Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

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Map Amendment Requirements ....................................... 4
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Document Checklist ...................................................... 6

PATHWAY TO
2040
A Community of Choice

5802 Artemus Road
GPIN: 7498-36-4869
Instructions
All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:
☒ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  ☒ Fill in the project name.
  ☒ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ☒ Describe the property location (for map amendments only).
  ☒ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☒ Map Amendment Requirements – Page 4
  ☒ Justification of the proposed amendment (map amendment).
  ☒ Existing and proposed Comprehensive Plan land use classifications (map amendment)
  ☒ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
  ☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  ☐ Purpose and intent of amendments (text amendment).
  ☐ Comprehensive Plan Consistency Analysis (text amendment).
  ☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-36-4869</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.0639</td>
</tr>
</tbody>
</table>

Total Acreage: 10.0639

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*
Name: RWH Contracting Inc. / Attn: Hector Ferrfino
Mailing Address: 1810 Reddy Drive, Suite 4228
City/State/Zip: Woodbridge, VA 22194
Phone: 301-693-2067
Email: hector@rwhus.net

Authorized Agent(s) *

Contract Purchaser/Lessee*
Name: 
Mailing Address: 
City/State/Zip: 
Phone: 
Email: 

Engineer*
Name: 
Mailing Address: 
City/State/Zip: 
Phone: 
Email: 

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31 day of August, 2021.

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form: Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☒ Map of proposed CPA area including transects associated with this change.
☒ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☒ Existing Comprehensive Plan land use classification(s) and respective area(s):
   Rural Crescent

☒ Proposed Comprehensive Plan land use classification(s) and respective area(s):
   FEC Data Centers due to availability of the Dominion Backbone Transmission lines.

☒ Existing zoning and land use of the subject parcel(s):

☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
   Yes ☐ No ☒

☒ What use/zoning will be requested if the amendment is approved?: FEC Data Centers
☐ Existing Sector Plan(s)/Small Area Plan(s):
☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;

☐ Proposed new or revised text:
   ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;

☒ Comprehensive Plan Consistency Analysis:
   ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
   ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
   ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
DESCRIPTION
L-01: GPIN: 7498-54-2867
L-02: GPIN: 7498-55-1385
L-03: GPIN: 7498-53-2739
L-04: GPIN: 7498-43-6254
L-05: GPIN: 7498-43-1428
L-06: GPIN: 7498-43-0283
L-07: GPIN: 7498-34-9430
L-08: GPIN: 7498-44-2890
L-09: GPIN: 7498-44-8461
L-10: GPIN: 7498-45-4762
L-11: GPIN: 7498-35-9736
L-12: GPIN: 7498-34-5957
L-13: GPIN: 7498-35-3911
L-14: GPIN: 7498-36-5811
L-15: GPIN: 7498-36-4869
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___ day of August, 2021,
(day) (month) (year)

I, ____________________________,
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

__________________________________________________________________________

COMMONWEALTH OF VIRGINIA:
County of ____________________________,

Subscribed and sworn to before me this ___ day of August, 2021 in my county
and state aforesaid, by the aforenamed principal.

My commission expires: ___/___/___

______________________________
Notary Public

[Signature]

[Stamp]
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM  

This ___ day of ____________, 2021,  
(day) (month) (year)  

I, ____________  
(Owner)  

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County of ____________  

Subscribed and sworn to before me this ___ day of ____________, 2021, in my county and state aforesaid, by the aforesaid principal,  


My commission expires: ____________


Notary Public
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☒ Map amendments
    ☒ Justification of the proposed amendment
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    ☒ Existing and proposed zoning request
    ☒ Map of transects for new land use classification.
  ☐ Text Amendments
    ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
    ☐ Purpose and intent of amendments
    ☐ Comprehensive Plan Consistency Analysis
    ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5”x11”.

☒ Document/Information Checklist (page 6)
☒ Other requested information (specify):
  Justification for change is on the following page

  K enn Knarr / Dominique Estates Cover letter

  
JUSTIFICATION FOR THE AMENDMENT
TO CHANGE THE
Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.

2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.

3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.

4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.

5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.

6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.

7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.

8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.

9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.

10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal,

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The TRAPPERS RIDGE SUBDIVISION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
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for
Long-Range Land Use Map Changes
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5840 Artemus Road
GPIN: 7498-36-5811
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☐ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  ☑ Fill in the project name.
  ☑ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ☑ Describe the property location (for map amendments only).
  ☑ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

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  ☑ Justification of the proposed amendment (map amendment).
  ☑ Existing and proposed Comprehensive Plan land use classifications (map amendment)
  ☑ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

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  ☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchaser(s), or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-36-5811</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.0465</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Acreage:</td>
<td></td>
<td></td>
<td>10.0465</td>
</tr>
</tbody>
</table>

Property Location (Describe the location of the property by distance, in fact or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1 1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(lessee), and engineer(s) as applicable are:

☐ Owner of Property*
Name: RWH Contracting Inc. / Attn: Hector Ferrino
Mailing Address: 1810 Reddy Drive, Suite 4228
City/State/Zip: Woodbridge, VA 22194
Phone: 301-693-2067
Email: hector@rwhus.net

☐ Authorized Agent(s)*

☐ Contract Purchaser/Lessee*
Name: ____________________________
Mailing Address: ____________________________
City/State/Zip: ____________________________
Phone: ____________________________
Email: ____________________________

☐ Engineer*
Name: ____________________________
Mailing Address: ____________________________
City/State/Zip: ____________________________
Phone: ____________________________
Email: ____________________________

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31 day of AUGUST, 2021.

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form: Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
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    FEC Data Centers due to availability of the Dominion Backbone Transmission lines.
☒ Existing zoning and land use of the subject parcel(s):
☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
    Yes ☐ No ☒
☒ What use/zoning will be requested if the amendment is approved? FEC Data Centers
☒ Existing Sector Plan(s)/Small Area Plan(s):
☒ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
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NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
DESCRIPTION

L-01: GPIN: 7498-54-2867
L-02: GPIN: 7498-53-1385
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L-04: GPIN: 7498-43-6254
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L-13: GPIN: 7498-35-3911
L-14: GPIN: 7498-36-5811
L-15: GPIN: 7498-36-4869
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 31st day of August, 2021,

I, Hector Fernández
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:
County of Prince William

Subscribed and sworn to before me this 31st day of August, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: 8/31/2025

Notary Public
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This day of August, 2021,

I, Ronaldo Juan Vargas

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


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County of Prince William

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Notary Public
Document/Information Checklist

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WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire "Pageland Lane Corridor."

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Parag Agrawal  
Director of Planning  
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Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
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GPIN: 7498-35-3911
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Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change to the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-35-3911</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.0969</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Acreage: 10.0969

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

1/4 mile from intersection of Artemus Road and Pageland Lane

*Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- [ ] Owner of Property*
- [ ] Authorized Agent(s)*
- [x] Contract Purchaser/Lessee*  
- [ ] Engineer*

Name: Trigon Homes LLC / Walter Cheatle  
Mailing Address: 15349 Brandy Road, Suite 202  
City/State/Zip: Culpeper, VA 22701  
Phone: 540-718-2260  
Email: wcheatle@trigonhomes.com

Name: Colin & Kristine Smolens  
Mailing Address: 418 Deerpath Ave, SW  
City/State/Zip: Leesburg, VA 20175  
Phone: 904-718-0681  
Email: smolensfamily@gmail.com

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31st day of August 2021, ____________________________.

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Limited Specific Power of Attorney

BE IT ACKNOWLEDGED that I, Walter Cheatle, Managing Member of Trigon Homes, LLC, the undersigned, do hereby grant a limited and special power of attorney to Colin & Kristine Smolens of 418 Deerpath Ave., SW Leesburg, VA 20175 and phone number of 904-718-0681 as my attorney-in-fact.

Said attorney-in-fact shall have full power and authority to undertake and perform only the following acts on my behalf:

1. Sign and submit the Prince William County Application for Long-Range Land Use Map Changes During the Comprehensive Plan Update ("Application") for property with GPIN 7498-35-3911
2. Be the point of contact for Prince William County to respond to any questions or address and comments from the Prince William County Planning Office regarding the Application.

The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein.

My attorney-in-fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interest, as my attorney-in-fact in its discretion deems advisable.

This power of attorney is effective upon execution. This power of attorney may be revoked by me at any time, and shall automatically be revoked upon my death, provided any person relying on this power of attorney shall have full rights to accept and reply upon the authority of my attorney-in-fact until in receipt of actual notice of revocation.

Signed this ___ day of ____ , 2021.

Walter Cheatle, Managing Member

Trigon Homes, LLC
Map Amendment Requirements

Please provide the following information:

▢ Completed and signed Form: Long-Range Land Use Classification Change Request Form
▢ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
▢ Map of proposed CPA area including transects associated with this change.
▢ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
▢ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
▢ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines,
▢ Existing zoning and land use of the subject parcel(s):
▢ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes □  No ☒
▢ What use/zoning will be requested if the amendment is approved: FEC Data Centers
▢ Existing Sector Plan(s)/Small Area Plan(s):
▢ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

▢ Purpose and intent of text amendment;
▢ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
▢ Proposed new or revised text:
  ▢ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
▢ Comprehensive Plan Consistency Analysis:
  ▢ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ▢ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ▢ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
DESCRIPTION
L-01: GPIN: 7498-54-2867
L-02: GPIN: 7498-53-1385
L-03: GPIN: 7498-53-2739
L-04: GPIN: 7498-43-6254
L-05: GPIN: 7498-43-1428
L-06: GPIN: 7498-43-0283
L-07: GPIN: 7498-34-9430
L-08: GPIN: 7498-44-2890
L-09: GPIN: 7498-44-8461
L-10: GPIN: 7498-45-4782
L-11: GPIN: 7498-35-9736
L-12: GPIN: 7498-34-5957
L-13: GPIN: 7498-35-3911
L-14: GPIN: 7498-36-5811
L-15: GPIN: 7498-36-4869
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 15th day of September, 2021

I, Walter Cheatle, managing member of Trigon Homes LLC

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Culpeper

Subscribed and sworn to before me this 1st day of September, 2021 in my county

and state aforesaid, by the aforesaid principal.

My commission expires: 06/30/2024

Michelle C. Yw
Notary Public
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 31st day of August 2021

I, [Signature]

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 31st day of August 2021 in my county and state aforesaid, by the aforesaid principal.

[Signature]

Notary Public

My commission expires: August 31, 2025

Application Package for Input to Comp Plan Map Page 5 of 6 Revised April 2021
5 County Complex Court, Suite 210, Prince William, Virginia 22192 • 703-792-7615 | planning@pwegov.org | www.pwegov.org/planning
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This [31] day of [August] [2021]
(day) (month) (year)

I, [Kristine Smolenz] Kristine C. Smolenz
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Kristine C. Smolenz
Owner

COMMONWEALTH OF VIRGINIA

County of [Prince William County]

Subscribed and sworn to before me this [31] day of [August] [2021] in my county
and state aforesaid, by the aforesaid principal.

________________________________________________________________________

My commission expires: [Aug 31, 2025]

Notary Public

[Notary Seal]

Liloutie Rattansingh Lee
Notary Public
Commonwealth of Virginia
My commission expires August 31, 2025
Document/Information Checklist

Application package is to include:
☐ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☒ Map amendments
    ☒ Justification of the proposed amendment
    ☒ Existing and proposed Comprehensive Plan land use classification
    ☒ Existing and proposed zoning request
    ☒ Map of transects for new land use classification.
☐ Text Amendments
  ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
  ☐ Purpose and intent of amendments
  ☐ Comprehensive Plan Consistency Analysis
  ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

☒ Document/Information Checklist (page 6)
☒ Other requested information (specify):
  Justification for change is on the following page
  
  Kenny Knarr / Dominique Estates Cover letter
  
  Limited Specific Power of Attorney
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudon County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, 166 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192  

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal,

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The TRAPPERS RIDGE SUBDIVISION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

Instructions .......................................................................................... 2
Comprehensive Plan Land Use Classification Change form .........3
Map Amendment Requirements ......................................................... 4
Text Amendment Requirements ......................................................... 4
Interest Disclosure Affidavit ............................................................ 5
Document Checklist ........................................................................... 6

PATHWAY TO
2040
A Community of Choice

5920 Artemus Road
GPIN: 7498-34-5957
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☑️ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  ☑️ Fill in the project name.
  ☑️ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ☑️ Describe the property location (for map amendments only).
  ☑️ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☑️ Map Amendment Requirements – Page 4
  ☑️ Justification of the proposed amendment (map amendment).
  ☑️ Existing and proposed Comprehensive Plan land use classifications (map amendment)
  ☑️ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
  ☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  ☐ Purpose and intent of amendments (text amendment).
  ☐ Comprehensive Plan Consistency Analysis (text amendment).
  ☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

**Project Name:** Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-34-5957</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.5916</td>
</tr>
</tbody>
</table>

**Total Acreage:** 10.5916

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

1 1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property**
  - Name: Asad & Asim Safdar
  - Mailing Address: 5920 Artemus Road
  - City/State/Zip: Gainesville, VA 20155
  - Phone: 703-589-5076
  - Email: safdarasad@hotmail.com

- **Authorized Agent(s)**

- **Contract Purchaser/Lessee**

- **Engineer**

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this **31** day of **April**

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- [X] Completed and signed Form: Long-Range Land Use Classification Change Request Form
- [X] Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- [X] Map of proposed CPA area including transects associated with this change.
- [X] Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- [X] Existing Comprehensive Plan land use classification(s) and respective area(s):
  
  Rural Crescent

- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.

- [X] Existing zoning and land use of the subject parcel(s):

- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  
  Yes ☐ No [X]

- [X] What use/zoning will be requested if the amendment is approved? FEC Data Centers

- [☐] Existing Sector Plan(s)/Small Area Plan(s):

- [☐] Existing Center of Commerce or Center of Community:

Text Amendment Requirements

- [☐] Purpose and intent of text amendment;
- [☐] Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
- [☐] Proposed new or revised text:
  
  [☐] Note: Attach and specify text changes with additions underlined and strikethrough of deletions;

- [X] Comprehensive Plan Consistency Analysis:
  
  [X] Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;

  [☐] Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;

  [☐] Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
DESCRIPTION
L-01: GPIN: 7498-54-2867
L-02: GPIN: 7498-53-1385
L-03: GPIN: 7498-53-2739
L-04: GPIN: 7498-43-6254
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L-11: GPIN: 7498-35-9736
L-12: GPIN: 7498-34-5957
L-13: GPIN: 7498-35-3911
L-14: GPIN: 7498-36-5811
L-15: GPIN: 7498-36-4869
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___ day of Aug, __2021__,
(day) (month) (year)

I, Asim Saeed

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


________________________________________

COMMONWEALTH OF VIRGINIA:

County of __Prince William__

Subscribed and sworn to before me this ___ day of Aug, __2021__, in my county
and state aforesaid, by the aforesaid principal.

My commission expires: 8/31/2025

Notary Public

[Notary seal]
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This _______day of ________, 2021,
(day) (month) (year)

I, ________________________________________
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

____________________________________________

____________________________________________

____________________________________________

____________________________________________

COMMONWEALTH OF VIRGINIA:

County of ________

Subscribed and sworn to before me this _______day of ________, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: _______

____________________________________________

Notary Public

Application Package for Input to Comp Plan Map
Page 5 of 6
Revised April 2021

5 County Complex Court, Suite 210, Prince William, Virginia 22192 • 703-792-7615 | planning@pwc.gov | www.pwc.gov/planning
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
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    - Existing and proposed zoning request
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    - Existing text to be amended and proposed, new or revised using underline/strikethrough
    - Purpose and intent of amendments
    - Comprehensive Plan Consistency Analysis
    - Levels of service associated with request

- Interest Disclosure Affidavit (required) (page 5)

- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5”x11”.

- Document/Information Checklist (page 6)

- Other requested information (specify):
  - Justification for change is on the following page
  - Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

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6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
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9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
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Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192  

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES  

Dear Mr. Agrawal,  

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.  

The TRAPPERS RIDGE SUBDIVISION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.  

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.  

The requested changes will positively impact the residents across the entire County.  

Best Regards,  

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Document Checklist .................................................... 6

5960 Artemus Road
GPIN: 7498-35-9736
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☒ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  ☒ Fill in the project name.
  ☒ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ☒ Describe the property location (for map amendments only).
  ☒ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☒ Map Amendment Requirements – Page 4
  ☒ Justification of the proposed amendment (map amendment).
  ☒ Existing and proposed Comprehensive Plan land use classifications (map amendment)
  ☒ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
  ☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  ☐ Purpose and intent of amendments (text amendment).
  ☐ Comprehensive Plan Consistency Analysis (text amendment).
  ☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-35-9736</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.0608</td>
</tr>
</tbody>
</table>

Total Acreage: 10.0608

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/4 mile from intersection of Artemus Road and Pageland Lane

1 Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property**: Juan F Pineda Morales
  - Name:
  - Mailing Address: 6004 Artemus Road
  - City/State/Zip: Gainesville, VA 20155
  - Phone: 703-297-2139
  - Email: jpmasonry01@yahoo.com

- **Contract Purchaser/Lessee**: Name:
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

- **Authorized Agent(s)**: Name:
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

- **Engineer**: Name:
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31 day of June, 2021.

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☒ Map of proposed CPA area including transects associated with this change.
☒ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;

☒ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent

☒ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.

☒ Existing zoning and land use of the subject parcel(s):

☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☒  No ☐

☒ What use/zoning will be requested if the amendment is approved?
  FEC Data Centers

☐ Existing Sector Plan(s)/Small Area Plan(s):

☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;

☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;

☐ Proposed new or revised text:
  ☒ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;

☒ Comprehensive Plan Consistency Analysis:
  ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 31 day of August, 2021,
(day) (month) (year)

I, Juan Pinda Morales
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince Williams

Subscribed and sworn to before me this 31 day of August, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: 8/31/2025

Notary Public

Lilouete Battaningham Lee
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☒ Map amendments
    ☒ Justification of the proposed amendment
    ☒ Existing and proposed Comprehensive Plan land use classification
    ☒ Existing and proposed zoning request
    ☒ Map of transects for new land use classification.
☐ Text Amendments
  ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
  ☐ Purpose and intent of amendments
  ☐ Comprehensive Plan Consistency Analysis
  ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

☒ Document/Information Checklist (page 6)

☒ Other requested information (specify):
  Justification for change is on the following page

Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT
TO CHANGE THE
Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.

2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.

3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.

4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.

5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.

6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.

7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.

8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudon County.

9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.

10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal, 

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The TRAPPERS RIDGE SUBDIVION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

Instructions ........................................................................................................ 2
Comprehensive Plan Land Use Classification Change form ................. 3
Map Amendment Requirements ................................................................... 4
Text Amendment Requirements .................................................................... 4
Interest Disclosure Affidavit ........................................................................... 5
Document Checklist ......................................................................................... 6

6004 Artemus Road
GPIN: 7498-45-4762
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:
- Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- Text Amendment Requirements – Page 4
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-45-4762</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>11.3017</td>
</tr>
</tbody>
</table>

Total Acreage: 11.3017

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

1/4 mile from intersection of Artemus Road and Pageland Lane

*Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☑ Owner of Property*  ☐ Authorized Agent(s)*

Name: Juan F Pineda Morales  Name: 
Mailing Address: 6004 Artemus Road  Mailing Address: 
City/State/Zip: Gainesville, VA 20155  City/State/Zip: 
Phone: 703-297-2139  Phone: 
Email: jpmasonry01@yahoo.com  Email: 

☐ Contract Purchaser/Lessee*  ☐ Engineer*

Name:  Name: 
Mailing Address:  Mailing Address: 
City/State/Zip:  City/State/Zip: 
Phone:  Phone: 
Email:  Email: 

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31 day of April, 2021

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☑ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☐ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☐ Map of proposed CPA area including transects associated with this change.
☐ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☐ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
☐ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.
☐ Existing zoning and land use of the subject parcel(s):
☐ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☐ No ☑
☐ What use/zoning will be requested if the amendment is approved? FEC Data Centers
☐ Existing Sector Plan(s)/Small Area Plan(s):
☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☐ Comprehensive Plan Consistency Analysis:
  ☑ Demonstrate how the proposed text amendment further the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 31 day of August 2021

(day) (month) (year)

I, Juan Pinaza Morales

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in, or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 31 day of August 2021 in my county and state aforesaid, by the aforesaid principal.

