2025-00009, VINT HILL SUBSTATION – BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: **APPROVED**

WHEREAS, this is a request for special use permit approval to allow an electric substation facility on approximately ±23.41 acres; and

WHEREAS, the site is located on Vint Hill Road, approximately ±425 feet east of its intersection with Reid Lane. The subject property is identified as GPIN# 7495-21-4209 and is addressed as 13405 Vint Hill Road; and

WHEREAS, the site is designated CRes-1B, Conservation Residential, in the Comprehensive Plan; and

WHEREAS, the site is zoned A-1, Agricultural; and

WHEREAS, staff has reviewed the subject application and recommends approval, for reasons as stated in the staff report; and

WHEREAS, the Prince William County Planning Commission, at its public hearing on September 9, 2025, recommended denial, as stated in Resolution Number 25-077; and

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby defers to a date certain of September 22, 2026, Special Use Permit #SUP2025-00009, Vint Hill Substation, subject to the Conditions Statement dated April 23, 2026;

Votes:
Ayes: Angry, Bailey, Boddye, Gordy, Jefferson
Nays: LaCroix, Stewart
Absent from Vote: None
Absent from Meeting: Vega

For Information:
Planning Director

McGuire Woods, LLP
Attention: Sheri Atkins
1750 Tysons Boulevard, Suite 1800
Tysons, VA 22102-4215

Virginia Electric and Power Company
Attention: Michael Breenan
5000 Dominion Boulevard, 3rd Floor SW
Glen Allen, VA 23060

ATTEST: Andrea P. Madden
Clerk to the Board