



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

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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:

GPIN	From:	To:	Acres
7498-28-8254	Rural Crescent	Data Centers	8.0
7498-28-2871	Rural Crescent	Data Centers	10.0
<b>Total Acreage:</b>			<b>18.0</b>

**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

<sup>1</sup>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: John D. and Olga D. Crown Name: \_\_\_\_\_  
 Mailing Address: 5617 Artemus Road Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: (703) 477-5037 / (703) 505-3319 Phone: \_\_\_\_\_  
 Email: jdcrown@gmail.com / odcrown@gmail.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

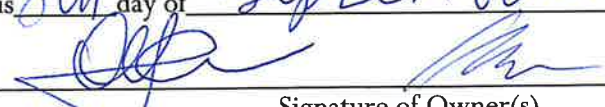
**Engineer\***

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 8th 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 8<sup>th</sup> day of September, 2021,  
(day) (month) (year)

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 8<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Ashlei Nikole Rodriguez  
Notary Public

My commission expires: may 31, 2022

**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.

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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.





**RECEIVED**

2021 SEP -3 P 2:23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY

**Application**  
for  
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**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).
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  - 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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# 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:

GPIN	From:	To:	Acres
7498-34-5957	Rural Crescent	Data Centers	10.5916
<b>Total Acreage:</b>			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):  
1/4 mile from intersection of Artemus Road and Pageland Lane

<sup>1</sup>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: Asad & Asim Safdar Name: \_\_\_\_\_  
 Mailing Address: 5920 Artemus Road Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: 703-589-5076 Phone: \_\_\_\_\_  
 Email: safdarasad@hotmail.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 August





Signature of Owner

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

## Map Amendment Requirements

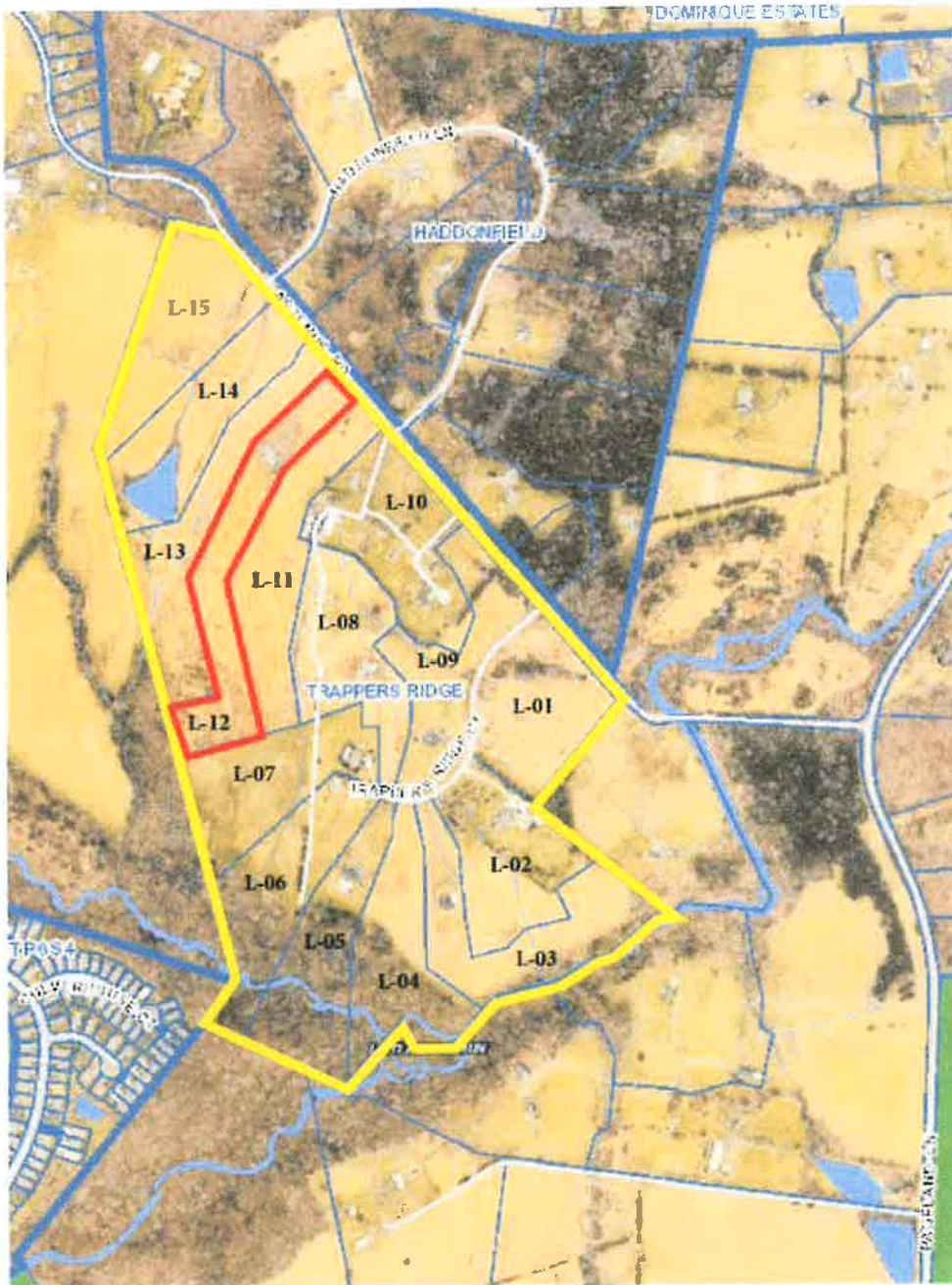
**Please provide the following information:**

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- 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;
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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;
  - 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 31 day of Aug, 2021,  
(day) (month) (year)

I, Asim Safdar  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Asim Safdar  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

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

Lilouie Patterson  
Notary Public

My commission expires: 8/31/2025



## Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 31<sup>ST</sup> day of August, 2021,  
(day) (month) (year)

I, ASAD SAFDAR  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Asad Safdar  
Owner

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 aforementioned principal.

Liberte Fortensink  
Notary Public

My commission expires: 8/31/2025

## Document/Information Checklist

### Application package is to include:

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- Map Amendments and/or Text Amendment Requirements** (page 4)
  - Map amendments
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    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
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    - Levels of service associated with request
- Interest Disclosure Affidavit** (required) (page 5)
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  - 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, 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 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 12<sup>th</sup>, 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



RECEIVED

2021 SEP -3 P 2:23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



**Application**  
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**13050 Trappers Ridge Ct.**  
**GPIN: 7498-34-9430**

## Instructions

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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 the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

GPIN	From:	To:	Acres
7498-34-9430	Rural Crescent	Data Centers	10.0022
<b>Total Acreage:</b>			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

<sup>1</sup>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\*** 6/3/21  **Authorized Agent(s)\***

Name: Patrick Hewitt (DIANA HEWITT DECEASED) Name: \_\_\_\_\_

Mailing Address: 13050 Trappers Ridge Ct. Mailing Address: \_\_\_\_\_

City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_

Phone: 571-243-1077 Phone: \_\_\_\_\_

Email: the3hewitts@comcast.net Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***  **Engineer\***

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

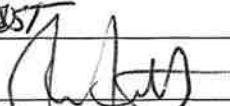
Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

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<sup>ST</sup> day of AUGUST, \_\_\_\_\_.

  
\_\_\_\_\_  
Signature of Owner

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

## Map Amendment Requirements

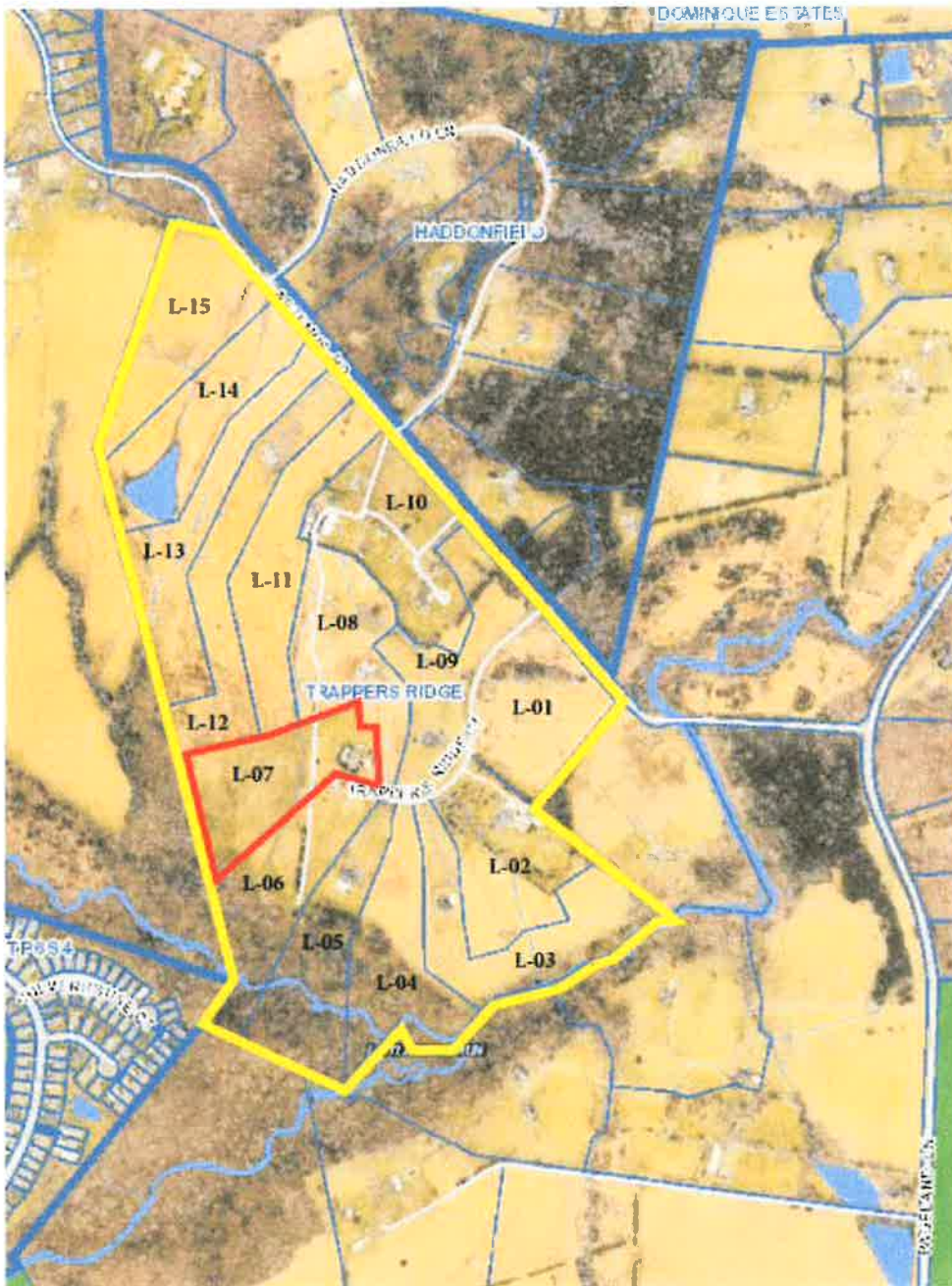
**Please provide the following information:**

- 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 31<sup>ST</sup> day of AUGUST, 2021,  
(day) (month) (year)

I, PATRICK HEWITT  
(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

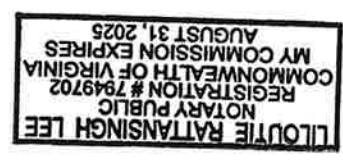
COMMONWEALTH OF VIRGINIA:

County of Prince William

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

Liloutie Rattansingh Lee  
Notary Public

My commission expires: 8/31/2025





# Interest Disclosure Affidavit


COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 31<sup>ST</sup> day of AUGUST, \_\_\_\_\_,  
(day) (month) (year)

I, PATRICK HEWITT (DIANA HEWITT DECEASED 6/3/21)  
(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 \_\_\_\_\_ 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 12<sup>th</sup>, 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,

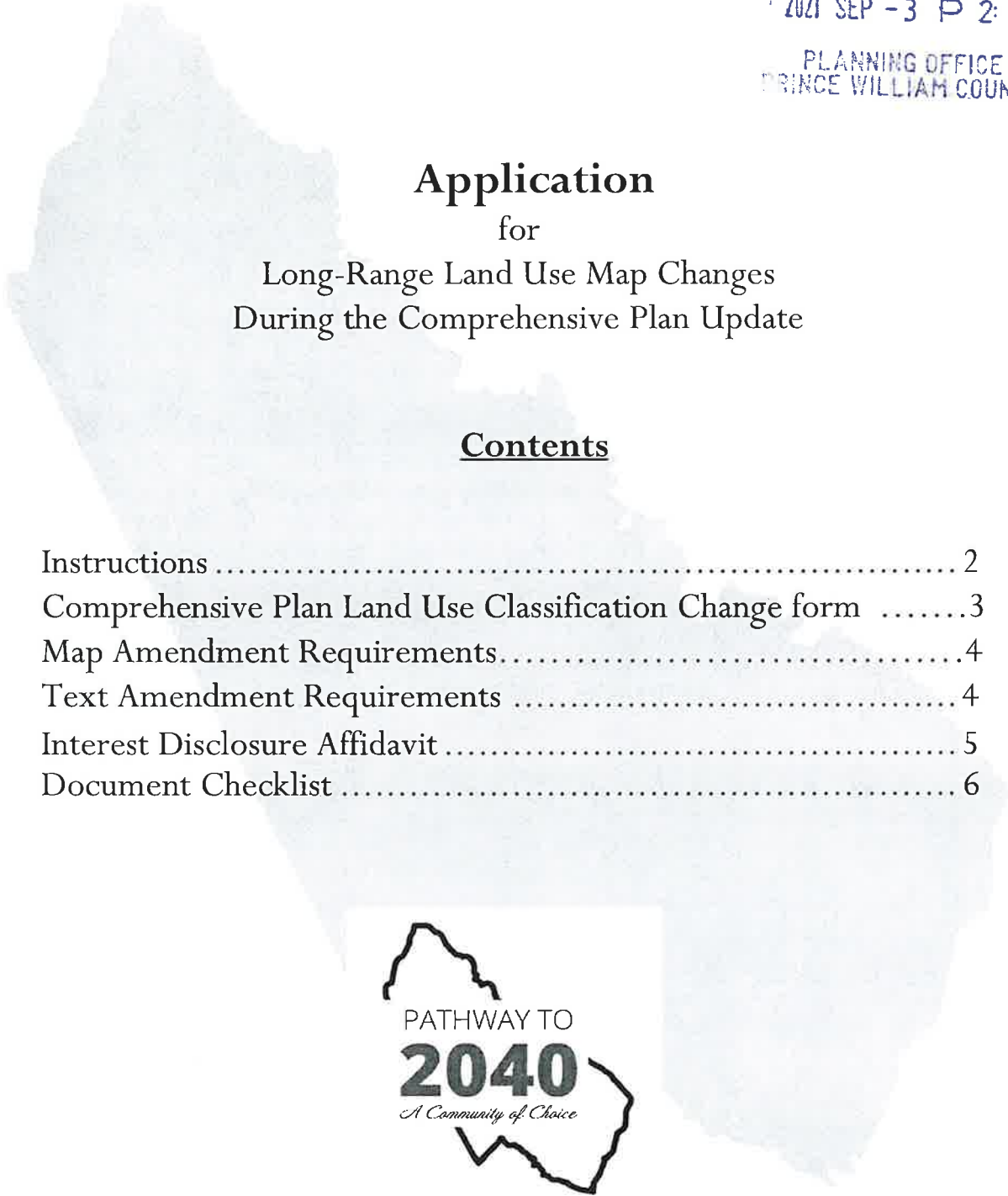
Kenn Knarr  
703-973-5200  
kennethknarr@aol.com



RECEIVED

2021 SEP -3 P 2: 23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



**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



**5880 Artemus Road**  
**GPIN: 7498-35-3911**

## 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:

GPIN	From:	To:	Acres
7498-35-3911	Rural Crescent	Data Centers	10.0969
<b>Total Acreage:</b>			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

<sup>1</sup>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: Trigon Homes LLC / Walter Cheatle Name: \_\_\_\_\_  
 Mailing Address: 15349 Brandy Road, Suite 202 Mailing Address: \_\_\_\_\_  
 City/State/Zip: Culpeper, VA 22701 City/State/Zip: \_\_\_\_\_  
 Phone: 540-718-2260 Phone: \_\_\_\_\_  
 Email: wcheatle@trigonthomes.com Email: \_\_\_\_\_

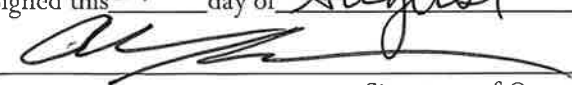
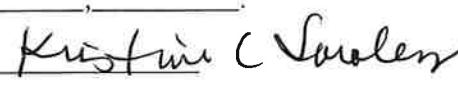
**Contract Purchaser/Lessee\***

**Engineer\***

Name: Colin & Kristine Smolens Name: \_\_\_\_\_  
 Mailing Address: 418 Dcerpath Ave, SW Mailing Address: \_\_\_\_\_  
 City/State/Zip: Leesburg, VA 20175 City/State/Zip: \_\_\_\_\_  
 Phone: 904-718-0681 Phone: \_\_\_\_\_  
 Email: smolensfamily@gmail.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 31 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 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 18<sup>th</sup> 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
- What use/zoning will be requested** if the amendment is approved? FEC Data Centers \_\_\_\_\_;
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- 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:**
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  - Demonstrate how the proposed text amendment is internally consistent with other Comprehensive Plan components that are not the subject of the 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
- L-03: GPIN: 7498-55-2739
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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 15 day of Sept, 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Trigon Homes LLC  
by [Signature] Manager  
Owner

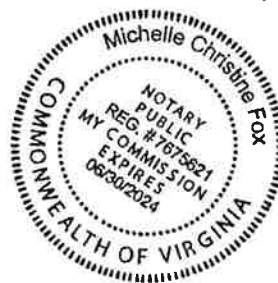
COMMONWEALTH OF VIRGINIA:

County of Culpeper

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

My commission expires: 06/30/2024

Michelle C. Fox  
Notary Public



**Interest Disclosure Affidavit**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

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

I, [Signature] COLIN SMOLEW  
(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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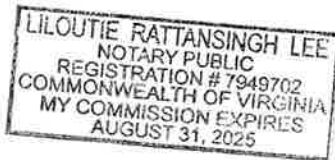
[Signature]  
Owner

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 aforementioned principal.

Liloutie Rattansingh Lee  
Notary Public

My commission expires: August 31, 2025



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

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

I, Kristine C Smolens Kristine C Smolens  
(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 Smolens  
Owner

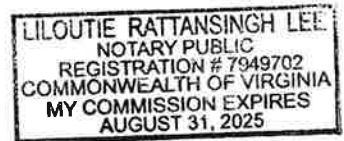
COMMONWEALTH OF VIRGINIA:

County of Prince William County

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

Liloutie Rattansingh Lee  
Notary Public

My commission expires: Aug 31, 2025



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  - \_\_\_\_\_
  - \_\_\_\_\_

## JUSTIFICATION FOR THE AMENDMENT

### TO CHANGE THE

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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.
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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 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 12<sup>th</sup>, 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





**RECEIVED**

2021 SEP -3 P 2:23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY

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

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Interest Disclosure Affidavit ..... 5

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:

GPIN	From:	To:	Acres
7498-35-9736	Rural Crescent	Data Centers	10.0608
<b>Total Acreage:</b>			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

<sup>1</sup>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 August, 2021.

  
 \_\_\_\_\_  
 Signature of Owner

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

## Map Amendment Requirements

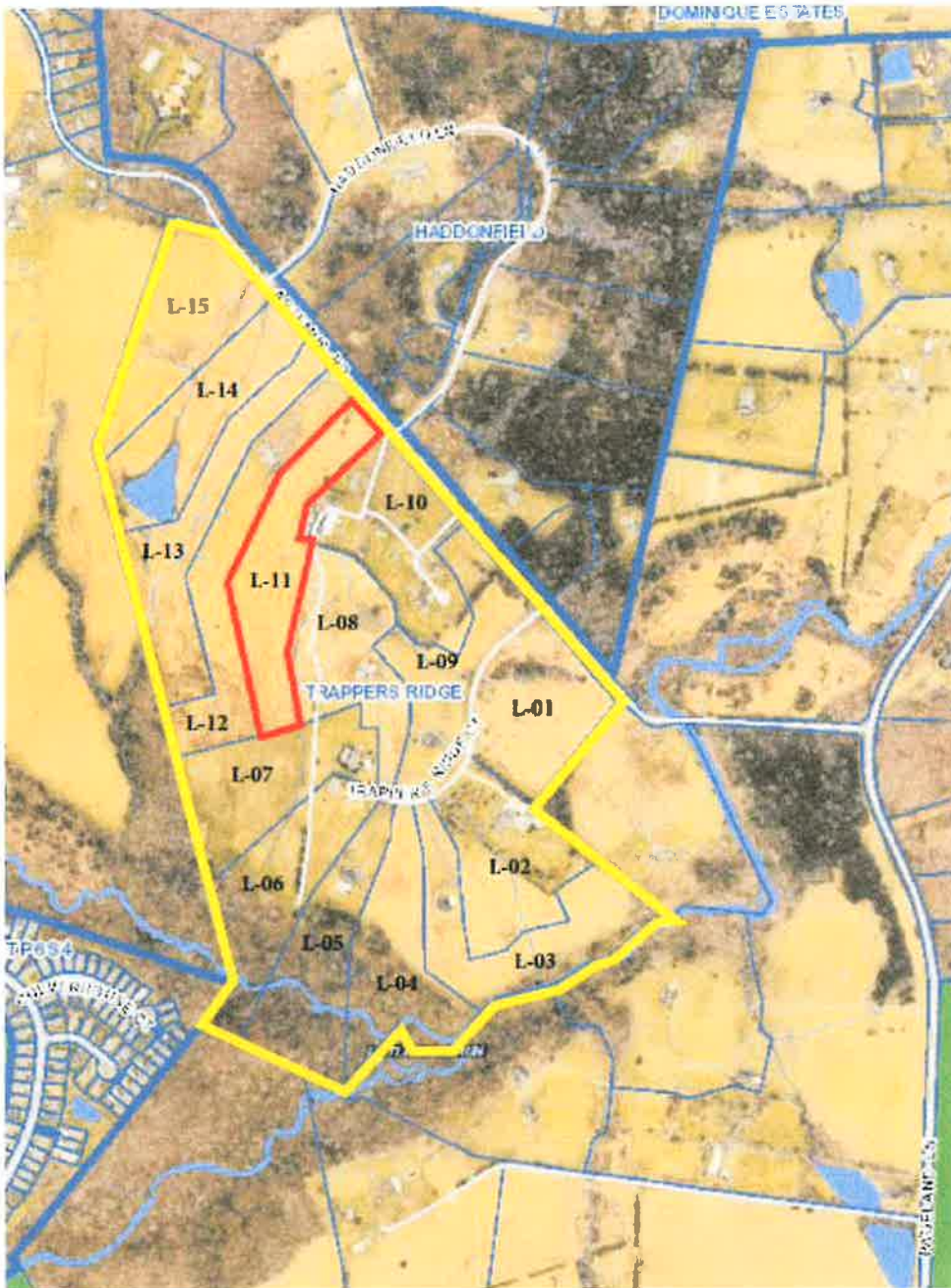
**Please provide the following information:**

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

I, Juan Pineda Morales  
(Owner)

hercby 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 Prince Williams

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

Liloukie Rattansingh Lee  
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 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.
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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 12<sup>th</sup>, 2021.

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

Best Regards,

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



RECEIVED

2021 SEP -3 P 2: 23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY

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

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Document Checklist ..... 6



**5802 Artemus Road**  
**GPIN: 7498-36-4869**

## 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:

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  - Justification of the proposed amendment (map amendment).
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  - 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:

GPIN	From:	To:	Acres
7498-36-4869	Rural Crescent	Data Centers	10.0639
<b>Total Acreage:</b>			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

<sup>1</sup>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: RWH Contracting Inc. / Attn: Hector Ferrfino Name: \_\_\_\_\_

Mailing Address: 1810 Reddy Drive, Suite 4228 Mailing Address: \_\_\_\_\_

City/State/Zip: Woodbridge, VA 22194 City/State/Zip: \_\_\_\_\_

Phone: 301-693-2067 Phone: \_\_\_\_\_

Email: hector@rwbus.net Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

**Engineer\***

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

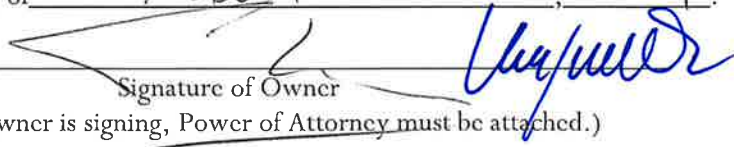
Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

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 August, 2021.

  
 Signature of Owner

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

## Map Amendment Requirements

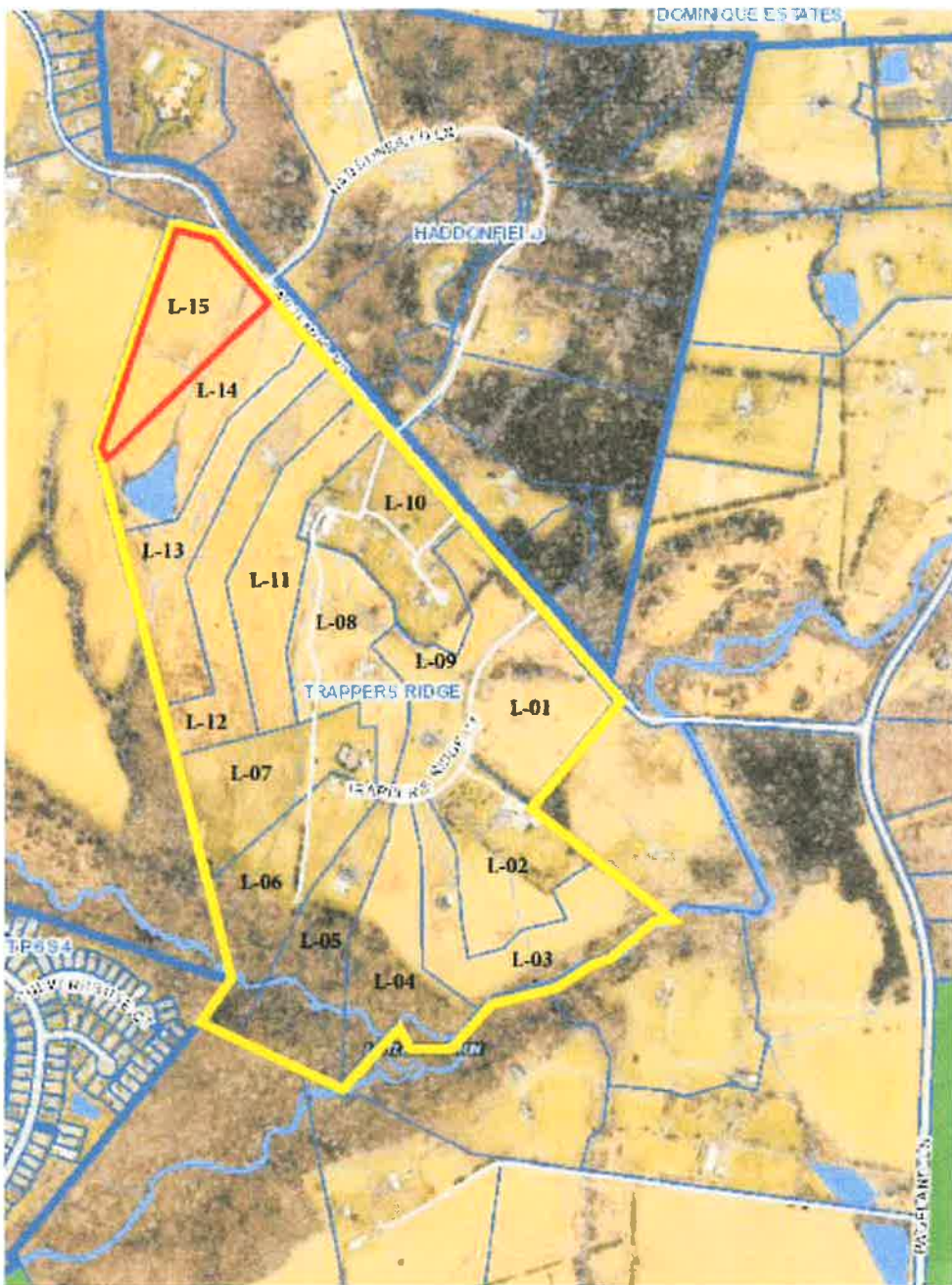
**Please provide the following information:**

- 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
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- 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, Ronaldo 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:

[Blank lines for disclosure details]

[Signature]
Owner

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 aforementioned principal.

[Signature]
Notary Public

My commission expires: 8/31/2025



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

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

I, Hector Ferrufino  
(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]  
Owner

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 aforementioned principal.

Lilouie Rattansingh Lee  
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 Loudon County.
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Parag Agrawal  
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5 County Complex Ct., Ste. 210  
Prince William, VA 22192

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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 12<sup>th</sup>, 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



RECEIVED

2021 SEP -3 P 2: 23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



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

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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.
  
- 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:

GPIN	From:	To:	Acres
7498-36-5811	Rural Crescent	Data Centers	10.0465
<b>Total Acreage:</b>			10.0465

**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

<sup>1</sup>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: RWH Contracting Inc. / Attn: Hector Ferrfino Name: \_\_\_\_\_

Mailing Address: 1810 Reddy Drive, Suite 4228 Mailing Address: \_\_\_\_\_

City/State/Zip: Woodbridge, VA 22194 City/State/Zip: \_\_\_\_\_

Phone: 301-693-2067 Phone: \_\_\_\_\_

Email: hector@rwbus.net 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 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 31 day of August, 2021,  
(day) (month) (year)

I, Hector Ferrigno  
(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]  
Owner

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 aforementioned principal.

[Signature]  
Notary Public

My commission expires: 8/31/2025



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

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

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Owner

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 aforementioned principal.

[Signature]  
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 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 12<sup>th</sup>, 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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**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).
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  - 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:

GPIN	From:	To:	Acres
7498-38-7916	Rural Crescent	Data Centers	18.9522
<b>Total Acreage:</b>			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

<sup>1</sup>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 Name: \_\_\_\_\_  
 Mailing Address: 13060 Haddonfield Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: 571-265-3957 Phone: \_\_\_\_\_  
 Email: usnijjer60@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 09 day of 07 - 2021

 Surjit Nijjer 9/7/2021  
 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 NIGER  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Surjit Nigjer  
Owner

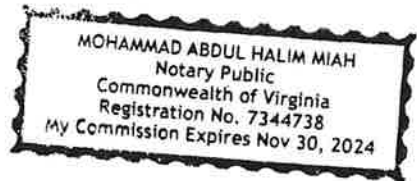
COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 7<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Mohammad Abdul Halim Miah  
Notary Public 9/7/21

My commission expires: 11/30/2024



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This SEP-07 day of 09-, 2021,  
(day) (month) (year)

I, UDHAM SINGH 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Owner

COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 7<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

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:**

- 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 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 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 / 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 12<sup>th</sup>, 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**  
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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:

GPIN	From:	To:	Acres
7498-39-2117	Rural Crescent	Data Centers	8.4
<b>Total Acreage:</b>			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\***

**Authorized Agent(s)\***

Name: <u>Mathew W. and Jennifer L. Werth</u>	Name: _____
Mailing Address: <u>13201 Thornton Drive</u>	Mailing Address: _____
City/State/Zip: <u>Chatham, VA <del>20113</del> 20155</u>	City/State/Zip: _____
Phone: <u>(703) 927-5623</u>	Phone: _____
Email: <u>mattwerthva@gmail.com</u>	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 7 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 7<sup>th</sup> 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Matt Werth Jenny Werth  
Owner

COMMONWEALTH OF VIRGINIA:  
County of Prince William

MARIA LILIANA GRASSA  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES JUNE 30, 2023  
COMMISSION # 7840178

Subscribed and sworn to before me this 7<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Maria Liliana Grasso  
Notary Public

My commission expires: June 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 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.



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2021 SEP -3 P 2: 23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



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

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**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:

- 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**
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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:

GPIN	From:	To:	Acres
7498-43-0283	Rural Crescent	Data Centers	10.3385
<b>Total Acreage:</b>			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

<sup>1</sup>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: Mark & Liloutie Lee Name: \_\_\_\_\_  
 Mailing Address: 13041 Trappers Ridge Ct. Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: 703-983-8544 703-953-8544 Phone: \_\_\_\_\_  
 Email: mark.lee1@verizon.net 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.

Mark Lee

Signature of Owner

Liloutie Rattens, npl

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

## Map Amendment Requirements

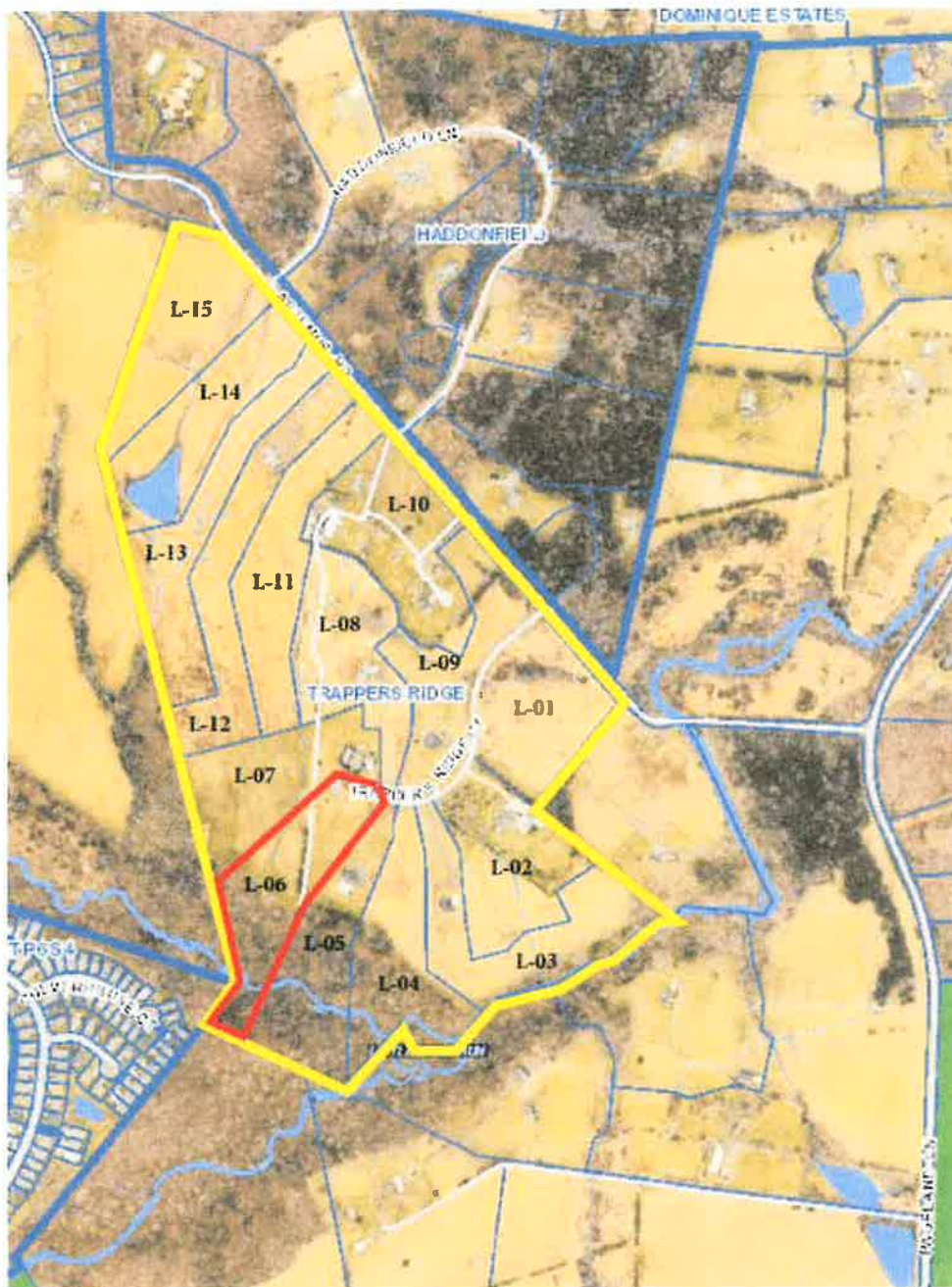
**Please provide the following information:**

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

I, Libuki Pattersingh 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Libuki Pattersingh Lee  
Owner

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 aforementioned principal.

My commission expires: 01/31/2022

[Signature]  
Notary Public



## Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 1 day of September, 2021,  
(day) (month) (year)

I, Mark 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mark Lee  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

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

Martin Melara-Torres  
Notary Public

My commission expires: 01/31/2022

MARTIN ANTONIO MELARA-TORRES  
NOTARY PUBLIC  
REG. #761185  
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 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 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 12<sup>th</sup>, 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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2021 SEP -3 P 2:23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



**Application**  
for  
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**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:

GPIN	From:	To:	Acres
7498-43-1428	Rural Crescent	Data Centers	10.2124
<b>Total Acreage:</b>			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

<sup>1</sup>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: Christopher & Abigail Winters Name: \_\_\_\_\_

Mailing Address: 13031 Trappers Ridge Ct. Mailing Address: \_\_\_\_\_

City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_

Phone: 703-928-4172 Phone: \_\_\_\_\_

Email: cwinters16@verizon.net Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

**Engineer\***

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

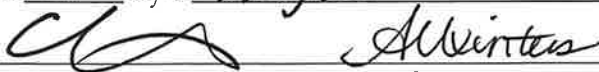
Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

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<sup>st</sup> 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
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- 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<sup>st</sup> day of August, 2021,  
(day) (month) (year)

I, Chris 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CAO  
Owner

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 aforementioned principal.

Liloutie Rattansingh Lee  
Notary Public

My commission expires: 8/31/2025



## Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 1<sup>st</sup> 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

AWinters  
Owner

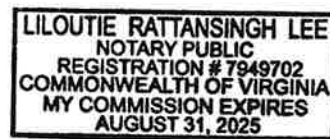
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Liloutie Rattansingh Lee  
Notary Public

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
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    - Existing and proposed zoning request
    - Map of transects for new land use classification.
  - Text Amendments
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    - 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, 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 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 12<sup>th</sup>, 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



RECEIVED

2021 SEP -3 P 2:23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



**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:

GPIN	From:	To:	Acres
7498-43-6254	Rural Crescent	Data Centers	10.2743
<b>Total Acreage:</b>			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

<sup>1</sup>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: Trigon Homes LLC / Walter Cheatle Name: \_\_\_\_\_  
 Mailing Address: 15349 Brandy Road Mailing Address: \_\_\_\_\_  
 City/State/Zip: Culpeper, VA 22701 City/State/Zip: \_\_\_\_\_  
 Phone: 540-718-2260 Phone: \_\_\_\_\_  
 Email: wcheatle@trigonthomes.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

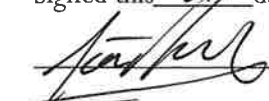

**Engineer\***

Name: Jose & Kayla Ramos Name: \_\_\_\_\_  
 Mailing Address: 1517 Watertown Way, Apt. 300 Mailing Address: \_\_\_\_\_  
 City/State/Zip: Chesapeake, VA 23320 City/State/Zip: \_\_\_\_\_  
 Phone: 757-288-5132 Phone: \_\_\_\_\_  
 Email: ramosjo6@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 31 day of August, \_\_\_\_\_

 \_\_\_\_\_  
 \_\_\_\_\_  
 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 15<sup>th</sup> 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;
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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;
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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**

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- L-14: GPIN: 7498-36-5811
- L-15: GPIN: 7498-36-4869

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 1<sup>st</sup> 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Trigon Homes LLC  
by [Signature] Manager  
Owner

COMMONWEALTH OF VIRGINIA:  
County of Culpeper

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Owner

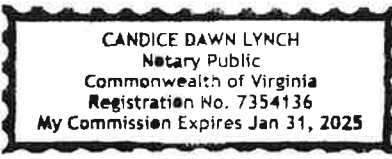
COMMONWEALTH OF VIRGINIA:

County of Chesapeake

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

[Signature]  
Notary Public

My commission expires: Jan 31, 2025



Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 1 day of September, 2021.
(day) (month) (year)

I, Nayla Ramos
(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:

[Three horizontal lines for listing exceptions]

Nayla Ramos
Owner

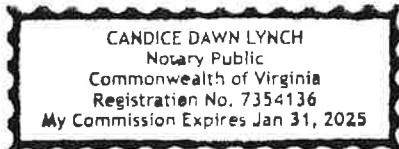
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County of Chesapeake

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[Signature]
Notary Public

My commission expires: Jan 31, 2025



## Document/Information Checklist

**Application package is to include:**

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## JUSTIFICATION FOR THE AMENDMENT

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

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OPPORTUNITY OVERLAY DISTRICT MAP CHANGES

Dear. Mr. Agrawal,

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

Best Regards,

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



**RECEIVED**

2021 SEP -3 P 2:23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY

**Application**  
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Comprehensive Plan Land Use Classification Change form .....3

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Text Amendment Requirements ..... 4

Interest Disclosure Affidavit ..... 5

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**13040 Trappers Ridge Ct.**  
**GPIN: 7498-44-2890**



## 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:

GPIN	From:	To:	Acres
7498-44-2890	Rural Crescent	Data Centers	10.0127
<b>Total Acreage:</b>			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

<sup>1</sup>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: Timothy & Daisy Alsrue Name: \_\_\_\_\_  
 Mailing Address: 13040 Trappers Ridge Ct. Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: 703-266-1698 Phone: \_\_\_\_\_  
 Email: talsrue@aol.com Email: \_\_\_\_\_

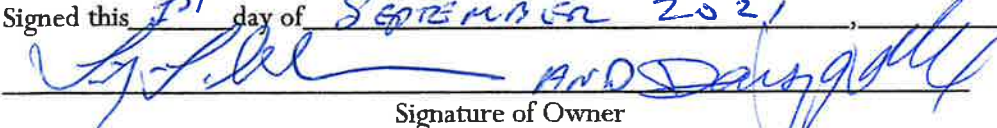
**Contract Purchaser/Lessee\***

**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 1<sup>ST</sup> day of SEPTEMBER 2021,  
  
 \_\_\_\_\_  
 Signature of Owner

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

## Map Amendment Requirements

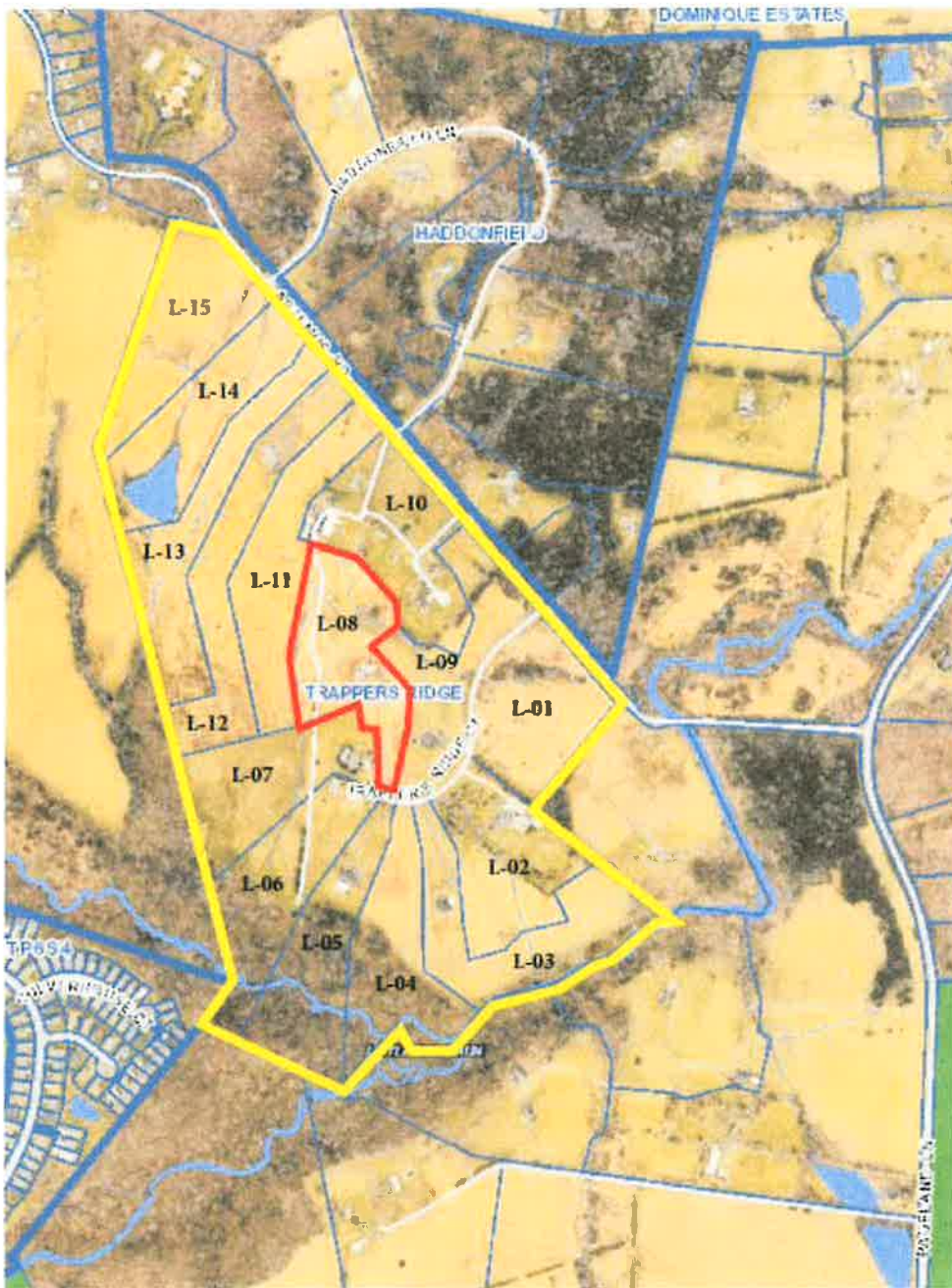
**Please provide the following information:**

- 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: 7498-35-3911
- L-14: GPIN: 7498-36-5811
- L-15: GPIN: 7498-36-4869

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 2<sup>nd</sup> day of SEPTEMBER, 2021,  
(day) (month) (year)

I, TIMOTHY F. ASQUITH  
(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]  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

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

My commission expires: April 30<sup>th</sup>, 2022

[Signature]  
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 2<sup>nd</sup> day of SEPTEMBER, 2021,  
(day) (month) (year)

I, DAISY G. ALBUQUERQUE  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Daisy G. Albuquerque  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

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

My commission expires: April 30<sup>th</sup>, 2022

David Alexander Sanchez  
Notary Public

**DAVID ALEXANDER SANCHEZ**  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES APRIL 30, 2022  
COMMISSION # 7770478

## 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 12<sup>th</sup>, 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



**RECEIVED**

2021 SEP -3 P 2: 23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



**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

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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).
  
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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:

GPIN	From:	To:	Acres
7498-44-8461	Rural Crescent	Data Centers	10.0012
<b>Total Acreage:</b>			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

<sup>1</sup>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: Stuart & Kristen Stanton Name: \_\_\_\_\_  
 Mailing Address: 13030 Trappers Ridge Ct. Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: 717-448-9553 Phone: \_\_\_\_\_  
 Email: kwarwave@gmail.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

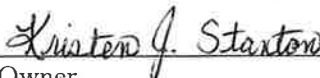
**Engineer\***

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 31 day of August, 2021.

