13-A

MOTION: **June 4, 2024**
Regular Meeting
SECOND: **Ord. No. 24-**

RE: **REZONING AND PROFFER AMENDMENT #REZ2024-00006, MID-COUNTY INDUSTRIAL PARK – COLES MAGISTERIAL DISTRICT**

ACTION:

WHEREAS, this is a request to rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for the development of an industrial park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a height increase of up to 75 feet for any building within 250 feet of Dumfries Road (Route 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls, which may have a maximum height of 15 feet; and

WHEREAS, the subject ±64.44-acre project area is located ±250 feet northwest of the Dumfries Road/Minnieville Road intersection and north of Dumfries Road (Route 234). The subject site is identified on County maps as the following GPINs: 7991-24-7560; 7991-25-9201; 7991-34-0648; 7991-34-2084; 7991-34-2547; 7991-34-3438; 7991-34-3679; 7991-34-4523; 7991-34-5166; 7991-34-6407; 7991-34-8422; 7991-34-8768; 7991-35-1247; 7991-35-2881; 7991-35-3722; 7991-35-5677; 7991-35-9245; 7991-36-4009; 7991-44-1698; and 7991-45-0874; and Colchester Park Drive (right-of-way proposed to be vacated); and

WHEREAS, the site is designated I-3, Technology/Flex Industrial, with a T-3 Transect, which recommends a range of 0.23 to 0.57 floor area ratio (FAR), and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan; and

WHEREAS, the ±64.44-acre site is currently zoned A-1, Agricultural, and M/T, Industrial/Transportation, in association with #PLN2009-00117. The site is also located within the Data Center Opportunity Zone Overlay District, partially within the Route 234 (Dumfries Road) Highway Corridor Overlay District, within the Agritourism and Arts Overlay District; and

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

WHEREAS, the Planning Commission, at its public hearing on April 24, 2024, recommended denial, as stated in Resolution Number 24-061, on the Regular Agenda; and

WHEREAS, a Prince William Board of County Supervisors' (Board) public hearing, duly advertised in a local newspaper for a period of two (2) weeks, was held on June 4, 2024, and interested citizens were heard; and

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

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby approves Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park, subject to the proffers dated May 17, 2024;

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

ATTACHMENT: Proffers, Dated May 17, 2024

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

For Information:
Planning Director

Corey A. Stewart, Managing Member
Stewart Law PLLC
1250 Connecticut Avenue N.W., Suite 200
Washington, DC 20036

ATTEST: _____

Clerk to the Board

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Record Owners:	Rodney & Solveig Mosley; Keith Antognoni; Meliza Sanchez; Timothy Matics & Audra Simons; William T Kincheloe & Linda Smith Kincheloe; Estate of Thomas A Cooper; Gerald Cooper; Azalea Mobile Home Park LLC; GC Area Properties, LLC; Colchester Business Park, LLC; Prince William Board of County Supervisors
Applicant:	Minnieville Capital Acquisitions, LLC
Property:	(i) Rezone A-1, Agricultural to M-2, Light Industrial 7991-45-0874, 7991-35-9245, 7991-44-1698, 7991-34-8768, 7991-34-8422, 7991-34-6407, 7991-34-4523, 7991-34-3438, 7991-34-2547 7991-34-3679, 7991-34-5166, and (ii) Amend PLN2009-00117 (Remaining M/T, Industrial/Transportation) 7991-36-4009, 7991-35-2881, 7991-35-5677, 7991-35-1247, 7991-35-3722, 7991-25-9201, 7991-34-2084, 7991-24-7560, 7991-34-0648, Colchester Park Drive (right-of-way proposed to be vacated) (no GPIN available) (collectively the "Property") Mid-County Industrial Park Coles Magisterial District ±64.44 acres

The undersigned hereby proffers that the use and development of the Property shall be in substantial conformance with the following conditions and shall supersede and replace all other proffers made prior hereto, including proffers associated with PLN2009-00117. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void, and proffers associated with PLN2009-00117 shall remain in full force and effect on the applicable portion of the Property.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the site served by the improvement unless otherwise specified. The

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terms "Applicant" and "Developer" as referenced herein shall include within its meaning all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the General Development Plan ("GDP") shall be the plan prepared by Harold A. Logan Associates P.C., entitled "Mid-County Industrial Park," dated April 29, 2024.

USE & DEVELOPMENT

1. **General Development Plan:** The Property shall be developed in substantial conformance with the GDP, subject to changes approved by the County in connection with the final site plan review.

2. **Use Parameters:** This is a request to rezone ±40.91 acres from A-1 (Agricultural) to M-2 (Light Industrial) and amend the proffers associated with PLN2009-00117 on ±23.53 acres to allow for the development of an industrial project encompassing ±64.44 acres in total. The M-2 portion of the Property shall be developed in accordance with the M-2 Zoning District regulations, and the M/T (Industrial/Transportation) portion of the Property shall be developed in accordance with the M/T Zoning District regulations. The foregoing shall not preclude consolidation of the Property with any adjacent property or preclude the development of an internal private travelway, the final design and location of which shall be shown on the final site plan, in accordance with the Prince William County Design and Construction Standards Manual ("DCSM"). The Applicant, at his discretion, shall be permitted to continue the current uses on the Property until a building permit is issued for a building(s) in relationship to this rezoning. All uses permitted in the M-2 and M/T Zoning Districts respectively shall be permitted on the Property. Notwithstanding the above, the following uses shall be prohibited:

    a) Ambulance services.
    b) Artist or photographer's studio, commercial.
    c) Asphalt/concrete plant.
    d) Boat building and repair yard.
    e) Boat sales, rental or lease, storage, service or repair.

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f) Business school.
g) Catering-commercial (off-premises).
h) Coal, wood and lumber yards.
i) College, university, or seminary.
j) Electronic equipment and component manufacturing, assembly, processing, and distribution.
k) Feed and grain storage and distribution center.
l) Greenhouse, nursery (wholesale).
m) Gunsmith shop.
n) Heliport.
o) Marina.
p) Motor vehicle fuel station, retail.
q) Motor vehicle parts, with service.
r) Motor vehicle graveyard.
s) Motor vehicle repair (except as an ancillary use to a permitted use).
t) Motor vehicle sales, rental or lease (unlimited).
u) Motor vehicle sales secondary to motor vehicle repair.
v) Motor vehicle service (except as an ancillary use to a permitted use).
w) Pharmaceutical product manufacturing (non-HAZMAT).
x) Photographic processing laboratory.
y) Publishing and printing.
z) Racetrack.
aa) Radio or TV broadcasting station.
bb) Railroad passenger station.
cc) Railroad yard.
dd) Range, shooting.
ee) Recording studio.
ff) Sawmill.
gg) School of special instruction.
hh) Stadium, arena, or amphitheater, indoor or outdoor.
ii) Tool and equipment rental (heavy only).

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jj) Trade or convention center.
kk) Trade, technical, or vocational school.
ll) Travel agency.
mm) Truck stop, with related facilities.
nn) Veterinary hospital.
oo) Waterfront or maritime uses.
pp) Water transportation facility.

COMMUNITY DESIGN

3. **Open Space:** For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual parcels. With each final site/subdivision plan submitted, the Applicant shall provide a cumulative tabulation of the open space and tree canopy coverage calculations for the entire Property, to ensure that Ordinance requirements have been satisfied upon full buildout.

4. **Materials for Front Façade:** The primary materials utilized for the front façade of any building facing Route 234 (Dumfries Rd) shall be constructed of brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, but shall not be limited to, a minimum of three of the following materials: brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, aluminum, steel, glass, architectural poured-in-place or precast concrete panels, vinyl and/or aluminum windows, composite insulated panels, and/or metal panels of architectural grade and quality, but not plain concrete block; provided that architectural details, roofs, and accents may include other materials as approved by the Planning Director or their designee. Compliance with this proffer shall be evidenced with the submission of building elevations for review and approval at least two weeks prior to the issuance of the building permit release letter. Any substantive changes to the design and/or materials shall be submitted to the Planning Director for review and approval. Such approval shall be based on a determination that the changes result in a building of similar or greater quality.

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5. **Data Center Design Standards:** Elevations: Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4(A) – (E) of the Zoning Ordinance. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include four (4) of the design elements listed therein on principal building facades and include a minimum of 30% fenestration of any building façade facing and visible from Dumfries Road.

6. **Undisturbed Forested Area:** The Applicant shall preserve those areas labeled "Undisturbed Forested Area," shown on Sheet 3 of the GDP, allowing for (i) adjustments to accommodate the Substation, as determined by NOVEC (labeled "Maximum Possible Extent of Substation Area" on the GDP) and (ii) minimal adjustments at final engineering in coordination with the Watershed Management Branch. The Applicant shall make a good faith effort to coordinate with and encourage NOVEC to minimize any adjustment to the Substation that may encroach into the Undisturbed Forested Area.

7. **Dumfries Road Buffer:** The Applicant agrees to and shall provide a landscaped buffer and landscaped area along the Property fronting Dumfries Road as shown on Sheet 3 of the GDP. This area shall be interrupted only for perpendicular utilities crossings and the entrances to the Property. In consultation with the applicable utility providers, the Applicant shall landscape the existing utility easement area along Route 234 (Dumfries Road), as shown on the GDP. Compliance shall be reflected on the final site plan.

8. **Screening of Mechanical Equipment:** If visible from any residentially zoned properties and/or Rt. 234 (Dumfries Road), ground-level and rooftop mechanical equipment (including generators) shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.

9. **Plantings:** Supplemental plantings in buffers and landscaped areas shall be planted with one-hundred (100) percent plant species that are native or acclimated and regionally appropriate to Virginia, non-invasive, and drought-resistant.

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10. **Lighting:** Exterior lighting fixtures shall be energy-saving and shall include focused sharp cut-off designs that direct light downward and into the interior of the Property and away from adjacent roads and/or adjacent properties. Exterior fixtures shall be fully shielded to prevent glare from projecting onto the adjacent residential properties. This notwithstanding, this Proffer does not preclude the use of security flood lighting in compliance with the Zoning Ordinance.

11. **Sustainability Measures:** The Applicant shall incorporate, in consultation with the County's Environmental and Energy Sustainability Officer, a minimum of five (5) sustainability measures and/or techniques as part of the design and construction of each data center building to promote sustainable design and energy efficiency (collectively, the "Sustainability Measures"). Prior to bond release for each data center building, the Applicant shall provide the Planning Director with documentation of the specific sustainability measures implemented in connection with the construction and/or operation of such building. The Applicant's Sustainability Measures may include, but shall not be limited to, the following:

    a) Use of available recycled aggregate materials;
    b) Aeration of ponds using solar power;
    c) Recycling of construction material waste as accepted by recycling markets;
    d) Use of available high recycled content construction materials;
    e) LED site and interior lighting;
    f) Heat-reflective roofing materials;
    g) Work with the County, or their designees, to explore utilizing natural gas energy from the landfill to fuel reserve power sources;
    h) Minimize impervious areas and provide enhanced landscaping with the data center;
    i) Use of onsite renewable energy such as solar power, including installation of solar panels within the development;
    j) Use onsite detention facilities to irrigate landscaping and buffer areas;
    k) Use of solar power for aeration of stormwater management facilities;
    l) A minimum of two (2) electric vehicle ("EV") charging stations per data center building;

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m) Use of LED fixtures for all exterior lighting;
n) Use of reclaimed water for non-potable use;
o) Trap and reuse heat sources to the maximum extent possible;
p) Preparation and implementation of a winter management plan in consultation with the County's Environmental and Energy Sustainability Officer;
q) Use of indoor environmental quality measures such as, but not limited to, adequate ventilation and exhaust, natural light, or moisture control;
r) Design the data center building to operate below an annualized 1.5 PUE (Power Utilization Effectiveness) standard;
s) Use of air or closed loop cooling rather than water-cooled alternatives;
t) Use of measures and techniques in the office portion of a data center building generally equivalent to/with the sustainability standards of the Green Globes programs;
u) Use of back up generation systems which utilize less carbon-intensive or carbon neutral energy generation in consultation with the County's Environmental and Energy Sustainability Officer; or
v) Use of permeable paving in parking areas.

12. Noise: Notwithstanding and in addition to the applicable Noise Ordinance, any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 7:00 a.m. and 10:00 p.m. weekdays and from 9:00 a.m. to 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 60 dBA (in residential and mixed-use zoning districts), 65 dBA (in commercial and office zoning districts), and 79 dBA (in industrial zoning districts). Any noise that emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 10:00 p.m. and 7:00 a.m. weekdays and from 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 55 dBA (in residential and mixed-use zoning districts), 60 dBA (in commercial and office zoning districts), and 72 dBA (in industrial zoning districts). Such levels shall be measured at the Property boundary or any point within

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any other property affected by the noise. When a noise source can be identified and its noise measured in more than one zoning district classification, the limits of the most restrictive classification shall apply. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 6:00 a.m. and 10:00 p.m. weekdays and between the hours of 9:00 a.m. and 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by county government operates or causes to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, alleys or appurtenances thereto in the outdoors shall not be subject to the levels enumerated above. Persons performing construction of public projects, repair or maintenance work for such projects, or persons performing work for private or public utilities for the repair of facilities or restoration of services shall not be subject to the levels enumerated herein. Substations shall not be subject to the noise restrictions enumerated herein as they are subject to the respective state and local regulations overseeing their operations.

13. **Prominent Discrete Tone Noise:** For any source of sound that has a prominent discrete tone component, the levels established above shall be reduced by 3 dBA. The term "prominent discrete tone" shall be defined as an instance when one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the 2 contiguous one-third octave bands by:

    a) 5 dB for center frequencies of 500 Hz and above;
    b) 8 dB for center frequencies between 160 and 400 Hz; or
    c) 15 dB for center frequencies less than or equal to 125 Hz.

14. **Emergency Operations:** Emergency operations shall not be subject to the limitations outlined above. For the purposes of this section, the term "emergency" shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility.

15. **Sound / Noise Measurements:** Sound or noise measurements may be taken to confirm compliance with the above proffers whenever a newly constructed building becomes fully

operational and then, upon request of the County, whenever there has been a change in the operations or use of the buildings on the project that could reasonably be expected to affect compliance with the above proffers. There will be no more than one set of sound or noise measurements required in any one calendar year. Any sound or noise measurement above must be conducted by a professional third-party acoustical consultant who has knowledge and experience taking such measurements ("Acoustical Consultant"). The Acoustical Consultant shall measure sound or noise with sound level meters that meet the standards prescribed by the ANSI: Type 1 or Type 2. The Acoustical Consultant shall only use sound level meters and other instruments that have been maintained in calibration and good working order. The Acoustical Consultant shall calibrate the sound level meter at the time of any noise measurement. The Acoustical Consultant shall only record measurements that were taken so as to provide a proper representation of the noise source and shall note and exclude extraneous noise events. During the measurement, the Acoustical Consultant will position the microphone so as not to create any unnatural enhancement or diminution of the measured noise and will use a windscreen for the microphone. Sound level measurements shall be based on the "Leq" during the measurement interval, using a minimum measurement interval of one minute for a constant sound source or a thirty-minute measurement for a noncontinuous sound source. During a measurement interval, the "Lmax" associated with the facility may exceed the sound level limits of above by no more than 15 dB(A). For the purposes of this section, the "Lmax" means the maximum sound over a measurement interval determined by using a sound level meter set to "fast" response time, and "Leq" means the equivalent sound level, that is the constant sound level in a given time. The engagement of the Acoustical Consultant shall be subject to County approval, and the Applicant shall be responsible for the cost and expenses for said Acoustical Consultant to perform the work outlined in these proffers.

ELECTRIC SUBSTATION

16. **Construction of Electric Substation:** At the sole discretion of the Applicant, an electric substation shall not exceed the area identified on Sheet 3 of the GDP as the Maximum Possible Extent of Substation Area (hereinafter, the "Substation") shall be permitted on the Property or a portion of the Property to serve data center uses, as follows:

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a) The Applicant is proposing one (1) Substation to be located on the Property, or a portion thereof with proximity to the existing high voltage transmission lines.
b) The Substation may consist of switching stations containing structures of varying heights.
c) The Substation shall be enclosed by a chain link security fence up to twelve feet (12') in height.
d) Pursuant to § 32-201.12(a)(2) of the Prince William County Zoning Ordinance, the GDP shall constitute a Plan of Development within the meaning of Va. Code Ann. § 15.2-2232 and § 15.2-2286(A)(8), and the public facility identified thereon shall be deemed approved and not subject to a separate public facilities review (PFR) and determination.
e) The Applicant will make all reasonable efforts, in consultation with NOVEC and Dominion, to locate the substation equipment as close to the existing overhead power lines as possible in order to maximize the extent of the "Undisturbed Forested Area" abutting the residences on John Mallard Drive. The final location and design of the receiving towers are subject to NOVEC and Dominion approval and in consultation with County staff.

ENVIRONMENT

17. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the final site plan.

18. Wetland and Stream Mitigation Bank Credits: The applicant shall purchase wetland and stream mitigation bank credits pursuant to the Virginia Department of Environmental Quality's Wetland and Stream Mitigation Banking Program. The amount of credits purchased shall be equal to the impacted wetlands identified during the site plan process.

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19. **Landscaping:** Landscaping shall be provided in substantial conformance with the GDP and the new landscaping shall utilize exclusively drought tolerant, non-invasive, and one-hundred (100) percent Virginia native or acclimated and regionally appropriate species. Where existing vegetation is undisturbed within the landscaping areas, the existing vegetation shall be credited against the plant unit requirements identified in the Design and Construction Standards Manual ("DCSM"). All new plantings shall meet the spacing requirements of the DCSM Section 804.01.H.

20. **Planting Soil Areas:** To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands, and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. 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, coarse fragments, sticks, roots, trash, or other materials larger than 1" 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. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.

21. **Reforestation:** The Applicant shall provide reforestation on the Property in accordance with these Proffers and in substantial conformance with the locations shown as "Reforestation Area" on the GDP (the "Reforestation Area"); provided, however, that the Applicant reserves the right to modify and/or relocate such Reforestation Area locations as part of PIP and/or final site plan approval, provided that the changes are otherwise in conformance with the GDP.

22. **Stormwater Management:** Stormwater Management Facilities ("SWM") and Best Management Practices ("BMPs") for the Property shall be provided for each phase as the site is developed. The final location of said facilities shall be determined at the time of final site plan approval. To the greatest extent practicable, stormwater management facilities shall be located in areas that were previously disturbed.

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23. **Hazardous Materials:** The Applicant agrees that fuels, oils, anti-freeze, solvents, or other pollutants or flammable substances shall be properly disposed of or recycled and shall not be discharged into the stormwater system, sanitary sewer, on the ground or surface water unless approved by the Prince William County Service Authority in connection with final site plan approval.

24. **Emergency Spill Contingency:** In the event a use on the Property involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office, which is consistent with similar plans reviewed and approved by the Fire Marshal. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property. In no event will fuels, oils, solvents or other pollutants or flammable substance be discharged into the public sewer. Fire Marshal approval shall be required for such plan prior to final site plan approval.

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FIRE AND RESCUE

25. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $0.61 per square foot of building area constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property.

TRANSPORTATION

26. Access: Subject to Prince William County Department of Transportation ("PWCDOT") and the Virginia Department of Transportation ("VDOT") approval, access to the Property may be provided via multiple entrances. The final location and design of the entrances shall be shown on the applicable final site plan proposing such entrance(s). Except as approved by PWCDOT and VDOT during construction of the development, the Applicant shall be restricted from utilizing the private travel way at the southeast portion of the site which serves the residences at GPIN #7991-43-0580 and GPIN 7991-44-1716.

27. Vacation of Colchester Park Drive: The Applicant shall request the Prince William Board of County Supervisors to vacate the dedicated right-of-way of Colchester Park Drive recorded in instrument #200708150093589, dated August 15, 2007.

28. Transportation Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $0.25 per square foot of building area constructed. Said contribution shall be used for transportation projects in the area, as determined by the County, and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed.

29. Bicycle Rack: The Applicant shall provide five (5) inverted-U bicycle parking spaces for each building constructed unless waived or reduced by the Prince William County Department of Transportation at the final site plan review.

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WATER AND SANITARY SEWER

30. Private Wells: There shall be no wells drilled on the site for potable or irrigation purposes. All private wells shall be abandoned and capped in accordance with standards established by the Commonwealth of Virginia and Prince William County.

31. Private Septic Systems: All private septic systems shall be removed from the site in accordance with standards established by the Commonwealth of Virginia and Prince William County.

32. Future Sewer/Water Utilities: All development on the Property shall be connected to public water and sewer service. The Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property as determined in consultation with the Prince William County Service Authority.

MISCELLANEOUS

33. Final Rezoning: For purposes of this Proffer Statement, "final rezoning" shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

34. Escalator: In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning 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 contributions are paid they shall be

adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, non-compounded.

WAIVERS/MODIFICATIONS

35. Maximum Building Height: Pursuant to Section 32-400.03.2, the maximum height of any building within 250 feet of Route 234 (Dumfries Road) shall be limited to seventy-five feet (75') in height; the maximum height of all other building(s) on the Property shall be limited to eighty feet (80'). Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning. Notwithstanding the above, the rooftop mechanical equipment and screening walls shall be a maximum of fifteen feet (15') in height.

[SIGNATURE ON FOLLOWING PAGE]

The Board of County Supervisors
Deshundra Jefferson, Chair
Kenny A. Boddye, Vice Chair
Victor S. Angry
Andrea O. Bailey
Margaret Angela Franklin
Thomas Gordy
Yesli Vega
Bob Weir

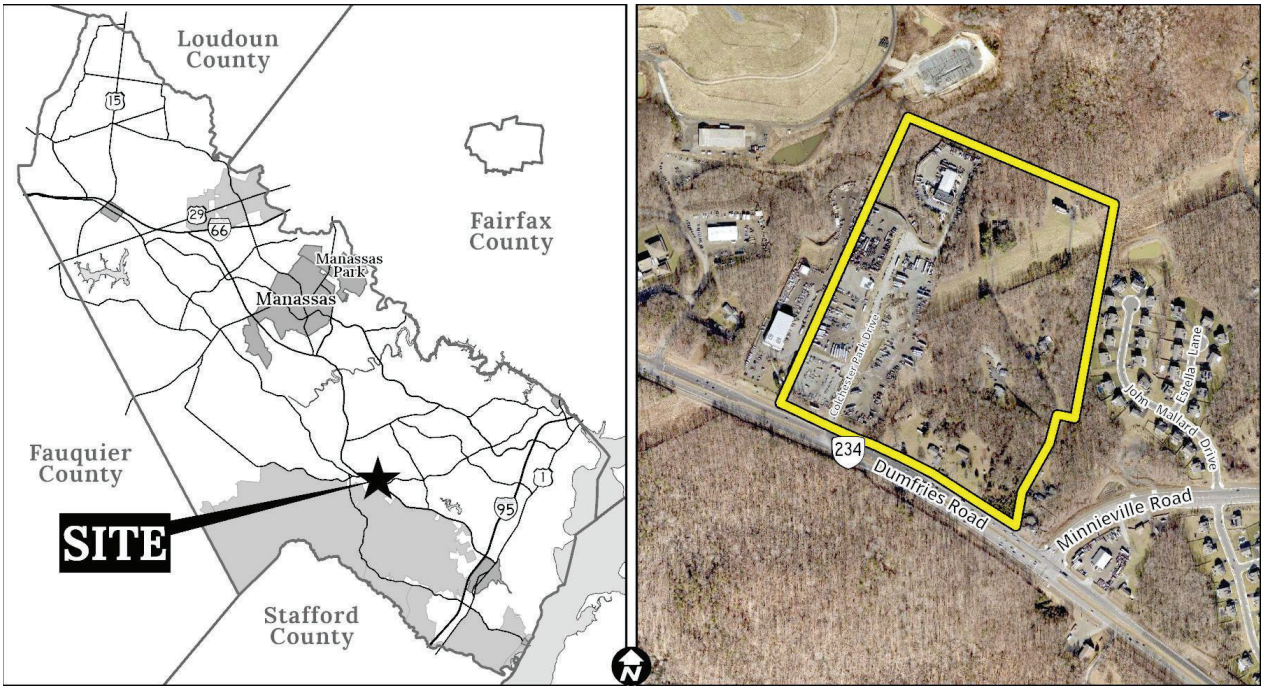
PRINCE WILLIAM COUNTY

Office of the County Executive
Christopher J. Shorter

STAFF REPORT

BOCS Meeting Date:	June 4, 2024
Agenda Title:	Rezoning and Proffer Amendment #REZ2024-00006 Mid-County Industrial Park
District Impact:	Coles Magisterial District
Requested Action:	Approve Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park, subject to the proffers dated May 17, 2024
Department/Agency Lead:	Planning Office
Staff Lead:	Tanya M. Washington, AICP, Director of Planning

EXECUTIVE SUMMARY



This is a request to rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for the development of an industrial park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a height increase of up to 75 feet for any building within 250 feet of Dumfries Road (Route 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls, which may have a maximum height of 15 feet. The ±64.44-acre project area is located ±250 feet northwest of the Dumfries Road/Minnieville Road intersection and north of Dumfries Road (Route 234).

At the April 24, 2024 public hearing, the Planning Commission recommended denial of Rezoning and Proffer Amendment #REZ2024-00006.

In response to the extensive discussions among the Planning Commissioners and public feedback/opposition, the Applicant made numerous changes to the proposal, in an attempt to address concerns in regard to the following: screening/landscaping along the eastern portion of the property; buffering/screening along Dumfries Road (Route 234); environmental impacts; tree preservation; wetlands mitigation; electric substation area extent/location; building height/massing; and other administrative proffer and plan edits. On April 30, 2024, a revised submission package was provided for staff review and consideration by the Board of County Supervisors. Staff has also been coordinating with the Applicant to further refine the proffers.

Planning staff recommends that the Board of County Supervisors approve Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park, subject to the revised proffers dated May 17, 2024.

BACKGROUND

A. Request: To rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for the development of an industrial park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a height increase of up to 75 feet for any building within 250 feet of Dumfries Road (Route 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls, which may have a maximum height of 15 feet.

A summary informational table of the project request is on the following page.

	Existing with M/T and A-1 Zoning	Proposed with Rezoning/Proffer Amendment (M/T and M-2 zoning)
Project Area	±64.44 acres	±64.44 acres
Zoning Breakdown	±40.91 acres zoned A-1, without proffers (eastern portion); ±23.53 acres zoned M/T, with proffers for #PLN2009-00117 (western portion)	Combined/reassembled project area = ±64.44 acres; Rezoning ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial (eastern portion); Amending proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for development of an industrial park with data center use options to include an electric substation (western portion)
Building Height	Eastern portion (open space, overhead power lines, single-family detached residences); Western portion (industrial park); Up to 75 feet	Requested building height increase of up to 75 feet for any building within 250 feet of Dumfries Road (Rt. 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls, which may have maximum height of 15 feet.
Landscaping & Buffers	15-foot landscape buffer, between M/T and A-1 zoned properties (to be vacated); 50-foot HCOD buffer along southwestern frontage of Dumfries Road, (#PLN2009-00117)	Variable width undisturbed forested and reforestation area (at least 100 feet in width), along eastern property line 35-foot HCOD buffer along Dumfries Road, and 15-foot landscape enhancement area (50-foot total width)

B. Site Location: The ±64.44-acre project area is located ±250 feet northwest of the Dumfries Road/Minnieville Road intersection and north of Dumfries Road (Route 234). The subject site is identified on County maps as the following GPINs: 7991-24-7560; 7991-25-9201; 7991-34-0648; 7991-34-2084; 7991-34-2547; 7991-34-3438; 7991-34-3679; 7991-34-4523; 7991-34-5166; 7991-34-6407; 7991-34-8422; 7991-34-8768; 7991-35-1247; 7991-35-2881; 7991-35-3722; 7991-35-5677; 7991-35-9245; 7991-36-4009; 7991-44-1698; and 7991-45-0874; and Colchester Park Drive (right-of-way proposed to be vacated).