Notary Public

My commission expires: 09/30/2021

[Notary Seal]
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☒ Map amendments
    ☒ Justification of the proposed amendment
    ☒ Existing and proposed Comprehensive Plan land use classification
    ☒ Existing and proposed zoning request
    ☒ Map of transects for new land use classification.

☐ Text Amendments
  ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
  ☐ Purpose and intent of amendments
  ☐ Comprehensive Plan Consistency Analysis
  ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

☒ Document/Information Checklist (page 6)
☒ Other requested information (specify):
  Justification for change is on the following page

Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor."

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudon County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal,

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The TRAPPERS RIDGE SUBDIVISION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

Instructions ................................................................. 2
Comprehensive Plan Land Use Classification Change form ...... 3
Map Amendment Requirements ........................................ 4
Text Amendment Requirements ........................................ 4
Interest Disclosure Affidavit ............................................ 5
Document Checklist ..................................................... 6

13030 Trappers Ridge Ct.
GPIN: 7498-44-8461
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☑ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  ☑ Fill in the project name.
  ☑ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ☑ Describe the property location (for map amendments only).
  ☑ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☑ Map Amendment Requirements – Page 4
  ☑ Justification of the proposed amendment (map amendment).
  ☑ Existing and proposed Comprehensive Plan land use classifications (map amendment)
  ☑ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
  ☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  ☐ Purpose and intent of amendments (text amendment).
  ☐ Comprehensive Plan Consistency Analysis (text amendment).
  ☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

**Project Name:** Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-44-8461</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.0012</td>
</tr>
</tbody>
</table>

**Total Acreage:** 10.0012

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property***
  - Name: Stuart & Kristen Stanton
  - Mailing Address: 13030 Trappers Ridge Ct.
  - City/State/Zip: Gainesville, VA 20155
  - Phone: 717-448-9553
  - Email: kwarwae@gmail.com

- **Authorized Agent(s)***
  - Name:
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

- **Contract Purchaser/Lessee***
  - Name:
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

- **Engineer***
  - Name:
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31 day of August, 2021.

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form: Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☒ Map of proposed CPA area including transects associated with this change.
☒ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☒ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent

☒ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.

☒ Existing zoning and land use of the subject parcel(s):

☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
Yes ☐ No ☒

☒ What use/zoning will be requested if the amendment is approved? FEC Data Centers
☐ Existing Sector Plan(s)/Small Area Plan(s):
☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☒ Comprehensive Plan Consistency Analysis:
  ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
DESCRIPTION
L-01: GPIN: 7498-54-2867
L-02: GPIN: 7498-53-1385
L-03: GPIN: 7498-53-2739
L-04: GPIN: 7498-43-8254
L-05: GPIN: 7498-43-1428
L-06: GPIN: 7498-43-0283
L-07: GPIN: 7498-34-9430
L-08: GPIN: 7498-44-2890
L-09: GPIN: 7498-44-8461
L-10: GPIN: 7498-45-4762
L-11: GPIN: 7498-35-9736
L-12: GPIN: 7498-34-5957
L-13: GPIN: 7498-35-3911
L-14: GPIN: 7498-36-5811
L-15: GPIN: 7498-36-4869
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 31 day of August, 2021
(day) (month) (year)

I, Stuart A. Stanton

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 31 day of August, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: 8/31/2025

Notary Public
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This____ 31__ day of ______August____, ______2021____,
(day) (month) (year)

I, ________________

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


______________

Kristen J. Stanton
Owner

COMMONWEALTH OF VIRGINIA:

County of ________________

Subscribed and sworn to before me this____ 31__ day of ______August____, ______2021____ in my county and state aforesaid, by the aforesaid principal.

______________

Lilouie Patterson-Lee
Notary Public

My commission expires: ____________________________
Document/Information Checklist

Application package is to include:

☐ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☐ Map Amendments and/or Text Amendment Requirements (page 4)
  ☑ Map amendments
    ☑ Justification of the proposed amendment
    ☑ Existing and proposed Comprehensive Plan land use classification
    ☑ Existing and proposed zoning request
    ☑ Map of transects for new land use classification.
☐ Text Amendments
  ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
  ☐ Purpose and intent of amendments
  ☐ Comprehensive Plan Consistency Analysis
  ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:
  ☑ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5”x11”.

☒ Document/Information Checklist (page 6)
☒ Other requested information (specify):
  Justification for change is on the following page
  
  Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudon County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192  

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY Overlay DISTRICT MAP CHANGES  

Dear. Mr. Agrawal,  

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.  

The TRAPPERS RIDGE SUBDIVION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.  

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.  

The requested changes will positively impact the residents across the entire County.  

Best Regards,  

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

Instructions ........................................... 2
Comprehensive Plan Land Use Classification Change form ...... 3
Map Amendment Requirements .......................... 4
Text Amendment Requirements .......................... 4
Interest Disclosure Affidavit ............................. 5
Document Checklist .................................... 6
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☒ Long- Range Land Use Classification Change Request Form – Page 3 (Required)
  ☒ Fill in the project name.
  ☒ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ☒ Describe the property location (for map amendments only).
  ☒ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☒ Map Amendment Requirements – Page 4
  ☒ Justification of the proposed amendment (map amendment).
  ☒ Existing and proposed Comprehensive Plan land use classifications (map amendment)
  ☒ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
  ☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  ☐ Purpose and intent of amendments (text amendment).
  ☐ Comprehensive Plan Consistency Analysis (text amendment).
  ☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-44-2890</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.0127</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Acreage: 10.0127

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): 1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☑ Owner of Property*

Name: Timothy & Daisy Alsuhe
Mailing Address: 13040 Trappers Ridge Ct.
City/State/Zip: Gainesville, VA 20155
Phone: 703-266-1698
Email: talsruhe@aol.com

☐ Authorized Agent(s)*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Contract Purchaser/Lessee*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Engineer*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 1st day of September 2021

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☒ Map of proposed CPA area including transects associated with this change.
☒ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☒ Existing Comprehensive Plan land use classification(s) and respective area(s): _Rural Crescent__________;
☒ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  _FEC Data Centers due to availability of the Dominion Backbone Transmission lines__;
☒ Existing zoning and land use of the subject parcel(s): ____________________________;
☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes □ No ☒
☒ What use/zoning will be requested if the amendment is approved? _FEC Data Centers__________;
☐ Existing Sector Plan(s)/Small Area Plan(s): ________________________________;
☐ Existing Center of Commerce or Center of Community: ________________________________

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☒ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☒ Comprehensive Plan Consistency Analysis:
  ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☒ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☒ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
DESCRIPTION
L-01: GPIN: 7498-54-2867
L-02: GPIN: 7498-53-1385
L-03: GPIN: 7498-53-2739
L-04: GPIN: 7498-43-6254
L-05: GPIN: 7498-43-1428
L-06: GPIN: 7498-43-0283
L-07: GPIN: 7498-34-9430
L-08: GPIN: 7498-44-2890
L-09: GPIN: 7498-44-8461
L-10: GPIN: 7498-45-4762
L-11: GPIN: 7498-35-9736
L-12: GPIN: 7498-34-5957
L-13: GPIN: 7498-35-3941
L-14: GPIN: 7498-36-5811
L-15: GPIN: 7498-36-4869
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 2nd day of September, 2021, (day) (month) (year)

I, Timothy F. Asbury (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 2nd day of September, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: April 30th, 2022

David Alexander Sanchez
Notary Public

David Alexander Sanchez
Notary Public
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2022
COMMISSION # 7770478
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 20th day of September, 2021
(day) (month) (year)

I, Daisy G. Alsunte
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince William
Subscribed and sworn to before me this 20th day of September, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: April 30th, 2022

DAVID ALEXANDER SANCHEZ
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2022
COMMISSION # 7770476
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
    - Map of transects for new land use classification.
  - Text Amendments
    - Existing text to be amended and proposed, new or revised using underline/strikethrough
    - Purpose and intent of amendments
    - Comprehensive Plan Consistency Analysis
    - Levels of service associated with request

- Interest Disclosure Affidavit (required) (page 5)

- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

- Document/Information Checklist (page 6)

- Other requested information (specify):
  - Justification for change is on the following page
  - Kenn Knarr / Dominique Estates Cover letter
AJUSTIFICATION FOR THE AMENDMENT
TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. We wish to preserve our land use options in light of planned Prince William County rezoning actions for the Pageland Corridor.
3. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal,

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The TRAPPERS RIDGE SUBDIVISION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Comprehensive Plan Land Use Classification Change form ....... 3
Map Amendment Requirements ...................................... 4
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13050 Trappers Ridge Ct.
GPIN: 7498-34-9430
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

**Application Package is to include:**
- [X] Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - [X] Fill in the project name.
  - [X] Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - [X] Describe the property location (for map amendments only).
  - [X] Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- [X] Map Amendment Requirements – Page 4
  - [X] Justification of the proposed amendment (map amendment).
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  - [X] Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

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  - [ ] Purpose and intent of amendments (text amendment).
  - [ ] Comprehensive Plan Consistency Analysis (text amendment).
  - [ ] Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-34-9430</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.0022</td>
</tr>
</tbody>
</table>

**Total Acreage:** 10.0022

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

**[X] Owner of Property**
Name: Patrick Hewitt (Deceased)
Mailing Address: 13050 Trappers Ridge Ct.
City/State/Zip: Gainesville, VA 20155
Phone: 571-243-1077
Email: the3hewitts@comcast.net

**[ ] Authorized Agent(s)**
Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

**[ ] Contract Purchaser/Lessee**
Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

**[ ] Engineer**
Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31st day of August, 2021.

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☐ Completed and signed Form; Long Range Land Use Classification Change Request Form
☐ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☐ Map of proposed CPA area including transects associated with this change.
☐ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☐ Existing Comprehensive Plan land use classification(s) and respective area(s):
   Rural Crescent
☐ Proposed Comprehensive Plan land use classification(s) and respective area(s):
   FEC Data Centers due to availability of the Dominion Backbone Transmission lines.
☐ Existing zoning and land use of the subject parcel(s):
☐ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
   Yes ☐  No ☒
☐ What use/zoning will be requested if the amendment is approved?: FEC Data Centers
☐ Existing Sector Plan(s)/Small Area Plan(s):
☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
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   ☒ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☐ Comprehensive Plan Consistency Analysis:
   ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
   ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
   ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 31st day of AUGUST, 2021
(day) (month) (year)

I, _____________________________
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

______
Owner

COMMONWEALTH OF VIRGINIA:

County of ____________________

Subscribed and sworn to before me this 31st day of AUGUST, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: 8/31/2025

___________________________
Notary Public
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 31st day of August, ________
(day) (month) (year)

I, _______________ (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________

COMMONWEALTH OF VIRGINIA:

County of ________________

Subscribed and sworn to before me this __________ day of __________, ________ in my county and state aforesaid, by the aforesaid principal.

________________________________________
Notary Public

My commission expires: ________________
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☒ Map amendments
    ☒ Justification of the proposed amendment
    ☒ Existing and proposed Comprehensive Plan land use classification
    ☒ Existing and proposed zoning request
    ☒ Map of transects for new land use classification.

☐ Text Amendments
  ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
  ☐ Purpose and intent of amendments
  ☐ Comprehensive Plan Consistency Analysis
  ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

☒ Document/Information Checklist (page 6)

☒ Other requested information (specify):
  Justification for change is on the following page

  Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudon County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal,

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The TRAPPERS RIDGE SUBDIVISION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

Instructions ................................................................. 2
Comprehensive Plan Land Use Classification Change form ...... 3
Map Amendment Requirements ........................................ 4
Text Amendment Requirements ....................................... 4
Interest Disclosure Affidavit ......................................... 5
Document Checklist .................................................... 6

13041 Trappers Ridge Ct.
GPIN: 7498-43-0283
Instructions
All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:
-X Long-Range Land Use Classification Change Request Form – Page 3 (Required)
   -X Fill in the project name.
   -X Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
   -X Describe the property location (for map amendments only).
   -X Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

-X Map Amendment Requirements – Page 4
   -X Justification of the proposed amendment (map amendment).
   -X Existing and proposed Comprehensive Plan land use classifications (map amendment)
   -X Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
   ☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
   ☐ Purpose and intent of amendments (text amendment).
   ☐ Comprehensive Plan Consistency Analysis (text amendment).
   ☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-43-0283</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.3385</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Total Acreage: 10.3385

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☑ Owner of Property*

Name: Mark & Liloutie Lee
Mailing Address: 13041 Trappers Ridge Ct.
City/State/Zip: Gainesville, VA 20155
Phone: 703-953-8544
Email: mark.lee1@verizon.net

☐ Authorized Agent(s)*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Contract Purchaser/Lessee*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Engineer*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 2 day of September 2021

[Signature]

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form: Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☒ Map of proposed CPA area including transects associated with this change.
☒ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☒ Existing Comprehensive Plan land use classification(s) and respective area(s):
  __________________________________________;
☒ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  __________________________________________;
☒ Existing zoning and land use of the subject parcel(s):
  __________________________________________;
☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes ☐ No ☒
☒ What use/zoning will be requested if the amendment is approved? FEC Data Centers
  __________________________________________;
☐ Existing Sector Plan(s)/Small Area Plan(s):
  __________________________________________;
☐ Existing Center of Commerce or Center of Community:
  __________________________________________

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☒ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☐ Comprehensive Plan Consistency Analysis:
  ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
DESCRIPTION
L-01: GPIN: 7498-54-2867
L-02: GPIN: 7498-53-1385
L-03: GPIN: 7498-53-2739
L-04: GPIN: 7498-43-0254
L-05: GPIN: 7498-43-1428
L-06: GPIN: 7498-43-0283
L-07: GPIN: 7498-34-9430
L-08: GPIN: 7498-44-2890
L-09: GPIN: 7498-44-8461
L-10: GPIN: 7498-45-4762
L-11: GPIN: 7498-35-9736
L-12: GPIN: 7498-34-5957
L-13: GPIN: 7498-35-5911
L-14: GPIN: 7498-36-5811
L-15: GPIN: 7498-36-4869
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 2nd day of September, 2021,
(day) (month) (year)

I, Libonii Reitensingh Lee
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 2nd day of September, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: 01/31/2022

Notary Public
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___ day of September, 2021,

(day) (month) (year)

I, __________________________

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________

COMMONWEALTH OF VIRGINIA:

County of ____________________________

Subscribed and sworn to before me this 1st day of September, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: 01/31/2022

______________________________

Notary Public

MARTIN ANTONIO MELARA-TORRES
NOTARY PUBLIC
REG. #7611185
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JANUARY 31, 2022
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☐ Map amendments
    ☒ Justification of the proposed amendment
    ☒ Existing and proposed Comprehensive Plan land use classification
    ☒ Existing and proposed zoning request
    ☒ Map of transects for new land use classification.
  ☐ Text Amendments
    ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
    ☐ Purpose and intent of amendments
    ☐ Comprehensive Plan Consistency Analysis
    ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)
☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5”x11”.

☒ Document/Information Checklist (page 6)
☒ Other requested information (specify):

  Justification for change is on the following page

Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, 166 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal,

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The TRAPPERS RIDGE SUBDIVISION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application

for

Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

Instructions ................................................................. 2
Comprehensive Plan Land Use Classification Change form ...... 3
Map Amendment Requirements ...................................... 4
Text Amendment Requirements ................................. 4
Interest Disclosure Affidavit ........................................ 5
Document Checklist ..................................................... 6

PATHWAY TO
2040
A Community of Choice

13031 Trappers Ridge Ct.
GPIN: 7498-43-1428
Instructions
All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.
Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:
☒ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
☒ Fill in the project name.
☒ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
☒ Describe the property location (for map amendments only).
☒ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☒ Map Amendment Requirements – Page 4
☒ Justification of the proposed amendment (map amendment).
☒ Existing and proposed Comprehensive Plan land use classifications (map amendment)
☒ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
☐ Purpose and intent of amendments (text amendment).
☐ Comprehensive Plan Consistency Analysis (text amendment).
☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-43-1428</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.2124</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Acreage: 10.2124

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/4 mile from intersection of Artemus Road and Pageland Lane

1 Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- [X] Owner of Property*
- □ Authorized Agent(s)*

Name: Christopher & Abigail Winters
Mailing Address: 13031 Trappers Ridge Ct.
City/State/Zip: Gainesville, VA 20155
Phone: 703-928-4172
Email: cwinters16@verizon.net

Name: ____________________________
Mailing Address: ____________________________
City/State/Zip: ____________________________
Phone: ____________________________
Email: ____________________________

- □ Contract Purchaser/Lessee*
- □ Engineer*

Name: ____________________________
Mailing Address: ____________________________
City/State/Zip: ____________________________
Phone: ____________________________
Email: ____________________________

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31st day of August, 2021.

[Signature of Owner]

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☐ Completed and signed Form; Long-Range Land Use Classification Change Request Form

☐ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;

☐ Map of proposed CPA area including transects associated with this change.

☐ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;

☐ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent

☐ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.

☐ Existing zoning and land use of the subject parcel(s):

☐ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☐ No ☒

☐ What use/zoning will be requested if the amendment is approved?
  FEC Data Centers

☐ Existing Sector Plan(s)/Small Area Plan(s):

☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;

☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;

☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;

☐ Comprehensive Plan Consistency Analysis:
  ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
DESCRIPTION
L-01: GPIN: 7498-54-2867
L-02: GPIN: 7498-53-1385
L-03: GPIN: 7498-53-2739
L-04: GPIN: 7498-43-6254
L-05: GPIN: 7498-43-1428
L-06: GPIN: 7498-43-0283
L-07: GPIN: 7498-34-9430
L-08: GPIN: 7498-44-2890
L-09: GPIN: 7498-44-8461
L-10: GPIN: 7498-45-4762
L-11: GPIN: 7498-35-9736
L-12: GPIN: 7498-34-5957
L-13: GPIN: 7498-35-3911
L-14: GPIN: 7498-36-5811
L-15: GPIN: 7498-36-4869
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This _______________ day of _______________, 2021, is
(day) (month) (year)

I, ____________________________
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

_____________________________________________________

_____________________________________________________

COMMONWEALTH OF VIRGINIA:

County of ____________________________

Subscribed and sworn to before me this ______________ day of ________________, 2021, in my county and state aforesaid, by the aforesaid principal.

__________________________________________
Notary Public

My commission expires: ______/____/____

[Stamp]
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 21st day of September, 2021,
(day) (month) (year)

I, Abigail Winters
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 1st day of Sept., 2021 in my county and state aforesaid, by the aforesaid principal.

Notary Public

My commission expires: 8/31/2025
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
   ☒ Map amendments
      ☒ Justification of the proposed amendment
      ☒ Existing and proposed Comprehensive Plan land use classification
      ☒ Existing and proposed zoning request
      ☒ Map of transects for new land use classification.
☐ Text Amendments
   ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
   ☐ Purpose and intent of amendments
   ☐ Comprehensive Plan Consistency Analysis
   ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)
☒ The following supporting documentation:
   ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

☒ Document/Information Checklist (page 6)
☒ Other requested information (specify):
   Justification for change is on the following page
   Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT
TO CHANGE THE
Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal,

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The TRAPPERS RIDGE SUBDIVION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application for Long-Range Land Use Map Changes During the Comprehensive Plan Update

Contents

Instructions ................................................................. 2
Comprehensive Plan Land Use Classification Change form ...... 3
Map Amendment Requirements ........................................ 4
Text Amendment Requirements ........................................ 4
Interest Disclosure Affidavit ........................................... 5
Document Checklist ...................................................... 6

13021 Trappers Ridge Ct.
GPIN: 7498-43-6254
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☑️ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  ☑️ Fill in the project name.
  ☑️ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ☑️ Describe the property location (for map amendments only).
  ☑️ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☑️ Map Amendment Requirements – Page 4
  ☑️ Justification of the proposed amendment (map amendment).
  ☑️ Existing and proposed Comprehensive Plan land use classifications (map amendment)
  ☑️ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
  ☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  ☐ Purpose and intent of amendments (text amendment).
  ☐ Comprehensive Plan Consistency Analysis (text amendment).
  ☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-43-6254</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.2743</td>
</tr>
</tbody>
</table>

Total Acreage: 10.2743

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☐ Owner of Property*
Name: Trigon Homes LLC / Walter Cheatle
Mailing Address: 15349 Brandy Road
City/State/Zip: Culpeper, VA 22701
Phone: 540-718-2260
Email: wcheatle@trigonhomes.com

☐ Authorized Agent(s)*
Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Contract Purchaser/Lessee*
Name: Jose & Kayla Ramos
Mailing Address: 1517 Watertown Way, Apt. 300
City/State/Zip: Chesapeake, VA 23320
Phone: 757-288-5132
Email: ramosjo6@yahoo.com

☐ Engineer*
Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31st day of August, 2021

[Signature of Owner]

(If anyone other than owner is signing, Power of Attorney must be attached.)
Limited Specific Power of Attorney

BE IT ACKNOWLEDGED that I, Walter Cheatle, Managing Member of Trigon Homes, LLC, the undersigned, do hereby grant a limited and special power of attorney to Jose & Kayla Ramos of 1517 Watertown Way, Apt. 300, Chesapeake, VA 23320 and phone number of 757-288-5132 as my attorney-in-fact.