Signature of Owner

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

## Map Amendment Requirements

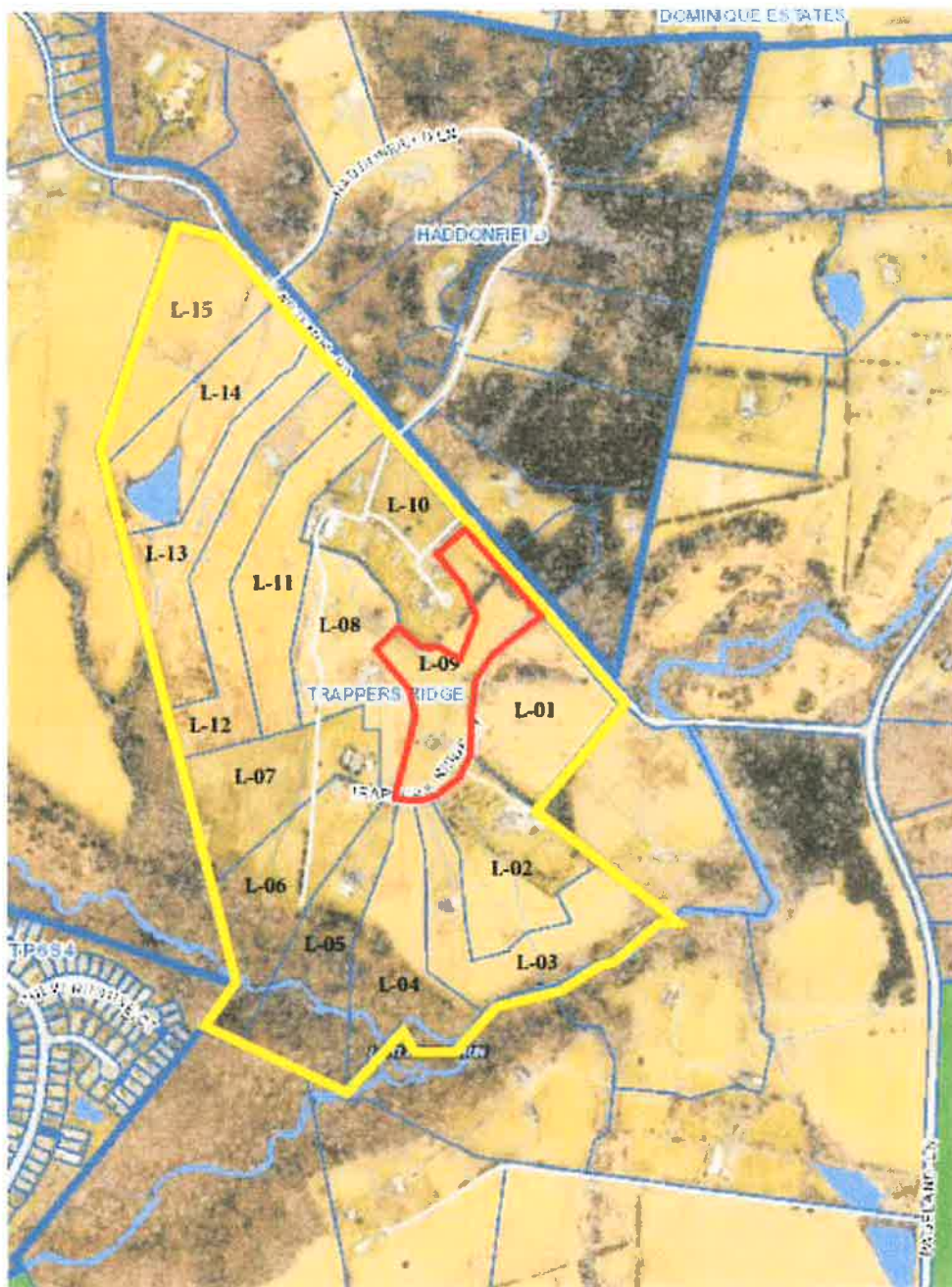
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- Map of proposed CPA area** including transects associated with this change.
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- Existing Comprehensive Plan land use** classification(s) and respective area(s):  
Rural Crescent \_\_\_\_\_;
- Proposed 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:**
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- Comprehensive Plan Consistency Analysis:**
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  - 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
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- L-07: GPIN: 7498-34-9430
- L-08: GPIN: 7498-44-2890
- L-09: GPIN: 7498-44-8461
- L-10: GPIN: 7498-45-4762
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- 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Stuart A. Stanton  
Owner

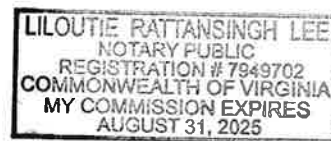
COMMONWEALTH OF VIRGINIA:

County of Prince William

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

Liloutie Rattansingh Lee  
Notary Public

My commission expires: 8/31/2025



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

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

I, Kristen J. 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Kristen J. Stanton  
Owner

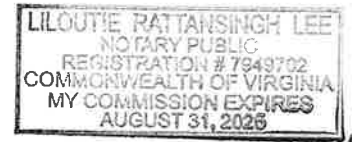
COMMONWEALTH OF VIRGINIA:

County of Prince William

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Liloutie Rattansingh Lee  
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)
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    - Justification of the proposed amendment
    - Existing and proposed Comprehensive Plan land use classification
    - Existing and proposed zoning request
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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 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 12<sup>th</sup>, 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



**RECEIVED**

2021 SEP -3 P 2: 23

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



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

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**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:

GPIN	From:	To:	Acres
7498-45-4762	Rural Crescent	Data Centers	11.3017
<b>Total Acreage:</b>			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

<sup>1</sup>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 Aug, 2021.



Signature of Owner

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

## Map Amendment Requirements

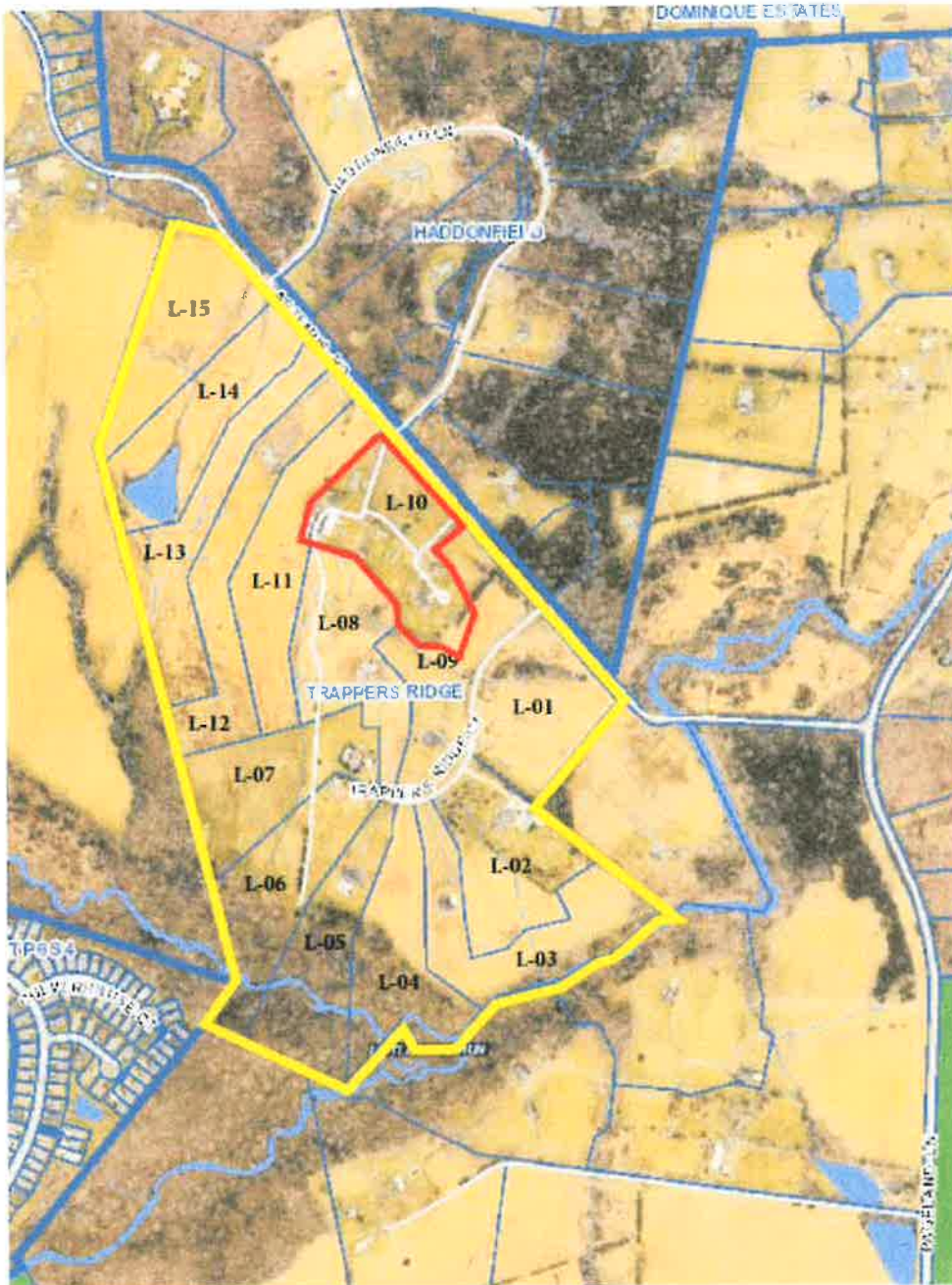
**Please provide the following information:**

- 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):  
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 31 day of August 2021,  
(day) (month) (year)

I, Juan Pineda 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Owner

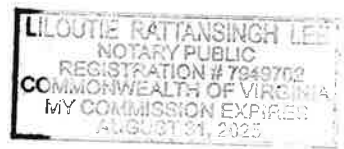
COMMONWEALTH OF VIRGINIA:

County of Prince William

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

Liloutie Rattansingh Lee  
Notary Public

My commission expires: 8/31/2021



## 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

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## 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 12<sup>th</sup>, 2021.

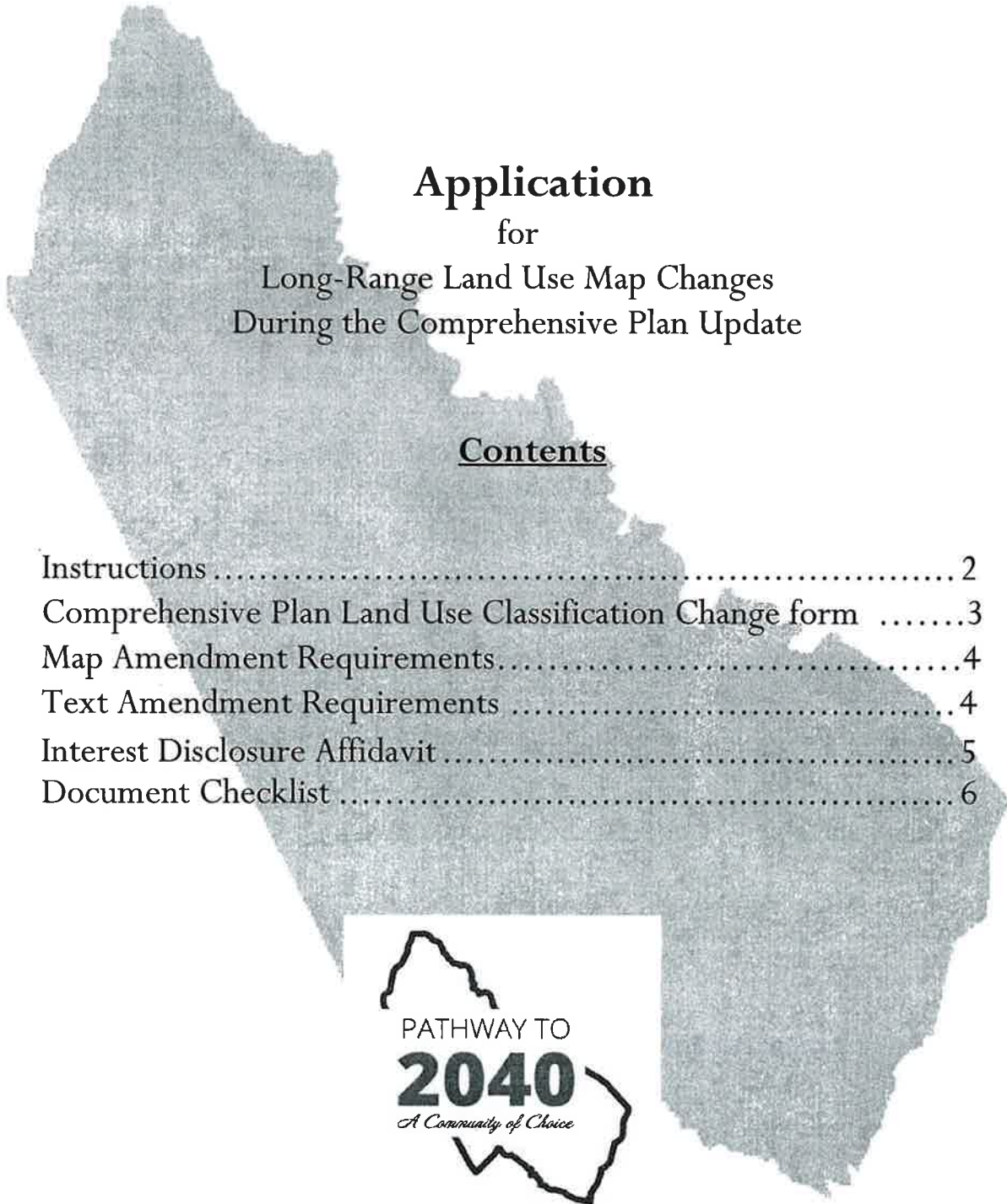
The TRAPPERS RIDGE SUBDIVISION (see map of the yellow highlighted perimeter area) consists of 15 properties and approximately 154 acres. The subdivision is within the "Pageland Lane Corridor" which is the area between Route 29 and Route 234/Sudley Road. The parcels are currently zoned A1 and a minimum 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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**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:

GPIN	From:	To:	Acres
7498-46-7192	Rural Crescent	Data Centers	10.0626
<b>Total Acreage:</b>			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

<sup>1</sup>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: David & Marie Leibson Name: \_\_\_\_\_  
 Mailing Address: 13021 Haddonfield Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: 703-863-8962 Phone: \_\_\_\_\_  
 Email: mleibson@novamail.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 6<sup>th</sup> 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 6<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, David A. LeBSON & Marie T. LeBSON  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

David A. LeBSON Marie T. LeBSON  
Owner

COMMONWEALTH OF VIRGINIA:

County of Fauquier

Subscribed and sworn to before me this 7<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Heather Jo Kerns  
Notary Public

My commission expires: May 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 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, 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 / 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 12<sup>th</sup>, 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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Lewis and Steven Carroll  
 13101 Dominique Estates Lane  
 Catharpin, VA 20143  
 GPIN: 7498-48-5560

## 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:

GPIN	From:	To:	Acres
7498-48-5560	Rural Crescent	Data Centers	11.0658
<b>Total Acreage:</b>			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 Thorton

<sup>1</sup>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: Lewis and Steven CARROLL Name: \_\_\_\_\_  
 Mailing Address: 13101 Dominique Estates Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (703) 501-9274 / (571) 238-4892 Phone: \_\_\_\_\_  
 Email: fangoll5c@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 7<sup>th</sup> day of September, 2021  
L.A. Carroll / Steven 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:

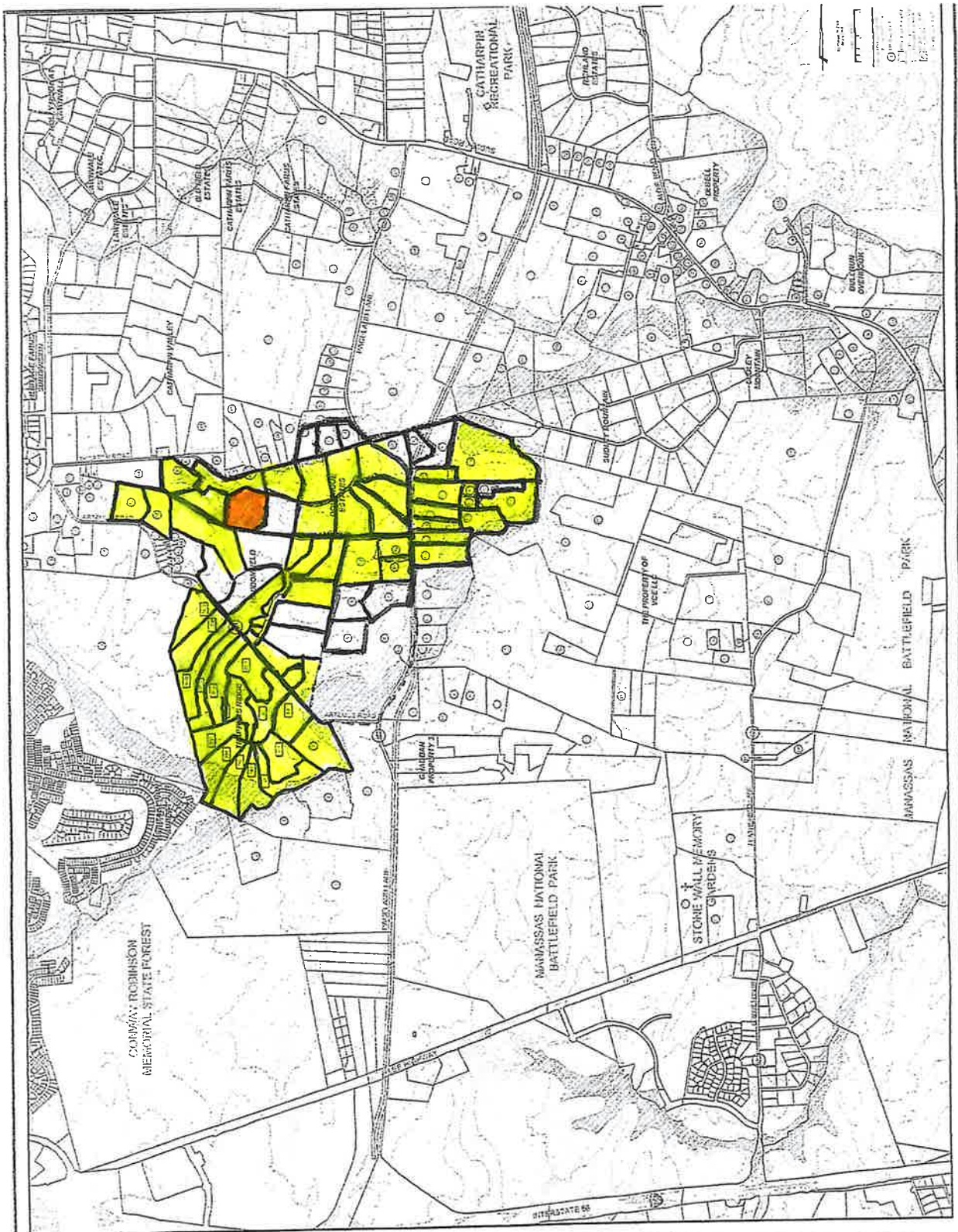
- Completed and signed Form; Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit for each owner and contract purchaser/lessee;
- Map of proposed CPA area including transects associated with this change.
- Justification of proposed CPA: Describe why the change to the 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 (Heritage Hunt and Piedmont). 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.**



Lot No.	Area	Notes
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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 7<sup>TH</sup> day of SEPTEMBER, 2021,  
(day) (month) (year)

I, L.A. 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

L.A. Carroll  
Owner

COMMONWEALTH OF VIRGINIA:

County of FAIRFAX

Subscribed and sworn to before me this 7<sup>TH</sup> day of SEPTEMBER, 2021 in my county and state aforesaid, by the aforementioned principal.

Mark R. Knight  
Notary Public

My commission expires: APRIL 30, 2022

EXP 4/30/2022



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 7<sup>th</sup> day of September, 2021,  
(day) (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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Steven L. Carroll  
Owner

COMMONWEALTH OF VIRGINIA:

County of FAIRFAX

Subscribed and sworn to before me this 7<sup>th</sup> day of SEPTEMBER, 2021 in my county and state aforesaid, by the aforementioned principal.

Mark R. Knight  
Notary Public  
EXP 4/30/2022

My commission expires: APRIL 30, 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".
- Doc·ument/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

**Contents**

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Thurman L. Winslow  
13018 Thornton Drive  
Catharpin, VA 20143  
GPIN: 7498-49-2831

## 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:

GPIN	From:	To:	Acres
7498-49-2831	Rural Crescent	Data Centers	1.4
<b>Total Acreage:</b>			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): Quarter mile west side of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: Thurman L. Winslow \_\_\_\_\_ Name: \_\_\_\_\_  
 Mailing Address: 13018 Thornton Drive \_\_\_\_\_ Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_ 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 18<sup>th</sup> day of November, 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.)

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## 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.**

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This Thursday day of November, 2021,  
(day) (month) (year)

I, Thurmen Winslow  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thurmen Winslow  
Owner

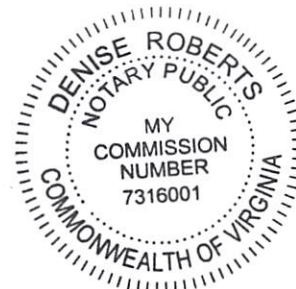
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 18 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 5/31/2022

Denise Roberts  
Notary Public





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

**Contents**

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Interest Disclosure Affidavit..... 5

Document Checklist..... 6

Justification..... 7



Jason (Jay) & Michelle Goldsberry  
13012 Thornton Drive  
Catharpin, VA 20143  
GPIN: 7498-49-2873

## 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:

GPIN	From:	To:	Acres
7498-49-2873	Rural Crescent	Data Centers	7.4
<b>Total Acreage:</b>			7.4

**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): Quarter mile west side of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: Jason (Jay) & Michelle Goldsberry Name: \_\_\_\_\_  
 Mailing Address: 13012 Thornton Drive Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (703) 856-4362 Phone: \_\_\_\_\_  
 Email: Jgoldsberry@advairc.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

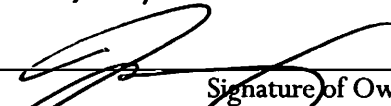
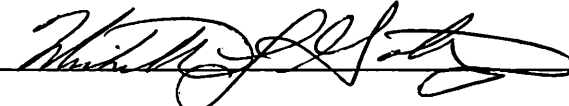
**Engineer\***

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 16 day of NOVEMBER, 2021.

(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.)





## 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.

1998-1999

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# Interest Disclosure Affidavit

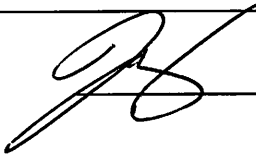
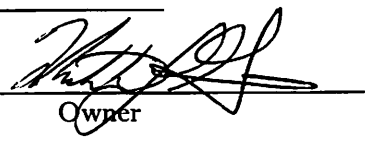
COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 16 day of NOVEMBER, 2021,  
(day) (month) (year)

I, JASON GOUSBERG, MICHELLE GOUSBERG  
(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 Loudoun

Subscribed and sworn to before me this 16<sup>th</sup> day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

  
Notary Public

My commission expires: 5-31-2023

SUSAN ELLEN CORDNER  
NOTARY PUBLIC  
REG #105689  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MAY 31, 2023

---

## 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.





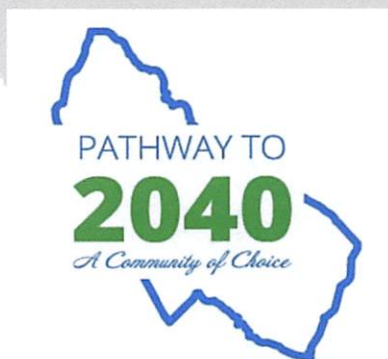
# Application

for

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

### Contents

Instructions.....	2
Comprehensive Plan Land Use Classification Change form.....	3
Map Amendment Requirements .....	4
Text Amendment Requirements .....	4
Interest Disclosure Affidavit.....	5
Document Checklist.....	6
Justification.....	7



Michael D. and Jamie Owen  
12884 Thornton Drive  
Catharpin, VA 20143  
GPIN: 7498-49-8156

## 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:

GPIN	From:	To:	Acres
7498-49-8156	Rural Crescent	Data Centers	1.8
<b>Total Acreage:</b>			1.8

**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): Quarter mile west side of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: Michael D. and Jamie Owen Name: \_\_\_\_\_  
 Mailing Address: 12884 Thornton Drive Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (801) 494-4733 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_ Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

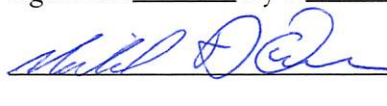
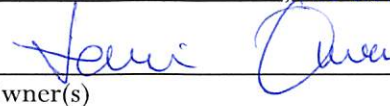
**Engineer\***

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 20 day of November, 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.)

Wiederholungsfragen zur Vorlesung

1. Welche Aufgaben hat die...?

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Die Aufgaben der... sind...

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Die Aufgaben der... sind...

Wiederholungsfragen zur Vorlesung

2. Welche Aufgaben hat die...?

Die Aufgaben der... sind...

Die Aufgaben der... sind...

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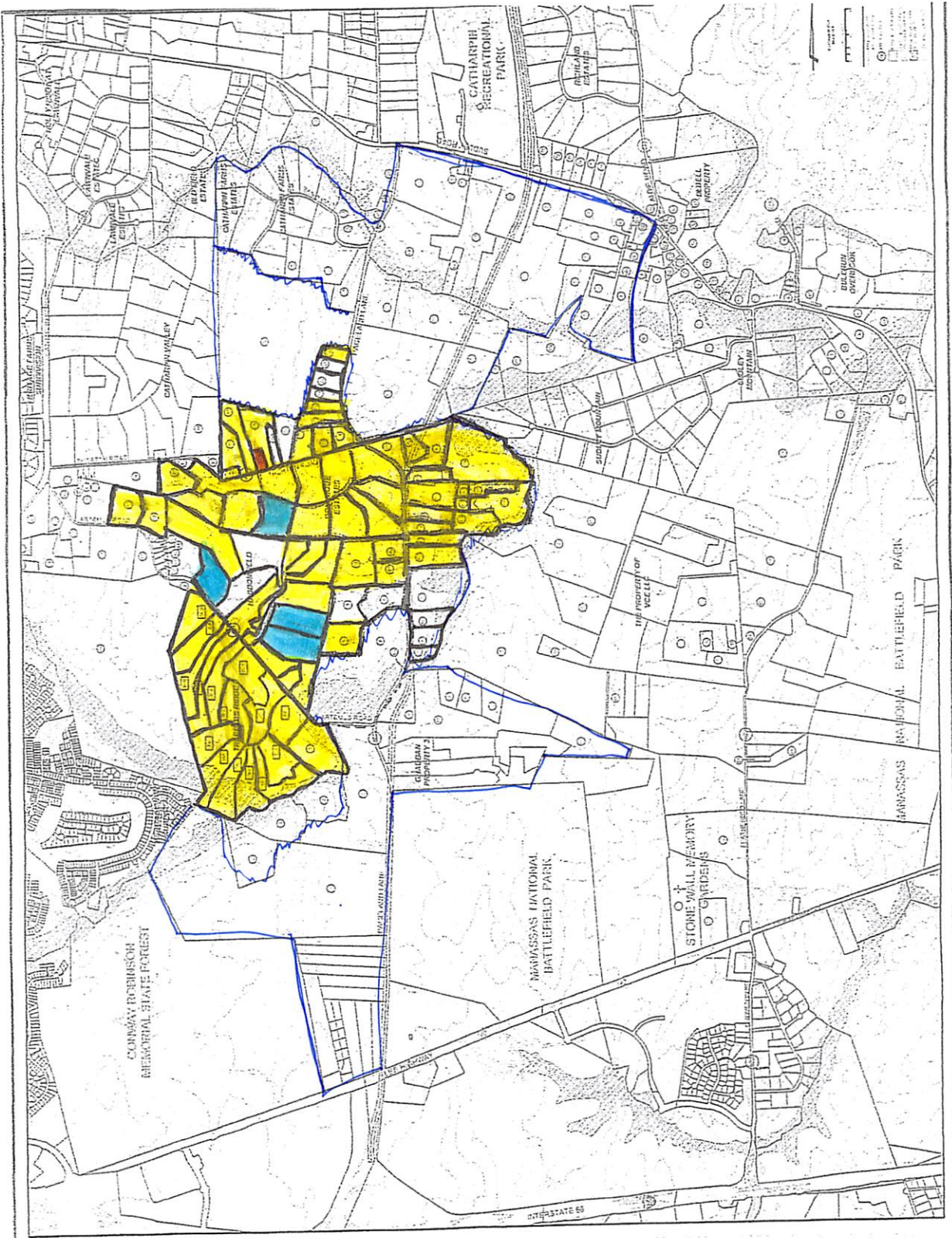
Die Aufgaben der... sind...

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Parcel ID	Area	Notes
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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 18 NOV 2021 day of November, 2021,  
(day) (month) (year)

I, Michael Dennis Owen & Samie Cherie Owen  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Michael Dennis Owen & Samie Cherie Owen  
Owner

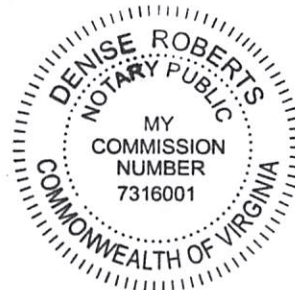
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 18 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

Denise Roberts  
Notary Public

My commission expires: 5/31/2022



## 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 following page.



THE UNIVERSITY OF CHICAGO

PHILOSOPHY DEPARTMENT

PHILOSOPHY 101: INTRODUCTION TO PHILOSOPHY

WINTER SEMESTER 2020

LECTURE 1

1. The Philosophy of Language

2. The Philosophy of Mind

3. The Philosophy of Action

4. The Philosophy of Law

5. The Philosophy of Religion

6. The Philosophy of Science

7. The Philosophy of Mathematics

8. The Philosophy of History

9. The Philosophy of Art

10. The Philosophy of Education

11. The Philosophy of Politics

12. The Philosophy of Economics

13. The Philosophy of Social Theory

14. The Philosophy of International Relations

---

## 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.



**RECEIVED**

2021 SEP -3 P 2: 22

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



**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



**13001 Trappers Ridge Ct.**  
**GPIN: 7498-53-1385**

## 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:

GPIN	From:	To:	Acres
7498-53-1385	Rural Crescent	Data Centers	10.0098
<b>Total Acreage:</b>			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

<sup>1</sup>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: 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@gfam-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 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.



**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 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MAG  
Owner

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 aforementioned principal.

Kibuki Pattansingh  
Notary Public

My commission expires: 8/31/2025





Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

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

I, Heather 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:

[Blank lines for disclosure details]

[Signature]
Owner

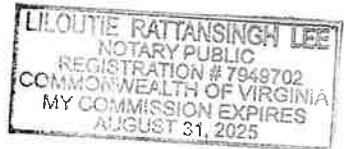
COMMONWEALTH OF VIRGINIA:

County of Prince William

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

Lilouki Rattansingh Lee
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 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 12<sup>th</sup>, 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



RECEIVED

2021 SEP -3 P 2:22

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



**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



**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:

GPIN	From:	To:	Acres
7498-53-2739	Rural Crescent	Data Centers	11.1089
<b>Total Acreage:</b>			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

<sup>1</sup>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: Heather Marie Davidson Name: \_\_\_\_\_  
 Mailing Address: 13011 Trappers Ridge Ct. Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: 703-586-2879 Phone: \_\_\_\_\_  
 Email: hdavidson9014@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 31<sup>st</sup> day of August, \_\_\_\_\_.

Heather Davidson

Signature of Owner

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

## Map Amendment Requirements

**Please provide the following information:**

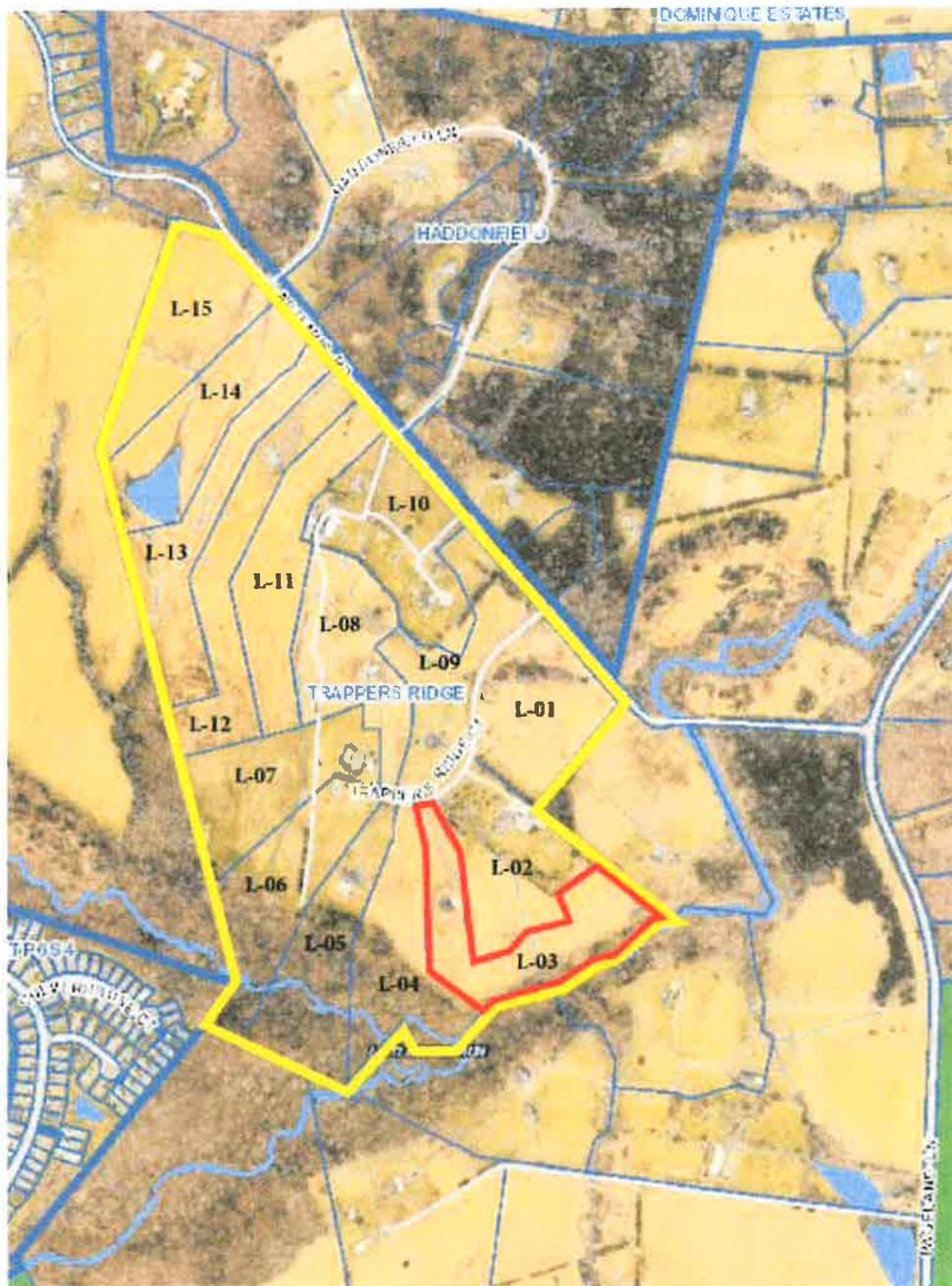
- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change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





**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<sup>st</sup> day of August, 2021,  
(day) (month) (year)

I, Heather 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Heather Davidson  
Owner

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 aforementioned principal.

Liloutie Rattansingh Lee  
Notary Public

My commission expires: 8/31/2025



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

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

Best Regards,

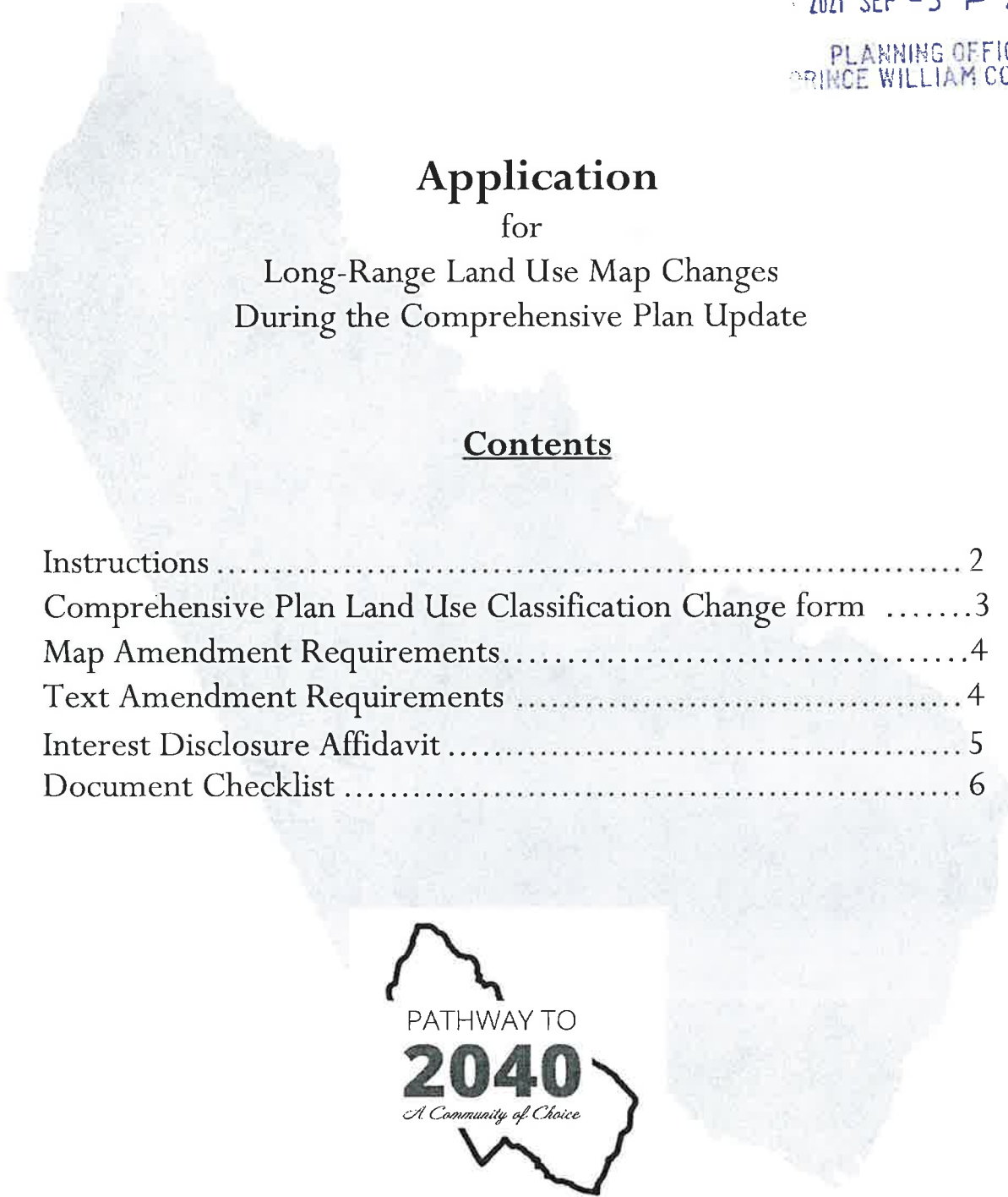
Kenn Knarr  
703-973-5200  
kennethknarr@aol.com



RECEIVED

2021 SEP -3 P 2: 22

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



**Application**  
for  
Long-Range Land Use Map Changes  
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**12981 Trappers Ridge Ct.**  
**GPIN 7498-54-2867**

## Instructions

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### Application Package is to include:

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  - Comprehensive Plan Consistency Analysis (text amendment).
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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 the Comprehensive Plan Map as shown on the accompanying plans, maps, and graphics which are made part of this request, as follows:

GPIN	From:	To:	Acres
7498-54-2867	Rural Crescent	Data Centers	10.0002
<b>Total Acreage:</b>			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

<sup>1</sup>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: Trappers Ridge LLC Name: \_\_\_\_\_  
 Mailing Address: 4320 Prince William Pkwy # 113 Mailing Address: \_\_\_\_\_  
 City/State/Zip: Woodbridge, VA 22192 City/State/Zip: \_\_\_\_\_  
 Phone: 703-906-1654 Phone: \_\_\_\_\_  
 Email: garciam@mikegarcia.com Email: \_\_\_\_\_

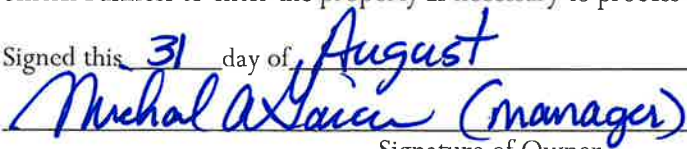
**Contract Purchaser/Lessee\***

**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 August, \_\_\_\_\_  
  
 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 25<sup>th</sup>, 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 31 day of August, 2021.

 Michael A. Garcia Trustee

Michael A. Garcia, Trustee

Michael A. Garcia Trust U/A Dated November 25<sup>th</sup>, 2019

## Map Amendment Requirements

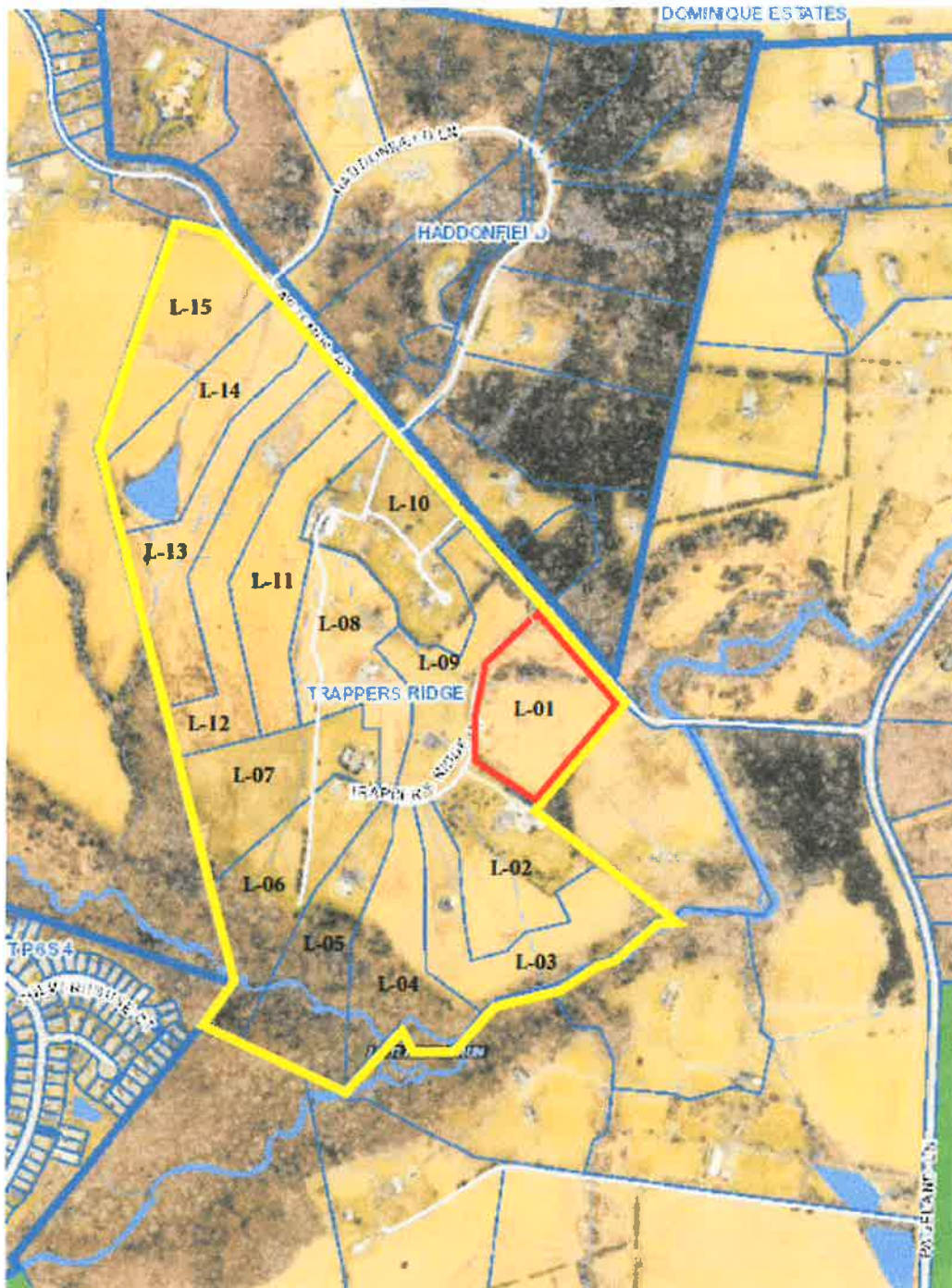
**Please provide the following information:**

- 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
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- L-05: GPIN: 7498-43-1428
- L-06: GPIN: 7498-43-0283
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- 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, 21,  
(day) (month) (year)

I, Michael 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Michael Garcia  
Owner

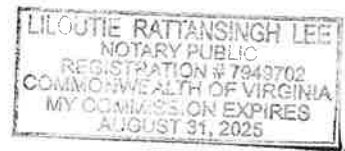
COMMONWEALTH OF VIRGINIA:

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 aforementioned principal.

Liburie Rattansingh Lee  
Notary Public

My commission expires: 8/31/2021



## 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 \_\_\_\_\_
  - 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, 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 12<sup>th</sup>, 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



**RECEIVED**

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PLANNING OFFICE  
PRINCE WILLIAM COUNTY



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

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**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:

GPIN	From:	To:	Acres
7498-54-8408	Rural Crescent	Data Centers	17.4437
<b>Total Acreage:</b>			17.4437

**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

<sup>1</sup>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: Bruce and Mary Ridgeway Name: \_\_\_\_\_  
 Mailing Address: 6208 Artemus Road Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: 703-946-2588 Phone: \_\_\_\_\_  
 Email: noglassact@aol.com Email: \_\_\_\_\_

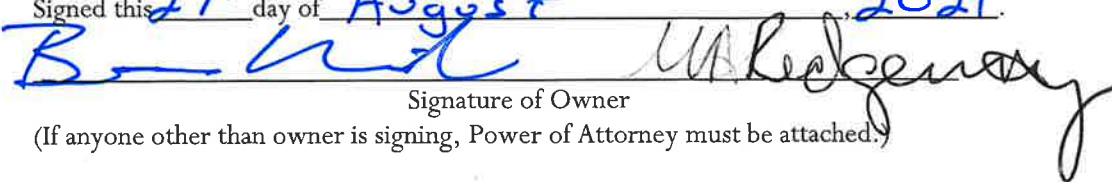
**Contract Purchaser/Lessee\***

**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 27<sup>th</sup> day of August, 2021.  
  
 Signature of Owner  
 (If anyone other than owner is signing, Power of Attorney must be attached.)

## Map Amendment Requirements

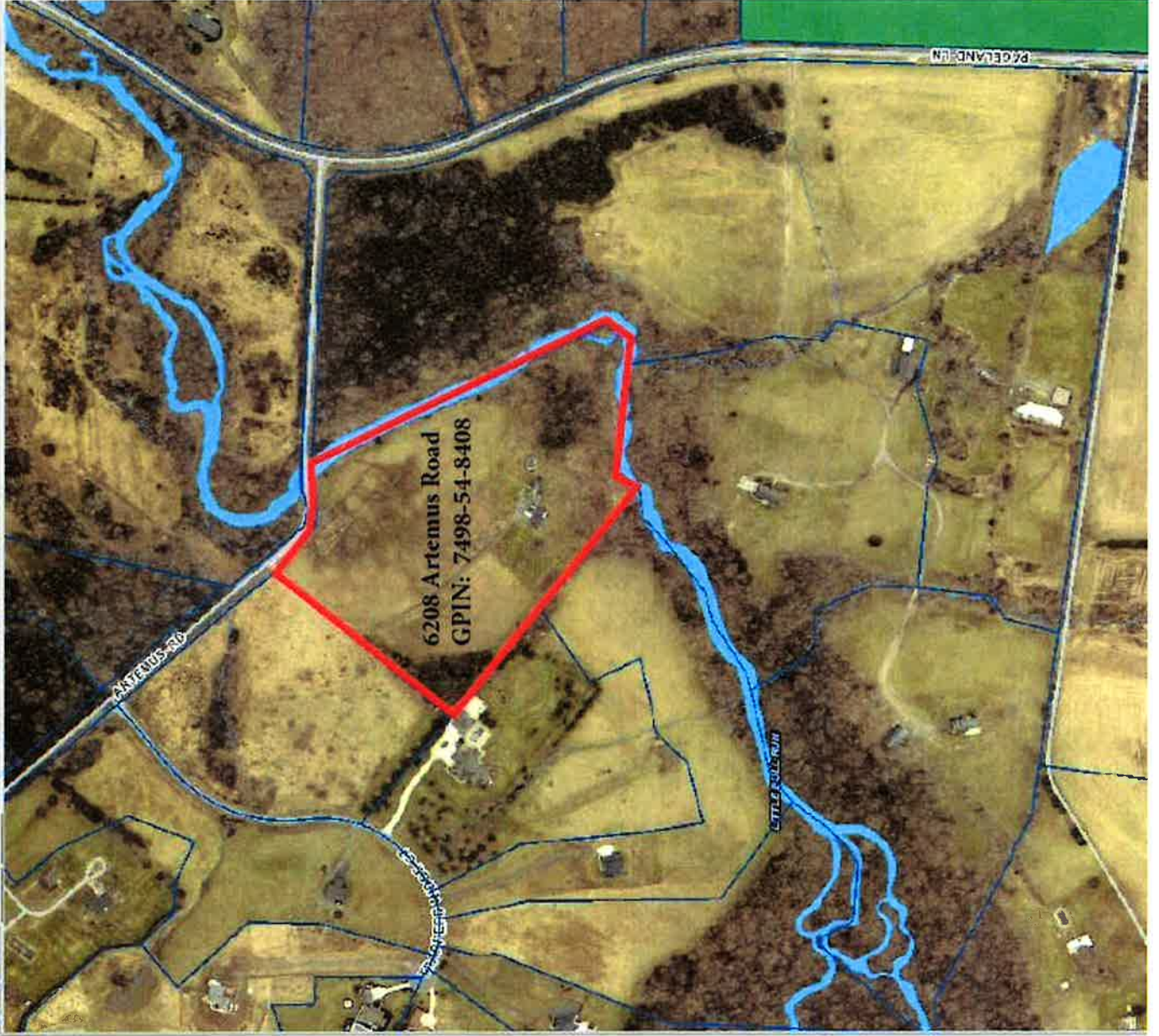
**Please provide the following information:**

- 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.