C. Comprehensive Plan: The site is designated I-3, Technology/Flex Industrial, with a T-3 Transect, which recommends a range of 0.23 to 0.57 floor area ratio (FAR), and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan.

D. Zoning: The ±64.44-acre property area is currently zoned A-1, Agricultural, and M/T, Industrial/Transportation, in association with #PLN2009-00117. The site is also located within the Data Center Opportunity Zone Overlay District, partially within the Route 234 (Dumfries Road) Highway Corridor Overlay District, and within the Agritourism and Arts Overlay District.

E. Surrounding Land Uses: The project site is located ±250 feet northwest of the Dumfries Road / Minnieville Road intersection and on the north side of Dumfries Road (Route 234). Industrial uses are to the west along Dumfries Road and single-family detached residential is to the east. The property is planned for industrial uses. The following table summarizes the area land use and zoning characteristics:

Direction	Existing Land Use	Long-Range Future Land Use	Zoning
North	Undeveloped; Electric substation; Portion of County Landfill	Parks & Open Space (POS); Public Land (PL)	Agricultural (A-1)
South	Across Dumfries Road; Undeveloped; Prince William Forest Park	R-O-W; Residential Neighborhood (RN-4); POS; Office Mixed-Use (OMU-2)	A-1
East	Mallard's Overlook North single-family residential community; Two (2) individual, larger lot single-family dwellings; Open space	Residential Neighborhood (RH-1); Technology / Flex Industrial (I-3)	A-1; Semi-Rural Residential, Cluster (SR-1C)
West	Contractor storage; Industrial warehouse with outdoor storage; Two (2) Telecommunications towers with overhead power transmission lines	I-3; PL	Industrial / Transportation (M/T)

F. Background & Context: The subject property encompasses a total of ±64.44 acres, which is located ±250 feet northwest of the Dumfries Road/Minnieville Road intersection, north of Dumfries Road (Route 234), and west of the Mallard's Overlook North single-family detached residential development. The western ±23.53-acre portion is currently zoned M/T, Industrial/Transportation, and is regulated by the proffers associated with #PLN2009-00117 (Colchester Business Park). The eastern ±40.91-acre portion is currently zoned A-1, Agricultural, without proffers.

The Applicant/Contract Purchaser (Minnieville Capital Acquisitions, LLC) proposes to rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 (Colchester Business Park) on ±23.53 acres, to allow for the development of an industrial/technology park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a building height increase of up to 80 feet. As such, the proposal is both a rezoning and proffer amendment, to create a combined land assemblage of ±64.44 acres for a new industrial park with the intent to develop a data center facility. As part of this project, the existing western access through Colchester Park Drive, which consists of mostly County-owned right-of-way, is proposed to be vacated and conveyed through a realigned access road to serve the new development.

The project site is located entirely within the Data Center Opportunity Zone Overlay District, which permits and promotes the development of data centers within areas of the County with existing infrastructure that could adequately support the proposed use. It is also designated I-3, Technology/Flex Industrial, in the Comprehensive Plan, in which data centers can be supported as primary uses.

G. Planning Commission Recommendation: The Planning Commission reviewed the proposal at its April 24, 2024 public hearing and received public testimony. Based on extensive discussions among the Planning Commissioners and public feedback, with the majority being in opposition, the Commission closed the public hearing and made a motion to unanimously recommend denial of Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park. The signed Planning Commission resolution is attached at the end of this report.

H. Applicant Updates Subsequent to Planning Commission Meeting: In response to the Planning Commission's recommendation of denial, the Applicant made numerous changes to the proposal, and has incorporated to the greatest extent possible, the comments and suggestions from members of the Planning Commission, County Supervisors, nearby residents, and County staff. In summary, the majority of the changes help to address concerns associated with screening/landscaping along the eastern portion of the property, buffering/screening along Dumfries Road (Route 234), environmental impacts, tree preservation, wetland mitigation, building height/massing, design elements, and other administrative proffer and plan edits.

As provided by the Applicant and extracted from their final submission package, here is a summary list of all updates/enhancements, for staff and Board consideration:

1. In response to the concerns expressed by the residents on John Mallard Drive, the Applicant replaced the proposed 50-foot buffer and "Preservation/ Planting Areas" abutting that neighborhood with a much larger Undisturbed Forested Area and Reforestation Area. This enlarged area will screen the development from the residents and preserve a large portion of the existing hardwood forest. Proffer #16 requires the Applicant to maximize this tree save/reforestation area to the greatest extent possible by requiring the Applicant to coordinate with the County and NOVEC to locate the substation equipment as close to the power lines as possible. To help enable the massing of the substation equipment against the power lines, the Applicant has added an additional entrance to the substation under the power lines.

2. In response to Watershed Management comments concerning the prior disturbance of wetland and conservation areas on the northwest portion of the site, the Applicant has relocated the proposed stormwater facility at the northwest portion of the property to the northeast and has now committed to the reforestation of most of this area.

3. In response to Watershed Management comments concerning the buffer on the western portion of the site facing the adjacent industrial property and the landfill, the Applicant is reforesting a 50-foot landscape area.

4. In response to Watershed Management comments concerning the buffer on the northern portion of the site adjacent to the County landfill, the Applicant is reforesting a 50-foot landscape area.

5. In response to concerns regarding the fragmentation of the tree save/reforestation areas, the Applicant has linked all of the tree save/reforestation areas with a minimum 50-foot preservation/reforestation area.

6. In response to County staff's request for a 35-foot buffer on Route, the Applicant is providing a 50-foot buffer/landscape area, which includes a 35-foot buffer and a 15-foot landscape area.

7. The Applicant has significantly enhanced Proffer #11 to require a minimum of five (5) sustainability measures and/or techniques as part of the design and construction of each data center building.

8. At the request of County staff to address and offset previous impacts to natural resources, the Applicant has proffered to purchase wetland and stream mitigation bank credits (see Proffer #18).

9. To provide more clarification and flexibility contingencies based on final site layout and proposed perimeter areas of the site that are designated as "Reforestation Area", the Applicant has provided a new proffer (see Proffer #21).

10. Per several comments regarding variations in the building height, the Applicant has changed the maximum building height to 75 feet, plus rooftop utilities for the buildings along Dumfries Road, and kept building height of up to 80 feet in the rear of the site.

11. In response to building design quality concerns by the Planning Commission, the Applicant has made further commitments to incorporate high quality building façade components, wherever feasible, to the front façade of any building facing Route 234 (Dumfries Road) and to be subject to Planning Office review.

Overall Staff Position on Changes:

In general, Planning staff feels that all the above-listed changes help to improve the project and address the Planning Commission concerns to varying extents, while providing further mitigation of the impacts.

However, as previously mentioned, the proximity of the requested data center campus to adjacent residential areas and overall massing/height impacts remains a concern. In addition, without a specific end user, the ultimate site layout and final building design is uncertain and subject to change. In summary, by evaluating the entire project in its entirety and among the various relevant components of the Comprehensive Plan, staff maintains its recommendation of approval with the revised proffers dated May 17, 2024.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park, subject to the proffers dated May 17, 2024, for the following reasons:

- The proposed industrial/technology park with the intended development as a data center facility is consistent with the I-3, Technology/Flex Industrial, land use designation.

- The proposal will facilitate the delivery of a data center campus, which is identified as a "targeted industry", that favorably aligns with strategic goals for economic development and the adopted Strategic Plan, while increasing the industrial/commercial tax base and increasing at-place employment options.

- The site is located within the Data Center Opportunity Zone Overlay District, which encourages such data center uses. Through this proposal, enhanced context-sensitive mitigation measures are being proposed to offset the impacts.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: Based on the adopted Comprehensive Plan, the site is designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 floor area ratio (FAR) and is partially located within the Environmental Resource Protection Overlay. The proposed development as an industrial/technology park with data center uses and building heights up to 80 feet can be primary and preferred uses in the I-3 land use designation. The property is also located within the Data Center Opportunity Zone Overlay District, which is where data centers are encouraged and preferred.

Level of Service (LOS): The LOS impacts related to this subject rezoning request would be mitigated by the monetary proffers provided by the Applicant, as per the Proffer Statement, dated May 17, 2024, as follows:

Water Quality	$75.00 per acre	$75.00 for ±64.44 acres (project area)	$4,833.00
Fire & Rescue	$0.61 per SF of new building area	Total potential new building area (estimated), as per GDP, assuming each building at 2 stories Building #1 = 213,169 square feet (SF) Building #2 = 189,469 SF Building #3 = 262,077 SF 664,715 SF in Total X 0.61 per SF = $405,476.15	$405,476.15
Transportation	$0.25 per SF of Building Area	$0.25 x 664,715 SF = $166,178.75	$166,178.75
TOTAL $			**$576,487.90**

Community Input

Notice of the rezoning/proffer amendment application has been transmitted to property owners within 1,320 feet of the site, due to the requested building height increase. As per the Applicant representative, there has been extensive public outreach for this project, and those efforts will continue as this progresses through the public hearing process. The following list was provided by

the Applicant, which summarizes the community outreach and communication efforts, as of the date of this staff report:

1. Knocked on doors of the houses adjacent to the property (Mallard's Overlook North) to introduce the project, get feedback, and answer any questions.

2. Created a website regarding the project (www.mcip.cloud), and has shared the URL with the community.

3. Held multiple individual calls with property owners to answer questions.

4. Provided a PowerPoint presentation about the project during the March 21, 2024 meeting with the Mid County Civic Association of Prince William (MIDCO), which was attended by over 40 individuals, and participated in question & answer session after the presentation.

5. The Applicant held a community Zoom (virtual) meeting on April 11, 2024 to give a presentation and answer questions. An invitation letter was sent to the surrounding community inviting them to this meeting. The Applicant is continuing to reach out to adjacent residences individually with offers to help them enhance the landscaping on their side of the property lines as well.

Over the history of this project, most of the opposition has originated from the adjacent Mallards Overlook residential communities, which are located to the east and southeast. In summary, the main reasons for opposition are as follows: proximity of data center facilities to existing residential units; potential health and safety concerns; concerns with potential depreciation of home values; aesthetic impacts on neighborhoods to the east; massing/height impacts from data center buildings; resulting noise issues; development being out of area context; need for more time to reassess impacts; and general frustration with the extent of data center development within the County and expedited review timeline.

At the April 24, 2024 Planning Commission public hearing, feedback was received by seventeen (17) in-person speakers and six (6) virtual/online speakers. Of the twenty-three (23) speakers in total, 17 were in opposition and 6 were in support. While several speakers expressed support for the project as proponents of technology-related uses and financial benefits to the County, the majority were opposed to the proposal. In summary, based on the public testimony provided, the following issues were discussed: opposition to a data center facility with electric substation at this location; building height and massing concerns along this portion of Dumfries Road; incompatibility with residential community to the east; proximity to nearby schools; noise impacts; excessive power demand and strain on electrical system; concerns with changing community expectations from traditional industrial park use; questions over the expedited review/process; general sense of Applicant distrust; and more time needed to adequately evaluate. There was also considerable discussion among the Planning Commissioners and questions for staff.

As of the date of this staff report, the Planning Office has received five (5) emails in opposition to the proposal.

Other Jurisdiction Comments

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

Legal Issues

If this rezoning/proffer amendment request is approved, the site could be developed as an expanded and reassembled ±64.44-acre industrial/technology park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a building height increase of up to 80 feet. In the event the proposal is not approved, the western ±23.53-acre portion can still be developed as currently proffered through #PLN2009-00117 (Colchester Business Park) and zoned as M/T, and the eastern ±40.91 acres can be developed with by-right uses under its current A-1 zoning. Legal issues resulting from the Board of County Supervisors' action are appropriately addressed by the County Attorney's Office.

Timing

The Board of County Supervisors generally has one year from the date of acceptance to take action on a rezoning/proffer amendment request. In this case, the one-year timeframe will expire on August 30, 2024. Due to private contractual matters not involving the County, the Applicant has requested an expedited timeline for review and processing, which has resulted in a public hearing before the Planning Commission on April 24th and pending Board consideration on June 4th.

STAFF CONTACT INFORMATION

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ATTACHMENTS

Staff Analysis
Summary Comparison & Redline Mark-up of Proffers (for Colchester Industrial Park)
Generalized Development Plan (GDP)
Rezoning Plat
Environmental Constraints Analysis (ECA) Map
Planning Commission Resolution

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

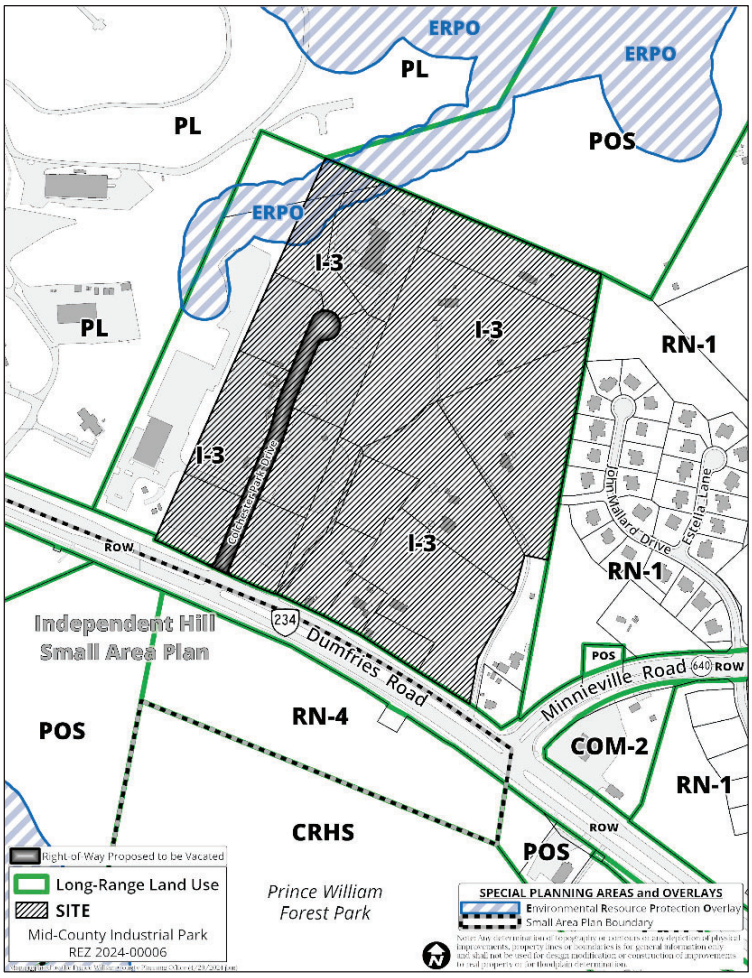
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	No
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

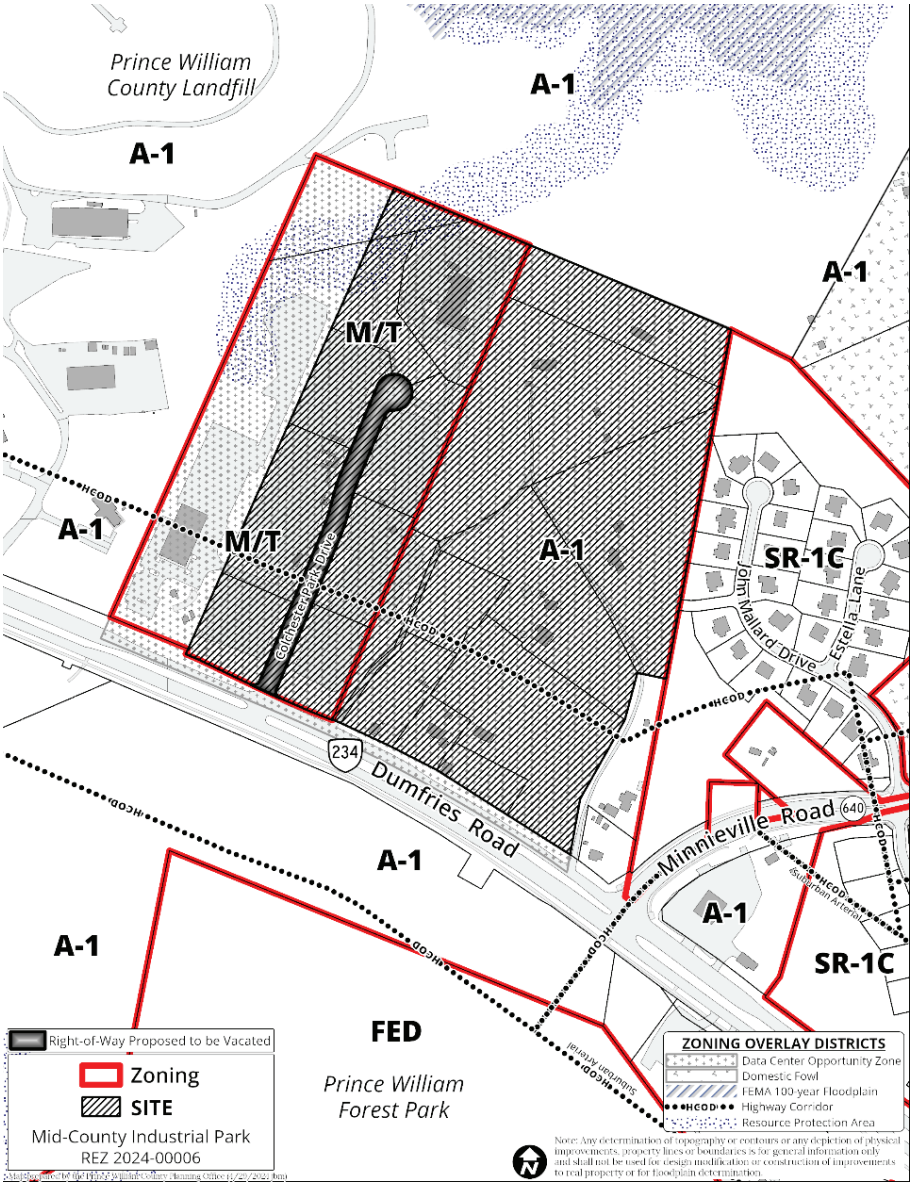
Part II. Comprehensive Plan Consistency Analysis

The following tables summarizes the area characteristics (see below maps):

Direction	Existing Land Use	Long-Range Future Land Use
North	Undeveloped; Electric substation; Portion of County Landfill	Parks & Open Space (POS); Public Land (PL)
South	Across Dumfries Road; Undeveloped; Prince William Forest Park	R-O-W; Residential Neighborhood (RN-4); POS; Office Mixed-Use (OMU-2)
East	Mallard's Overlook North single-family residential community; Two (2) individual, larger lot single-family dwellings; Open space	Residential Neighborhood (RN-1); Technology/Flex Industrial (I-3)
West	Contractor storage; Industrial warehouse with outdoor storage; Two (2) telecommunications towers with overhead power transmission lines	I-3; PL



Direction	Existing Land Use	Zoning
North	Undeveloped; Electric substation; Portion of County Landfill	Agricultural (A-1)
South	Across Dumfries Road; Undeveloped; Prince William Forest Park	A-1
East	Mallard's Overlook North single-family residential community; Two (2) individual, larger lot single-family dwellings; Open space	A-1; Semi-Rural Residential, Cluster (SR-1C)
West	Contractor storage; Industrial warehouse with outdoor storage; Two (2) telecommunications towers with overhead power transmission lines	Industrial / Transportation (M/T)



Long-Range Land Use Plan Analysis

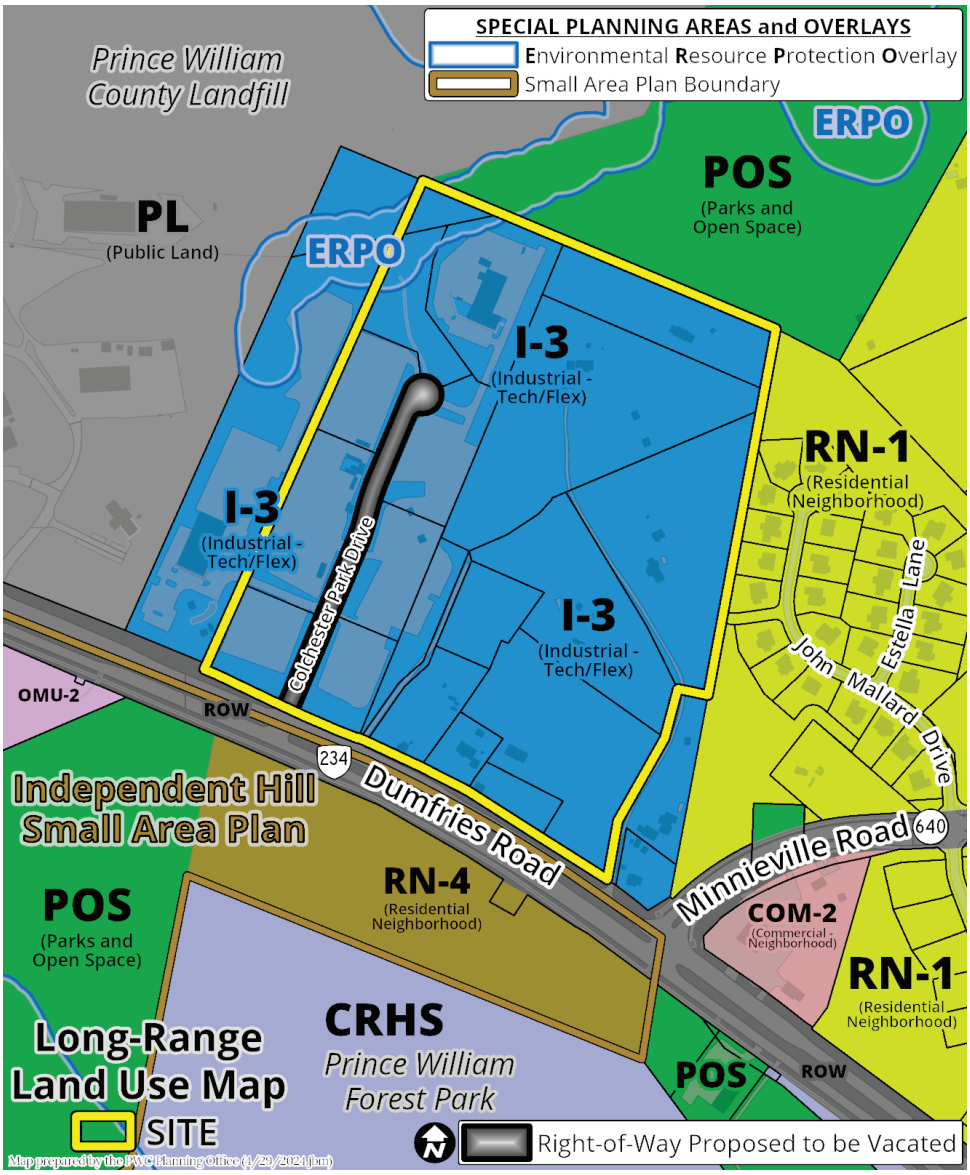
Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that 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 and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

The site is designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 floor area ratio (FAR), where the site is intended for industrial type uses. It is also partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan.

Long-Range Land Use Map Designation	Intended Uses and Densities
Industrial (I-3) (Technology/Flex)	The purpose of the Industrial classification is to provide for areas of employment uses situated on individual sites or in campus-style "parks." Primary uses in the I, T-3 classification are light manufacturing, "start-up" businesses, small assembly businesses, and office uses (including government offices, particularly those for Prince William County agencies). Within an I, T-3 designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the I, T-3 project, and adjacent areas designated or developed for different uses. T-3 Transect recommends a range of 0.23 to 0.57 floor area ratio (FAR). Targeted building height in T-3 is 3 to 5 stories. Data centers are among the appropriate primary uses.

ERPO, Environmental Resources Protection Overlay *(limited to northwestern corner of project area)*	Environmental Resources Protection Overlay (ERPO) includes areas located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. Environmental Resources areas include all 100-year floodplains as determined by the Federal Emergency Management Agency ("FEMA"), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas ("RPAs") as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks. These areas should be considered as open space or part of an open space corridor. ERPO areas should not be deducted in density calculations for Activity Centers, Redevelopment Corridors, Small Area Plans and areas where Targeted Industries are to be developed. In areas with 25 percent or greater slopes and areas with 15 percent or greater slopes in conjunction with soils that have severe limitations that are to be disturbed by a proposed development, enhanced stabilization and stormwater protections should be provided during construction. In addition, to the extent required, stabilization should be provided for such remaining areas that will not be disturbed.

The below graphic is extracted from the land use designation map as it relates to the project area. The subject site is outlined below in yellow highlight.



Land Use Mix Analysis

As per the Comprehensive Plan, the site is currently designated I-3, Technology/Flex Industrial, with a T-3 Transect that recommends a range of 0.23 to 0.57 FAR, and is partially located within the ERPO, Environmental Resource Protection Overlay, in the Comprehensive Plan.

T-3 Transect recommends a range of 0.23 to 0.57 floor area ratio (FAR). Targeted building height in T-3 is 3 to 5 stories and the minimum open space requirement is 30%. Data centers are among the appropriate primary uses.

The targeted mix of uses within I-3 areas is as follows:

- Residential = 0%
- Nonresidential = 95% – 100%
- Civic = 0 – 5%

This is a request to rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for the development of an industrial park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a building height increase of up to 80 feet. Three (3) potential buildings are being proposed, as indicated on the GDP (assuming each building at 2 stories), with an estimated total area of 664,715 square feet (SF). An area at the eastern end of the project site is also being reserved for an electric substation.

Based on the above breakdown and the overall site layout, the proposal is consistent with the recommended use/mix/density ranges and policy intent of the I-3 land use designation, and is implementing the overall mixture of uses that is envisioned within this area.

Proposal's Strengths

- Land Use & Zoning Compatibility: As per the Comprehensive Plan, the site is currently designated as I-3, Technology/Flex Industrial, with a T-3 Transect, and is partially located within the ERPO, Environmental Resource Protection Overlay. The proposed industrial/technology park with the intended development as a data center facility with requested building height increase is consistent with and is an appropriate primary use within the I-3 use designation. The existing M/T zoning of the western portion of site is not compatible with the I-3 designation, but the area will be subject to the proposed proffers. In addition, as proffered, the proposed M/T and M-2 zoning districts (in combination) are appropriate to implement the intended uses.

- Layout Proffered to General Development Plan (GDP): As proffered, the Property shall be developed in substantial conformance with the GDP. A specific layout is proposed, with three (3) potential buildings at heights of up to 80 feet, a reserved area for an electric substation, reconfigured site access, landscaping and buffering, tree save areas, and enhanced design options for data center facilities. All such components are intended to create a coordinated and predictable development.

- Use Limitations, as Proffered: In the latest version of the proffers, overall prohibited uses are being offered in order to eliminate a variety of irrelevant, potentially intense, and more impactful uses on the subject property.

Proposal's Weaknesses

- Proximity to Adjacent Residential Development: Based on the current proposed site layout, there is minimal transition between the proposed industrial/data center facility and the single-family detached residences to the east. With a proposed building height increase of up to 80 feet and additional rooftop mechanical equipment of up to 15 feet, and without any

other provision, there would be considerable massing impacts abutting a single-family residential community. Furthermore, the electric substation is sited about 100 feet from the nearest residential lot, at the closest point to the east. The overall proximity of this data center use in such close proximity to Mallard's Overlook North, and with minimal transition, still remains a concern for staff.

- Staff would have preferred a commitment from the Applicant for lower building heights and to reconfigure/relocate the electric substation on the eastern end of the site, and while more directly applying the M-2 zoning bulk and height standards.

- However, it should be noted that since the Planning Commission meeting, the Applicant has made considerable enhancements/improvements to the buffering and tree preservation on the eastern side of the site. In the current submission, there are now reforestation areas and undisturbed forested areas that provide a variable screening/buffering – ranging from approximately 100 feet to 320 feet in width.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Long-Range Land Use Plan.