Said attorney-in-fact shall have full power and authority to undertake and perform only the following acts on my behalf:

1. Sign and submit the Prince William County Application for Long-Range Land Use Map Changes During the Comprehensive Plan Update ("Application") for property with GPIN: 7498-43-6254.
2. Be the point of contact for Prince William County to respond to any questions or address and comments from the Prince William County Planning Office regarding the Application.

The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein.

My attorney-in-fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interest, as my attorney-in-fact in its discretion deems advisable.

This power of attorney is effective upon execution. This power of attorney may be revoked by me at any time, and shall automatically be revoked upon my death, provided any person relying on this power of attorney shall have full rights to accept and reply upon the authority of my attorney-in-fact until in receipt of actual notice of revocation.

Signed this 3rd day of Sept, 2021.

Walter Cheatle, Managing Member

Trigon Homes, LLC
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.
- Existing zoning and land use of the subject parcel(s):
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes [ ] No [x]
- What use/zoning will be requested if the amendment is approved? FEC Data Centers
- Existing Sector Plan(s)/Small Area Plan(s):
- Existing Center of Commerce or Center of Community:

Text Amendment Requirements

- Purpose and intent of text amendment;
- Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
- Proposed new or revised text:
  - Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- Comprehensive Plan Consistency Analysis:
  - Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  - Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  - Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
DESCRIPTION
L-01: GPIN: 7498-34-2867
L-02: GPIN: 7498-53-1385
L-03: GPIN: 7498-53-2739
L-04: GPIN: 7498-43-6254
L-05: GPIN: 7498-43-1428
L-06: GPIN: 7498-43-0283
L-07: GPIN: 7498-34-9430
L-08: GPIN: 7498-44-2890
L-09: GPIN: 7498-44-8461
L-10: GPIN: 7498-45-4762
L-11: GPIN: 7498-35-9736
L-12: GPIN: 7498-34-5957
L-13: GPIN: 7498-35-3911
L-14: GPIN: 7498-36-5811
L-15: GPIN: 7498-36-4869
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 30th day of September, 2021
(day) (month) (year)

I, Walter Cheatle, managing member of Trigon Homes LLC
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMOMWEALTH OF VIRGINIA:

County of Culpeper

Subscribed and sworn to before me this 1st day of September, 2021 in my county and state aforesaid, by the aforesaid principal.

Michelle C. Fox
Notary Public

My commission expires: 06/30/2021
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 1 day of September, 2021

(day) (month) (year)

I, José Ramos Jr

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Chesapeake

Subscribed and sworn to before me this 1st day of September, 2021 in my county and state aforesaid, by the aforenamed principal.

My commission expires: Jan 31, 2025

CANDICE DAWN LYNCH
Notary Public
Commonwealth of Virginia
Registration No. 7354136
My Commission Expires Jan 31, 2025
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ______ day of September, ______, 2021,

I, _______________
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________

COMMONWEALTH OF VIRGINIA:

County of ______________

Subscribed and sworn to before me this ______ day of September, ______, in my county and state aforesaid, by the aforesaid principal.

My commission expires: ______________

CANDICE DAWN LYNCH
Notary Public
Commonwealth of Virginia
Registration No. 7350716
My Commission Expires Jan 31, 2025
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☒ Map amendments
  ☒ Justification of the proposed amendment
  ☒ Existing and proposed Comprehensive Plan land use classification
  ☒ Existing and proposed zoning request
  ☒ Map of transects for new land use classification.
☐ Text Amendments
  ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
  ☐ Purpose and intent of amendments
  ☐ Comprehensive Plan Consistency Analysis
  ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5”x11”.

☒ Document/Information Checklist (page 6)

☒ Other requested information (specify):
  Justification for change is on the following page
  Kenn Knarr / Dominique Estates Cover letter
  Limited Specific Power of Attorney
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCs and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal,

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The TRAPPERS RIDGE SUBDIVISION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Map Amendment Requirements ........................................ 4
Text Amendment Requirements ........................................ 4
Interest Disclosure Affidavit ........................................... 5
Document Checklist ..................................................... 6

13011 Trappers Ridge Ct.
GPIN: 7498-53-2739
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

- Long Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- Text Amendment Requirements – Page 4
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
# Long-Range Land Use Classification Change Request Form

**Project Name:** Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From</th>
<th>To</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-53-2739</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>11.1089</td>
</tr>
</tbody>
</table>

Total Acreage: 11.1089

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property***
  - Name: Heather Marie Davidson
  - Mailing Address: 13011 Trappers Ridge Ct.
  - City/State/Zip: Gainesville, VA 20155
  - Phone: 703-586-2879
  - Email: hdavidson9014@gmail.com

- **Authorized Agent(s)**
  - Name: 
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

- **Contract Purchaser/Lessee***
  - Name: 
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

- **Engineer***
  - Name: 
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31st day of August, 2021.

Heather Davidson
Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)

---

Application Package for Input to Comp Plan Map | Page 3 of 6 | Revised April 2021
5 County Complex Court, Suite 210, Prince William, Virginia 22192 • 703-792-7615 | planning@pwgcv.org | www.pwgov.org/planning
Map Amendment Requirements

Please provide the following information:

☑ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☑ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☑ Map of proposed CPA area including transects associated with this change.
☑ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☑ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
☑ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.
☑ Existing zoning and land use of the subject parcel(s):__________________________________;
☑ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☐ No ☑
☑ What use/zoning will be requested if the amendment is approved? FEC Data Centers
☑ Existing Sector Plan(s)/Small Area Plan(s):__________________________________________;
☑ Existing Center of Commerce or Center of Community: ________________________________

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☑ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
  ☑ Comprehensive Plan Consistency Analysis:
    ☑ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
    ☑ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
    ☑ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
DESCRIPTION
L-01: GPIN: 7498-54-2867
L-02: GPIN: 7498-53-1385
L-03: GPIN: 7498-53-2739
L-04: GPIN: 7498-43-6254
L-05: GPIN: 7498-43-1428
L-06: GPIN: 7498-43-0283
L-07: GPIN: 7498-34-9430
L-08: GPIN: 7498-44-2890
L-09: GPIN: 7498-44-8464
L-10: GPIN: 7498-45-4762
L-11: GPIN: 7498-35-9736
L-12: GPIN: 7498-34-5957
L-13: GPIN: 7498-35-9141
L-14: GPIN: 7498-36-5811
L-15: GPIN: 7498-36-4869
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 31st day of August, 2021,
(day) (month) (year)

I, Hector Davidson
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 31 day of August, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: 8/31/2025

Lilouie Rattansingh Lee
Notary Public

5 County Complex Court, Suite 210, Prince William, Virginia 22192 • 703-792-7615 | planning@pwcgov.org | www.pwc.gov/planning
Document/Information Checklist

Application package is to include:

☑ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☑ Map Amendments and/or Text Amendment Requirements (page 4)
  ☑ Map amendments
    ☑ Justification of the proposed amendment
    ☑ Existing and proposed Comprehensive Plan land use classification
    ☑ Existing and proposed zoning request
    ☑ Map of transects for new land use classification.
  ☐ Text Amendments
    ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
    ☐ Purpose and intent of amendments
    ☐ Comprehensive Plan Consistency Analysis
    ☐ Levels of service associated with request

☑ Interest Disclosure Affidavit (required) (page 5)

☑ The following supporting documentation:
  ☑ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

☑ Document/Information Checklist (page 6)

☑ Other requested information (specify):
  Justification for change is on the following page
  Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT
TO CHANGE THE
Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, 166 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal
Director of Planning
5 County Complex Ct., Ste. 210
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal,

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The TRAPPERS RIDGE SUBDIVISION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr
703-973-5200
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

Instructions .................................................. 2
Comprehensive Plan Land Use Classification Change form ...... 3
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Text Amendment Requirements ..................................... 4
Interest Disclosure Affidavit .................................... 5
Document Checklist ............................................. 6
Instructions
All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:
- Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- Text Amendment Requirements – Page 4
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-53-1385</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.0098</td>
</tr>
</tbody>
</table>

Total Acreage: 10.0098

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): 1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☒ Owner of Property* □ Authorized Agent(s)*

Name: Michael & Heather Grossman  Name: __________________________

Mailing Address: 13001 Trappers Ridge Ct.  Mailing Address: __________________________

City/State/Zip: Gainesville, VA 20155  City/State/Zip: __________________________

Phone: 571-233-5915  Phone: __________________________

Email: mike@gflam-5.com  Email: __________________________

☐ Contract Purchaser/Lessee* ☐ Engineer*

Name: __________________________  Name: __________________________

Mailing Address: __________________________  Mailing Address: __________________________

City/State/Zip: __________________________  City/State/Zip: __________________________

Phone: __________________________  Phone: __________________________

Email: __________________________  Email: __________________________

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31 day of Aug., 2021

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☑ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☑ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☑ Map of proposed CPA area including transects associated with this change.
☑ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☑ Existing Comprehensive Plan land use classification(s) and respective area(s):
  _____________________________________________________________;
☑ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  _____________________________________________________________;
☑ Existing zoning and land use of the subject parcel(s):
  _____________________________________________________________;
☑ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes ☐ No ☒
☑ What use/zoning will be requested if the amendment is approved? FEC Data Centers ________________;
☐ Existing Sector Plan(s)/Small Area Plan(s):
  _____________________________________________________________;
☐ Existing Center of Commerce or Center of Community:
  _____________________________________________________________

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☐ Comprehensive Plan Consistency Analysis:
  ☐ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 31 day of August, 2021, (day) (month) (year)

I, Michael Grossman (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 31 day of August, 2021 in my county and state aforesaid, by the aforesaid principal,


My commission expires: 8/31/2025

Notary Public

[Notary Public Stamp]
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___ day of August, 2021,
(day) (month) (year)

I, ____________________________
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of ____________________________
(Prince William)

Subscribed and sworn to before me this ___ day of August, 2021 in my county and state aforesaid, by the aforementioned principal.

______________________________
Notary Public

My commission expires: ________________

______________________________
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☒ Map amendments
    ☒ Justification of the proposed amendment
    ☒ Existing and proposed Comprehensive Plan land use classification
    ☒ Existing and proposed zoning request
    ☒ Map of transects for new land use classification.
☐ Text Amendments
  ☐ Existing text to be amended and proposed, new or revised using underlined/strikethrough
  ☐ Purpose and intent of amendments
  ☐ Comprehensive Plan Consistency Analysis
  ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)
☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

☒ Document/Information Checklist (page 6)
☒ Other requested information (specify):
  Justification for change is on the following page
  Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
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9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, 166 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal,

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The TRAPPERS RIDGE SUBDIVION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Text Amendment Requirements ........................................ 4
Interest Disclosure Affidavit .......................................... 5
Document Checklist ..................................................... 6

12981 Trappers Ridge Ct.
GPIN 7498-54-2867
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☐ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  ☑ Fill in the project name.
  ☑ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ☑ Describe the property location (for map amendments only).
  ☑ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☐ Map Amendment Requirements – Page 4
  ☑ Justification of the proposed amendment (map amendment).
  ☑ Existing and proposed Comprehensive Plan land use classifications (map amendment).
  ☑ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
  ☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  ☐ Purpose and intent of amendments (text amendment).
  ☐ Comprehensive Plan Consistency Analysis (text amendment).
  ☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-54-2867</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.0002</td>
</tr>
</tbody>
</table>

Total Acreage: 10,0002

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☑ Owner of Property*

Name: Trappers Ridge LLC
Mailing Address: 4320 Prince William Pkwy # 113
City/State/Zip: Woodbridge, VA 22192
Phone: 703-906-1654
Email: garciam@mikegarcia.com

☐ Authorized Agent(s)*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Contract Purchaser/Lessee*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Engineer*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 31 day of August, 2022.

Michael Garcia (Manager)

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Limited Specific Power of Attorney

BE IT ACKNOWLEDGED that I, Michael A. Garcia, as Trustee of the Michael A. Garcia Trust U/A Dated November 25th, 2019, Member of Trappers Ridge LLC, the undersigned, do hereby grant a limited and special power of attorney to Michael A Garcia as Manager of Trappers Ridge LLC of 4320 Prince William Pkwy #113, Woodbridge VA 22192 and phone number of 703-906-1654 as my attorney-in-fact.

Said attorney-in-fact shall have full power and authority to undertake and perform only the following acts on my behalf:

1. Sign and submit the Prince William County Application for Long-Range Land Use Map Changes During the Comprehensive Plan Update (“Application”) for property with GPIN: 7498-54-2867.
2. Be the point of contact for Prince William County to respond to any questions or address and comments from the Prince William County Planning Office regarding the Application.

The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein.

My attorney-in-fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interest, as my attorney-in-fact in its discretion deems advisable.

This power of attorney in effective upon execution. This power of attorney may be revoked by me at any time, and shall automatically be revoked upon my death, provided any person relying on this power of attorney shall have full rights to accept and reply upon the authority of my attorney-in-fact until in receipt of actual notice of revocation.

Signed this 31st day of August, 2021.

Michael A. Garcia, Trustee

Michael A. Garcia Trust U/A Dated November 25th, 2019
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  - Rural Crescent
  - Proposed Comprehensive Plan land use classification(s) and respective area(s):
    - FEC Data Centers due to availability of the Dominion Backbone Transmission lines.
- Existing zoning and land use of the subject parcel(s):
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  - Yes ☐ No ☒
- What use/zoning will be requested if the amendment is approved: FEC Data Centers
- Existing Sector Plan(s)/Small Area Plan(s):
- Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;

☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;

☐ Proposed new or revised text:
  - ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;

☒ Comprehensive Plan Consistency Analysis:
  - ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  - ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  - ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
DESCRIPTIO
L-01: GPIN: 7498-54-2867
L-02: GPIN: 7498-53-1385
L-03: GPIN: 7498-53-2739
L-04: GPIN: 7498-43-6254
L-05: GPIN: 7498-43-1428
L-06: GPIN: 7498-43-0283
L-07: GPIN: 7498-34-9430
L-08: GPIN: 7498-44-2890
L-09: GPIN: 7498-44-8461
L-10: GPIN: 7498-45-4762
L-11: GPIN: 7498-35-9736
L-12: GPIN: 7498-34-5957
L-13: GPIN: 7498-35-3911
L-14: GPIN: 7498-36-5811
L-15: GPIN: 7498-36-4869
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 31 day of August, 2021,

(day) (month) (year)

I, Michael A. Garcia
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince William County

Subscribed and sworn to before me this 31 day of August, 2021, in my county
and state aforesaid, by the aforesaid principal.

Michael A. Garcia
Owner

My commission expires: 8/31/2021

Lilouie Rattansingh Lee
Notary Public
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☒ Map amendments
    ☒ Justification of the proposed amendment
    ☒ Existing and proposed Comprehensive Plan land use classification
    ☒ Existing and proposed zoning request
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  ☐ Purpose and intent of amendments
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  ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

☒ Document/Information Checklist (page 6)

☒ Other requested information (specify):
  ☐ Justification for change is on the following page
  ☐ Kcnn Knarr / Dominique Estates Cover letter
  ☐ Limited Specific Power of Attorney
JUSTIFICATION FOR THE AMENDMENT
TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our subdivision, which includes Trappers Ridge Court and area along Artemus Road, to be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.

2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.

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7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.

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Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192  

RE: PAGELAND LANE CORRIDOR / TRAPPERS RIDGE SUBDIVISION / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear Mr. Agrawal,

The enclosed Applications for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted on behalf of the TRAPPERS RIDGE SUBDIVISION under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The TRAPPERS RIDGE SUBDIVISION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum of 10 acres. Each application contains a map which highlights the perimeter of the specific property in red and the entire subdivision in yellow.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application for Long-Range Land Use Map Changes During the Comprehensive Plan Update

Contents

Instructions ................................................................. 2
Comprehensive Plan Land Use Classification Change form ...... 3
Map Amendment Requirements ........................................ 4
Text Amendment Requirements ....................................... 4
Interest Disclosure Affidavit .......................................... 5
Document Checklist ..................................................... 6

6208 Artemus Road
GPIN: 7498-54-8408
Instructions
All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:
✓ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
   ✓ Fill in the project name.
   ✓ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
   ✓ Describe the property location (for map amendments only).
   ✓ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

✓ Map Amendment Requirements – Page 4
   ✓ Justification of the proposed amendment (map amendment).
   ✓ Existing and proposed Comprehensive Plan land use classifications (map amendment)
   ✓ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
   ☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
   ☐ Purpose and intent of amendments (text amendment).
   ☐ Comprehensive Plan Consistency Analysis (text amendment).
   ☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-54-8408</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>17.4437</td>
</tr>
</tbody>
</table>

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property***

  Name: Bruce and Mary Ridgeway
  Mailing Address: 6208 Artemus Road
  City/State/Zip: Gainesville, VA 20155
  Phone: 703-946-2588
  Email: noglassact@aol.com

- **Authorized Agent(s)***

  Name: 
  Mailing Address: 
  City/State/Zip: 
  Phone: 
  Email: 

- **Contract Purchaser/Lessee***

  Name: 
  Mailing Address: 
  City/State/Zip: 
  Phone: 
  Email: 

- **Engineer***

  Name: 
  Mailing Address: 
  City/State/Zip: 
  Phone: 
  Email: 

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 27th day of August 2021.

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☒ Map of proposed CPA area including transects associated with this change.
☒ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☒ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
☒ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.
☒ Existing zoning and land use of the subject parcel(s):
☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☐  No ☒
☒ What use/zoning will be requested if the amendment is approved? FEC Data Centers
☐ Existing Sector Plan(s)/Small Area Plan(s):
☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☒ Comprehensive Plan Consistency Analysis:
  ☒ Demonstrate how the proposed text amendment further the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 27th day of Aug., 2021, (day) (month) (year)

I, Bruce Ridgeway & Mary Ridgeway (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 27th day of AUGUST, 2021, in my county and state aforesaid, by the aforementioned principal.

My commission expires: 07/31/2023

Notary Public

ANDREW B. CLARK
NOTARY PUBLIC
REGISTRATION #: 7125931
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
July 31, 2023
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
   ☒ Map amendments
      ☒ Justification of the proposed amendment
      ☒ Existing and proposed Comprehensive Plan land use classification
      ☒ Existing and proposed zoning request
      ☒ Map of transects for new land use classification.

☐ Text Amendments
   ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
   ☐ Purpose and intent of amendments
   ☐ Comprehensive Plan Consistency Analysis
   ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:
   ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

☒ Document/Information Checklist (page 6)

☒ Other requested information (specify):
   Justification for change is on the following page
   ___________________________________________
   ___________________________________________
   ______________ / ______________

______________________________________________
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING ON ARTEMUS ROAD, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our property, 6208 Artemus Road / GPIN: 7498-54-8408, be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, 166 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES / 6208 Artemus Road (GPIN: 7498-54-8408)

Dear Mr. Agrawal,

The enclosed Application for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted for Bruce and Mary Ridgeway of 6208 Artemus Road under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The property is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. This property is currently zoned A1 and is 17.44 acres. The application contains a map which highlights the perimeter of the specific property in red.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

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Text Amendment Requirements ......................................... 4
Interest Disclosure Affidavit ........................................... 5
Document Checklist ...................................................... 6

PATHWAY TO
2040
A Community of Choice

6011 Artemus Road
GPIN: 7498-55-0077
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:
- [X] Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - [X] Fill in the project name.
  - [X] Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - [X] Describe the property location (for map amendments only).
  - [X] Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- [X] Map Amendment Requirements – Page 4
  - [X] Justification of the proposed amendment (map amendment).
  - [X] Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - [X] Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- [ ] Text Amendment Requirements – Page 4
  - [ ] Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - [ ] Purpose and intent of amendments (text amendment).
  - [ ] Comprehensive Plan Consistency Analysis (text amendment).
  - [ ] Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change to the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-55-0077</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>5.6123</td>
</tr>
</tbody>
</table>

Total Acreage: 5.6123

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☑ Owner of Property*

Name: Kenneth & Mary Zalaskus
Mailing Address: 6011 Artemus Road
City/State/Zip: Gainesville, VA 20155
Phone: 571-641-6690
Email: kzalaskus@hlaviation.com

☐ Authorized Agent(s)*

☐ Contract Purchaser/Lessee*

Name: 
Mailing Address: 
City/State/Zip: 
Phone: 
Email: 

☐ Engineer*

Name: 
Mailing Address: 
City/State/Zip: 
Phone: 
Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 3rd day of September 2021

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form: Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☒ Map of proposed CPA area including transects associated with this change.
☒ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☒ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
☒ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines;
☒ Existing zoning and land use of the subject parcel(s):
☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☒  No ☐
☒ What use/zoning will be requested if the amendment is approved?  FEC Data Centers
☐ Existing Sector Plan(s)/Small Area Plan(s):
☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☒ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☒ Comprehensive Plan Consistency Analysis:
  ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 3 day of September, 2021.