**Interest Disclosure Affidavit**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 27<sup>th</sup> 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Bruce R. Ridgeway  
Bruce R. Ridgeway <sup>Owner</sup> 8-27-2021  
Mary R. Ridgeway

COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

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

[Signature]

Notary Public

My commission expires: 07/31/2023

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
  - \_\_\_\_\_
  - 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, 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 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 / 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 12<sup>th</sup>, 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





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PLANNING OFFICE  
PRINCE WILLIAM COUNTY

**Application**  
for  
Long-Range Land Use Map Changes  
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**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:

- 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:

GPIN	From:	To:	Acres
7498-55-0077	Rural Crescent	Data Centers	5.6123
<b>Total Acreage:</b>			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

<sup>1</sup>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: Kenneth & Mary Zalaskus Name: \_\_\_\_\_  
 Mailing Address: 6011 Artemus Road Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: 571-641-6690 Phone: \_\_\_\_\_  
 Email: kzalaskus@hlaviation.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

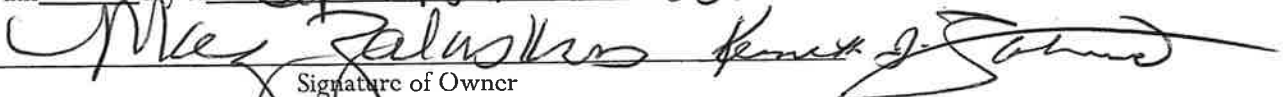
**Engineer\***

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 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,  
(day) (month) (year)

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Kenneth J. Zalaskus  
Owner

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.

David Ho Chu  
Notary Public

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 3 day of September, 2021,  
(day) (month) (year)

I, Mary 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mary Zalaskus  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 3<sup>rd</sup> 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

**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, 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 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 / 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 12<sup>th</sup>, 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



**RECEIVED**

2021 SEP -3 P 2:22

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



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

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**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:

GPIN	From:	To:	Acres
7498-55-3343	Rural Crescent	Data Centers	2.8275
<b>Total Acreage:</b>			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

<sup>1</sup>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: <u>Bryan Zalaskus</u>	Name: _____
Mailing Address: <u>6011 Artemus Road</u>	Mailing Address: _____
City/State/Zip: <u>Gainesville, VA 20155</u>	City/State/Zip: _____
Phone: <u>571-437-4199</u>	Phone: _____
Email: <u>bzalaskus@yahoo.com</u>	Email: _____

**Contract Purchaser/Lessee\***

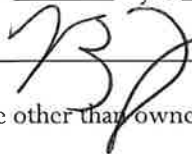
**Engineer\***

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 3rd day of September 9/2/21.



\_\_\_\_\_  
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 2 day of September, 2021  
(day) (month) (year)

I, Bryan 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]  
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.

[Signature]  
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 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, 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 / 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 12<sup>th</sup>, 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



**RECEIVED**

2021 SEP -3 P 2: 22

PLANNING OFFICE  
PRINCE WILLIAM COUNTY



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

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**6061 Artemus Road**  
**GPIN: 7498-55-5732**

## 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:

GPIN	From:	To:	Acres
7498-55-5732	Rural Crescent	Data Centers	5.2517
<b>Total Acreage:</b>			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

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

**Contract Purchaser/Lessee\***

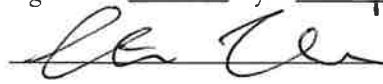
**Engineer\***

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

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

## Map Amendment Requirements

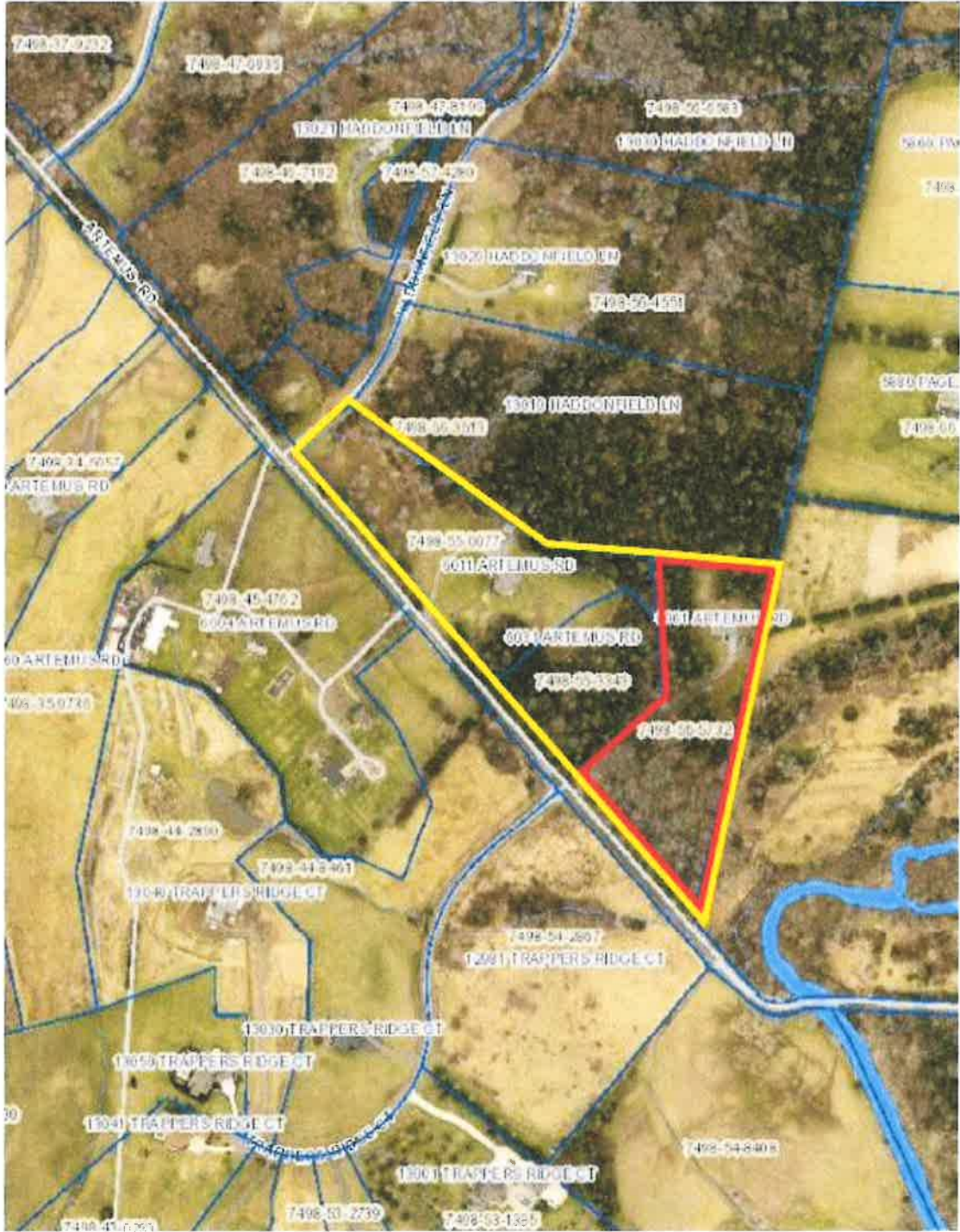
**Please provide the following information:**

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

I, Stephen Zalasius

(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 Prince William

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

  
Notary Public

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Adam A. Shreiner  
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 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 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 / 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 12<sup>th</sup>, 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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**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:

- 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:

GPIN	From:	To:	Acres
7498-56-6583	Rural Crescent	Data Centers	12.2744
<b>Total Acreage:</b>			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

<sup>1</sup>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: Trigon Homes LLC / Walter Cheatle Name: \_\_\_\_\_  
 Mailing Address: 15349 Brandy Road Mailing Address: \_\_\_\_\_  
 City/State/Zip: Culpeper, VA 22701 City/State/Zip: \_\_\_\_\_  
 Phone: 540-718-2260 Phone: \_\_\_\_\_  
 Email: wcheatle@trigonhomes.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

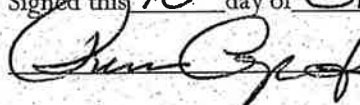
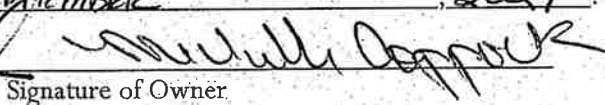
**Engineer\***

Name: Daren & Mechellé Coppock Name: \_\_\_\_\_  
 Mailing Address: 410 S Maple Ave., Apt. 355 Mailing Address: \_\_\_\_\_  
 City/State/Zip: Falls Church, AV 22046 City/State/Zip: \_\_\_\_\_  
 Phone: 703-533-3942 Phone: \_\_\_\_\_  
 Email: daren.coppock@gmail.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 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, AV 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:

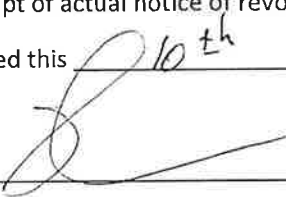
1. Sign and submit the Prince William County Application for Long-Range Land Use Map Changes During the Comprehensive Plan Update ("Application") for property with GPIN: 7498-56-6583.
2. Be the point of contact for Prince William County to respond to any questions or address and comments from the Prince 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.

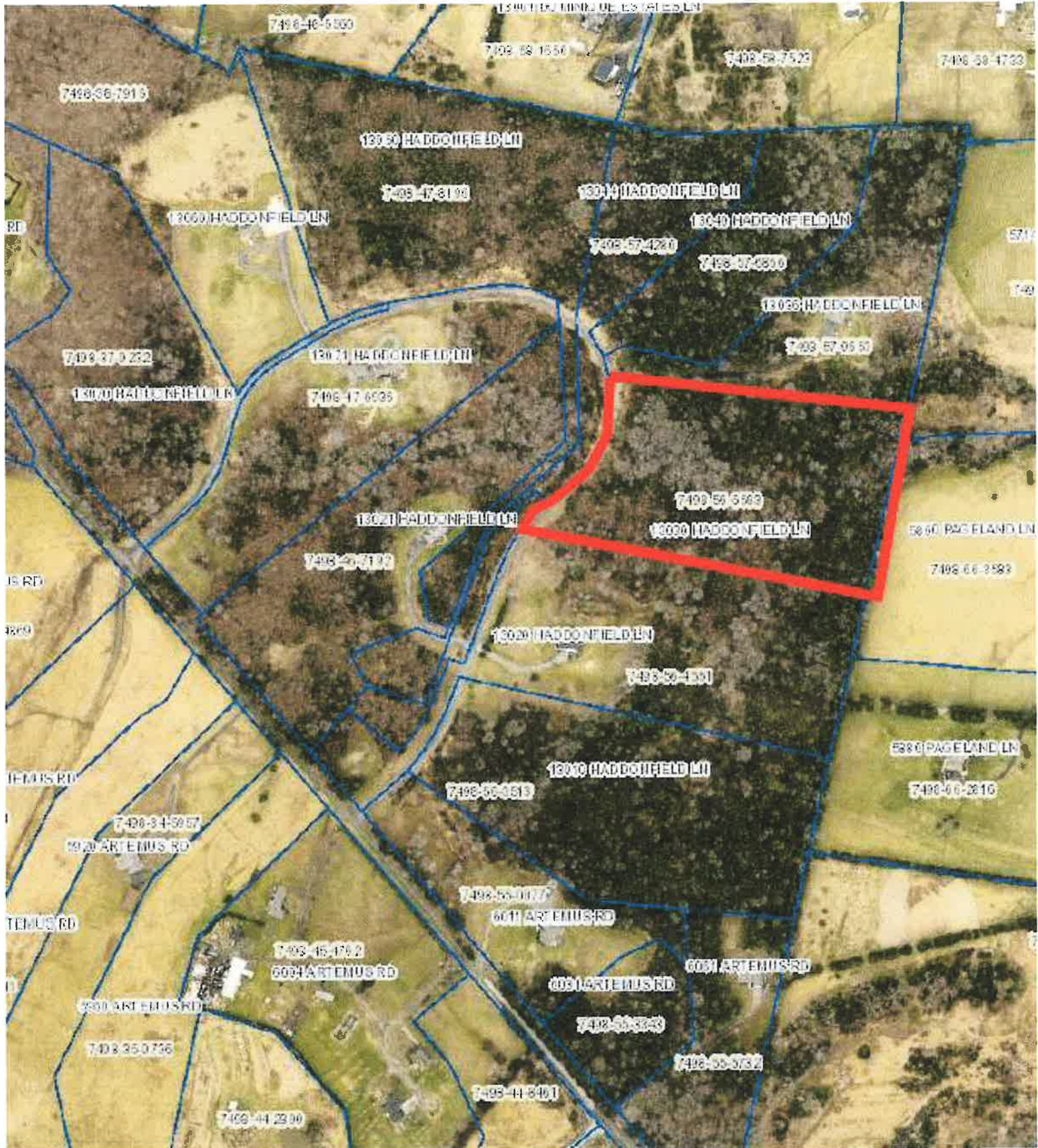
This power of attorney in effective upon execution. This power of attorney may be revoked by me at any time, and shall automatically be revoked upon my death, provided any person relying on this power of attorney shall have full rights to accept and reply upon the authority of my attorney-in-fact until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

Signed this 10<sup>th</sup> day of September, 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.

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 10<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Mechelle R. Coppock  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mechelle R. Coppock  
Owner

COMMONWEALTH OF VIRGINIA:

County of Fauquier

Subscribed and sworn to before me this 10<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: August 31, 2025

Cynthia Latimer  
Notary Public



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 10<sup>th</sup> day of SEPTEMBER, 2021,  
(day) (month) (year)

I, William Darren Cooper  
(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]  
Owner

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 10<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: August 31, 2025

[Signature]  
Notary Public



## Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 1<sup>st</sup> 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Trigon Homes LLC  
by [Signature] Manager  
Owner

COMMONWEALTH OF VIRGINIA:

County of Culpeper

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

[Signature]  
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 12<sup>th</sup>, 2021.

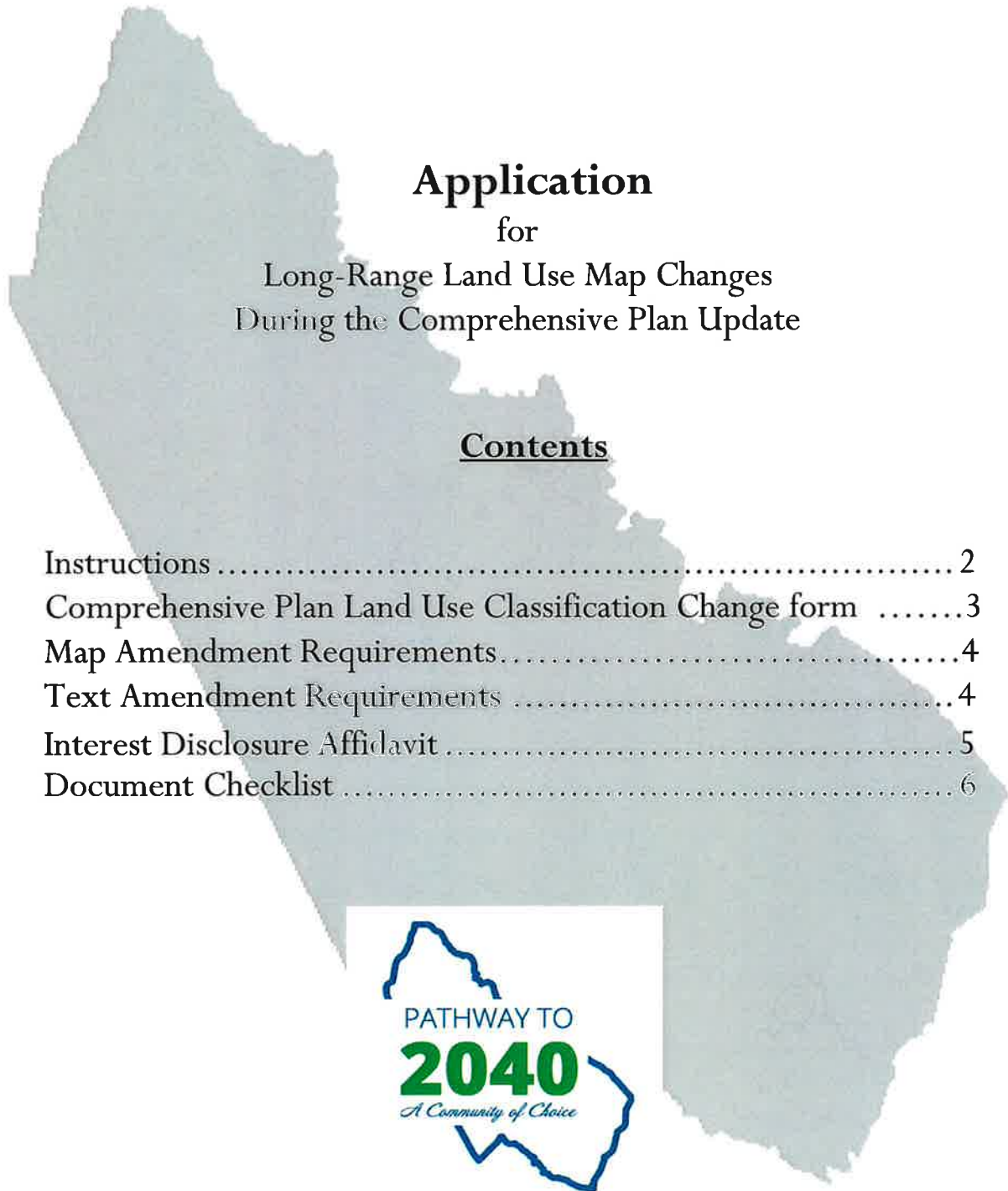
The property is within the "Pageland Lane Corridor" which is the area between Route 29 and Route 234/Sudley Road. This property is currently zoned A1 and is **12.2744 acres**. The application contains a map which highlights the perimeter of the specific property in red.

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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**13044 Haddonfield Lane**  
**Road GPIN: 7498-57-4280**

## 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:

GPIN	From:	To:	Acres
7498-57-4280	Rural Crescent	Data Centers	5.9684
<b>Total Acreage:</b>			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

<sup>1</sup>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: 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\***

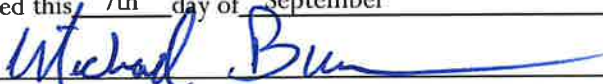
**Engineer\***

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, \_\_\_\_\_



Signature of Owner

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

## Map Amendment Requirements

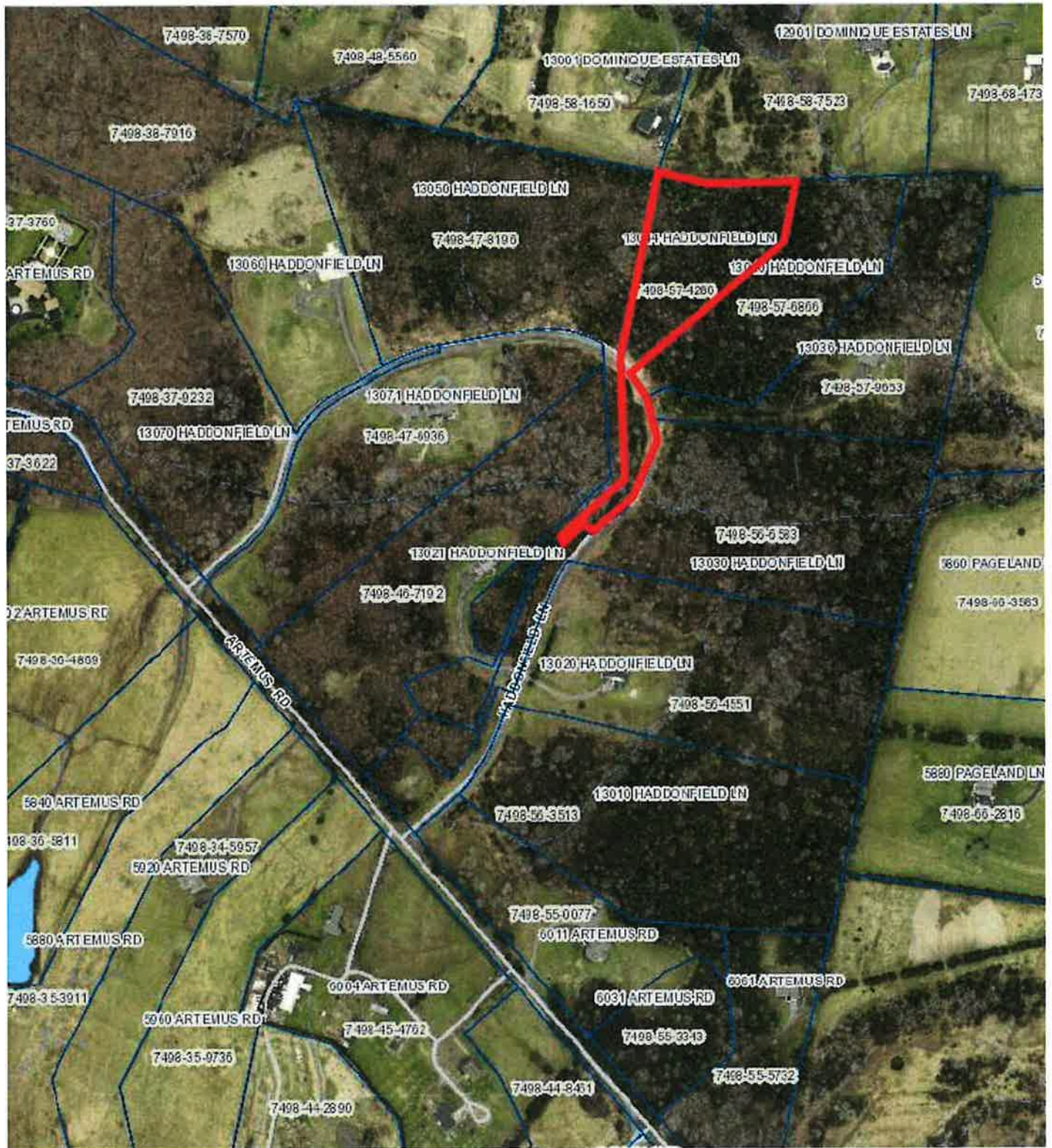
**Please provide the following information:**

- 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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Michael Bures  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 7<sup>TH</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Judith M. Hough  
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.

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## 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 12<sup>th</sup>, 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

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**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:

GPIN	From:	To:	Acres
7498-57-6866	Rural Crescent	Data Centers	5.9441
<b>Total Acreage:</b>			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

<sup>1</sup>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: <u>Courtney Bures</u>	Name: _____
Mailing Address: <u>7031 Venus Ct.</u>	Mailing Address: _____
City/State/Zip: <u>Haymarket, VA 20169</u>	City/State/Zip: _____
Phone: <u>703-609-6524</u>	Phone: _____
Email: <u>cmb283@gmail.com</u>	Email: _____

**Contract Purchaser/Lessee\***

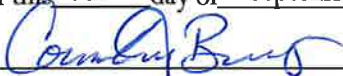
**Engineer\***

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 of Owner

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

## Map Amendment Requirements

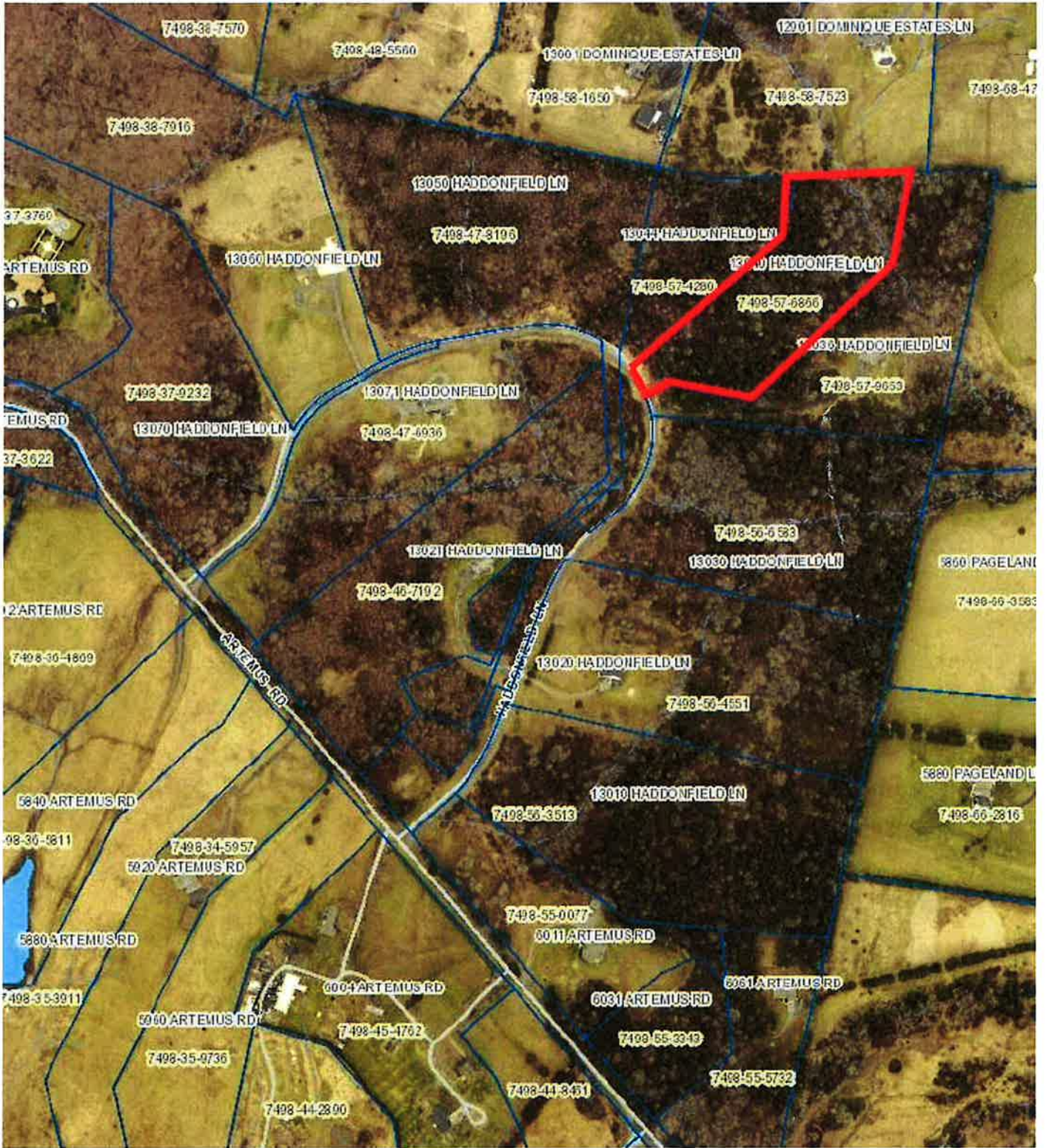
**Please provide the following information:**

- 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, Courtney 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

Courtney Bures  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 7<sup>TH</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Judith M. Hough  
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, 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 12<sup>th</sup>, 2021.

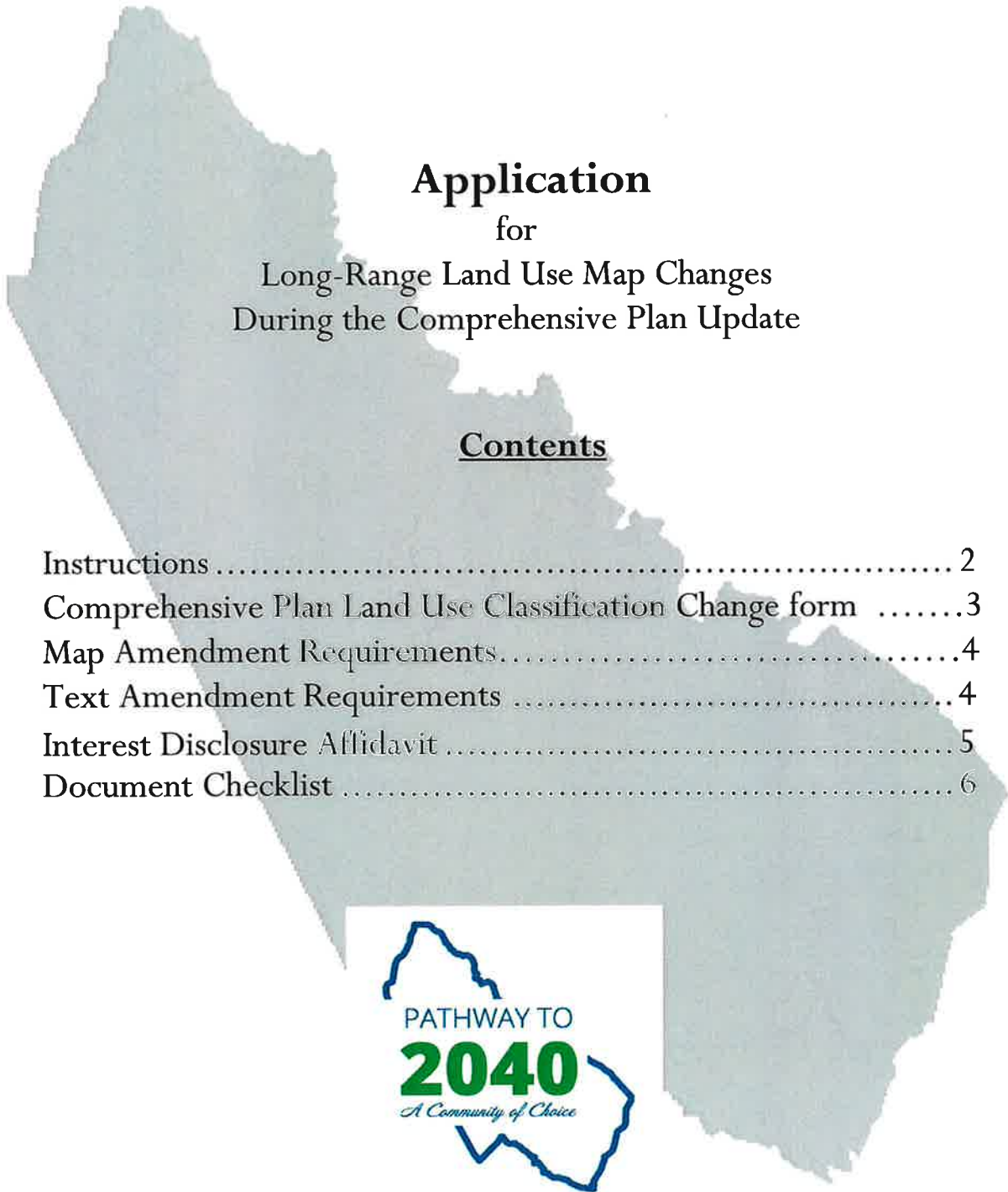
The property is within the "Pageland Lane Corridor" which is the area between Route 29 and Route 234/Sudley Road. This property is currently zoned A1 and is **5.9441 acres**. The application contains a map which highlights the perimeter of the specific property in red.

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,

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



**Application**  
for  
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**13036 Haddonfield Lane**  
**Road GPIN: 7498-57-9653**

## 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:

GPIN	From:	To:	Acres
7498-57-9653	Rural Crescent	Data Centers	7.6044
<b>Total Acreage:</b>			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

<sup>1</sup>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: Amanda Bures & Brian James Name: \_\_\_\_\_  
 Mailing Address: 13036 Haddonfield Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: 703-220-5857 Phone: \_\_\_\_\_  
 Email: abures@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 7<sup>th</sup> day of September, 2021.

Amanda Bures Brian James  
 \_\_\_\_\_  
 Signature of Owner

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

## Map Amendment Requirements

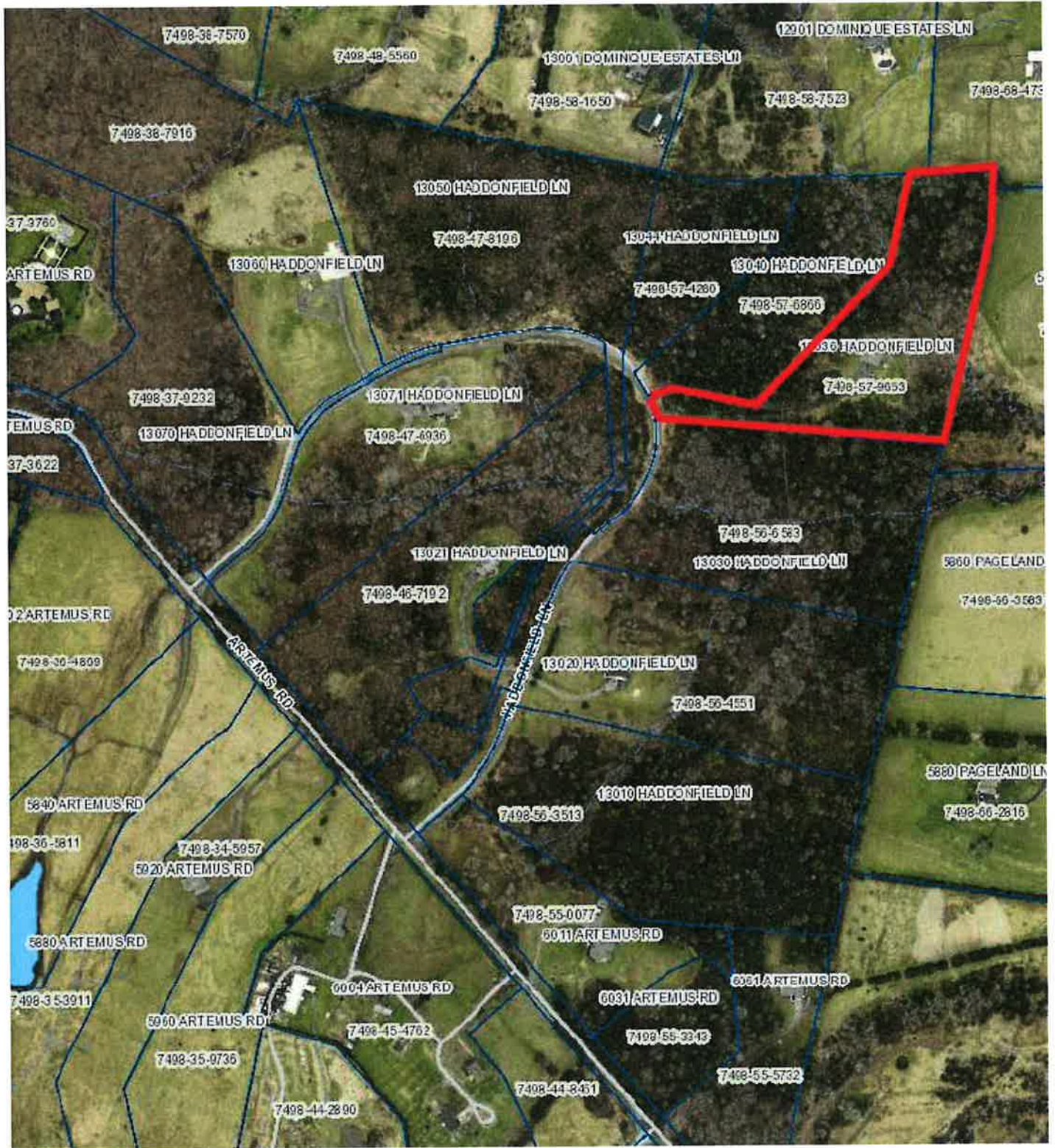
**Please provide the following information:**

- 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.



7498-38-7570

7498-48-5560

13001 DOMINIQUE ESTATES LN

12901 DOMINIQUE ESTATES LN

7498-38-1650

7498-58-7523

7498-58-473

7498-38-7916

13050 HADDONFIELD LN

7498-47-8196

13044 HADDONFIELD LN

37-3760  
ARTEMUS RD

13060 HADDONFIELD LN

7498-57-4280

7498-57-6866

13036 HADDONFIELD LN

7498-57-9053

7498-37-9232

13071 HADDONFIELD LN

7498-47-6936

ARTEMUS RD  
37-3622

13070 HADDONFIELD LN

13021 HADDONFIELD LN

7498-56-583

13030 HADDONFIELD LN

5850 PAGELAND

7498-56-3583

02 ARTEMUS RD

7498-46-7192

WILLOW LN

13020 HADDONFIELD LN

7498-56-4551

7498-36-4809

ARTEMUS RD

13010 HADDONFIELD LN

7498-56-3518

5880 PAGELAND LN

7498-56-2816

5840 ARTEMUS RD

7498-34-5957

5920 ARTEMUS RD

7498-55-0077

6011 ARTEMUS RD

198-36-5811

5880 ARTEMUS RD

6004 ARTEMUS RD

6031 ARTEMUS RD

6061 ARTEMUS RD

7498-35-3911

5960 ARTEMUS RD

7498-45-4762

7498-55-3345

7498-55-5732

7498-35-9736

7498-44-2690

7498-44-8451



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 7<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Amanda Bures Brian James  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Amanda Bures B James  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 7<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Judith M. Hough  
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.
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  - 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, 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 / 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 12<sup>th</sup>, 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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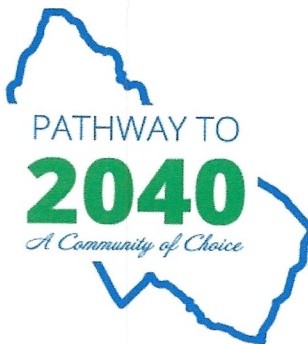
Map Amendment Requirements ..... 4

Text Amendment Requirements ..... 4

Interest Disclosure Affidavit..... 5

Document Checklist..... 6

Justification..... 7



Jesus A. Martinez-Lopez  
12850 Thornton Drive  
Catharpin, VA 20143  
GPIN: 7498-59-1085

## 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:

GPIN	From:	To:	Acres
7498-59-1085	Rural Crescent	Data Centers	3.1
<b>Total Acreage:</b>			3.1

**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): Quarter mile west side of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: Jesus A. Martinez-Lopez Name: \_\_\_\_\_  
 Mailing Address: 12850 Thornton Drive Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (571) 833-8331 Phone: \_\_\_\_\_  
 Email: Jesusmartinez662@hotmail.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

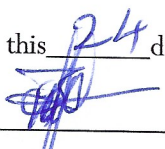
**Engineer\***

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 24 day of 11, 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:** \_\_\_\_\_

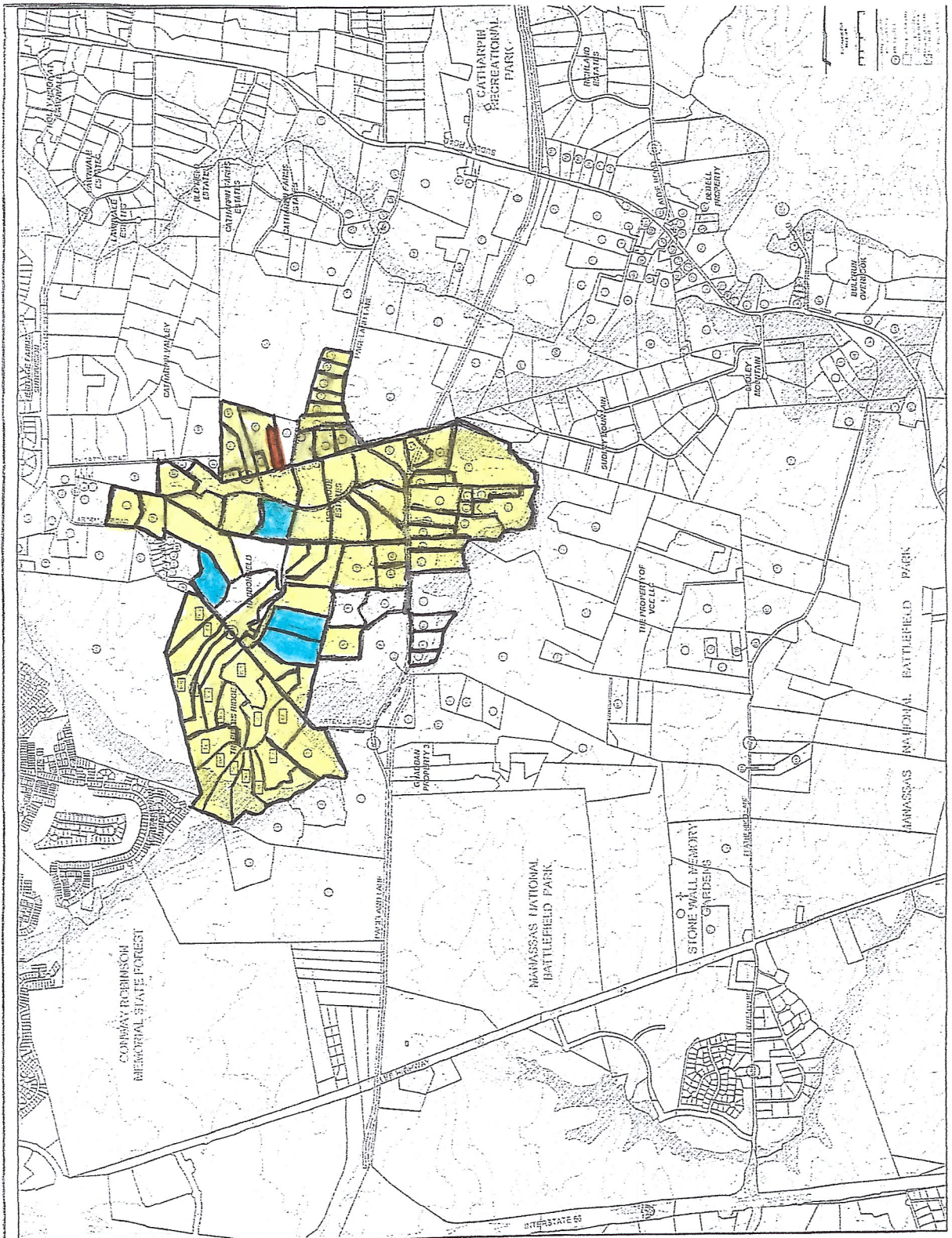
## Text Amendment Requirements

- 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.)





Lot No.	Area	Remarks
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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 24 day of 11, 2021,  
(day) (month) (year)

I, Jesus Antonio Martin Lopez  
(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]  
Owner

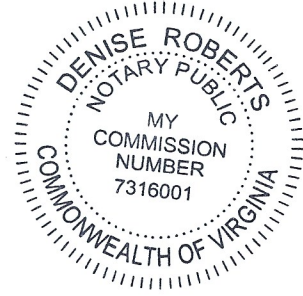
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 24 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: 5/31/2022



## 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 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

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Charles L. & Audrey Linnelle Atkins  
12812 Thornton Drive  
Catharpin, VA 20143  
GPIN: 7498-59-5979

## 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:

GPIN	From:	To:	Acres
7498-59-5979	Rural Crescent	Data Centers	5.0
<b>Total Acreage:</b>			<b>5.0</b>

**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): Tenth of mile west side of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: Charles L. & Audrey Linnelle Atkins Name: \_\_\_\_\_  
Mailing Address: 12812 Thornton Drive Mailing Address: \_\_\_\_\_  
City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
Phone: 703-475-7652 Phone: 703-475-0265  
Email: \_\_\_\_\_ Email: basketgrammy@verizon.net

**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 20 day of NOVEMBER, 2021.

Charles L. Atkins \_\_\_\_\_  
Audrey Linnelle Atkins \_\_\_\_\_  
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:**
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  - 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 20 day of NOVEMBER, 2021,  
(day) (month) (year)

I, CHARLES L. ATKINS Audrey L. Atkins  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Charles L. Atkins Audrey L. Atkins  
Owner

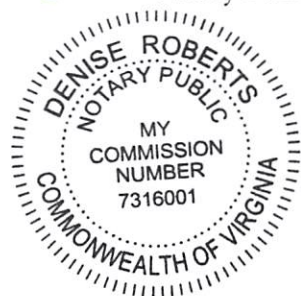
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 20 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 5/31/2022

[Signature]  
Notary Public



# Document/Information Checklist

## Application package is to include:

- Comprehensive Plan Land Use Classification Change Request Form** (page 3)
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- Document/Information Checklist** (page 6)
- Other requested information** (specify): Justification for change is on following page.

CONFIDENTIAL - SECURITY INFORMATION

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## 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.
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Hand Delivered  
November 4, 2021

**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.

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  - 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:** PWC Digital Gateway - Pageland Lane

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:

GPIN	From:	To:	Acres
7498-65-5820			59.0340
<b>Total Acreage:</b>			<b>59.0340</b>

**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):  
We are on Pageland Lane adjacent to the Dominion Transmission Lines

<sup>1</sup>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: Frederick T John Name: \_\_\_\_\_  
 Mailing Address: 22248 Stablehouse Drive Mailing Address: \_\_\_\_\_  
 City/State/Zip: Sterling, VA 20169 City/State/Zip: \_\_\_\_\_  
 Phone: (202) 744-3554 Phone: \_\_\_\_\_  
 Email: atjohn8@gmail.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

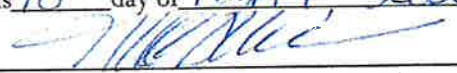
**Engineer\***

Name: SAME AS ABOVE 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 10<sup>th</sup> day of MAY 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):  
Data Centers due to the Dominion Backbone Transmission lines FEC \_\_\_\_\_;
- 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? 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. Changing the obsolete, exclusionary Rural Crescent designation to FEC for Data Centers is the only solution for PWC to obtain a 35% commercial tax base high paying jobs within PWC, improving our schools and stop being the junk corridor. Pageland Lane is no longer rural due to the Dominion Transmission lines and is not suitable for residential purpose. Farming is dead, the farmers have endured the development of other farms such as Marsh Farm (Heritage Hunt), The Bell Farm (Piedmont) now a data center on corner of Pageland, MNB & Rt. 29. Our way of life has been altered due to the encroachment of all of these developments. The North South/NorthStar extended highway is eminent domain. It is time for PWC to be smart, fair and equitable to ALL of its citizens and landowners

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 10<sup>th</sup> day of MAY, 2021,  
(day) (month) (year)

I, FREDERICK T. JOHN  
(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 Loudoun

Subscribed and sworn to before me this 10<sup>th</sup> day of May, 2021 in my county and state aforesaid, by the aforementioned principal.

  
Notary Public

My commission expires: 05/31/2024

**ADAM SAHAK**  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MAY 31, 2024  
COMMISSION # 7895133

## 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):

We are longtime landowners on Pageland Lane, we cannot afford attorneys or engineers. This is our request.

---

The area is NO LONGER RURAL. Pageland Lane is a highway of commuters and truck traffic. A Data Center was approved on Pageland and Rt. 29 adj. to Manassas Battlefield.