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The 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.

As proposed, enhanced perimeter buffering, layout, and setback provisions are proposed to help offset the height and massing impacts of the data center buildings and associated electric substation. A requested building height increase of up to 80 feet, excluding rooftop and mechanical equipment, will apply to portions of the property greater than 250 feet from Dumfries Road and up to 75 feet for all other buildings.

Height Modification Request

As proposed, the Applicant requests the maximum height of any onsite building shall be up to 80 feet. In accordance with Section 32-400.03.2 of the Zoning Ordinance, the Board of County Supervisors may, by approval of a proffered rezoning or special use permit, approve a structure with a height greater than any specific limitation, subject to the following standards:

1. For a rezoning application, the maximum height shall be specifically proffered by the applicant and accepted by the Board of County Supervisors; for a Special Use Permit application, the maximum height shall be made a condition of approval of the application; and

> Response: The Applicant is requesting a maximum structure height for data center buildings not to exceed 80 feet, for any building that is further than 250 feet from Dumfries Road, which does not include any rooftop mechanical equipment and rooftop screening walls.

2. The Board of County Supervisors shall be satisfied that approval of a proffer or Special Use Permit is a more appropriate course than a rezoning to a classification permitting the height requested; and

> Response: The western portion of the property is currently zoned M/T, Industrial/Transportation, which allows up to 75 feet in building height. The eastern portion is being rezoned to M-2, Light Industrial, which allows up 60 feet in building height. The Applicant is seeking a building height modification of up to 80 feet, which will be for any building that is further than 250 feet from Dumfries Road. Although the M-2 zoning district can provide a transition to the residential uses to the east, the overall allowed height is being requested through the rezoning/proffer amendment request, which will apply to the entire development.

3. The Board of County Supervisors shall be satisfied that the proposed height shall not have a substantial adverse impact on the light and air of adjacent and nearby properties; and

> Response: This will need to be considered by the Board. The Applicant's request for additional height, in their view, will be in keeping with the area context and is part of a coordinated design and site layout. Because the Applicant is providing buffering between the proposed development area of the Property and the adjacent residential properties to the east, and due to its proximity to the County Landfill, the height may not adversely impact adjacent or nearby properties. However, the overall proximity to residential uses remains a concern for staff.

4. The County Fire Marshal has certified in writing that the proposed building or other structure can be properly protected, and will not endanger improvements on adjacent properties, in case of fire; and

> Response: This is still pending. The Applicant will need to coordinate with the Fire Marshal Office to discuss the proposed building height for the project. The Applicant will continue to work with the Fire Marshal Office as part of this application process and/or site plan review to obtain all needed written certifications. No impacts are anticipated, but this will be addressed and confirmed during the site plan review process.

5. All other requirements of this chapter for a conditional Rezoning or Special Use Permit have been met; and

> Response: The Applicant has met all other requirements of this chapter for the rezoning/proffer amendment request.

6. The proposal shall not constitute a hazard to aerial navigation. Where the Board of County Supervisors believes a proposal may be such a hazard, the proposal shall not be approved unless the Federal Aviation Administration certifies in writing that the proposal does not constitute a hazard to aerial navigation.

Response: The Applicant will need to reach out to the Manassas Regional Airport to reassess and confirm if there are any impacts. No impacts are anticipated, but this will be addressed and confirmed during the site plan review process.

Proposal's Strengths

- Data Center Design Standards for Elevations: Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4(A) – (E) of the Zoning Ordinance. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include four (4) of the design elements listed therein on principal building facades and include a minimum of 30% fenestration of any building façade facing and visible from Dumfries Road.

- Upgraded Commitment to Materials for Front Façade: As proffered, the primary materials utilized for the front façade of any building facing Route 234 (Dumfries Road) shall be constructed of brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, but shall not be limited to, a minimum of three of the following materials: brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, aluminum, steel, glass, architectural poured-in-place or precast concrete panels, vinyl and/or aluminum windows, composite insulated panels, and/or metal panels of architectural grade and quality, but not plain concrete block; provided that architectural details, roofs, and accents may include other materials as approved by the Planning Director or their designee.

    - Compliance with this proffer shall be evidenced with the submission of building elevations for review and approval at least two weeks prior to the issuance of the building permit release letter. Any substantive changes to the design and/or materials shall be submitted to the Planning Director for review and approval. Such approval shall be based on a determination that the changes result in a building of similar or greater quality.

- Screening of Mechanical Equipment: As proffered, if visible from any adjacent residentially zoned properties, ground-level mechanical equipment (including generators) shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.

- Enhanced Landscape Screening Around Electric Substation: In response to Planning staff's request and since the Planning Commission meeting, the Applicant has made substantial improvements to the buffering and tree preservation on the eastern side of the site. In the current submission, there are now reforestation areas and undisturbed forested areas that provide a variable screening/buffering – ranging from approximately 100 feet to 320 feet in

width. The overall siting of the electric substation has shifted more to the northwest/west and closer to the overhead powerlines – thus, allowing more landscaping.

  - The Applicant has substantially increased the tree save area to a minimum of 100 feet, subject to the final NOVEC substation plan. Additionally, a 15-foot landscape area is provided around the substation, and a second entrance to the substation was added to encourage NOVEC to mass all substation equipment as close to the power lines as possible.

- Intent to Minimize Impacts of Electric Substation: As proffered in the most recent submission, the Applicant will make all reasonable efforts, in consultation with NOVEC and County staff, to locate the substation equipment as close to the existing overhead power lines as possible in order to maximize the extent of the "Undisturbed Forested Area" abutting the residences on John Mallard Drive. The Applicant shall make a good faith effort to coordinate with and encourage NOVEC to minimize any adjustment to the substation that may encroach into the Undisturbed Forested Area. The final location and design of the receiving towers will be subject to NOVEC approval and in consultation with County staff.

  - The GDP shows sufficient space to supplement the 100-foot buffer with evergreen trees and shrubs between the undisturbed forested area and substation to provide year-round screening of the site from residences to the east.

- Overall Design Responsiveness to Site Constraints: Based on the most recent submission and in response to the Planning Commission review, the Applicant has reassessed the site layout, extent of electrical substation area, tree preservation and reforestation areas, and limits of disturbance in order to reduce the impacts – in comparison to the previous submission package. Most notable is the area on the eastern end of the property in the vicinity of the electrical substation. As stated in the proffers, the Applicant has committed to a "maximum possible extent" for the substation, and with the intent to locate the related equipment as close to the overhead power lines as feasible, and thus minimizing impacts on the undisturbed forested area abutting the residences on John Mallard Drive to the east.

  - The Applicant's combined efforts are in direct response to previous issues that were discussed in the Planning Commission staff report.

Proposal's Weaknesses

- Minimal Frontage Landscaping: Although the Applicant is now proposing a 35-foot Highway Corridor Overlay District (HCOD) buffer along Dumfries Road, and 15-foot landscape enhancement area (50-foot total width), this is still rather minimal when compared to what has been done with other data center sites.

  - While staff acknowledges the Applicant's efforts in enhancing the landscaping along Dumfries Road, staff still recommends that based on the building heights and proposed use, an increased landscape buffer along the frontage be provided to be more consistent with what has been done with various other data center developments along major roadways. Other increased setback requirements and

building restriction lines should be considered – like what was recently approved with the Parsons Business Park site, further to the west/northwest along Dumfries Road.

- Staff recommends, based on the building heights and proposed use, a road frontage landscape buffer be provided that is more consistent with what has been done with various other data center developments along major roadways. A minimum 50-foot buffer, free of all utilities except for minimal crossings, should be specified in the proffers, in conjunction with other setback requirements and building restriction lines. Berming could also be explored with no reduction in the quantity of plantings required, with a modified layout.

- Height Increase for Development: As currently requested, a height modification is being requested of up to 75 feet for any building within 250 feet of Dumfries Road (Route 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls. Since the overall finished building height (including rooftop equipment) will be up to 95 feet, staff believes this is still excessive and not appropriate for this area – given the area context, combined massing impacts, existing topography, and proximity to residences off to the east. As such, staff cannot fully support this requested building height increase in its current form.

  - Although there is a slight adjustment in building height (by 5 feet) in closer proximity to Dumfries Road, staff maintains its request that to help mitigate the massing and height impacts of being so close to existing residences to the east, the overall finished height should be capped at 80 feet, to also include rooftop equipment.

- Unresolved Overall Massing & Height Concerns: Based on the fact that the eastern portion of site is requesting a height increase from 60 feet to 80 feet in M-2 zoning, and with the addition of rooftop mechanical equipment, the resulting building and overall scale will be excessive and not in a context sensitive manner to the existing residences to the east. This will have considerably more visual impacts in the area.

  - Although staff has requested that this be considered, the Applicant has not offered building heights to be inclusive of rooftop equipment.

- Buffer Commitments to be Vacated & Reduced with Proffer Amendment: As proposed with the proffer amendment component of the application on the western ±23.53-acre portion of the project area, which was previously subject to the proffers for #PLN2009-00117, an existing 50-foot buffer along the northern property line abutting the County Landfill is being vacated.

  - Since the above-referenced landscape buffer was previously consistent with County policy and are favorable attributes, their proposed removal and/or reduction with the current proposal is considered to be a weakness.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the 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.

As noted in the previously submitted Cultural Resource Assessment and Records Check (CRARC) from the County Archeologist, "No archaeological and historic sites or graves are recorded on the project area."

The Historical Commission initially reviewed this proposal at its October 10, 2023 meeting, and recommended "No Further Work". A revised version of the application was subsequently reviewed by the Commission at its April 9, 2024 meeting, and with the recommendation of "No Further Work".

Proposal's Strengths

- No Further Work: The Historical Commission reviewed this proposal at its October 10, 2023 and April 9, 2024 meetings, and determined that no further work was needed. The County Archaeologist concurs.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Cultural Resources Plan.

Economic Development Analysis

A robust and diversified nonresidential tax base not only enhances the commercial tax revenue, but also facilitates the creation of quality jobs. This empowers residents to improve their overall quality of life by both residing and working within Prince William County. The Economic Drivers outlined in the Land Use Plan put forth policies and action strategies that "encourage Comprehensive Plan amendments and rezonings which could lead to increased acreage for targeted industries and mixed-use development".

The Board of County Supervisors recognizes data centers as a targeted industry for driving economic growth and retaining businesses. Furthermore, this proposal aligns with the County's Strategic Plan goal to expand its commercial and industrial tax base and will help attract more high-tech jobs and businesses to the area. This proposal will deliver an industrial/technology park with data centers uses, which is desirable in such areas planned as I-3, Technology/Flex Industrial.

Proposal's Strengths

- Alignment with Targeted Industry: The endorsement of data centers as a targeted industry by the Board of County Supervisors underscores the strategic alignment of the proposal.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Economic Development component of the Comprehensive Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The 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.

The ±64.44-acre site is an assemblage of the Colchester Business Park industrial development and adjacent residential properties. The eastern portion of the project area is composed of residential properties mostly covered with mature hardwood forests interrupted by lawns and traversed by a major electrical powerline corridor. The site has frontage on Dumfries Road with a Highway Corridor Overlay District (HCOD) to the south. It is also within the Data Center Opportunity Zone

Overlay District. Industrial uses exist to the west and north. Residential uses exist to the east and are planned across Dumfries Road to the south.

Along the northern property line is land listed by the Virginia Department of Conservation and Recreation (DCR) Division of Natural Heritage as an Ecological Core with "Very High" value. It is also part of DCR's "Powells Creek Stream Conservation Site" of High Significance that extends onto the County's Landfill site. The Colchester Business Park site currently contains existing industrial uses, some of which are not permitted. A Chesapeake Bay Resource Protection Area (RPA) exists at the northwestern corner of the site with a wetland extending into the site that is proffered to be protected by a Conservation Area under the Colchester Business Park rezoning (#PLN2009-00117, Proffers #1 and #14). A portion of this wetland has been cleared, filled, and graded.

The northern portion of the site and continuing into existing forested areas of the County Landfill is land identified by the DCR's Division of Natural Heritage as having "Very High" Ecological Core value. DCR has also identified the "Powells Creek Stream Conservation Site" of "High Significance" onsite and continuing onto the landfill site. No preservation is being proposed in this area. Preferably, the northern property line should be revised to show a minimum 200-foot-wide area in the forested portion on the currently residential side of the site.

Furthermore, the Applicant should be more proactive in their protection of the endangered Northern Long-eared Bat. With recent regulations to protect this bat, there have been requests for early clearing of trees in order to avoid Federal time-of-year restrictions. Staff has recommended that the Applicant agree to certain proffer language intended to ensure that any early tree clearing will not result in loss of areas proffered to be preserved. At this time, this proffer has not been provided.

IMPERVIOUS/ PERVIOUS: 43% (28.96 acres) / 55%
(As currently proposed, the 3 building structures represent a footprint of 11.75% of the project area).
RARE, THREATENED, AND ENDANGERED SPECIES:

SOILS:

No.	Soils name	Slope (%)	Erodibility
10B	Buckhall loam	2-7	Moderate
10C	Buckhall loam	7-15	Severe
19B	Elioak loam	2-7	Moderate
23C	Gaila sandy loam	7-15	Severe
23D	Gaila sandy loam	15-25	Severe
24D	Glenelg-Buckhall complex	15-25	Severe
38B	Meadowville laom	0-5	Moderate
41B	Neabsco loam	0-7	Moderate
41C	Neabsco loam	7-15	Severe
44D	Occoquan sandy loam	7-25	Severe

Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of $75.00 per acre (±64.44-acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the site area acreage.

Purchase of Wetland & Stream Mitigation Bank Credits

In the latest submission, the Applicant has committed via proffer to purchase wetland and stream mitigation bank credits, pursuant to the Virginia Department of Environmental Quality's Wetland and Stream Mitigation Banking Program. The specific amount of credits purchased shall be equal to the impacted wetlands identified during the site plan and development review process.

Proposal's Strengths

- Onsite Soil Amendment & Improvement: As proffered, to facilitate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3'; and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam.

- Commitment to Sustainability Measures: As proffered, the Applicant shall incorporate, in consultation with the County's Environmental and Energy Sustainability Officer, a minimum of five (5) sustainability measures and/or techniques as part of the design and construction of each data center building to promote sustainable design and energy efficiency (collectively, the "Sustainability Measures"). Prior to bond release for each data center building, the Applicant shall provide the Planning Director with documentation of the specific sustainability measures implemented in connection with the construction and/or operation of such building.

- Increase in Tree Preservation & Reforestation Areas: In the latest submission, the Applicant has reduced the Limits of Disturbance (LOD) to increase the amount of preservation of existing forest cover along the eastern property line and the Reforestation Areas of the project area to over 12 acres in total. It is important to note that the industrial property has minimal existing trees. The northern area that is being rezoned and all of the current agriculture properties in the eastern portion of the site contain water wells, septic systems, drainfields, homes, driveways, and roads. These must all be removed, cleaned up, and then reforested to ultimately establish full tree cover.

    - Compared to the previous version that went before the Planning Commission, this current submission has considerably more onsite tree preservation and areas designated for reforestation.

Proposal's Weaknesses

- Impacts to High Quality Resource Areas: The project area is located within the Powells Creek Stream Conservation Site (SCS), as designated by the Virginia Department of Conservation and Recreation (DCR). This particular SCS is an Aquatic Natural Community (NP – Lower Potomac Second Order Stream). This SCS has a Grade B, which indicates relative regional significance. It is also noted that the stream "contributes to the high Biological Integrity at the watershed level (6th order)" and holds a Healthy designation. Furthermore, the northern portion of the site and continuing into existing forested areas of the County Landfill is land identified by the DCR's Division of Natural Heritage as having "Very High" Ecological Core value. DCR has also identified the "Powells Creek Stream Conservation Site" of "High Significance" onsite.

    - Given the importance of these existing natural resources as stated above, any development should be highly responsive to the ecological integrity. While the proposed industrial/data center development includes peripheral reforestation areas and amended limits of disturbance, it does not adhere to the preferred policies for avoidance and minimization. As such, the overall layout is not responsive to the presence of the environmental conditions.

- Loss of Protected Wetlands and Conservation Area to be Vacated: As proposed at the northwestern portion of the project at the cul-de-sac bulb for Colchester Park Drive, an existing proffered "Conservation Area" is proposed to be vacated. This Conservation Area was established to protect the forested wetland that existed there. A portion of this wetland has since been cleared, graded, filled, and used for storage of heavy equipment. The remaining portion is proposed for removal with this rezoning request. The removal of such wetlands area is not consistent with existing environmental policies and proffers. Staff recommends the Applicant agree to restore this area to a forested palustrine wetland.

- Potential for Additional Impacts from Electric Substation: Although Proffer #16 specifies an area on the GDP as the "Maximum Possible Extent of Substation Area" and offers proffered intentions to consider in its layout/design, the final impacts on the surrounding vegetated and open areas are uncertain at this time. There should be more of a proactive design approach to locating the electric substations to minimize new impacts. While staff acknowledges the need for flexibility and options for various development scenarios, the full extent of impacts due to the ultimate design and siting of the electric substation are still somewhat speculative and conceptual.

Consistency Recommendation

- Staff recommends that this application is inconsistent with the relevant components of the Environment Plan.

Fire and Rescue Plan Analysis

Quality fire and rescue services provide a measure of security and safety that both residents and businesses have come to expect from the County. The 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. The first due fire/rescue resource for this subject site is Fire/Rescue Station # 6 (Coles). The site is not within the 4.0-minute travel time for fire and basic life support, but is within the 8.0-minute travel time for advanced life support. In FY2023, Fire/Rescue Station 6 responded to 1,479 incidents, while the workload capacity is 6,000 incidents per year.

A list of considerations for data centers based on the Design and Construction Standards Manual (DCSM), Virginia Statewide Building Code, and the Virginia Statewide Fire Prevention Code has been provided to the Applicant for reference and consideration. These standards and codes are applied to site plans when they are reviewed for compliance. Fire lanes and other specific data center safety requirements/provisions will be addressed at the time of site plan submission. The specific needs for the end user/tenant within the proposed industrial/technology park will be contingent upon the type of business or use(s), which will be addressed on a case-by-case basis.

Proposal's Strengths

- Monetary Contribution: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors for $0.61 per square feet (SF) of building area, which is based on up to 664,714 total square feet (SF) for all new buildings (based on a combined total of 3 proposed buildings having 2 stories each – as per the Applicant). Using these assumptions, this will provide a total of $405,476.15 for a Level of Service (LOS) monetary contribution.

- Emergency Spill Contingency: As proffered, in the event a use on the Property involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office, which is consistent with similar plans reviewed and approved by the Fire Marshal. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property. In no event will fuels, oils, solvents or other pollutants or flammable substance be discharged into the public sewer. Fire Marshal approval shall be required for such plan prior to final site plan approval.

- Development Site within 8.0-Minute Travel Time: The site to be developed is located within the required 8.0-minute travel time for advanced life support.

- Station Workload: Fiscal Year 2023 figures indicate that Fire and Rescue Station #6 responded to 1,479 incidents, while the workload capacity is 6,000 incidents per year. As such, it is operating well within capacity.

Proposal's Weaknesses

- Development Site Outside of 4.0-Minute Travel Time: The site to be developed is not located within the required 4.0-minute travel time for basic life support and fire suppression services.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Fire and Rescue Plan.

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. 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 Police Department does not believe this application will create a significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: natural surveillance; access control; security measures; onsite lighting; and activity support.

The Applicant should coordinate with the 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.

Proposal's Strengths

- Impacts to Levels of Service: The Police Department does not believe this application will create a significant impact on calls for service.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Police Plan.

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The 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, and the use of private wells or public water.

The subject property is within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public water from the Service Authority to develop. The Service Authority has an existing 16-inch water main on Dumfries Road and an existing onsite 12-inch water main stub-out located on GPIN 7991-35-9245 (northeastern portion of project area). The Applicant will be required to provide a looped supply by connecting these two water mains for increased reliability and water quality. All connections to the public water system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Service Authority, and County and State requirements, standards, and regulations.

Proposal's Strengths

- Public Water Connection & Service: As proffered, the Property shall be served by public water, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Potable Water Plan.

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The 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. The subject property is within the utility service area of the Prince William County Service Authority, and is thereby required to utilize public sewer from the Service Authority to develop. The Service Authority has an existing onsite 8-inch gravity sewer main located on GPIN 7991-35-9245 (northeastern portion of project area) and an existing 8-inch gravity main on adjacent GPIN 7991-34-2084 (central portion of project area along Colchester Park Drive), with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's Utility Standards Manual (USM) requirements and restrictions.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Service Authority, County, and State requirements, standards, and regulations.

Proposal's Strengths

- Public Sewer Connection & Service: As proffered, the Property shall be served by public sewer, and the Applicant shall be responsible for those onsite and offsite improvements required to provide such service for the demand generated by the development of the Property.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Sanitary Sewer Plan.

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes 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 Level of Service (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS "E" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

The site will have one or two full access entrance(s) from Colchester Park Drive with the reconfigured alignment, as shown on the GDP. The final location and design of the entrances will be shown on the applicable final site plan proposing such entrance(s). The Applicant proposes to realign and relocate a portion of Colchester Park Drive to provide adequate spacing from Dumfries Road. This will require a vacation of Colchester Park Drive right-of-way, which requires a separate Board action. Staff recommends the Applicant process the vacation and conveyance of Colchester Park Drive concurrently with the rezoning.

The following summary table provides the 2022 Virginia Department of Transportation (VDOT) annual average daily traffic counts and Prince William County Travel Demand model levels of service (LOS) information in the vicinity of the site.

Roadway Name	Number of Lanes	2022 VDOT Annual Average Daily Traffic Count	Travel Demand Model 2019 Daily LOS
Dumfries Road	4	26,300	B

Proposal's Strengths

- Provisions for Site Access: Subject to Prince William County Department of Transportation (PWCDOT) and the Virginia Department of Transportation (VDOT) approval, access to the Property may be provided via multiple entrances. The final location and design of the entrances shall be shown on the applicable final site plan proposing such entrance(s). Except as approved by PWCDOT and VDOT during construction of the development, the Applicant will be restricted from utilizing the private travel way at the southeast portion of the site, which serves the residences at GPINs 7991-43-0580 and 7991-44-1716.

- Vacation of Colchester Park Drive: The Applicant will request the Board of County Supervisors to vacate the dedicated right-of-way of Colchester Park Drive recorded in instrument #200708150093589, dated August 15, 2007.

    - If the Rezoning/Proffer Amendment is approved, the Board will hold a separate public hearing to vacate and then convey the County owned right-of-way, including the road. This procedure will continue to be coordinated, to ensure that such right-of-way vacation is done as efficiently as possible, following Board action on the rezoning request.

- Monetary Contribution: As offered, the Applicant will make a monetary contribution to the Board of County Supervisors of $0.25 per square foot of building area constructed on the Property. This contribution will be used for transportation projects in the area, as determined by the County, and will be paid prior to and as a condition of the issuance of building permit release letter for each building constructed.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Transportation Plan.

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2021-2024 Strategic Plan: Health, Wellbeing, and Human Services; Safe and Secure Community; Resilient Economy; Quality Education and Workforce Development; Environmental Conservation; Sustainable Growth; and Transportation and Mobility. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community 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 aspects of this proposal relative to the Strategic Plan are as follows:

- Resilient Economy (Objective RE-1): Create and support programs, policies and strategies that encourage profit-generating business expansion, new business development, and redevelopment that enhances or complements targeted industries.

- Resilient Economy (Objective RE-2): Continue efforts to preserve and expand the commercial tax revenue base.

- Resilient Economy (Objective RE-3): Create a positive brand/image of Prince William County that reflects the diversity of the community including its history, places, and people.

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:

- As proffered for this proposal, the maximum height of any building on the Property shall be up to 75 feet for any building within 250 feet of Dumfries Road (Route 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls. Notwithstanding the above, the rooftop mechanical equipment and screening walls shall be a maximum of 15 feet in height. Therefore, the onsite finished building height can be up to 95 feet for a considerable portion of the site.

    - It is important to note that with this overall height provision, in particular for data centers, any rooftop mechanical equipment can still exceed the overall building height of 80 feet, and may add additional finished height (15 more feet). While other recently approved data center proposals have specifically proffered that such rooftop equipment is inclusive of this overall height cap (i.e., Devlin Technology Park, #REZ2022-00022; Digital Gateway North, #REZ2022-00032; and most recently Parsons Business Park, #REZ2023-00028), this subject application does not.

    - Staff prefers that such height provision be added to be more sensitive to the area context.

Proffer Issues / Deficiencies

- None identified.

Waivers / Modifications

As requested in the Proffer Statement, approval of the subject rezoning shall constitute a waiver/modification of the following:

- 35. Maximum Building Height: Pursuant to Section 32-400.03.2, the maximum height of any building within 250 feet of Route 234 (Dumfries Road) shall be limited to seventy-five feet (75') in height; the maximum height of all other building(s) on the Property shall be limited to eighty feet (80'). Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning. Notwithstanding the above, the rooftop mechanical equipment and screening walls shall be a maximum of fifteen feet (15') in height.

Staff Response:

- Although staff understands the intent of the overall requested building height increase as it applies to data center uses, there should be more specific provisions for the building locations and their proximity to adjacent residential uses. As proposed, this increased height is being applied uniformly throughout the property.

- As currently requested, a height modification is being requested up to a maximum building height of up 80 feet, from the height standard of 60 feet for M-2 zoning in the eastern end. This does not include any rooftop mechanical equipment and rooftop screening walls. Staff requests that to help mitigate the massing and height impacts of being so close to existing residences to the east, the overall finished height should be capped at 80 feet. Or, consider a commitment to lower the height for the building(s) located on the eastern side.

- Since the overall finished building height (including rooftop equipment) will be up to 95 feet, staff believes this is excessive and not appropriate for this area – given the area context, combined massing impacts, existing topography, and proximity to residences to the east.

In summary, staff cannot fully support this requested building height increase in its current form.

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:

- National Park Service – Prince William Forest Park
- PWC Archaeologist
- PWC Building Official
- PWC Development Services – Land Development / Zoning & Proffer Administration
- PWC Economic Development
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Planning Office – Case Manager / Long-Range Planning
- PWC Police / Crime Prevention
- PWC Public Works – Environmental Services / Watershed Management
- PWC Service Authority
- PWC Transportation
- Virginia Department of Transportation (VDOT)

PROFFER STATEMENTS COMPARISON SUMMARY
MAY 17, 2024
PLN2009-00117 AND REZ2024-00006[1]

Uses – All of the prohibited uses in 2009-00117 are included in REZ2024-00006.

Open Space –No change.

Building materials list – Added some building material and the Data Center Design Standards.

Freestanding signs – No signage is proposed in REZ2024-00006.

Sole Access – No change.

Parking and signage – Not mentioned in new proffers since no signage or significant parking is proposed.

Interparcel access – Access to the east is no longer applicable as parcels are to be consolidated under REZ2024-00006. Access to the west to be retained as shown on the GDP.

Fire and Rescue – No change.

Water and Sewer – No change.

Environmental – The existing 50' buffer on Rt. 234 will be replaced with a 50' buffer/landscaping area (35' buffer plus 15' landscaping area).

Berm – 6' berm along Dumfries has been removed with the amended proffers.

Water quality monitoring – No change.

Hazardous material – REZ2024-00006 adds a requirement for the proper disposal of hazardous substances.

Maximum building height – To be increased from 75' to 80' except the front buildings stayed 75'.

Street -- Colchester Park Drive to be vacated.

New Proffers
Noise
Lighting
25 cents per building square footage to PWCDOT
Bicycle racks
Soil treatment
Electric substation
Sustainability measures
Reforestation

[1] The comparison includes the proffers of substance only. The GDP is completely revised.