I, Kenneth Zalaskus
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________

COMMONWEALTH OF VIRGINIA:
County of Prince William
Subscribed and sworn to before me this 3rd day of September, 2021, in my county and state aforesaid, by the aforementioned principal.

My commission expires: 08/31/2024

DAVID HO CHU
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7231583.COMM.EXP.08/31/2024
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___ day of September , 2021, (day) (month) (year)

I, ____________________________, (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

____________________________________


COMMONWEALTH OF VIRGINIA:

County of __________________________

Subscribed and sworn to before me this _____ day of September , 2021, in my county and state aforesaid, by the aforementioned principal.

My commission expires: 08/31/2024

Notary Public
DAVID HO CHU
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7231583 COMM. EXP. 08/31/2024
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)

☐ Map amendments

☒ Justification of the proposed amendment
☒ Existing and proposed Comprehensive Plan land use classification
☒ Existing and proposed zoning request
☒ Map of transects for new land use classification.

☐ Text Amendments

☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
☐ Purpose and intent of amendments
☐ Comprehensive Plan Consistency Analysis
☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:

☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

☒ Document/Information Checklist (page 6)

☒ Other requested information (specify):

Justification for change is on the following page.

Kenn Knarr / Dominique Estates Cover Letter
JUSTIFICATION FOR THE AMENDMENT
TO CHANGE THE
Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING ON ARTEMUS ROAD, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our property, 6011 Artemus Road / GPIN: 7498-55-0077, be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192  

RE: PAGELAND LANE CORRIDOR / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES / 6011 Artemus Road / GPIN: 7498-55-0077)  

Dear Mr. Agrawal,  

The enclosed Application for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted for Kenneth & Mary Zalaskus of 6011 Artemus Road under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.  

The property is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. This property is currently zoned A1 and is 5.6123 acres. The application contains a map which highlights the perimeter of the specific property in red.  

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.  

The requested changes will positively impact the residents across the entire County.  

Best Regards,  

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☐ Long Range Land Use Classification Change Request Form – Page 3 (Required)
  ☑ Fill in the project name.
  ☐ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ☐ Describe the property location (for map amendments only).
  ☐ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☑ Map Amendment Requirements – Page 4
  ☑ Justification of the proposed amendment (map amendment).
  ☑ Existing and proposed Comprehensive Plan land use classifications (map amendment)
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  ☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  ☐ Purpose and intent of amendments (text amendment).
  ☐ Comprehensive Plan Consistency Analysis (text amendment).
  ☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-55-5732</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>5.2517</td>
</tr>
</tbody>
</table>

Total Acreage: 5.2517

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☑ Owner of Property*

Name: Stephen & Kelly Zalaskus
Mailing Address: 6061 Artemus Road
City/State/Zip: Gainesville, VA 20155
Phone: 703-576-4439
Email: szalaskus@gmail.com

☐ Authorized Agent(s)*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Contract Purchaser/Lessee*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Engineer*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 2 day of September, 2021.

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form: Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  - Rural Crescent
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  - FEC Data Centers due to availability of the Dominion Backbone Transmission lines;
- Existing zoning and land use of the subject parcel(s):
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☐ No ☒
- What use/zoning will be requested if the amendment is approved? FEC Data Centers
- Existing Sector Plan(s)/Small Area Plan(s):
- Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  - Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- Comprehensive Plan Consistency Analysis:
  - Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  - Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  - Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___ day of ___ , 2021,
(day) (month) (year)

I, Stephen Talamus,
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:
County of Prince William

Subscribed and sworn to before me this ___ day of ___ , 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: March 31, 2023

ADAM A. SHREINER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7500089 COMM. EXP. 03/31/2023
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 2 day of September, 2021,
(day) (month) (year)

I, Kelly Zalaskus
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


[Signature]
Kelly Zalaskus
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 2 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 03/31/2023

[Signature]
Notary Public

ADAM A. SHREINER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7500689 COMM. EXP. 03/31/2023
Document/Information Checklist

Application package is to include:

☐ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☐ Map Amendments and/or Text Amendment Requirements (page 4)
  ☑ Map amendments
    ☑ Justification of the proposed amendment
    ☑ Existing and proposed Comprehensive Plan land use classification
    ☑ Existing and proposed zoning request
    ☑ Map of transects for new land use classification.
  ☐ Text Amendments
    ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
    ☐ Purpose and intent of amendments
    ☐ Comprehensive Plan Consistency Analysis
    ☐ Levels of service associated with request

☐ Interest Disclosure Affidavit (required) (page 5)
☐ The following supporting documentation:
  ☑ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5”x11”.

☐ Document/Information Checklist (page 6)
☐ Other requested information (specify):
  Justification for change is on the following page.

Kenn Knarr / Dominique Estates Cover Letter
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING ON ARTEMUS ROAD, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our property, 6061 Artemus Road / GPIN: 7498-55-5732, be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCs and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP  
CHANGES / 6061 Artemus Road / GPIN: 7498-55-5732)

Dear Mr. Agrawal,

The enclosed Application for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted for Stephen & Kelly Zalaskus of 6061 Artemus Road under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The property is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. This property is currently zoned A1 and is 5.2517 acres. The application contains a map which highlights the perimeter of the specific property in red.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Document Checklist ................................................... 6

PATHWAY TO
2040
A Community of Choice

6031 Artemus Road
GPIN: 7498-55-3343
Instructions
All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:
☐ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
☐ Fill in the project name.
☐ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
☐ Describe the property location (for map amendments only).
☐ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☒ Map Amendment Requirements – Page 4
☒ Justification of the proposed amendment (map amendment).
☒ Existing and proposed Comprehensive Plan land use classifications (map amendment)
☒ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment)

☐ Text Amendment Requirements – Page 4
☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
☐ Purpose and intent of amendments (text amendment).
☐ Comprehensive Plan Consistency Analysis (text amendment).
☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

**Project Name:** Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-55-3343</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>2.8275</td>
</tr>
</tbody>
</table>

**Total Acreage:** 2.8275

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

1/4 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **X** Owner of Property*
- **☐** Authorized Agent(s)*

**Name:** Bryan Zalaskus  
**Mailing Address:** 6011 Artemus Road  
**City/State/Zip:** Gainesville, VA 20155  
**Phone:** 571-437-4199  
**Email:** bzialaskus@yahoo.com

- **☐** Contract Purchaser/Lessee*
- **☐** Engineer*

**Name:**  
**Mailing Address:**  
**City/State/Zip:**  
**Phone:**  
**Email:**

- **☐** Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 3rd day of September 2021.

Signature of Owner

(If anyone other than the owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☑ Completed and signed Form: Long-Range Land Use Classification Change Request Form
☑ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☑ Map of proposed CPA area including transects associated with this change.
☑ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☑ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent

☑ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.

☑ Existing zoning and land use of the subject parcel(s):

☑ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☐  No ☑

☑ What use/zoning will be requested if the amendment is approved:
  FEC Data Centers

☐ Existing Sector Plan(s)/Small Area Plan(s):

☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;

☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;

☑ Comprehensive Plan Consistency Analysis:
  ☑ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 2 day of September, 2021,
(day) (month) (year)

I, Bryan Zalaskas
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 2 day of September, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: March 1, 2022

ADOPTED

Notary Public

Application Package for Input to Comp Plan Map
Page 5 of 6

Revision April 2021

5 County Complex Court, Suite 210, Prince William, Virginia 22192 • 703-792-7615 | planning@pwcg.gov | www.pwcg.gov/planning
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)

☒ Map Amendments and/or Text Amendment Requirements (page 4)

☒ Map amendments

☒ Justification of the proposed amendment

☒ Existing and proposed Comprehensive Plan land use classification

☒ Existing and proposed zoning request

☒ Map of transects for new land use classification.

☐ Text Amendments

☐ Existing text to be amended and proposed, new or revised using underline/strikethrough

☐ Purpose and intent of amendments

☐ Comprehensive Plan Consistency Analysis

☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:

☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11”.

☒ Document/Information Checklist (page 6)

☒ Other requested information (specify):

Justification for change is on the following page.

Kenn Knarr / Dominique Estates Cover Letter
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING ON ARTEMUS ROAD, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our property, 6031 Artemus Road / GPIN: 7498-55-3343, be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I-66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES / 6031 Artemus Road / GPIN: 7498-55-3343

Dear Mr. Agrawal,

The enclosed Application for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted for Byran Zalaskus of 6031 Artemus Road under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The property is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. This property is currently zoned A1 and is 2.8275 acres. The application contains a map which highlights the perimeter of the specific property in red.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

Dear Mr. Agrawal,

Subj: PAGELAND DATA CENTER AND TECHNOLOGY CORRIDOR

1. Supervisor Candland is advising his constituents who live along Pageland Lane submit Applications for Long-Range Land Use Map Changes During the Comprehensive Plan Update; ours is attached. We request our application be incorporated as a part of the other (50) applications submitted collectively as the Dominique Estates and Associate Communities group. We are excited to be included in this group and look forward to working with the Prince William County Planning Office to make this opportunity a reality for everyone who live along this corridor. Our enclosed map highlights our specific parcel in orange in relation to the overall group highlighted in yellow.

2. Changes in the Pageland Data Center and Technology Corridor will directly lead to zoning changes and adjustments to the property values where we live. We believe it is important the Planning Office and Board of County Supervisors realize the small property owners overwhelmingly support these changes to Prince William County’s Land Use Policies and Data Center Overlay District. These Comprehensive Plan Amendments will positively impact citizens across the entire county.

Best Regards,

JP and Amy Beth Rafio  
703.232.0389  
jprafio@yahoo.com  
amyrafio@yahoo.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Justification ............................................................... 7

PATHWAY TO 2040
A Community of Choice

John Paul and Amy Beth Raflo
5880 Pageland Lane
Gainesville, VA 20155
GPIN: 7498-66-2816
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☐ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☐ Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-66-2816</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.1</td>
</tr>
</tbody>
</table>

Total Acreage: 10.1

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly quarter of a mile north of Pageland Lane and Artemus Road intersection.

Pageland Lane and Thornton

Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- Owner of Property*
- Authorized Agent(s)*
- Contract Purchaser/Lessee*
- Engineer*

Name: John Paul and Amy Beth Raflo
Name: ________________________________
Mailing Address: 5880 Pageland Lane
Mailing Address: ________________________________
City/State/Zip: Gainesville, VA 20155
City/State/Zip: ________________________________
Phone: 703-232-0389
Phone: ________________________________
Email: JPRAFLO@YAHOO.COM
Email: ________________________________

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 16th day of September, 2021

Signature of Owner(s)
(If anyone other than owner is signing, Power of Attorney must be attached.)

Revised April 2021

Application Package for Input to GSP Plan Map
Map Amendment Requirements

Please provide the following information:

■ Completed and signed Form; Long-Range Land Use Classification Change Request Form
■ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
■ Map of proposed CPA area including transects associated with this change.
■ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
■ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
■ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
■ Existing zoning and land use of the subject parcel(s): A-1
■ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☐ No ☑
■ What use/zoning will be requested if the amendment is approved? FEC Data Centers
■ Existing Sector Plan(s)/Small Area Plan(s):
■ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
■ Comprehensive Plan Consistency Analysis:
  ■ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 16th day of September, 2021.

I, John Paul Raflo

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

COMMONWEALTH OF VIRGINIA:

County of Prince William.

Subscribed and sworn to before me this 16th day of September, 2021, in my county and state aforesaid, by the aforenamed principal.

My commission expires: March 31, 2023

ADAM A. SHREINER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7500089 COMM. EXP. 03/31/2023

Notary Public
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 16th day of September, 2021,

I, ________ Amy Beth Rask, ________ (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________

COMMONWEALTH OF VIRGINIA:

County of ________ PRINCE WILLIAM ________

Subscribed and sworn to before me this 16th day of September, 2021, in my county and state aforesaid, by the aforesaid principal.

________________________________________

Notary Public

My commission expires: ________ March 31, 2023 ________

______________________________

ADAM A. SHREINER
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7500089 COMM. EXP. 03/31/2023
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
    - Map of transects for new land use classification.
- Text Amendments
  - Existing text to be amended and proposed, new or revised using underline/strikethrough
  - Purpose and intent of amendments
  - Comprehensive Plan Consistency Analysis
  - Levels of service associated with request
- Interest Disclosure Affidavit (required) (page 5)
- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5”x11”.
- Document/Information Checklist (page 6)
- Other requested information (specify): Justification for change is on following page.
IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The Pageland Lane’s close proximity to high-tension power lines, which are in our backyards, should be used as a commercial tax revenue source to the benefit of the county and the landowners, and no longer be simply a pass-through power portal for Loudon County.
7. A massive new data center of over 1 Million square feet, at 13700 University Blvd (GPIN#4797-56-0118) is about to start construction at the southwest corner of Pageland Lane, and Rt. 29.
8. Our way of life and character of our community has been altered irreparably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline.
9. Changing to Data Centers and Flex Space will greatly expand the tax base for the county which would benefit all residents in all parts of the county. This change in land use for Pageland Lane will overcome the economic development shortfalls of PWC: insufficient commercial, flex, R&D etc. space to support future business, employment and commercial tax revenue opportunities.

10. There is increasing evidence that the commonwealth maintains its plans to extend the 234 Bypass along Pageland lane. The state has increased “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance” by the CTB, NVTA, and Loudoun County.

11. Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic, stone-quarry trucks and continued intrusion of industrial and residential development (Heritage Hunt and Piedmont).

12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCS and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

Dear Mr. Agrawal,

Subj: PAGELAND DATA CENTER AND TECHNOLOGY CORRIDOR

1. We would like to submit our Application for Long-Range Land Use Map Changes During the Comprehensive Plan Update and request it be added to the (50) applications under the Dominiq Estates and Associate Communities group. Supervisor Pete Candland, Gainesville District, has recommended his constituents along Pageland Lane make their interests known to the county planning staff. From our understanding nearly 85 percent of the land owners within the "Pageland Corridor" have submitted written support for data center development along Pageland Lane. This seems to us as an almost unprecedentedly, grassroots movement in support of an initiative that will significantly raise the county's commercial revenue base. Our enclosed map highlights our specific parcel in orange in relation to what we believe is the overall group which is highlighted in yellow.

2. Changes in the Pageland Data Center and Technology Corridor will directly lead to zoning changes and adjustments to the property values where we live. We believe it is imperative the Planning Office and Board of County Supervisors realize the small property owners overwhelmingly support these changes to Prince William County's Land Use Policies and Data Center Overlay District. These Comprehensive Plan Amendments will positively impact citizens across the entire breadth and depth of the county.

Best Regards,

Eric and Rita Marie Makos  
GPIN: 7498-98-2194  
(703) 232-0938  
info@allpoweredupelectric.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

Instructions ......................................................... 2
Comprehensive Plan Land Use Classification Change form ........ 3
Map Amendment Requirements .................................. 4
Text Amendment Requirements ................................. 4
Interest Disclosure Affidavit ......................................... 5
Document Checklist .................................................. 6
Justification ............................................................... 7
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

■ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  ■ Fill in the project name.
  ■ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ■ Describe the property location (for map amendments only).
  ■ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

■ Map Amendment Requirements – Page 4
  ■ Justification of the proposed amendment (map amendment).
  ■ Existing and proposed Comprehensive Plan land use classifications (map amendment)
  ■ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

□ Text Amendment Requirements – Page 4
  □ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  □ Purpose and intent of amendments (text amendment).
  □ Comprehensive Plan Consistency Analysis (text amendment).
  □ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-98-2194</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>5.0</td>
</tr>
</tbody>
</table>

Total Acreage: 5.0

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly a third of a mile southeast of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☐ Owner of Property*

Name: Eric and Rita Marie Makos
Mailing Address: 5567 Pageland Lane
City/State/Zip: Gainesville, VA 20155
Phone: (703) 232-0938
Email: info@allpoweredudpelectric.com

☐ Authorized Agent(s)*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Contract Purchaser/Lessee*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Engineer*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 14th day of September, 2021.

Signature of Owner(s)

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☐ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☐ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☐ Map of proposed CPA area including transects associated with this change.
☐ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☐ Existing Comprehensive Plan land use classification(s) and respective area(s):

Rural Crescent

☐ Proposed Comprehensive Plan land use classification(s) and respective area(s);

FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.

☐ Existing zoning and land use of the subject parcel(s): A-1

☐ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
Yes ☐ No ☐

☐ What use/zoning will be requested if the amendment is approved? FEC Data Centers

☐ Existing Sector Plan(s)/Small Area Plan(s):

☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;

☐ Proposed new or revised text:

☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;

☐ Comprehensive Plan Consistency Analysis:

☐ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;

☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;

☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.

(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 14th day of September, 2021,
(day) (month) (year)

I, Rita Makos
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

N/A

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 14th day of September, 2021, in my county and state aforesaid, by the aforesaid principal.

Notary Public

My commission expires: 08/31/2022

ALEXANDER DEHRAN KRKOIAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
Registration #: 7797414
Expires: 08/31/2022
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 13th day of Sept., 2021
(day) (month) (year)

I, ERIC MARCOS
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 13th day of Sept., 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: 08/13/2022

[Signature]
Notary Public
Document/Information Checklist

Application package is to include:
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  - Existing text to be amended and proposed, new or revised using underline/strikethrough
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- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
- Document/Information Checklist (page 6)
- Other requested information (specify): Justification for change is on following page.
IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The Pageland Lane’s close proximity to high-tension power lines, which are in our backyards, should be used as a commercial tax revenue source to the benefit of the county and the landowners, and no longer be simply a pass-through power portal for Loudoun County.
7. A massive new data center of over 1 Million square feet, at 13700 University Blvd (GPN#4797-56-0118) is about to start construction at the southwest corner of Pageland Lane, and Rt. 29.
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11. Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic, stone-quarry trucks and continued intrusion of industrial and residential development (Heritage Hunt and Piedmont).
12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCS and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

Dear Mr. Agrawal,

Subj: PAGELAND DATA CENTER AND TECHNOLOGY CORRIDOR

1. The enclosed (19) Applications for Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted in addition to the original (12) Dominique Estates applications submitted on 12 May 2021. The total group submission, to include the (19) parcels associated with Trappers Ridge submitted by Mr. Mike Grossman on 3 September 2021 and my original (12) submissions, is highlighted on the attached map (yellow area). This group of land owners collectively consists of 50 properties and nearly 500 acres directly in the center of Pageland Lane between Highway 29 and Highway 234 Business. These parcels are generally smaller than 15 acres with a couple exceptions. Each application contains a map which highlights that specific parcel in orange in relation to the overall group in yellow.

2. Changes in the Pageland Data Center and Technology Corridor will directly lead to zoning changes and adjustments to the property values where we live. We believe it is imperative the Planning Office and Board of County Supervisors realize the small property owners overwhelmingly support these changes to Prince William County’s Land Use Policies and Data Center Overlay District. These Comprehensive Plan Amendments will positively impact citizens across the entire breadth and depth of the county.

3. Individual property owners contact information is identified on page three of each application.

Best Regards,

Kenn Knarr
703-973-5200
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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  - Describe the property location (for map amendments only).
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  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
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<tr>
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<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-88-5864</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>1.4</td>
</tr>
</tbody>
</table>

Total Acreage: 1.4

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly quarter of a mile southeast of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☐ Owner of Property*

Name: James and Eva Spaid
Mailing Address: 5559 Pageland Lane
City/State/Zip: Gainesville, VA 20155
Phone: (571) 366-0039 / (703) 568-4155
Email: jdspaid2002@yahoo.com

☐ Authorized Agent(s)*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Contract Purchaser/Lessee*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Engineer*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 9th day of September 2021.