---

The power lines have ruined the ruralness and property values of the area. Data Centers are a win win for the County's commercial tax base, the improvement of schools and the landowners

---

# Pageland Data Center and Technology Corridor

Dominique Estates & Associate Communities

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 Raflo  
703.232.0389  
[jpraflo@yahoo.com](mailto:jpraflo@yahoo.com)  
[amyraflo@yahoo.com](mailto:amyraflo@yahoo.com)

RECEIVED  
2021 SEP 20 P 2:17  
PLANNING OFFICE  
PRINCE WILLIAM COUNTY



**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

Justification..... 7



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:

GPIN	From:	To:	Acres
7498-66-2816	Rural Crescent	Data Centers	10.1
<b>Total Acreage:</b>			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

<sup>1</sup>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: 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: \_\_\_\_\_

AMYRAFLO@YAHOO.COM

**Contract Purchaser/Lessee\***

**Engineer\***

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

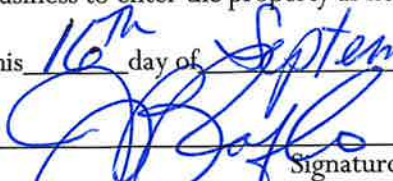
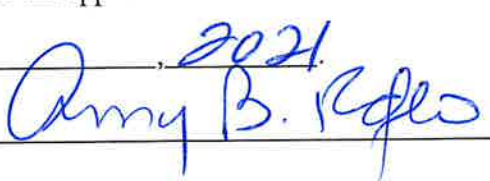
Phone: \_\_\_\_\_ Phone: \_\_\_\_\_

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 16<sup>th</sup> 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:

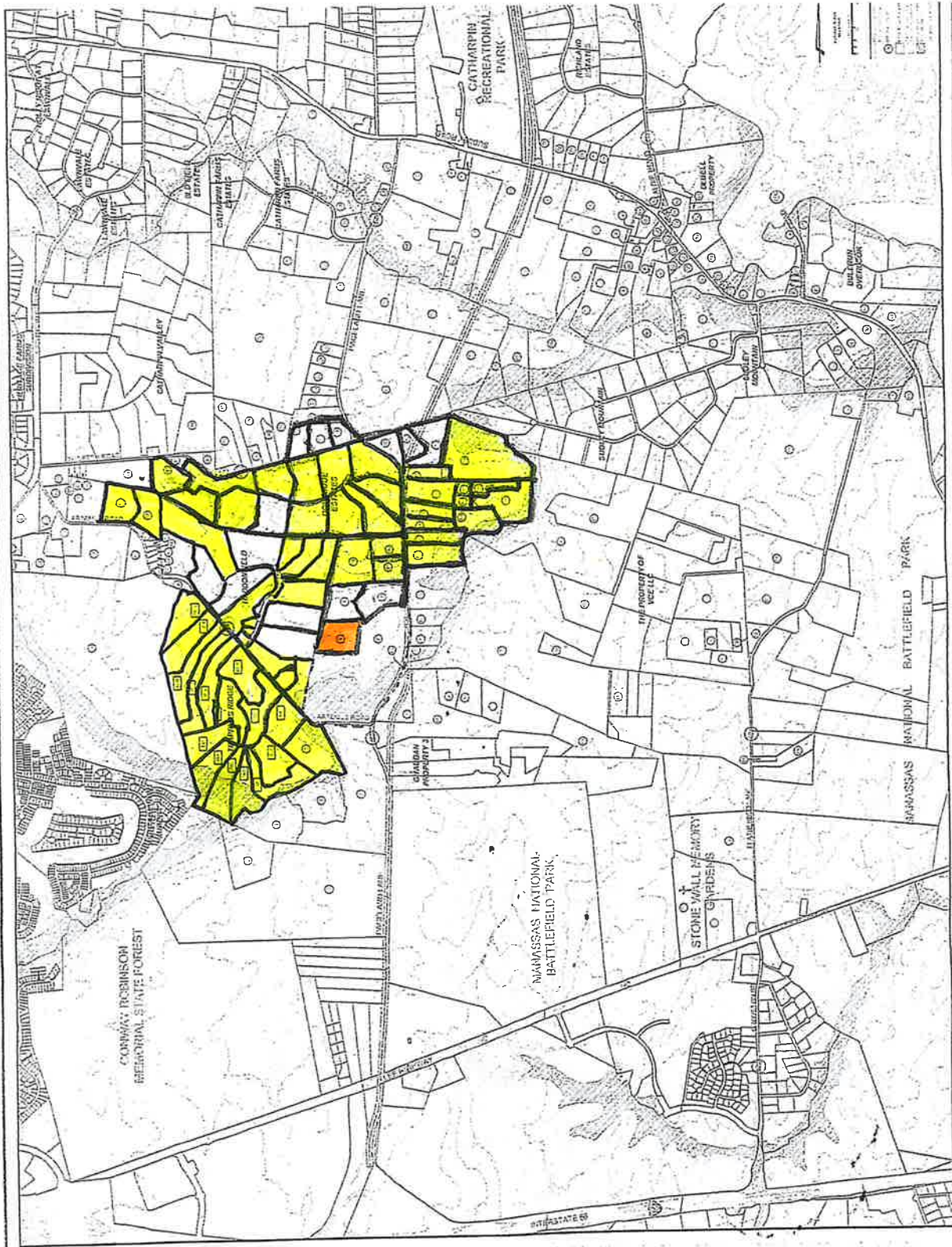
- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change 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.)



Parcel ID	Area	Notes
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# Interest Disclosure Affidavit

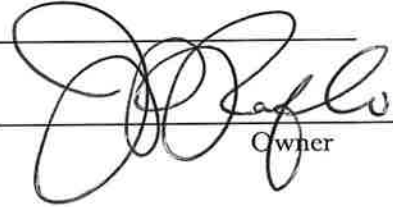
COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 16<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, JOHN-PAUL RAFFLO  
(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 Prince William

Subscribed and sworn to before me this 16 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

  
Notary Public

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 16<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Amy Beth Ruffo  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Amy B. Ruffo  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 16 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Adam A. Shreiner  
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.



# 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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James Kelley Peoples  
12808 Thornton Drive  
Catharpin, VA 20143  
GPIN: 7498-69-0083

## 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:

GPIN	From:	To:	Acres
7498-69-0083	Rural Crescent	Data Centers	5.0
<b>Total Acreage:</b>			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): Tenth of mile west side of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: James Kelley & Amy Peoples Name: \_\_\_\_\_  
 Mailing Address: 12808 Thornton Drive Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (571) 216-1020 Phone: \_\_\_\_\_  
 Email: jkpeoples21@gmail.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***


**Engineer\***

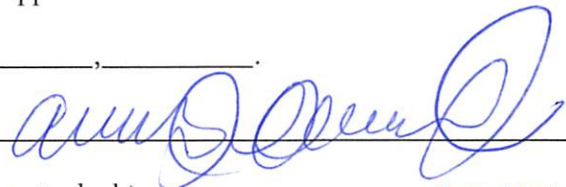
Name: \_\_\_\_\_ Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Mailing Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_ Email: \_\_\_\_\_

\*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 15<sup>th</sup> day of November, \_\_\_\_\_.

  
 \_\_\_\_\_  
 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.)

1. Introduction

The purpose of this study is to...

The first objective is to...

The second objective is to...

The third objective is to...

The fourth objective is to...

The fifth objective is to...

The sixth objective is to...

The seventh objective is to...

The eighth objective is to...

The ninth objective is to...

The tenth objective is to...

The eleventh objective is to...

The twelfth objective is to...

The thirteenth objective is to...

The fourteenth objective is to...

The fifteenth objective is to...

The sixteenth objective is to...

2. Literature Review

The first part of the literature review...

The second part of the literature review...

The third part of the literature review...

The fourth part of the literature review...

The fifth part of the literature review...

The sixth part of the literature review...

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The eighth part of the literature review...

The ninth part of the literature review...

The tenth part of the literature review...

The eleventh part of the literature review...

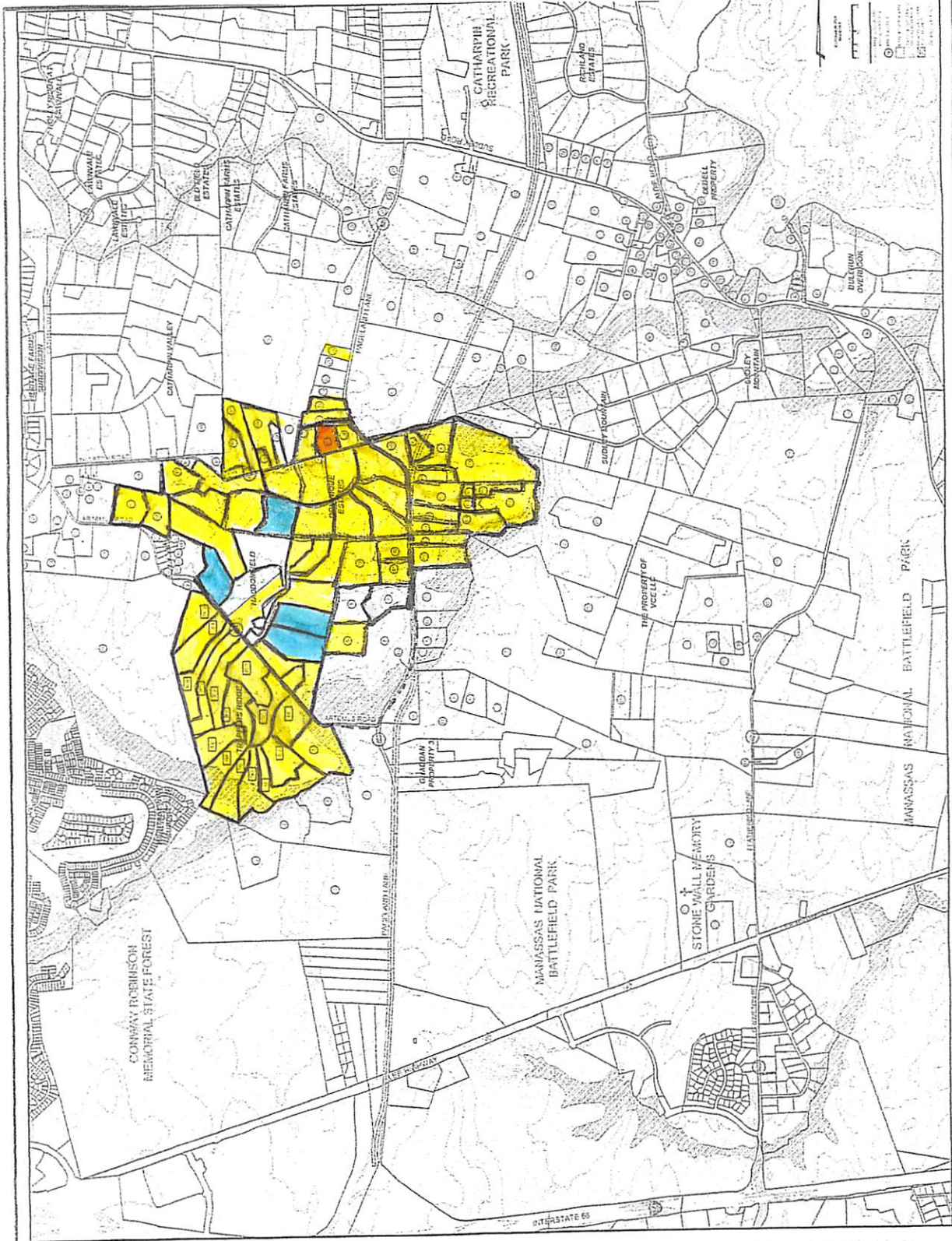
The twelfth part of the literature review...

The thirteenth part of the literature review...

The fourteenth part of the literature review...

The fifteenth part of the literature review...

The sixteenth part of the literature review...



Parcel ID	Area (Acres)	Owner	Notes
001	1.2	State of NC	Forest Reserve
002	0.8	Private	Residential
003	2.5	Manassas National Battlefield Park	Historical Site
004	0.5	Private	Commercial
005	1.8	State of NC	Forest Reserve
006	0.3	Private	Residential
007	1.5	Manassas National Battlefield Park	Historical Site
008	0.7	Private	Commercial
009	1.1	State of NC	Forest Reserve
010	0.4	Private	Residential
011	2.0	Manassas National Battlefield Park	Historical Site
012	0.6	Private	Commercial
013	1.3	State of NC	Forest Reserve
014	0.9	Private	Residential
015	1.7	Manassas National Battlefield Park	Historical Site
016	0.5	Private	Commercial
017	1.4	State of NC	Forest Reserve
018	0.8	Private	Residential
019	2.2	Manassas National Battlefield Park	Historical Site
020	0.7	Private	Commercial
021	1.6	State of NC	Forest Reserve
022	0.4	Private	Residential
023	1.9	Manassas National Battlefield Park	Historical Site
024	0.6	Private	Commercial
025	1.2	State of NC	Forest Reserve
026	0.9	Private	Residential
027	2.1	Manassas National Battlefield Park	Historical Site
028	0.5	Private	Commercial
029	1.5	State of NC	Forest Reserve
030	0.8	Private	Residential
031	2.3	Manassas National Battlefield Park	Historical Site
032	0.7	Private	Commercial
033	1.4	State of NC	Forest Reserve
034	0.6	Private	Residential
035	2.0	Manassas National Battlefield Park	Historical Site
036	0.5	Private	Commercial
037	1.7	State of NC	Forest Reserve
038	0.9	Private	Residential
039	2.4	Manassas National Battlefield Park	Historical Site
040	0.8	Private	Commercial
041	1.3	State of NC	Forest Reserve
042	0.7	Private	Residential
043	2.1	Manassas National Battlefield Park	Historical Site
044	0.6	Private	Commercial
045	1.6	State of NC	Forest Reserve
046	0.9	Private	Residential
047	2.2	Manassas National Battlefield Park	Historical Site
048	0.5	Private	Commercial
049	1.5	State of NC	Forest Reserve
050	0.8	Private	Residential
051	2.3	Manassas National Battlefield Park	Historical Site
052	0.7	Private	Commercial
053	1.4	State of NC	Forest Reserve
054	0.6	Private	Residential
055	2.0	Manassas National Battlefield Park	Historical Site
056	0.5	Private	Commercial
057	1.7	State of NC	Forest Reserve
058	0.9	Private	Residential
059	2.4	Manassas National Battlefield Park	Historical Site
060	0.8	Private	Commercial
061	1.3	State of NC	Forest Reserve
062	0.7	Private	Residential
063	2.1	Manassas National Battlefield Park	Historical Site
064	0.6	Private	Commercial
065	1.6	State of NC	Forest Reserve
066	0.9	Private	Residential
067	2.2	Manassas National Battlefield Park	Historical Site
068	0.5	Private	Commercial
069	1.5	State of NC	Forest Reserve
070	0.8	Private	Residential
071	2.3	Manassas National Battlefield Park	Historical Site
072	0.7	Private	Commercial
073	1.4	State of NC	Forest Reserve
074	0.6	Private	Residential
075	2.0	Manassas National Battlefield Park	Historical Site
076	0.5	Private	Commercial
077	1.7	State of NC	Forest Reserve
078	0.9	Private	Residential
079	2.4	Manassas National Battlefield Park	Historical Site
080	0.8	Private	Commercial
081	1.3	State of NC	Forest Reserve
082	0.7	Private	Residential
083	2.1	Manassas National Battlefield Park	Historical Site
084	0.6	Private	Commercial
085	1.6	State of NC	Forest Reserve
086	0.9	Private	Residential
087	2.2	Manassas National Battlefield Park	Historical Site
088	0.5	Private	Commercial
089	1.5	State of NC	Forest Reserve
090	0.8	Private	Residential
091	2.3	Manassas National Battlefield Park	Historical Site
092	0.7	Private	Commercial
093	1.4	State of NC	Forest Reserve
094	0.6	Private	Residential
095	2.0	Manassas National Battlefield Park	Historical Site
096	0.5	Private	Commercial
097	1.7	State of NC	Forest Reserve
098	0.9	Private	Residential
099	2.4	Manassas National Battlefield Park	Historical Site
100	0.8	Private	Commercial

**Interest Disclosure Affidavit**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 15<sup>th</sup> day of November, 2021,  
(day) (month) (year)

I, James Peoples and Amy Freegal  
(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] [Signature]  
Owner

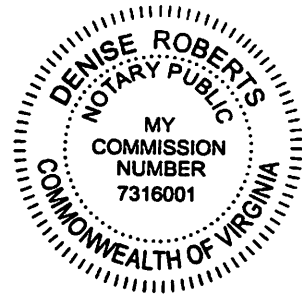
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 15 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 6/31/2022

[Signature]  
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".
- Document/Information Checklist (page 6)**
- Other requested information (specify):** Justification for change is on following page.

1942-1943

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## 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  
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



Denise and Michael Roberts  
12804 Thornton Drive  
Catharpin, VA 20143  
GPIN: 7498-69-4389

## 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:

GPIN	From:	To:	Acres
7498-69-4389	Rural Crescent	Data Centers	2.9
<b>Total Acreage:</b>			2.9

**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): West side of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: Denise & Michael Roberts Name: \_\_\_\_\_  
 Mailing Address: 12804 Thornton Drive Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (703) 673-8902 Phone: \_\_\_\_\_  
 Email: roberts.denise1@gmail.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

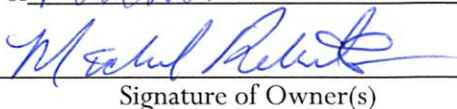
**Engineer\***

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 15 day of November, 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.

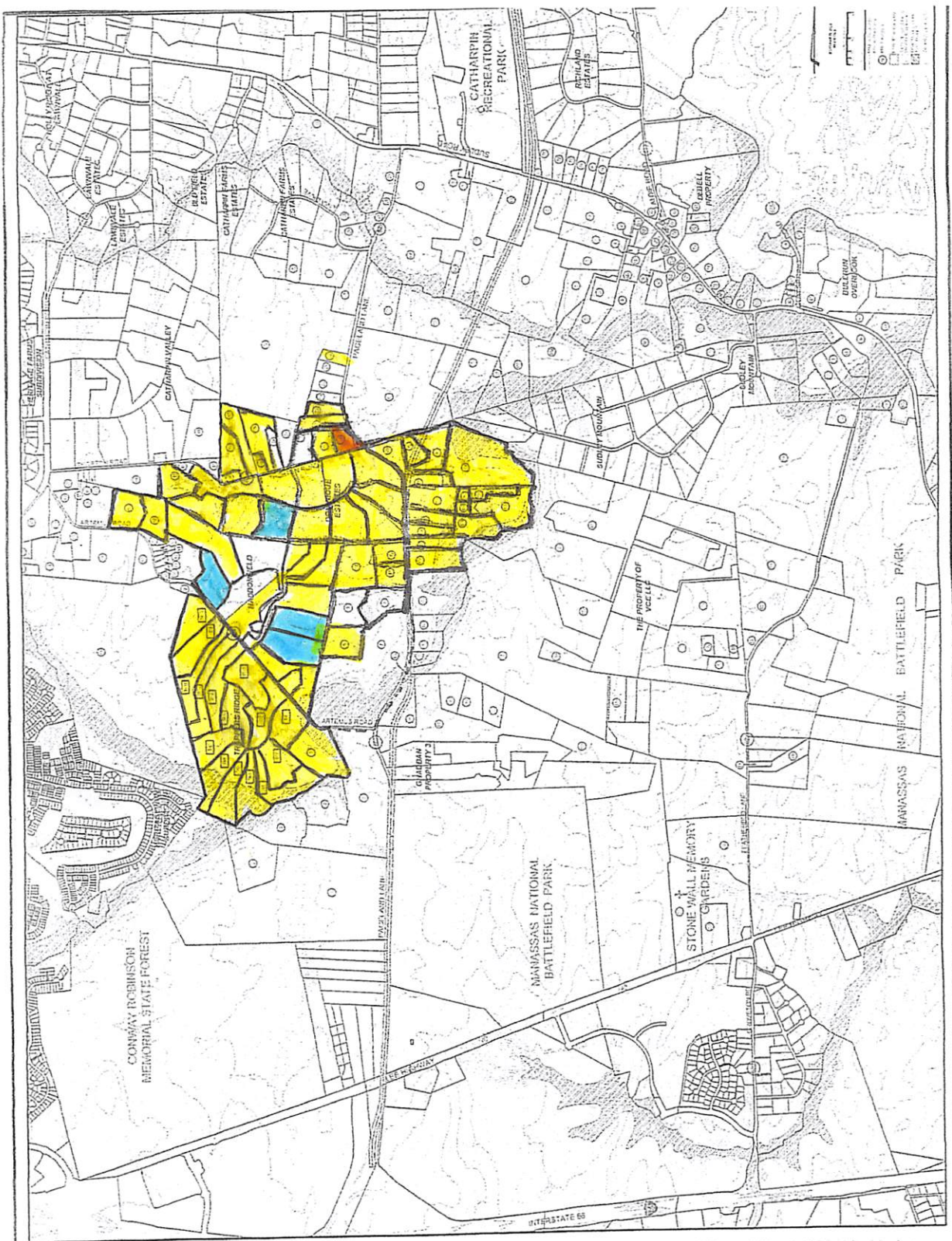
(Please see the attachment at the end of the document.)

# Handwritten Title

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Handwritten text block 2, containing several lines of text.

Handwritten text block 3, containing several lines of text.



Parcel ID	Area	Color	Notes
100-000-000-000	...	...	...
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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 15 day of November, 2021,  
(day) (month) (year)

I, Denise Roberts + Michael Roberts  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Michael Roberts  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 15 day of November, 2021 in my county  
and state aforesaid, by the aforementioned principal.

My commission expires: 4-30-24

GABRIELLE M. SILVER  
NOTARY PUBLIC  
REGISTRATION # 126055  
COMMONWEALTH OF VIRGINIA  
Notary Public  
COMMISSION EXPIRES

STATE OF VIRGINIA

OFFICE OF THE ATTORNEY GENERAL  
STATE OF VIRGINIA

IN SENATE,  
January 14, 1914.

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE  
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE  
ON JANUARY 14, 1914.

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE





# 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.

1. The first part of the document is a list of items, each with a corresponding box for a response. The items are:

- Item 1
- Item 2
- Item 3
- Item 4
- Item 5
- Item 6
- Item 7
- Item 8
- Item 9
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**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

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Andrew and Donna Clark  
5800 Pageland Lane  
Gainesville, VA 20155  
GPIN: 7498-77-1839

## 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:

GPIN	From:	To:	Acres
7498-77-1839	Rural Crescent	Data Centers	6.0
<b>Total Acreage:</b>			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

<sup>1</sup>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: Andrew and ~~Donna~~ Clark *Donna Clark* Name: \_\_\_\_\_  
 Mailing Address: 5800 Pageland Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: (202) 340-7360 Phone: \_\_\_\_\_  
 Email: NA 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 9<sup>th</sup> day of SEPTEMBER, 2021.

*Andrew Clark* *Donna Clark*  
 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:

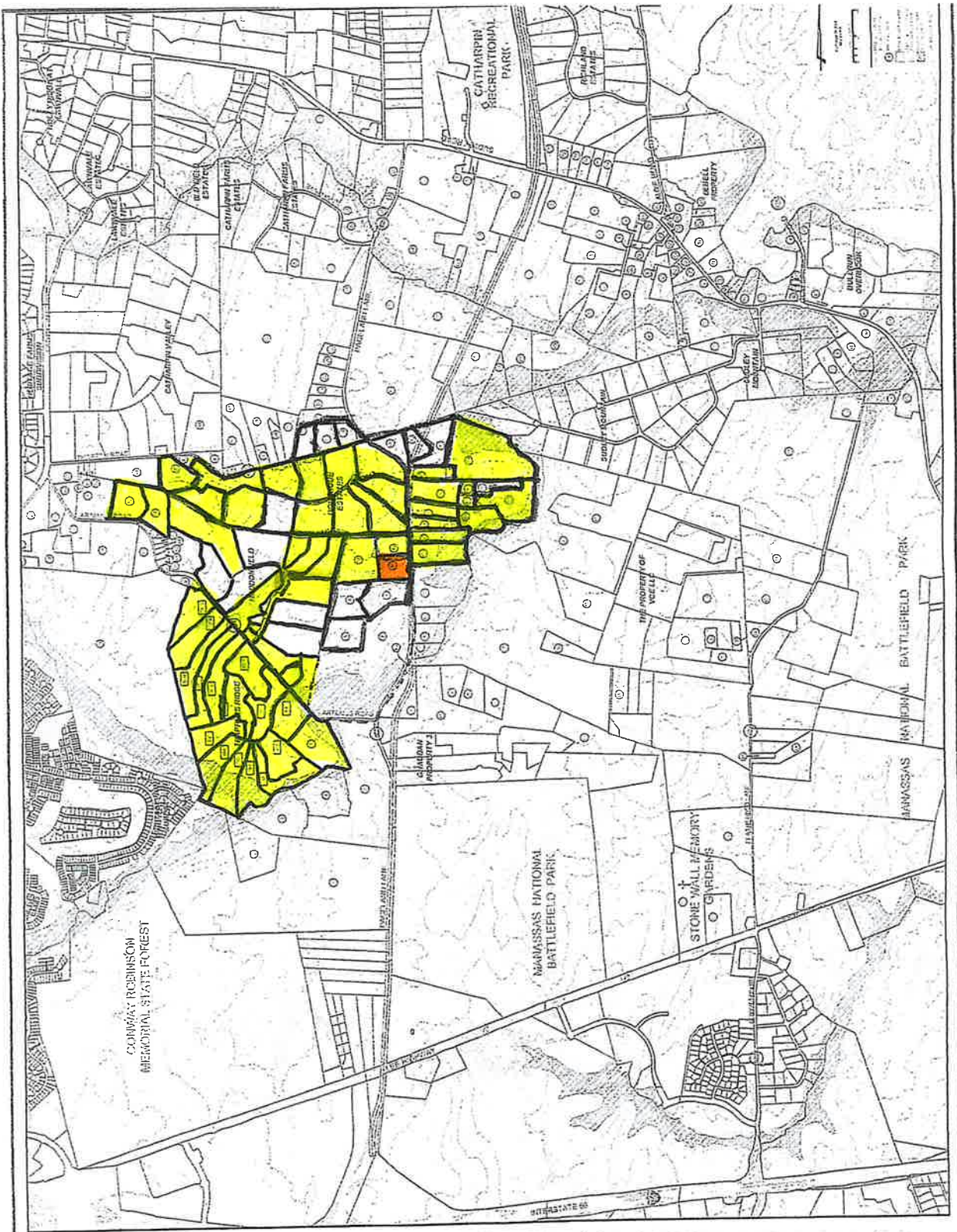
- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change 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.)



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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 9<sup>TH</sup> 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Andrew Clark  
Owner

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 aforementioned principal.

My commission expires: 11/30/2025

Jonathan Mark Hart  
Notary Public

**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 9<sup>TH</sup> 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Donna Clark  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 9<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 11/30/2025

Jonathan Mark Hart  
Notary Public

**JONATHAN MARK HART  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
#7924139 COMM. EXP. 11/30/2025**

## 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 following page.

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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  
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

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Document Checklist..... 6

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:

GPIN	From:	To:	Acres
7498-77-2681	Rural Crescent	Data Centers	5.7
<b>Total Acreage:</b>			5.7

**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

<sup>1</sup>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: Larry C. (II) and Delora Burner Name: \_\_\_\_\_  
 Mailing Address: 5704 Pageland Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: (239) 989-2011 Phone: \_\_\_\_\_  
 Email: dclorah@hotmail.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

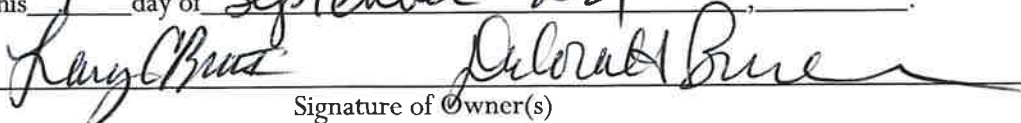
**Engineer\***

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

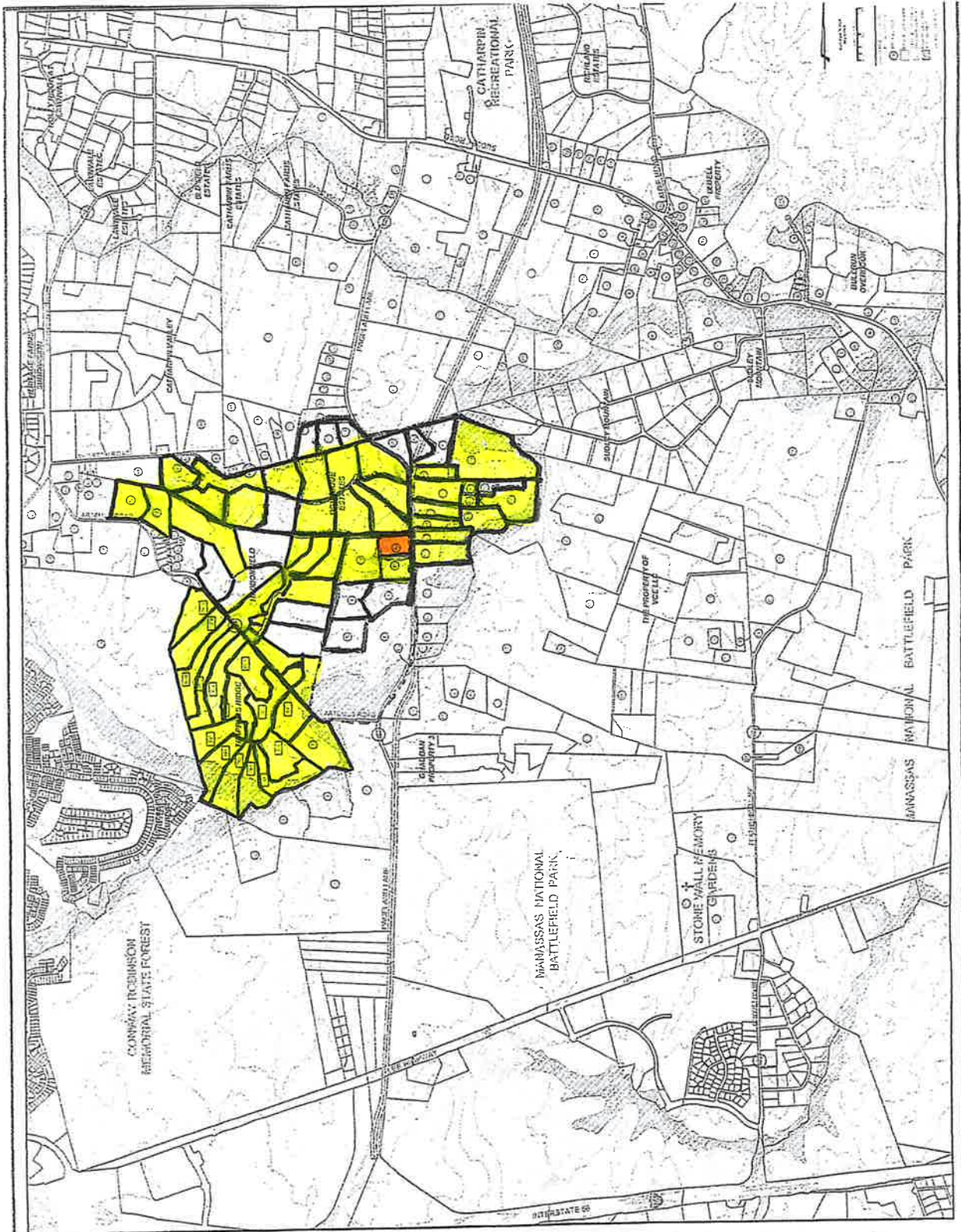
\*Check the box next to the contact to which correspondence should be sent.

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 10 day of September 2021

  
 \_\_\_\_\_  
 Signature of Owner(s)

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



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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 10 day of September, 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 II Delora H. Burner  
Owner

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 aforementioned principal.

Rekesha Moss  
Notary Public

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 C BURWER II and DELORA H. BURWER  
(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 Burwer II DeLora H. Burwer  
Owner

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 aforementioned principal.

Rekesha Moss  
Notary Public

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 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, NVTVA, 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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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:

GPIN	From:	To:	Acres
7498-78-2271	Rural Crescent	Data Centers	10.1378
<b>Total Acreage:</b>			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

'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 John & Stella Rowland Name: \_\_\_\_\_  
 Mailing Address: 12821 Dominique Estates Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: : Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (202) 445-0545 Phone: \_\_\_\_\_  
 Email: rowland10@gmail.com Email: \_\_\_\_\_

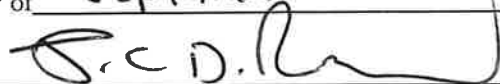
**Contract Purchaser/Lessee\***
 **Engineer\***

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, 2, 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

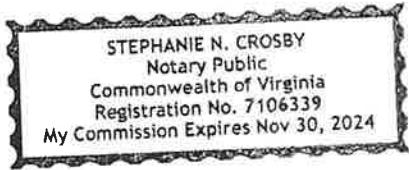
J. D. Rowland  
Owner

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.

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
    - Map of transects for new land use classification.
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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 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  
Long-Range Land Use Map Changes  
During the Comprehensive Plan Update

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John R. & Michelle Namminga  
5491 Pageland Lane  
Gainesville, VA 20155  
GPIN: 7498-79-2374

## 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:

GPIN	From:	To:	Acres
7498-79-2374	Rural Crescent	Data Centers	5.7
<b>Total Acreage:</b>			5.7

**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): East side of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: John R. (Randy) & Michelle Namminga Name: \_\_\_\_\_

Mailing Address: 5491 Pageland Lane Mailing Address: \_\_\_\_\_

City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_

Phone: (703) 625-8785 (703) 906-4987 Phone: \_\_\_\_\_

Email: RNAMMINGA@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 15 day of NOVEMBER, 2021.

John R. Namminga  
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.)



UNITED STATES DISTRICT COURT

Case No. 03-1111

IN RE: THE ESTATE OF JAMES EARL RAY, JR.  
Plaintiff  
vs.  
The American Bank of Commerce, et al.  
Defendants

MEMORANDUM OF DECISION

On the motion of the American Bank of Commerce, et al. for summary judgment, the Court finds that summary judgment is appropriate. The Court has reviewed the pleadings and the affidavits submitted by the parties. The Court finds that the American Bank of Commerce, et al. are entitled to summary judgment as a matter of law. The Court finds that the American Bank of Commerce, et al. are entitled to summary judgment as a matter of law. The Court finds that the American Bank of Commerce, et al. are entitled to summary judgment as a matter of law.

IT IS SO ORDERED.



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 15 day of NOVEMBER, 2021,  
(day) (month) (year)

I, John R. Kammurija  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

John R. Kammurija  
Owner

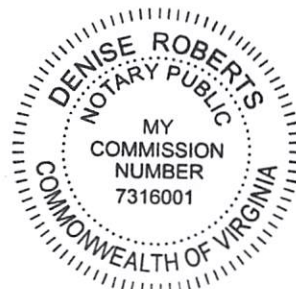
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 15 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

Denise Roberts  
Notary Public

My commission expires: 5/31/2022



## 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
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    - Purpose and intent of amendments
    - Comprehensive Plan Consistency Analysis
    - 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.

THE UNIVERSITY OF CHICAGO

Department of Chemistry

Chicago, Illinois

October 10, 1954

Dear Mr. [Name]

I have your letter of the 8th and am glad to hear

that you are interested in the

work in my laboratory.

Very truly yours,

[Name]

Enclosed are [Number]

copies of [Document]

for your information.

I am sure you will find them of interest.

Very truly yours,

[Name]

Enclosed are [Number]

copies of [Document]

---

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

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Judith M. Voglsam  
 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:

GPIN	From:	To:	Acres
7498-79-9114	Rural Crescent	Data Centers	4.0
7498-88-0681	Rural Crescent	Data Centers	9.1
<b>Total Acreage:</b>			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

<sup>1</sup>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: <u>Judith M. Voglsam</u>	Name: _____
Mailing Address: <u>5525 Pageland Lane</u>	Mailing Address: _____
City/State/Zip: <u>Gainesville, VA 20155</u>	City/State/Zip: _____
Phone: <u>(703) 754-7941</u>	Phone: _____
Email: <u>NA</u>	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 9<sup>th</sup> 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:

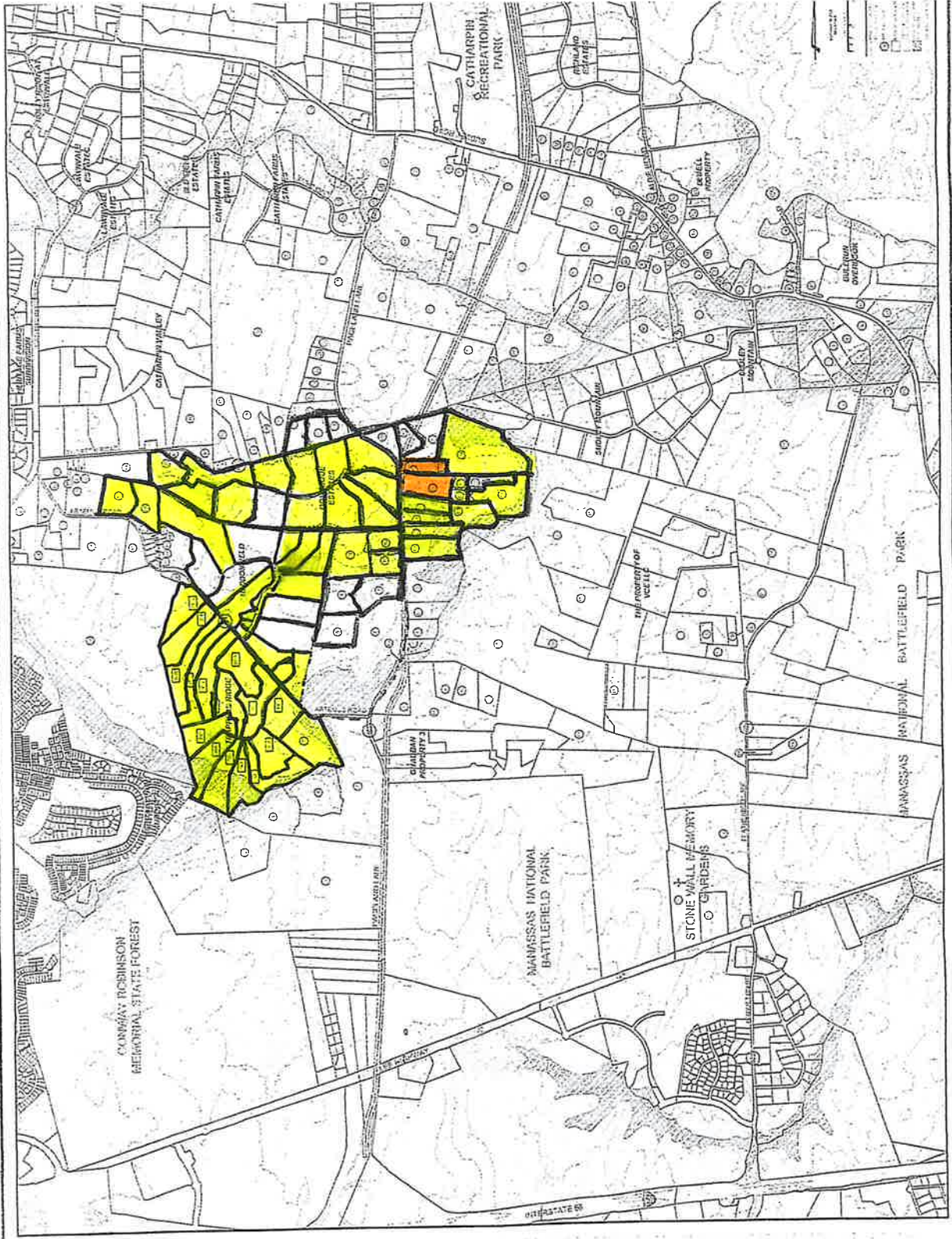
- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change 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.)



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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 9<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, JUDITH M. VOGLSAM  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Judith M Vogsam  
Owner

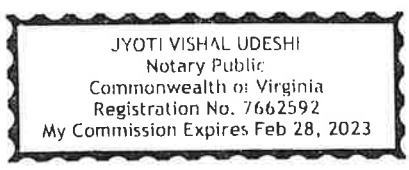
COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 9<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Jyoti Vishal Udesi  
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
    - 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, NVTVA, 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
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Map Amendment Requirements .....	4
Text Amendment Requirements .....	4
Interest Disclosure Affidavit.....	5
Document Checklist.....	6
Justification.....	7



John and Elisa Cole  
 5501 Pageland Lane  
 Gainesville, VA 20155  
 GPIN: 7498-79-9567

## 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:

GPIN	From:	To:	Acres
7498-79-9567	Rural Crescent	Data Centers	5.0
<b>Total Acreage:</b>			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 quarter of a mile east of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: John Corvin & Elisa Ann Cole Name: \_\_\_\_\_

Mailing Address: 5501 Pageland Lane Mailing Address: \_\_\_\_\_

City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_

Phone: (703) 606-2705 / (724) 650-2747 Phone: \_\_\_\_\_

Email: ss18icbme@outlook.com Email: \_\_\_\_\_

elauber36@gmail.com

**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 14<sup>TH</sup> day of NOVEMBER, 2021.

 Elisa Ann Cole  
\_\_\_\_\_  
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.)

CONFIDENTIAL - SECURITY INFORMATION

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CONFIDENTIAL - SECURITY INFORMATION

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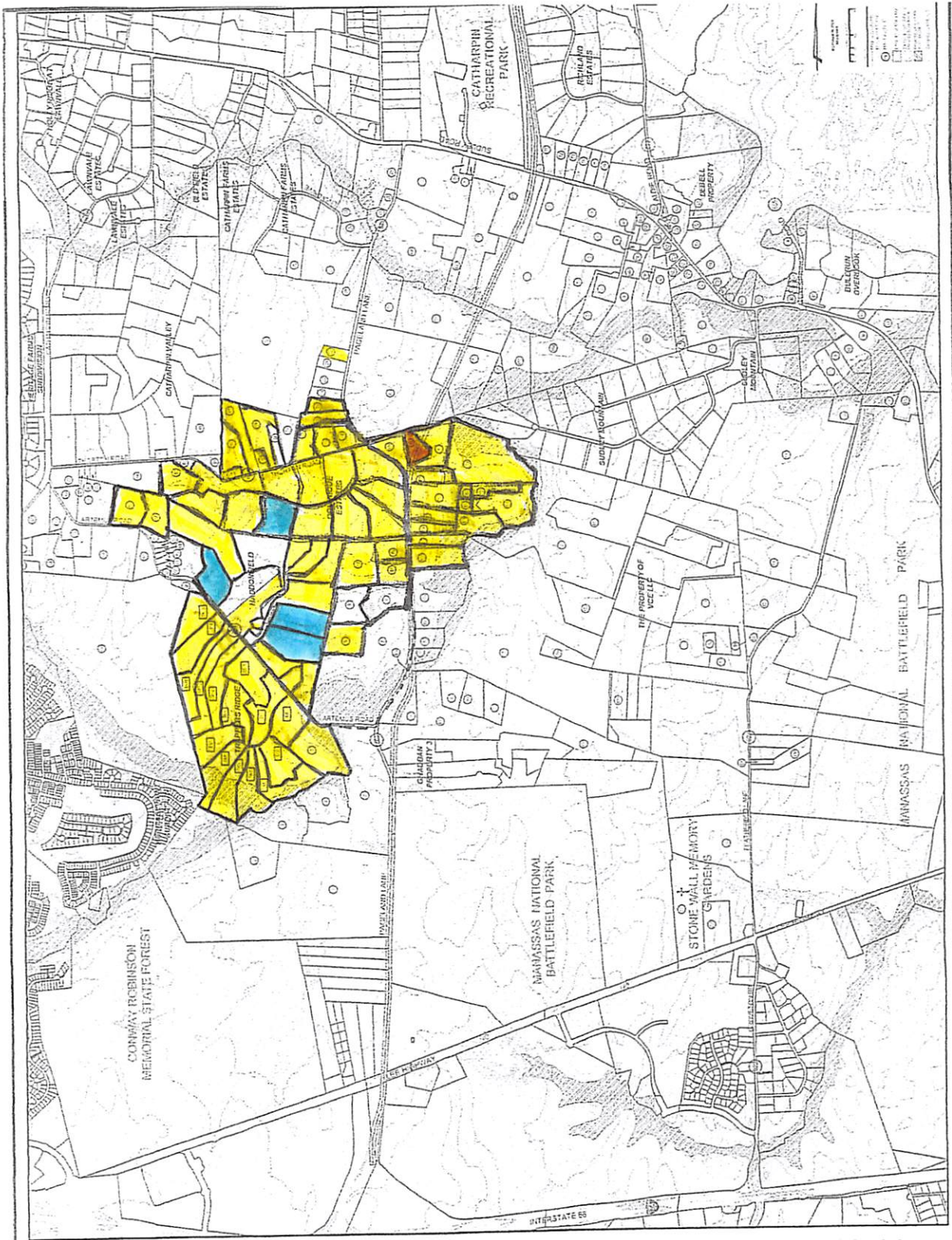
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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 14<sup>TH</sup> day of NOVEMBER, 2021,  
(day) (month) (year)

I, JOHN C. COLE Elisa Ann Cole  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Elisa Ann Cole  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 14<sup>th</sup> day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 5/31/2022

Denise Roberts  
Notary Public



NOTARIAL PUBLIC

STATE OF VIRGINIA

14th District

John Case  
Elisa Ann Cole

Elisa Ann Cole



# 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.

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

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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:

GPIN	From:	To:	Acres
7498-88-0142	Rural Crescent	Data Centers	5.0
7498-88-0218	Rural Crescent	Data Centers	5.0
<b>Total Acreage:</b>			<b>10.0</b>

**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\***

**Authorized Agent(s)\***

Name: Clayton G. and Sharon Kilrain	Name: _____
Mailing Address: 5655 Pageland Lane	Mailing Address: _____
City/State/Zip: Gainesville, VA 20155	City/State/Zip: _____
Phone: (703) 753-8321	Phone: _____
Email: csk9gold@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 9th day of September, 2021.

Clayton Kilrain / Sharon Kilrain  
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 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Clayton Kilrain  
Owner  
Sharon Kilrain

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 aforementioned principal.

My commission expires: NOV 30, 2023

Jyoti Bhatia  
Notary Public



JYOTI BHATIA  
NOTARY PUBLIC  
Commonwealth of Virginia  
ID# 333622  
My Commission Expires  
November 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 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**

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Document Checklist.....	6
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James and Eva Spaid  
5559 Pageland Lane  
Gainesville, VA 20155  
GPIN: 7498-88-5864

## 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:

GPIN	From:	To:	Acres
7498-88-5864	Rural Crescent	Data Centers	1.4
<b>Total Acreage:</b>			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

<sup>1</sup>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: <u>James and Eva Spaid</u>	Name: _____
Mailing Address: <u>5559 Pageland Lane</u>	Mailing Address: _____
City/State/Zip: <u>Gainesville, VA 20155</u>	City/State/Zip: _____
Phone: <u>(571) <sup>263</sup>268-0039 / (703) 568-4155</u>	Phone: _____
Email: <u>jdspaid2002@yahoo.com</u>	Email: _____

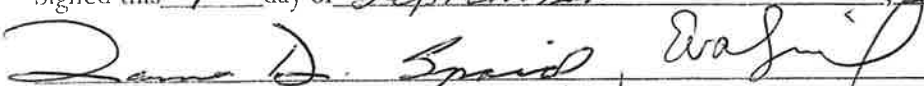
**Contract Purchaser/Lessee\***
 **Engineer\***

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 9 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:

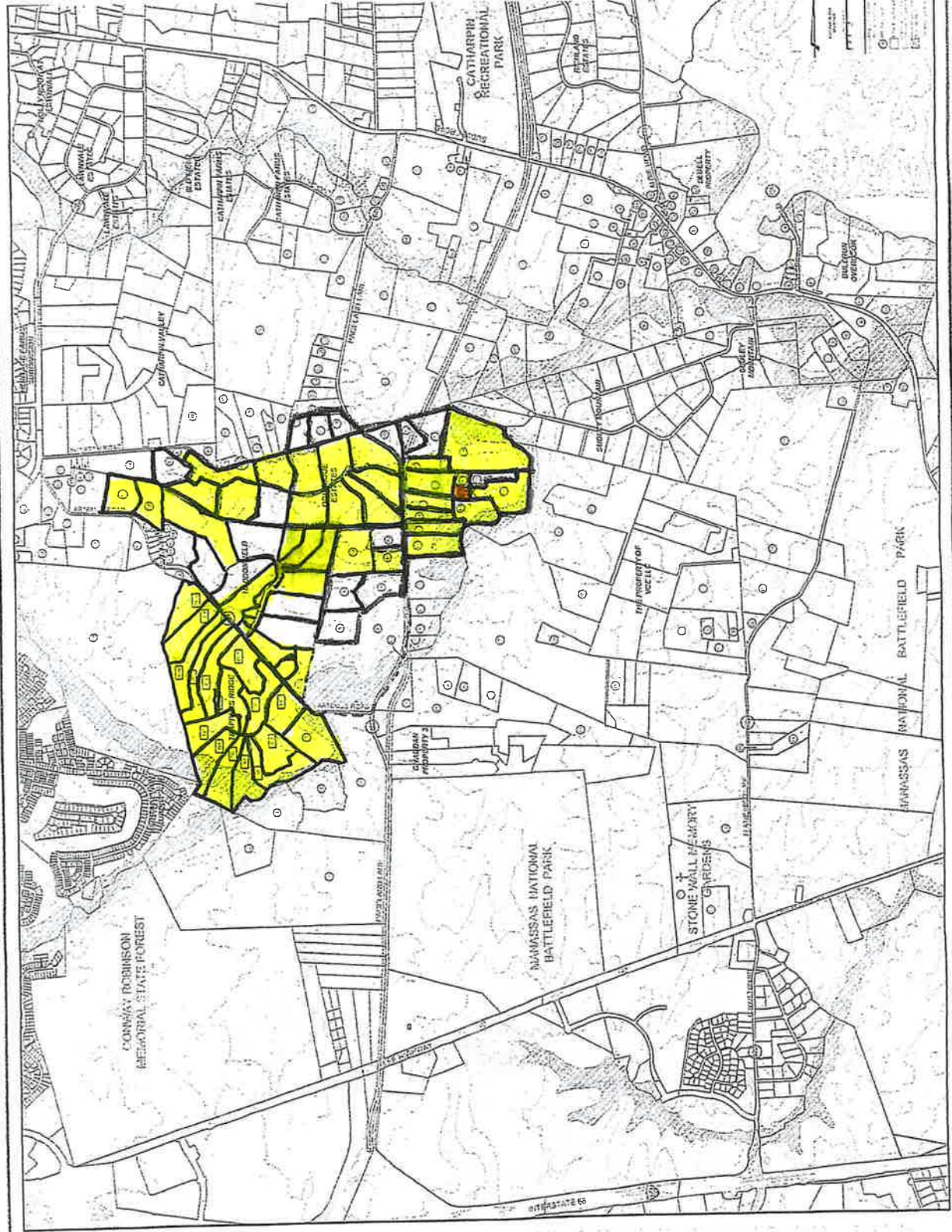
- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change 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.)