PROFFER STATEMENT
#REZ2024-00006
Rezoning A-1 to M-2 /
Amending PLN2009-00117
Mid-County Industrial Park
May 17, 2024

~~PROFFER STATEMENT~~

~~REZONING: Prince William County REZ#PLN20O9-00117~~

~~B-1 and M-2 to M/T~~

~~PROPERTY: G. P. I.Ns: 799 I-24-7558, 7991-34-0648, 7991-24-9229, 7991-34-2084,~~

~~7991-35 -1247, 799 1-35-3722, 7991-35-2881, 7991-36-4009, 7991-35-5677, totaling approximately 21.4582 acres as identified on the GDP.~~

~~RECORD OWNER: Gerald D. Cooper~~

~~APPLICANT: GDC Contractors, Inc.~~

~~PROJECT NAME: Colchester Business Park~~

~~DISTRICT:~~ Record Owners: Rodney & Solveig Mosley; Keith Antognoni; Meliza Sanchez; Timothy Matics & Audra Simons; William T Kincheloe & Linda Smith Kincheloe; Estate of Thomas A Cooper; Gerald Cooper; Azalea Mobile Home Park LLC; GC Area Properties, LLC; Colchester Business Park, LLC; Prince William Board of County Supervisors

Applicant: Minnieville Capital Acquisitions, LLC

Property: (i) Rezone A-1, Agricultural to M-2, Light Industrial
7991-45-0874, 7991-35-9245, 7991-44-1698, 7991-34-8768, 7991-34-8422, 7991-34-6407, 7991-34-4523, 7991-34-3438, 7991-34-2547 7991-34-3679, 7991-34-5166, and
(ii) Amend PLN2009-00117 (Remaining M/T, Industrial/Transportation)
7991-36-4009, 7991-35-2881, 7991-35-5677, 7991-35-1247, 7991-35-3722, 7991-25-9201, 7991-34-2084, 7991-24-7560, 7991-34-0648, Colchester Park Drive (right-of-way proposed to be vacated) (no GPIN available) (collectively the "Property")

Mid-County Industrial Park

PROFFER STATEMENT
#REZ2024-00006
Rezoning A-1 to M-2 /
Amending PLN2009-00117
Mid-County Industrial Park
May 17, 2024

Coles Magisterial District

~~DATE: February 10, 2009~~

±64.44 acres

The ~~Undersigned~~undersigned hereby proffers that the use and development of the ~~subject property~~

~~described above (the "~~Property~~"),~~ shall be in substantial conformance with the following conditions~~. In the~~

~~event the above-~~ and shall supersede and replace all other proffers made prior hereto, including proffers associated with PLN2009-00117. In the event the referenced rezoning is not granted as applied for by the ~~applicant identified~~

~~above (the "~~Applicant~~"), these~~, the below-described proffers shall ~~-~~be ~~deemed~~ withdrawn and shall ~~be null and void.~~become null and void, and proffers associated with PLN2009-00117 shall remain in full force and effect on the applicable portion of the Property.

The headings of the proffers set forth below have been prepared for convenience ~~for~~or reference only and shall not control or affect the meaning or be taken as an ~~interprearion~~interpretation of any provision of the proffers. ~~The~~Any improvements proffered herein shall be provided at the time of development of that portion of the ~~Property including~~ site served by the improvement ~~or other proffered requirement,~~ unless otherwise specified ~~herein. All prior proffers applicable to the Property shall become null and~~

~~void at the time an ordinance adopting this Proffer Statement become effective.~~. The ~~term~~

terms "Applicant" and "Developer" as referenced herein shall include within its meaning all future owners and successors in interest. ~~When used in these proffers, the "General Development Plan" and GDP"~~

~~shall refer to the plan that is entitled "~~For purposes of reference in this Proffer Statement, the General Development Plan ~~and Zoning Plat - Colchester~~

PROFFER STATEMENT
#REZ2024-00006
Rezoning A-1 to M-2 /
Amending PLN2009-00117
Mid-County Industrial Park
May 17, 2024

~~Business Park,"~~ ("GDP") shall be the plan prepared by ~~Bowman Consulting Group, Ltd.,~~Harold A. Logan Associates P.C., entitled "Mid-County Industrial Park," dated ~~August 2009, last revised~~April 29, 2024.

~~October 16, 2008 (sheet 2 of 2).~~

~~USES & SITE~~USE & DEVELOPMENT

~~1.~~**General Development Plan:** The Property shall be developed in ~~accordance with the M/T Zoning District and in~~

1. substantial conformance with the GDP, subject to ~~final engineering and~~ changes approved by the County in connection with the final site plan review ~~as required to meet applicable ordinances and~~.

~~regulations.~~

~~2. Notwithstanding the provisions of proffer #1, the lots, as depicted on the GDP, may be re-subdivided, consolidated, and/or modified.~~

~~3. The following uses shall be prohibited on the property:~~

2. **Use Parameters:** This is a request to rezone ±40.91 acres from A-1 (Agricultural) to M-2 (Light Industrial) and amend the proffers associated with PLN2009-00117 on ±23.53 acres to allow for the development of an industrial project encompassing ±64.44 acres in total. The M-2 portion of the Property shall be developed in accordance with the M-2 Zoning District regulations, and the M/T (Industrial/Transportation) portion of the Property shall be developed

in accordance with the M/T Zoning District regulations. The foregoing shall not preclude consolidation of the Property with any adjacent property or preclude the development of an internal private travelway, the final design and location of which shall be shown on the final site plan, in accordance with the Prince William County Design and Construction Standards Manual ("DCSM"). The Applicant, at his discretion, shall be permitted to continue the current uses on the Property until a building permit is issued for a building(s) in relationship to this rezoning. All uses permitted in the M-2 and M/T Zoning Districts respectively shall be permitted on the Property. Notwithstanding the above, the following uses shall be prohibited:

a) Ambulance services.
b) Artist or photographer's studio, commercial.
c) Asphalt/concrete plant.
~~a)~~d) Boat building and repair yard.
~~b)~~e) Boat sales, rental or lease, storage, service or repair.
f) Business school.
g) Catering-commercial (off-premises).
~~c)~~h) Coal, wood and lumber yards.
i) College, university, or seminary.
j) Electronic equipment and component manufacturing, assembly, processing, and distribution.
~~d)~~k) Feed and grain storage and distribution center.
l) Greenhouse, nursery (wholesale).
m) Gunsmith shop.
~~e)~~n) Heliport.
o) Marina.
p) Motor vehicle fuel station, retail.
~~f)~~q) Motor vehicle parts, with service.
r) Motor vehicle graveyard.
~~g)~~s) Motor vehicle repair (except as an ancillary use to a permitted use).
~~h)~~t) Motor vehicle sales, rental or lease (unlimited).
u) Motor vehicle sales secondary to motor vehicle repair.

~~i)~~v) Motor vehicle service (except as an ancillary use to a permitted use).

~~Railroad freight depot.~~

w) Pharmaceutical product manufacturing (non-HAZMAT).
x) Photographic processing laboratory.
y) Publishing and printing.

~~Railroad passenger station.~~

~~Railroad yard,~~

~~Tool and equipment rental (heavy only),~~

~~Waterftont or maritime uses.~~

~~Asphalt/concrete plant,~~

~~j)a) Heliport.Marina.~~
~~k)a) Motor vehicle fuel station, retail.~~

~~Motor vehicle graveyard,~~

~~l)a) Motor vehicle sales secondary to motor vehicle repair.~~
~~m)~~z) Racetrack.
aa) Radio or TV broadcasting station.
bb) Railroad passenger station.
cc) Railroad yard.
~~n)~~dd) Range, shooting.
ee) Recording studio.
~~o)~~ff) Sawmill.
gg) School of special instruction.
~~p)~~hh) Stadium, arena, or amphitheater, indoor or outdoor.
ii) Tool and equipment rental (heavy only).
jj) Trade or convention center.

kk) Trade, technical, or vocational school.
ll) Travel agency.
~~c)~~mm) Truck stop, with related facilities.
nn) Veterinary hospital.
oo) Waterfront or maritime uses.
~~r)~~pp) Water transportation facility~~.~~.

~~4. The maximum lot coverage for Lots 1 and 8, as identified on the GDP, shall be eighty percent (80%).~~

~~COMMUNTTY DESIGN~~

~~The~~ **COMMUNITY DESIGN**

3. Open Space: For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual parcels. With each final site/subdivision plan submitted, the Applicant shall provide a cumulative tabulation of the open space and tree canopy coverage calculations for the entire Property, to ensure that Ordinance requirements have been satisfied upon full buildout.

Materials for Front Façade: The primary materials utilized for the front façade of ~~the~~any building ~~on Lot 5, as such lot is identified on the GDP,~~facing Route 234 (Dumfries Rd) shall be ~~in general conformance with the elevation entitled "Front Elevation," prepared by John J. Burger, Architect, dated August 3, 2007 . Minor modifications shall be permitted to the features such as~~constructed of brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, but shall not be limited to, ~~the number, location and dimensions of~~ a

minimum of three of the following materials: brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, aluminum, steel, glass, architectural poured-in-place or precast concrete panels, vinyl and/or aluminum windows, ~~doors~~composite insulated panels, and ~~other~~

/or metal panels of architectural ~~features~~grade and ~~details~~quality, but not plain concrete block; provided ~~the overall design concept is maintained.~~

~~2.~~4. ~~Significant changes to the architecture~~that architectural details, roofs, and ~~/or~~ accents may include other materials ~~may be~~as approved by the Planning Director~~, such approval required prior to the issuance of the building permit.~~ or their designee. Compliance with this proffer shall be evidenced with the submission ~~to the Planning Office~~ of building elevations for review and approval at least two weeks prior to the issuance of the building permit release letter ~~by the~~. Any substantive changes to the design and/or materials shall be submitted to the Planning Director for review and approval. Such approval shall be based on a determination that the changes result in a building of similar or greater quality.

5. **Data Center Design Standards:** Elevations: Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4(A) – (E) of the Zoning Ordinance. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include four (4) of the design elements listed therein on principal building facades and include a minimum of 30% fenestration of any building façade facing and visible from Dumfries Road.

6. **Undisturbed Forested Area:** The Applicant shall preserve those areas labeled "Undisturbed Forested Area," shown on Sheet 3 of the GDP, allowing for (i) adjustments to accommodate the Substation, as determined by NOVEC (labeled "Maximum Possible Extent of Substation Area" on the GDP) and (ii) minimal adjustments at final engineering in coordination with the Watershed Management Branch. The Applicant shall make a good faith effort to coordinate with and encourage NOVEC to minimize any adjustment to the Substation that may encroach into the Undisturbed Forested Area.

7. **Dumfries Road Buffer:** The Applicant agrees to and shall provide a landscaped buffer and landscaped area along the Property fronting Dumfries Road as shown on Sheet 3 of the GDP. This area shall be interrupted only for perpendicular utilities crossings and the entrances to the Property. In consultation with the applicable utility providers, the Applicant shall landscape the existing utility easement area along Route 234 (Dumfries Road), as shown on the GDP. Compliance shall be reflected on the final site plan.

8. **Screening of Mechanical Equipment:** If visible from any residentially zoned properties and/or Rt. 234 (Dumfries Road), ground-level and rooftop mechanical equipment (including generators) shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.

9. **Plantings:** Supplemental plantings in buffers and landscaped areas shall be planted with one-hundred (100) percent plant species that are native or acclimated and regionally appropriate to Virginia, non-invasive, and drought-resistant.

10. **Lighting:** Exterior lighting fixtures shall be energy-saving and shall include focused sharp cut-off designs that direct light downward and into the interior of the Property and away from adjacent roads and/or adjacent properties. Exterior fixtures shall be fully shielded to prevent glare from projecting onto the adjacent residential properties. This notwithstanding, this Proffer does not preclude the use of security flood lighting in compliance with the Zoning Ordinance.

11. **Sustainability Measures:** The Applicant shall incorporate, in consultation with the County's Environmental and Energy Sustainability Officer, a minimum of five (5) sustainability measures and/or techniques as part of the design and construction of each data center building to promote sustainable design and energy efficiency (collectively, the "Sustainability Measures"). Prior to bond release for each data center building, the Applicant shall provide the Planning Director with documentation of the specific sustainability measures implemented in connection with the construction and/or operation of such building. The Applicant's Sustainability Measures may include, but shall not be limited to, the following:

a) Use of available recycled aggregate materials;
b) Aeration of ponds using solar power;
c) Recycling of construction material waste as accepted by recycling markets;
d) Use of available high recycled content construction materials;
e) LED site and interior lighting;
f) Heat-reflective roofing materials;
g) Work with the County, or their designees, to explore utilizing natural gas energy from the landfill to fuel reserve power sources;
h) Minimize impervious areas and provide enhanced landscaping with the data center;
i) Use of onsite renewable energy such as solar power, including installation of solar panels within the development;
j) Use onsite detention facilities to irrigate landscaping and buffer areas;
k) Use of solar power for aeration of stormwater management facilities;
l) A minimum of two (2) electric vehicle ("EV") charging stations per data center building;
m) Use of LED fixtures for all exterior lighting;
n) Use of reclaimed water for non-potable use;
o) Trap and reuse heat sources to the maximum extent possible;
p) Preparation and implementation of a winter management plan in consultation with the County's Environmental and Energy Sustainability Officer;
q) Use of indoor environmental quality measures such as, but not limited to, adequate ventilation and exhaust, natural light, or moisture control;
r) Design the data center building to operate below an annualized 1.5 PUE (Power Utilization Effectiveness) standard;
s) Use of air or closed loop cooling rather than water-cooled alternatives;
t) Use of measures and techniques in the office portion of a data center building generally equivalent to/with the sustainability standards of the Green Globes programs;
u) Use of back up generation systems which utilize less carbon-intensive or carbon neutral energy generation in consultation with the County's Environmental and Energy Sustainability Officer; or

v) Use of permeable paving in parking areas.

12. Noise: Notwithstanding and in addition to the applicable Noise Ordinance, any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 7:00 a.m. and 10:00 p.m. weekdays and from 9:00 a.m. to 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 60 dBA (in residential and mixed-use zoning districts), 65 dBA (in commercial and office zoning districts), and 79 dBA (in industrial zoning districts). Any noise that emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 10:00 p.m. and 7:00 a.m. weekdays and from 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 55 dBA (in residential and mixed-use zoning districts), 60 dBA (in commercial and office zoning districts), and 72 dBA (in industrial zoning districts). Such levels shall be measured at the Property boundary or any point within any other property affected by the noise. When a noise source can be identified and its noise measured in more than one zoning district classification, the limits of the most restrictive classification shall apply. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 6:00 a.m. and 10:00 p.m. weekdays and between the hours of 9:00 a.m. and 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by county government operates or causes to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, alleys or appurtenances thereto in the outdoors shall not be subject to the levels enumerated above. Persons performing construction of public projects, repair or maintenance work for such projects, or persons performing work for private or public utilities for the repair of facilities or restoration of services shall not be subject to the levels enumerated herein. Substations shall not be subject to the noise restrictions enumerated herein as they are subject to the respective state and local regulations overseeing their operations.

13. Prominent Discrete Tone Noise: For any source of sound that has a prominent discrete tone component, the levels established above shall be reduced by 3 dBA. The term “prominent

discrete tone" shall be defined as an instance when one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the 2 contiguous one-third octave bands by:

a) 5 dB for center frequencies of 500 Hz and above;
b) 8 dB for center frequencies between 160 and 400 Hz; or
c) 15 dB for center frequencies less than or equal to 125 Hz.

14. **Emergency Operations:** Emergency operations shall not be subject to the limitations outlined above. For the purposes of this section, the term "emergency" shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility.

15. **Sound / Noise Measurements:** Sound or noise measurements may be taken to confirm compliance with the above proffers whenever a newly constructed building becomes fully operational and then, upon request of the County, whenever there has been a change in the operations or use of the buildings on the project that could reasonably be expected to affect compliance with the above proffers. There will be no more than one set of sound or noise measurements required in any one calendar year. Any sound or noise measurement above must be conducted by a professional third-party acoustical consultant who has knowledge and experience taking such measurements ("Acoustical Consultant"). The Acoustical Consultant shall measure sound or noise with sound level meters that meet the standards prescribed by the ANSI: Type 1 or Type 2. The Acoustical Consultant shall only use sound level meters and other instruments that have been maintained in calibration and good working order. The Acoustical Consultant shall calibrate the sound level meter at the time of any noise measurement. The Acoustical Consultant shall only record measurements that were taken so as to provide a proper representation of the noise source and shall note and exclude extraneous noise events. During the measurement, the Acoustical Consultant will position the microphone so as not to create any unnatural enhancement or diminution of the measured noise and will use a windscreen for the microphone. Sound level measurements shall be based on the "Leq" during the

measurement interval, using a minimum measurement interval of one minute for a constant sound source or a thirty-minute measurement for a noncontinuous sound source. During a measurement interval, the "Lmax" associated with the facility may exceed the sound level limits of above by no more than 15 dB(A). For the purposes of this section, the "Lmax" means the maximum sound over a measurement interval determined by using a sound level meter set to "fast" response time, and "Leq" means the equivalent sound level, that is the constant sound level in a given time. The engagement of the Acoustical Consultant shall be subject to County approval, and the Applicant shall be responsible for the cost and expenses for said Acoustical Consultant to perform the work outlined in these proffers.

ELECTRIC SUBSTATION

16. **Construction of Electric Substation:** At the sole discretion of the Applicant, an electric substation shall not exceed the area identified on Sheet 3 of the GDP as the Maximum Possible Extent of Substation Area (hereinafter, the "Substation") shall be permitted on the Property or a portion of the Property to serve data center uses, as follows:

    a) The Applicant is proposing one (1) Substation to be located on the Property, or a portion thereof with proximity to the existing high voltage transmission lines.
    b) The Substation may consist of switching stations containing structures of varying heights.
    c) The Substation shall be enclosed by a chain link security fence up to twelve feet (12') in height.
    d) Pursuant to § 32-201.12(a)(2) of the Prince William County Zoning Ordinance, the GDP shall constitute a Plan of Development within the meaning of Va. Code Ann. § 15.2-2232 and § 15.2-2286(A)(8), and the public facility identified thereon shall be deemed approved and not subject to a separate public facilities review (PFR) and determination.
    e) The Applicant will make all reasonable efforts, in consultation with NOVEC and Dominion, to locate the substation equipment as close to the existing overhead power lines as possible in order to maximize the extent of the "Undisturbed Forested Area"

abutting the residences on John Mallard Drive. The final location and design of the receiving towers are subject to NOVEC and Dominion approval and in consultation with County staff.

ENVIRONMENT

~~Planning office, unless a building permit has been issued prior to approval of this application.~~

~~6. The structures to be constructed on the Property devoted to principal uses shall be subject to the following building materials list in the manner set forth herein:~~

~~6'1' Building materials list: The building facades identified in Proffer 6.2 shall consist of materials comprised of or comparable to clay brick, stone, wood, architectural concrete masonry unit (e.g., regal stone, split face, precision ground face), precast concrete panels, or metal panels of architectural grade and quality. Such facades shall not be comprised of concrete block or metal materials other than those specifically permitted herein unless for accent purposes. Alternative materials may be approved by the Planning Director.~~

~~6.2. Application of building materials list: The building materials list in proffer 6 shall be applied as follows:~~

~~6.2.1. Lots 1, 7 and 8: all four sides of the buildings located thereon;~~

~~6.2.2 Lots 2, 3, and 6: only those sides of buildings facing Dumfries Road and Colchester Park Drive.~~

~~6.2.3. Lot 5: only ehe fronts of buildings facing Dumfries Road.~~

~~6.3. Compliance: Except as provided in Proffer #5 above for Lot 5, compliance with this proffer shall be evidenced on a building-by-building basis with the submission to the Planning Office of building elevations at least two weeks prior to the issuance of the building permit release letter by the Planning Office.~~

~~7. There shall be no loading bays on the facades of the buildings facing Colchester Park Drive. Any freestanding sign located within the area identified on the GDP as the "Ex. HCOD BUFFER" shall be monument style with a brick or stone base and otherwise consistent with the Zoning Ordinance.~~

~~TRANSPORTATTON~~

~~9. Sole access to the Property from Route 234 shall be provided via Colchester Park Drive as depicted on the GDP.~~

~~10. Parking and signage for handicapped customers shall be provided in accordance with the DCSM and other current standards.~~

~~11. The Applicant shall reserve interparcel access easements no more than 40 feet in width, in a location to be determined by the Applicant, one for the benefit of an adjoining parcel to the east of the Property and one for an adjoining parcel to the west of the Property provided the uses employed on such adjoining properties are compatible nonresidential uses. The Applicant's obligation to grant such easements is contingent on the Applicant~~

~~and the owner(s) of the respective adjoining property entering into an agreement for the shared cost of constructing and maintaining any travelway constructed or to be constructed within the easement. The width of the easements shall be determined at the time of final site plan review for that portion of the property where the easements will be located and based upon the applicable DCSM travelway standards as determined by the anticipated volume of traffic over the travelway within the easement.~~

17. **Monetary Contribution:** The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $75.00 per acre for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the final site plan.

18. **Wetland and Stream Mitigation Bank Credits:** The applicant shall purchase wetland and stream mitigation bank credits pursuant to the Virginia Department of Environmental Quality's Wetland and Stream Mitigation Banking Program. The amount of credits purchased shall be equal to the impacted wetlands identified during the site plan process.

19. **Landscaping:** Landscaping shall be provided in substantial conformance with the GDP and the new landscaping shall utilize exclusively drought tolerant, non-invasive, and one-hundred (100) percent Virginia native or acclimated and regionally appropriate species. Where existing vegetation is undisturbed within the landscaping areas, the existing vegetation shall be credited against the plant unit requirements identified in the Design and Construction Standards Manual ("DCSM"). All new plantings shall meet the spacing requirements of the DCSM Section 804.01.H.

20. **Planting Soil Areas:** To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands, and buffers, which have been subject to

pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. 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, coarse fragments, sticks, roots, trash, or other materials larger than 1" 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. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.

21. **Reforestation:** The Applicant shall provide reforestation on the Property in accordance with these Proffers and in substantial conformance with the locations shown as "Reforestation Area" on the GDP (the "Reforestation Area"); provided, however, that the Applicant reserves the right to modify and/or relocate such Reforestation Area locations as part of PIP and/or final site plan approval, provided that the changes are otherwise in conformance with the GDP.

22. **Stormwater Management:** Stormwater Management Facilities ("SWM") and Best Management Practices ("BMPs") for the Property shall be provided for each phase as the site is developed. The final location of said facilities shall be determined at the time of final site plan approval. To the greatest extent practicable, stormwater management facilities shall be located in areas that were previously disturbed.

23. **Hazardous Materials:** The Applicant agrees that fuels, oils, anti-freeze, solvents, or other pollutants or flammable substances shall be properly disposed of or recycled and shall not be discharged into the stormwater system, sanitary sewer, on the ground or surface water unless approved by the Prince William County Service Authority in connection with final site plan approval.

24. **Emergency Spill Contingency:** In the event a use on the Property involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office, which is consistent with similar plans reviewed and approved by the Fire Marshal. Said plan shall set forth the procedures to be followed in the event of a product leak

or spill on the Property. In no event will fuels, oils, solvents or other pollutants or flammable substance be discharged into the public sewer. Fire Marshal approval shall be required for such plan prior to final site plan approval.

FIRE AND RESCUE

~~12.~~ **Monetary Contribution:** The Applicant shall ~~contribute~~make a monetary contribution to the Prince William Board of County Supervisors in the ~~sum~~amount of $0.61 per square foot of ~~gross~~ building ~~floor~~ area constructed on the Property. Said contribution shall be used for fire and rescue purposes~~. Said contribution~~

~~3.~~**25.** and shall be paid prior to and as a condition of the ~~approval of~~ issuance of a building permit release letter for each building ~~permit for a~~constructed on the Property.

~~building on the Property.~~

~~WATER AND SEWER~~

~~13. The Applicant shall develop the site so that it is served by~~ **TRANSPORTATION**

26. Access: Subject to Prince William County Department of Transportation ("PWCDOT") and the Virginia Department of Transportation ("VDOT") approval, access to the Property may be provided via multiple entrances. The final location and design of the entrances shall be shown on the applicable final site plan proposing such entrance(s). Except as approved by PWCDOT and VDOT during construction of the development, the Applicant shall be restricted from utilizing the private travel way at the southeast portion of the site which serves the residences at GPIN #7991-43-0580 and GPIN 7991-44-1716.

27. Vacation of Colchester Park Drive: The Applicant shall request the Prince William Board of County Supervisors to vacate the dedicated right-of-way of Colchester Park Drive recorded in instrument #200708150093589, dated August 15, 2007.

28. Transportation Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $0.25 per square foot of building area constructed. Said contribution shall be used for transportation projects in the area, as determined by the County, and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed.

29. Bicycle Rack: The Applicant shall provide five (5) inverted-U bicycle parking spaces for each building constructed unless waived or reduced by the Prince William County Department of Transportation at the final site plan review.

WATER AND SANITARY SEWER

30. Private Wells: There shall be no wells drilled on the site for potable or irrigation purposes. All private wells shall be abandoned and capped in accordance with standards established by the Commonwealth of Virginia and Prince William County.

31. Private Septic Systems: All private septic systems shall be removed from the site in accordance with standards established by the Commonwealth of Virginia and Prince William County.

Future Sewer/Water Utilities: All development on the Property shall be connected to public water and sewer service. The Applicant shall be responsible for the ~~design~~costs and construction of those on and off-site improvements required in order to provide ~~public water and sewer~~such service for the demand generated by the development on the ~~property.~~

~~ENVIRONMENT~~

~~14. The Property shall remain subject to the "HCOD BUFFER"", "30' BUFFER" "50' BUFFER" and conservation areas all as created and reserved by a deed and plat recorded among the land records of Prince William County as Instrument Numbers~~

~~200708150093589 and 200708150093590, respectively; notwithstanding the foregoing,~~

~~the Applicant shall be permitted to vacate portion(s) of the "50' BUFFER" that runs~~

~~along the Property's eastem boundary, and the "30' BUFFER", in the event the~~

~~properties adjacent thereto are developed with uses for which either no or a reduced~~

~~buffer is required by the Zoning Ordinance and Design and Construction Standards~~

~~Manual.~~

~~15. The Applicant shall provide a berm elevated from six (6) feet above grade and landscaping within said HCOD BUFFER as substantially depicted on the GDP by the exhibit entitled "HCOD Landscaping Detail". The actual locations of plants within this area are subject to minor revisions based on final engineering, provided that the buffer~~

~~4.~~32. ~~area meets the plant unit requirement for a Type C buffer~~ Property as ~~identified in the DCSM.~~determined in consultation with the Prince William County Service Authority.

~~16. The Applicant shall contribute to the Board of County Supervisors the sum of $75.00 per acre for County-wide water quality monitoring purposes, stream restoration projects, and/or drainage improvements. Said contribution shall be paid prior to and as a condition of the approval of the site plan.~~

~~17. In the event the uses on the Property involve the handling of petroleum products, chemical waste or other hazardous substances, the owner/operator tenant of any such business on the Property shall prepare an emergency spill notification contingency plan and shall have the same approved by the Fire Marshal and posted on the premises before issuance of any occupancy permits. Said owner/operator shall be responsible for notifying the Fire Marshal's office immediately in the event of a spill of any petroleum or chemical waste on the Property. Said owner/operator shall assume full responsibility for the costs incurred in the clean up of such spill.~~

MISCELLANEOUS

33. ~~18.~~**Final Rezoning:** For purposes of this Proffer Statement, "final rezoning" shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

~~5.~~34. **Escalator:** In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William ~~County~~ Board of County Supervisors ~~('Board')~~("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after ~~"~~eighteen (18) months following the approval of this rezoning ~~shalt~~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 contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, ~~noncompounded.~~non-compounded.