Signature of Owner(s)

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  - [Rural Crescent]
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  - [FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.]
- Existing zoning and land use of the subject parcel(s): [A-1]
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes ☐ No ■
- What use/zoning will be requested if the amendment is approved? [FEC Data Centers]
- Existing Sector Plan(s)/Small Area Plan(s):
- Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
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NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.

(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This [9] day of September, 2021.

I, [Eva Spaid]

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of [Prince William]

Subscribed and sworn to before me this 9th day of September, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: 5/31/2024

Notary Public
COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 9th day of September, 2021,

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

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Notary Public
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- Other requested information (specify): Justification for change is on following page.
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Pageland Data Center and Technology Corridor

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2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
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During the Comprehensive Plan Update

Contents

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Shan K. Wilkins (POA) for Jay Janen Knox
5505 Pageland Lane
Gainesville, VA 20155
GPIN: 7498-89-9349
**Instructions**

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. [Form Link](#)

**Application Package is to include:**

- Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- Text Amendment Requirements – Page 4
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-89-9349</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>30.0</td>
</tr>
</tbody>
</table>

Total Acreage: 30.0

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly quarter of a mile east of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property**
  
  Name: Shan K. Wilkins (POA) for Jay Janen Knox
  
  Mailing Address: 5505 Pageland Lane
  
  City/State/Zip: Gainesville, VA 20155
  
  Phone: (540) 532-0575
  
  Email: Shanwilkins@gmail.com

- **Contract Purchaser/Lessee**
  
  Name:
  
  Mailing Address:
  
  City/State/Zip:
  
  Phone:
  
  Email:

- **Authorized Agent(s)**

- **Engineer**

  Name:
  
  Mailing Address:
  
  City/State/Zip:
  
  Phone:
  
  Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 10th day of September, 2021.

Signature of Owner(s)

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  - Rural Crescent
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  - FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
- Existing zoning and land use of the subject parcel(s): A-1
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes ☐ No ☐
- What use/zoning will be requested if the amendment is approved? FEC Data Centers
- Existing Sector Plan(s)/Small Area Plan(s):
- Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- Comprehensive Plan Consistency Analysis:
  ☐ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.

(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA COUNTY OF PRINCE WILLIAM

This 10th day of September, 2021

I, ShankWilkins, PA for Jay James Knox (Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________________________________________

________________________________________________________________________


COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 10th day of September, 2021 in my county and state aforesaid, by the aforesaid principal.


My commission expires: 01/31/2024

Notary Public

Application Package for Input to Comp Plan Map
Page 2 of 6

5 County Complex Court, Suite 210, Prince William, Virginia 22192 • 703-792-7615 | planning@pw cgov.org | www.pw cegov.org/planning

Revised April 2021
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
    - Map of transects for new land use classification.
- Text Amendments
  - Existing text to be amended and proposed, new or revised using underline/strikethrough
  - Purpose and intent of amendments
  - Comprehensive Plan Consistency Analysis
  - Levels of service associated with request
- Interest Disclosure Affidavit (required) (page 5)
- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
- Document/Information Checklist (page 6)
- Other requested information (specify): Justification for change is on following page.
DURABLE POWER OF ATTORNEY

I, Jay J. Knox, residing at 5505 Pageland Lane, Gainesville, Virginia 20155, hereby appoint Shan Wilkins of 59 Chestnut Lane, Berryville, Virginia 22611, as my attorney-in-fact ("Agent") to exercise the powers and discretions described below.

If the Agent is unable to serve for any reason, I appoint
Joel S. Wilkins, of 59 Chestnut Lane, Berryville, VA 22611, as my alternate or Successor Agent, as the case may be to serve with the same powers and discretions.

This Power of Attorney shall not be affected by my subsequent incapacity.

I hereby revoke any and all general powers of attorney and special powers of attorney that previously have been signed by me. However, the preceding sentence shall not have the effect of revoking any powers of attorney that are directly related to my health care that previously have been signed by me.

My Agent shall have full power and authority to act on my behalf. This power and authority shall authorize my Agent to manage and conduct all of my affairs and to exercise all of my legal rights and powers, including all rights and powers that I may acquire in the future. My Agent's powers shall include, but not be limited to, the power to:

1. Open, maintain or close bank accounts (including, but not limited to, checking accounts, savings accounts, and certificates of deposit), brokerage accounts, retirement plan accounts, and other similar accounts with financial institutions.

   a. Conduct any business with any banking or financial institution with respect to any of my accounts, including, but not limited to, making deposits and withdrawals, negotiating or endorsing any checks or other instruments with respect to any such accounts, obtaining bank statements, passbooks, drafts, money orders, warrants, and certificates or vouchers payable to me by any person, firm, corporation or political entity.

   b. Add, delete or change beneficiaries to any financial accounts I own including insurance policies, annuities, retirement accounts, payable on death savings or checking accounts or other investments,

   c. Perform any act necessary to deposit, negotiate, sell or transfer any note, security, or draft of the United States of America, including U.S. Treasury Securities.

   d. Have access to any safe deposit box that I might own, including its contents.

2. Provide for the support and protection of myself, my spouse, or of any minor child I have a duty to support or have established a pattern of prior support, including, without limitation, provision for food, lodging, housing, medical services, recreation and travel;
3. Sell, exchange, buy, invest, or reinvest any assets or property owned by me. Such assets or property may include income producing or non-income producing assets and property.

4. Purchase and/or maintain insurance and annuity contracts, including life insurance upon my life or the life of any other appropriate person.

5. Take any and all legal steps necessary to collect any amount or debt owed to me, or to settle any claim, whether made against me or asserted on my behalf against any other person or entity.

6. Enter into binding contracts on my behalf.

7. Exercise all stock rights on my behalf as my proxy, including all rights with respect to stocks, bonds, debentures, commodities, options or other investments.

8. Maintain and/or operate any business that I may own.

9. Employ professional and business assistance as may be appropriate, including attorneys, accountants, and real estate Agents.

10. Sell, convey, lease, mortgage, manage, insure, improve, repair, or perform any other act with respect to any of my property (now owned or later acquired) including, but not limited to, real estate and real estate rights (including the right to remove tenants and to recover possession). This includes the right to sell or encumber any homestead that I now own or may own in the future.

11. Prepare, sign, and file documents with any governmental body or agency, including, but not limited to, authorization to:

   a. Prepare, sign and file income and other tax returns with federal, state, local, and other governmental bodies.

   b. Obtain information or documents from any government or its agencies, and represent me in all tax matters, including the authority to negotiate, compromise, or settle any matter with such government or agency.

   c. Prepare applications, provide information, and perform any other act reasonably requested by any government or its agencies in connection with governmental benefits (including medical, military and social security benefits), and to appoint anyone, including my Agent, to act as my "Representative Payee" for the purpose of receiving Social Security benefits.

12. Make gifts from my assets to members of my family and to such other persons or charitable organizations with whom I have an established pattern of giving (or if it is appropriate to make such gifts for estate planning and/or tax purposes), to file state and
federal gift tax returns, and to file a tax election to split gifts with my spouse, if any. No Agent acting under this instrument, except as specifically authorized in this instrument, shall have the power or authority to (a) gift, appoint, assign or designate any of my assets, interests or rights, directly or indirectly, to such Agent, such Agent's estate, such Agent's creditors, or the creditors of such Agent's estate, (b) exercise any powers of appointment I may hold in favor of such Agent, such Agent's estate, such Agent's creditors, or the creditors of such Agent's estate, or (c) use any of my assets to discharge any of such Agent's legal obligations, including any obligations of support which such Agent may owe to others, excluding those whom I am legally obligated to support.

13. To transfer any of my assets to the trustee of any revocable trust created by me, if such trust is in existence at the time of such transfer.

14. To utilize my assets to fund a trust not created by me, but to which I have either established a pattern of funding, or to fund a trust created by my Agent for my benefit or the benefit of my dependents, heirs or devisees upon the advice of a financial adviser.

15. To create, sign, modify or revoke any trust agreements or other trust documents in an attempt to manage or create a trust that was created for my benefit or the benefit of my dependants, heirs or devisees. This shall include the creation, modification or revocation of any inter vivos, family living, irrevocable or revocable trusts.

16. To exercise fiduciary responsibilities that I have a right to delegate.

17. Subject to other provisions of this document, my Agent may disclaim any interest, which might otherwise be transferred or distributed to me from any other person, estate, trust, or other entity, as may be appropriate. However, my Agent may not disclaim assets to which I would be entitled, if the result is that the disclaimed assets pass directly or indirectly to my Agent or my Agent's estate. Provided that they are not the same person, my Agent may disclaim assets which pass to my Gift Agent, and my Gift Agent may disclaim assets which pass to my Agent.

18. Have access to my healthcare and medical records and statements regarding billing, insurance and payments.

This Power of Attorney shall be construed broadly as a General Power of Attorney. The listing of specific powers is not intended to limit or restrict the general powers granted in this Power of Attorney in any manner.

Any power or authority granted to my Agent under this document shall be limited to the extent necessary to prevent this Power of Attorney from causing, (i) my income to be taxable to my Agent, (ii) my assets to be subject to a general power of appointment by my Agent, or (iii) my Agent to have any incidents of ownership with respect to any life insurance policies that I may own on the life of my Agent.
My Agent shall not be liable for any loss that results from a judgment error that was made in good faith. However, my Agent shall be liable for willful misconduct or the failure to act in good faith while acting under the authority of this Power of Attorney. A Successor Agent shall not be liable for acts of a prior Agent.

No person who relies in good faith on the authority of my Agent under this instrument shall incur any liability to me, my estate or my personal representative. I authorize my Agent to indemnify and hold harmless any third party who accepts and acts under this document.

If any part of any provision of this instrument shall be invalid or unenforceable under applicable law, such part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of such provision or the remaining provisions of this instrument.

My Agent shall be entitled to reasonable compensation for any services provided as my Agent. My Agent shall be entitled to reimbursement of all reasonable expenses incurred as a result of carrying out any provision of this Power of Attorney.

My Agent shall provide an accounting for all funds handled and all acts performed as my Agent as required under state law or upon my request or the request of any authorized personal representative, fiduciary or court of record acting on my behalf. This Power of Attorney shall become effective immediately, and shall not be affected by my disability or lack of mental competence, except as may be provided otherwise by an applicable state statute. This is a Durable Power of Attorney. This Power of Attorney shall continue effective until my death. This Power of Attorney may be revoked by me at any time by providing written notice to my Agent.

Dated ______________, at Manassas, Virginia.

[Signature]

Witness Signature:
Name: __________________________
City: __________________________
State: __________________________
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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PATHWAY TO
2040
A Community of Choice

Ryan K. and Lelia Bartruff
5595 Pageland Lane
Gainesville, VA 20155
GPIN: 7498-88-8729
Instructions
All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:
- Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

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  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: **Pageland Data Center and Technology Corridor**

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-88-8729</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>8.0</td>
</tr>
</tbody>
</table>

Total Acreage: **8.0**

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

**Pageland Lane and Thornton**

1. Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property***
  - Name: Ryan and Lelia Bartolf
  - Mailing Address: 5595 Pageland Lane
  - City/State/Zip: Gainesville, VA 20155
  - Phone: 518-330-1056
  - Email: leliabartruff@gmail.com

- **Contract Purchaser/Lessee***
  - Name: 
  - Mailing Address: 
  - City/State/Zip: 
  - Phone: 
  - Email: 

- **Authorized Agent(s)**
  - Name: 
  - Mailing Address: 
  - City/State/Zip: 
  - Phone: 
  - Email: 

- **Engineer***
  - Name: 
  - Mailing Address: 
  - City/State/Zip: 
  - Phone: 
  - Email: 

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 14th day of July, 

Signature of Owner(s) *

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
- Existing zoning and land use of the subject parcel(s): A-1
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes □ No ☑
- What use/zoning will be requested if the amendment is approved? FEC Data Centers
- Existing Sector Plan(s)/Small Area Plan(s):
- Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  □ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☐ Comprehensive Plan Consistency Analysis:
  □ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  □ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  □ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.

(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 14 day of July, 2021,

I, Lelia Bartruff and Ryan Bartruff
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

____________________________
Lelia Bartruff
Owner

COMMONWEALTH OF VIRGINIA:
County of Prince William

Subscribed and sworn to before me this 14 day of July, 2021 in my county and state aforesaid, by the aforesaid principal.

____________________________
Stephanie N. Crosby
Notary Public

My commission expires: 11/30/2024
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
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- Interest Disclosure Affidavit (required) (page 5)

- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

- Document/Information Checklist (page 6)

- Other requested information (specify): Justification for change is on following page.
IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The Pageland Lane’s close proximity to high-tension power lines, which are in our backyards, should be used as a commercial tax revenue source to the benefit of the county and the landowners, and no longer be simply a pass-through power portal for Loudoun County.
7. A massive new data center of over 1 Million square feet, at 13700 University Blvd (GPN#4797-56-0118) is about to start construction at the southwest corner of Pageland Lane, and Rt. 29.
8. Our way of life and character of our community has been altered irrevocably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline.
9. Changing to Data Centers and Flex Space will greatly expand the tax base for the county which would benefit all residents in all parts of the county. This change in land use for Pageland Lane will overcome the economic development shortfalls of PWC: insufficient commercial, flex, R&D etc. space to support future business, employment and commercial tax revenue opportunities.

10. There is increasing evidence that the commonwealth maintains its plans to extend the 234 Bypass along Pageland lane. The state has increased “Smart Scale” score due to the commuter lots being built, 166 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance” by the CTB, NVTA, and Loudoun County.

11. Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic, stone-quarry trucks and continued intrusion of industrial and residential development (Heritage Hunt and Piedmont).

12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCs and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.
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Robert L. and Elizabeth D. Ait
5571 Pageland Lane
Gainesville, VA 20155
GPIN: 7498-98-5857
Instructions
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<td>Rural Crescent</td>
<td>Data Centers</td>
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Total Acreage: 14.4

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly third of a mile southeast of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property***
  - Name: Robert L. and Elizabeth D. Ait
  - Mailing Address: 5571 Pageland Lane
  - City/State/Zip: Gainesville, VA 20155
  - Phone: (703) 906-1042
  - Email: reait@aol.com

- **Contract Purchaser/Lessee***
  - Name: 
  - Mailing Address: 
  - City/State/Zip: 
  - Phone: 
  - Email: 

- **Engineer***
  - Name: 
  - Mailing Address: 
  - City/State/Zip: 
  - Phone: 
  - Email: 

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 4th day of September, 2021.

[Signature of Owner(s)]

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
- Existing zoning and land use of the subject parcel(s): A-1
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes □  No □
- What use/zoning will be requested if the amendment is approved? FEC Data Centers
  Existing Sector Plan(s)/Small Area Plan(s):
  Existing Center of Commerce or Center of Community:

Text Amendment Requirements

- Purpose and intent of text amendment;
- Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
- Proposed new or revised text:
  □ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- Comprehensive Plan Consistency Analysis:
  □ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  □ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  □ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This _______ day of September, 2021,
(day) (month) (year)

I, Robert L. Art and Elizabeth D. Art
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this _______ day of September, 2021, in my county
and state aforesaid, by the aforementioned principal.

My commission expires: 09/30/2023

NINA MEHUL SHAH
Notary Public
Commonwealth of Virginia
Registration No. 7624382
My Commission Expires Sep 30, 2023
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
    - Map of transects for new land use classification.
- Text Amendments
  - Existing text to be amended and proposed, new or revised using underline/strikethrough
  - Purpose and intent of amendments
  - Comprehensive Plan Consistency Analysis
  - Levels of service associated with request
- Interest Disclosure Affidavit (required) (page 5)

The following supporting documentation:
- All plans, maps, and/or graphics printed in color or black/white reduced to 8.5”x11”.

- Document/Information Checklist (page 6)
- Other requested information (specify): Justification for change is on following page.
IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The Pageland Lane’s close proximity to high-tension power lines, which are in our backyards, should be used as a commercial tax revenue source to the benefit of the county and the landowners, and no longer be simply a pass-through power portal for Loudon County.
7. A massive new data center of over 1 Million square feet, at 13700 University Blvd (GPIN#4797-56-0118) is about to start construction at the southwest corner of Pageland Lane, and Rt. 29.
8. Our way of life and character of our community has been altered irreparably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline.
9. Changing to Data Centers and Flex Space will greatly expand the tax base for the county which would benefit all residents in all parts of the county. This change in land use for Pageland Lane will overcome the economic development shortfalls of PWC: insufficient commercial, flex, R&D etc. space to support future business, employment and commercial tax revenue opportunities.

10. There is increasing evidence that the commonwealth maintains its plans to extend the 234 Bypass along Pageland lane. The state has increased “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance” by the CTB, NVTA, and Loudoun County.

11. Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic, stone-quarry trucks and continued intrusion of industrial and residential development (Heritage Hunt and Piedmont).

12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCS and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.
Application
for
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Justification .............................................................. 7

Clayton G. and Sharon Kilrain
5655 Pageland Lane
Gainesville, VA 20155
GPIN: 7498-88-0142
GPIN : 7498-88-0218
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☐ Long Range Land Use Classification Change Request Form – Page 3 (Required)
  ■ Fill in the project name.
  ■ Identify the GPIN(s), acreage and plan amendment request (for map amendments only). Describe the property location (for map amendments only).
  ■ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☐ Map Amendment Requirements – Page 4
  ■ Justification of the proposed amendment (map amendment).
  ■ Existing and proposed Comprehensive Plan land use classifications (map amendment) Proposed transects and location associated Comprehensive Plan land use classifications(map amendment).

☐ Text Amendment Requirements – Page 4
  ■ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  ■ Purpose and intent of amendments (text amendment).
  ■ Comprehensive Plan Consistency Analysis (text amendment). Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-88-0142</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>5.0</td>
</tr>
<tr>
<td>7498-88-0218</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>5.0</td>
</tr>
</tbody>
</table>

Total Acreage: 10.0

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly quarter of a mile south of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property**

  Name: Clayton G. and Sharon Kilrain
  Mailing Address: 5655 Pageland Lane
  City/State/Zip: Gainesville, VA 20155
  Phone: (703) 753-8321
  Email: csk9gold@gmail.com

- **Contract Purchaser/Lessee**

  Name:
  Mailing Address:
  City/State/Zip:
  Phone:
  Email:

- **Authorized Agent(s)**

  Name:
  Mailing Address:
  City/State/Zip:
  Phone:
  Email:

- **Engineer**

  Name:
  Mailing Address:
  City/State/Zip:
  Phone:
  Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 9th day of September, 2021.

Clayton Kilrain / Sharon Kilrain

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  - Rural Crescent
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  - FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
- Existing zoning and land use of the subject parcel(s): A-1
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes □ No [□]
- What use/zoning will be requested if the amendment is approved? FEC Data Centers
- Existing Sector Plan(s)/Small Area Plan(s):
- Existing Center of Commerce or Center of Community:

Text Amendment Requirements

- Purpose and intent of text amendment;
- Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
- Proposed new or revised text:
  □ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- Comprehensive Plan Consistency Analysis:
  - Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  - Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  - Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.

(Please see the attachment at the end of the document.)
COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 9th day of September, 2021,
(day) (month) (year)

I, Clayton and Sharon Kilrain
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

COMMONWEALTH OF VIRGINIA:

County of FAIRFAX

Subscribed and sworn to before me this 9th day of Sept., 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: NOV 30, 2023
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
    - Map of transects for new land use classification.
  - Text Amendments
    - Existing text to be amended and proposed, new or revised using underline/strikethrough
    - Purpose and intent of amendments
    - Comprehensive Plan Consistency Analysis
    - Levels of service associated with request
- Interest Disclosure Affidavit (required) (page 5)
- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
- Document/Information Checklist (page 6)
- Other requested information (specify): Justification for change is on following page.
IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The Pageland Lane’s close proximity to high-tension power lines, which are in our backyards, should be used as a commercial tax revenue source to benefit the county and the landowners, and no longer be simply a pass-through power portal for Loudon County.
7. A massive new data center of over 1 Million square feet, at 13700 University Blvd (GPIN#4797-56-0118) is about to start construction at the southwest corner of Pageland Lane, and Rt. 29.
8. Our way of life and character of our community has been altered irremediably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline.
9. Changing to Data Centers and Flex Space will greatly expand the tax base for the county which would benefit all residents in all parts of the county. This change in land use for Pageland Lane will overcome the economic development shortfalls of PWC: insufficient commercial, flex, R&D etc. space to support future business, employment and commercial tax revenue opportunities.