A large table containing a dense list of data, likely a plat or deed record. The text is too small to be legible but appears to be organized in columns and rows, possibly listing lot numbers, owner names, and acreage.

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 9 day of September, 2021,  
(day) (month) (year)

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Eva Spaid  
Owner

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 aforementioned principal.

James W.  
Notary Public

My commission expires: 5/31/2024



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 9<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, James Daniel 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

James D Spaid  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 9<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 5/31/2024

Jan 2 W.  
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".
- 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, NVT, 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



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:

GPIN	From:	To:	Acres
7498-88-6189	Rural Crescent	Data Centers	1.5
<b>Total Acreage:</b>			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

<sup>1</sup>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: <u>John and Irene Conklin</u>	Name: _____
Mailing Address: <u>5555 Pageland Lane</u>	Mailing Address: _____
City/State/Zip: <u>Gainesville, VA 20155</u>	City/State/Zip: _____
Phone: <u>(703) 508-8240</u>	Phone: _____
Email: <u>ivoglsam@aol.com</u>	Email: _____

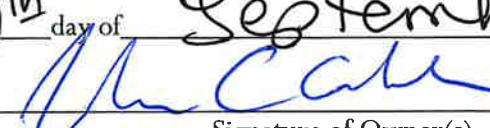

**Contract Purchaser/Lessee\***
 **Engineer\***

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 9<sup>th</sup> day of September 2021

Signature of Owner(s)

# 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<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, John C. Conklein  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

John C. Conklein  
Owner

COMMONWEALTH OF VIRGINIA:

County of Fauquier

Subscribed and sworn to before me this 9<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Margo O. Kerns  
Notary Public

My commission expires: 8/31/2023





**Interest Disclosure Affidavit**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 9th day of September, 2021,  
(day) (month) (year)

I, Irene Margaret Conklin  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Irene Margaret Conklin  
Owner

COMMONWEALTH OF VIRGINIA:

County of Fauquier

Subscribed and sworn to before me this 9th day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 8/31/2023

Margo Davis Kerns  
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".
- 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  
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



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).

#### 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:

GPIN	From:	To:	Acres
7498-88-8729	Rural Crescent	Data Centers	8.0
<b>Total Acreage:</b>			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

<sup>1</sup>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: Ryan and Lelia Bartroff Name: \_\_\_\_\_  
 Mailing Address: 5595 Pageland Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: 518-330-1056 Phone: \_\_\_\_\_  
 Email: leliabartroff@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 14<sup>th</sup> 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:

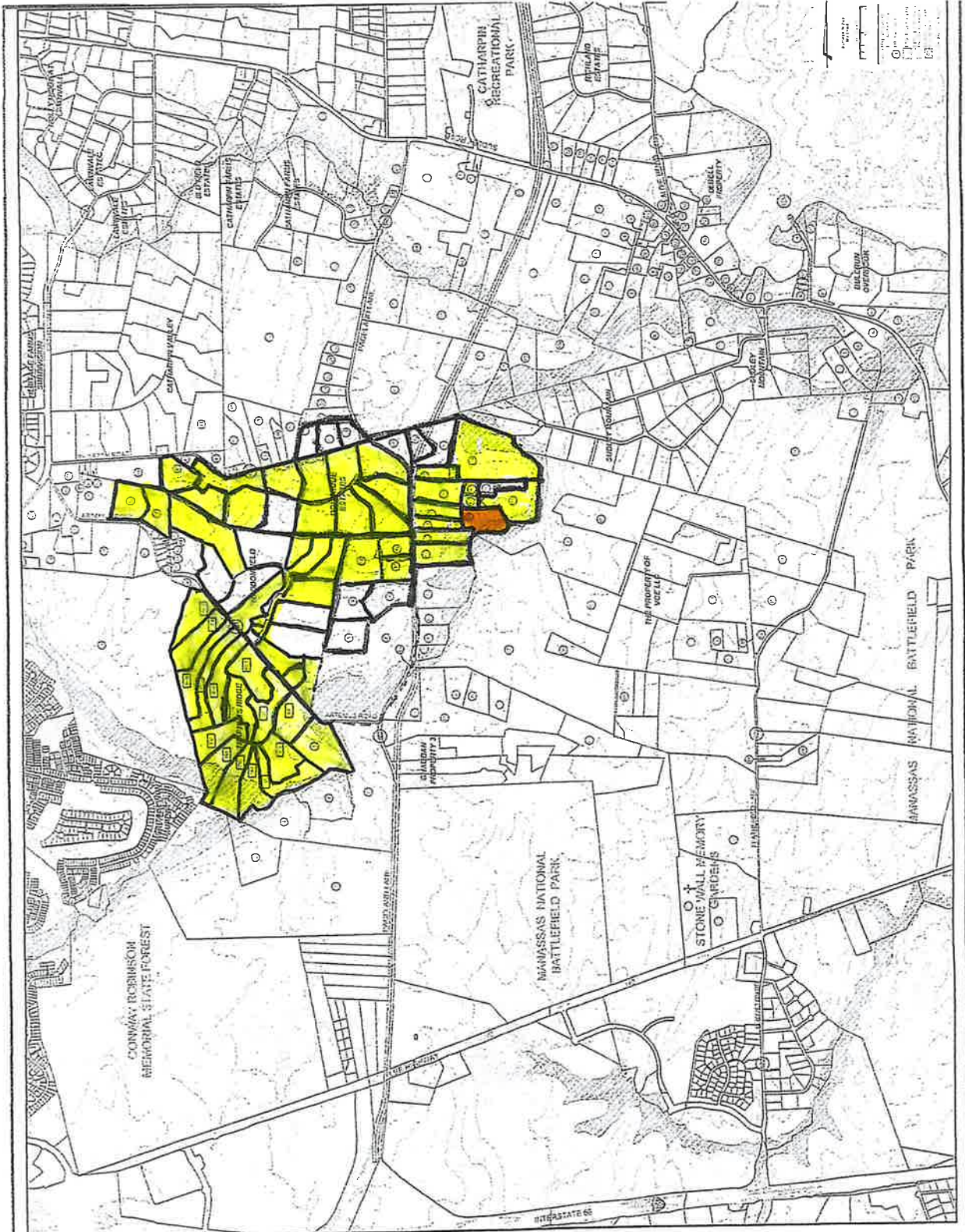
- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change 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.)



Parcel ID	Area	Notes
001	...	...
002	...	...
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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 14 day of July, 2021,  
(day) (month) (year)

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 / Ryan Bartruff  
Owner

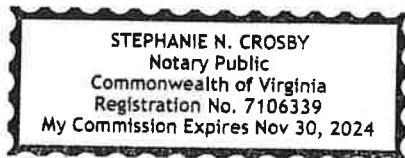
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 14 day of July, 2021 in my county and state aforesaid, by the aforementioned 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
    - 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 Long-Range Land Use Map Changes During the Comprehensive Plan Update

## Contents

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Map Amendment Requirements .....	4
Text Amendment Requirements .....	4
Interest Disclosure Affidavit.....	5
Document Checklist.....	6
Justification.....	7



Guy Anthony Guiffre (different mailing address on p3)  
 5515 Pageland Lane  
 Gainesville, VA 20155  
 GPIN: 7498-89-1468

## 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:

GPIN	From:	To:	Acres
7498-89-1468	Rural Crescent	Data Centers	11.5
<b>Total Acreage:</b>			11.5

**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 mile east of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: Guy Anthony (Tony) Guiffre Name: \_\_\_\_\_  
 Mailing Address: 6741 Jefferson Street Mailing Address: \_\_\_\_\_  
 City/State/Zip: Haymarket, VA 20169 City/State/Zip: \_\_\_\_\_  
 Phone: (703) 867-8623 Phone: \_\_\_\_\_  
 Email: TONYGUIFFRE@aol.com Email: \_\_\_\_\_

**Contract Purchaser/Lessee\***

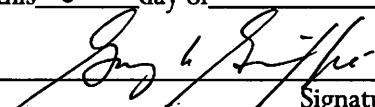
**Engineer\***

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 8<sup>th</sup> day of NOVEMBER, 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.)

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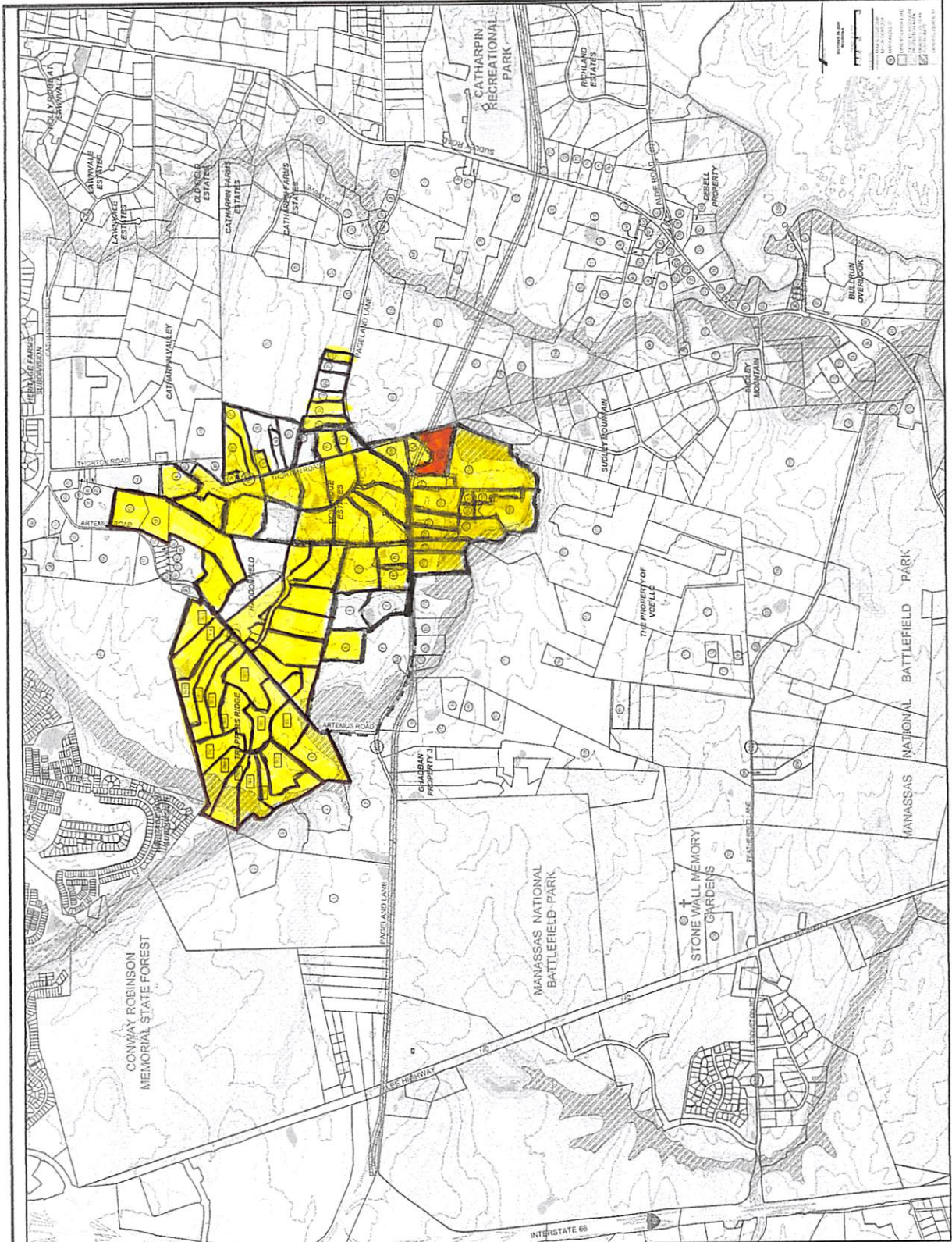
1948-1949

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1948-1949





Lot No.	Area (sq. ft.)	Owner Name	Address	Notes
1	10,000	John Doe	100 Main St	
2	12,500	Jane Smith	200 Main St	
3	8,000	Bob Johnson	300 Main St	
4	15,000	Emily White	400 Main St	
5	9,500	Michael Brown	500 Main St	
6	11,000	Sarah Green	600 Main St	
7	7,500	David Black	700 Main St	
8	13,500	Lisa Gray	800 Main St	
9	6,000	James Blue	900 Main St	
10	14,000	Amanda Pink	1000 Main St	
11	10,500	Christopher Red	1100 Main St	
12	8,500	Michelle Yellow	1200 Main St	
13	12,000	Robert Purple	1300 Main St	
14	9,000	Stephanie Orange	1400 Main St	
15	11,500	Kevin Silver	1500 Main St	
16	7,000	Nicole Gold	1600 Main St	
17	13,000	Brandon Bronze	1700 Main St	
18	6,500	Crystal Iron	1800 Main St	
19	14,500	Justin Steel	1900 Main St	
20	8,000	Brittany Copper	2000 Main St	
21	10,500	Eric Nickel	2100 Main St	
22	7,500	Vanessa Zinc	2200 Main St	
23	12,000	Gregory Cadmium	2300 Main St	
24	9,500	Heather Tin	2400 Main St	
25	11,000	Timothy Lead	2500 Main St	
26	8,500	Rebecca Silver	2600 Main St	
27	13,500	Jonathan Gold	2700 Main St	
28	6,000	Christina Bronze	2800 Main St	
29	14,000	Benjamin Iron	2900 Main St	
30	10,500	Sophia Steel	3000 Main St	
31	8,000	Isaac Copper	3100 Main St	
32	12,500	Grace Nickel	3200 Main St	
33	7,000	Samuel Zinc	3300 Main St	
34	11,500	Olivia Cadmium	3400 Main St	
35	9,000	Lucas Tin	3500 Main St	
36	13,000	Charlotte Lead	3600 Main St	
37	6,500	Henry Silver	3700 Main St	
38	14,500	Abigail Gold	3800 Main St	
39	8,500	Christopher Bronze	3900 Main St	
40	10,500	Victoria Iron	4000 Main St	
41	7,500	Matthew Steel	4100 Main St	
42	12,000	Chloe Copper	4200 Main St	
43	9,500	Andrew Nickel	4300 Main St	
44	11,000	Madeline Zinc	4400 Main St	
45	8,000	Joseph Cadmium	4500 Main St	
46	13,500	Emily Tin	4600 Main St	
47	6,000	Christopher Lead	4700 Main St	
48	14,000	Sophia Silver	4800 Main St	
49	10,500	Isaac Gold	4900 Main St	
50	8,500	Vanessa Bronze	5000 Main St	

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 8<sup>th</sup> day of NOVEMBER, 2021,  
(day) (month) (year)

I, GUY ANTHONY GUIFFRÉ  
(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:

/  
/  
/

Guy A. Guiffre  
Owner

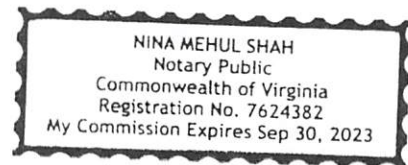
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 8 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 09/30/2023

Nina Mehl Shah  
Notary Public



Ministry of Agriculture and Fisheries

CO-OPERATIVE SOCIETY OF THE WESTERN DISTRICTS  
LIMITED

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CO-OPERATIVE SOCIETY OF THE WESTERN DISTRICTS  
LIMITED

MINA WELSH SHAH  
Member Public  
Commissioner of Agriculture  
Registration No. 284382  
W. Commission Expiry Feb 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.

Information on the ...

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**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 Long-Range Land Use Map Changes 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:

GPIN	From:	To:	Acres
7498-89-9349	Rural Crescent	Data Centers	30.0
<b>Total Acreage:</b>			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\***

**Authorized Agent(s)\***

Name: Shan K. Wilkins (POA) for Jay Janen Knox Name: \_\_\_\_\_

Mailing Address: 5505 Pageland Lane Mailing Address: \_\_\_\_\_

City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_

Phone: (540) 532-0575 Phone: \_\_\_\_\_

Email: Shanwilkins@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 10<sup>th</sup> day of September, 2021.

Shan K. Wilkins, POA for Jay Janen Knox  
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:

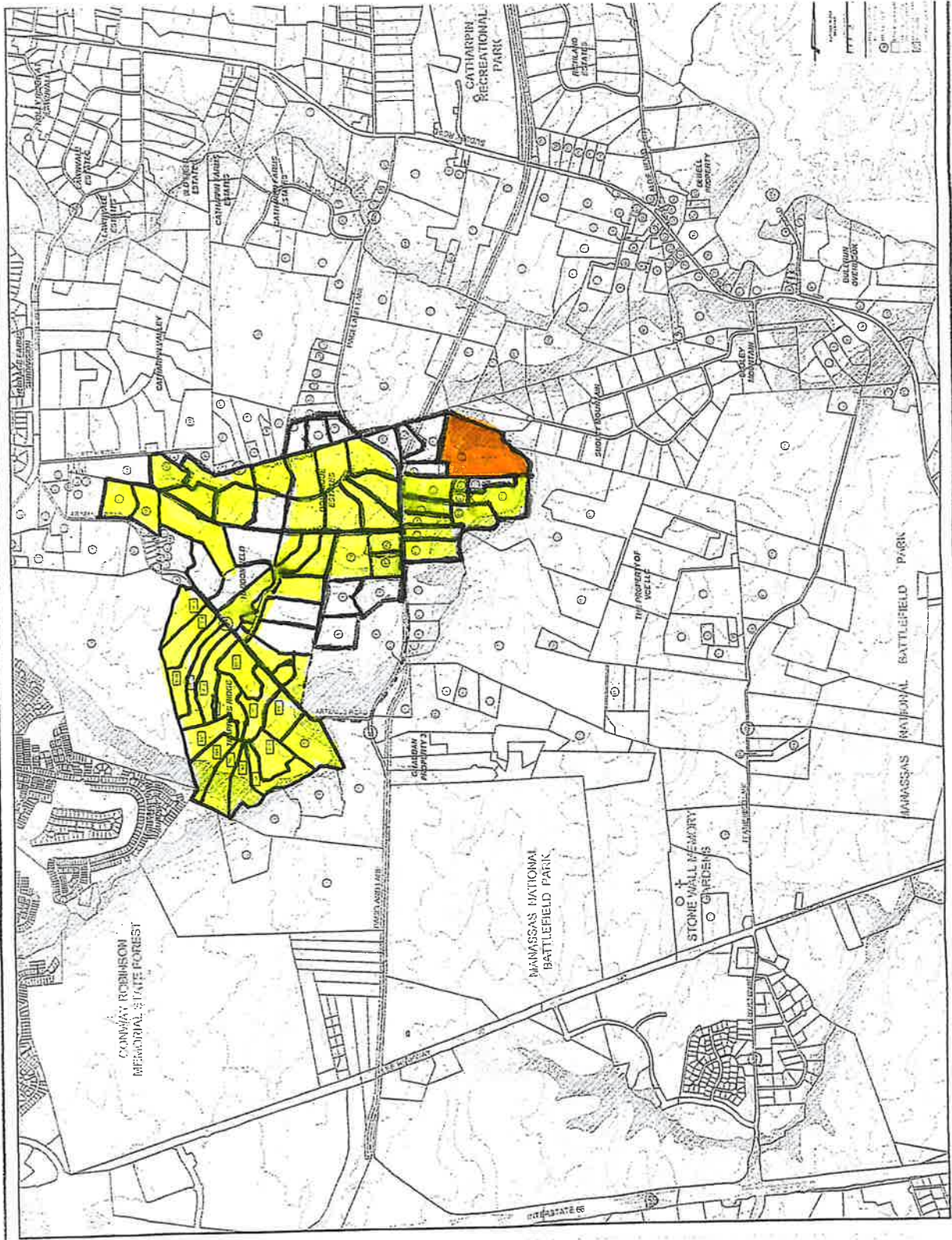
- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change 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.)



Lot No.	Area	Notes
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# Interest Disclosure Affidavit

COMMONWEALTH OF  
VIRGINIA COUNTY OF  
PRINCE WILLIAM

This 10<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Shan K. Wilkins, POA 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Shan K. Wilkins, POA  
Owner

COMMONWEALTH OF VIRGINIA:

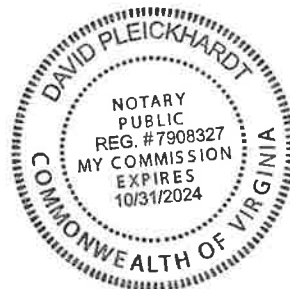
County of Prince William

Subscribed and sworn to before me this 10<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforesaid principal.

My commission expires: 10/31/2024

David Pleickhardt

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".
- 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 12/08/2017, \_\_\_\_\_, at Manassas, Virginia.


  
\_\_\_\_\_  
Jay J. Knox

Witness Signature:

Name:

City:

State:

  
\_\_\_\_\_  
Nana Fitzmaurice  
Manassas  
VA

# Pageland Data Center and Technology Corridor

Dominique Estates & Associate Communities

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

RECEIVED  
2021 SEP 20 P 2:18  
PLANNING OFFICE  
PRINCE WILLIAM COUNTY

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 Dominique 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**

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Document Checklist.....	6
Justification.....	7



Eric and Rita Marie Makos  
5567 Pageland Lane  
Gainesville, VA 20155  
GPIN: 7498-98-2194

## 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:

GPIN	From:	To:	Acres
7498-98-2194	Rural Crescent	Data Centers	5.0
<b>Total Acreage:</b>			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

<sup>1</sup>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: <u>Eric and Rita Marie Makos</u>	Name: _____
Mailing Address: <u>5567 Pageland Lane</u>	Mailing Address: _____
City/State/Zip: <u>Gainesville, VA 20155</u>	City/State/Zip: _____
Phone: <u>(703) 232-0938</u>	Phone: _____
Email: <u>info@allpoweredupelectrict.com</u>	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 14 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:

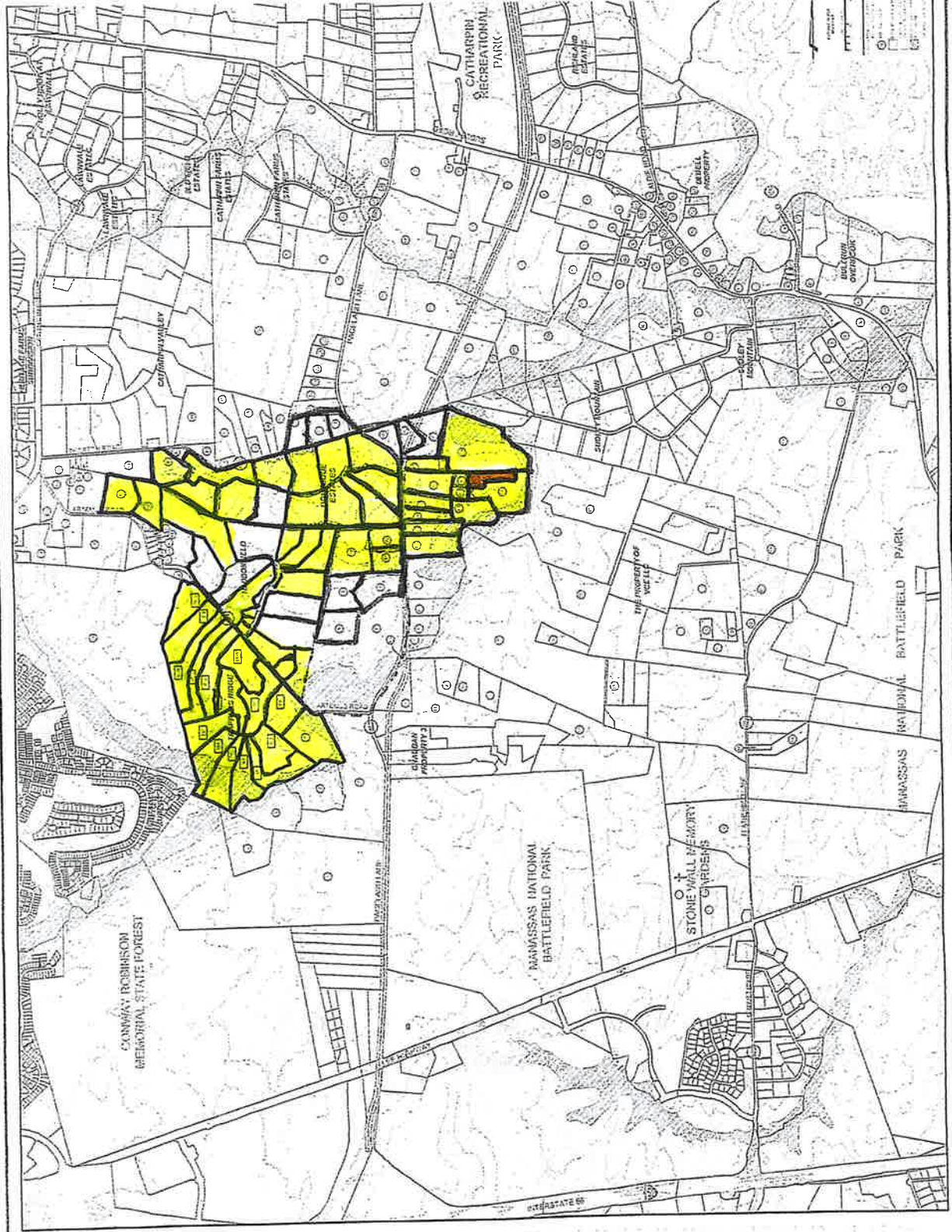
- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change 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.)



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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 14<sup>th</sup> 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

Rita Makos  
Owner

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 14 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Alexander Deeran Krikorian  
Notary Public

My commission expires: 08/31/2022



ALEXANDER DEERAN KRIKORIAN  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
Registration #: 7797414  
Expires: 08/31/2022



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 13 day of SEPT, 2021,  
(day) (month) (year)

I, ERIC 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Eric Makos  
Owner

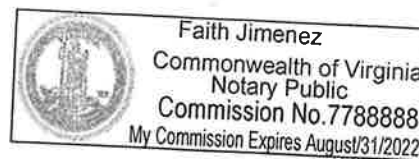
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 13 day of Sept, 2021 in my county and state aforesaid, by the aforementioned principal.

Faith Jimenez  
Notary Public

My commission expires: 08/31/2022



## 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 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, NVTVA, 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
Map Amendment Requirements .....	4
Text Amendment Requirements .....	4
Interest Disclosure Affidavit.....	5
Document Checklist.....	6
Justification.....	7



Robert L. and Elizabeth D. Ait  
 5571 Pageland Lane  
 Gainesville, VA 20155  
 GPIN: 7498-98-5857

## 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:

GPIN	From:	To:	Acres
7498-98-5857	Rural Crescent	Data Centers	14.4
<b>Total Acreage:</b>			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

<sup>1</sup>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: Robert L. and Elizabeth D. Ait Name: \_\_\_\_\_  
 Mailing Address: 5571 Pageland Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Gainesville, VA 20155 City/State/Zip: \_\_\_\_\_  
 Phone: (703) 906-1042 Phone: \_\_\_\_\_  
 Email: rcait@aol.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 7<sup>th</sup> day of September, 2021.

Robert L. Ait Elizabeth D. Ait  
 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:

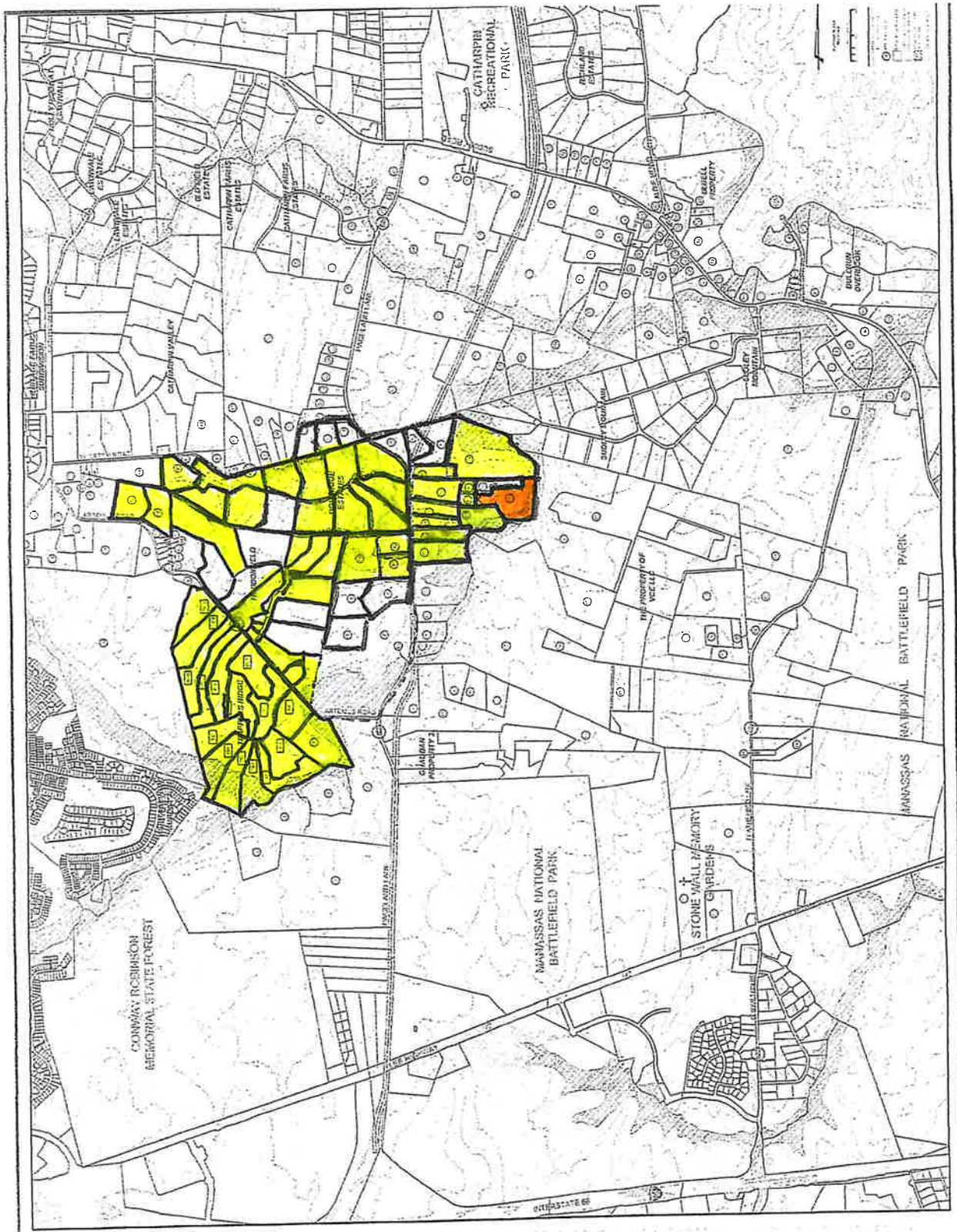
- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change 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.)



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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 7th day of September, 2021,  
(day) (month) (year)

I, Robert L. Ait and Elizabeth D. Ait  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Robert L. Ait Elizabeth D. Ait  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 7 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 09/30/2023

[Signature]  
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".
- 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, NVT A, 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

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Text Amendment Requirements .....	4
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Document Checklist.....	6
Justification.....	7



Ruthann H. & Alexander JT Pisaretz  
 13004 Thornton Drive  
 Catharpin, VA 20143  
 GPIN: 7499-40-7510

## 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:

GPIN	From:	To:	Acres
7499-40-7510	Rural Crescent	Data Centers	10.3
<b>Total Acreage:</b>			10.3

**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): Quarter mile west side of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: Ruthann H. & Alexander JT Pisaretz Name: \_\_\_\_\_  
 Mailing Address: 13004 Thornton Drive Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (703) 967-9046 Phone: \_\_\_\_\_  
 Email: braingym@me.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 20<sup>th</sup> day of November, 2021.

 Alexander Pisaretz  
 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.

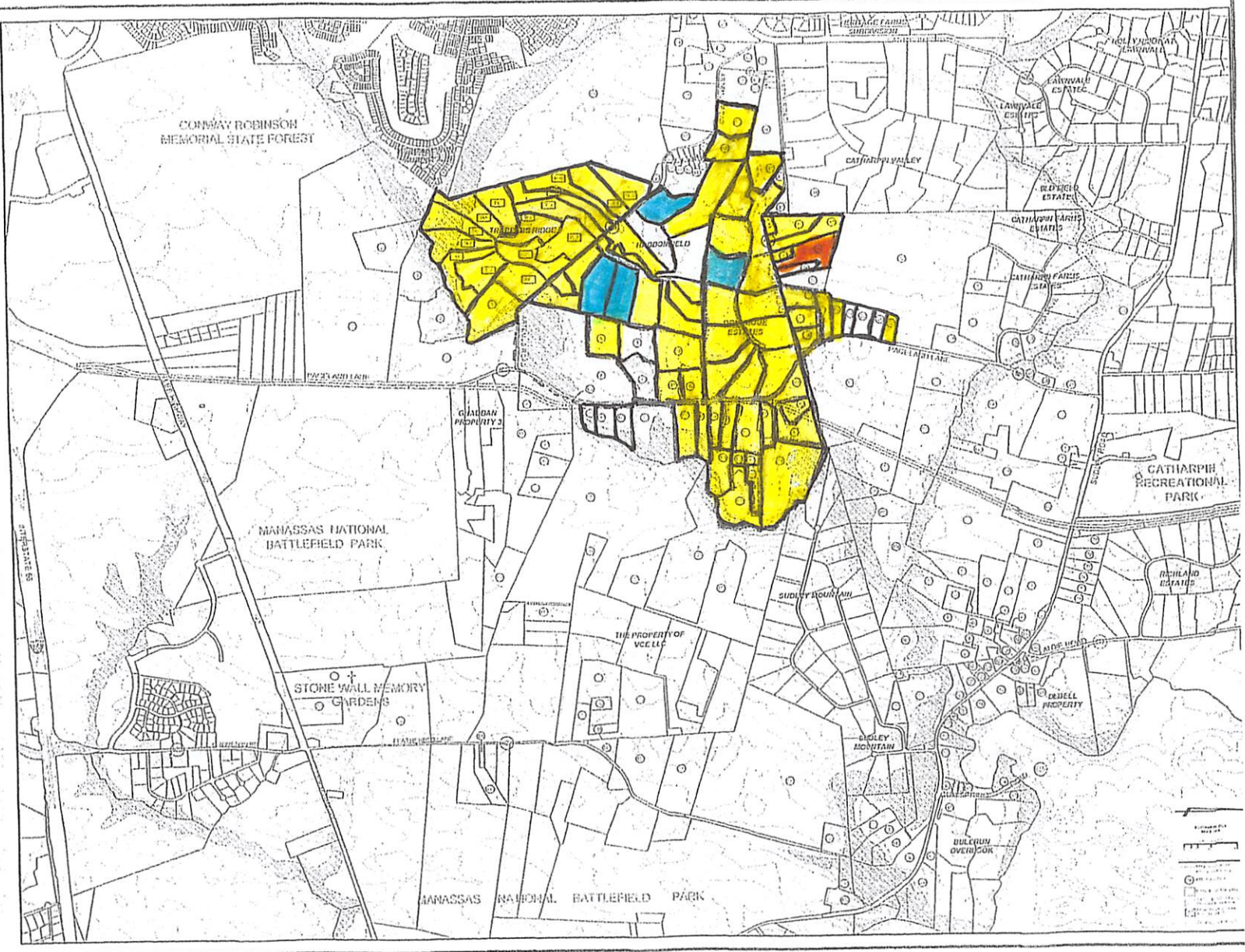
NOTE: Applicants should consult the Comprehensive Plan to identify goals, policies or action strategies which are applicable to the individual Comprehensive Plan Amendment request.

(Please see the attachment at the end of the document.)





NO.	DESCRIPTION	AREA	ACRES	OWNER
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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 20~~th~~ day of November, 2021,  
(day) (month) (year)

I, Ruthann H Pisaretz / Alexander Pisaretz  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Ruthann H Pisaretz / Alexander Pisaretz  
Owner

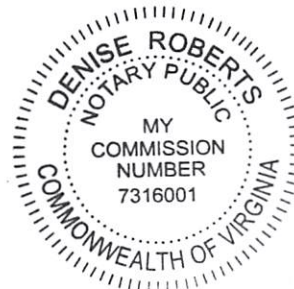
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 20 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 5/31/2022

Duffy  
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".
- Document/Information Checklist** (page 6)
- Other requested information** (specify): Justification for change is on following page.

1. Introduction

The purpose of this study is to...

The study was conducted in a laboratory setting...

The results of the study are as follows...

It was found that...

The data shows a significant increase in...

This increase is attributed to the...

The study also found that...

The results are consistent with previous research...

In conclusion...

The findings of this study have important implications...

Further research is needed to...

The study was limited by...

Despite these limitations...

The authors would like to thank...

This work was supported by...

The authors have no conflicts of interest...

Correspondence should be addressed to...

© 2024 by the authors. Published by...

---

## 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:**

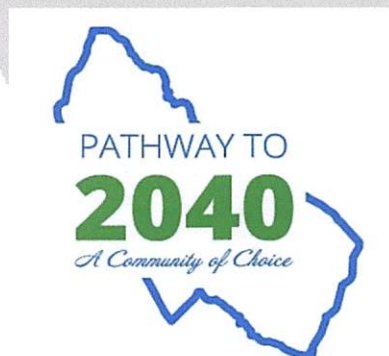
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the '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
Map Amendment Requirements .....	4
Text Amendment Requirements .....	4
Interest Disclosure Affidavit.....	5
Document Checklist.....	6
Justification.....	7



Parminder Singh 5312 Pageland Lane Catharpin, VA 20143 GPIN: 7499-60-0528
------------------------------------------------------------------------------------

## 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:

GPIN	From:	To:	Acres
7499-60-0528	Rural Crescent	Data Centers	5.9
<b>Total Acreage:</b>			5.9

**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): Tenth of a mile northwest of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: <u>Parminder Singh</u>	Name: _____
Mailing Address: <u>5312 Pageland Lane</u>	Mailing Address: _____
City/State/Zip: <u>Catharpin, VA 20143</u>	City/State/Zip: _____
Phone: <u>(571) 458-8828</u>	Phone: _____
Email: <u>Noor.DKular@gmail.com</u>	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 \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

P. Singh  
\_\_\_\_\_  
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.)

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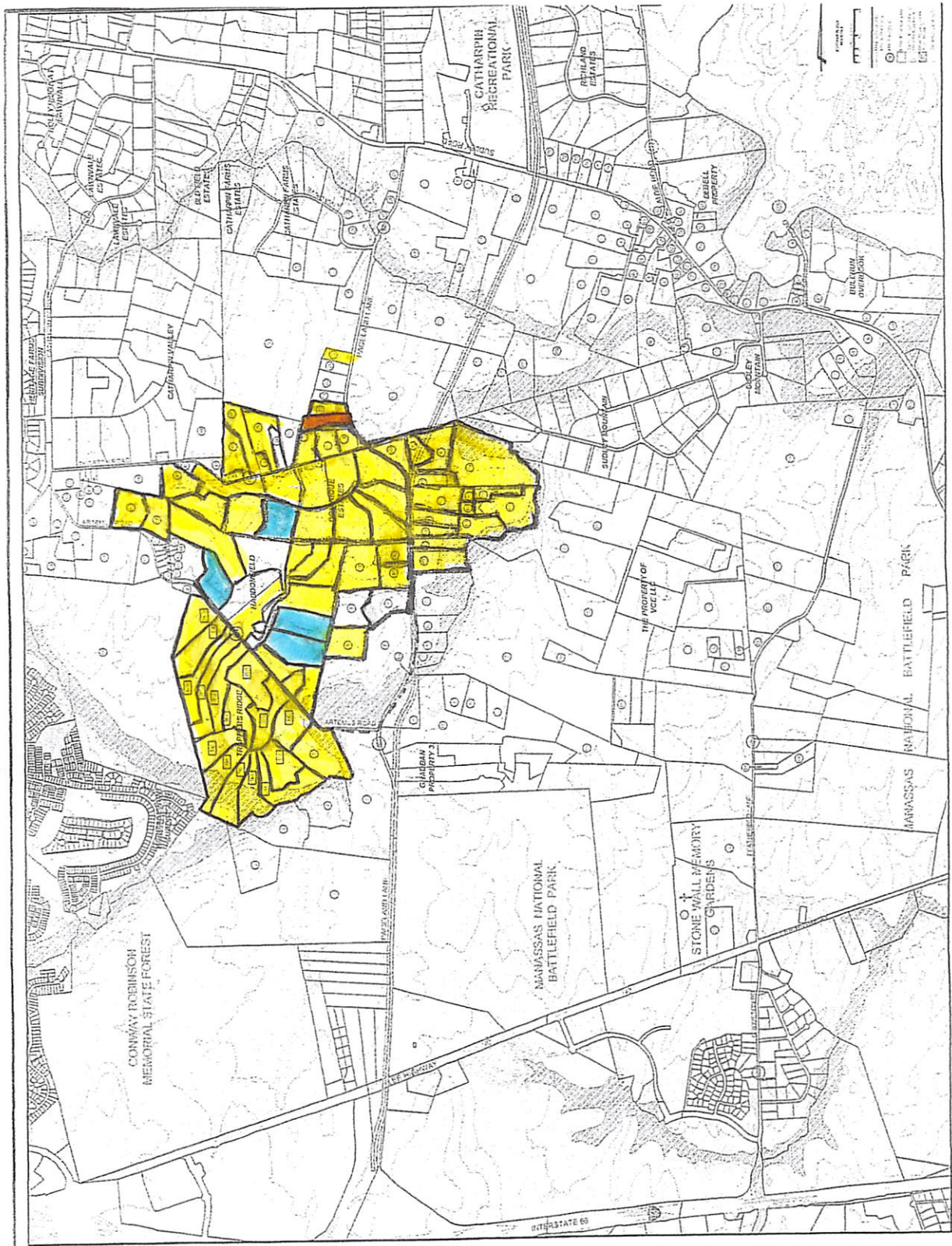
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Lot No.	Owner Name	Address	Area (Acres)	Notes
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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 15 day of NOVEMBER, 2021,  
(day) (month) (year)

I, PARMINDER SINGH + HARDESH KAUR  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

P. Singh, Kaur  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 15 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: 5/31/2022

## 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 following page.

Section 101 - General Provisions

Article 1 - Definitions

Section 101.1 - Definitions

Section 101.2 - Definitions

Section 101.3 - Definitions

Section 101.4 - Definitions

Section 101.5 - Definitions

Section 101.6 - Definitions

Section 101.7 - Definitions

Section 101.8 - Definitions

Section 101.9 - Definitions

Section 101.10 - Definitions

Section 101.11 - Definitions

Section 101.12 - Definitions

Section 101.13 - Definitions

Section 101.14 - Definitions

Section 101.15 - Definitions

Section 101.16 - Definitions

Section 101.17 - Definitions

---

## 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

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Text Amendment Requirements ..... 4

Interest Disclosure Affidavit..... 5

Document Checklist..... 6

Justification..... 7



Wilbert & Frances J. Eller  
5310 Pageland Lane  
Catharpin, VA 20143  
GPIN: 7499-60-0754



## 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:

GPIN	From:	To:	Acres
7499-60-0754	Rural Crescent	Data Centers	3.5
<b>Total Acreage:</b>			3.5

**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): Tenth of a mile northwest of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: Wilbert & Frances Jean Eller Name: \_\_\_\_\_  
 Mailing Address: 5310 Pageland Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (703) 754-8272/(540) 229-3070 Phone: \_\_\_\_\_  
 Email: toclineman1@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 18 day of November, 2021.

Wilbert Eller Frances Jean Eller  
 \_\_\_\_\_  
 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.)

PHYSICS DEPARTMENT

PHYSICS 551: QUANTUM MECHANICS

PROBLEM SET 10

Due Date: November 15, 2011

1. A particle of mass  $m$  is confined to a one-dimensional infinite potential well of width  $a$ . The wave function is given by  $\psi(x) = \sqrt{\frac{2}{a}} \sin\left(\frac{n\pi x}{a}\right)$  for  $0 < x < a$  and zero elsewhere. Calculate the expectation value of the momentum  $\langle p \rangle$  and the uncertainty in momentum  $\Delta p$  for the state  $n$ .

2. Consider a particle in a one-dimensional harmonic potential  $V(x) = \frac{1}{2}m\omega^2 x^2$ . The ground state wave function is  $\psi_0(x) = \left(\frac{m\omega}{\pi\hbar}\right)^{1/4} e^{-\frac{m\omega x^2}{2\hbar}}$ . Calculate the expectation value of the position  $\langle x \rangle$  and the uncertainty in position  $\Delta x$ .

3. A particle of mass  $m$  is in a one-dimensional infinite potential well of width  $a$ . The wave function is  $\psi(x) = \sqrt{\frac{2}{a}} \sin\left(\frac{\pi x}{a}\right)$  for  $0 < x < a$  and zero elsewhere. Calculate the probability of finding the particle in the region  $0 < x < \frac{a}{4}$ .

PHYSICS 551: QUANTUM MECHANICS

PHYSICS DEPARTMENT

PHYSICS 551: QUANTUM MECHANICS

PROBLEM SET 11

Due Date: November 22, 2011

1. A particle of mass  $m$  is confined to a one-dimensional infinite potential well of width  $a$ . The wave function is given by  $\psi(x) = \sqrt{\frac{2}{a}} \sin\left(\frac{n\pi x}{a}\right)$  for  $0 < x < a$  and zero elsewhere. Calculate the expectation value of the energy  $\langle E \rangle$  and the uncertainty in energy  $\Delta E$  for the state  $n$ .

2. Consider a particle in a one-dimensional harmonic potential  $V(x) = \frac{1}{2}m\omega^2 x^2$ . The ground state wave function is  $\psi_0(x) = \left(\frac{m\omega}{\pi\hbar}\right)^{1/4} e^{-\frac{m\omega x^2}{2\hbar}}$ . Calculate the expectation value of the energy  $\langle E \rangle$  and the uncertainty in energy  $\Delta E$ .

3. A particle of mass  $m$  is in a one-dimensional infinite potential well of width  $a$ . The wave function is  $\psi(x) = \sqrt{\frac{2}{a}} \sin\left(\frac{\pi x}{a}\right)$  for  $0 < x < a$  and zero elsewhere. Calculate the probability of finding the particle in the region  $\frac{a}{4} < x < \frac{3a}{4}$ .



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 17<sup>th</sup> day of NOVEMBER, 2021,  
(day) (month) (year)

I, WILBERT ELLER, FRANCES JEAN ELLER  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Wilbert Eller  
Frances Jean Eller  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 17 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 5/31/2022

[Signature]  
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".
- Document/Information Checklist (page 6)**
- Other requested information (specify):** Justification for change is on following page.