~~9. The Applicant shall remove any graffiti, as defined by section 16-56 of the County Code, from the Property. Any graffiti is to be reported to the Prince William County Police Department before removal.~~

WAIVERS/MODIFICATIONS

35. Maximum Building Height: Pursuant to Section 32-400.03.2, the maximum height of any building within 250 feet of Route 234 (Dumfries Road) shall be limited to seventy-five feet

(75') in height; the maximum height of all other building(s) on the Property shall be limited to eighty feet (80'). Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning. Notwithstanding the above, the rooftop mechanical equipment and screening walls shall be a maximum of fifteen feet (15') in height.

[SIGNATURE ON FOLLOWING PAGE]

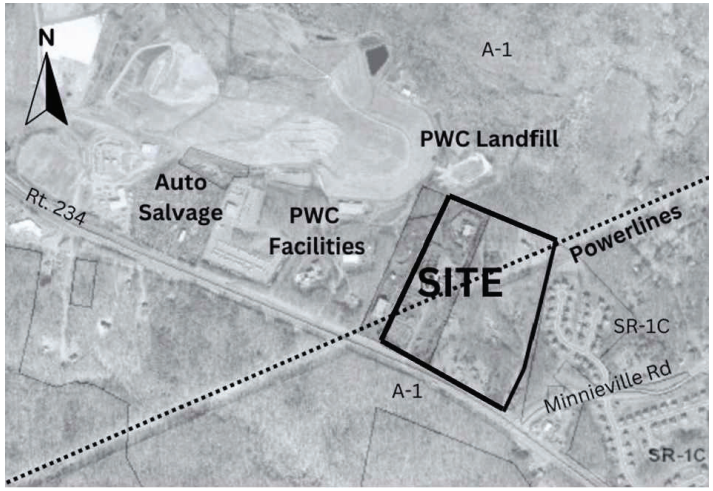
MID-COUNTY INDUSTRIAL PARK

GENERALIZED DEVELOPMENT PLAN

REZ2024-00006

COLES MAGISTERIAL DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA



VICINITY MAP
NOT TO SCALE

OWNER/ APPLICANT

MINNIEVILLE CAPITAL ACQUISITIONS LLC
1390 CHAIN BRIDGE RD
PMB 50035
MCLEAN, VA 22101

LAND SURVEYOR

HAROLD A LOGAN ASSOCIATES, P.C.
9114 INDUSTRY DRIVE
MAMASSAS PARK VA 20111
PHONE: 703-330-1988
CONTACT: HAROLD A LOGAN

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. GENERALIZED DEVELOPMENT PLAN

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
LIC. NO. 2111B
LAND SURVEYOR

DATE : 04-29-2024

NOTES:

1. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE DCSM REQUIREMENTS AND SHALL BE DETERMINED WITH FINAL SITE PLAN APPROVAL.
2. BUFFER AREAS WILL ENHANCE AND BUILD UPON EXISTING VEGETATION TO EXTENT POSSIBLE.
3. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH DCSM REQUIREMENTS AND SHALL BE DETERMINED WITH FINAL SITE PLAN APPROVAL.
4. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR MODIFICATIONS AND WAIVERS OF ANY ZONING OR DCSM REQUIREMENTS TO FACILITATE THE DEVELOPMENT OF THE PROPERTY AT TIME OF SITE PLAN SUBMISSION.
5. ALL PROPOSED ENTRANCES ONTO VDOT MAINTAINED STREETS WILL COMPLY WITH VDOT ENTRANCE STANDARDS.
6. ALL PROPOSED SITE LIGHTING SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.
7. ALL SIGNAGE WILL COMPLY WITH DCSM AND ZONING ORDINANCE REQUIREMENTS AND SEPARATE PERMITS AND APPROVALS WILL BE OBTAINED AS NECESSARY.
8. THE FINAL LIMITS OF CLEARING AND GRADING WILL BE DETERMINED BY SITE PLAN APPROVAL.
9. THE SUBJECT PROPERTY SHALL BE SERVED BY PUBLIC SEWER AND WATER UTILITIES.
10. THE PUBLIC WATER AND SEWER DESIGNS SHALL BE DETERMINED BASED ON THE FINAL SITE PLAN DESIGN WITH COORDINATION AND APPROVAL BY PWCSA.
11. THE STORM WATER MANAGEMENT SYSTEM CONFIGURATION AND LOCATION WILL BE SUBJECT TO THE FINAL SITE PLAN DESIGN AND COMPLY WITH DEQ REGULATIONS AND ADEQUATE OUTFALL STANDARDS PER THE DCSM.
12. THE DEVELOPMENT CONCEPT PRESENTED IS SUBJECT TO CHANGE AND RE-CONFIGURATION TO DEPICT ALTERNATE BUILDING SIZES, LOCATIONS, AND TRAFFIC CIRCULATION PATERNS AT THE TIME OF FINAL SITE PLAN APPROVAL.
13. THE SUBJECT PROPERTY MAY BE DEVELOPED IN PHASES OR SECTIONS AND AS A SECURE CAMPUS WITH PERIMETER FENCING AND GATED ACCESS AS DEPICTED.
14. ONE OR MORE ELECTICAL SUBSTATIONS MAY BE CONSTRUCTED TO PROVIDE SUPPLIMENTAL POWER TO THE SITE AS REQUIRED.

ZONING M-2 REQUIREMENTS:

MAXIMUM LOT COVERAGE = 80%
MINIMUM REQUIRED OPEN SPACE = 20%
MAXIMUM FLOOR AREA RATIO = 0.50
MAXIMUM BUILDING HEIGHT = 60' (80' PROPOSED)
MINIMUM SETBACK = 20' FROM STREET RIGHT-OF-WAY
MINIMUM SIDE AND REAR SETBACK = 50' ABUTS AN AGRICULTURAL AND/ OR RESIDENTIAL DISTRICT

ZONING M/T REQUIREMENTS:

MAXIMUM LOT COVERAGE = 85%
MINIMUM REQUIRED OPEN SPACE = 15%
MAXIMUM FLOOR AREA RATIO = 0.75
MAXIMUM BUILDING HEIGHT = 75' (80' PROPOSED)
MINIMUM SETBACK = 20' FROM STREET RIGHT-OF-WAY
MINIMUM SIDE AND REAR SETBACK = 50' ABUTS AN AGRICULTURAL AND/ OR RESIDENTIAL DISTRICT

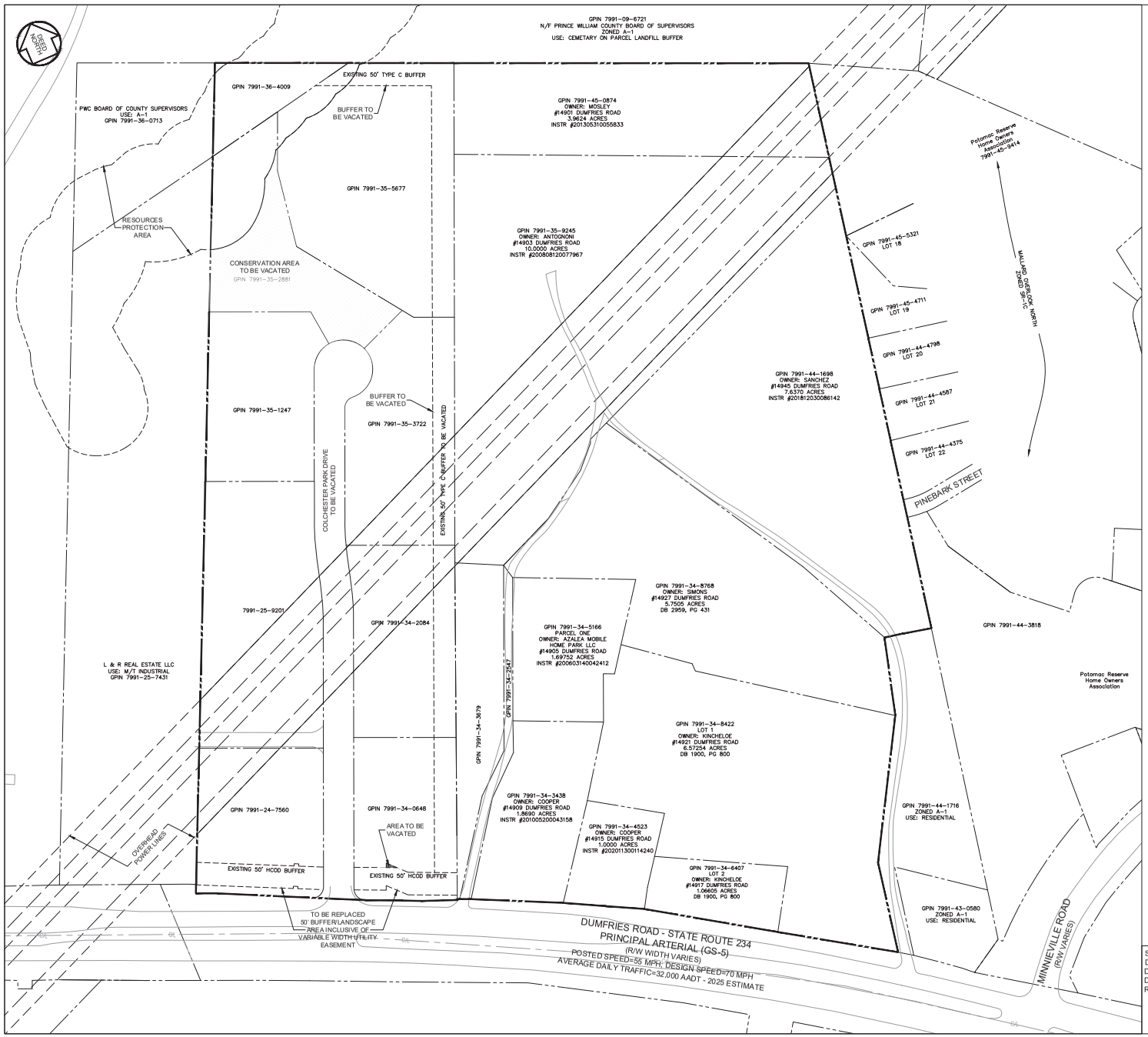
PARCEL INFORMATION

GPIN	AREA	CURRENT ZONE	PROPOSED ZONE
7991-45-0874	3.9600 AC	A-1	M-2
7991-35-9245	10.0000 AC	A-1	M-2
7991-44-1698	7.6370 AC	A-1	M-2
7991-34-2547	0.3797 AC	A-1	M-2
7991-34-8768	5.7505 AC	A-1	M-2
7991-34-5166	1.6975 AC	A-1	M-2
7991-34-3679	1.3695 AC	A-1	M-2
7991-34-8422	6.5725 AC	A-1	M-2
7991-34-3438	1.8690 AC	A-1	M-2
7991-34-4523	1.0000 AC	A-1	M-2
7991-34-6407	1.0660 AC	A-1	M-2
7991-36-4009	0.7040 AC	M/T	M/T
7991-35-2881	2.1756 AC	M/T	M/T
7991-35-5677	4.1698 AC	M/T	M/T
7991-35-1247	2.0800 AC	M/T	M/T
7991-35-3722	2.5727 AC	M/T	M/T
7991-25-9201	3.5481 AC	M/T	M/T
7991-34-2084	2.2312 AC	M/T	M/T
7991-24-7560	2.0901 AC	M/T	M/T
7991-34-0648	1.8867 AC	M/T	M/T

TOTAL AREA PROPOSED FOR REZONING = 64.1653 AC ±

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

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OWNER/ APPLICANT

MINNIEVILLE CAPITAL ACQUISITIONS LLC
1390 CHAIN BRIDGE RD
PMB 50035
MCLEAN, VA 22101

100 0 100 200 300
SCALE 1" = 100'

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
LIC. No. 1111B
LAND SURVEYOR

DATE : 04-29-2024

SCALE : 1" = 100'
DATE : 04-29-2024
DESIGNED : HAL
DRAFTED : MB
REVISIONS:

MID-COUNTY INDUSTRIAL PARK

PRINCE WILLIAM COUNTY, VIRGINIA

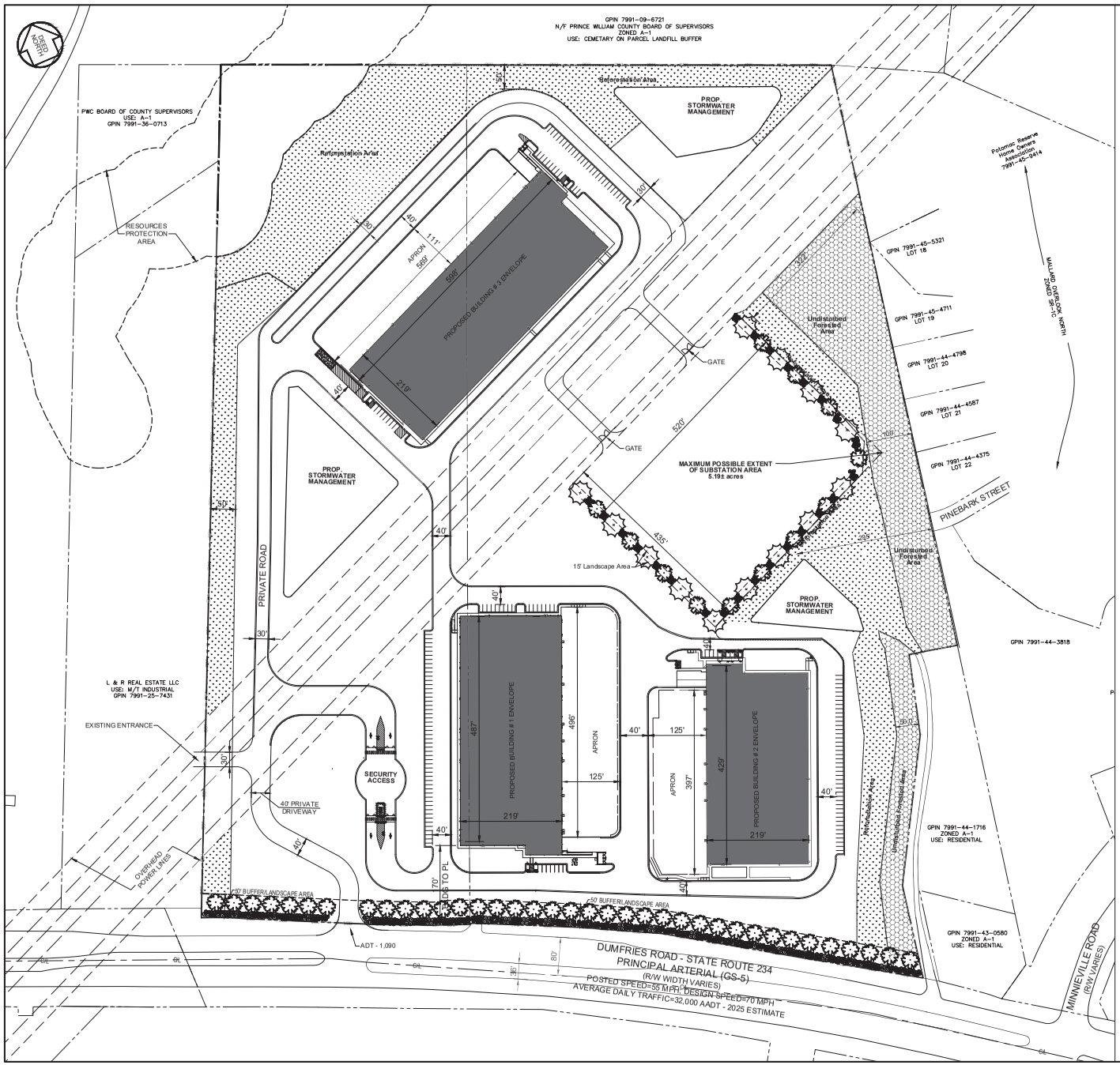
EXISTING CONDITIONS

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

SHEET 2 OF 3

P 3453

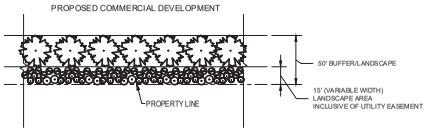
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LEGEND:

- LIMITS OF DISTURBANCE
- MAXIMUM POSSIBLE EXTENT OF SUBSTATION AREA
- LARGE EVERGREEN TREE
- MEDIUM / COMPACT EVERGREEN TREE
- SHRUBS
- UNDISTURBED FORESTED AREA
- REFORESTED AREA

SPECIAL NOTE:
ANY WETLANDS IMPACTED SHALL BE MITIGATED WITH THE APPROPRIATE PERMITTING PROCESS THROUGH THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.



DUMFRIES ROAD - STATE ROUTE 234

50-FOOT BUFFER/LANDSCAPE AREA-320 PU/100 LF N.T.S.
Plantings to include evergreen trees

OPEN SPACE CALCULATION
Minimum 30%

OWNER/ APPLICANT

MINNIEVILLE CAPITAL ACQUISITIONS LLC
1390 CHAIN BRIDGE RD
PMB 50035
MCLEAN, VA 22101

100 0 100 200 300
SCALE 1" = 100'

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
Lic. No. 9111B
LAND SURVEYOR

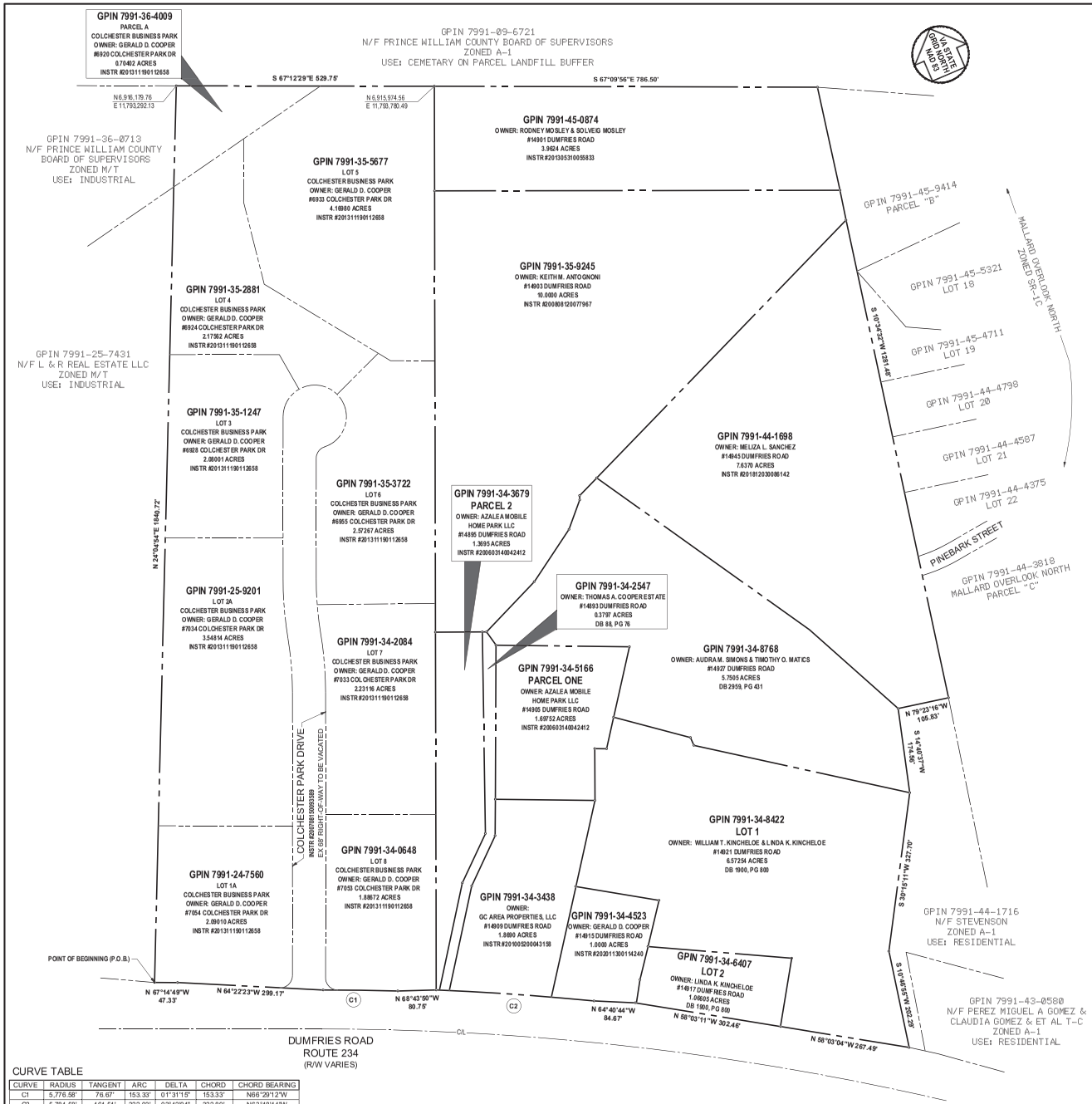
DATE : 04-29-2024

SCALE : 1" = 100'	MID-COUNTY INDUSTRIAL PARK
DATE : 04-29-2024	PRINCE WILLIAM COUNTY, VIRGINIA
DESIGNED : HAL	GENERALIZED DEVELOPMENT PLAN - REZ2024-00006
DRAFTED : MB	
REVISIONS:	

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

SHEET 3 OF 3
P 3453

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PARCEL INFORMATION

GPIN	AREA BY DEED	CURRENT ZONE	PROPOSED ZONE
7991-45-0874	3.96 AC	A-1	M-2
7991-35-9245	10.00 AC	A-1	M-2
7991-44-1698	7.6370 AC	A-1	M-2
7991-34-2547	0.3797 AC	A-1	M-2
7991-34-8768	5.7505 AC	A-1	M-2
7991-34-5166	1.6975 AC	A-1	M-2
7991-34-3679	1.3695 AC	A-1	M-2
7991-34-8422	6.5725 AC	A-1	M-2
7991-34-3438	1.8690 AC	A-1	M-2
7991-34-4523	1.0000 AC	A-1	M-2
7991-34-6407	1.0660 AC	A-1	M-2
7991-24-7560 (LOT 1A)	2.09010 AC	M/T	M/T
7991-25-9201 (LOT 2A)	3.54814 AC	M/T	M/T
7991-35-1247 (LOT 3)	2.08001 AC	M/T	M/T
7991-35-2881 (LOT 4)	2.17562 AC	M/T	M/T
7991-35-5677 (LOT 5)	4.16980 AC	M/T	M/T
7991-35-3722 (LOT 6)	2.57267 AC	M/T	M/T
7991-34-2084 (LOT 7)	2.23116 AC	M/T	M/T
7991-34-0648 (LOT 8)	1.88672 AC	M/T	M/T
7991-36-4009 (PARCEL A)	0.70402 AC	M/T	M/T

NOTES:

1. NO TITLE REPORT FURNISHED.
2. THE AREAS FOR REZONING AS SHOWN HEREON ARE BASED UPON DEED/PLATS OF RECORD AND DOES NOT PURPORT TO REPRESENT A FIELD RUN BOUNDARY SURVEY BY HAROLD A. LOGAN ASSOCIATES, P.C. AT THIS TIME.
3. THE PROPOSED REZONING IS BY THE ENTIRETY OF THE SUBJECT PARCELS, AND NOT BY METES AND BOUNDS OR AREAS, ALL OF WHICH ARE SUBJECT TO MINOR REVISIONS BASED UPON A CURRENT FIELD RUN BOUNDARY SURVEY.

DESCRIPTION OF THE LANDS OF MINNEVILLE CAPITAL ACQUISTIONS, LLC

BEGINNING at a point on the north line of Dumfries Road, Route 234 (r/w varies), said point being the southeast corner to N/F L & R Real Estate, LLC; thence departing said Dumfries Road and running with the easterly line of said N/F L & R Real Estate, LLC and continuing with N/F Prince William County Board of Supervisors N 24 degrees 04' 54" E, 1840.72 feet to a point in the southerly line of said N/F Prince William County Board of Supervisors; thence running with Board of Supervisors S 67 degrees 12' 29" E, 529.75 feet to a point and S 67 degrees 09' 56" E, 786.50 feet to a point in the northwest corner to Mallard Overlook North Parcel "B"; thence with said Mallard Overlook North S 10 degrees 34' 32" W, 1281.48 feet to a point in the westerly line of Mallard Overlook North Parcel "C" and being the northeasterly corner to N/F Stevenson; thence departing said Parcel "C" and running with said N/F Stevenson N 79 degrees 23' 16" W, 105.83 feet to a point, S 14 degrees 40' 37" W, 174.56 feet to a point, S 30 degrees 15' 11" W, 327.70 feet to a point, and S 10 degrees 46' 55" W, 202.29 feet to a point in the aforementioned north line of Dumfries Road; thence with said Road the following courses and distances:

N 58 degrees 03' 04" W, 267.49 feet to a point,

N 58 degrees 03' 11" W, 302.46 feet to a point,

N 64 degrees 40' 44" W, 84.67 feet to a point of curvature to the left whose radius is 5781.58 feet, whose chord bears N 63 degrees 18' 44" W, 322.89 feet, for a distance of 322.93 feet to a point,

N68 degrees 43' 50" W, 80.75 feet to a point of curvature to the left whose radius is 5776.58 feet, whose chord bears N 66 degrees 29' 12" W, 153.33 feet, for a distance of 153.33 feet to a point,

N 64 degrees 22' 23" W, 299.17 feet to a point,

N 67 degrees 14' 49" W, 47.33 feet to a point of beginning and containing 64.16527 Acres, more or less.

CURVE TABLE

CURVE	RADIUS	TANGENT	ARC	DELTA	CHORD	CHORD BEARING
C1	5,776.58'	76.67'	153.33'	01°31'15"	153.33'	N66°29'12"W
C2	5,781.58'	161.51'	322.93'	03°12'01"	322.89'	N63°18'44"W

SCALE : 1" = 100'
DATE : 03-05-2024
DESIGNED : N/A
DRAFTED : MB
REVISIONS:

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
LIC. NO. 0111B
LAND SURVEYOR

MID-COUNTY INDUSTRIAL PARK

PRINCE WILLIAM COUNTY, VIRGINIA

REZONING PLAT

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

SHEET 1 OF 4

RP 3453

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GPIN 7991-34-8768

BK2959PG0431

58945 14068

DEED OF GIFT

THIS DEED OF GIFT is made this 22 day of September, 2000 by AUDRA M. SIMONS, Grantor and AUDRA M. SIMONS and TIMOTHY O. MATICS, Grantees.

WITNESSETH:

That for and in consideration of love and affection and other valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, sell, bargain and convey IN FEE SIMPLE with GENERAL WARRANTY OF TITLE, unto the Grantees as joint tenants with the full common law right of survivorship the following property located in the County of Prince William, State of Virginia, and described as follows:

See Attached Schedule "A"

GPIN #7991-34-8768

This conveyance is made subject to the restrictions, easements, rights-of-way and conditions contained in the deeds forming the chain of title to the property.

The grantor covenants that she has the right to convey the aforesaid property unto the grantees, that the grantees shall have quiet possession thereof that the grantor has done no act to encumber the said property except as herein stated and that she will execute such further assurances of land as may be requisite.

LEGAL DESCRIPTION EXHIBIT A

BEGINNING AT AN IRON PIPE CORNER WITH J. EDWARD MCBARLICK; THENCE WITH NORTH EDGE OF 20 FOOT WIDE LANE, N. 73°14'40"E. 142.07 FEET, N. 63°11'50" E. 159.00 FEET, N. 49°36'30" E. 84.52 FEET, AND N. 28°47'30" E. 8.67 FEET TO A POINT; THENCE WITH SOUTH SIDE OF VEPCO RIGHT-OF-WAY, N. 73°39'50" E. 59.41 FEET TO AN IRON ROD; THENCE WITH THE WEST SIDE OF A 40' RIGHT-OF-WAY EASEMENT S. 24°26'13" E. 539.92 FEET TO AN IRON ROD; THENCE S. 19°37'37" 239.49 FEET TO AN IRON ROD; THENCE S. 2°32'13" W. 174.56 FEET TO AN IRON PIN AT THE CORNER OF W. KINCHELOE; THENCE APPROXIMATELY WITH OLD FENCE, N. 48°01'19" W. 453.87 FEET TO A STAKE; THENCE N. 05°43'47" E. 17.70 FEET TO A STAKE; THENCE WITH A FENCE N. 45°33'43" W. 163.10 FEET TO AN IRON PIPE; THENCE WITH A FENCE N. 42°17'42" E. 148.00 FEET TO AN IRON PIPE; THENCE N. 59°39'45" W. 273.37 FEET TO AN IRON PIPE; THENCE N. 05°56'53" W. 33.50 FEET TO THE STARTING POINT CONTAINING 5.7505 ACRES, MORE OR LESS.