10. There is increasing evidence that the commonwealth maintains its plans to extend the 234 Bypass along Pageland lane. The state has increased “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance” by the CTB, NVTA, and Loudoun County.

11. Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic, stone-quarry trucks and continued intrusion of industrial and residential development (Heritage Hunt and Piedmont).

12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCS and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Judith M. Vogelsam
5525 Pageland Lane
Gainesville, VA 20155
GPIN: 7498-79-9114
GPIN: 7498-88-0681
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

- Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- Text Amendment Requirements – Page 4
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-79-9114</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>4.0</td>
</tr>
<tr>
<td>7498-88-0681</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>9.1</td>
</tr>
</tbody>
</table>

Total Acreage: 13.1

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly quarter of a mile southeast of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

1 Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- Owner of Property*
  - Name: Judith M. Voglaam
  - Mailing Address: 5525 Pageland Lane
  - City/State/Zip: Gainesville, VA 20155
  - Phone: (703) 754-7941
  - Email: NA

- Authorized Agent(s)*
  - Name: 
  - Mailing Address: 
  - City/State/Zip: 
  - Phone: 
  - Email: 

- Contract Purchaser/Lessee*
  - Name: 
  - Mailing Address: 
  - City/State/Zip: 
  - Phone: 
  - Email: 

- Engineer*
  - Name: 
  - Mailing Address: 
  - City/State/Zip: 
  - Phone: 
  - Email: 

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 9th day of September 2021

[Signature of Owner(s)]

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
- Existing zoning and land use of the subject parcel(s): A-1
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes □ No □
- What use/zoning will be requested if the amendment is approved? FEC Data Centers
- Existing Sector Plan(s)/Small Area Plan(s):
- Existing Center of Commerce or Center of Community:

Text Amendment Requirements

□ Purpose and intent of text amendment;
□ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
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  □ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
□ Comprehensive Plan Consistency Analysis:
  □ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  □ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  □ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.

(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 9th day of September, 2021
(day) (month) (year)

I, JUDITH M. VOGLER
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 9th day of September, 2021 in my county and state aforesaid, by the aforesaid principal.

Notary Public

My commission expires: Feb 28, 2023
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
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    - Existing text to be amended and proposed, new or revised using underline/strikethrough
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    - Comprehensive Plan Consistency Analysis
    - Levels of service associated with request

- Interest Disclosure Affidavit (required) (page 5)

The following supporting documentation:

- All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

- Document/Information Checklist (page 6)

- Other requested information (specify): Justification for change is on following page.
IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
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8. Our way of life and character of our community has been altered irreparably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline.
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10. There is increasing evidence that the commonwealth maintains its plans to extend the 234 Bypass along Pageland lane. The state has increased “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance” by the CTB, NVTA, and Loudoun County.

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12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCS and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.
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Justification ....................................................... 7

PATHWAY TO 2040
A Community of Choice

John and Irene Conklin
5555 Pageland Lane
Gainesville, VA 20155
GPIN: 7498-88-6189
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☐ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  ■ Fill in the project name.
  ■ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ■ Describe the property location (for map amendments only).
  ■ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☐ Map Amendment Requirements – Page 4
  ■ Justification of the proposed amendment (map amendment).
  ■ Existing and proposed Comprehensive Plan land use classifications (map amendment)
  ■ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
  ■ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  ■ Purpose and intent of amendments (text amendment).
  ■ Comprehensive Plan Consistency Analysis (text amendment).
  ■ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-88-6189</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>1.5</td>
</tr>
</tbody>
</table>

**Total Acreage:** 1.5

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly quarter of a mile southeast of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property**
  - Name: John and Irene Conklin
  - Mailing Address: 5555 Pageland Lane
  - City/State/Zip: Gainesville, VA 20155
  - Phone: (703) 508-8240
  - Email: ivogelsam@aol.com

- **Contract Purchaser/Lessee**
  - Name:
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

- **Authorized Agent(s)**
  - Name:
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

- **Engineer**
  - Name:
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 9th day of September 2021

Signature of Owner(s)

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  - Rural Crescent
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  - FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
- Existing zoning and land use of the subject parcel(s): A-1
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes ☐ No ☐

- What use/zoning will be requested if the amendment is approved? FEC Data Centers ☐
- Existing Sector Plan(s)/Small Area Plan(s): ____________________________
- Existing Center of Commerce or Center of Community: ____________________________

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;

☐ Proposed new or revised text:
  - ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;

- Comprehensive Plan Consistency Analysis:
  - ☐ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  - ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  - ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___day of ___, 2021,
(day) (month) (year)

I, ________________________________,
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

____________________________________

COMMONWEALTH OF VIRGINIA:

County of Faquier

Subscribed and sworn to before me this ___day of ___, 2021 in my county
and state aforesaid, by the aforementioned principal.

My commission expires: 8/31/2023

____________________________________
Notary Public

__________________________
Margo A. Kerns
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This______th day of__________, 2021,
(day) (month) (year)

I, ____________________________________________,
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________

________________________________________

________________________________________

________________________________________

COMMONWEALTH OF VIRGINIA:

County of __________________________________

Subscribed and sworn to before me this______th day of__________, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: ______________________

________________________________________

Notary Public

Application Package for Input to Comp Plan Map
Page 5 of 5
Revised April 2021
5 County Complex Court, Suite 210, Prince William, Virginia 22192 • 703-792-7615 | planning@pwcgov.org | www.pwcgov.org/planning
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
  - Map of transects for new land use classification.
- Text Amendments
  - Existing text to be amended and proposed, new or revised using underline/strikethrough
  - Purpose and intent of amendments
  - Comprehensive Plan Consistency Analysis
  - Levels of service associated with request
- Interest Disclosure Affidavit (required) (page 5)
- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
- Document/Information Checklist (page 6)
- Other requested information (specify): Justification for change is on following page.
IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The Pageland Lane’s close proximity to high-tension power lines, which are in our backyards, should be used as a commercial tax revenue source to the benefit of the county and the landowners, and no longer be simply a pass-through power portal for Loudon County.
7. A massive new data center of over 1 Million square feet, at 13700 University Blvd (GPIN#4797-56-0118) is about to start construction at the southwest corner of Pageland Lane, and Rt. 29.
8. Our way of life and character of our community has been altered irreparably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline.
9. Changing to Data Centers and Flex Space will greatly expand the tax base for the county which would benefit all residents in all parts of the county. This change in land use for Pageland Lane will overcome the economic development shortfalls of PWC: insufficient commercial, flex, R&D etc. space to support future business, employment and commercial tax revenue opportunities.

10. There is increasing evidence that the commonwealth maintains its plans to extend the 234 Bypass along Pageland lane. The state has increased “Smart Scale” score due to the commuter lots being built, 166 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance” by the CTB, NVTA, and Loudoun County.

11. Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic, stone-quarry trucks and continued intrusion of industrial and residential development (Heritage Hunt and Piedmont).

12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCS and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Text Amendment Requirements ..................................... 4
Interest Disclosure Affidavit ......................................... 5
Document Checklist .................................................. 6

PATHWAY TO
2040
A Community of Choice

13030 Haddonfield Lane
Road GPIN: 7498-56-6583
**Instructions**

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. [Form Link](#)

**Application Package is to include:**
- [x] Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - [x] Fill in the project name.
  - [x] Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - [x] Describe the property location (for map amendments only).
  - [x] Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- [x] Map Amendment Requirements – Page 4
  - [x] Justification of the proposed amendment (map amendment).
  - [x] Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - [x] Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- [ ] Text Amendment Requirements – Page 4
  - [ ] Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - [ ] Purpose and intent of amendments (text amendment).
  - [ ] Comprehensive Plan Consistency Analysis (text amendment).
  - [ ] Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-56-6583</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>12.2744</td>
</tr>
</tbody>
</table>

Total Acreage: 12.2744

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/2 mile from intersection of Artemus Road and Pageland Lane

1 Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*
Name: Trigon Homes LLC / Walter Cheatle
Mailing Address: 15349 Brandy Road
City/State/Zip: Culpeper, VA 22701
Phone: 540-718-2260
Email: wcheatle@trigonhomes.com

Authorized Agent(s)*
Name: 
Mailing Address: 
City/State/Zip: 
Phone: 
Email: 

Contract Purchaser/Lessee*
Name: Daren & Michelle Coppock
Mailing Address: 410 S Maple Ave., Apt. 355
City/State/Zip: Falls Church, VA 22046
Phone: 703-533-3942
Email: daren.coppock@gmail.com

Engineer*
Name: 
Mailing Address: 
City/State/Zip: 
Phone: 
Email: 

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 10 day of September, 2021

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Limited Specific Power of Attorney

BE IT ACKNOWLEDGED that I, Walter Cheatle, Managing Member of Trigon Homes, LLC, the undersigned, do hereby grant a limited and special power of attorney to Daren Coppock & Mechelle Coppock of 410 S Maple Ave., Apt. 355, Falls Church, VA 22046 and phone number of 703-533-3942 as my attorney-in-fact.

Said attorney-in-fact shall have full power and authority to undertake and perform only the following acts on my behalf:

1. Sign and submit the Prince William County Application for Long-Range Land Use Map Changes During the Comprehensive Plan Update ("Application") for property with GPIN: 7498-56-6583.
2. Be the point of contact for Prince William County to respond to any questions or address and comments from the Prince William County Planning Office regarding the Application.

The authority herein shall include such incidental acts as are reasonably required to carry out and perform the specific authorities granted herein.

My attorney-in-fact agrees to accept this appointment subject to its terms, and agrees to act and perform in said fiduciary capacity consistent with my best interest, as my attorney-in-fact in its discretion deems advisable.

This power of attorney is effective upon execution. This power of attorney may be revoked by me at any time, and shall automatically be revoked upon my death, provided any person relying on this power of attorney shall have full rights to accept and reply upon the authority of my attorney-in-fact until in receipt of actual notice of revocation.

Signed this 10th day of September, 2021.

Walter Cheatle, Managing Member
Trigon Homes, LLC
Map Amendment Requirements

Please provide the following information:

- X Completed and signed Form: Long-Range Land Use Classification Change Request Form
- X Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- X Map of proposed CPA area including transects associated with this change.
- X Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- X Existing Comprehensive Plan land use classification(s) and respective area(s):
  - Rural Crescent
- X Proposed Comprehensive Plan land use classification(s) and respective area(s):
  - FEC Data Centers due to availability of the Dominion Backbone Transmission lines.
- X Existing zoning and land use of the subject parcel(s):
- X Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  - Yes ☐ No X
- X What use/zoning will be requested if the amendment is approved? FEC Data Centers
- ☐ Existing Sector Plan(s)/Small Area Plan(s):
- ☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;

☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;

☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;

- X Comprehensive Plan Consistency Analysis:
  - X Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  - ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  - ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 10th day of September, 2021.

I, Michelle R. Logueck
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 10th day of September, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: August 31, 2025

Cynthia Johnson Latimer, Notary Public
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 10th day of September, 2021,
(day) (month) (year)

I, William Deane Coprock
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Fairfax
Subscribed and sworn to before me this 10th day of September, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: August 31, 2025

Notary Public
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ______ day of ______, ______,
(day) (month) (year)

I, ___________________________, managing member of Trigon Homes LLC
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

________________________________________

________________________________________

________________________________________

COMMONWEALTH OF VIRGINIA:

County of ____________________________

Subscribed and sworn to before me this ______ day of ______, ______, in my county and state aforesaid, by the aforesaid principal.

________________________________________

Notary Public

My commission expires: 06/30/2021
Document/Information Checklist

Application package is to include:

☑ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☑ Map Amendments and/or Text Amendment Requirements (page 4)
  ☑ Map amendments
    ☑ Justification of the proposed amendment
    ☑ Existing and proposed Comprehensive Plan land use classification
    ☑ Existing and proposed zoning request
    ☑ Map of transects for new land use classification.
☐ Text Amendments
  ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
  ☐ Purpose and intent of amendments
  ☐ Comprehensive Plan Consistency Analysis
  ☐ Levels of service associated with request

☐ Interest Disclosure Affidavit (required) (page 5)
☐ The following supporting documentation:
  ☑ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11"

☐ Document/Information Checklist (page 6)
☐ Other requested information (specify):
  Justification for change is on the following page.
  Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT
TO CHANGE THE
Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING ON HADDONFIELD LANE, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our property, 13030 Haddonfield Lane / GPIN: 7498-56-6583, be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.

2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.

3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.

4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.

5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.

6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.

7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.

8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.

9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.

10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192  

RE: PAGELAND LANE CORRIDOR / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES / 13030 Haddonfield Lane (GPIN: 7498-56-6583)  

Dear. Mr. Agrawal,  

The enclosed Application for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted for Daren & Mechelle Coppock of 13030 Haddonfield Lane under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.  

The property is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. This property is currently zoned A1 and is 12.2744 acres. The application contains a map which highlights the perimeter of the specific property in red.  

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.  

The requested changes will positively impact the residents across the entire County.  

Best Regards,  

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Document Checklist ............................................... 6

13040 Haddonfield Lane
Road GPIN: 7498-57-6866
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☐ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  ☑ Fill in the project name.
  ☑ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ☑ Describe the property location (for map amendments only).
  ☑ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☐ Map Amendment Requirements – Page 4
  ☑ Justification of the proposed amendment (map amendment).
  ☑ Existing and proposed Comprehensive Plan land use classifications (map amendment)
  ☑ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
  ☑ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  ☑ Purpose and intent of amendments (text amendment).
  ☑ Comprehensive Plan Consistency Analysis (text amendment).
  ☑ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-57-6866</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>5.9441</td>
</tr>
</tbody>
</table>

Total Acreage: 5.9441

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

1/2 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☑ Owner of Property*

Name: Courtney Bures
Mailing Address: 7031 Venus Ct.
City/State/Zip: Haymarket, VA 20169
Phone: 703-609-6524
Email: cm283@gmail.com

☐ Authorized Agent(s)*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Contract Purchaser/Lessee*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Engineer*

Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 7th day of September, 2021.

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☒ Map of proposed CPA area including transects associated with this change.
☒ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☒ Existing Comprehensive Plan land use classification(s) and respective area(s):
  ______________________________________________________________________;
☒ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.
☒ Existing zoning and land use of the subject parcel(s):
  ______________________________________________________________________;
☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
Yes ☐ No ☒
☒ What use/zoning will be requested if the amendment is approved? FEC Data Centers __________;
☐ Existing Sector Plan(s)/Small Area Plan(s):
  ______________________________________________________________________;
☐ Existing Center of Commerce or Center of Community:
  ______________________________________________________________________;

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☒ Comprehensive Plan Consistency Analysis:
  ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___ day of __________, 2021,
(day) (month) (year)

I, ____________________________
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

n/a

____________________________
Owner

COMMONWEALTH OF VIRGINIA:

County of ________________

Subscribed and sworn to before me this ___ day of __________, 2021 in my county and state aforesaid, by the aforenamed principal.

____________________________
Notary Public

My commission expires: __________

JUDITH M. HOUGH
Notary Public
254027
Commonwealth of Virginia
My Commission Expires
April 30, 20____
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☒ Map amendments
    ☒ Justification of the proposed amendment
    ☒ Existing and proposed Comprehensive Plan land use classification
    ☒ Existing and proposed zoning request
    ☒ Map of transects for new land use classification.

☐ Text Amendments
  ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
  ☞ Purpose and intent of amendments
  ☐ Comprehensive Plan Consistency Analysis
  ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)
☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5”x11”.

☒ Document/Information Checklist (page 6)
☒ Other requested information (specify):
  Justification for change is on the following page.
  Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT
TO CHANGE THE
Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING ON HADDONFIELD LANE, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our property, 13040 Haddonfield Lane / GPIN: 7498-57-6866, be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.

2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.

3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.

4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.

5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.

6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.

7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.

8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.

9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.

10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCs and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES / 13040 Haddonfield Lane (GPIN: 7498-57-6866)

Dear. Mr. Agrawal,

The enclosed Application for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted for Courtney Bures of 13040 Haddonfield Lane under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The property is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. This property is currently zoned A1 and is 5.9441 acres. The application contains a map which highlights the perimeter of the specific property in red.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenh Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

Instructions ......................................................................................... 2
Comprehensive Plan Land Use Classification Change form .............. 3
Map Amendment Requirements ......................................................... 4
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Interest Disclosure Affidavit ................................................................. 5
Document Checklist ........................................................................... 6

13044 Haddonfield Lane
Road GPIN: 7498-57-4280

PATHWAY TO
2040
A Community of Choice
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

- Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- Text Amendment Requirements – Page 4
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-57-4280</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>5.9684</td>
</tr>
</tbody>
</table>

Total Acreage: 5.9684

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

1/2 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☑ Owner of Property*  ☐ Authorized Agent(s)*

Name: Michael Bures  Name:
Mailing Address: 7031 Venus Ct.  Mailing Address: 
City/State/Zip: Haymarket, VA 20169  City/State/Zip:
Phone: 703-220-6434  Phone: 
Email: mbures@color-ad.com  Email:

☐ Contract Purchaser/Lessee*  ☐ Engineer*

Name:  Name:
Mailing Address:  Mailing Address: 
City/State/Zip:  City/State/Zip:
Phone:  Phone: 
Email:  Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 7th day of September, 2021.

[Signature]

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☑ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☑ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☑ Map of proposed CPA area including transects associated with this change.
☑ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☑ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent ____________________________;
☑ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines. ____________________________;
☑ Existing zoning and land use of the subject parcel(s): ____________________________;
☑ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes ☐ No ☑
☑ What use/zoning will be requested if the amendment is approved? FEC Data Centers ____________________________;
☐ Existing Sector Plan(s)/Small Area Plan(s): ____________________________;
☐ Existing Center of Commerce or Center of Community: ____________________________

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☑ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
  ☑ Comprehensive Plan Consistency Analysis:
    ☑ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
    ☑ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
    ☑ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___7th____ day of ___September_______, 2021______,
(day) (month) (year)

I, ________Michael Bures__________
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

n/a

__________________________________________________________________________

________________________________________
Owner

COMMONWEALTH OF VIRGINIA:

County of _______Prince William__________

Subscribed and sworn to before me this ___7th___ day of ___September_______, 2021______ in my county and state aforesaid, by the aforesaid principal.

________________________________________
Notary Public

My commission expires: _______April 30, 2024_______

________________________________________
JUDITH M. HOUGH
Notary Public
254027
Commonwealth of Virginia
My Commission Expires
April 30, 2024
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☒ Map amendments
    ☒ Justification of the proposed amendment
    ☒ Existing and proposed Comprehensive Plan land use classification
    ☒ Existing and proposed zoning request
    ☒ Map of transects for new land use classification.

☐ Text Amendments
  ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
  ☐ Purpose and intent of amendments
  ☐ Comprehensive Plan Consistency Analysis
  ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)

☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

☒ Document/Information Checklist (page 6)

☒ Other requested information (specify):
  Justification for change is on the following page.

Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING ON HADDONFIELD LANE, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our property, 13044 Haddonfield Lane / GPIN: 7498-57-4280, be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.

2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.

3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County's tax base.

4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.

5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.

6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.

7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.

8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudon County.

9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.