Administrative

1. [Illegible]

2. [Illegible]

3. [Illegible]

4. [Illegible]

5. [Illegible]

6. [Illegible]

7. [Illegible]

8. [Illegible]

9. [Illegible]

10. [Illegible]

11. [Illegible]

12. [Illegible]

13. [Illegible]

14. [Illegible]

15. [Illegible]

16. [Illegible]

17. [Illegible]



---

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

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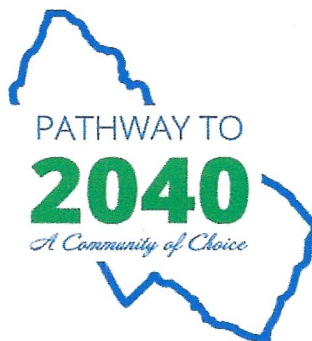
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Text Amendment Requirements ..... 4

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Document Checklist..... 6

Justification..... 7



Parthenlia D. Dodd (widow)  
5308 Pageland Lane  
Catharpin, VA 20143  
GPIN: 7499-61-0903  
GPIN: 7499-60-0576

## 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:

GPIN	From:	To:	Acres
7499-61-0903	Rural Crescent	Data Centers	4.7
7499-60-0576	Rural Crescent	Data Centers	2.8
<b>Total Acreage:</b>			7.5

**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): Tenth of a mile northwest of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: Parthenlia D. Dodd (widow) Name: \_\_\_\_\_  
 Mailing Address: 5308 Pageland Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (703) 403-3277 Phone: \_\_\_\_\_  
 Email: tammy.gaouette@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 10 day of 21 - 21, \_\_\_\_\_.



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.)

1. The map shows the location of the proposed development within the context of the surrounding area. The development is highlighted in yellow. The map includes labels for various landmarks, such as the Stone Wall Brewery, the Property of the V.C.C.L., and the Cathlamet Secretarial Park. The map also shows the location of the proposed development relative to the Stone Wall Brewery and the Property of the V.C.C.L.

2. The map shows the location of the proposed development within the context of the surrounding area. The development is highlighted in yellow. The map includes labels for various landmarks, such as the Stone Wall Brewery, the Property of the V.C.C.L., and the Cathlamet Secretarial Park. The map also shows the location of the proposed development relative to the Stone Wall Brewery and the Property of the V.C.C.L.

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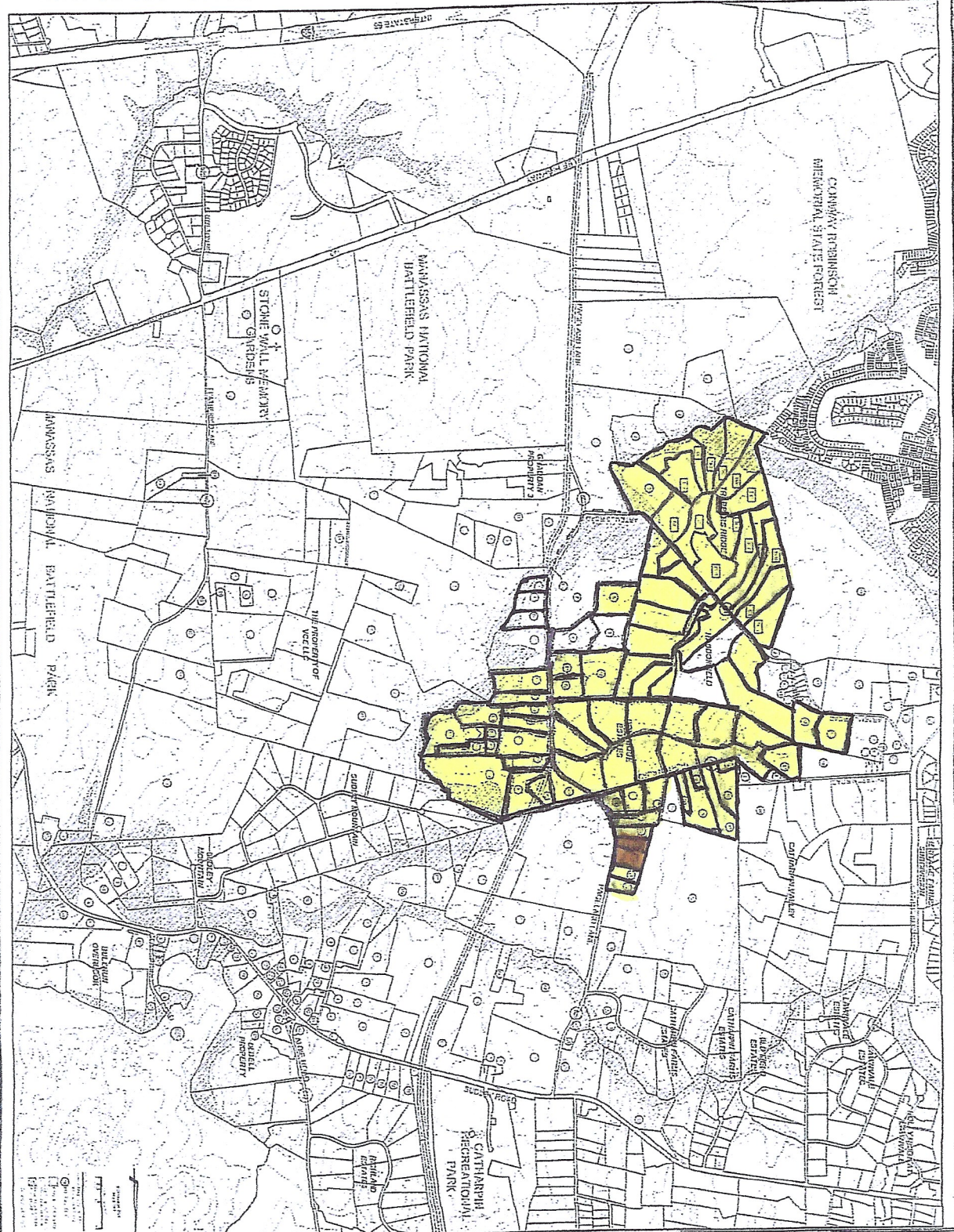
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8. The map shows the location of the proposed development within the context of the surrounding area. The development is highlighted in yellow. The map includes labels for various landmarks, such as the Stone Wall Brewery, the Property of the V.C.C.L., and the Cathlamet Secretarial Park. The map also shows the location of the proposed development relative to the Stone Wall Brewery and the Property of the V.C.C.L.

9. The map shows the location of the proposed development within the context of the surrounding area. The development is highlighted in yellow. The map includes labels for various landmarks, such as the Stone Wall Brewery, the Property of the V.C.C.L., and the Cathlamet Secretarial Park. The map also shows the location of the proposed development relative to the Stone Wall Brewery and the Property of the V.C.C.L.

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Scale: 1 inch = 100 feet  
 Date: 1/1/1968  
 Author: [illegible]

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 22 day of Nov, 21,  
(day) (month) (year)

I, Parthenia Dillihay Dobb  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

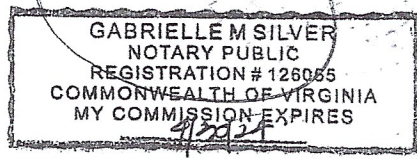
Parthenia D. Dobb  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 22 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 4.30.24

\_\_\_\_\_  
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".
- 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:

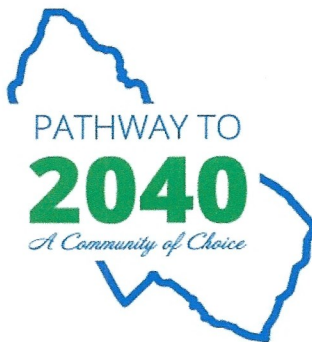
1. That the petitioners are owners of land and residents who desire to be included within the proposed amended Data Center Overlay District and upcoming amendments to the Comprehensive Plan.
2. As the landowners and residents that are most directly affected by any changes within the western end of the '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 Long-Range Land Use Map Changes During the Comprehensive Plan Update

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Text Amendment Requirements .....	4
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David D. Cerri  
5304 Pageland Lane  
Catharpin, VA 20143  
GPIN: 7499-61-1831

## 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:

GPIN	From:	To:	Acres
7499-61-1831	Rural Crescent	Data Centers	2.5
<b>Total Acreage:</b>			2.5

**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): Tenth of a mile northwest of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: David D. Cerri Name: \_\_\_\_\_  
 Mailing Address: 5304 Pageland Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (703) 244-3171 Phone: \_\_\_\_\_  
 Email: DCERRI@GMU.EDU 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 23 day of NOVEMBER, 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:

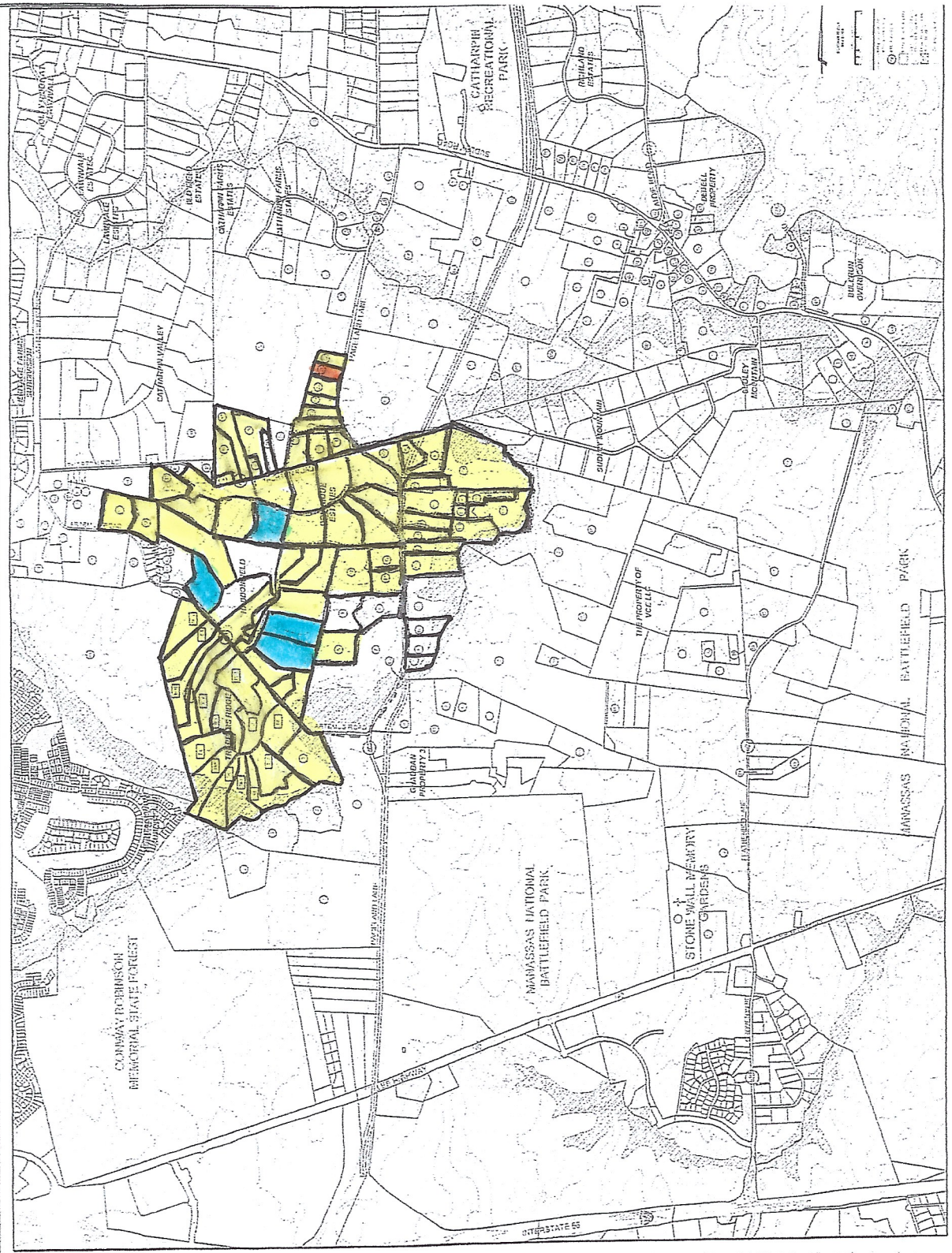
- Completed and signed Form;** Long-Range Land Use Classification Change Request Form
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Map of proposed CPA area** including transects associated with this change.
- Justification of proposed CPA:** Describe why the change 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.)



Lot No.	Area	Notes
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# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 23 day of NOVEMBER, 2021,  
(day) (month) (year)

I, DAVID CERRI  
(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]  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 23 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 4.30.24

[Signature]  
Notary Public  
GABRIELLE M SILVER  
NOTARY PUBLIC  
REGISTRATION # 126055  
COMMONWEALTH OF VIRGINIA  
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 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

Map Amendment Requirements ..... 4

Text Amendment Requirements ..... 4

Interest Disclosure Affidavit..... 5

Document Checklist..... 6

Justification..... 7



Michael Deane  
5302 Pageland Lane  
Catharpin, VA 20143  
GPIN: 7499-61-2050

## 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:

GPIN	From:	To:	Acres
7499-61-2050	Rural Crescent	Data Centers	2.5
<b>Total Acreage:</b>			2.5

**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): Tenth of a mile northwest of Pageland Lane and Thornton Drive intersection.

Pageland Lane and Thornton

<sup>1</sup>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: Michael Deane Name: \_\_\_\_\_  
 Mailing Address: 5302 Pageland Lane Mailing Address: \_\_\_\_\_  
 City/State/Zip: Catharpin, VA 20143 City/State/Zip: \_\_\_\_\_  
 Phone: (703) 856-5727 Phone: \_\_\_\_\_  
 Email: Mdeane@dte Mdeane@d/hotmail Email: \_\_\_\_\_

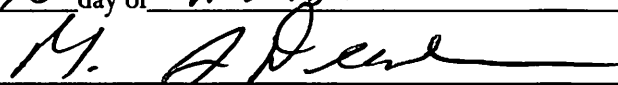
**Contract Purchaser/Lessee\***

**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 15 day of November, 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.

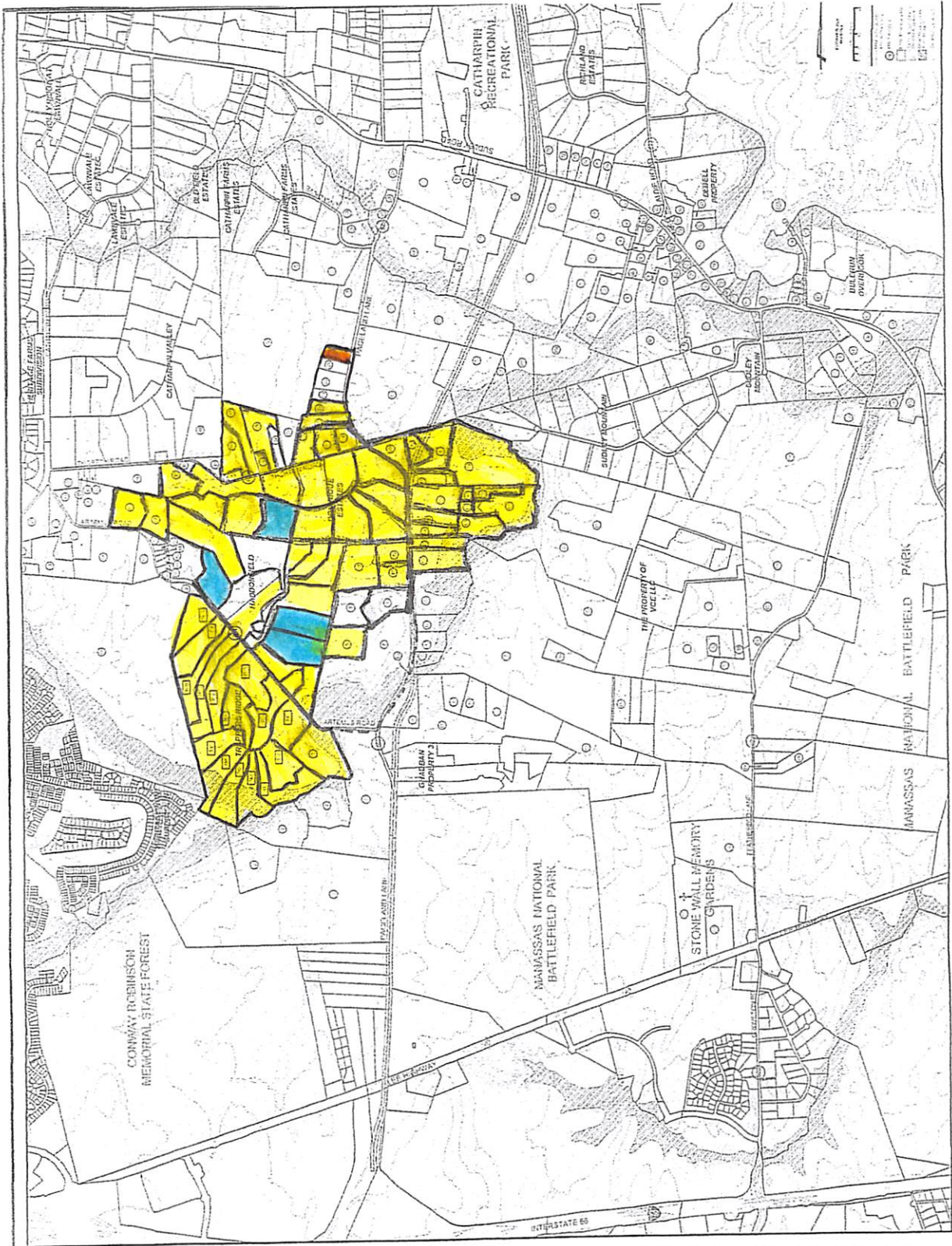
(Please see the attachment at the end of the document.)

Main body of handwritten text, consisting of several lines of cursive script.

Handwritten section header or separator line.

Second main body of handwritten text, continuing the cursive script.

Final line of handwritten text at the bottom of the page.



Lot No.	Owner	Area (Acres)	Use
1	State of Massachusetts	1.2	Forest
2	Conway Irvingson Memorial State Forest	150.0	Forest
3	Catharphi Recreational Park	25.0	Park
4	Manassas National Battlefield Park	100.0	Park
5	Stone Wall Memory Gardens	5.0	Garden
6	Belmont Overlook	10.0	Residential
7	Shawmut Property	15.0	Residential
8	Belmont Property	12.0	Residential
9	Belmont Property	10.0	Residential
10	Belmont Property	8.0	Residential
11	Belmont Property	7.0	Residential
12	Belmont Property	6.0	Residential
13	Belmont Property	5.0	Residential
14	Belmont Property	4.0	Residential
15	Belmont Property	3.0	Residential
16	Belmont Property	2.0	Residential
17	Belmont Property	1.5	Residential
18	Belmont Property	1.0	Residential
19	Belmont Property	0.8	Residential
20	Belmont Property	0.6	Residential
21	Belmont Property	0.5	Residential
22	Belmont Property	0.4	Residential
23	Belmont Property	0.3	Residential
24	Belmont Property	0.2	Residential
25	Belmont Property	0.1	Residential

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 15 day of November, 2021,  
(day) (month) (year)

I, Michael S. Deane  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

M. S. Deane  
Owner

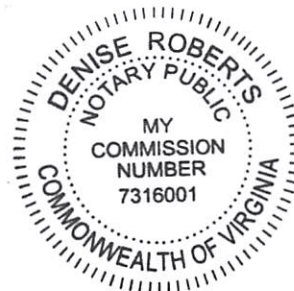
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 15 day of November, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: 5/31/2022





Notary Public for the State of Virginia

DEWITT COUNTY, VIRGINIA  
COMMUNITY DEVELOPMENT

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

I hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person presenting the same for recording. I have compared the same with the original and find them to be identical in every particular.

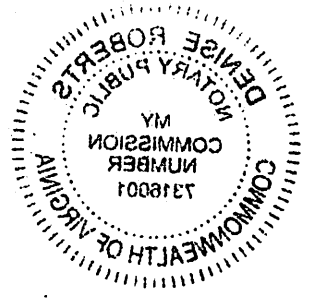
*[Handwritten signature]*

Notary Public for the State of Virginia

My commission expires on \_\_\_\_\_

My commission number is \_\_\_\_\_

My commission was issued on \_\_\_\_\_



# 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.

1. Introduction

The purpose of this study is to investigate the effects of various factors on the performance of a system.

The study is organized as follows: Section 2 describes the methodology used in the study.

Section 3 discusses the results of the study.

Section 4 concludes the study and discusses the implications of the findings.

Section 5 discusses the limitations of the study.

Section 6 discusses the future work that needs to be done.

Section 7 discusses the conclusions of the study.

Section 8 discusses the implications of the findings.

Section 9 discusses the limitations of the study.

Section 10 discusses the future work that needs to be done.

Section 11 discusses the conclusions of the study.

Section 12 discusses the implications of the findings.

Section 13 discusses the limitations of the study.

Section 14 discusses the future work that needs to be done.

Section 15 discusses the conclusions of the study.

Section 16 discusses the implications of the findings.

---

## 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.



**RECEIVED**

2021 NOV -3 P 4:10  
PLANNING OFFICE  
PRINCE WILLIAM COUNTY

**LETTER OF TRANSMITTAL**

TO: Prince William County Planning Office  
5 County Complex Court  
Prince William, VA 22192

DATE: 11-3-2021 PROJECT NO: 21236.001.00

PROJECT: Comprehensive Plan Amendment Application (Out of Turn)

WE ARE SENDING  HEREWITH

SENT VIA  REGULAR MAIL  FEDERAL EXPRESS  YOUR MESSENGER

PRIORITY MAIL  OUR MESSENGER  COURIER  ELECTRONIC SUBMISSION

NO. COPIES	DWG. NO.	DWG. DATE	DESCRIPTION / TITLE	PRINT	MYLAR	OTHER
5			Copies of Application Forms	✓		
5			Copies of Deeds and Plats	✓		
5			Copies of Exhibits (and 1 reduced size copy)	✓		
5			Copies of Statement of Justification	✓		
5			Copies of Trip Generation Estimates	✓		
5			Copies of Cultural Resources Form	✓		
5			Copies of Property List	✓		
1			Thumb Drive containing Application Documents	✓		
1			Check for Application Fee - \$2,197.92	✓		

REMARKS:

RECEIVED BY: \_\_\_\_\_

COPY TO: \_\_\_\_\_

BY: Steven Grant

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Project Name:** Pageland North (formerly Catharprin Farms Estates)

**Application Type** (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499-63-6178	AE	T/F	5.3680
<b>Total Acreage:</b>			5.3680

**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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: BRANDON & TERESA GREENE

Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: 12884 Livia Drive

Mailing Address: 12894 Livia Drive

City/State/Zip: Catjarpin, VA 20143

City/State/Zip: Catharpin, VA 20143

Phone: 571-261-2534

Phone: 202-957-6300

Email: tpgeene@gmail.com

Email: tkissler@CastleRockPartners.net

**Contract Purchaser/Lessee\***

**Engineer\***

Name: \_\_\_\_\_

Name: Mike Kitchen c/o christopher consultants

Mailing Address: \_\_\_\_\_

Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: \_\_\_\_\_

City/State/Zip: Manassas, VA 20110

Phone: \_\_\_\_\_

Phone: 703-393-9887

Email: \_\_\_\_\_

Email: mikekitchen@ccl-eng.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 29 day of September 2021

Brandon Greene Teresa P. Greene  
 Signature of Owner

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

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 29th day of September, 2021,
(day) (month) (year)

I, Brandan & Teresa Geene
(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:

[Blank lines for disclosure details]

Brandan Geene
Owner

Teresa P. Geene
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 6/30/2023

Karen Waldhouse
Notary Public # 7388359



Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 29<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Brandan & Teresa Geene, owner of  
7499-63-6178 (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint TIMOTHY L. KISSLER

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
September 29, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

Brandan Geene  
Owner

Teresa P. Geene  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.

My commission expires: 6/30/2023

Karen Waldrope  
Notary Public # 7388359







# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

**12884 LIVIA DR**

**7499-63-6178**

General Info    Notes    Map

<b>Property Information</b>		
Account Number	085316	Property Address:
Owner Name	GEENE BRANDAN M & TERESA L SURV	12884 LIVIA DR
Owner Address	12884 LIVIA DR	CATHARPIN VA 20143
	CATHARPIN VA 20143-1221	
Use Code	11 SFD Detached	

Description  
PT PCL G (LOT 11B) 149-1-11A1

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$165,800
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$572,200
Zoning	Semi-rural Residential (1/5a)	Total - Market Value	\$738,000
Acres	5.3680		

[<< Previous Card](#)    **Card 1 of 1**    [Next Card >>](#)

Dwelling Information				
# of Stories	2	# Bedrooms	3	Basement Type
Year Built	2003	Full Baths	2	234 Walkout
Fin Area	2912	Half Baths	1	3 2 Story, 2 plus Story
Unfin Area	0	Basement Area	1440	57 Partial Stone Front w/AV
Fireplaces	1	Fin Basement	0	

Card - 1

Improvements		
IMPR Type	Description	Area
Addition	DEK Deck	192
Addition	POR Porch, Open	525
Addition	PAT Patio	352
Other Improvement	GD3 Gar Detached - 3 Car	1200

Assessment History						
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2021	\$165,800	\$0	\$572,200	\$738,000	
General Reassessment	2020	\$164,900	\$0	\$531,200	\$696,100	
General Reassessment	2019	\$164,900	\$0	\$484,600	\$649,500	
General Reassessment	2018	\$160,900	\$0	\$469,400	\$630,300	
General Reassessment	2017	\$159,700	\$0	\$451,400	\$611,100	
General Reassessment	2016	\$159,700	\$0	\$427,900	\$587,600	
General Reassessment	2015	\$159,700	\$0	\$451,300	\$611,000	
General Reassessment	2014	\$148,500	\$0	\$447,500	\$596,000	
General Reassessment	2013	\$136,600	\$0	\$363,500	\$500,100	
General Reassessment	2012	\$132,100	\$0	\$352,300	\$484,400	
General Reassessment	2011	\$143,800	\$0	\$293,300	\$437,100	
General Reassessment	2010	\$168,600	\$0	\$273,300	\$441,900	
General Reassessment	2009	\$177,700	\$0	\$303,800	\$481,500	
General Reassessment	2008	\$224,900	\$0	\$381,500	\$606,400	
General Reassessment	2007	\$267,000	\$0	\$383,900	\$650,900	
General Reassessment	2006	\$267,000	\$0	\$533,900	\$800,900	
General Reassessment	2005	\$163,000	\$0	\$446,500	\$609,500	
General Reassessment	2004	\$153,600	\$0	\$381,700	\$535,300	
General Reassessment	2003	\$111,300	\$0	\$0	\$111,300	
General Reassessment	2002	\$104,800	\$0	\$0	\$104,800	
General Reassessment	2001	\$89,600	\$0	\$0	\$89,600	
General Reassessment	2000	\$86,100	\$0	\$0	\$86,100	
General Reassessment	1999	\$82,000	\$0	\$0	\$82,000	
General Reassessment	1998	\$79,200	\$0	\$0	\$79,200	
General Reassessment	1997	\$77,900	\$0	\$0	\$77,900	
General Reassessment	1996	\$77,200	\$0	\$0	\$77,200	

Transfer History					
Date	Sale Amount	Owner	Transfer Type	Conveyance Number	
2002/02/27	\$0	GEENE BRANDAN M & TERESA L SURV	XG	200202270026028	



THIS DEED OF GIFT made this 31<sup>st</sup> day of January, 2002, by and between

MATTHEW P. GEENE, JR. and CHRISTINE O. GEENE, husband and wife,  
Grantors, to BRANDAN M. GEENE and TERESA L. GEENE, husband and wife,  
Grantees.

WITNESSETH:

That for and in consideration of the love and affection of the Grantors for the  
Grantees, and other good and valuable considerations, the receipt of which is  
hereby acknowledged, the said Grantors do hereby grant, give, and convey with  
Special Warranty of title, unto the said Grantees, as tenants by the entireties with  
full common law rights of survivorship, that certain lot or parcel of land lying and  
being situate in Prince William County, Virginia, and more particularly described  
as follows:

PIN 7499-63-6178

All of Lot Eleven B (11B) containing 5.368 acres and  
more particularly described as:

Beginning at an iron pin in the western line of State  
Route No. 705 and the northern line of Livia Drive; thence  
with the northern lines of Livia Drive the following courses,  
S 89 11 17 W 126.70 feet to an iron pin; thence with a curve  
to the right on a radius of 361.76 feet and an arc length of  
111.60 feet to an iron pin; thence N 73 08 10 W 170.83 feet  
to an iron pipe found; thence with a curve to the right on a  
radius of 192.00 feet and an arc length of 301.42 feet to an

Grantee Address:

7278 Centreville Road  
Manassas, VA 20111-1790

Tax exempt pursuant to Virginia Code Section 58.1-811(D)

Document prepared by and return to:

Leo J. Scalfaro  
9403 Grant Ave., Suite 205  
Manassas, VA 20110-5509

iron pipe found; thence N 16 48 42 E 131.59 feet to an iron pipe; thence with the southern line of revised Lot No. 110 N 84 25 09 E 506.23 feet to an iron pipe in stream, in line with Garrett's other property; thence with the lines of Garrett's other property S 13 10 11 W 60.00 feet to an iron rod in stream; thence S 16 46 16 E 268.34 feet to an iron pipe in the western line of State Route No. 705; thence with the western lines of State Route No. 705, the following courses S 31 00 17 W 53.00 feet to an iron pin; thence S 60 29 43 E 22.00 feet to an iron pin; thence S 33 05 17 W 126.68 feet to the point of beginning and containing 5.368 acres.

AND BEING the same property conveyed to Matthew P. Geene, Jr. and Christine O. Geene, his wife, by Deed dated March 20, 1985 from John F. Garrett and Pearl S. Garrett, his wife, and recorded in Deed Book 1307 at Page 559 among the land records of Prince William County, Virginia.

The above described land is conveyed subject to all easements, conditions, covenants, restrictions and rights of way of record legally affecting the said property.

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

WITNESS the following signatures and seals:

Matthew P. Geene, Jr. (SEAL)  
MATTHEW P. GEENE, JR.

Christine O. Geene (SEAL)  
CHRISTINE O. GEENE

STATE OF VIRGINIA,  
COUNTY OF PRINCE WILLIAM, to-wit:

The foregoing Deed of Gift was acknowledged before me this 31<sup>st</sup>  
day of January, 2002 by Matthew P. Geene, Jr. and Christine O. Geene.

Notary Public, Commonwealth of Virginia  
My Commission Expires July 31, 2004

My Commission expires: July 31 2004

Jerry E. Kencill  
NOTARY PUBLIC

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.64.5227	AF	T/F	5.7020
Total Acreage:			5.7020

**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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: PETER & ROBYN CANDLAND

Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: \_\_\_\_\_

Mailing Address: 12894 Livia Drive

City/State/Zip: \_\_\_\_\_

City/State/Zip: Catharpin, VA 20143

Phone: \_\_\_\_\_

Phone: 202-957-6300

Email: \_\_\_\_\_

Email: tkissler@CastleRockPartners.net

**Contract Purchaser/Lessee\***

**Engineer\***

Name: \_\_\_\_\_

Name: Mike Kitchen c/o christopher consultants

Mailing Address: \_\_\_\_\_

Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: \_\_\_\_\_

City/State/Zip: Manassas, VA 20110

Phone: \_\_\_\_\_

Phone: 703-393-9887


Email: \_\_\_\_\_

Email: mikekitchen@ccl-eng.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 25<sup>TH</sup> day of September OCTOBER, 2021.

  
 Signature of Owner

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

# Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

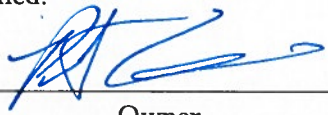
This 25<sup>TH</sup> day of OCTOBER, 2021,  
(day) (month) (year)

I, PETE & ROBYN CAWDLAND, owner of  
7499-64-5227 (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIM KISSLER,  
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIM KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
OCTOBER 25, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

  
\_\_\_\_\_  
Owner  
Pete & Robyn Cawdland

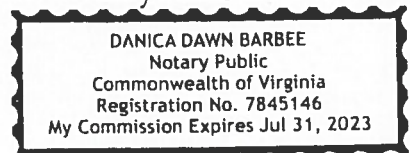
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 25<sup>th</sup> day of October, 2021 in my  
county and state aforesaid, by the aforementioned principal.

  
\_\_\_\_\_  
Notary Public

My commission expires: July 31, 2023



Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 25th day of October, 2021,
(day) (month) (year)

I, ROBYN CAROLAND
(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:

[Empty lines for disclosure details]

[Signature of Robyn Caroland]
Owner

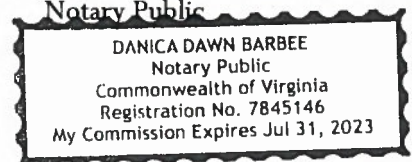
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 25th day of October, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature of Danica Dawn Barbée]

My commission expires: July 31, 2023



\* [Signature]

-I am on The Board of County Supervisors.



# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12888 LIVIA DR

7499-64-5227

General Info   Notes   Map

### Property Information

Account Number	016531	Property Address:
Owner Name	CANDLAND PETER K & ROBYN L SURV	12888 LIVIA DR
Owner Address	12888 LIVIA DR	CATHARPIN VA 20143
	CATHARPIN VA 20143	
Use Code	11 SFD Detached	

Description

PT PCL G 149-1-11A

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$172,100
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$604,200
Zoning	Semi-rural Residential (1/5a)	Total - Market Value	\$776,300
Acres	5.7020		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1987	Full Baths	3	Style	3 2 Story, 2 plus Story
Fin Area	3628	Half Baths	1	Exterior Wall	22 All Alum/Vinyl
Unfin Area	0	Basement Area	2108		
Fireplaces	2	Fin Basement	1391		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	POR Porch, Open	192
Addition	GAR Garage	780
Addition	PAT Patio	1378
Addition	DEK Deck	784
Other Improvement	SS1 Storage Shed	288
Other Improvement	FSS Farm Sun Shelter	144
Other Improvement	IGP Inground Pool	540
Other Improvement	FSS Farm Sun Shelter	400
Other Improvement	SS1 Storage Shed	108
Other Improvement	SS1 Storage Shed	144
Other Improvement	GD1 Gar Detached - 1 Car	540

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$172,100	\$0	\$604,200	\$776,300
General Reassessment	2020	\$170,400	\$0	\$566,600	\$737,000
General Reassessment	2019	\$170,400	\$0	\$521,700	\$692,100
General Reassessment	2018	\$166,700	\$0	\$504,700	\$671,400
General Reassessment	2017	\$164,400	\$0	\$558,000	\$722,400
General Reassessment	2016	\$164,400	\$0	\$530,400	\$694,800
General Reassessment	2015	\$164,200	\$0	\$561,100	\$725,300
General Reassessment	2014	\$153,000	\$0	\$544,200	\$697,200
General Reassessment	2013	\$139,800	\$0	\$455,700	\$595,500
General Reassessment	2012	\$135,600	\$0	\$442,600	\$578,200
General Reassessment	2011	\$148,000	\$0	\$369,500	\$517,500
General Reassessment	2010	\$173,400	\$0	\$345,500	\$518,900
General Reassessment	2009	\$182,800	\$0	\$385,200	\$568,000
General Reassessment	2008	\$231,200	\$0	\$485,000	\$716,200
General Reassessment	2007	\$276,000	\$0	\$489,700	\$765,700
General Reassessment	2006	\$276,000	\$0	\$682,900	\$958,900
General Reassessment	2005	\$166,700	\$0	\$573,000	\$739,700
General Reassessment	2004	\$157,000	\$0	\$491,300	\$648,300
General Reassessment	2003	\$113,500	\$0	\$414,900	\$528,400
General Reassessment	2002	\$107,100	\$0	\$358,600	\$465,700
General Reassessment	2001	\$91,900	\$0	\$304,300	\$396,200
General Reassessment	2000	\$84,800	\$0	\$277,800	\$362,600
General Reassessment	1999	\$80,800	\$0	\$257,200	\$338,000



After Recording Return to:  
Metropolitan Title, LLC  
14535 John Marshall Highway, Suite 109  
Gainesville VA, 20155  
Old Republic National Title Insurance Company  
File No.: 1702236

201711210087814

Prince William County, VA  
11/21/2017 11:29 AM Pgs: 2  
Jacqueline C Smith, Esq., Clerk  
Grantor Tax: \$722.50



## DEED

**THIS DEED**, made this 15 day of Nov, 2017, by and between **Lue Ann RAY**, Grantor, and **Peter K. CANDLAND** and **Robyn L. CANDLAND**, Grantees;

### WITNESSETH

**THAT**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, said Grantor does grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto **Peter K. CANDLAND** and **Robyn L. CANDLAND**, Grantees, as tenants by the entirety with common law right of survivorship, their heirs, personal representatives and assigns, in fee simple, all that piece or parcel of land situate, lying and being in the County of Prince William, Commonwealth of Virginia and, described as follows:

**ALL OF THAT CERTAIN** lot or parcel of land, lying and being situate in Prince William County, Virginia, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the East edge of Livia Drive, a corner to the N/F Massie; thence North 38 degrees 20' 35" E. 240.60 feet to a point; thence North 16 degrees 48' 42" East 224.15 feet to a point; thence South 55 degrees 45' 18" E. 164.03 feet to a point; thence South 09 degrees 00' 49" West, 131.38 feet to a point; thence South 27 degrees 43' 41" East 137.82 feet to a point; thence South 59 degrees 44' 41" East 103.66 feet to a point; thence South 13' degrees 10' 11" West 164.06 feet to a point; thence South 84 degrees 25' 09" W. 506.23 feet to a point; thence North 16 degrees 48' 42" East 60.00 feet to a point; thence on a curve to the left with an arc of 274.45 feet and a radius of 245.00 feet to the point and place of beginning, containing 5.702 acres, more or less, on a Plat of Survey prepared by Holmes S. Smith & Associates, dated February 10, 1989, revised March 10, 1989 and attached to and made part of Deed recorded in Deed Book 1641, Page 808, among the Land Records of Prince William County, Virginia.

**SUBJECT TO** a Road Maintenance Agreement recorded in Deed Book 2017, Page 1951, among the aforesaid Land Records.

**AND BEING** the same property conveyed by Joel Anthony Thompson and Clara A. Thompson, husband and wife, unto Lue Ann Ray, married, by virtue of a Deed dated November 21, 2011, and recorded November 23, 2011 at Instrument No. 201111230096710, among the Land Records of Prince William County, Virginia.

**THIS** conveyance is made expressly subject to the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to matters visible upon inspection.

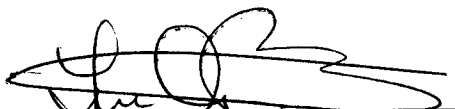
Prepared by: James E. Mitchell, III, Esq. VA Bar Number: 23104  
Grantee Address: 12888 Livia Drive Catharpin, VA 20143  
Tax Map No: 7499-64-5227  
Consideration: \$680,000.00  
Assessment: \$722,400.00

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AND the said Grantor(s) covenant(s) that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Witness hand(s) and seal(s) of the said Grantor(s).

  
Lue Ann RAY

COMMONWEALTH OF VIRGINIA, COUNTY OF Prince William to wit:

On this 15 day of Nov, 2017, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Lue Ann RAY** known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in any presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Debra Scott Combs  
Notary Public

My commission Expires: 03-11-2019



(2)

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Project Name:** Pageland North (formerly Catharprin Farms Estates)

**Application Type** (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.64.1457	AE	T/F	5.0000
<b>Total Acreage:</b>			5.0000

**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):  
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: <u>KAREN S. KISSLER - TIM KISSLER</u> Mailing Address: <u>12894 LIVIA DRIVE</u> City/State/Zip: <u>CATHARPIN VA 20143</u> Phone: <u>703.606.3406</u> Email: _____	Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Contract Purchaser/Lessee\***  **Engineer\***

Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

\*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 25<sup>TH</sup> day of OCTOBER ~~September~~, 2021.

Karen Kissler   
 Signature of Owner

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

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 25<sup>th</sup> day of October, 2021,  
(day) (month) (year)

I, Karen & Tim Kissel  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Karen Kissel  
Owner

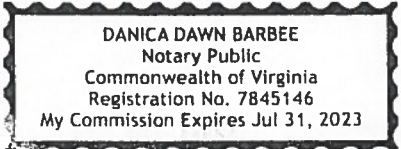
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 25<sup>th</sup> day of October, 2021 in my county and state aforesaid, by the aforementioned principal.

Danica Barbée  
Notary Public

My commission expires: July 31, 2023



# Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 25<sup>th</sup> day of OCTOBER, 2021,  
(day) (month) (year)

I, TIM J KARON KISSLER, owner of  
7999-64-1457 (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint TIM KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIM KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
October 25, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

Karon Kissler  
Owner

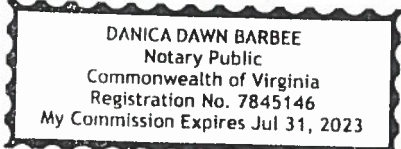
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 25<sup>th</sup> day of October, 2021 in my  
county and state aforesaid, by the aforementioned principal.

Danica Barbée  
Notary Public

My commission expires: July 31, 2023



Grantee's Address: 12894 Livia Drive Catharpin, VA 20143  
Tax Map Number: 7499-64-1457  
Consideration: \$0.00  
Tax Assessment: \$682,300.00

202110050114437

Prince William County, VA  
10/05/2021 01:10 PM Pgs: 2  
Jacqueline C Smith, Esq., Clerk

Title Insurance Provided By: none

Prepared by/Return To:  
Amir Raminpour, Esq. (VSB # 78955)  
8229 Boone Blvd., Suite 610  
Vienna, Virginia 22182



**DEED BETWEEN HUSBAND AND WIFE**

THIS DEED, made and entered into this 29<sup>TH</sup> day of September 2021, by and between,  
KAREN S. DEUTSCH n/k/a Karen S. Kissler, (the "Grantor"), and TIMOTHY L. KISSLER and  
KAREN S. KISSLER, husband and wife, (the "Grantees"):

**WITNESSETH:**

That for and in consideration of the sum of Ten dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, and convey with General Warranty and English Covenants of Title, in fee simple, all of that certain parcel of real property unto the Grantees, husband and wife, as tenants by the entirety with common law right of survivorship, situate, lying and being in Prince William County, Virginia, more particularly described as:

**BEGINNING at a point in the center of Lick Branch in the line of Connors and being a corner to Garrett. Thence leaving said Branch and running with Garrett S. 09 degrees 45' 11" W. 224.17 feet and S. 31 degrees 17' 04" W. 240.60 feet to a point on the northerly side of a 50' ingress, egress and utility easement. Thence with the northerly side of said easement N. 54 degrees 25' 49" W. 392.36 feet to a point. Thence through the property N. 15 degrees 29' 04" E. 659.65 feet to a point in the middle of Lick Branch. Thence with the middle of Lick Branch the following average courses and distance: S. 57 degrees 56' 08" E. 64.05 feet and S. 15 degrees 19' 00" E. 288.55 feet, S. 47 degrees 27' 39" E. 117.48 feet and S. 62 degrees 48' 39" E. 99.92 feet to the point of beginning and containing 5.00 acres in Prince William County, Virginia.**

**Said property also known as Lot 15, Section 1, CATHARPIN FARMS ESTATES. The property is more commonly known as 12894 Livia Drive, Catharpin, Virginia 20143.**

**AND BEING the same property conveyed to Karen S. Deutsch by Deed dated April 21, 2011 and Recorded April 22, 2011 as instrument no. 201104220033823 in the land records of Prince William County.**

TOGETHER WITH all improvements and fixtures thereon and all rights, privileges, easements, benefits and agreements appurtenant thereto.

THIS CONVEYANCE is made subject to any and all easements, rights of way, valid restrictions and agreements of record insofar as they may lawfully affect the Property.

TO HAVE AND TO HOLD the Property unto the use and benefit of the Grantees, their successors and assigns, in fee simple forever.

AND Grantor covenants that she will execute such further assurances of said Property as may be requisite.

IN WITNESS WHEREOF, Grantor executed this Deed as of the date first above written.

GRANTOR:

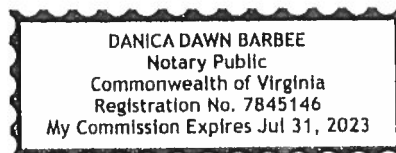
Karen S. Kissler  
Karen S. Deutsch n/k/a Karen S. Kissler

COMMONWEALTH OF VIRGINIA  
COUNTY OF Prince William :

I, the undersigned Notary Public, hereby certify that on this 29<sup>th</sup> day of September 2021, before me personally appeared Karen S. Deutsch, whose name is signed to the foregoing instrument, and personally acknowledged the same as her act and deed in my jurisdiction aforesaid.

My Commission expires: July 31, 2023  
My Commission number: 7845146

Dawn Barbee  
Notary Public





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12894 LIVIA DR

7499-64-1457

General Info   Notes   Map

### Property Information

Account Number	053873	Property Address:
Owner Name	DEUTSCH KAREN S	12894 LIVIA DR
Owner Address	12894 LIVIA DR	CATHARPIN VA 20143
	CATHARPIN VA 20143	
Use Code	11 SFD Detached	

Description  
CATHARPIN FARMS LOT 15 SEC 1

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$159,000
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$523,300
Zoning	Agricultural	Total - Market Value	\$682,300
Acres	5.0000		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	1	# Bedrooms	2	Basement Type	234 Walkout
Year Built	1974	Full Baths	3	Style	1 1 Story
Fin Area	1500	Half Baths	1	Exterior Wall	22 All Alum/Vinyl
Unfin Area	0	Basement Area	1500		
Fireplaces	1	Fin Basement	1442		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	POR Porch, Open	56
Addition	DEK Deck	196
Addition	GA2 Gar Att - 2 Car	440
Addition	PAT Patio	80
Feature	KIT Kitchen	1
Other Improvement	SS1 Storage Shed	121
Other Improvement	FSS Farm Sun Shelter	99
Other Improvement	SS1 Storage Shed	240
Other Improvement	BRN Barn	972
Other Improvement	BRN Barn	1152
Other Improvement	BRN Barn	1188
Other Improvement	FSS Farm Sun Shelter	266
Other Improvement	IGP Inground Pool	432
Other Improvement	LAD Living Area Detached	624
Other Improvement	FSS Farm Sun Shelter	276
Other Improvement	BRN Barn	13860

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$159,000	\$0	\$523,300	\$682,300
General Reassessment	2020	\$159,000	\$0	\$497,000	\$656,000
General Reassessment	2019	\$159,000	\$0	\$430,900	\$589,900
General Reassessment	2018	\$154,600	\$0	\$435,200	\$589,800
General Reassessment	2017	\$154,600	\$0	\$420,400	\$575,000
General Reassessment	2016	\$154,600	\$0	\$400,200	\$554,800
General Reassessment	2015	\$154,600	\$0	\$424,000	\$578,600
General Reassessment	2014	\$143,800	\$0	\$453,700	\$597,500
General Reassessment	2013	\$132,900	\$0	\$371,300	\$504,200
General Reassessment	2012	\$128,500	\$0	\$361,100	\$489,600
General Reassessment	2011	\$139,400	\$0	\$204,600	\$344,000
General Reassessment	2010	\$163,400	\$0	\$192,000	\$355,400
General Reassessment	2009	\$172,100	\$0	\$214,300	\$386,400
General Reassessment	2008	\$217,800	\$0	\$270,900	\$488,700
General Reassessment	2007	\$257,000	\$0	\$274,000	\$531,000
General Reassessment	2006	\$257,000	\$0	\$383,200	\$640,200
General Reassessment	2005	\$159,000	\$0	\$322,100	\$481,100
General Reassessment	2004	\$149,900	\$0	\$276,900	\$426,800



Grantee's Address: 12894 Livia Drive Catharpin, VA 20143  
Tax Map Number: 7499-64-1457  
Consideration: \$0.00  
Tax Assessment: \$682,300.00

202110050114437

Prince William County, VA  
10/05/2021 01:10 PM Pgs: 2  
Jacqueline C Smith, Esq., Clerk

Title Insurance Provided By: none

Prepared by/Return To:  
Amir Raminpour, Esq. (VSB # 78955)  
8229 Boone Blvd., Suite 610  
Vienna, Virginia 22182



**DEED BETWEEN HUSBAND AND WIFE**

THIS DEED, made and entered into this 29<sup>TH</sup> day of September 2021, by and between,  
KAREN S. DEUTSCH n/k/a Karen S. Kissler, (the "Grantor"), and TIMOTHY L. KISSLER and  
KAREN S. KISSLER, husband and wife, (the "Grantees"):

**WITNESSETH:**

That for and in consideration of the sum of Ten dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, and convey with General Warranty and English Covenants of Title, in fee simple, all of that certain parcel of real property unto the Grantees, husband and wife, as tenants by the entirety with common law right of survivorship, situate, lying and being in Prince William County, Virginia, more particularly described as:

**BEGINNING at a point in the center of Lick Branch in the line of Connors and being a corner to Garrett. Thence leaving said Branch and running with Garrett S. 09 degrees 45' 11" W. 224.17 feet and S. 31 degrees 17' 04" W. 240.60 feet to a point on the northerly side of a 50' ingress, egress and utility easement. Thence with the northerly side of said easement N. 54 degrees 25' 49" W. 392.36 feet to a point. Thence through the property N. 15 degrees 29' 04" E. 659.65 feet to a point in the middle of Lick Branch. Thence with the middle of Lick Branch the following average courses and distance: S. 57 degrees 56' 08" E. 64.05 feet and S. 15 degrees 19' 00" E. 288.55 feet, S. 47 degrees 27' 39" E. 117.48 feet and S. 62 degrees 48' 39" E. 99.92 feet to the point of beginning and containing 5.00 acres in Prince William County, Virginia.**

Said property also known as Lot 15, Section 1, CATHARPIN FARMS ESTATES. The property is more commonly known as 12894 Livia Drive, Catharpin, Virginia 20143.