GPIN 7991-34-8422

LOT 1

BK1900 PG0800

08773

DEED OF GIFT

This Deed of Gift made this 7th day of May, 1992, by and between WILLIAM T. KINCHELOE and LINDA K. KINCHELOE, formerly known as LINDA K. SMITH, his wife, Grantors, parties of the first part; and LINDA K. KINCHELOE, married, Grantee, party of the second part;

WITNESSETH:

That for and in consideration of the mutual love and affection, the said parties of the first part do hereby give and convey with GENERAL WARRANTY OF TITLE, unto the said party of the second part, all that certain lot or parcel of land, together with improvements thereon, being situate and lying in the Coles Magisterial District, Prince William County, State of Virginia, to-wit:

Lot 2, containing 1.06605 acres of land, as more fully described in Schedule "A" attached.

AND BEING a portion of the same property conveyed to William T. Kincheloe and Linda K. Smith by virtue of a deed dated October 11, 1983, and recorded in Deed Book 1246, at Page 451, among the land records of Prince William County, Virginia.

SUBJECT to a deed of trust dated October 11, 1983, recorded against the parent parcel containing 7.6498 acres, securing a loan in the original amount of $40,000.00 .

This conveyance is made subject to the restrictions, easements, rights-of-way and conditions contained in the deeds forming the chain of title to the property.

The grantors covenants that they have the right to convey the aforesaid property unto the grantee; that the grantee shall have quiet possession thereof; that the said grantors have done no act to encumber the said property except as herein stated and that they will execute such further assurances of land as may be requisite.

WITNESS the following signatures and seals:

William T. Kincheloe (SEAL)
WILLIAM T. KINCHELOE

Linda K. Kincheloe (SEAL)
LINDA K. KINCHELOE

Grantee's address: 14901 Dumfries Rd. Manassas, Va. 22111

Deed prepared without benefit of title exam.

THIS MAP REFERENCE IS FOR MAP PURPOSES ONLY

Sec. 58.1-811(D) - Deed of Gift

GPIN 7991-34-6407

LOT 2

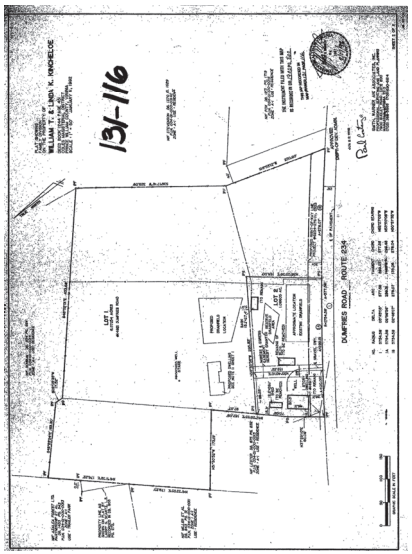
BK1900 PG0802

SCHEDULE "A"

Beginning at an iron pipe found on the easterly right-of-way line of Dumfries Road Route 234 (variable width), said point being a southerly corner of the now or formerly Lester property; thence N 37° 29' 10" E 80.06 feet, departing the easterly right-of-way line of Dumfries Road and with a southerly line of the Lester property to an iron pipe set; thence N 42 ° 26' 55" E 70.02 feet, continuing with the Lester property to an iron pipe set; thence through the Kincheloe property the following courses and distances:

S 56° 35' 58" E 295.83 feet to an iron pipe set; S 38° 05' 30" W 164.00 feet to an iron pipe set

on the aforesaid easterly right-of-way line of Dumfries Road; thence with the easterly right-of-way line along the arc of a circle 5754.58' in radius, curving to the left an arc distance of 299.51', the chord of said arc running N 53° 50' 06" W 299.48 feet to the point of beginning and containing 1.06605 acres of land.



GPIN 7991-34-4523

202011300114240
Prince William County, VA
11/30/2020 12:57 PM Pages: 3
Jacqueline C Smith, Esq., Clerk
Grantor Tax: $385.00

GRANTEE ADDRESS:
6933 Colchester Park Dr.
Manassas, VA 20112

PREPARED BY:
Solid Rock Law Firm, PLLC
Maria K. Boyles, Esq.
VSB No. 86466

TITLE INSURANCE UNDERWRITER:
Title Insurer Not Required Under
Virginia Code Section 17.1-223B(ii)

CONSIDERATION: $385,000.00
ASSESSED VALUE: $291,600.00

GPIN: 7991-34-4523

Return to: Freedom Title Inc
Commercial Title Services
9800 Mosby Woods Drive Suite 103
Manassas, VA 20110
703-369-2266 FT294531CTS

DEED

THIS GENERAL WARRANTY DEED, made and dated this 25th day of November, 2020, by and between **Sharon L. LESTER**, surviving tenant by the entirety ("the Grantor"), and **Gerald D. COOPER** ("the Grantee");

WITNESSETH: That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey, with General Warranty and English Covenants of Title, unto the Grantee, in fee simple, all that certain lot or parcel of land, together with improvements thereon, situate, lying and being in Prince William County, Virginia, being the Grantor's entire interest, and more particularly described as follows:

Beginning at an iron pipe found in the northeasterly line of Route 234 and being the southeast corner of a lot heretofore conveyed by Thomas A. Cooper to Robert A. Cooper, and running, thence with the southeast side of the Rober. A. Cooper lot N 42° 11' 20" E. 260.00 feet to an iron pipe, thence running through the land of Thomas A. Cooper, S 50° 50' 20" E 173,34 feet to an iron pipe, tsence S 43° 13' 40" W 167,50 feet to an iron pipe and, thence S 38° 22 50" W 80,96 feet to an iron pipe in the northeasterly linc of Route 234 and being a corner to land retained by Thomas A. Cooper, thence running along the northeasterly line of Route 234 on a curve to the left, whose radius is 5754.58 feet an arc distance of 176.74 feet to the point of beginning, and containing 1.0000 acres, more or less, and being the same land shown on a plat and survey made by M. W. Secord on the 1st day of August, 1960, and recorded with Deed in Deed Book 262, at page 521, among the land records of Prince William County, Virginia.

1

LESS AND EXCEPT that portion take under Certificate of Take recorded in Deed Book 2869, at page 305.

AND BEING a portion of the same property conveyed to Jerry L. Lester and Sharon L. Lester, husband and wife, as tenants by the entirety with the common law right of survivorship, by Deed from Herbert C. Anderson and Helen V. Anderson, husband and wife, dated March 14, 1973 and recorded August 8, 1973 in Deed Book 675, at page 232, among the land records of Prince William County, Virginia; Jerry L. Lester died on or about February 15, 2019, leaving Sharon L. Lester surviving tenant by the entirety.

GPIN 7991-45-0874

PTC METROPOLITAN SETTLEMENT, INC.
7700 LEESBURG PIKE, SUITE 155
FALLS CHURCH, VA 22043

Consideration $469,900.00
Assessment Value $384,400.00
Tax Map No: 7991-45-0874
Grantee Address:
14901 DUMFRIES ROAD
Manassas, VA 20112

Document Prepared By:
THOMAS GENTILE, ESQ.
VA BAR NO. 16287

201305310055833
Prince William County, VA
05/31/2013 2:52:38PM Pgs: 4
Michele B. McKaig, Clerk Grantor Tax Pd $470.00

This Deed, made this **May 29, 2013**, by and between BRUCE THOMAS **SEITZ**, MARRIED, Grantor, and RODNEY **MOSLEY** and SOLVEIG **MOSLEY**, Grantees.

-Witnesseth-

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantees, as tenants by the entirety with common law right of survivorship, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the **County of Prince William**, Commonwealth of Virginia:

BEGINNING AT A FOUND PIPE MARKING THE NORTHWESTERLY-MOST CORNER TO NOW OR FORMERLY (N/F) ESTELLA M. MALLARD AND JOANNA K. M. WOOD, SAID POINT IN THE SOUTHERLY LINE OF N/F PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS; THENCE WITH THE WESTERLY LINE OF SAID N/F ESTELLA M. MALLARD AND JOANNA K. M. WOOD, SOUTH 17 DEGREES 17' 32" WEST, 216.61 FEET TO A FOUND PIPE MARKING A CORNER TO N/F JOSEPHINE P. SCHRUM; THENCE DEPARTING THE LINE OF SAID MALLARD AND WOOD AND WITH THE LINE OF N/F JOSEPHINE P. SCHRUM, NORTH 60 DEGREES 27' 20" WEST, 832.96 FEET TO A FOUND PIPE IN THE EASTERLY LINE OF N/F COLCHESTER CORPORATION; THENCE WITH THE EASTERLY LINE OF N/F COLCHESTER CORPORATION, NORTH 29 DEGREES 40' 33" EAST, 214.74 FEET TO A FOUND PIPE IN THE SOUTHERLY LINE OF N/F PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS; THENCE WITH THE SOUTHERLY LINE OF N/F PRINCE WILLIAM COUNTY, BOARD OF SUPERVISORS, SOUTH 60 DEGREES 13' 55" EAST, 786.50 FEET TO THE POINT AND PLACE OF BEGINNING; AND CONTAINING 3.9624 ACRES OF GROUND, MORE OR LESS, ASSHOWN ON THE PLAT MADE BY LARRY N. SCARTZ, C.L.S, DATED JANUARY 14, 2003.

TOGETHER WITH AND SUBJECT TO A 20' WIDE EASEMENT AND RIGHT OF WAY OF INGRESS AND EGRESS AS DESCRIBED IN DEED OF EASEMENT DATED JANUARY 23, 2003 AND RECORDED JANUARY 28, 2003 IN INSTRUMENT NUMBER 200301280020769, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

MAP TAX ID: 7991-45-0874

BEING the same property conveyed to BRUCE THOMAS SEITZ, MARRIED from JONATHAN BALLARD, DIVORCED AND NOT REMARRIED, by Deed dated October 6, 2011, and recorded on October 24, 2011, as Instrument No. 201110240087083.

Title Insurance Underwriter: UNKNOWN TO PREPARER

GPIN 7991-35-9245

Prince William County, VA
08/12/2008 2:54:38PM
Michele B. McKaig, Clerk

Consideration $0.00
Tax Map No: 7991-35-9245
Grantee Address:
14903 Dumfries Road
Manassas, Virginia 20112

Document Prepared By:
Robert R. Sullivan, Esq.
2240 O Gallows Road
Vienna, Virginia 22182
File #: T08-0138

This Deed of Gift, made this **August 7, 2008**, by and between **TINA L. CROTTS**, **unmarried** and **KEITH M. ANTOGNONI**, **unmarried**, also known of record as Keith M. Antognini, parties of the first part ("Grantors"); and **KEITH M. ANTOGNONI**, **unmarried**, party of the second part ("Grantees").

-Witnesseth-

As a Gift, and not for consideration, the Grantors do hereby give, gift, grant, and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantee, as sole tenant, all of that certain lot or parcel of land together with improvements thereon, lying and being in Prince William County, Virginia and more particularly described as follows:

The PROPERTY OF JOSEPHINE P. SCHRUM, Coles Magisterial District, Prince William County, Virginia, as shown on a Survey by Larry N. Scartz, C.L.S., dated November 17, 1998, attached hereto and made a part hereof; and more particularly described as follows:

BEGINNING at an iron pipe marking the northeasterly most corner of the land of N/F John J. Kachmar, and in the westerly edge of the twenty foot outlet road; thence with N/F Kachmar, North 60 degrees 44' 20" West 106.00 feet to a line in the land N/F owned by Clara Davis; thence with the line of N/F Davis, North 29 degrees 32' 40" East 905.65 to an iron pipe; thence through the land of N/F Cooper, South 60 degrees 27' 20" East 832.96 feet to an iron pipe in the line of N/F Mallard; thence with the line of N/F Mallard, South 13 degrees 09' 30" West 62.28 feet to an iron pipe and thence with the southerly side of a VEPCO right-of-way, South 73 degrees 39' 50" West 786.60 feet to an iron pipe; thence with the northerly side of the twenty-foot outlet road the following courses and distances; South 28 degrees 47' 30" West 8.67 feet; South 49 degrees 36' 30" West 64.52 feet; South 63 degrees 11' 50" West 128.00 feet; South 73 degrees 14' 40" West 142.07 feet to the point of beginning, and containing 10.00 acres of land.

TOGETHER WITH the use of a twenty-foot outlet road to State Route 234.

SUBJECT TO: A twenty-foot, Ingress-Egress Easement as shown Deed of Easement dated January 23, 2003 in Instrument No. 200301280020769.

AND BEING the same property conveyed to Grantors by Deed dated January 31, 2003, and recorded on February 6, 2003, in Instrument No. 200302060027209, among the land records of Prince William County, Virginia.

This Deed is exempt from recordation taxes pursuant to Code of Virginia, Section 58.1-811(D), as amended.

Box 123

MD VA Land Title, Inc.

Title Insurance Underwriter: Stewart Title Guaranty

Consideration: $560,000.00
Assessed Value: $442,900.00
Tax Map: 7991 44 1698

GPIN 7991-44-1698

201812030086142
Prince William County, VA
12/03/2018 03:19 PM Pages: 4
Jacqueline C Smith, Esq., Clerk
Grantor Tax: $560.00

DEED

THIS DEED made this 30th day of November, 2018, by and between: Richard M. LATTIMER, JR., and Melissa I.K. LATTIMER, husband and wife, hereinafter called "Grantor"; and Meliza L. SANCHEZ, unmarried, hereinafter called "Grantee".

WITNESSETH:

THAT the said Grantor, for and in consideration of the sum of One Dollar ($1.00), and other good and valuable consideration in hand paid to the Grantor, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby give, grant, and convey with GENERAL WARRANTY OF TITLE and English covenants unto the Grantee, in fee simple as sole owner, the following described real estate[1] to-wit:

All of that certain real property with improvements situate, lying and being in the County of Prince William, Virginia, more particularly described as:

EXHIBIT A

BEGINNING AT AN iron pipe in Mallard's line and said point being a corner with Lot No. 1; THENCE with the Northern line of Lot 1 N. 72 deg. 27' 15" W. and 105.83 to an iron pipe by a marked tree in the Western line of a forty foot (40 foot) right of way for an outlet road to State Route No. 234 N. 19 deg. 37' 33" W. and 239.49 feet to an iron pipe; THENCE N. 24 deg. 26' 13" W. and 539.92 feet to an iron pipe in line with Schrum's other property; THENCE with lines of Schrum's other property N. 73 deg. 39' 50" E. and 736.18 feet to an iron pipe; THENCE N. 18 deg. 00' 48" E. and 62.30 feet to an iron pin in the point of beginning and containing 7.6370 acres, more or less, among the land records of Prince William County, Virginia.

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
Lic. No. 1111B
LAND SURVEYOR

SCALE : N/A
DATE : 03-05-2024
DESIGNED : N/A
DRAFTED : MB
REVISIONS:

MID-COUNTY INDUSTRIAL PARK
PRINCE WILLIAM COUNTY, VIRGINIA
REZONING PLAT

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

SHEET 2 OF 4
RP 3453

Z:\Logan Projects\3453\[RP] Rezoning Plat [3453].dwg April 04, 2024 - 10:30am

GPIN 7991-34-3438

AH4002658

Consideration: $150,000.00
2010 Assessment: $96,200.00
GPIN No: 7991-34-3438
Grantee Address:
c/o GDC Contractors
6933 Colchester Park Drive
Manassas, VA 20112
Title Insurer: Commonwealth Land Title

Return to:
Lighthouse Title, L.P.
10800 Arrowhead Drive, S
Fairfax, Virginia 22030

201005200043158
Prince William County, VA
05/20/2010 1:58:40PM
Nicholas B. DeMarco, Clerk

Grantor Tax Pd
$150.00

Deed

This Deed, made this 18 day of May, 2010, by and between B. PAUL O'MEARA and R. JUDITH O'MEARA, GRANTORS; and GERALD D. COOPER, GRANTEE.

Witnesseth:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, in fee simple and with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantee, all of that certain lot or parcel of land together with improvements thereon, lying and being situate in the County of Prince William, State of Virginia, more particularly described as follows:

All that lot or parcel of land situate and being in Coles Magisterial District, Prince William County, Virginia, and containing 2.000 acres, more or less, as shown on plat attached to Deed dated September 14, 1953 and recorded in Deed Book 168, at Page 435, among the land records of Prince William County, Virginia;

LESS AND EXCEPT that portion of land containing 5,706 square feet, more or less, from the original 2.000 acres, by Deed recorded as Instrument Number 200011300004085, and corrected by Deed of Correction recorded as Instrument Number 200107120069335, among the aforesaid land records and being more particularly described as:

Being as shown on Sheet No. 11 of the plans for Route 234, State Highway Project 6234-076-111, RW 203, and beginning on the northeast (left) side of the Route 234 construction baseline from the lands now or formerly belonging to Jerry L. Lester and Sharon Lester, opposite approximate Station 538+02, and containing 5,706 square feet of land, more or less.

AND BEING the same property conveyed to B. Paul O'Meara and R. Judith O'Meara by Deed dated September 8, 2004 and recorded as Instrument Number 200409090154493 among the aforesaid land records.

231

BOOK 168 PAGE 435

THIS DEED, Made this 14th day of July, 1953, by and between HEMONIA T. COOPER and THOMAS A. COOPER, her husband, parties of the first part, and FRED C. COOPER and ANNIE H. COOPER, his wife, as joint tenants with the full common law right of survivorship, parties of the second part:

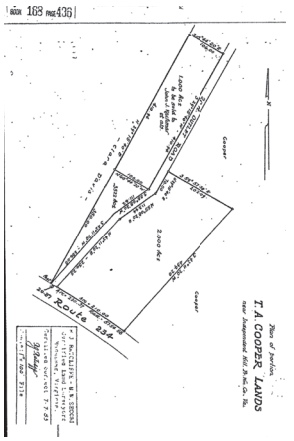
WITNESSETH, That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey, with General Warranty, unto the said parties of the second part as joint tenants with the full common law right of survivorship, all that certain lot or parcel of land, lying and being situate in Coles Magisterial District, Prince William County, Virginia, and more particularly described according to a survey made by R. J. Ratcliffe, Surveyor, on July 7, 1953, as follows:

Beginning at the point of intersection of the northerly side of State Route 234 with the easterly side of a twenty foot outlet road (said point of beginning being 80.5' feet southeast of a post, a corner to the land of Clara Davis and in the northerly line of said Route 234, said distance being measured on the arc of a circle having a radius of 5,754.58 feet) hereinafter with the said outlet road as follows: S. 29° 15' 40" E. 316.46 feet, S. 59° 45' 53" E. 273.93 feet, S. 42° 09' 21" W. 70.26 feet to an iron rod; thence leaving said outlet road and through the land of the parties of the first part, S. 39° 07' 30" E. 808.09 feet to a point and N. 48° 11' 30" E. 405.00 feet to a pipe in the northerly side of said Route 234; thence in a northwesterly direction with the northerly side of State Route 234,810 feet as measured on the arc of a circle having a radius of 5,754.58 feet to the point of beginning and containing two (2) acres. A plat of said land is attached hereto and made a part of this deed.

The parties of the first part covenant that they have the right to convey the said land to the parties of the second part; that the parties of the second part shall have quiet possession of the same, free from all encumbrances, and that they, the said parties of the first part, will execute such further assurances of the said land as may be requisite.

Witness the following signatures and seals:

Hemonia T. Cooper (SEAL)
Thomas A. Cooper (SEAL)



GPIN 7991-34-2547

Inst# 200103070021272 Pg: 1 OF 5
03/07/2001
Prince William County, VA
David C. Mabie, Clerk

01-093256

TAX ID#34-01-000-0014F

RW-16
Revised 06/00

PREPARED BY VDOT
UNDER SUPERVISION OF THE
OFFICE OF THE ATTORNEY GENERAL

Exempted from recordation taxes
and fees under Sections 58.1-811(A)(3),
58.1-811(C)(4), 58.1-3315, 25-249,
42.1-70 and 17.1-279.D.

This Deed, made this 9th day of August, 2000, by and between William T. KINCHELOE, M. Alfred MCLAUGHLIN, Ruth E. PRATER, and Patricia A. EVANS, Heirs at Law of Thomas COOPER, deceased, hereinafter designated as Grantor (even though more than one), and the COMMONWEALTH OF VIRGINIA, Grantee,

WITNESSETH: In consideration of the sum of $2,000.00 paid by the Grantee to the Grantor, receipt of which is hereby acknowledged the Grantor hereby grants and conveys unto the Grantee in fee simple, with general warranty, the land located in Coles Magisterial District, in the County of Prince William, and described as follows:

Being as shown on Sheet No. 11 of the plans for Route 234, State Highway Project 6234-076-111, RW203 and beginning on the northeast (left) side of the Route 234 construction baseline from the lands now or formerly belonging to Arthur F. Miller, Jr. and Nancy Miller DeLoach opposite approximate Station 535+81 to the lands now or formerly belonging to Arthur F. Miller, Jr. and Nancy Miller DeLoach opposite approximate Station 536+06, and containing 0.03 acre (566 square feet), more or less, land; and being a part of the remainder of the property acquired by Thomas A. Cooper, by Deed dated May 27, 1930, and recorded in Deed Book 88, Page 76, in the Office of the Clerk of the Circuit Court of said County.

For a more particular description of the land herein conveyed, reference is made to photocopy of Sheet No.11, showing outlined in RED the land conveyed in fee simple, which photocopy is hereto attached as a part of this conveyance and recorded simultaneously herewith in the State Highway Plat Book 16, Page 359.

The Grantor by the execution of this instrument acknowledges that the plans for the aforesaid project as they affect his property have been fully explained to him or his authorized representative.

Return to:
Penner Kawamoto Law Group PC
7926 Jones Branch Drive, Suite 740
McLean, Virginia 22102-3303

- 1 -

C-07-W 7991-31-3057

MAMIE T. DAVIES and H. THORNTON DAVIES, his wife — TO THEO. A. COOPER

THIS DEED, Made this 27th. day of May, 1930, between Mamie T. Davies and H. Thornton Davies, her husband, parties of the first part, and Theo. A. Cooper, party of the second part, all of the County of Prince William and State of Virginia.

WITNESSETH: That for and in consideration of the sum of twelve hundred dollars part of which is cash in hand paid and the remainder secured by deed of trust, the said parties of the first part do hereby hereby, sell, grant and convey unto the said party of the second part, with General warranty, (except as hereinafter mentioned), all that certain tract or parcel of land, with the improvements thereon, rights and privileges situate on the northerly side of the Manassas-Independent Hill-Dumfries recently taken over by the State Highway, in Coles Magisterial District, in the aforesaid County and State, about two miles easterly of said Independent Hill, and containing 46½ acres, more or less, and adjoining the said road, Hmo. Russell, (now Brown & Hoof), Kinsler, Seeley, and others, and known as the Joe Florance place, and was conveyed to the said Mamie T. Davies by Raymond Florance et ux by deed of April 1, 1929, of record in the clerk's office of said county in deed book 86, p. 440.

The property is expressly conveyed subject to the right of way conveyed by said first parties by deed to the Virginia Public Service Company of record in said office in deed book 87, page 6, and also expressly subject to the sale of the timber on said property in 1929 to Brown & Hoof which said contract has not been recorded and which contract expires within two years from date.

Subject to the aforesaid right of way and timber sale contract, the said parties of the first part covenant that they have the right to sell and convey the said property to the said grantee; that they have done no act to encumber the same; that the said grantee shall have quiet possession of the same, free from all encumbrances, and that they, the said parties of the first part, will execute such further assurances of said to the same as may be requisite.

Witness the following signatures and seals.

Mamie T. Davies (Seal)
H. Thornton Davies (Seal)

GPIN 7991-34-5166
PARCEL ONE

Inst# 200603240040410
Prince William County, VA
03/14/2006 1:47:30PM
David C. Mabie, Clerk

Grantor Tax Pd
$20.00

DEED

This Deed is made this 26TH day of APRIL, 2005, by and between **AZALEA FOREST LIMITED PARTNERSHIP**, a Virginia Limited Partnership, party of the first part (Grantor) and **AZALEA MOBILE HOME PARK, LLC**, a Virginia Limited Liability Company, party of the second part (Grantee).

WITNESSETH:

In consideration of the sum of Twenty-Five Thousand Dollars ($25,000.00), receipt of which by the Grantor being hereby acknowledged, the Grantor does hereby grant, assign and convey unto the Grantee, with covenants of Special Warranty Of Title and in fee simple, all of the Grantor's right, title and interest as an equal (½) Tenant in Common in and to that real property situate in Prince William County, Commonwealth of Virginia, and more particularly described as follows, to wit:

Those two adjacent parcels of land, lying and being situate on the easterly side of Dumfries Road (Virginia State Route #234) in Prince William County, Virginia, and more particularly described as follows:

PARCEL ONE:

BEGINNING at an iron pipe set along the easterly line of a 20 feet Outlet Road; said point being approximately 450 feet North of the intersection of said 20 feet outlet Road and Dumfries Road, Route #234 (50 feet right-of-way) and being the northwest corner of the now or formerly Miller Property; thence along the easterly line of said 20 feet Outlet Road N 29° 15' 40" E, 316.46 feet to an iron pipe set; said point being along the westerly line of now or formerly Schrum Property; thence along the westerly line of said now or formerly Schrum Property S 59° 45' 53" E, 273.93 feet to an iron pipe found; S 42° 09' 21" W, 214.46 feet to an iron pipe set; said point being along the westerly line now or formerly Kincheloe Property; thence N 59° 45'53" W, 24.26 feet to an iron pipe set; S 29° 15' 40"W, 106.36 feet toan iron pipe set found; said point being the northeast corner of the said now or formerly Miller Property; thence along the northerly line of said now or formerly Miller Property N 59° 49' 49" W, 201.80 feet to the point of beginning and containing 73,944 square feet or 1.69752 acres of land.

14905 Dumfries Road
Manassas, Virginia 22111

GPIN - 7991-34-5166
Legal Description - PCL 1 34-1-13

Prepared by: Caplan, Buckner, Kostecka, Kostelnik
3 Bethesda Metro Center, Ste. 530
Bethesda, MD 20814-3330

Consideration: $25,000.00
Grantee's Address: 2834 Solomons Island Road,2Floor
Edgewater, Maryland 21037

GPIN 7991-34-3679
PARCEL TWO

Inst# 200603240040410
Prince William County, VA
03/14/2006 1:47:30PM
David C. Mabie, Clerk

Grantor Tax Pd
$20.00

DEED

This Deed is made this 26TH day of APRIL, 2005, by and between **AZALEA FOREST LIMITED PARTNERSHIP**, a Virginia Limited Partnership, party of the first part (Grantor) and **AZALEA MOBILE HOME PARK, LLC**, a Virginia Limited Liability Company, party of the second part (Grantee).