10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCs and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES / 13044 Haddonfield Lane (GPIN: 7498-57-4280)

Dear Mr. Agrawal,

The enclosed Application for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted for Michael Bures of 13044 Haddonfield Lane under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The property is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. This property is currently zoned A1 and is 5.9684 acres. The application contains a map which highlights the perimeter of the specific property in red.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application for Long-Range Land Use Map Changes During the Comprehensive Plan Update

Contents

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Text Amendment Requirements ........................................ 4
Interest Disclosure Affidavit ............................................ 5
Document Checklist ...................................................... 6
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

X Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  • Fill in the project name.
  • Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  • Describe the property location (for map amendments only).
  • Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

X Map Amendment Requirements – Page 4
  • Justification of the proposed amendment (map amendment).
  • Existing and proposed Comprehensive Plan land use classifications (map amendment)
  • Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

Text Amendment Requirements – Page 4
  • Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  • Purpose and intent of amendments (text amendment).
  • Comprehensive Plan Consistency Analysis (text amendment).
  • Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change to the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-57-9653</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>7.6044</td>
</tr>
</tbody>
</table>

Total Acreage: 7.6044

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/2 mile from intersection of Artemus Road and Pageland Lane

1 Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☐ Owner of Property*
Name: Amanda Bures & Brian James
Mailing Address: 13036 Haddonfield Lane
City/State/Zip: Gainesville, VA 20155
Phone: 703-220-5857
Email: abures@color-ad.com

☐ Authorized Agent(s)*
Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Contract Purchaser/Lessee*
Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

☐ Engineer*
Name:
Mailing Address:
City/State/Zip:
Phone:
Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 7th day of September, 2021
Amanda Bures
Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☒ Map of proposed CPA area including transects associated with this change.
☒ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☒ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
☒ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.
☒ Existing zoning and land use of the subject parcel(s):
☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☐  No ☒
☒ What use/zoning will be requested if the amendment is approved? FEC Data Centers
☒ Existing Sector Plan(s)/Small Area Plan(s):
☒ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☑ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☒ Comprehensive Plan Consistency Analysis:
  ☐ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___ day of September, 2021,
(day) (month) (year)

I, Amanda Burns
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this ___ day of September, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: April 30, 2024

JUDITH M. HOUGH
Notary Public
254027
Commonwealth of Virginia
My Commission Expires
April 30, 2024
Document/Information Checklist

Application package is to include:

☒ Comprehensive Plan Land Use Classification Change Request Form (page 3)
☒ Map Amendments and/or Text Amendment Requirements (page 4)
  ☒ Map amendments
    ☒ Justification of the proposed amendment
    ☒ Existing and proposed Comprehensive Plan land use classification
    ☒ Existing and proposed zoning request
    ☒ Map of transects for new land use classification.
☐ Text Amendments
  ☐ Existing text to be amended and proposed, new or revised using underline/strikethrough
  ☐ Purpose and intent of amendments
  ☐ Comprehensive Plan Consistency Analysis
  ☐ Levels of service associated with request

☒ Interest Disclosure Affidavit (required) (page 5)
☒ The following supporting documentation:
  ☒ All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
☒ Document/Information Checklist (page 6)
☒ Other requested information (specify):
  Justification for change is on the following page.
  Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT
TO CHANGE THE
Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING ON HADDONFIELD LANE, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our property, 13036 Haddonfield Lane / GPIN: 7498-57-9653, be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I-66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCs and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP  
CHANGES / 13036 Haddonfield Lane (GPIN: 7498-57-9653)

Dear Mr. Agrawal,

The enclosed Application for the Long-Range Land Use Map Changes During the  
Comprehensive Plan Update are hereby submitted for Amanda Bures & Brian James of 13036  
Haddonfield Lane under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The property is within the “Pageland Lane Corridor” which is the area between Route 29 and  
Route 234/Sudley Road. This property is currently zoned A1 and is 7.6044 acres. The  
application contains a map which highlights the perimeter of the specific property in red.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will  
directly lead to zoning changes. In addition to the support from the larger landowners within  
the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors  
realize there are many small property owners who also support the changes being considered  
in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Text Amendment Requirements ....................................... 4
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13021 Haddonfield Lane
Road GPIN: 7498-46-7192
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☑ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  ✔ Fill in the project name.
  ✔ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  ✔ Describe the property location (for map amendments only).
  ✔ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☐ Map Amendment Requirements – Page 4
  ☑ Justification of the proposed amendment (map amendment).
  ☑ Existing and proposed Comprehensive Plan land use classifications (map amendment)
  ☑ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
  □ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  □ Purpose and intent of amendments (text amendment).
  □ Comprehensive Plan Consistency Analysis (text amendment).
  □ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-46-7192</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.0626</td>
</tr>
</tbody>
</table>

Total Acreage: 10.0626

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/2 mile from intersection of Artemus Road and Pageland Lane

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☑ Owner of Property*

Name: David & Marie Leibson
Mailing Address: 13021 Haddonfield Lane
City/State/Zip: Gainesville, VA 20155
Phone: 703-863-8962
Email: mleibson@novamail.com

☑ Authorized Agent(s)*

Name:                      
Mailing Address:           
City/State/Zip:            
Phone:                     
Email:                     

☐ Contract Purchaser/Lessee*

Name:                     
Mailing Address:          
City/State/Zip:           
Phone:                    
Email:                    

☐ Engineer*

Name:                     
Mailing Address:          
City/State/Zip:           
Phone:                    
Email:                    

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 4th day of September 2021, ____________________________.

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☒ Map of proposed CPA area including transects associated with this change.
☒ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☒ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent

☒ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.

☒ Existing zoning and land use of the subject parcel(s):

☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☐  No ☒

☒ What use/zoning will be requested if the amendment is approved? FEC Data Centers

☐ Existing Sector Plan(s)/Small Area Plan(s):

☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;

☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;

☐ Proposed new or revised text:
  ☒ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;

☒ Comprehensive Plan Consistency Analysis:
  ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;

☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;

☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This _____ day of _____, 2021,
(day) (month) (year)

I, ____________________________,
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

____________________________________

COMMONWEALTH OF VIRGINIA:

County of _________________________

Subscribed and sworn to before me this _____ day of _____, 2021 in my county
and state aforesaid, by the aforesaid principal.

My commission expires: ________________

[Signature]
Notary Public

[Notary Public Seal]
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
    - Map of transects for new land use classification.
- Text Amendments
  - Existing text to be amended and proposed, new or revised using underline/strikethrough
  - Purpose and intent of amendments
  - Comprehensive Plan Consistency Analysis
  - Levels of service associated with request

- Interest Disclosure Affidavit (required) (page 5)

- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

- Document/Information Checklist (page 6)

- Other requested information (specify):
  - Justification for change is on the following page.

  Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING ON HADDONFIELD LANE, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our property, 13021 Haddonfield Lane / GPIN: 7498-46-7192, be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudon County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, I-66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCs and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES / 13021 Haddonfield Lane (GPIN: 7498-46-7192)

Dear Mr. Agrawal,

The enclosed Application for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted for David & Marie Leibson of 13021 Haddonfield Lane under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The property is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. This property is currently zoned A1 and is 10.0626 acres. The application contains a map which highlights the perimeter of the specific property in red.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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PATHWAY TO
2040
A Community of Choice

13060 Haddonfield Lane
Road GPIN: 7498-38-7916
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☒ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
☐ Fill in the project name.
☐ Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
☐ Describe the property location (for map amendments only).
☐ Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☒ Map Amendment Requirements – Page 4
☐ Justification of the proposed amendment (map amendment).
☐ Existing and proposed Comprehensive Plan land use classifications (map amendment)
☐ Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

☐ Text Amendment Requirements – Page 4
☐ Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
☐ Purpose and intent of amendments (text amendment).
☐ Comprehensive Plan Consistency Analysis (text amendment).
☐ Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From</th>
<th>To</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-38-7916</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>18.9522</td>
</tr>
</tbody>
</table>

Total Acreage: 18.9522

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):
1/2 mile from intersection of Artemus Road and Pageland Lane

Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

[ ] Owner of Property
[ ] Authorized Agent(s)

Name: Udham Singh Nijjer & Surjit Kaur Nijjer
Mailing Address: 13060 Haddonfield Lane
City/State/Zip: Gainesville, VA 20155
Phone: 571-265-3957
Email: usnijjer60@gmail.com

[ ] Contract Purchaser/Lessee
[ ] Engineer

Name: 
Mailing Address: 
City/State/Zip: 
Phone: 
Email: 

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 09 day of 07 - 2021

Signature of Owner

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

☒ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☒ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☒ Map of proposed CPA area including transects associated with this change.
☒ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☒ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
☒ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to availability of the Dominion Backbone Transmission lines.
☒ Existing zoning and land use of the subject parcel(s):
☒ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes ☐ No ☒
☒ What use/zoning will be requested if the amendment is approved? FEC Data Centers
☐ Existing Sector Plan(s)/Small Area Plan(s):
☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☒ Comprehensive Plan Consistency Analysis:
  ☒ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 07 day of September, 2021,
(day) (month) (year)

I, Surjit Kaur Nijjer
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 7th day of September, 2021, in my county and state aforesaid, by the aforenamed principal.

My commission expires: 11/30/2024

Notary Public

MOHAMMAD ABDUL HALIM MIAH
Notary Public
Commonwealth of Virginia
Registration No. 7344738
My Commission Expires Nov 30, 2024
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This SEP 07 day of 09 - 2021,
(day) (month) (year)

I, UDMAM SIV GIT NIL JEBZ
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 17th day of September, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: Feb 28, 2023

JYOTI VISHAL UDESHI
Notary Public
Commonwealth of Virginia
Registration No. 7662592
My Commission Expires Feb 28, 2023
Document/Information Checklist

Application package is to include:

- [x] Comprehensive Plan Land Use Classification Change Request Form (page 3)
- [x] Map Amendments and/or Text Amendment Requirements (page 4)
  - [x] Map amendments
    - [x] Justification of the proposed amendment
    - [x] Existing and proposed Comprehensive Plan land use classification
    - [x] Existing and proposed zoning request
    - [x] Map of transects for new land use classification.
  - [ ] Text Amendments
    - [ ] Existing text to be amended and proposed, new or revised using underline/strikethrough
    - [ ] Purpose and intent of amendments
    - [ ] Comprehensive Plan Consistency Analysis
    - [ ] Levels of service associated with request

- [x] Interest Disclosure Affidavit (required) (page 5)

- [x] The following supporting documentation:
  - [x] All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

- [x] Document/Information Checklist (page 6)

- [x] Other requested information (specify):
  - Justification for change is on the following page.

Kenn Knarr / Dominique Estates Cover letter
JUSTIFICATION FOR THE AMENDMENT

TO CHANGE THE

Comprehensive Plan for the expansion of the Data Center Overlay District to include the entire Pageland Lane Corridor

WE, RESIDENTS AND OWNERS LIVING WITHIN THE TRAPPERS RIDGE SUBDIVISION, HEREBY REQUEST to be included in the expanded Data Center Opportunity Zone Overlay District map changes which are currently being considered for the entire “Pageland Lane Corridor.”

We request our property, 13060 Haddonfield Lane / GPIN: 7498-38-7916, be part of the Pageland Lane Corridor.

WE STATE OR BELIEVE:

1. We are owners of land and residents within the Pageland Lane Corridor. The Pageland Lane Corridor is currently under consideration to be included in the Data Center Opportunity Zone Overlay District.
2. As a landowner and resident within the Pageland Lane Corridor and the western end of the Rural Crescent, we are most affected by changes in these areas, and thus, our opinion should strongly be taken into consideration.
3. The changes we request will likely lead directly to zoning changes within the Pageland Lane Corridor. We believe these zoning changes will be to the benefit of the general welfare of the inhabitants of Prince William County by significantly increasing the County’s tax base.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. These changes will reduce or eliminate the economic commercial tax base shortfalls of PWC by supporting what the commercial market demands.
6. The 2019 Gainesville Crossing approval of 3 million square feet of Data Center on Pageland Lane, adjacent to the Manassas Battlefield and our rural area, has forever changed our corridor.
7. The North South Corridor and expansion of Rt. 234 Bypass has resulted in very high commuter and truck traffic along Pageland Lane’s narrow and winding roadway. This is a dangerous road and will continue to become increasingly dangerous over time. Future projects including a stoplight and turning lane at the Pageland Lane & Route 234/Sudley Road intersection will only attract additional truck and commuter traffic to the corridor and continue to make it “less rural.” We would argue we are not rural.
8. The always visible Dominion high-tension power lines in our viewshed should be used for the benefit of Prince William County’s constituents and landowners and no longer be simply a pass-through power portal benefit for Loudoun County.
9. There is increasing evidence that the Commonwealth maintains its plans to extend the 234 Bypass along Pageland Lane. The State has increased its “Smart Scale” score due to the commuter lots being built, i66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance by the CTB, NVTA and Loudoun County.
10. Changing the failed and obsolete Rural Crescent designation of our area to FEC for Data Centers is the best solution which benefits the landowners and residents of our subdivision and the County as a whole. Based upon the PWC BOCS and citizen comments at the May 4th, 2021 meeting: The Rural Crescent has filed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow for smart development that will benefit all citizens.
Parag Agrawal  
Director of Planning  
5 County Complex Ct., Ste. 210  
Prince William, VA 22192

RE: PAGELAND LANE CORRIDOR / DATA CENTER OPPORTUNITY OVERLAY DISTRICT MAP CHANGES / 13060 Haddonfield Lane (GPIN: 7498-38-7916)

Dear Mr. Agrawal,

The enclosed Application for the Long-Range Land Use Map Changes During the Comprehensive Plan Update are hereby submitted for Udham Singh Nijjer & Surjit Kaur Nijjer of 13060 Haddonfield Lane under the previously submitted DOMINQUE ESTATES ASSEMBLAGE applications received on May 12th, 2021.

The property is within the “Pageland Lane Corridor” which is the area between Route 29 and Route 234/Sudley Road. This property is currently zoned A1 and is 18.9522 acres. The application contains a map which highlights the perimeter of the specific property in red.

Changes in the Data Center Opportunity Overlay District map in the Pageland Lane Corridor will directly lead to zoning changes. In addition to the support from the larger landowners within the corridor, we feel it is imperative the Planning Office and the Board of County Supervisors realize there are many small property owners who also support the changes being considered in the Prince William County’s Land Use Policies.

The requested changes will positively impact the residents across the entire County.

Best Regards,

Kenn Knarr  
703-973-5200  
kennethknarr@aol.com
Application

for

Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Justification ............................................................... 7

John & Stella Rowland
12821 Dominique Estates Lane
Catharpin, VA 20143
GPIN: 7498-78-2271
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

- Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- Text Amendment Requirements – Page 4
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-78-2271</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.1378</td>
</tr>
</tbody>
</table>

Total Acreage: 10.1378

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

Pageland Lane and Thornton

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

☐ Owner of Property*        ☐ Authorized Agent(s)*

Name: John & Stella Rowland  Name:
Mailing Address: 12821 Dominique Estates Lane  Mailing Address:
City/State/Zip: Cathepin, VA 20143  City/State/Zip:
Phone: (202) 495-0545  Phone:
Email: rowlandt0@gmail.com  Email:

☐ Contract Purchaser/Lessee*  ☐ Engineer*

Name:  Name:
Mailing Address:  Mailing Address:
City/State/Zip:  City/State/Zip:
Phone:  Phone:
Email:  Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 2 day of September, 2021.

Signature of Owner(s)

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form: Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- **Justification of proposed CPA:** Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- **Existing Comprehensive Plan land use** classification(s) and respective area(s):
  - Rural Crescent
  - Proposed Comprehensive Plan land use classification(s) and respective area(s):
  - FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
- **Existing zoning and land use** of the subject parcel(s): A-1
- **Will there be a submission for a rezoning application** for concurrent processing if the CPA is initiated? Yes ☐  No ☐
- **What use/zoning will be requested** if the amendment is approved? FEC Data Centers
- **Existing Sector Plan(s)/Small Area Plan(s):**
- **Existing Center of Commerce or Center of Community:**

Text Amendment Requirements

- □ Purpose and intent of text amendment;
- □ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
- □ **Proposed new or revised text:**
  - ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- □ Comprehensive Plan Consistency Analysis:
  - Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  - □ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  - □ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.

(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 2 day of September, 2021
(day) (month) (year)

I, John D. Rowland / Stella M. Rowland
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

N/A

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 2 day of September, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: 11/30/2024

Notary Public

Application Package for Input to Comp Plan Map		Page 5 of 6		Revised April 2021
5 County Complex Court, Suite 210, Prince William, Virginia 22192 • 703-792-7615 | planning@pwcgov.org | www.pwcgov.org/planning
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
    - Map of transects for new land use classification.
- Text Amendments
  - Existing text to be amended and proposed, new or revised using underline/strikethrough
  - Purpose and intent of amendments
  - Comprehensive Plan Consistency Analysis
  - Levels of service associated with request

- Interest Disclosure Affidavit (required) (page 5)
- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
- Document/Information Checklist (page 6)
- Other requested information (specify): Justification for change is on following page.
IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:

1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The Pageland Lane’s close proximity to high-tension power lines, which are in our backyards, should be used as a commercial tax revenue source to the benefit of the county and the landowners, and no longer be simply a pass-through power portal for Loudoun County.
7. A massive new data center of over 1 Million square feet, at 13700 University Blvd (GPIN#4797-56-0118) is about to start construction at the southwest corner of Pageland Lane, and Rt. 29.
8. Our way of life and character of our community has been altered irreparably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline.
9. Changing to Data Centers and Flex Space will greatly expand the tax base for the county which would benefit all residents in all parts of the county. This change in land use for Pageland Lane will overcome the economic development shortfalls of PWC: insufficient commercial, flex, R&D etc. space to support future business, employment and commercial tax revenue opportunities.

10. There is increasing evidence that the commonwealth maintains its plans to extend the 234 Bypass along Pageland lane. The state has increased “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance” by the CTB, NVTA, and Loudoun County.

11. Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic, stone-quarry trucks and continued intrusion of industrial and residential development (Heritage Hunt and Piedmont).

12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCS and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

Contents

Instructions ................................................................. 2
Comprehensive Plan Land Use Classification Change form ....... 3
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Interest Disclosure Affidavit ............................................ 5
Document Checklist ....................................................... 6
Justification ............................................................... 7

John D. and Olga D. Crown
5617 Artemus Road
Gainesville, VA 20155
GPIN: 7498-28-8254
GPIN: 7498-28-2871
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

- Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- Text Amendment Requirements – Page 4
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-28-8254</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>8.0</td>
</tr>
<tr>
<td>7498-28-2871</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>10.0</td>
</tr>
</tbody>
</table>

Total Acreage: 18.0

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly one mile west of Pageland Lane and Artemus Road intersection.

Pageland Lane and Thornton

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- Owner of Property*

  Name: John D. and Olga D. Crown

  Mailing Address: 5617 Artemus Road

  City/State/Zip: Gainesville, VA 20155

  Phone: (703) 477-5037 / (703) 505-3319

  Email: jdcrown@gmail.com / odcrown@gmail.com

- Authorized Agent(s)*

  Name: 

  Mailing Address: 

  City/State/Zip: 

  Phone: 

  Email: 

- Contract Purchaser/Lessee*

  Name: 

  Mailing Address: 

  City/State/Zip: 

  Phone: 

  Email: 

- Engineer*

  Name: 

  Mailing Address: 

  City/State/Zip: 

  Phone: 

  Email: 

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 4th day of September 2021.

Signature of Owner(s)

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  - Rural Crescent
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  - FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
- Existing zoning and land use of the subject parcel(s): A-1
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes [ ] No [x]
- What use/zoning will be requested if the amendment is approved? FEC Data Centers
- Existing Sector Plan(s)/Small Area Plan(s):
- Existing Center of Commerce or Center of Community:

Text Amendment Requirements

- Purpose and intent of text amendment;
- Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
- Proposed new or revised text:
  - Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- Comprehensive Plan Consistency Analysis:
  - Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  - Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  - Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 8th day of September, 2021.

I, John Crown, Olga D. Crown
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

COMMONWEALTH OF VIRGINIA:
County of Prince William

Subscribed and sworn to before me this 8th day of September, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: may 31, 2022

Ashlei Nikole Rodriguez
Notary Public

ASHLEI NIKOLE RODRIGUEZ
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2022
COMMISSION # 7772118
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
  - Map of transects for new land use classification.
- Text Amendments
  - Existing text to be amended and proposed, new or revised using underline/strikethrough
  - Purpose and intent of amendments
  - Comprehensive Plan Consistency Analysis
  - Levels of service associated with request
- Interest Disclosure Affidavit (required) (page 5)
- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
- Document/Information Checklist (page 6)
- Other requested information (specify): Justification for change is on following page.
IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The Pageland Lane’s close proximity to high-tension power lines, which are in our backyards, should be used as a commercial tax revenue source to the benefit of the county and the landowners, and no longer be simply a pass-through portal for Loudon County.
7. A massive new data center of over 1 Million square feet, at 13700 University Blvd (GPIN#4797-56-0118) is about to start construction at the southwest corner of Pageland Lane, and Rt. 29.
8. Our way of life and character of our community has been altered irreparably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline.
9. Changing to Data Centers and Flex Space will greatly expand the tax base for the county which would benefit all residents in all parts of the county. This change in land use for Pageland Lane will overcome the economic development shortfalls of PWC: insufficient commercial, flex, R&D etc. space to support future business, employment and commercial tax revenue opportunities.