**AND BEING the same property conveyed to Karen S. Deutsch by Deed dated April 21, 2011 and Recorded April 22, 2011 as instrument no. 201104220033823 in the land records of Prince William County.**

TOGETHER WITH all improvements and fixtures thereon and all rights, privileges, easements, benefits and agreements appurtenant thereto.

THIS CONVEYANCE is made subject to any and all easements, rights of way, valid restrictions and agreements of record insofar as they may lawfully affect the Property.

TO HAVE AND TO HOLD the Property unto the use and benefit of the Grantees, their successors and assigns, in fee simple forever.

AND Grantor covenants that she will execute such further assurances of said Property as may be requisite.

IN WITNESS WHEREOF, Grantor executed this Deed as of the date first above written.

GRANTOR:

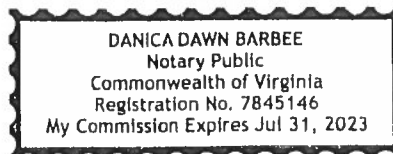
Karen S. Kissler  
Karen S. Deutsch n/k/a Karen S. Kissler

COMMONWEALTH OF VIRGINIA  
COUNTY OF Prince William :

I, the undersigned Notary Public, hereby certify that on this 29<sup>th</sup> day of September 2021, before me personally appeared Karen S. Deutsch, whose name is signed to the foregoing instrument, and personally acknowledged the same as her act and deed in my jurisdiction aforesaid.

My Commission expires: July 31, 2023  
My Commission number: 7845146

Danica Dawn Barbée  
Notary Public



GPN: 7499-64-1457

T-16671

Considered \$513,000.00  
AV \$344,000.00

DEED



201104220033823  
Prince William County, VA Pgs: 2  
04/22/2011 3:32:40PM Grantor Tax Pd  
Michèle B. McGuigg, Clerk \$513.00

THIS DEED made this 21st day of April, 2011, by and between **JOCK R. ANDERSON** and **ELIZABETH ANNE ANDERSON**, his wife, as tenants by the entirety, with the right of survivorship as at common law, **GRANTORS**, and **KAREN S. DEUTSCH**, GRANTEE:

WITNESSETH:

THAT, for and in consideration of the sum of FIVE HUNDRED THIRTEEN THOUSAND AND 00/100 DOLLARS (\$513,000.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTORS do hereby bargain, sell, grant and convey, with General Warranty of Title and in fee simple, unto GRANTEE all that certain lot, piece or parcel of land situate, with improvements thereon and appurtenances thereunto belonging, lying and being in Gainesville Magisterial District, Prince William County, Virginia, and more particularly described as follows:

BEGINNING at a point in the center of Lick Branch in the line of Connors and being a corner to Garrett. Thence leaving said Branch and running with Garrett S. 09 degrees 45' 11" W. 224.17 feet and S. 31 degrees 17' 04" W. 240.60 feet to a point on the northerly side of a 50' ingress, egress and utility easement. Thence with the northerly side of said easement N. 54 degrees 25' 49" W. 392.36 feet to a point. Thence through the property N. 15 degrees 29' 04" E. 659.65 feet to a point in the middle of Lick Branch. Thence with the middle of Lick Branch the following average courses and distance: S. 57 degrees 56' 08" E. 64.05 feet and S. 15 degrees 19' 00" E. 288.55 feet, S. 47 degrees 27' 39" E. 117.48 feet and S. 62 degrees 48' 39" E. 99.92 feet to the point of beginning and containing 5.00 acres in Prince William County, Virginia.

Said property also known as Lot 15, Section 1, CATHARPIN FARMS ESTATES. The property is more commonly known as 12894 Livia Drive, Catharpin, Virginia 20143.

AND BEING the same property conveyed to Grantors herein by Deed dated October 11, 1989, and recorded among the aforesaid land records in Deed Book 1693 at Page 0024.

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

Return To:  
Alliance Title & Escrow  
6800 Backlick Road, Suite 205  
Springfield, VA 22150

Deed  
Prepared by Janice E. Garlitz

Title Insurance Underwriter:

UNKNOWN

110



# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.55.8403	AE	T/F	7.1450
<b>Total Acreage:</b>			7.1450

**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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: PAUL & KATHLEEN NORRIS  
 Mailing Address: 13220 PRESSMONT LANE  
 City/State/Zip: FAIRFAX, VA 22033  
 Phone: 571-220-1382  
 Email: Sportsplus.paul@gmail.com

Name: Tim Kissler c/o CastleRock Partners, LLC  
 Mailing Address: 12894 Livia Drive  
 City/State/Zip: Catharpin, VA 20143  
 Phone: 202-957-6300  
 Email: tkissler@CastleRockPartners.net

**Contract Purchaser/Lessee\***

**Engineer\***

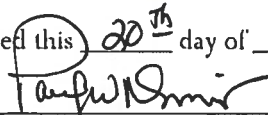
Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

Name: Mike Kitchen c/o christopher consultants  
 Mailing Address: 9301 Innovation Drive, Suite 150  
 City/State/Zip: Manassas, VA 20110  
 Phone: 703-393-9887  
 Email: mikekitchen@ccl-eng.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 20<sup>th</sup> day of September, 2021.



Signature of Owner

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

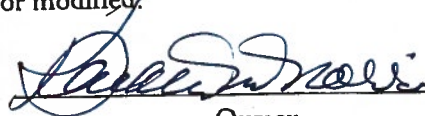
# Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 20<sup>TH</sup> day of SEPTEMBER, 2021,  
(day) (month) (year)


I, KATHLEEN M NORRIS, owner of  
7499.55.8403 (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint TIMOTHY L. KISSLER,  
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
20 SEPTEMBER, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

  
Owner

COMMONWEALTH OF VIRGINIA:

County of Fairfax  
Subscribed and sworn to before me this 20<sup>th</sup> day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.

  
Notary Public

My commission expires: 04/30/2024



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 20<sup>th</sup> day of SEPTEMBER, 2021,  
(day) (month) (year)

I, KATHLEEN M NORRIS  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Kathleen M Norris*  
Owner

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 20<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

*[Signature]*  
Notary Public

My commission expires: 04/30/2024



# Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 20<sup>th</sup> day of SEPTEMBER, 2021,  
(day) (month) (year)

I, PAUL WHITNEY NORRIS, owner of  
7499.55.8403 (describe land by Grid Parcel Identification Number (GPI#))  
make, constitute, and appoint TIMOTHY L. KISSLER,  
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
20 SEPTEMBER, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified

*Paul W. Norris*  
Owner

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 20<sup>th</sup> day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.

*Fahla*  
Notary Public

My commission expires: 04/30/2024





# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 20<sup>th</sup> day of SEPTEMBER, 2021,  
(day) (month) (year)

I, PAUL WHITNEY NORRIS  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Paul W Norris

Owner

COMMONWEALTH OF VIRGINIA:

County of Fairfax

Subscribed and sworn to before me this 20<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Fahler

Notary Public

My commission expires: 04/30/2024





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

**12898 LIVIA DR**

**7499-55-8403**

General Info    Notes    Map

<b>Property Information</b>			
Account Number	054368	Property Address:	
Owner Name	NORRIS PAUL WHITNEY & KATHLEEN M SURV	12898 LIVIA DR	
Owner Address	12898 LIVIA DR	CATHARPIN VA 20143	
Use Code	11 SFD Detached		

Description  
CATHARPIN FARMS L 14A SEC 1

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$199,200
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$416,200
Zoning	Agricultural	Total - Market Value	\$615,400
Acres	7.1450		

[<< Previous Card](#)    Card 1 of 1    [Next Card >>](#)

Dwelling Information					
# of Stories	1	# Bedrooms	3	Basement Type	234 Walkout
Year Built	1974	Full Baths	3	Style	7 Split Foyer
Fin Area	1008	Half Baths	0	Exterior Wall	29 Brick Front w/Alum-Vinyl
Unfin Area	0	Basement Area	1008		
Fireplaces	2	Fin Basement	958		

Card - 1

Improvements		
IMPR Type	Description	Area
Addition	GAR Garage	576
Addition	POR Porch, Open	168
Addition	DEK Deck	288
Other Improvement	FSS Farm Sun Shelter	120
Other Improvement	SS3 3 Sided Det - Storage Shed	144
Other Improvement	SS1 Storage Shed	924
Other Improvement	BRN Barn	3410
Other Improvement	SS3 3 Sided Det - Storage Shed	192
Other Improvement	FSS Farm Sun Shelter	240
Other Improvement	FSS Farm Sun Shelter	120
Other Improvement	SS3 3 Sided Det - Storage Shed	120
Other Improvement	FSS Farm Sun Shelter	264

Assessment History					
Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$199,200	\$0	\$416,200	\$615,400
General Reassessment	2020	\$193,600	\$0	\$393,200	\$586,800
General Reassessment	2019	\$193,600	\$0	\$343,200	\$536,800
General Reassessment	2018	\$191,100	\$0	\$336,000	\$527,100
General Reassessment	2017	\$184,600	\$0	\$324,500	\$509,100
General Reassessment	2016	\$184,600	\$0	\$308,500	\$493,100
General Reassessment	2015	\$183,600	\$0	\$326,600	\$510,200
General Reassessment	2014	\$171,800	\$0	\$311,500	\$483,300
General Reassessment	2013	\$154,400	\$0	\$254,700	\$409,100
General Reassessment	2012	\$150,000	\$0	\$247,600	\$397,600
General Reassessment	2011	\$165,600	\$0	\$206,900	\$372,500
General Reassessment	2010	\$194,200	\$0	\$193,400	\$387,600
General Reassessment	2009	\$204,800	\$0	\$215,900	\$420,700
General Reassessment	2008	\$259,000	\$0	\$272,000	\$531,000
General Reassessment	2007	\$315,000	\$0	\$274,700	\$589,700
General Reassessment	2006	\$315,000	\$0	\$383,400	\$698,400

Transfer History				
Date	Sale Amount	Owner	Transfer Type	Conveyance Number
2005/12/29	\$700,000	NORRIS PAUL WHITNEY & KATHLEEN M SURV		200512290221418

[Click here for transfer type code descriptions](#)

103

Instr: 200512290221418 Pg: 1 OF 2  
Prince William County, VA  
12/29/2005 12:21:57PM Grantor Tax Pd  
David C. Mabie, Clerk \$700.00

7499-55-8403

**DEED**

THIS DEED, made this <sup>th</sup> 27 day of December, 2005, by and between **Stephen A. UGOLINI and Michelle E. UGOLINI**, husband and wife, GRANTORS, and **Paul Whitney NORRIS and Kathleen M. NORRIS**, husband and wife, GRANTEES:

**WITNESSETH**

THAT, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTORS do hereby bargain, grant, sell and convey unto GRANTEES, husband and wife, as tenants by the entirety with full common law right of survivorship, in fee simple and with General Warranty and English Covenants of Title, all that certain lot or parcel of land, together with the improvements thereon, located and being in the County of Prince William, Commonwealth of Virginia, and being more particularly described as follows (the "Property"):

Lot 14A, Section 1, CATHARPIN FARMS ESTATES, as the same is duly dedicated, platted and recorded among the land records of Prince William County, Virginia.

AND BEING the same property consolidated in that certain Deed of Consolidation dated July 27, 2005, recorded August 26, 2005 as Instrument No. 200508260146728 among the land records of Prince William County, Virginia, and the same property conveyed to GRANTORS by virtue of that certain Deed from Jeffrey S. Roberts and Patricia H. Roberts, husband and wife, dated March 28, 1996, and recorded March 29, 1996 in Deed Book 2324, Page 0273 among the land records of Prince William County, Virginia.

This Deed is subject to all easements, rights of way and restrictions of record

Reference is hereby made to the aforesaid deed or deeds referred to therein for a more particular description of the land hereby conveyed.

**SIGNATURES AND ACKNOWLEDGMENT  
ON FOLLOWING PAGE**

RETURN TO:  
J MICHAEL BURKE  
LAW OFFICES  
9267 OLD KEENE MILL ROAD  
BURKE, VA 22075

BOX  
103  
J. MICHAEL BURKE



# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.55.4720	AE	T/F	5.2498
Total Acreage:			5.2498

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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: FREDERICK LENNON/M. RODDEN Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: 12908 LIVIA DR Mailing Address: 12894 Livia Drive

City/State/Zip: CATHARPIN, VA 20143 City/State/Zip: Catharpin, VA 20143

Phone: 703-609-1474 Phone: 202-957-6300

Email: lennmd1@msn.com Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee\*

Engineer\*

Name: \_\_\_\_\_ Name: Mike Kitchen c/o christopher consultants

Mailing Address: \_\_\_\_\_ Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: \_\_\_\_\_ City/State/Zip: Manassas, VA 20110

Phone: \_\_\_\_\_ Phone: 703-393-9887

Email: \_\_\_\_\_ Email: mikekitchen@ccl-eng.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 17<sup>th</sup> day of September September, 2021.

Frederick Lennon, Margaret Rodden  
 Signature of Owner

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

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 17<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, FREDERICK LENNON / Margaret Rodden  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Frederick Lennon, Margaret Rodden  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 17 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

My commission expires: 12/31/2024

  
\_\_\_\_\_  
Notary Public

**JASON LUIS JIMENEZ**  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
#7879389 COMM. EXP. 12/31/2024

# Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 17<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, \_\_\_\_\_, owner of  
7499-55-4720 (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint TIMOTHY L. KISSLER  
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
Sept 17, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

Margaret Rodden  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 17 day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.

My commission expires: 12/31/2024

[Signature]  
Notary Public

**JASON LUIS JIMENEZ**  
**NOTARY PUBLIC**  
**COMMONWEALTH OF VIRGINIA**  
**#7879389 COMM. EXP. 12/31/2024**



# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12908 LIVIA DR

7499-55-4720

General Info   Notes   Map

### Property Information

Account Number	054316	Property Address:
Owner Name	LENNON FREDERICK F & M RODDEN SURV	12908 LIVIA DR
Owner Address	12908 LIVIA DR	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description  
CATHARPIN FARMS PT L 13 SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$163,700
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$350,900
Zoning	Agricultural	Total - Market Value	\$514,600
Acres	5.2498		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1979	Full Baths	2	Style	3 2 Story, 2 plus Story
Fin Area	2288	Half Baths	1	Exterior Wall	29 Brick Front w/Alum-Vinyl
Unfin Area	0	Basement Area	1144		
Fireplaces	2	Fin Basement	0		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	DEK Deck	224
Addition	POR Porch, Open	70
Addition	GAR Garage	484
Addition	POE Porch, Enclosed	256
Addition	PAT Patio	140
Other Improvement	SS1 Storage Shed	80

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$163,700	\$0	\$350,900	\$514,600
General Reassessment	2020	\$163,100	\$0	\$326,500	\$489,600
General Reassessment	2019	\$163,100	\$0	\$305,500	\$468,600
General Reassessment	2018	\$158,900	\$0	\$297,900	\$456,800
General Reassessment	2017	\$158,000	\$0	\$287,600	\$445,600
General Reassessment	2016	\$158,000	\$0	\$273,900	\$431,900
General Reassessment	2015	\$158,000	\$0	\$290,200	\$448,200
General Reassessment	2014	\$147,000	\$0	\$295,200	\$442,200
General Reassessment	2013	\$135,400	\$0	\$240,700	\$376,100
General Reassessment	2012	\$131,000	\$0	\$234,200	\$365,200
General Reassessment	2011	\$142,500	\$0	\$195,900	\$338,400
General Reassessment	2010	\$166,900	\$0	\$183,500	\$350,400
General Reassessment	2009	\$175,900	\$0	\$204,900	\$380,800
General Reassessment	2008	\$222,500	\$0	\$262,500	\$485,000
General Reassessment	2007	\$263,700	\$0	\$266,700	\$530,400
General Reassessment	2006	\$263,700	\$0	\$372,400	\$636,100
General Reassessment	2005	\$161,700	\$0	\$314,000	\$475,700
General Reassessment	2004	\$152,500	\$0	\$269,100	\$421,600
General Reassessment	2003	\$110,500	\$0	\$231,200	\$341,700
General Reassessment	2002	\$103,800	\$0	\$199,800	\$303,600
General Reassessment	2001	\$88,700	\$0	\$169,800	\$258,500
General Reassessment	2000	\$81,700	\$0	\$166,500	\$248,200
General Reassessment	1999	\$77,800	\$0	\$154,200	\$232,000
General Reassessment	1998	\$75,200	\$0	\$148,400	\$223,600
General Reassessment	1997	\$73,900	\$0	\$143,800	\$217,700
General Reassessment	1996	\$73,300	\$0	\$144,200	\$217,500



26952

D E E D

THIS DEED made this 22nd day of February, 1991, by and between Michael D. REYNOLDS and Virginia M. REYNOLDS, husband and wife, GRANTORS; and Frederick F. LENNON and Margaret RODDEN, husband and wife, GRANTEES;

W I T N E S S E T H

THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell and convey, in fee simple and with General Warranty of Title, unto the GRANTEES, as tenants by the entirety with full common law rights of survivorship the following described property, situate, lying and being in PRINCE WILLIAM County, Virginia, to wit:

SEE EXHIBIT "A"

BEING the same property conveyed unto the Grantors herein by Deed from JAMES K. LUCK AND GAYLE F. LUCK, HUSBAND AND WIFE, dated 3-15-79, recorded 3-16-79, in Deed Book 1065, at Page 612, among the land records of PRINCE WILLIAM COUNTY, Virginia.

This conveyance is made subject to covenants, conditions, restrictions, easements and rights of way of record.

The GRANTORS covenant that said GRANTORS have the right to convey the aforesaid property; that the GRANTORS have done no act to encumber said property; that the GRANTEES shall have quiet possession of said property; and that the GRANTORS will execute such further assurances as may be requisite.

Witness the following signatures and seals.

*Michael D Reynolds* (seal)  
Michael D. REYNOLDS

*Virginia M Reynolds* (seal)  
Virginia M. REYNOLDS

STATE OF VIRGINIA  
COUNTY OF Prince William

I, the undersigned, a Notary Public for the Jurisdiction aforesaid, do certify that Michael D. REYNOLDS and Virginia M. REYNOLDS, husband and wife whose name(s) is/are signed to the foregoing document acknowledged the same before me in my Jurisdiction aforesaid, this 22nd day of February, 1991.

My commission expires on the 23rd day of March, 1993.

*Christine A. Hill*  
Notary Public

This is to certify that the tax imposed by Section 58.1-802(A) has been paid

Consideration 235,000.00  
Tax 235.00

RETURN TO:  
VIRGINIA TITLE & ESCROW  
7546 DIPLOMAT DRIVE  
MANASSAS, VA 22110

Tax Map No. : 149-04-000-0013  
Grantee's Address: 12908 LIVIA DRIVE  
CATHARPIN, VA 22018  
Consideration: \$235,000.00

91090159

CASE NO. 91090159

## EXHIBIT A - LEGAL DESCRIPTION

Lying and being in the County of Prince William, State of Virginia, more particularly described as follows:

Lot 13, Section 2, CATHARPIN FARMS ESTATES, as the same is duly dedicated, platted and recorded in Deed Book 752, at Page 429, among the land records of Prince William County, Virginia;

TOGETHER WITH the right to use, in conjunction with others, a private 50 foot wide ingress and egress and utilities easement leading to State Route #705 (Pageland Lane) and shown as Livia Drive on the aforesaid plat.

LESS AND EXCEPT, however, from the above-described parcel of land, all that certain parcel which was conveyed to James C. Poffinbarger, Jr. and Joyce Poffinbarger, his wife, by deed recorded in Deed Book 802, at page 408, among the land records of said County, described as follows:

BEGINNING at a pipe a corner to Lot 13, Section 2 and Lot 14, Section 1, of CATHARPIN FARMS ESTATES on the north side of Livia Drive, thence departing from said Drive and running through Lot 13 N. 0 deg. 55' 18" W. 877.39 feet to the center of Lick Branch thence down Lick Branch with the center S. 42 deg. 33' 41" E. 13.09 feet, thence S. 73 deg. 50' 20" E. 184.89 feet, thence S. 27 deg. 49' 56" E. 24.01 feet to the corner of Lot 14, Section 1, thence departing from Lick Branch and running with Lot 14, S. 13 deg. 00' 02" W. 815.35 feet to the beginning, containing 2.00 acres.

RECORDED W/CERTIFICATE ANNEXED

91 FEB 22 PM 3:40

PRINCE WILLIAM CO., VA.

TESTE: *William C. Poffinbarger, Jr.*  
CLERK

2

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Project Name:** Pageland North (formerly Catharprin Farms Estates)  
**Application Type** (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.55.1912	AE	T/F	5.7111
<b>Total Acreage:</b>			5.7111

**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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: <u>EDWARD AUGUSTUS RALEY, JR</u> Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
---------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Contract Purchaser/Lessee\***  **Engineer\***

Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

\*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~~ OCTOBER, 2021.

  
 \_\_\_\_\_  
 Signature of Owner

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

Special Power of Attorney Affidavit

Each owner  
NEEDS TO  
Fill out,  
SIGN +  
Notarize

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 4<sup>th</sup> day of OCTOBER, 2021,  
(day) (month) (year)

I, EDWARD A. RALEY, JR., owner of  
7499-55-1912 (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
OCTOBER 4, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

Edward A. Raley Jr  
Owner

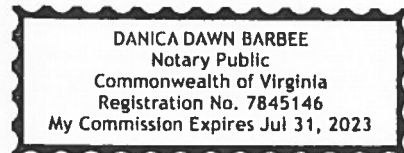
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 4<sup>th</sup> day of October, 2021 in my  
county and state aforesaid, by the aforementioned principal.

Danica Barb  
Notary Public

My commission expires: July 31, 2023



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 4<sup>th</sup> day of OCTOBER, 2021,  
(day) (month) (year)

I, EDWARD A. RALEY, 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Edward A. Raley, Jr.  
Owner

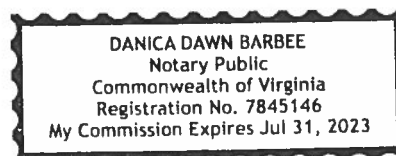
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 4<sup>th</sup> day of October, 2021 in my county and state aforesaid, by the aforementioned principal.

Dan Barbee  
Notary Public

My commission expires: July 31, 2023





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12910 LIVIA DR

7499-55-1912

General Info   Notes   Map

### Property Information

Account Number	054315	Property Address:
Owner Name	RALEY EDWARD AUGUSTUS JR	12910 LIVIA DR
Owner Address	12910 LIVIA DR	CATHARPIN VA 20143
	CATHARPIN VA 20143-1245	
Use Code	11 SFD Detached	

Description

CATHARPIN FARMS L 12 SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$172,400
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$369,600
Zoning	Agricultural	Total - Market Value	\$542,000
Acres	5.7111		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	1	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1978	Full Baths	3	Style	6 Split Level
Fin Area	1680	Half Baths	0	Exterior Wall	55 Partial Brick Front w/ AV
Unfin Area	0	Basement Area	1680		
Fireplaces	1	Fin Basement	887		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	PAT Patio	696
Addition	DEK Deck	150
Addition	PAT Patio	256
Addition	POR Porch, Open	96
Addition	GA2 Gar Att - 2 Car	529
Addition	GAZ Gazebo	156
Other Improvement	GD2 Gar Detached - 2 Car	1040

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$172,400	\$0	\$369,600	\$542,000
General Reassessment	2020	\$170,400	\$0	\$347,000	\$517,400
General Reassessment	2019	\$170,400	\$0	\$320,000	\$490,400
General Reassessment	2018	\$166,700	\$0	\$299,000	\$465,700
General Reassessment	2017	\$164,400	\$0	\$288,800	\$453,200
General Reassessment	2016	\$164,400	\$0	\$273,700	\$438,100
General Reassessment	2015	\$164,200	\$0	\$290,000	\$454,200
General Reassessment	2014	\$153,000	\$0	\$321,800	\$474,800
General Reassessment	2013	\$140,100	\$0	\$263,800	\$403,900
General Reassessment	2012	\$135,600	\$0	\$256,900	\$392,500
General Reassessment	2011	\$148,000	\$0	\$214,800	\$362,800
General Reassessment	2010	\$173,700	\$0	\$201,200	\$374,900
General Reassessment	2009	\$182,900	\$0	\$224,600	\$407,500
General Reassessment	2008	\$231,400	\$0	\$283,300	\$514,700
General Reassessment	2007	\$276,100	\$0	\$286,500	\$562,600
General Reassessment	2006	\$276,100	\$0	\$400,300	\$676,400
General Reassessment	2005	\$166,700	\$0	\$336,400	\$503,100
General Reassessment	2004	\$157,000	\$0	\$289,000	\$446,000
General Reassessment	2003	\$113,700	\$0	\$248,500	\$362,200
General Reassessment	2002	\$107,000	\$0	\$214,700	\$321,700
General Reassessment	2001	\$91,800	\$0	\$187,700	\$279,500
General Reassessment	2000	\$84,900	\$0	\$176,900	\$261,800
General Reassessment	1999	\$80,900	\$0	\$163,800	\$244,700
General Reassessment	1998	\$78,200	\$0	\$157,700	\$235,900
General Reassessment	1997	\$76,900	\$0	\$157,500	\$234,400
General Reassessment	1996	\$76,200	\$0	\$149,400	\$225,600

Buford & Associates, PC  
3921 Old Lee Highway  
Suite 72-C  
Fairfax, VA 22030

THIS DEED, made and entered into this 15th day of August, 2000, by and between Harris J. HULBURT and Nancy N. HULBURT, husband and wife, parties of the first part, GRANTOR; and Edward Augustus RALEY Jr., married, party of the second part, GRANTEE:

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the parties of the first part do hereby grant and convey with General Warranty and English Covenants of Title, unto the said party of the second part, Edward Augustus RALEY Jr., married, in fee simple, all that land situate in Prince William County, Virginia and more particularly described as follows:

Lot 12, Section 2, CATHARPIN FARMS ESTATES, as the same is duly dedicated, platted and recorded in Deed Book 752 at page 429, among the land records of Prince William County, Virginia.

AND BEING the same property conveyed to the Grantor herein by Deed recorded in Deed Book 1400 at page 858, among the aforesaid land records.

Tax Map # 149-04-000-0012

SUBJECT, HOWEVER, to covenants, restrictions and easements of record.

WITNESS the following signatures and seals:

Harris J. Hulburt (SEAL)  
Harris J. HULBURT

Nancy N. Hulburt (SEAL)  
Nancy N. HULBURT

STATE OF Massachusetts  
CITY/COUNTY OF Barnstable, to-wit:

The foregoing deed was acknowledged before me this 9th day of August, 2000 by Harris J. HULBURT and Nancy N. HULBURT.

Notary Public: Corrie C. Leonard  
Commission Expiration Date: 7-14-06

Grantee's Address: 12910 Livia Dr., Catharpin, VA, 20143-1245

Consideration: ~~\$320,000.00~~ <sup>330,000.00</sup> WJ R 7/27/00

Prepared by: Buford & Associates, P. C.  
3921 Old Lee Hwy. Suite 72C, , Fairfax, VA 22030  
Box # 30

This is to certify that the tax imposed by Section 58.1-802 (A) has been paid

Consideration 330,000.00  
Tax 330.00

RECORDED W/CERTIFICATE ANNEXED

00 AUG 16 PM 2: 08

PRINCE WILLIAM CO.,VA

TESTE: Paulie Willie  
CLERK

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Project Name:** Pageland North (formerly Catharprin Farms Estates)

**Application Type** (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.44.8686	AF	T/A	5.4574
<b>Total Acreage:</b>			

**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):  
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: JOHN & JESSICA HARASEK

Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: 12912 Livia Dr.

Mailing Address: 12894 Livia Drive

City/State/Zip: Catharpin, VA 20143

City/State/Zip: Catharpin, VA 20143

Phone: 703-304-9937

Phone: 202-957-6300

Email: jharasek527@aol.com

Email: tkissler@CastleRockPartners.net

**Contract Purchaser / Lessee\***

**Engineer\***

Name: \_\_\_\_\_

Name: Mike Kitchen c/o christopher consultants

Mailing Address: \_\_\_\_\_

Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: \_\_\_\_\_

City/State/Zip: Manassas, VA 20110

Phone: \_\_\_\_\_

Phone: 703-393-9887

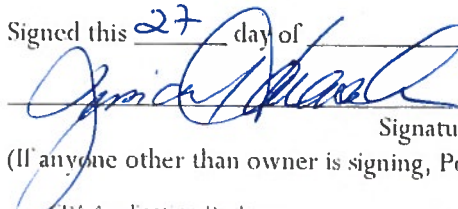
Email: \_\_\_\_\_

Email: mikekitchen@ccl-eng.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 27 day of September, 2021.

  
 \_\_\_\_\_  
 Signature of Owner

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



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 27<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Jessica Harasek and John P. Harasek  
(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]  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

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

[Signature]  
Notary Public

My commission expires: March 31, 2023

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

Special Power of Attorney Affidavit

Each owner  
NEEDS TO  
Fill out,  
SIGN +  
Notarize

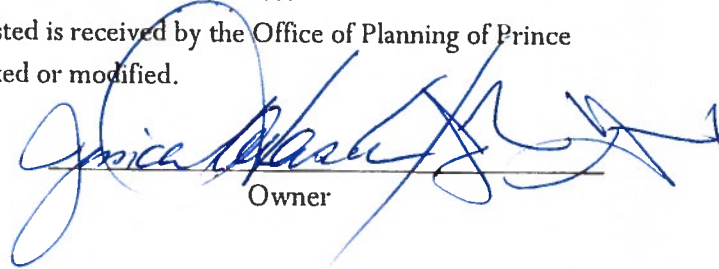
COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 27<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Jessica Hararek & John P. Hararek, owner of  
7499.44.8656 (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
September 27, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

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

  
Notary Public

My commission expires: March 31, 2023

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



# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
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- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12912 LIVIA DR

7499-44-8686

General Info   Notes   Map

### Property Information

Account Number	054314	Property Address:
Owner Name	HARASEK JOHN P & JESSICA LEIGH SURV	12912 LIVIA DR
Owner Address	12912 LIVIA DR	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description  
CATHARPIN FARMS L 11 SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$167,600
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$574,800
Zoning	Agricultural	Total - Market Value	\$742,400
Acres	5.4574		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	1	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1985	Full Baths	3	Style	7 Split Foyer
Fin Area	2130	Half Baths	0	Exterior Wall	55 Partial Brick Front w/ AV
Unfin Area	0	Basement Area	1670		
Fireplaces	2	Fin Basement	1586		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	DEK Deck	300
Addition	PAT Patio	420
Addition	GAR Garage	624
Addition	POR Porch, Open	192
Addition	PAT Patio	189
Addition	PAT Patio	165
Other Improvement	IGP Inground Pool	630
Other Improvement	BRN Barn	1440


### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$167,600	\$0	\$574,800	\$742,400
General Reassessment	2020	\$166,400	\$0	\$538,400	\$704,800
General Reassessment	2019	\$166,400	\$0	\$500,700	\$667,100
General Reassessment	2018	\$162,400	\$0	\$467,900	\$630,300
General Reassessment	2017	\$160,900	\$0	\$451,200	\$612,100
General Reassessment	2016	\$160,900	\$0	\$428,900	\$589,800
General Reassessment	2015	\$160,700	\$0	\$453,200	\$613,900
General Reassessment	2014	\$149,800	\$0	\$430,300	\$580,100
General Reassessment	2013	\$137,400	\$0	\$356,800	\$494,200
General Reassessment	2012	\$133,100	\$0	\$346,500	\$479,600
General Reassessment	2011	\$145,000	\$0	\$289,100	\$434,100
General Reassessment	2010	\$170,000	\$0	\$270,100	\$440,100
General Reassessment	2009	\$179,000	\$0	\$301,200	\$480,200
General Reassessment	2008	\$226,600	\$0	\$379,000	\$605,600
General Reassessment	2007	\$269,300	\$0	\$382,500	\$651,800
General Reassessment	2006	\$269,300	\$0	\$533,500	\$802,800
General Reassessment	2005	\$164,000	\$0	\$447,100	\$611,100
General Reassessment	2004	\$154,500	\$0	\$359,400	\$513,900
General Reassessment	2003	\$111,700	\$0	\$312,300	\$424,000
General Reassessment	2002	\$105,300	\$0	\$269,800	\$375,100
General Reassessment	2001	\$90,100	\$0	\$234,800	\$324,900
General Reassessment	2000	\$83,100	\$0	\$212,000	\$295,100
General Reassessment	1999	\$79,100	\$0	\$196,300	\$275,400
General Reassessment	1998	\$76,500	\$0	\$189,000	\$265,500
General Reassessment	1997	\$75,200	\$0	\$189,100	\$264,300

Assessment \$ 494,200.00

Consideration \$535,000.00  
Tax Map No: 7499-44-8686  
Grantee Address:  
12912 Livia Drive  
Catharpin, Virginia 20111

Document Prepared By A Party To The  
Instrument:  
FFC Properties, LLC  
17090 Quail Creek Circle  
Hamilton, VA 20158  
Underwriter: Stewart

  
201307240075323  
Prince William County, VA Pgs: 2  
07/24/2013 1:27:01PM Grantor Tax Pd  
Michèle B. McQuigg, Clerk \$535.00

187

**This Deed**, made this July 3, 2013, by and between **FFC PROPERTIES, LLC**, A Virginia Limited Liability Company, Grantor, and John P. **HARASEK** and Jessica Leigh **HARASEK**, Husband and Wife, Grantees.

**-Witnesseth-**

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

Lot 11, Section 2, Catharpin Farms Estates, as the same appears duly described by Deed of Subdivision in Deed Book 752, at page 429, among the land records of Prince William County, Virginia.

Together with the right to use in conjunction with others, a private 50 foot wide ingress and egress and utilities easement leading to route #705 (Pageland Lane) and as shown as Livia Drive on the Plat recorded with the aforesaid Deed of Subdivision.

BEING the same property conveyed to FFC Properties, LLC from ALG Trustees, LLC, by Trustee's Deed dated recorded on March 4, 2013, as Instrument No. 201303040022696.

42116-13

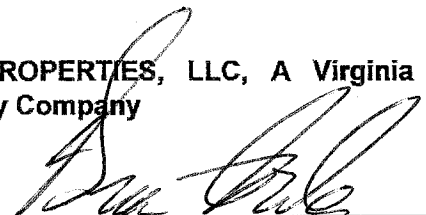
**This conveyance** is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

**The said Grantor** covenants that it has the right to convey the said land to the said Grantee, that it has done no act to encumber the same; that the said Grantee shall have quiet possession of the said land, free from all encumbrances except mentioned herein; and that it, the said Grantor, will execute such further assurances of the land as may be requisite.

**This Deed** is executed for FFC Properties, LLC, A Virginia Limited Liability Company by the undersigned, its duly authorized officer or agent, pursuant to the authority of a Resolution of the Board of Directors of FFC Properties, LLC, A Virginia Limited Liability Company, which resolution has not been repealed or revoked and is currently in full force and effect.

**Witness** the following signature and seal.

**FFC PROPERTIES, LLC, A Virginia Limited Liability Company**

By:  {SEAL}  
**Brian Fowler, sole member**

Commonwealth of Virginia )  
County of Loudoun ) to wit:

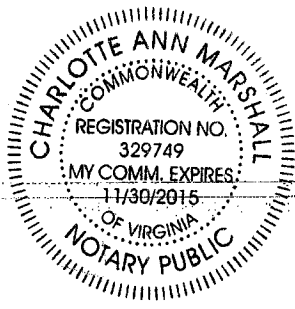
The foregoing deed was acknowledged before me on June 19, 2013  
by Brian Fowler, sole member of FFC Properties, LLC.

C. Mannan  
Notary Public  
My commission expires 11-30-15

After recording, please return to:

Reserved for Recording Clerk:

MBH Settlement Group  
4230 Lafayette Center Dr.  
Suite I  
Chantilly, VA 20151



CATHARPIN FARMS HOMEOWNERS  
ASSOCIATION, INC. UNANIMOUS WRITTEN  
CONSENT IN LIEU OF SPECIAL MEETING OF THE  
BOARD OF DIRECTORS  
(Execution of Comprehensive Plan Amendment  
Application)

This Written Consent in Lieu of Special Meeting of the Board of Directors of Catharpin Farms Estates Homeowners Association, Inc. (the "Association"), a Virginia nonstock corporation organized pursuant to the Virginia Nonstock Corporation Act, Chapter 10 of Title 13.1 of the Code of Virginia (1950), as amended (the "Act"), is made effective as of the date set forth below. The undersigned, being all of the directors of the Association, do hereby: (i) authorize the following by written consent; and (ii) consent to the actions of the directors contained herein, pursuant to Section 13.1-865 of the Act.

WEREAS, Catharpin Farms Estates, Sections 1, 2 and 3 were created by Deeds of Subdivision recorded in Deed Book 755, Page 791 (Section 1), Deed Book 752, Page 420 (Section 2), Deed Book 789, Page 344 (Section 3P respectively, of the Prince William County Land Records.

WHEREAS, The lots in Catharpin Farms Estates, Section 1, 2 and 3, are served by Livia Drive, a 50-foot road, and Saddle Ridge Road, a 40-foot road, as shown on plats recorded with said Deeds of Subdivision. Livia Road and Saddle Ridge Road were conveyed to the Association by Deed dated May 15, 1978, recorded in Deed Book 993, Page 491, of the land records of Prince William County,

WHEREAS, the overall community is governed by and subject to the Catharpin Farms Estates Road Maintenance Agreement, dated April 6, 1993, (the "RMA"), which provides for the maintenance of Livia Drive and Saddle Ridge Road, all as more particularly set forth in the RMA; and

WHEREAS, on July 20, 2021, the Prince William County Board of County Supervisors voted to initiate an amendment to the Comprehensive Plan of an area between Route 29 and Sudley Road generally along the Pageland Lane Corridor and the Dominion Power lines (the "Pageland Lane Corridor Study Area").

WHEREAS, the members of the Association would like to be included in the Pageland Corridor Study Area and will indicate as such to the Prince William County Planning Department by submitting a Comprehensive Plan Amendment Application (the "CPA Application") for the Association's property, including Livia Drive and Saddle Ridge Road.

WHEREAS, the CPA Application may require the Association's execution and in order to facilitate execution of the CPA Application by the Association, the Board of Directors desires to authorize and direct Scot Chipman, as President of the Association, and any duly appointed or

elected successor President of the Association to execute such SPA Application on behalf of the Association and deliver the same to Prince William County Planning Department.

NOW, THEREFORE, BE IT RESOLVED, that Scot Chipman, as President of the Association, and any duly appointed or elected successor President of the Association, is hereby authorized to execute and deliver to Prince William County Planning Department, all CPA Application documents and other instruments, including plats and exhibits, as may be requested from time to time by Prince William County Planning Department, the Prince William County Planning Commission and the Prince William County Board of County Supervisors.


There being no further business to be taken by the undersigned directors, the directors of the Association make this consent effective as of the date set forth below and shall deliver this consent to the Association at its principal place of business and direct that it be filed in the appropriate records of the Association.

This Written Consent may be signed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

The undersigned, being all of the members of the Board of Directors, hereby take the actions set forth above effective as of September 24, 2021.

Date of Signature:

September 24, 2021

  
\_\_\_\_\_  
Scot Chipman, Board Member and President

September 24, 2021

  
\_\_\_\_\_  
Caroline Chipman, Board Member Treasurer

September \_\_, 2021

  
\_\_\_\_\_  
Margaret Bloxton, Board Member

September 24, 2021

  
\_\_\_\_\_  
Stephen Kott, Board Member

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Project Name:** Pageland North (formerly Catharprin Farms Estates)

**Application Type** (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.44.8466	AE	TIF	0.5351
7499-43.8370	AE	TIF	1.8616
7499.64.1129	AF	TIF	1.5810
<b>Total Acreage:</b>			<b>3.9777</b>

**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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: <u>CATHARPIN FARMS ESTATES HOA</u> Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
-----------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Contract Purchaser/Lessee\*

Engineer\*

Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

\*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 September, 2021.



Signature of ~~Owner~~ PRESIDENT OF HOA

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



## Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 27th day of September, 2021,  
(day) (month) (year)

I, Scot Chipman (President Catharpin Farms HOA), owner of  
\_\_\_\_\_ (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint Timothy Kissler,  
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
27 September 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

Scot Chipman  
Owner  
President CFHOA

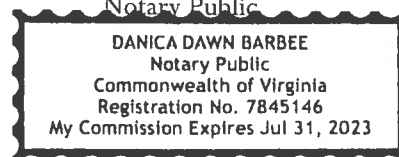
COMMONWEALTH OF VIRGINIA:

County of Prince William

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

Dan Barbee  
Notary Public

My commission expires: July 31, 2023



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 27th day of September, 2021,  
(day) (month) (year)

I, Scot Chipman (President Catharpin Farms HOA)  
(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:

All HOA members except Pete Candland

Scot Chipman  
Owner

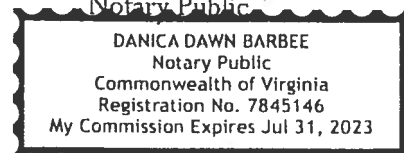
COMMONWEALTH OF VIRGINIA:

County of Prince William

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

Danica Dawn Barbée  
Notary Public

My commission expires: July 31, 2023





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

**12914 LIVIA DR**

**7499-44-8466**

General Info   Notes   Map

### Property Information

Account Number	130835	Property Address:
Owner Name	CATHARPIN FARMS EST HMOWNRS ASSOC	12914 LIVIA DR
Owner Address	C/O JIM K BROWN 12918 LIVIA DR	CATHARPIN VA 20143
Use Code	CATHARPIN VA 20143-1247 92 Pvt Openspace owned by HOA	

Description

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$0
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$0
Acres	0.5351		

Card 1 of 0

Card - 1

Improvements		
IMPR Type	Description	Area

Assessment History						
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2021	\$0	\$0	\$0	\$0	\$0
General Reassessment	2020	\$0	\$0	\$0	\$0	\$0
General Reassessment	2019	\$0	\$0	\$0	\$0	\$0
General Reassessment	2018	\$0	\$0	\$0	\$0	\$0
General Reassessment	2017	\$0	\$0	\$0	\$0	\$0
General Reassessment	2016	\$0	\$0	\$0	\$0	\$0
General Reassessment	2015	\$0	\$0	\$0	\$0	\$0
General Reassessment	2014	\$0	\$0	\$0	\$0	\$0
General Reassessment	2013	\$0	\$0	\$0	\$0	\$0
General Reassessment	2012	\$0	\$0	\$0	\$0	\$0
General Reassessment	2011	\$0	\$0	\$0	\$0	\$0
General Reassessment	2010	\$0	\$0	\$0	\$0	\$0
General Reassessment	2009	\$0	\$0	\$0	\$0	\$0
General Reassessment	2008	\$0	\$0	\$0	\$0	\$0
General Reassessment	2007	\$0	\$0	\$0	\$0	\$0
General Reassessment	2006	\$0	\$0	\$0	\$0	\$0
General Reassessment	2005	\$0	\$0	\$0	\$0	\$0
General Reassessment	2004	\$0	\$0	\$0	\$0	\$0
General Reassessment	2003	\$0	\$0	\$0	\$0	\$0
General Reassessment	2002	\$0	\$0	\$0	\$0	\$0
General Reassessment	2001	\$0	\$0	\$0	\$0	\$0
General Reassessment	2000	\$0	\$0	\$0	\$0	\$0
General Reassessment	1999	\$0	\$0	\$0	\$0	\$0
General Reassessment	1998	\$0	\$0	\$0	\$0	\$0

Transfer History				
Date	Sale Amount	Owner	Transfer Type	Conveyance Number
1900/01/01	\$0	CATHARPIN FARMS EST HMOWNRS ASSOC		0993-0491

[Click here for transfer type code descriptions](#)

Last Updated: 9/1/2021

[Register](#) | [Login](#)

11171

THIS DEED,

made and entered into this 15th day of May, 1978, by and between JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, parties of the first part; and CATHARPIN FARMS ESTATES HOMEOWNERS ASSOCIATION, a Virginia non-stock, non-profit corporation, party of the second part.

WITNESSETH,

that for and in consideration of the sum of \$5.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, with GENERAL WARRANTY OF TITLE, unto the party of the second part all of that certain lot or parcel of land located in Prince William County, Virginia, with all rights, ways, easements, improvements and appurtenances thereunto belonging, described as follows:

All that certain fifty foot ingress, egress and utility easement known and designated as Livia Drive as the same is platted and recorded in Deed Book No. 752, page 429 and in Deed Book No. 755, page 791 among the land records of said County.

All that certain forty foot road known as Saddle Ridge Road, said road running from its intersection with Livia Drive between Lots 10 and 11 Section 2 CATHARPIN FARMS ESTATES to the boundary line of Lot 3 Section 3 CATHARPIN FARMS ESTATES as the same is platted and recorded in Deed Book No. 752, page 429 among the land records of said County.

The parties of the first part, their heirs and assigns, reserve the right to extend, use and grant the right to use the fifty foot ingress, egress and utility easement known and designated as Livia Drive in the event the property at the present western terminus of Livia Drive is developed. In the event such property is developed and such lots will use Livia Drive for ingress, egress and utility easement, the parties of the first part agree that they will require, as a condition of such use, the lot owners or the association of such development to pay to the party of the second part one-half of the cost of the road maintenance, upkeep and repair of Livia Drive.

GRANTEES ADDRESS  
5209 SURLY ROAD  
MANASSAS, VIRGINIA 22110

1978  
L. E. SLATTERY & IDA L. SLATTERY  
CATHARPIN FARMS ESTATES HOMEOWNERS ASSOCIATION  
10070  
TAX

Ret to: Rust, Rust & Pratt Fairfax, VA 6-26-78

REFERENCE is hereby made to said plats for a further and more particular description of the land hereby conveyed.

The land hereby conveyed is subject to any restrictions, easements and rights of way of record.

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

WITNESS the following signatures and seals:

Joseph E. Slattery (SEAL)  
Joseph E. Slattery

Ida L. Slattery (SEAL)  
Ida L. Slattery

State of Virginia,

County of Fauquier, to-wit:

I, Bonnie D. Crane, a Notary Public in and for the said State and County, do hereby certify that this day personally appeared before me in my said County, JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, whose names are signed to the foregoing deed dated May 15, 1978, and acknowledged the same before me in my said County.

My commission expires: March 31, 1981.

GIVEN under my hand this 19th day of May, 1978.