WITNESSETH:

In consideration of the sum of Twenty-Five Thousand Dollars ($25,000.00), receipt of which by the Grantor being hereby acknowledged, the Grantor does hereby grant, assign and convey unto the Grantee, with covenants of Special Warranty Of Tite and in fee simple, all of the Grantor's right, title and interest as an equal (½) Tenant in Common in and to that real property situate in Prince William County, Commonwealth of Virginia, and more particularly described as follows, to wit:

Those two adjacent parcels of land, lying and being situate on the easterly side of Dumfries Road (Virginia State Route #234) in Prince William County, Virginia, and more particularly described as follows:

PARCEL TWO:

BEGINNING at a point in the northerly right-of-way of State Route 234, said point also marking a corner to now or formerly Clara Carter and the westerly intersection of a 20' outlet road; thence N. 29° 15' 21" E. with the line of now or formerly Clara Carter passing through an iron pipe at 350.00 feet; 759.74 feet to an iron pipe marking a corner to now or formerly David Schrum; thence S. 60° 37'26" E. with the line of now or formerly Schrum 106.74 feet to a point in the westerly right-of-way of a 20-foot outlet road; thence with the said westerly right-of-way of a 20-foot outlet road the following courses and distances: S. 29° 15' 40" W. 410.99 feet to a point; S. 55° 08' 20" W. 111.37 feet to a point; S. 42° 19' 18" W. 255.03 feet to the point and pace of beginning, containing 59,233 square feet or 1.35957 acres of land, LESS that Fifty-two (52) square feet, more or less, of land described in that certain Certificate of Take No. C - 902096 dated September 30, 2002 filed by the Commonwealth Transportation Commissioner of Virginia in the Office of the Clerk of the Circuit Court of Prince William County, Virginia, and recorded as Instrument No. 200211010132786, and as confirmed by Order of the aforesaid Circuit Court dated December 6, 2004 and recorded on January 4, 2005 in Book 0181 at Page 0605 of the Land Records of said Prince William County

Party of the first part also grants to party of the second part, its legal successors and assigns, the perpetual right of use of the 20-foot outlet road shown on a plat made by Larry N. Scarts, C. L. E., recorded in Deed Book 903 at Page 272 of the Land Records of Prince William County,Virginia and also the right to use the Mill Road in common with all other persons now having or hereafter acquiring a right to use the same. Reference to Mill Road is made to a plat attached to Deed recorded in Deed Book 175, Page 85, from Thomas A. Cooper and Mamie Cooper to John J. Kachmar and Dorothy M. Kachmar, husband and wife.

AND BEING substantially the same property conveyed to the party of the first part herein by Deed dated 26 November, 1986 and recorded in Deed Book 1433 at Page 0543 among the Land Records of Prince William County, Virginia.

The foregoing property is conveyed and transferred to the party of the second part herein together with all improvements on, in or under said property, all appurtenances, all water system parts and properties, all septic tank system parts and properties and all waterworks and mobile home park licenses and permits in possession and name of the party of the first part.

The property hereby being transferred is known as the Azalea Mobile Home Park and it includes eighteen (18) approved and occupied mobile home rental sites and is located at the street address of:

14895 Dumfries Road
Manassas, VA 22111

GPIN - 7991 -34 -3679
Legal Description - PCL 2 34 - 1-9

COMMONWEALTH OF VIRGINIA — HAROLD A. LOGAN — LIC. No. 011B — LAND SURVEYOR

SCALE : N/A
DATE : 03-05-2024
DESIGNED : N/A
DRAFTED : MB
REVISIONS:

MID-COUNTY INDUSTRIAL PARK
PRINCE WILLIAM COUNTY, VIRGINIA
REZONING PLAT

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

SHEET 3 OF 4
RP 3453

Z:\Logan Projects\3453\[RP] Rezoning Plat [3453].dwg April 04, 2024 - 10:31am

20121119001 19258
Prince William County VA Pgs: 2
11/19/2012 2:16:38PM
Nichole B. Nelson, Clerk

Prepared by: Jonathan C. Kinney, Esq.,
Bean Kinney & Korman PC,
2300 Wilson Boulevard, 7th Floor
Arlington, VA 22201
Virginia Bar ID: 12016
Prince William County Tax Map No.: 7991-36-4009; 7991-24-7558;
7991-24-9299; 7991-35-1247; 7991-35-2881; 7991-35-5677;
7991-35-3772; 7991-34-2084; 7991-34-0648
Consideration: None
Grantees' Address: 6933 Colchester Park Drive, Manassas, VA 20112

THIS DEED IS EXEMPT FROM RECORDATION TAXES PURSUANT TO SECTION 58.1-811A(10)

THIS DEED HAS BEEN PREPARED WITHO/T THE BENEFIT OF TITLE EXAMINATION.

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED (this "*Deed*") is made as of ~~February~~ July 11, 2013, by and between **GERALD D. COOPER** ("*Grantor*"), and **COLCHESTER BUSINESS PARK, LLC**, a Virginia limited liability company ("*Grantee*").

RECITALS

A. Grantor are the owner, in fee simple, of that certain parcel of land located in Prince William County, Virginia, more particularly described in Exhibit "A" attached hereto (the "*Property*").

B. Grantor desire to sell and convey the Property to Grantee.

NOW, THEREFORE, in consideration of Ten Dollars and No/100 ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor do hereby GRANT, BARGAIN, SELL and CONVEY, the Property, with Special Warranty, to Grantee and its successors and assigns, in fee simple;

TOGETHER with all buildings and other improvements thereupon and the rights, alleys, ways and waters;

TOGETHER with all easements, rights-of-way, appurtenances, licenses and privileges belonging or appurtenant to such Property;

TOGETHER with all right, title and interest of Grantor in and to any land lying in the bed of any street, road, avenue or alley, open or closed, adjacent to the Property, to the center line thereof.

TO HAVE AND TO HOLD all of the aforesaid Property unto the Grantee, its successors and assigns, in fee simple forever.

00237877-1

THIS conveyance is expressly made subject to easements, covenants, conditions and restrictions of record insofar as they lawfully affect the Property.

AND Grantor covenant that he will warrant specially the Property hereby granted and conveyed, that he has done no act to encumber the Property, and that he will execute such further assurances as may be requisite.

IN WITNESS WHEREOF, Grantor have executed and delivered this Deed under seal as of the date first above written.

GRANTOR:

Gerald D. Cooper

COMMONWEALTH OF VIRGINIA:
~~CITY~~ OF ~~County~~ Prince William, to-wit:

I, the undersigned, a Notary Public in and for the City/County and State aforesaid, do hereby certify that Gerald D. Cooper whose name is signed to the foregoing Deed bearing date on the 11th day of ~~February~~ July, 2013, acknowledged the same before me in the City/County and State aforesaid.

GIVEN under my hand and seal this 11th day of ~~February~~ July, 2013.

Notary Public

My Commission Expires: 10/31/15 My notary registration # is: 121006

OFFICIAL SEAL
EDWARD N. KORMAN
NOTARY PUBLIC - VIRGINIA
REGISTRATION# 121006

20121119001 19258
Prince William County VA Pgs: 2
11/19/2012 2:16:38PM
Nichole B. Nelson, Clerk

Prepared by: Jonathan C. Kinney, Esq.,
Bean Kinney & Korman PC,
2300 Wilson Boulevard, 7th Floor
Arlington, VA 22201
Virginia Bar ID: 12016
Prince William County Tax Map No.: 7991-36-4009; 7991-24-7558;
7991-24-9299; 7991-35-1247; 7991-35-2881; 7991-35-5677;
7991-35-3772; 7991-34-2084; 7991-34-0648
Consideration: None
Grantees' Address: 6933 Colchester Park Drive, Manassas, VA 20112

THIS DEED IS EXEMPT FROM RECORDATICN TAXES PURSUANT TO SECTION 58.1-811A(10)

THIS DEED HAS BEEN PREPARED WITHCUT THE BENEFIT OF TITLE EXAMINATION.

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED (this "*Deed*") is made as of ~~February~~ July 11, 2013, by and between **GERALD D. COOPER** ("*Grantor*"), and **COLCHESTER BUSINESS PARK, LLC**, a Virginia limited liability company ("*Grantee*").

RECITALS

A. Grantor are the owner, in fee sinple, of that certain parcel of land located in Prince William County, Virginia, more particularly described in Exhibit "A" attached hereto (the "*Property*").

B. Grantor desire to sell and convey the Property to Grantee.

NOW, THEREFORE, in consideration of Ten Dollars and No/100 ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor do hereby GRANT, BARGAIN, SELL and CONVEY, the Property, with Special Warranty, to Grantee and its successors and assigns, in fee simple;

TOGETHER with all buildings and other improvements thereupon and the rights, alleys, ways and waters;

TOGETHER with all easements, rights-of-way, appurtenances, licenses and privileges belonging or appurtenant to such Property;

TOGETHER with all right, title and interest of Grantor in and to any land lying in the bed of any street, road, avenue or alley, open or closed, adjacent to the Property, to the center line thereof.

TO HAVE AND TO HOLD all of the aforesaid Property unto the Grantee, its successors and assigns, in fee simple forever.

00237877-1

Inst'l: 200801060027736
Pg: 1 of 5
Return to: Lighthouse Title, L.P.
10600 Arrowhead Drive, Suite 150
Fairfax, Virginia 22030
F1329

Consideration $2,950,000.00
Tax Map No: 7991-36-4009; 7991-24-7558; 7991-24-9299; 7991-35-1247; 7991-35-2881; 7991-35-5677; 7991-35-3772; 7991-34-2084; 7991-34-0648
Grantee Address:
c/o GDC, Inc.
17491 Jeff Davis Highway
Dumfries, Virginia 22026
Title Insurer: Lawyers Title Insurance Corporation

Deed

This Deed, made this 26th day of March, 2008, by and between

ROUTE 234 ASSOCIATES, LLC, a Virginia limited liability company, GRANTOR; and

GERALD D. COOPER, GRANTEE.

Witnesseth:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of all of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple and with SPECIAL WARRANTY, unto the Grantee all of that certain lot or parcel of land together with improvements thereon, lying and being situate in the County of Prince William, State of Virginia, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

AND BEING the same property conveyed to ROUTE 234 ASSOCIATES LLC, a Virginia limited liability company, by Deed dated February 25, 2004, and recorded March 2, 2004, as Instrument Number 200403020036713, among the land records of Prince William County, Virginia.

This conveyance is made subject to the easements, restrictions, rights-of-way and conditions, if any, contained in the instruments forming a chain of title to this property.

Inst'l: 200801060027736
Pg: 2 of 5

Witness the following signature and seal.

ROUTE 234 ASSOCIATES, LLC, a Virginia limited liability company

BY: _____ (SEAL)
James R. Nalls, Authorized Agent

State of Virginia,
County of Fairfax to-wit:

The foregoing instrument was acknowledged before me this 26th day of March, 2008 by James R. Nalls, Authorized Agent of Route 234 Associates, LLC, a Virginia limited liability company, on behalf of said company.

Notary Public
My commission expires 4/30/08

SUSAN SAWYER
Notary Public
Commonwealth of Virginia
Reg. #129035
My Commission Expires April 30, 2008

After recording, please return to:
Lighthouse Title
10600 Arrowhead Drive, Suite 150
Fairfax, Virginia 22030
File No. F1940/2329
Document Prepared By:
J. Lawrence Murray, Esquire

2.

Inst'l: 200801060027736
Pg: 3 of 5

Escrow File No.: F1940/2329

EXHIBIT "A"

Being a description of the property of Colchester Corporation as obtained from Clara L. Davis by Deed dated July 25, 1974 and recorded in Deed Book 748 at Page 112 among the Land Records of Prince William County, Virginia and being more particularly described as follows:

Beginning for the same at an iron pipe set on the northerly right-of-way line of Dumfries Road, Route 234, variable width right-of-way, at a corner common to Ridge & Long Limited Company, Instrument #200112170135424, thence leaving said Dumfries Road and Running with Ridge & Long

1. North 23° 37' 31" East, 1,852.93 feet to an iron pipe set in the southerly line of Prince William County Board of Supervisors, Deed Book 2851 at Page 1407, thence leaving said Ridge & Long and running with Prince William Board of Supervisors

2. South 67° 12' 57" East, 547.27 feet to an iron pipe found at a corner common to Daigel, Instrument #200303190050807 thence leaving said Boazd of Supervisors and running with Daigel and continuing with Antognini, et al, Instrument #200302060027209

3. South 22° 38' 10" West, 1,120.39 feet to an iron pipe found at a corner common to Azalea Forest, Deed Book 1769 at Page 1440, thence leaving said Antognini and running with Azalea Forest

4. South 22° 19' 40" West, 746.31 feet to an iron pipe set on the northerly right-of-way line of the aforesaid Dumfries Road thence leaving said Azalea Forest and Running with said Dumfries Road, the following four (4) courses and distances

5. North 68° 47' 34" West, 83.83 feet to an iron pipe set; thence

6. North 66° 32' 46" West, 153.33 feet to an iron pipe set; thence

7. North 64° 25' 57" West, 299.17 feet to an iron pipe set; thence

8. North 67° 18' 23" West, 47.38 feet to an iron pipe set at the point of beginning, containing 1,050,790 square feet or 24.12283 acres of land, more or less.

Now known as Lots 1 - 8, and Parcel A, Colchester Business Park, as per Deed of Subdivision, Dedication and Easement, recorded as Instrument Number 200708150093889, with plat attached thereto as Instrument Number 200708150093590.

3

COMMONWEALTH OF VIRGINIA
HAROLD A. LOGAN
LIC. NO. 1111B
LAND SURVEYOR

SCALE : 1" = 100'
DATE : 03-05-2024
DESIGNED : N/A
DRAFTED : MB
REVISIONS:

MID-COUNTY INDUSTRIAL PARK

PRINCE WILLIAM COUNTY, VIRGINIA

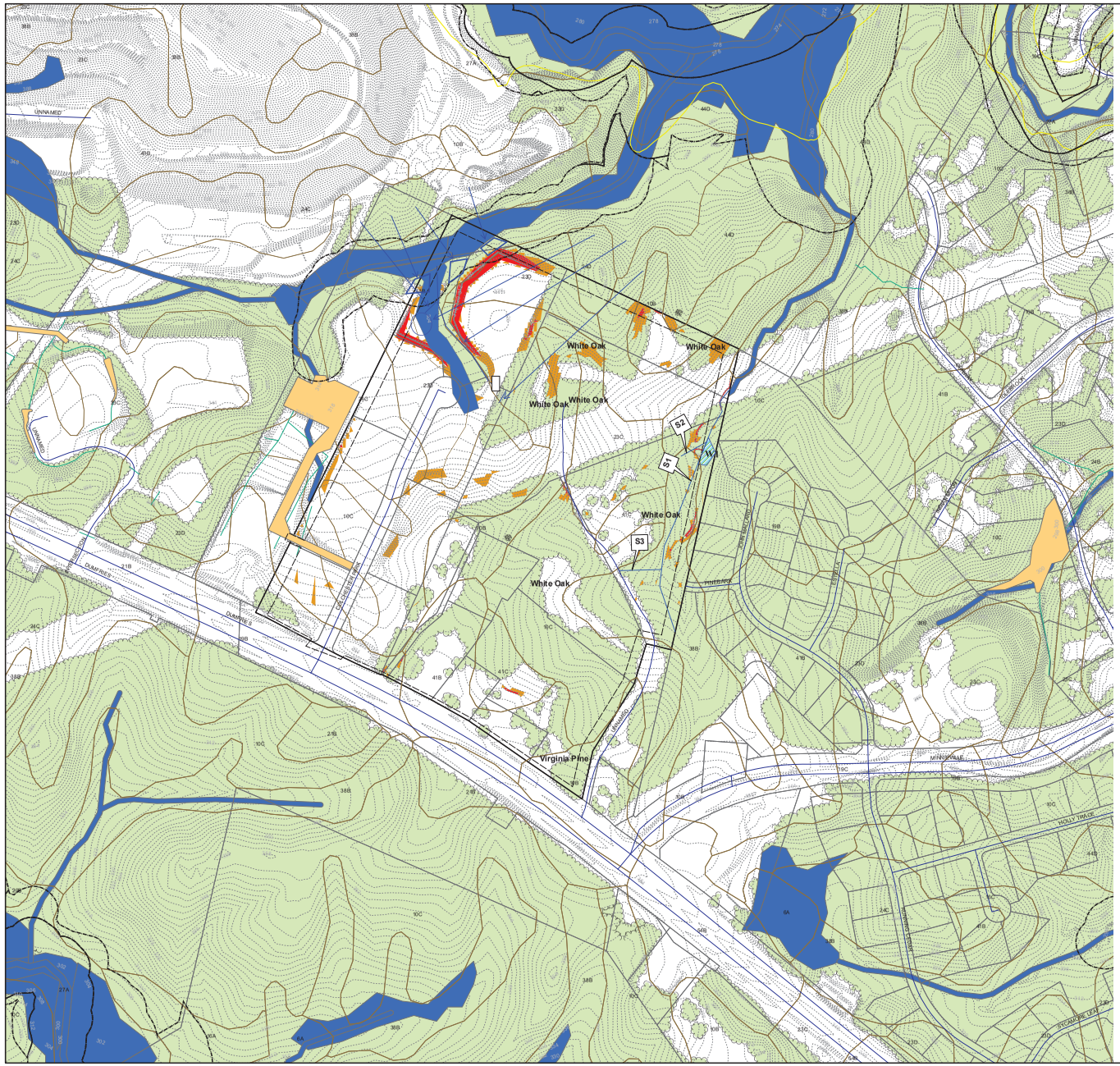
REZONING PLAT

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

SHEET 4 OF 4

RP 3453

Z:\Logan Projects\3453\[RP] Rezoning Plat [3453].dwg April 04, 2024 - 10:31am



Legend

- Contours
- Mid-County Industrial Park
- Tree_Cover

Slope

- 15 to 25%
- 25% +
- LOD
- NWI Adjacent
- Zone A FEMA FLOOD HAZARD
- County Mapped RPA
- Wetlands
- streams
- Soils
- Road Center Lines
- Parcels
- SWM Facilities
- SWM Lines
- Champion Trees

Minnieville Capital Acquisition
Summary of Delineation of Waters of the U.S.*

Wetland	Wetland Type	Cowardin Classification	Acreage of Wetland	Square FT. of Wetlands
W1	PFO	PFO1	0.094	4,095
Wetland Total			**0.094**	**4,095**

Stream	Stream Type	Cowardin Classification	Stream Linear Feet	Stream Square FT.
S1	Intermittent	R4SB5	1085	3,255
S2	Ephemeral	PUB3	177	531
S3	Ephemeral	PUB3	120	360
Stream Total			**1,382**	**4,146**

MAPPED SOILS INFORMATION FOR THE MID-COUNTY INDUSTRIAL PARK

Map Symbol	Map Unit Name	Erosion Hazard	Perimeability	Hydrologic Category	Slope (%)	Partical Category
10B	Buckhall loam, 2 to 7 percent slopes	0.37	28	B	3	
10C	Buckhall loam, 7 to 15 percent slopes	0.37	28	B	11	
19B	Elioak loam, 2 to 7 percent slopes	0.32	9	B	3	
23C	Gaila sandy loam, 7 to 15 percent slopes	0.24	28	B	11	
23D	Gaila sandy loam, 15 to 25 percent slopes	0.24	28	B	20	
24D	Glenelg-Buckhall complex, 15 to 25 percent slopes	0.32	9	B	20	
38B	Meadowville loam, 0 to 5 percent slopes	0.28	28	A	3	
41B	Neabsco loam, 0 to 7 percent slopes	0.43	9	D	4	
41C	Neabsco loam, 7 to 15 percent slopes	0.43	9	D	11	
44D	Occoquan sandy loam, 7 to 25 percent slopes	0.24	28	A	16	

ENVIRONMENTAL NOTES:

1. THE PRINCE WILLIAM COUNTY MAPPER SHOWS THAT THE SITE DOES NOT CONTAIN A RESOURCE PROTECTION AREA (RPA). THIS WAS CONSISTENT WITH THE WATERS OF THE U.S. (WOUS) DELINEATION THAT WAS CONDUCTED BY VIRGINIA WATERS AND WETLANDS, INC. IN JUNE 2023 IDENTIFIED ONE INTERMITTENT STREAM AND TWO EPHEMERAL STREAMS LOCATED WITHIN THE SITE. APPROXIMATELY LOCATIONS OF DELINEATED WETLANDS AND STREAMS ONSITE ARE SHOWN.
2. THERE ARE AREAS CONTAINING SLOPES 15% OR GREATER ON THE SITE. THE SITE CONTAINS 1.01 ACRES OF SLOPES BETWEEN 15% AND 25% WHICH IS APPROXIMATELY 2.6 PERCENT OF THE SITE. THE SITE CONTAINS 0.1 ACRE OF SLOPES GREATER THAN 25%, WHICH IS APPROXIMATELY 0.2% OF THE SITE.
3. THE EXISTING SITE CONSISTS OF APPROXIMATELY 16.58± ACRES OF IMPERVIOUS AREA AND 22.44± ACRES OF PERVIOUS AREA. THE PROPOSED PERCENTAGE ESTIMATES OF IMPERVIOUS SURFACES FOR CONSTRUCTION OF INDUSTRIAL BUILDINGS AND ASSOCIATED INFRASTRUCTURE ARE 16.56 ACRES OR 43% OF IMPERVIOUS SURFACES WITH 57% PERVIOUS SURFACE.
4. CLEARING LIMITS ARE SHOWN.
5. APPLICATIONS WITH RESIDENTIAL COMPONENT TABULATE THE AMOUNT OF DESIGNATED ENVIRONMENTAL RESOURCE (ER) IN AREAS: IS NOT APPLICABLE FOR THIS PROJECT.
6. THE EXISTING SITE CONSISTS OF APPROXIMATELY 24.0± ACRES OF NATURAL OR UNDISTURBED AREA. THE PROPOSED PERCENTAGE ESTIMATES THE NATURAL OR UNDISTURBED AREA AFTER CONSTRUCTION OF INDUSTRIAL BUILDINGS AND ASSOCIATED INFRASTRUCTURE AT 2.5± ACRES OR 7% OF THE PROJECT AREA.
7. VIRGINIA WATERS AND WETLANDS, INC. (VWW) COORDINATED WITH FEDERAL, STATE AND COUNTY AGENCIES REGARDING THE PRESENCE OR ABSENCE OF THREATENED AND ENDANGERED SPECIES, AS WELL AS ANY HISTORICAL/CULTURAL PROPERTIES THAT MAY OCCUR ON OR NEAR THE SITE. COORDINATION WITH THE AGENCIES WAS CONDUCTED TO DETERMINE IF POTENTIAL ACTIVITIES MIGHT AFFECT STATE AND FEDERAL LISTED ENDANGERED OR THREATENED SPECIES OR DESTROY OR ADVERSELY MODIFY A DESIGNATED CRITICAL HABITAT (SEE EXHIBIT 6 FOR AGENCY LETTERS). THE FOLLOWING SUMMARIZES THE RESPONSES GIVEN BY THE VARIOUS AGENCIES:
   - THE VIRGINIA DEPARTMENT OF GAME AND INLAND FISHERIES (DGIF) ON-LINE REVIEW OF THE DGIF VAFWIS DATABASE NOTES THAT THERE ARE CURRENTLY NON DOCUMENTED OCCURRENCES OF THREATENED OR ENDANGERED SPECIES IN THE PROJECT AREA.
   - US FISH AND WILDLIFE LIST TWO CRITICAL HABITATS AT THE LOCATION IN PRINCE WILLIAM COUNTY. UTILIZING THE IPAC DATABASE TO CREATE A MORE SITE-SPECIFIC RESULTED IN ONE (1) INSECT SPECIES (MONARCH BUTTERFLY) AND TWO (2) MAMMAL SPECIES OF CONCERN (NORTHERN LONG-EARED BAT AND TRI-COLORED BAT), AS WELL AS ONE (1) FLOWERING PLANT (SMALL WHORLED POGONIA).
   - THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR): REQUEST FOR INFORMATION LETTERS WAS RECEIVED ON MAY 23, 2023. VDCR NATURAL HERITAGE RESOURCES HAVE NOT BEEN DOCUMENTED WITHIN THE PROJECT BOUNDARY OR WITHIN 1MI FEET OF THE SITE. HOWEVER, TREE CLEARING IS LISTED AS "WILL IMPACT" AN ECOLOGICAL CORE (C2).
   - THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR): REQUEST FOR INFORMATION LETTERS WAS RECEIVED ON APRIL 27, 2023. VDHR DOES NOT LIST ANY POTENTIAL SITES WITHIN THE PROJECT BOUNDARY.
   - THE CULTURAL RESOURCE ASSESSMENT AND RECORD CHECK FOR THE SITE THROUGH PRINCE WILLIAM COUNTY. THE RESPONSE FROM PWC INDICATES THAT NO ARCHAEOLOGICAL, HISTORICAL OR GRAVES ARE RECORDED ON THE PROPERTIES.
8. WATER COURSES AND 100-YEAR FLOODPLAIN: THE NWI MAP COVERING THE PROPERTY DEPICTS A STREAM SYSTEM ALONG THE NORTH-EASTERN PROPERTY LINE. THE INDEPENDENT HILL, VA, 7.5' TOPOGRAPHIC QUADRANGLE DOES NOT DEPICT THE PRESENCE OF A STREAM, RIVER, OR POND ON THE PROPERTY. THE FLOOD INSURANCE RATE MAP (FIRM) 51153CO191D WITH AN EFFECTIVE DATE OF 1/5/1995 SHOWS THE PROPERTY TO BE OUTSIDE THE FLOOD PLAIN (EXHIBIT 8). A WATERS OF THE U.S. (WOUS) DELINEATION WAS CONDUCTED BY VWW ON HALF THE PARCELS IN APRIL 2023. THE DELINEATION IDENTIFIED ONE (1) PALUSTRINE FORESTED WETLANDS (PFO) TOTALING APPROXIMATELY 0.094-ACRES, ONE (1) INTERMITTENT STREAM TOTALING APPROXIMATELY 1,085LF AND TWO (2) EPHEMERAL STREAMS TOTALING 297LF. THE WOUS DELINEATION CAN BE FOUND IN EXHIBIT 7. A PERENNIAL FLOW DETERMINATION (PFD) FOR HALF THE PARCELS HAS BEEN SUBMITTED TO PWC AND IS UNDER REVIEW. A PRESERVATION AREA SITE ASSESSMENT (PASA) WILL BE REQUIRED FOR THE SITE.
9. AREAS OF HIGHLY ERODIBLE, HIGHLY PERMEABLE AND MARINE CLAY SOILS ARE SHOWN.
10. THERE ARE TWO WETLANDS AND THREE STREAMS LOCATED ON THE PROJECT SITE. THERE IS NO RPA ON THE SITE.
11. ALL SPECIMEN TREES ARE SHOWN.
12. THE PROJECT SITE IS APPROXIMATELY 39 -ACRES AND IS APPROXIMATELY 62% FORESTED. PER FOREST COVER TYPES OF THE UNITED STATES AND CANADA PROVIDED BY THE SOCIETY OF AMERICAN FORESTERS, THE MAJOR FORREST COVER TYPES ON THE SITE A "VERY MATURE STAND" OF WHITE OAK. THE PARCEL WITH THE PERENNIAL STREAM HAS NOT BEEN EVALUATED AT THIS TIME.
13. THE TOTAL ACREAGE OF SITE IS APPROXIMATELY 39 ACRES.