10. There is increasing evidence that the commonwealth maintains its plans to extend the 234 Bypass along Pageland lane. The state has increased “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance” by the CTB, NVTA, and Loudoun County.

11. Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic, stone-quarry trucks and continued intrusion of industrial and residential development (Heritage Hunt and Piedmont).

12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCS and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Interest Disclosure Affidavit ........................................ 5
Document Checklist ..................................................... 6
Justification................................................................. 7

PATHWAY TO
2040
A Community of Choice

Mathew W. and Jennifer L. Werth
13201 Thornton Drive
Gainesville, VA 20155
GPIN: 7498-39-2117
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

- Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- Text Amendment Requirements – Page 4
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-39-2117</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>8.4</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Acreage: 8.4

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly one mile west of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

(Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

Owner of Property*

Name: Mathew W. and Jennifer L. Werth
Mailing Address: 13201 Thornton Drive
City/State/Zip: Gainesville, VA 20155
Phone: (703) 927-5623
Email: mattrwthva@gmail.com

Contract Purchaser/Lessee*

Name: 
Mailing Address: 
City/State/Zip: 
Phone: 
Email: 

Authorized Agent(s)*

Name: 
Mailing Address: 
City/State/Zip: 
Phone: 
Email: 

Engineer*

Name: 
Mailing Address: 
City/State/Zip: 
Phone: 
Email: 

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 7 day of September 2021

[Signature of Owner(s)]

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
- Existing zoning and land use of the subject parcel(s): A-1
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes ☐ No ☐
- What use/zoning will be requested if the amendment is approved? FEC Data Centers
- Existing Sector Plan(s)/Small Area Plan(s):
- Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
 ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
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  ☐ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
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  ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 7th day of September, 2021.

(day) (month) (year)

I, Matt Werth & Jenny Werth
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 7th day of September, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: June 30, 2023

MARIANA LILIANA CRASSA
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2023
COMMISSION # 3410179

Notary Public
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
    - Map of transects for new land use classification.
  - Text Amendments
    - Existing text to be amended and proposed, new or revised using underline/strikethrough
    - Purpose and intent of amendments
    - Comprehensive Plan Consistency Analysis
    - Levels of service associated with request

- Interest Disclosure Affidavit (required) (page 5)

- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".

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- Other requested information (specify): Justification for change is on following page.
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WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
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5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The Pageland Lane’s close proximity to high-tension power lines, which are in our backyards, should be used as a commercial tax revenue source to the benefit of the county and the landowners, and no longer be simply a pass-through power portal for Loudon County.
7. A massive new data center of over 1 Million square feet, at 13700 University Blvd (GPIN#4797-56-0118) is about to start construction at the southwest corner of Pageland Lane, and Rt. 29.
8. Our way of life and character of our community has been altered irreparably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline.
9. Changing to Data Centers and Flex Space will greatly expand the tax base for the county which would benefit all residents in all parts of the county. This change in land use for Pageland Lane will overcome the economic development shortfalls of PWC: insufficient commercial, flex, R&D etc. space to support future business, employment and commercial tax revenue opportunities.

10. There is increasing evidence that the commonwealth maintains its plans to extend the 234 Bypass along Pageland lane. The state has increased “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance” by the CTB, NVTA, and Loudoun County.

11. Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic, stone-quarry trucks and continued intrusion of industrial and residential development (Heritage Hunt and Piedmont).

12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCS and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.
Application
for
Long-Range Land Use Map Changes
During the Comprehensive Plan Update

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Map Amendment Requirements ......................................... 4
Text Amendment Requirements ....................................... 4
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Document Checklist ..................................................... 6
Justification .................................................................... 7
Instructions

All items contained in this application package must be completed and submitted before the May 12, 2021 deadline. The application will not be deemed complete unless all items listed below have been submitted. Please attach additional pages where necessary to identify all requested information clearly.

Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

- Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

- Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

- Text Amendment Requirements – Page 4
  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-48-5560</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>11.0658</td>
</tr>
</tbody>
</table>

Total Acreage: 11.0658

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets):

Pageland Lane and Thornton

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property**
  - Name: Lewis and Steven Carroll
  - Mailing Address: 13101 Dominique Estates Lane
  - City/State/Zip: Catharpin, VA 20143
  - Phone: (703) 501-9274
  - Email: lando15@gmail.com
- **Authorized Agent(s)**
  - Name:
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:

- **Contract Purchaser/Lessee**
  - Name:
  - Mailing Address:
  - City/State/Zip:
  - Phone:
  - Email:
  - **Engineer**
    - Name:
    - Mailing Address:
    - City/State/Zip:
    - Phone:
    - Email:

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 7th day of September, 2021

L.A. Carroll
Signature of Owner(s)

(If anyone other than owner is signing, Power of Attorney must be attached.)
Map Amendment Requirements

Please provide the following information:

- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
- Existing Comprehensive Plan land use classification(s) and respective area(s):
  - Rural Crescent
- Proposed Comprehensive Plan land use classification(s) and respective area(s):
  - FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
- Existing zoning and land use of the subject parcel(s): A-1
- Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  - Yes ☐  No ■
- What use/zoning will be requested if the amendment is approved? FEC Data Centers
- Existing Sector Plan(s)/Small Area Plan(s):
- Existing Center of Commerce or Center of Community:

Text Amendment Requirements

- Purpose and intent of text amendment;
- Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
- Proposed new or revised text:
  - Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
- Comprehensive Plan Consistency Analysis:
  - Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  - Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  - Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.

Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic and continued intrusion of industrial and residential development (Hertitage Hunt and Peidmont). A massive new data center is about to start construction at the corner of Pageland Lane, and Rt. 29. Our way of life has been altered irreparably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline. Changing to Data Centers and Flex Space will greatly expand the tax base for the county which would benefit all residents in all parts of the county. Changing the obsolete Rural Crescent designation to FEC for Data Centers is the only solution.
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 7th day of SEPTEMBER, 2021,
(day) (month) (year)

I, L.D. Carroll

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of FAIRFAX

Subscribed and sworn to before me this 7th day of SEPTEMBER, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: APRIL 30, 2022

Owner

Notary Public

MARK R KNIGHT
NOTARY PUBLIC
EXPIRES 4/06/2022

Application Package for input to Comp Plan Map  Page 6 of 6  Revised April 2021
5 County Complex Court, Suite 210, Prince William, Virginia 22192 • 703-792-7615 | planning@pwcgov.org | www.pwcgov.org/planning
COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 7th day of September, 2021,
(month) (year)

I, Steven L. Carroll
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

COMMONWEALTH OF VIRGINIA:
County of FAIRFAX

Subscribed and sworn to before me this 7th day of September, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: APRIL 30, 2023

Notary Public

MARK R. KNIGHT

5 County Complex Court, Suite 210, Prince William, Virginia 22192 • 703-792-7615 | planning@pwcgov.org | www.pwcgov.org/planning

Revised April 2021
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
    - Map of transects for new land use classification.
  - Text Amendments
    - Existing text to be amended and proposed, new or revised using underline/strikethrough
    - Purpose and intent of amendments
    - Comprehensive Plan Consistency Analysis
    - Levels of service associated with request
- Interest Disclosure Affidavit (required) (page 5)
- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
- Document/Information Checklist (page 6)
- Other requested information (specify):

IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
4. These changes will significantly benefit all of Prince William County residents by reducing personal and residential taxes over time, by shifting the burden from residential homes to commercial enterprises.
5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The always visible high-tension power lines in our backyards should be used for the benefit of the county and the landowners and no longer be simply a pass-through power portal for Loudon County.
Application for Long-Range Land Use Map Changes During the Comprehensive Plan Update

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Justification ..................................................................... 7
Instructions

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Please contact the Planning Office at 703-792-7615 for assistance. The form may be completed and submitted by email. Form Link

Application Package is to include:

☐ Long-Range Land Use Classification Change Request Form – Page 3 (Required)
  - Fill in the project name.
  - Identify the GPIN(s), acreage and plan amendment request (for map amendments only).
  - Describe the property location (for map amendments only).
  - Give names of the owner of the property/applicant, authorized agent(s), contract purchaser/lessee, and engineer, as applicable. Please check the box next to the contact person to whom correspondence on the application should be sent.

☐ Map Amendment Requirements – Page 4
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment)
  - Proposed transects and location associated Comprehensive Plan land use classifications (map amendment).

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  - Existing text to be amended and proposed, new or revised, using underline/strikethrough (text amendment).
  - Purpose and intent of amendments (text amendment).
  - Comprehensive Plan Consistency Analysis (text amendment).
  - Levels of service associated with request (text amendment).
Long-Range Land Use Classification Change Request Form

Project Name: Pageland Data Center and Technology Corridor

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-77-1839</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>6.0</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Acreage: 6.0

Property Location (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly half of a mile south of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

1 Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

<table>
<thead>
<tr>
<th>Owner of Property*</th>
<th>Authorized Agent(s)*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Andrew and Donna Clark</td>
<td></td>
</tr>
<tr>
<td>Mailing Address: 5800 Pageland Lane</td>
<td>Mailing Address:</td>
</tr>
<tr>
<td>City/State/Zip: Gainesville, VA 20155</td>
<td>City/State/Zip:</td>
</tr>
<tr>
<td>Phone: (202) 340-7360</td>
<td>Phone:</td>
</tr>
<tr>
<td>Email: NA</td>
<td>Email:</td>
</tr>
</tbody>
</table>

Contract Purchaser/Lessee* | Engineer*

<table>
<thead>
<tr>
<th>Name:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailing Address:</td>
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<tr>
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<td>Phone:</td>
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</tr>
<tr>
<td>Email:</td>
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</tr>
</tbody>
</table>

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 9th day of SEPTEMBER, 2021.

Signature of Owner(s)

(If anyone other than owner is signing, Power of Attorney must be attached.)

Revised April 2021
Map Amendment Requirements

Please provide the following information:

☐ Completed and signed Form; Long-Range Land Use Classification Change Request Form
☐ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
☐ Map of proposed CPA area including transects associated with this change.
☐ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
☐ Existing Comprehensive Plan land use classification(s) and respective area(s):
   Rural Crescent
☐ Proposed Comprehensive Plan land use classification(s) and respective area(s):
   FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
☐ Existing zoning and land use of the subject parcel(s): A-1
☐ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated? Yes ☐ No ☑
☐ What use/zoning will be requested if the amendment is approved? FEC Data Centers
☐ Existing Sector Plan(s)/Small Area Plan(s):
☐ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
   ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
☐ Comprehensive Plan Consistency Analysis:
   ☐ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
   ☐ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
   ☐ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
(Please see the attachment at the end of the document.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___9__ day of ___SEPTEMBER___, 2021,
(day) (month) (year)

I, __ANDREW CLARK__
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of __PRINCE WILLIAM__

Subscribed and sworn to before me this ___9__ day of ___SEPTEMBER___, 2021, in my county and state aforesaid, by the aforesaid principal.

My commission expires: ___11/30/2025___

JONATHAN MARK HART
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7924139 COMM. EXP. 11/30/2025
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 9th day of SEPTEMBER, 2021,
(day) (month) (year)

I, DONNA CLARK
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 9th day of SEPTEMBER, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: 11/30/2025

JONATHAN MARK HART
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
#7924139 COMM. EXP. 11/30/2025
Document/Information Checklist

Application package is to include:

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  - Existing text to be amended and proposed, new or revised using underline/strikethrough
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  - Levels of service associated with request
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- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
- Document/Information Checklist (page 6)
- Other requested information (specify): Justification for change is on following page.
IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The Pageland Lane’s close proximity to high-tension power lines, which are in our backyards, should be used as a commercial tax revenue source to the benefit of the county and the landowners, and no longer be simply a pass-through power portal for Loudon County.
7. A massive new data center of over 1 Million square feet, at 13700 University Blvd (GPIN#4797-56-0118) is about to start construction at the southwest corner of Pageland Lane, and Rt. 29.
8. Our way of life and character of our community has been altered irreparably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline.
9. Changing to Data Centers and Flex Space will greatly expand the tax base for the county which would benefit all residents in all parts of the county. This change in land use for Pageland Lane will overcome the economic development shortfalls of PWC: insufficient commercial, flex, R&D etc. space to support future business, employment and commercial tax revenue opportunities.

10. There is increasing evidence that the commonwealth maintains its plans to extend the 234 Bypass along Pageland lane. The state has increased “Smart Scale” score due to the commuter lots being built, 166 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance” by the CTB, NVTA, and Loudoun County.

11. Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic, stone-quarry trucks and continued intrusion of industrial and residential development (Heritage Hunt and Piedmont).

12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCS and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.
Application for Long-Range Land Use Map Changes During the Comprehensive Plan Update

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Justification .......................................................... 7

Larry C. (II) and Delora Burner
5704 Pageland Lane
Gainesville, VA 20155
GPIN: 7498-77-2681
Long-Range Land Use Classification Change Request Form

Project Name: **Pageland Data Center and Technology Corridor**

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby request a change the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

<table>
<thead>
<tr>
<th>GPIN</th>
<th>From:</th>
<th>To:</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>7498-77-2681</td>
<td>Rural Crescent</td>
<td>Data Centers</td>
<td>5.7</td>
</tr>
</tbody>
</table>

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (2) public roads or streets): Roughly half of a mile south of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

1Applicable only to Long-Range Land Use Map changes. GPINs not required for text change requests.

The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

- **Owner of Property***
  - Name: Larry C. (II) and Delora Burner
  - Mailing Address: 5704 Pageland Lane
  - City/State/Zip: Gainesville, VA 20155
  - Phone: (239) 989-2011
  - Email: delorah@hotmail.com

- **Authorized Agent(s)***
  - Name: 
  - Mailing Address: 
  - City/State/Zip: 
  - Phone: 
  - Email: 

- **Contract Purchaser/Lessee***
  - Name: 
  - Mailing Address: 
  - City/State/Zip: 
  - Phone: 
  - Email: 

- **Engineer***
  - Name: 
  - Mailing Address: 
  - City/State/Zip: 
  - Phone: 
  - Email: 

*Check the box next to the contact to which correspondence should be sent.

I have read this application, understand its intent, and freely consent to its filing. Furthermore, I have the power to authorize and hereby grant permission to Prince William County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signed this 10 day of September 2021

Signature of Owner(s)

(If anyone other than owner is signing, Power of Attorney must be attached.)
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This ___ day of __________, 2021, (day) (month) (year)

I, Larry C. Burner II and Delora H. Burner
(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

__________________________________________________________________________

Larry C. Burner
Delora H. Burner
Owner

COMMONWEALTH OF VIRGINIA:

County of __________

Subscribed and sworn to before me this __________ day of __________, 2021, in my county and state aforesaid, by the aforementioned principal.

__________________________
Notary Public

My commission expires: __________

REKESHA MONICA MOSS
NOTARY PUBLIC
REGISTRATION # 7644504
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2023
Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 10 day of September, 2021.

(day) (month) (year)

I, Larry E. Burner II and Deborah H. Burner

(Owner)

hereby make oath that no member of the Board of County Supervisors of the County of Prince William, Virginia, nor the Planning Commission of the County of Prince William, Virginia, has interest in such property, either individually, by ownership of stock in a corporation owning such land, or partnership, or as holder of ten (10) percent or more of the outstanding shares of stock in or as a director or officer of any corporation owning such land, directly or indirectly, by such member or members of his immediate household, except as follows:


COMMONWEALTH OF VIRGINIA;

County of Prince William

Subscribed and sworn to before me this 10 day of September, 2021, in my county and state aforesaid, by the aforesaid principal.

Notary Public

My commission expires: April 30, 2023

REKESHA MONICA MOSS
NOTARY PUBLIC
REGISTRATION # 7644504
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2023
Map Amendment Requirements

Please provide the following information:

■ Completed and signed Form; Long-Range Land Use Classification Change Request Form
■ Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
■ Map of proposed CPA area including transects associated with this change.
■ Justification of proposed CPA: Describe why the change to the Comprehensive Plan Map is being proposed and include relevant Comprehensive Plan analysis;
■ Existing Comprehensive Plan land use classification(s) and respective area(s):
  Rural Crescent
■ Proposed Comprehensive Plan land use classification(s) and respective area(s):
  FEC Data Centers due to the availability of the Dominion Backbone Transmission lines.
■ Existing zoning and land use of the subject parcel(s): A-1
■ Will there be a submission for a rezoning application for concurrent processing if the CPA is initiated?
  Yes ☐ No ☐
■ What use/zoning will be requested if the amendment is approved? FEC Data Centers
■ Existing Sector Plan(s)/Small Area Plan(s):
■ Existing Center of Commerce or Center of Community:

Text Amendment Requirements

☐ Purpose and intent of text amendment;
☐ Reference Plan chapter, goal, policy and/or action strategy text that is proposed to be amended;
☐ Proposed new or revised text:
  ☐ Note: Attach and specify text changes with additions underlined and strikethrough of deletions;
■ Comprehensive Plan Consistency Analysis:
  ■ Demonstrate how the proposed text amendment furthers the goals, policies/objectives, and action strategies set forth in the Comprehensive Plan chapter(s) relative to the text amendment request and why the proposed revision to said goals, policies, and action strategies are appropriate;
  ■ Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the amendment;
  ■ Identify level of service impacts, if any, associated with the request.

NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.
(Please see the attachment at the end of the document.)
Document/Information Checklist

Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form (page 3)
- Map Amendments and/or Text Amendment Requirements (page 4)
  - Map amendments
    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
    - Map of transects for new land use classification.
- Text Amendments
  - Existing text to be amended and proposed, new or revised using underline/strikethrough
  - Purpose and intent of amendments
  - Comprehensive Plan Consistency Analysis
  - Levels of service associated with request

- Interest Disclosure Affidavit (required) (page 5)
- The following supporting documentation:
  - All plans, maps, and/or graphics printed in color or black/white reduced to 8.5"x11".
- Document/Information Checklist (page 6)
- Other requested information (specify): Justification for change is on following page.
IN SUPPORT OF
Pageland Data Center and Technology Corridor

WE, THE UNDERSIGNED, HEREBY REQUEST a change to the Comprehensive Plan Map, by extending the Data Center Overlay and amend the Comprehensive Plan to include a corridor along Pageland Lane from HWY 29 to HWY 234 that will extend both data centers and high technology business to our area.

WE STATE OR BELIEVE:
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the ‘Rural Crescent’, our opinions should be strongly taken into consideration.
3. Changes in the Data Center Overlay and in the Comprehensive Plan will lead directly to zoning changes where we live, which we believe will be to the benefit of all residents of the Pageland Lane area.
4. These changes will significantly benefit all PWC residents by shifting the burden from residential homes to commercial enterprises and facilitate true economic diversification in PWC.
5. Given the very high traffic count on Pageland Lane’s narrow winding roadway, the land is NOT RURAL anymore.
6. The Pageland Lane’s close proximity to high-tension power lines, which are in our backyards, should be used as a commercial tax revenue source to the benefit of the county and the landowners, and no longer be simply a pass-through power portal for Loudoun County.
7. A massive new data center of over 1 Million square feet, at 13700 University Blvd (GPIN#4797-56-0118) is about to start construction at the southwest corner of Pageland Lane, and Rt. 29.
8. Our way of life and character of our community has been altered irreparably due to the steady encroachment, we are seeking ways to improve our land value and not see it continue to decline.
9. Changing to Data Centers and Flex Space will greatly expand the tax base for the county which would benefit all residents in all parts of the county. This change in land use for Pageland Lane will overcome the economic development shortfalls of PWC: insufficient commercial, flex, R&D etc. space to support future business, employment and commercial tax revenue opportunities.

10. There is increasing evidence that the commonwealth maintains its plans to extend the 234 Bypass along Pageland lane. The state has increased “Smart Scale” score due to the commuter lots being built, I66 expansion projects, three overpasses on 234 Bypass, and prioritization of the N-S Corridor of Statewide Significance” by the CTB, NVTA, and Loudoun County.

11. Pageland Lane is no longer rural due to the Dominion Transmissions lines, massive commuter traffic, stone-quarry trucks and continued intrusion of industrial and residential development (Heritage Hunt and Piedmont).

12. Changing the failed and obsolete Rural Crescent designation to FEC for Data Centers is the only solution. Based upon the PWC BOCS and citizen comments at the May 4, 2021 meeting, the Rural Crescent has failed to contain budget expenditures, and growth has not been reduced as projected in 1998. After over 20 years on this path, it is time to change course and allow smart development that can benefit all citizens.