200 Feet

VIRGINIA WATERS & Wetlands
6799-A KENNEDY ROAD WARRENTON, VIRGINIA 20187
Phone (540) 349-1922 Fax: (540) 349-1927

EVIRONMENTAL CONSTRAINT ANALYSIS MAP
MID-COUNTY INDUSTRIAL PARK

Prince William County, Virginia

Designed By	Drafted By
	AH
Checked By	Aproved By

Date
March 7, 2024

Scale
1 inch = 200 feet

Parcel Pins:
7991-45-0874; 7991-35-9245; 7991-44-1698; 7991-34-8768; 7991-34-3679; 7991-34-2547; 7991-34-5186; 7991-34-3438; 7991-34-4523; 7991-34-6407; 7991-34-8422; 7991-36-4009; 7991-35-5677; 7991-35-2881; 7991-35-1247; 7991-35-3722; 7991-25-9201; 7001-34-2084; 7991-24-7560; 7991-34-0648

SHEET 1 OF 1

PLANNING COMMISSION RESOLUTION

MOTION: **JUSTICE** **April 24, 2024**
Regular Meeting

SECOND: **BROWN** **Res. No. 24-061**

RE: **REZONING AND PROFFER AMENDMENT #REZ2024-00006**
MID-COUNTY INDUSTRIAL PARK
COLES MAGISTERIAL DISTRICT

ACTION: **RECOMMEND DENIAL**

WHEREAS, this is a request to rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for the development of an industrial park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a building height increase of up to 80 feet; and

WHEREAS, the subject ±64.44-acre project area is located ±250 feet northwest of the Dumfries Road/Minnieville Road intersection and north of Dumfries Road (Route 234). The subject site is identified on County maps as the following GPINs: 7991-24-7560; 7991-25-9201; 7991-34-0648; 7991-34-2084; 7991-34-2547; 7991-34-3438; 7991-34-3679; 7991-34-4523; 7991-34-5166; 7991-34-6407; 7991-34-8422; 7991-34-8768; 7991-35-1247; 7991-35-2881; 7991-35-3722; 7991-35-5677; 7991-35-9245; 7991-36-4009; 7991-44-1698; and 7991-45-0874; and Colchester Park Drive (right-of-way proposed to be vacated); and

WHEREAS, the site is designated I-3, Technology/Flex Industrial, with a T-3 Transect, which recommends a range of 0.23 to 0.57 floor area ratio (FAR), and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan; and

WHEREAS, the ±64.44-acre site is currently zoned A-1, Agricultural, and M/T, Industrial/Transportation, in association with #PLN2009-00117. The site is also located within the Data Center Opportunity Zone Overlay District, partially within the Route 234 (Dumfries Road) Highway Corridor Overlay District, and within the Agritourism and Arts Overlay District; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this rezoning/proffer amendment for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 24, 2024, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending denial of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend denial of Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park.

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

MOTION CARRIED

Attest: Oly Pena
Oly Peña
Clerk to the Planning Commission

PRINCE WILLIAM COUNTY

Rezoning and Proffer Amendment #REZ2021-00006 Mid-County Industrial Park

Coles Magisterial District

Board of County Supervisors
June 4, 2024

Scott F. Meyer

Planning Office

#REZ2024-00006, Mid-County Industrial Park

PRINCE WILLIAM COUNTY

- **Request:** To rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, and to amend the proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for the development of an industrial park with data center use options to include an electric substation, and with other associated development waivers and modifications, including a height increase of up to 75 feet for any building within 250 feet of Dumfries Road (Route 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls, which may have a maximum height of 15 feet.

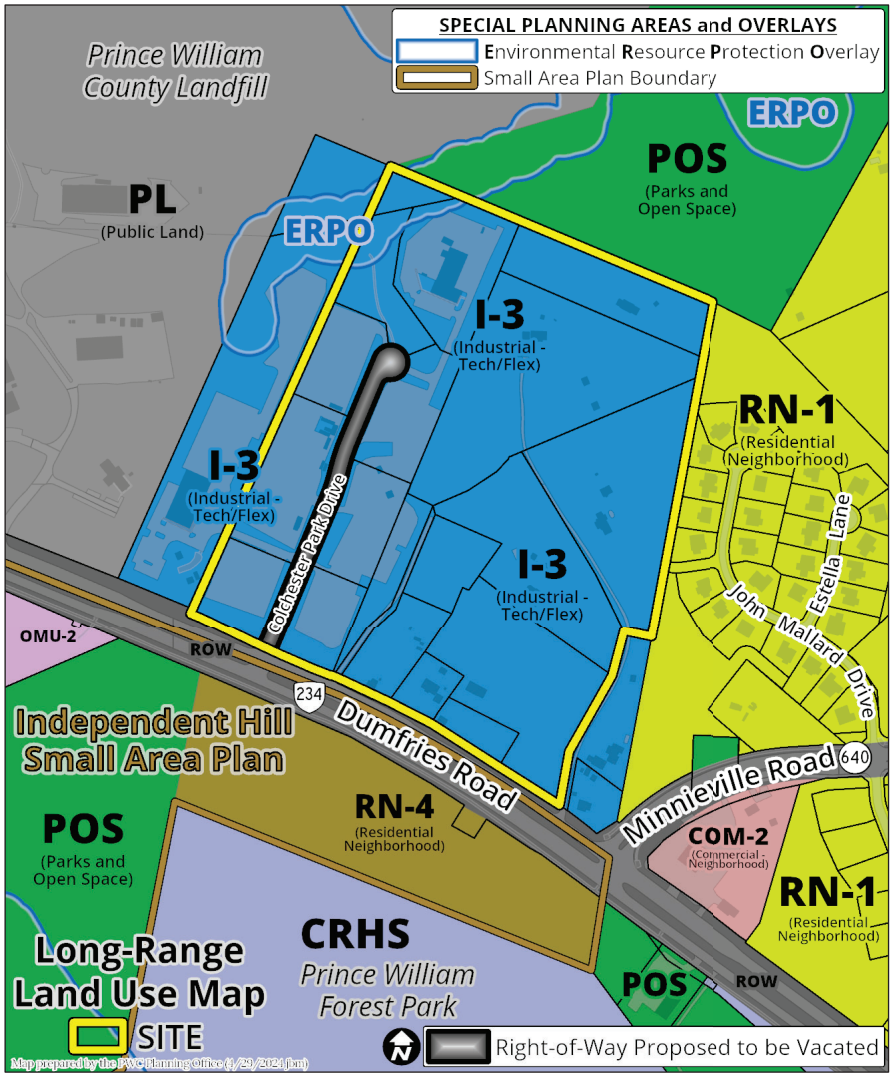
- **Location:** The ±64.44-acre project area is located ±250 feet northwest of the Dumfries Road/Minnieville Road intersection and north of Dumfries Road (Route 234). The project site includes 20 parcels and Colchester Park Drive (County owned right-of-way proposed to be vacated and conveyed).

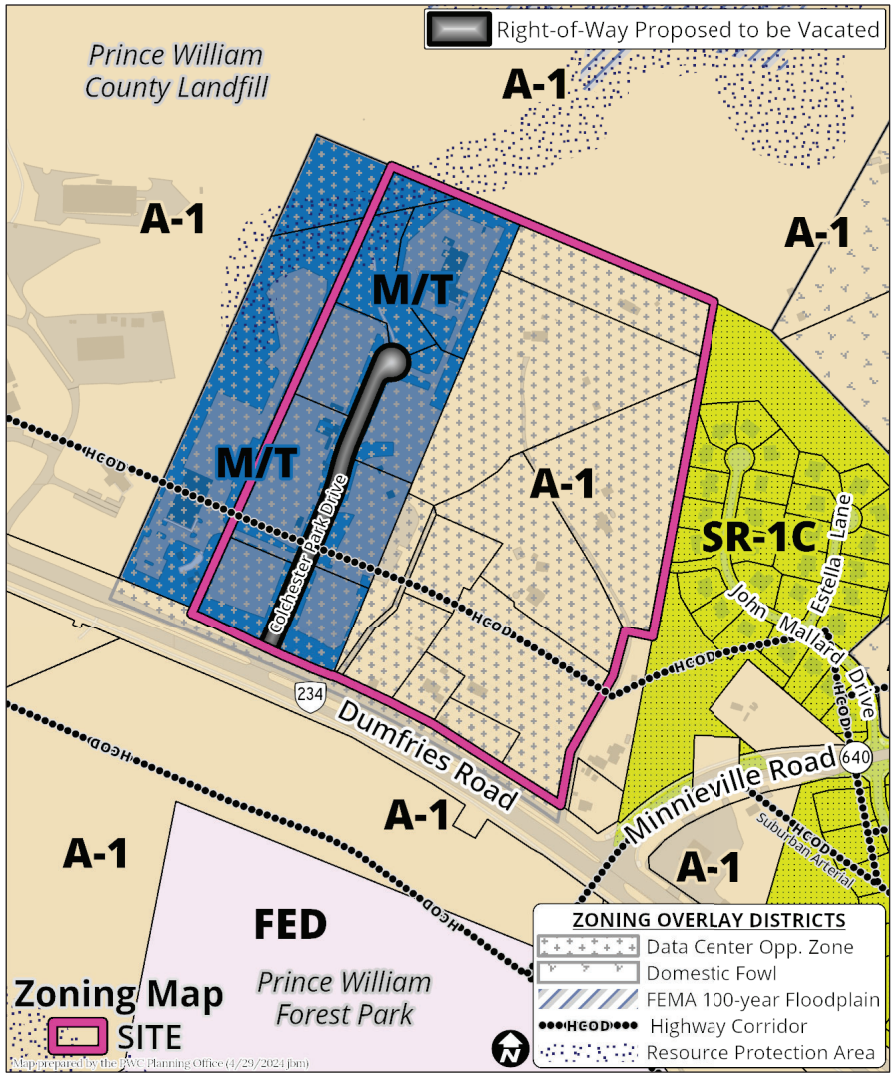
- **Recommendation: Approval**



#REZ2024-00006, Mid-County Industrial Park

PRINCE WILLIAM COUNTY



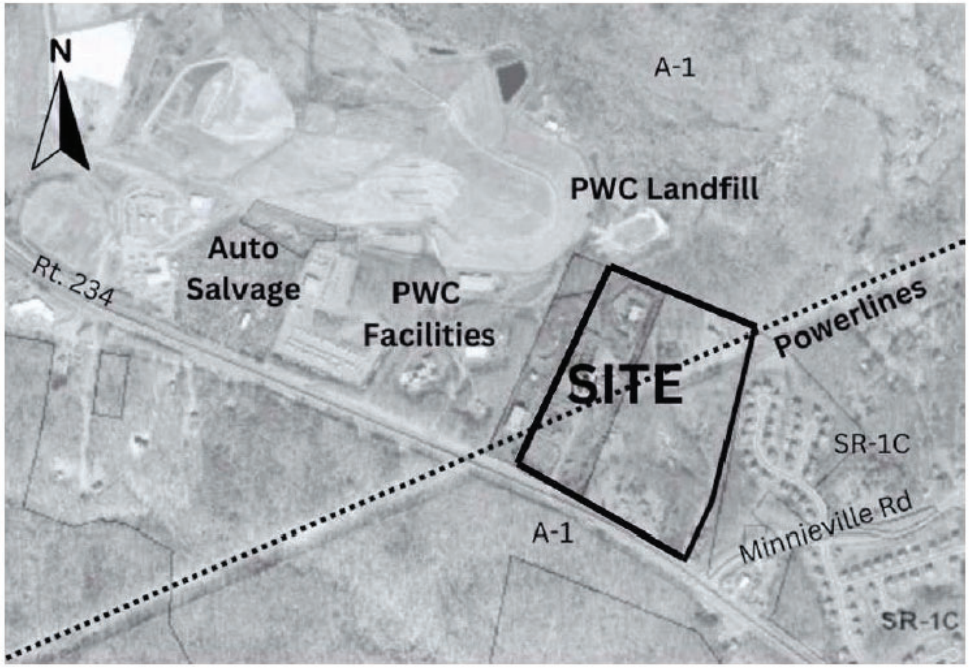


#REZ2024-00006, Mid-County Industrial Park

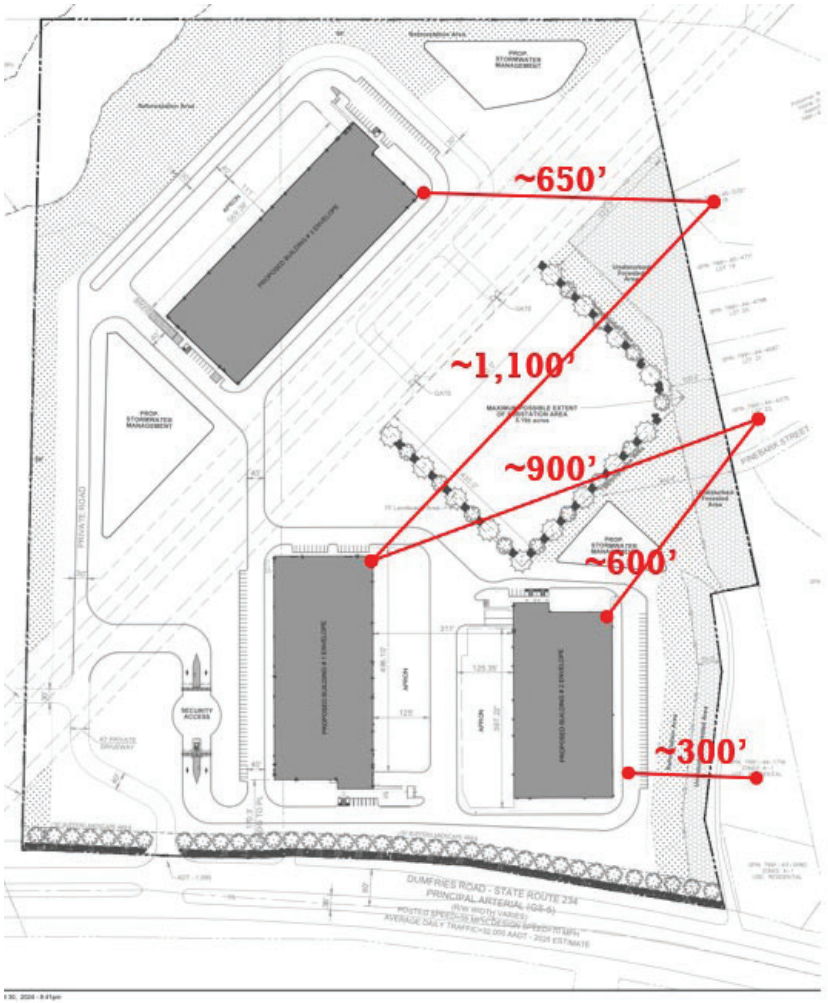
PRINCE WILLIAM COUNTY

	Existing with M/T and A-1 Zoning	Proposed with Rezoning/Proffer Amendment (M/T and M-2 zoning)
Project Area	±64.44 acres	±64.44 acres
Zoning Breakdown	±40.91 acres zoned A-1, without proffers (eastern portion); ±23.53 acres zoned M/T, with proffers for #PLN2009-00117 (western portion)	Combined/reassembled project area = ±64.44 acres; Rezoning ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial (eastern portion); Amending proffers associated with #PLN2009-00117 on ±23.53 acres, to allow for development of an industrial park with data center use options to include an electric substation (western portion)
Building Height	Eastern portion (open space, overhead power lines, single-family detached residences); Western portion (industrial park); Up to 75 feet	Requested building height increase of up to 75 feet for any building within 250 feet of Dumfries Road (Rt. 234) and up to 80 feet for all other building(s), and not inclusive of rooftop mechanical equipment and screening walls, which may have maximum height of 15 feet.
Landscaping & Buffers	15-foot landscape buffer, between M/T and A-1 zoned properties (to be vacated); 50-foot HCOD buffer along southwestern frontage of Dumfries Road, (#PLN2009-00117)	Variable width undisturbed forested and reforestation area (at least 100 feet in width), along eastern property line 35-foot HCOD buffer along Dumfries Road, and 15-foot landscape enhancement area (50-foot total width)

#REZ2024-00006, Mid-County Industrial Park

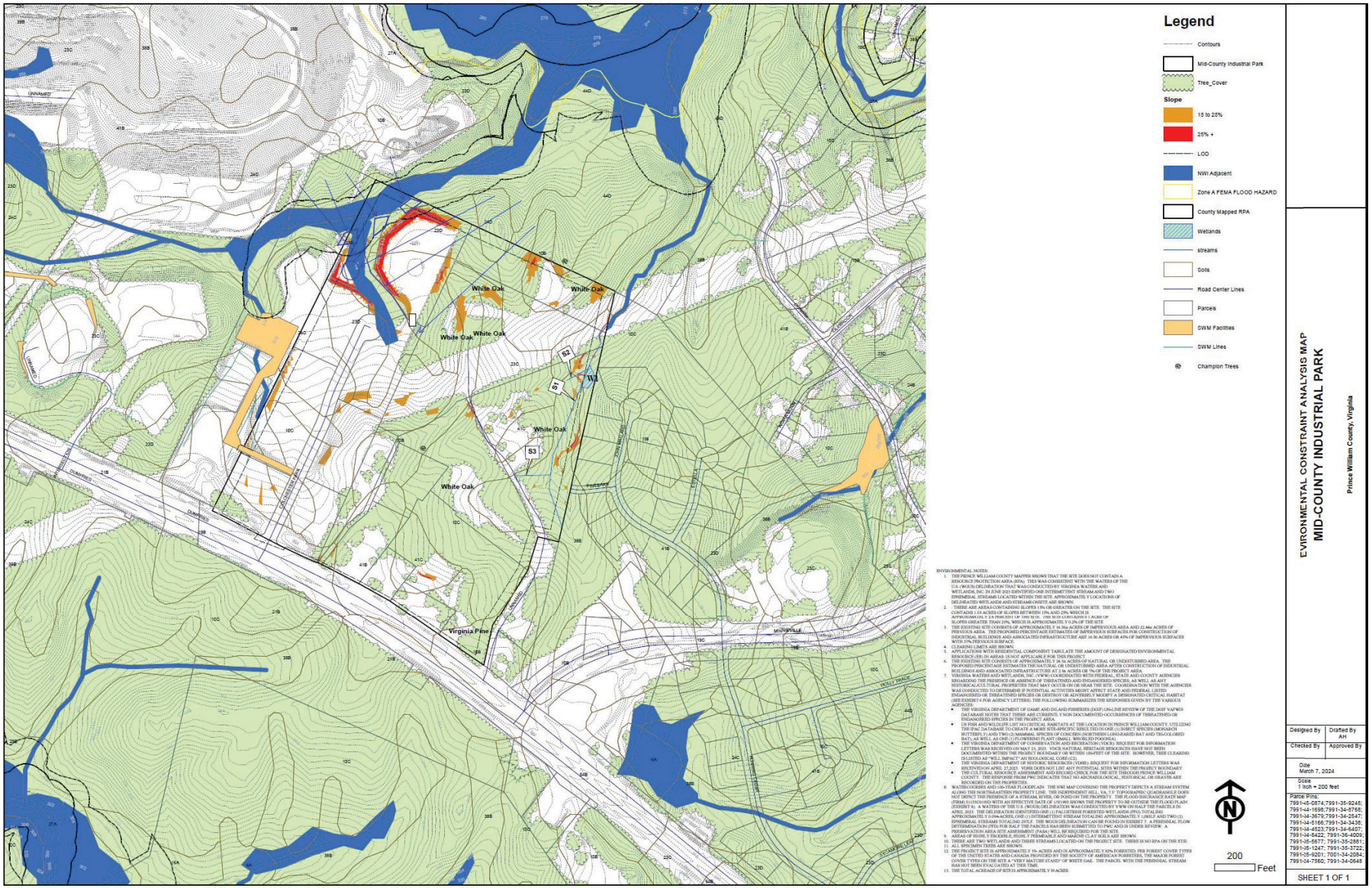


VICINITY MAP
NOT TO SCALE



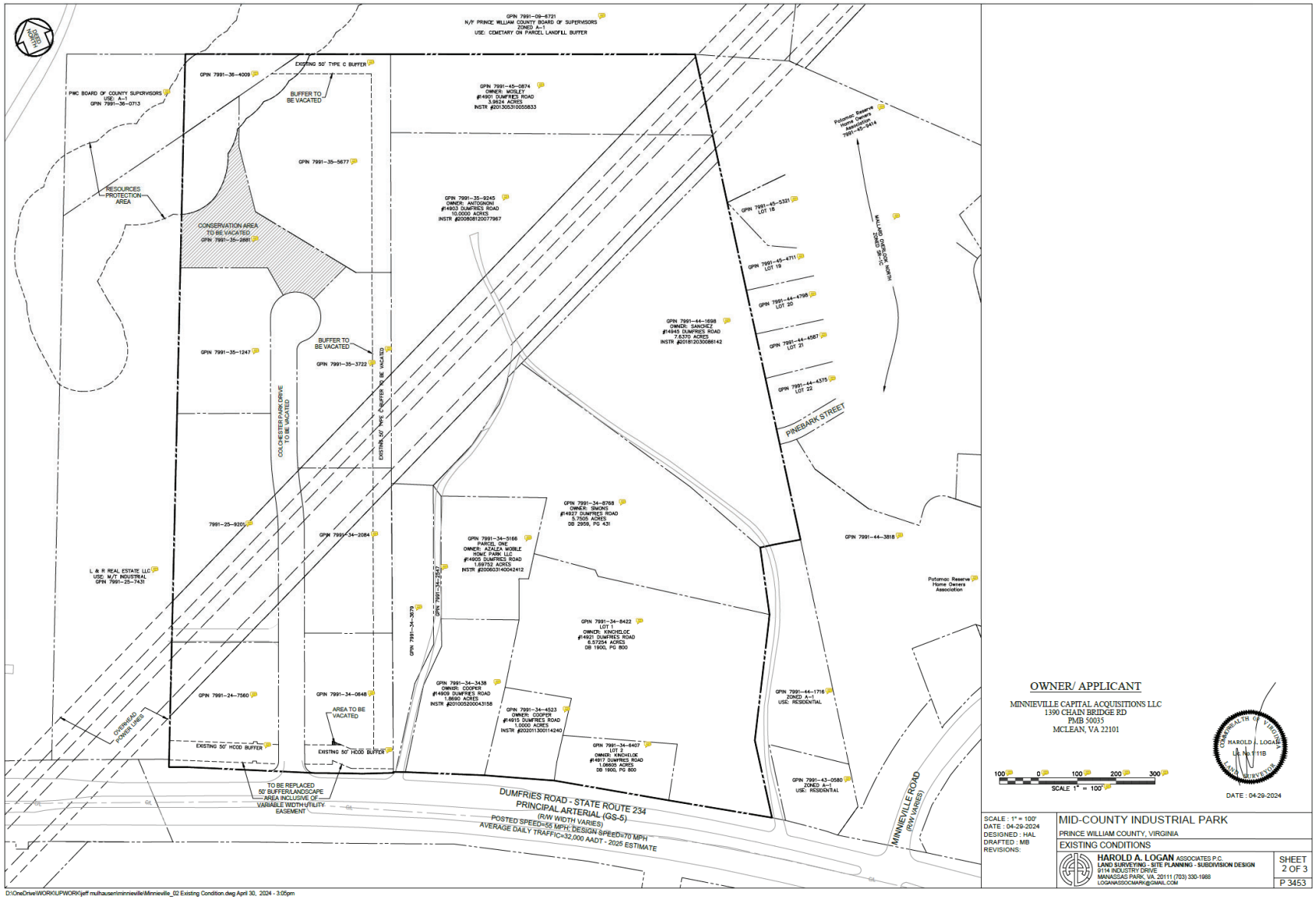
#REZ2024-00006, Mid-County Industrial Park

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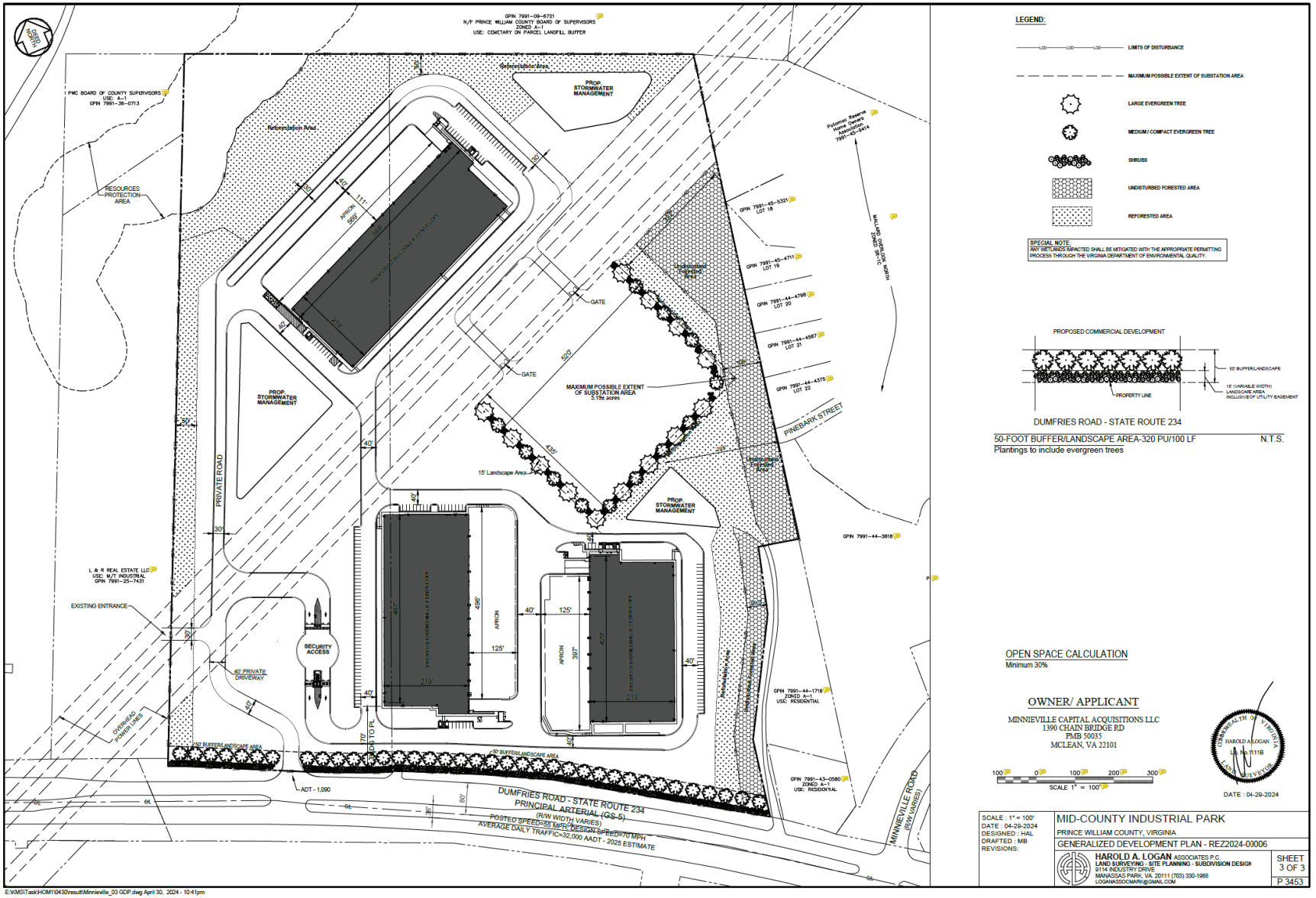
#REZ2024-00006, Mid-County Industrial Park

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#REZ2024-00006, Mid-County Industrial Park

PRINCE WILLIAM COUNTY



#REZ2024-00006, Mid-County Industrial Park

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Environment	No
Fire and Rescue	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Environment (Weaknesses):

- Impacts to High Quality Resource Areas
- Loss of Protected Wetlands & Conservation Area to be Vacated
- Potential for Additional Impacts from Electric Substation

Overall Noteworthy Project Weaknesses:

- (Land Use) – Proximity to Adjacent Residential Development
- (Community Design) – Unresolved Overall Massing & Height Concerns

#REZ2024-00006, Mid-County Industrial Park

Recommendations:

- **Planning Commission: Denial** of Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park.

- **Staff Recommendation: Approval** of Rezoning and Proffer Amendment #REZ2024-00006, Mid-County Industrial Park, subject to the revised proffers dated May 17, 2024, for the following reasons:

  - The proposed industrial/technology park with the intended development as a data center facility is consistent with the I-3, Technology/Flex Industrial, land use designation.

  - The proposal will facilitate the delivery of a data center campus, which is identified as a "targeted industry", that favorably aligns with strategic goals for economic development and the adopted Strategic Plan, while increasing the industrial/commercial tax base and increasing at-place employment options.

  - The site is located within the Data Center Opportunity Zone Overlay District, which encourages such data center uses. Through this proposal, enhanced context-sensitive mitigation measures are being proposed to offset the impacts.