Bonnie D. Crane  
Notary Public as aforesaid



Recorded with certificate numbered June 5, 1978  
3:45 P

[Signature]



# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

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- [Sales Search](#)

12913 LIVIA DR

7499-43-8370

General Info   Notes   Map

### Property Information

Account Number	130836	Property Address:
Owner Name	CATHARPIN FARMS EST HMOWNRS ASSOC	12913 LIVIA DR
Owner Address	C/O JIM K BROWN 12918 LIVIA DR CATHARPIN VA 20143-1247	CATHARPIN VA 20143
Use Code	92 Pvt Openspace owned by HOA	

#### Description

CATHARPIN FARMS SEC 2 STREETS

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$0
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$0
Zoning	Agricultural	Total - Market Value	\$0
Acres	1.8616		

<< Previous Card   Card 1 of 0   Next Card >>

Card - 1

### Improvements

IMPR Type	Description	Area
-----------	-------------	------

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$0	\$0	\$0	\$0
General Reassessment	2020	\$0	\$0	\$0	\$0
General Reassessment	2019	\$0	\$0	\$0	\$0
General Reassessment	2018	\$0	\$0	\$0	\$0
General Reassessment	2017	\$0	\$0	\$0	\$0
General Reassessment	2016	\$0	\$0	\$0	\$0
General Reassessment	2015	\$0	\$0	\$0	\$0
General Reassessment	2014	\$0	\$0	\$0	\$0
General Reassessment	2013	\$0	\$0	\$0	\$0
General Reassessment	2012	\$0	\$0	\$0	\$0
General Reassessment	2011	\$0	\$0	\$0	\$0
General Reassessment	2010	\$0	\$0	\$0	\$0
General Reassessment	2009	\$0	\$0	\$0	\$0
General Reassessment	2008	\$0	\$0	\$0	\$0
General Reassessment	2007	\$0	\$0	\$0	\$0
General Reassessment	2006	\$0	\$0	\$0	\$0
General Reassessment	2005	\$0	\$0	\$0	\$0
General Reassessment	2004	\$0	\$0	\$0	\$0
General Reassessment	2003	\$0	\$0	\$0	\$0
General Reassessment	2002	\$0	\$0	\$0	\$0
General Reassessment	2001	\$0	\$0	\$0	\$0
General Reassessment	2000	\$0	\$0	\$0	\$0
General Reassessment	1999	\$0	\$0	\$0	\$0
General Reassessment	1998	\$0	\$0	\$0	\$0

### Transfer History

Date	Sale Amount	Owner	Transfer Type	Conveyance Number
1900/01/01	\$0	CATHARPIN FARMS EST HMOWNRS ASSOC		0993-0491

[Click here for transfer type code descriptions](#)

Last Updated: 10/25/2021

11171

THIS DEED,

made and entered into this 15th day of May, 1978, by and between JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, parties of the first part; and CATHARPIN FARMS ESTATES HOMEOWNERS ASSOCIATION, a Virginia non-stock, non-profit corporation, party of the second part.

WITNESSETH,

that for and in consideration of the sum of \$5.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, with GENERAL WARRANTY OF TITLE, unto the party of the second part all of that certain lot or parcel of land located in Prince William County, Virginia, with all rights, ways, easements, improvements and appurtenances thereunto belonging, described as follows:

All that certain fifty foot ingress, egress and utility easement known and designated as Livia Drive as the same is platted and recorded in Deed Book No. 752, page 429 and in Deed Book No. 755, page 791 among the land records of said County.

All that certain forty foot road known as Saddle Ridge Road, said road running from its intersection with Livia Drive between Lots 10 and 11 Section 2 CATHARPIN FARMS ESTATES to the boundary line of Lot 3 Section 3 CATHARPIN FARMS ESTATES as the same is platted and recorded in Deed Book No. 752, page 429 among the land records of said County.

The parties of the first part, their heirs and assigns, reserve the right to extend, use and grant the right to use the fifty foot ingress, egress and utility easement known and designated as Livia Drive in the event the property at the present western terminus of Livia Drive is developed. In the event such property is developed and such lots will use Livia Drive for ingress, egress and utility easement, the parties of the first part agree that they will require, as a condition of such use, the lot owners or the association of such development to pay to the party of the second part one-half of the cost of the road maintenance, upkeep and repair of Livia Drive.

GRANTEES ADDRESS  
5209 SURLY ROAD  
MANASSAS, VIRGINIA 22110

1978  
L. E. SLATTERY & IDA L. SLATTERY  
CATHARPIN FARMS ESTATES HOMEOWNERS ASSOCIATION  
10070  
TAX

Ret to: Rust, Rust & Pratt Fairfax, VA 6-26-78

REFERENCE is hereby made to said plats for a further and more particular description of the land hereby conveyed.

The land hereby conveyed is subject to any restrictions, easements and rights of way of record.

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

WITNESS the following signatures and seals:

Joseph E. Slattery (SEAL)  
Joseph E. Slattery

Ida L. Slattery (SEAL)  
Ida L. Slattery

State of Virginia,

County of Fauquier, to-wit:

I, Bonnie D. Crane, a Notary Public in and for the said State and County, do hereby certify that this day personally appeared before me in my said County, JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, whose names are signed to the foregoing deed dated May 15, 1978, and acknowledged the same before me in my said County.

My commission expires: March 31, 1981.

GIVEN under my hand this 19th day of May, 1978.

Bonnie D. Crane  
Notary Public as aforesaid



Recorded with certificate numbered June 5, 1978  
3:45 P

Filed June 5, 1978  
Fauquier County, Virginia.





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

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**12882 LIVIA DR**

**7499-64-1129**

General Info   Notes   Map

### Property Information

Account Number	130837	Property Address:
Owner Name	CATHARPIN FARMS EST HMOWNRS ASSOC	12882 LIVIA DR
Owner Address	C/O JIM K BROWN 12918 LIVIA DR	CATHARPIN VA 20143
Use Code	CATHARPIN VA 20143-1247 92 Pvt Openspace owned by HOA	
Description		
CATHARPIN FARMS STREET SEC 1		
<b>Assessment Info</b>		<b>2021 Assessment</b>
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value
Fire House	07 - Evergreen	Land - Use Value
Special District		Impr - Market Value
Zoning	Agricultural	Total - Market Value
Acres	1.5810	

Card - 1

Improvements		
IMPR Type	Description	Area

Assessment History						
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2021	\$0	\$0	\$0	\$0	\$0
General Reassessment	2020	\$0	\$0	\$0	\$0	\$0
General Reassessment	2019	\$0	\$0	\$0	\$0	\$0
General Reassessment	2018	\$0	\$0	\$0	\$0	\$0
General Reassessment	2017	\$0	\$0	\$0	\$0	\$0
General Reassessment	2016	\$0	\$0	\$0	\$0	\$0
General Reassessment	2015	\$0	\$0	\$0	\$0	\$0
General Reassessment	2014	\$0	\$0	\$0	\$0	\$0
General Reassessment	2013	\$0	\$0	\$0	\$0	\$0
General Reassessment	2012	\$0	\$0	\$0	\$0	\$0
General Reassessment	2011	\$0	\$0	\$0	\$0	\$0
General Reassessment	2010	\$0	\$0	\$0	\$0	\$0
General Reassessment	2009	\$0	\$0	\$0	\$0	\$0
General Reassessment	2008	\$0	\$0	\$0	\$0	\$0
General Reassessment	2007	\$0	\$0	\$0	\$0	\$0
General Reassessment	2006	\$0	\$0	\$0	\$0	\$0
General Reassessment	2005	\$0	\$0	\$0	\$0	\$0
General Reassessment	2004	\$0	\$0	\$0	\$0	\$0
General Reassessment	2003	\$0	\$0	\$0	\$0	\$0
General Reassessment	2002	\$0	\$0	\$0	\$0	\$0
General Reassessment	2001	\$0	\$0	\$0	\$0	\$0
General Reassessment	2000	\$0	\$0	\$0	\$0	\$0
General Reassessment	1999	\$0	\$0	\$0	\$0	\$0
General Reassessment	1998	\$0	\$0	\$0	\$0	\$0

Transfer History				
Date	Sale Amount	Owner	Transfer Type	Conveyance Number
1900/01/01	\$0	CATHARPIN FARMS EST HMOWNRS ASSOC		0993-0491

[Click here for transfer type code descriptions](#)

Last Updated: 9/1/2021

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11171

THIS DEED,

made and entered into this 15th day of May, 1978, by and between JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, parties of the first part; and CATHARPIN FARMS ESTATES HOMEOWNERS ASSOCIATION, a Virginia non-stock, non-profit corporation, party of the second part.

WITNESSETH,

that for and in consideration of the sum of \$5.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, with GENERAL WARRANTY OF TITLE, unto the party of the second part all of that certain lot or parcel of land located in Prince William County, Virginia, with all rights, ways, easements, improvements and appurtenances thereunto belonging, described as follows:

All that certain fifty foot ingress, egress and utility easement known and designated as Livia Drive as the same is platted and recorded in Deed Book No. 752, page 429 and in Deed Book No. 755, page 791 among the land records of said County.

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The parties of the first part, their heirs and assigns, reserve the right to extend, use and grant the right to use the fifty foot ingress, egress and utility easement known and designated as Livia Drive in the event the property at the present western terminus of Livia Drive is developed. In the event such property is developed and such lots will use Livia Drive for ingress, egress and utility easement, the parties of the first part agree that they will require, as a condition of such use, the lot owners or the association of such development to pay to the party of the second part one-half of the cost of the road maintenance, upkeep and repair of Livia Drive.

GRANTEES ADDRESS  
5209 SURLY ROAD  
MANASSAS, VIRGINIA 22110

1978  
L. E. SLATTERY & IDA L. SLATTERY  
CATHARPIN FARMS ESTATES HOMEOWNERS ASSOCIATION  
10070

Ret to: Rust, Rust & Pratt Fairfax, VA 6-26-78

REFERENCE is hereby made to said plats for a further and more particular description of the land hereby conveyed.

The land hereby conveyed is subject to any restrictions, easements and rights of way of record.

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

WITNESS the following signatures and seals:

Joseph E. Slattery (SEAL)  
Joseph E. Slattery

Ida L. Slattery (SEAL)  
Ida L. Slattery

State of Virginia,

County of Fauquier, to-wit:

I, Bonnie D. Crane, a Notary Public in and for the said State and County, do hereby certify that this day personally appeared before me in my said County, JOSEPH E. SLATTERY and IDA L. SLATTERY, his wife, whose names are signed to the foregoing deed dated May 15, 1978, and acknowledged the same before me in my said County.

My commission expires: March 31, 1981.

GIVEN under my hand this 19th day of May, 1978.

Bonnie D. Crane  
Notary Public as aforesaid



Recorded with certificate numbered June 5, 1978

at 3:45 P.M. in the County of Fauquier, Virginia.

Tax: [Signature]

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Project Name:** Pageland North (formerly Catharprin Farms Estates)  
**Application Type** (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.44.3886	AF	T/F	6.9520
<b>Total Acreage:</b>			6.9520

**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):  
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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:

<input checked="" type="checkbox"/> <b>Owner of Property*</b> Name: <u>GEORGE + SANDRA SHERIFF</u> Mailing Address: <u>4851 Saddle Ridge Rd</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: _____ Email: _____	<input checked="" type="checkbox"/> <b>Authorized Agent(s)*</b> Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<input type="checkbox"/> <b>Contract Purchaser/Lessee*</b> Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> <b>Engineer*</b> Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
--------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

\*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 23<sup>RD</sup> day of September, 2021.

  
 \_\_\_\_\_  
 Signature of Owner

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

**Interest Disclosure Affidavit**

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 23<sup>RD</sup> day of September, 2021,  
(day) (month) (year)

I, George Sheriff and Sandra Sheriff  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

George Sheriff  
Owner  
Sandra Sheriff

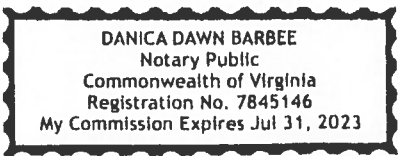
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 23<sup>RD</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Dawn Barbée  
Notary Public

My commission expires: July 31, 2023



Special Power of Attorney Affidavit

Each owner  
NEEDS TO  
Fill out,  
SIGN +  
Notarize

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 23<sup>RD</sup> day of September, 2021,  
(day) (month) (year)

I, George Sheriff and Sandra Sheriff, owner of  
\_\_\_\_\_ (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
\_\_\_\_\_, \_\_\_\_\_, and shall remain in full force and effect

thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

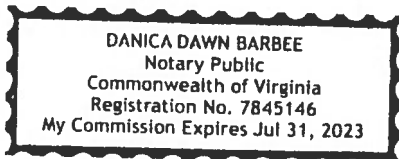
George R Sheriff  
Owner  
Sandra Sheriff

COMMONWEALTH OF VIRGINIA:  
County of Prince William

Subscribed and sworn to before me this 23<sup>RD</sup> day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.

Dawn Paul  
Notary Public

My commission expires: July 31, 2023





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
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- [GPIN/Account Search](#)
- [Sales Search](#)

**4851 SADDLE RIDGE RD**

**7499-44-3886**

General Info   Notes   Map

<b>Property Information</b>		
Account Number	055361	Property Address:
Owner Name	SHERIFF GEORGE R & SANDRA S SURV	4851 SADDLE RIDGE RD
Owner Address	4851 SADDLE RIDGE RD	CATHARPIN VA 20143
	CATHARPIN VA 20143-1207	
Use Code	11 SFD Detached	

Description  
CATHARPIN FARMS L 3 SEC 3

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$193,100
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$361,600
Zoning	Agricultural	Total - Market Value	\$554,700
Acres	6.9520		

[<< Previous Card](#)   **Card 1 of 1**   [Next Card >>](#)

Dwelling Information			
# of Stories	1	# Bedrooms	4
Year Built	1977	Full Baths	2
Fin Area	1222	Half Baths	1
Unfin Area	0	Basement Area	1222
Fireplaces	2	Fin Basement	1160
		Basement Type	234 Walkout
		Style	7 Split Foyer
		Exterior Wall	21 All Brick

Card - 1

Improvements			
IMPR Type	Description	Area	
Addition	DEK Deck	378	
Addition	POR Porch, Open	188	
Addition	POE Porch, Enclosed	91	
Addition	GA2 Gar Att - 2 Car	806	
Addition	PAT Patio	120	
Other Improvement	SS1 Storage Shed	680	
Other Improvement	SS1 Storage Shed	120	
Other Improvement	IGP Inground Pool	528	
Other Improvement	BRN Barn	784	
Other Improvement	SS1 Storage Shed	120	
Other Improvement	BRN Barn	660	

Assessment History					
Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$193,100	\$0	\$361,600	\$554,700
General Reassessment	2020	\$188,000	\$0	\$340,700	\$528,700
General Reassessment	2019	\$187,300	\$0	\$309,600	\$496,900
General Reassessment	2018	\$184,600	\$0	\$297,200	\$481,800
General Reassessment	2017	\$178,500	\$0	\$287,100	\$465,600
General Reassessment	2016	\$178,500	\$0	\$273,200	\$451,700
General Reassessment	2015	\$177,900	\$0	\$289,300	\$467,200
General Reassessment	2014	\$166,100	\$0	\$311,800	\$477,900
General Reassessment	2013	\$149,100	\$0	\$255,400	\$404,500
General Reassessment	2012	\$144,900	\$0	\$248,600	\$393,500
General Reassessment	2011	\$160,000	\$0	\$207,800	\$367,800
General Reassessment	2010	\$188,200	\$0	\$194,600	\$382,800
General Reassessment	2009	\$198,500	\$0	\$217,300	\$415,800
General Reassessment	2008	\$252,100	\$0	\$273,900	\$526,000
General Reassessment	2007	\$306,600	\$0	\$278,000	\$584,600
General Reassessment	2006	\$306,600	\$0	\$388,400	\$695,000
General Reassessment	2005	\$177,000	\$0	\$326,500	\$503,500
General Reassessment	2004	\$166,400	\$0	\$279,800	\$446,200
General Reassessment	2003	\$119,100	\$0	\$240,500	\$359,600
General Reassessment	2002	\$112,500	\$0	\$207,800	\$320,300
General Reassessment	2001	\$97,300	\$0	\$179,100	\$276,400
General Reassessment	2000	\$93,500	\$0	\$165,300	\$258,800
General Reassessment	1999	\$89,000	\$0	\$153,100	\$242,100

DEED

THIS DEED, made and entered into this 21st day of  
December \_\_\_\_\_, 1984, by and between ROBERT O. HUNDLEY, also  
known of record as ROBERT O. HUNDLEY, JR., and C. FAYE HUNDLEY,  
also known of record as FAYE HUNDLEY, his wife, parties of the  
first part; and GEORGE R. SHERIFF and SANDRA S. SHERIFF, his wife,  
parties of the second part;

WITNESSETH :

THAT for and in consideration of the sum of TEN DOLLARS  
(\$10.00), cash in hand paid unto the parties of the first part at  
and before the delivery of this Deed, receipt of all of which is  
hereby acknowledged, the parties of the first part do hereby grant,  
bargain, sell and convey with GENERAL WARRANTY OF TITLE, unto the  
parties of the second part as tenants by the entirety with full  
common law right of survivorship, it being intended that fee simple  
title thereto shall vest in the parties of the second part during  
their joint lives, thereafter, fee simple title thereto shall vest  
in the survivor of them, all of that certain lot or parcel of land,  
together with all improvements thereon, located and being in the  
County of Prince William, Virginia, and more particularly described  
as follows:

Lot Three (3), Section Three (3), CATHARPIN  
FARMS ESTATES, as the same appears duly dedi-  
cated, platted and recorded in Deed Book 789  
at Page 344, among the land records of Prince  
William County, Virginia.

AND BEING the same property conveyed to the  
parties of the first part by deed recorded  
in Deed Book 942 at Page 516.

This Deed is subject to all easements, rights of way  
and restrictions of record.

Reference is hereby made to the aforesaid deed or deeds  
referred to therein for a more particular description of the land  
hereby conveyed.

4851 Saddle Ridge Road  
Catharpin, Va 22018

This deed is subject to a deed  
by section 58.5-11 has been paid  
Condo return 162,000.00  
162.00

**COLDWELL BANKER**  
**SETTLEMENT & TITLE SERVICES, INC**  
10505 JUDICIAL DRIVE  
FAIRFAX, VA 22030

ODIN, FELDMAN & PITELMAN  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
10505 JUDICIAL DRIVE  
P.O. BOX 387  
FAIRFAX, VIRGINIA 22030  
703-288-7700



BK 1296 PG 0630

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

WITNESS the following signatures and seals:

*Robert O. Hundley* (SEAL)  
ROBERT O. HUNDLEY

*C. Faye Hundley* (SEAL)  
C. FAYE HUNDLEY

STATE OF VIRGINIA,  
COUNTY OF FAIRFAX, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that ROBERT O. HUNDLEY and C. FAYE HUNDLEY, his wife, whose names are signed to the foregoing and hereunto annexed Deed bearing date of the 21st day of December, 1984, appeared before me in my jurisdiction aforesaid and acknowledged the same before me.

Given under my hand and seal this 21st day of December, 1984.

*Lisa A. Overton*  
NOTARY PUBLIC

My Commission Expires:  
9-26-87

84-J-1911

THE ANNEXED  
1984 DEC 26 PM 12:19  
FBI - FAIRFAX CO., VA  
*Charles E. ...*  
CLERK

ODIN, FELDMAN & PELLEGRINO  
PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
LUSK JUDICIAL CENTER  
P.O. BOX 187  
FAIRFAX, VIRGINIA 22031  
703-388-7700

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Project Name:** Pageland North (formerly Catharprin Farms Estates)

**Application Type** (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499-44-3150	AF	T/F	5.1340
<b>Total Acreage:</b>			5.1340

**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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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:

<input type="checkbox"/> <b>Owner of Property*</b> Name: <u>RUSSELL &amp; JUDITH DODD</u> Mailing Address: <u>4863 Saddle Ridge Rd</u> City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> <b>Authorized Agent(s)*</b> Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
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<input type="checkbox"/> <b>Contract Purchaser/Lessee*</b> Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> <b>Engineer*</b> Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
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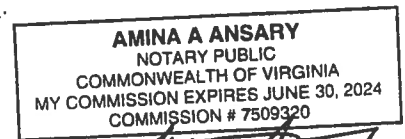
\*Check the box next to the contact to which correspondence should be sent.

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 23<sup>rd</sup> day of September, 2021.

Russell & Judith W. Dodd  
 Signature of Owner

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



Special Power of Attorney Affidavit

Each owner  
NEEDS TO  
Fill out,  
SIGN +  
Notarize

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 24<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Russell J Dodd, owner of  
7499-44-3150 (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
September 24, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

Russell J Dodd  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 24 day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: 12/31/2024

JASON LUIS JIMENEZ  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
#7879389 COMM. EXP. 12/31/2024

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 24<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Russell J. Dodd Judith W Dodd  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Russell J. Dodd Judith W. Dodd  
Owner

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 24 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: 12/31/2024

**JASON LUIS JIMENEZ**  
NOTARY PUBLIC  
COMMONWEALTH OF VIRGINIA  
#7879389 COMM. EXP. 12/31/2024



# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

**4863 SADDLE RIDGE RD**

**7499-44-3150**

General Info    Notes    Map

<b>Property Information</b>			
Account Number	055360	Property Address:	
Owner Name	DODD RUSSELL J & JUDITH W SURV	4863 SADDLE RIDGE RD	
Owner Address	4863 SADDLE RIDGE RD	CATHARPIN VA 20143	
	CATHARPIN VA 20143-1207		
Use Code	11 SFD Detached		
Description			
CATHARPIN FARMS L 2 SEC 3			
Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$161,500
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$233,200
Zoning	Agricultural	Total - Market Value	\$394,700
Acres	5.1340		

[<< Previous Card](#)    Card 1 of 1    [Next Card >>](#)

Dwelling Information			
# of Stories	2	# Bedrooms	5
Year Built	1976	Basement Type	0 Not Applicable
Fin Area	1428	Style	3 2 Story, 2 plus Story
Unfin Area	0	Exterior Wall	21 All Brick
Fireplaces	1	Basement Area	0
		Fin Basement	0

Card - 1

Improvements			
IMPR Type	Description	Area	
Addition	POR Porch, Open	192	
Addition	GAR Garage	480	
Other Improvement	SS1 Storage Shed	192	
Other Improvement	BRN Barn	720	

Assessment History						
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2021	\$161,500	\$0	\$233,200	\$394,700	
General Reassessment	2020	\$161,200	\$0	\$216,800	\$378,000	
General Reassessment	2019	\$161,200	\$0	\$198,500	\$359,700	
General Reassessment	2018	\$157,000	\$0	\$200,000	\$357,000	
General Reassessment	2017	\$156,600	\$0	\$193,300	\$349,900	
General Reassessment	2016	\$156,600	\$0	\$184,200	\$340,800	
General Reassessment	2015	\$156,600	\$0	\$195,200	\$351,800	
General Reassessment	2014	\$145,600	\$0	\$262,000	\$407,600	
General Reassessment	2013	\$134,200	\$0	\$213,800	\$348,000	
General Reassessment	2012	\$129,900	\$0	\$208,100	\$338,000	
General Reassessment	2011	\$141,100	\$0	\$174,100	\$315,200	
General Reassessment	2010	\$165,300	\$0	\$163,200	\$328,500	
General Reassessment	2009	\$174,200	\$0	\$182,400	\$356,600	
General Reassessment	2008	\$220,300	\$0	\$230,000	\$450,300	
General Reassessment	2007	\$260,500	\$0	\$232,700	\$493,200	
General Reassessment	2006	\$260,500	\$0	\$325,200	\$585,700	
General Reassessment	2005	\$160,400	\$0	\$273,400	\$433,800	
General Reassessment	2004	\$151,200	\$0	\$234,800	\$386,000	
General Reassessment	2003	\$109,600	\$0	\$202,000	\$311,600	
General Reassessment	2002	\$103,100	\$0	\$174,500	\$277,600	
General Reassessment	2001	\$87,900	\$0	\$149,500	\$237,400	
General Reassessment	2000	\$80,700	\$0	\$141,900	\$222,600	
General Reassessment	1999	\$76,900	\$0	\$131,400	\$208,300	
General Reassessment	1998	\$74,400	\$0	\$126,500	\$200,900	
General Reassessment	1997	\$73,200	\$0	\$126,400	\$199,600	
General Reassessment	1996	\$72,500	\$0	\$125,700	\$198,200	

Transfer History					
Date	Sale Amount	Owner	Transfer Type	Conveyance Number	
1983/11/01	\$100,000	DODD RUSSELL J & JUDITH W SURV		1240-0483	

THIS DEED, made this 29th day of April, 1983, by and between KENNETH W. van DOMMELEN and CATHERINE van DOMMELEN, his wife and R. MARSHALL MOIST and KATHLEEN A. MOIST, his wife, parties of the first part; and RUSSELL J. DODD and JUDITH W. DODD, his wife, as tenants by the entirety with the common law right of survivorship, parties of the second part;

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption of the hereinafter recited Deed of Trust obligation, the parties of the first part do hereby grant, bargain, sell and convey with GENERAL WARRANTY OF TITLE unto the parties of the second part as tenants by the entirety with full common law rights of survivorship expressly retained, all that certain lot or parcel of land with the improvements thereon, located in Prince William County, Virginia, known and described as follows:

Lot TWO (2), Section THREE (3), CATHARPIN FARMS ESTATES, as the same appears duly dedicated, platted and recorded in Deed Book 789 at Page 344 among the land records of Prince William County, Virginia.

And being the same property conveyed to the parties of the first part by Deed recorded in Deed Book 1193 at page 1284, among the land records of Prince William County, Virginia.

This conveyance is made subject to the restrictions and rights of way contained in the Deeds forming the chain of title to this property.

As part of the consideration for this conveyance, the parties of the second part assume that certain Deed of Trust obligation in the original sum of \$39,700.00, recorded in Deed Book 951 at page 792, and amended by the appointment of a

Grantees: 4863 Saddle Ridge Road Catharpin, Virginia 22018

Proposed  
Deed  
Book 789  
Page 344

Catharpin, Virginia

Deed Book 951  
Page 792

substitute trustee, recorded in Deed Book 1183 at page 291, among the land records of Prince William County, Virginia.

The parties of the first part covenant that they have the right to convey the said property; that they have done no act to encumber the same, other than as herein recited; that the parteis of the second part shall have quiet possession thereof, free from all encumbrances other than as herein recited; and that they, the parteis of the first part, will execute such further assurances of title as may be requisite.

WITNESS the following signatures and seals:

*Kenneth W. van Dommelen* (SEAL)  
 Kenneth W. van Dommelen

*Catherine van Dommelen* (SEAL)  
 Catherine van Dommelen

*R. Marshall Moist* (SEAL)  
 R. Marshall Moist

*Kathleen A. Moist* (SEAL)  
 Kathleen A. Moist

STATE OF VIRGINIA

COUNTY OF Prince William, to-wit:

I, the undersigned, a Notary Public for the jurisdiction aforesaid, whose commission as such expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19 87, do hereby certify that KENNETH W. van DOMMELEN, CATHERINE van DOMMELEN, his wife, R. MARSHALL MOIST and KATHLEEN A. MOIST, his wife, whose names are signed to the foregoing Deed dated the 27<sup>th</sup> day of April, 1983, have acknowledged the same before me in the County and State aforesaid.

Given under my hand this 27<sup>th</sup> day of April, 1983.

*[Signature]*  
Notary Public

*March 1987*

BK 1240P60485

RECORDS & COMMUNICATIONS ANNEXED

1983 NOV -9 AM 9 42

PRINCE WILLIAM CO., VA.

ESTD: *Chatterbox*  
CLERK



# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499-43-2193	AF	T/F	6.0430
Total Acreage:			6.0430

**Property Location** (Describe the location of the property by distance, in feet or portion of a mile, and direction from an intersection of two (?) public roads or streets):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: CHARLES & KATHRYN BLANKENSHIP Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: 4815 SADDLE RIDGE RD Mailing Address: 12894 Livia Drive

City/State/Zip: CATHARPIN, VA 20143 City/State/Zip: Catharpin, VA 20143

Phone: 571-288-4333 Phone: 202-957-6300

Email: KATHRYN@6811@aol.com Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee\*  Engineer\*

Name: \_\_\_\_\_ Name: Mike Kitchen c/o christopher consultants

Mailing Address: \_\_\_\_\_ Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: \_\_\_\_\_ City/State/Zip: Manassas, VA 20110

Phone: \_\_\_\_\_ Phone: 703-393-9887

Email: \_\_\_\_\_ Email: mikekitchen@ccl-eng.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 28 day of September, 2021

[Signature] \* CHARLES R. BLANKENSHIP  
DECEASED 2/18/2017

Signature of Owner

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

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 28 day of September, 2021,  
(day) (month) (year)

I, Anthony M. Blankenship  
(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]  
Owner

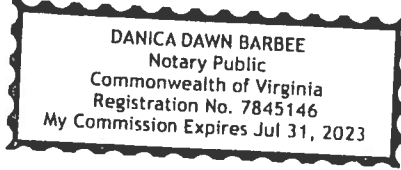
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 28<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: July 31, 2023



Special Power of Attorney Affidavit

EACH OWNER  
NEEDS TO  
FILL OUT,  
SIGN +  
NOTARIZE

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 28 day of September, 2021,  
(day) (month) (year)

I, KATHRYN M. BLANKINSHIP, owner of 4875 SADDLE RIDGE RD  
(CATHAMPTON LIT) (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER  
July 31

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
September 28, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

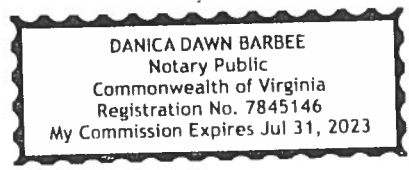
Kathy M. Blankinship  
Owner

COMMONWEALTH OF VIRGINIA:  
County of Prince William

Subscribed and sworn to before me this 28th day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.

My commission expires: July 31, 2023

Dan Barbé  
Notary Public





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

**4875 SADDLE RIDGE RD**

**7499-43-2193**

General Info    Notes    Map

<b>Property Information</b>			
Account Number	055359	Property Address:	
Owner Name	BLANKENSHIP CHARLES R & KATHRYN M SURV	4875 SADDLE RIDGE RD	
Owner Address	4875 SADDLE RIDGE RD	CATHARPIN VA 20143	
Use Code	CATHARPIN VA 20143-1207 11 SFD Detached		

Description CATHARPIN FARMS L 1 SEC 3
------------------------------------------

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$178,500
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$607,100
Zoning	Agricultural	Total - Market Value	\$785,600
Acres	6.0430		

[<< Previous Card](#)    Card 1 of 1    [Next Card >>](#)

Dwelling Information					
# of Stories	2	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1988	Full Baths	3	Style	3 2 Story, 2 plus Story
Fin Area	3960	Half Baths	1	Exterior Wall	63 Half Brick-Half Alum-Vinyl
Unfin Area	0	Basement Area	990		
Fireplaces	1	Fin Basement	0		

Card - 1

Improvements		
IMPR Type	Description	Area
Addition	POR Porch, Open	112
Addition	POR Porch, Open	18
Addition	GAR Garage	670
Addition	DEK Deck	80
Addition	PAT Patio	297
Addition	DEK Deck	96
Feature	BG2 Basement Garage - 2 car	1

Assessment History					
Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$178,500	\$0	\$607,100	\$785,600
General Reassessment	2020	\$175,800	\$0	\$563,000	\$738,800
General Reassessment	2019	\$175,800	\$0	\$523,900	\$699,700
General Reassessment	2018	\$172,400	\$0	\$516,200	\$688,600
General Reassessment	2017	\$169,300	\$0	\$497,800	\$667,100
General Reassessment	2016	\$169,300	\$0	\$473,300	\$642,600
General Reassessment	2015	\$168,700	\$0	\$500,500	\$669,200
General Reassessment	2014	\$157,400	\$0	\$479,000	\$636,400
General Reassessment	2013	\$143,200	\$0	\$390,200	\$533,400
General Reassessment	2012	\$139,000	\$0	\$379,100	\$518,100
General Reassessment	2011	\$152,200	\$0	\$316,500	\$468,700
General Reassessment	2010	\$178,500	\$0	\$295,800	\$474,300
General Reassessment	2009	\$188,000	\$0	\$329,700	\$517,700
General Reassessment	2008	\$237,700	\$0	\$415,100	\$652,800
General Reassessment	2007	\$285,100	\$0	\$418,900	\$704,000
General Reassessment	2006	\$285,100	\$0	\$584,300	\$869,400
General Reassessment	2005	\$170,300	\$0	\$490,100	\$660,400
General Reassessment	2004	\$160,300	\$0	\$420,400	\$580,700
General Reassessment	2003	\$115,800	\$0	\$360,800	\$476,600
General Reassessment	2002	\$109,500	\$0	\$311,000	\$420,500
General Reassessment	2001	\$94,200	\$0	\$267,400	\$361,600
General Reassessment	2000	\$87,300	\$0	\$256,100	\$343,400
General Reassessment	1999	\$83,100	\$0	\$237,100	\$320,200
General Reassessment	1998	\$80,300	\$0	\$228,200	\$308,500
General Reassessment	1997	\$79,000	\$0	\$227,800	\$306,800
General Reassessment	1996	\$78,400	\$0	\$229,600	\$308,000

THIS DEED, made this 21st day of October, 1987, by and between JOSEPH E. SLATTERY and IDA L. SLATTERY, each in his/her own right and as husband and wife, parties of the first part and CHARLES R. BLANKENSHIP and KATHRYN M. BLANKENSHIP, husband and wife, as tenants by the entirety with common law right of survivorship, parties of the second part:

WITNESSETH

THAT FOR and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations by the parties of the second part to the parties of the first part, at or before the sealing and delivery of these presents, receipt of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey with GENERAL WARRANTY OF TITLE, unto the said parties of the second part, husband and wife, as tenants by the entirety with common law rights of survivorship, all that certain lot or parcel of land lying and being situate in Prince William County, Virginia, and being more particularly described as follows:


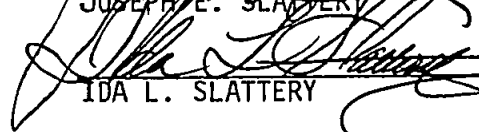
Lot 1, Section 3, CATHARPIN FARMS ESTATES, as the same is duly dedicated, platted and recorded in Deed Book 789, page 344, among the land records of Prince William County, Virginia.

AND BEING part of the same property conveyed to the parties of the first part by Deed dated April 16, 1970 and recorded in Deed Book 542, page 311, among the land records of Prince William County, Virginia.

THIS CONVEYANCE is made subject to all covenants, easements, restrictions and reservations of record.

THE PARTIES of the first part covenant that they have the right to convey subject land to the parties of the second part and that the said parties of the second part shall have quiet possession thereof, free from all encumbrance, except as above, and that the said parties of the first part will execute such further assurances of said land as may be deemed requisite.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

 (SEAL)  
JOSEPH E. SLATTERY  
 (SEAL)  
IDA L. SLATTERY

1503 Forrester Lane  
Manassas, Va 22110

RETURN TO:  
STEPHENS, BOATWRIGHT & HOWARD  
ATTORNEYS AT LAW  
SUITE 102 AVENUE  
MANASSAS, VA 22110  
This is to certify that the tax imposed  
by Section 58.1-803 (A) has been paid  
Consideration 57,000.00  
Tax 57.00

STATE OF VIRGINIA

COUNTY OF PRINCE WILLIAM, to-wit:

I, Karen Kirby Gorsuch, a Notary Public in and for the County and State aforesaid, whose commission expires on the 24th day of November, 19 88, do hereby certify that JOSEPH E. SLATTERY and IDA L. SLATTERY, husband and wife, whose names are signed to the foregoing Deed dated the 21st day of October, 1987 have each acknowledged the same before me in my County aforesaid.

Given under my hand this 21st day of October, 1987.

Karen Kirby Gorsuch  
Notary Public

RECORDED W/CERTIFICATE ANNEXED

87 OCT 22 PM 1:47

PRINCE WILLIAM CO., VA.

TESTE: Charlton Elliott  
CLERK

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499-44-7009	AF	T/F	15.2129
Total Acreage:			15.2129

**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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: MARGARET & KENNETH BLOXTON TRUST

Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: \_\_\_\_\_

Mailing Address: 12894 Livia Drive

City/State/Zip: \_\_\_\_\_

City/State/Zip: Catharpin, VA 20143

Phone: \_\_\_\_\_

Phone: 202-957-6300

Email: \_\_\_\_\_

Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee\*

Engineer\*

Name: \_\_\_\_\_

Name: Mike Kitchen c/o christopher consultants

Mailing Address: \_\_\_\_\_

Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: \_\_\_\_\_

City/State/Zip: Manassas, VA 20110

Phone: \_\_\_\_\_

Phone: 703-393-9887

Email: \_\_\_\_\_

Email: mikekitchen@ccl-eng.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 29 day of September, 2021.

Bloxton Family Trust Margaret Bloxton  
 Signature of Owner

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

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 29 day of September, 2021,  
(day) (month) (year)

I, Bloxton Family Trust  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Margaret K Bloxton  
Owner

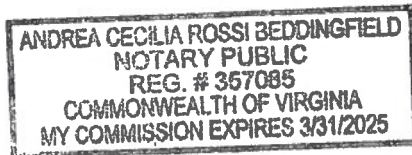
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Armedding Zuid  
Notary Public

My commission expires: \_\_\_\_\_





Special Power of Attorney Affidavit

Each owner  
NEEDS TO  
Fill out,  
SIGN +  
Notarize

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 29 day of September, 2021,  
(day) (month) (year)

I, Bloxton Family Trust, owner of  
7499-44-7009 (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
29 September 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

Bloxton Family Trust Margaret K. Bloxton  
Owner

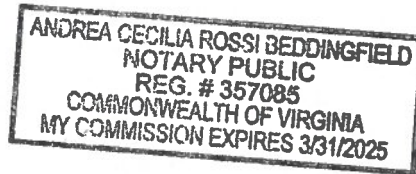
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.

A. Meddingibuild  
Notary Public

My commission expires: \_\_\_\_\_



CERTIFICATE OF  
TRUSTOF

Bloxtton Family Trust

JOINT TRUST AGREEMENT DATED March 11, 2016

We, Kenneth Bloxtton and Margaret Bloxtton here, of Prince William County, Virginia, through this Certificate of Trust ("Certificate of Trust") effective March 11, 2016, declare the following:

1. We have created the Bloxtton Family Trust JOINT TRUST AGREEMENT DATED March 11, 2016 ("Joint Trust Agreement"). This Joint Trust Agreement is a revocable Trust Agreement.

2. The initial and current Trustees are Kenneth Bloxtton and Margaret Bloxtton, either of whom may act. Should Kenneth Bloxtton fail or cease to serve as Trustee for any reason, Margaret Bloxtton is sole Trustee. Should Margaret Bloxtton fail or cease to serve as Trustee for any reason, Kenneth Bloxtton is sole Trustee. Should both and fail or cease to serve as Trustee for any reason, 3rd person is successor Trustee Kathleen Bellerby. No surety is required on any trustee serving under the Joint Trust Agreement.

3. Any trustee, acting alone or in concert with another trustee, in addition to the powers granted by law, shall have all of the powers and authority enumerated in Code Sections 64.2-105 and 64.2-777 of the Code of Virginia of 1950, as amended, which we have expressly incorporated in our Joint Trust Agreement and expressly incorporate in this Certificate of Trust by reference as if fully written out herein, including the following powers: to sell, exchange, lease or encumber any trust assets, real or personal, upon such terms as the trustee may deem appropriate and to borrow money for any purpose, including loans from the trustee, and secure such Joans with any assets of the trust.

4. It is our intention that uno party or person dealing with our trustee shall need to review the terms of our Joint Trust Agreement but shall rely entirely on this Certificate of Trust. We specifically direct that any trustee or successor trustee named in this Certificate of Trust shall be fully empowered to act and no person dealing with such trustee shall be obligated to inquire as to whether such trustee has been removed or the trustee's powers revised unless such other person or party has been given written notice of the removal of a trustee or the revision of the trustee's powers.

5. At the time of the execution of this Certificate of Trust, we do not intend to place this Certificate of Trust on public record and do not intend that the failure to record the Certificate of Trust shall affect its effectiveness. If it is eventually recorded, the fact that a long lapse of time occurs between its execution and recordation shall not impair its effectiveness.

Grantor and Trustee of the Bloxton Family Trust  
DATED March 11, 2016

Margaret Bloxton  
12918 Livia Drive  
Catharpin VA 20143

Margaret Bloxton

Trustee of the Bloxton Family Trust  
DATED March 11, 2016

Kenneth Bloxton  
12918 Livia Drive  
Catharpin VA 20143

Kenneth Bloxton

Beneficiary of the Bloxton Family Trust  
DATED March 11, 2016

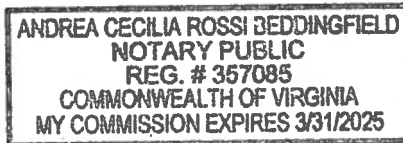
John Bloxton  
12918 Livia Drive  
Catharpin VA 20143

John Bloxton

STATE OF VIRGINIA  
COUNTY OF PRINCE WILLIAM, to-wit:

The foregoing instrument was acknowledged \_\_\_\_\_ before me in this jurisdiction aforesaid this 29 day of September 2021, by Margaret Bloxton Grantor, and Kenneth Bloxton Trustee, and John Bloxton Beneficiary.

Andrea Beddingfield  
Notary Public





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12918 LIVIA DR

7499-44-7009

General Info   Notes   Map

### Property Information

Account Number	081520	Property Address:
Owner Name	BLOXTON MARGARET K TR & KENNETH T BLOXTON TR	12918 LIVIA DR
Owner Address	12918 LIVIA DR CATHARPIN VA 20143-1247	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description

CATHARPIN FARMS SEC 2 PT LTS 9&10 PCL A

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$317,300
Fire House	07 - Evergreen	Land - Use Value	\$122,800
Special District		Impr - Market Value	\$460,500
Zoning	Agricultural	Total - Market Value	\$777,800
Acres	15.2129		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	1	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1978	Full Baths	3	Style	1 1 Story
Fin Area	2306	Half Baths	1	Exterior Wall	21 All Brick
Unfin Area	0	Basement Area	2056		
Fireplaces	2	Fin Basement	0		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	POS Porch, Screened	192
Addition	PAT Patio	384
Addition	POR Porch, Open	21
Addition	POR Porch, Open	192
Addition	GA2 Gar Att - 2 Car	500
Other Improvement	BRN Barn	1760
Other Improvement	BRN Barn	1920
Other Improvement	SS1 Storage Shed	144

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$317,300	\$122,800	\$460,500	\$777,800
General Reassessment	2020	\$304,200	\$123,100	\$431,800	\$736,000
General Reassessment	2019	\$304,200	\$119,900	\$396,100	\$700,300
General Reassessment	2018	\$304,200	\$104,300	\$386,400	\$690,600
General Reassessment	2017	\$285,800	\$103,900	\$373,100	\$658,900
General Reassessment	2016	\$285,800	\$97,300	\$355,400	\$641,200
General Reassessment	2015	\$292,200	\$97,000	\$376,500	\$668,700
General Reassessment	2014	\$277,000	\$95,200	\$375,600	\$652,600
General Reassessment	2013	\$235,300	\$94,500	\$306,600	\$541,900
General Reassessment	2012	\$230,600	\$89,900	\$298,300	\$528,900
General Reassessment	2011	\$263,700	\$92,000	\$249,500	\$513,200
General Reassessment	2010	\$310,100	\$107,600	\$233,600	\$543,700
General Reassessment	2009	\$328,000	\$113,100	\$260,800	\$588,800
General Reassessment	2008	\$413,500	\$143,200	\$329,100	\$742,600
General Reassessment	2007	\$532,800	\$151,000	\$333,800	\$866,600
General Reassessment	2006	\$532,800	\$150,800	\$466,600	\$999,400
General Reassessment	2005	\$270,400	\$0	\$392,000	\$662,400
General Reassessment	2004	\$252,500	\$0	\$336,000	\$588,500
General Reassessment	2003	\$163,500	\$0	\$288,900	\$452,400
General Reassessment	2002	\$156,900	\$0	\$249,500	\$406,400
General Reassessment	2001	\$139,100	\$0	\$211,600	\$350,700
General Reassessment	2000	\$124,500	\$0	\$203,300	\$327,800
General Reassessment	1999	\$118,600	\$0	\$188,200	\$306,800
General Reassessment	1998	\$114,700	\$0	\$181,100	\$295,800
General Reassessment	1997	\$113,400	\$0	\$181,100	\$294,500

**PREPARED BY:**  
Brian O'Laughlin, Esq.  
7 South Adams Street  
Richmond, VA 23220  
VA Bar ID: 81500  
Title Co.: Chicago Title Insurance Company

**201807090049274**

Prince William County, VA  
07/09/2018 08:43 AM Pages: 4  
Jacqueline C Smith, Esq., Clerk

**ORDER NUMBER:**  
64605610 - 4503231

**RECORD AND RETURN TO:**  
Amrock  
662 Woodward Avenue  
Detroit, MI 48226.

**CONSIDERATION: \$-0-**  
**TAX MAP NO. 7499-44-7009**

③

**THIS DEED** made and entered into this the 30<sup>th</sup> day of Jun, 2018, by and between **MARGARET K. BLOXTON** and **KENNETH T. BLOXTON**, party of the first part and hereinafter referred to as the Grantor, whether one or more, and **MARGARET K. BLOXTON** and **KENNETH T. BLOXTON**, Trustees of the **BLOXTON FAMILY TRUST, DATED MARCH 11, 2016**, whose mailing address is 12918 Livia Drive, Catharpin, VA 20143-1247, party of the second part and hereinafter referred to as the Grantee, whether one or more.

**PURSUANT** to § 58.1-811(A)(12) of the Code of Virginia of 1950 as amended to date, no additional grantee tax shall be required, and pursuant to § 58.1-811(C)(1) of the Code of Virginia of 1950 as amended to date, no additional grantor tax shall be required.

**WITNESSETH:**

**THAT FOR AND IN** consideration of the sum of Zero Dollars (\$0.00) cash in hand paid by the Grantee unto the Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby **QUITCLAIM, RELEASE** and **CONVEY**, unto the Grantee, **MARGARET K. BLOXTON** and **KENNETH T. BLOXTON**, Trustees of the **BLOXTON FAMILY TRUST, DATED MARCH 11, 2016**, all of the following described parcel of land, together with any improvements thereon, lying and being in the Gainesville Magisterial

District, State of Virginia, to-wit:

All of those certain lots or parcels of land, being 15.2 acres in the aggregate, more or less, together with improvements thereon, situated in Gainesville Magisterial District, Prince William County, Virginia, as more particularly described as follows:

Tract #1:

Lot 10 and Parcel "A", Section 2, Catharpin Farms Estates, as the same are shown on the plat attached to the deed of subdivision recorded in Deed Book No. 752, Page 429, among the Land Records of Prince William County, Virginia.

Tract #2:

Being a .7288 acre parcel previously partitioned from the East corner of Lot 9, Section 2, Catharpin Farms Estates, described as follows:

Beginning at an iron pipe found in the West edge of Livia Drive and corner with Jim K. Brown, et ux; thence with the street edge, South 39 degrees 14 minutes 19 seconds West 101.00 feet to an iron stake; thence on a line approximately three feet South of and parallel with an old field fence North 79 degrees 45 minutes 20 seconds 174.64 feet to an iron stake in the middle of an old gate opening; thence with a second field fence North 09 degrees 28 minutes 54 seconds East 213.86 feet to an iron stake; thence with line of Jim K. Brown, et ux, South 50 degrees 45 minutes 41 seconds East 258.90 feet to the Point of Beginning, containing 0.7288 acre, more or less, according to a plat prepared by Rush W. Boyer, dated May 1979.

Tract#3:

Being a 1.66 acre parcel previously partitioned from the said East corner of Lot 9, Section 2, Catharpin Farms Estates, described as follows:

Beginning at a large post found at the North corner of a former purchase by Jim K. Brown, et ux, from Joseph E. Slattery, et ux; thence with the line of the said purchase and fence and thence South 09 degrees 28 minutes 54 seconds West 265.91 feet to a stake which is 52.05 feet beyond the limit of the former lot; thence N 79 degrees 45 minutes 20 seconds West 249.72 feet to a stake; thence North 18 degrees 07 minutes 49 seconds East 377.21 feet to a stake in the line of the main lot of Jim K. Brown, et ux; thence with the said line and irregular fence South 50 degrees 45 minutes 41 seconds East 222.29 feet to the Point of Beginning, containing 1.66 acres, more or less, according to a plat prepared by Rush W. Boyer, dated January 1983.

Tract #4:

The residue of Lot 9, Section 2, Catharpin Farms Estates, as the same is shown on the plat attached to deed recorded in Book 752, Page 429 among the Land Records of Prince William County, Virginia.

Less and except from Tract #4:

Two parcels previously partitioned from Lot 9 and described by deeds recorded in Deed Book 1087, Page 106 and in Deed Book 1202, Page 1077.

BEING the same property conveyed to MARGARET K. BLOXTON and KENNETH T. BLOXTON, by deed dated 06/30/2018, from MARGARET K. BLOXTON and KENNETH T. BLOXTON, Trustees of the BLOXTON FAMILY TRUST, DATED MARCH 11, 2016, who acquired title as MARGARET K. BLOXTON and KENNETH T. BLOXTON, Trustees of the BLOXTON FAMILY TRUST, of record in the Clerk's Office of Prince William County, Virginia, as Instrument Number 201807060049249.

BEING FURTHER the same property conveyed to MARGARET K. BLOXTON AND KENNETH T. BLOXTON, TRUSTEES OF THE BLOXTON FAMILY TRUST, by deed of MARGARET K. BLOXTON AND JOHN B. BLOXTON III, of record in the Clerk's Office of Prince William County, Virginia, as Instrument Number 201604280030848.

Without reimposing them, this deed is made subject to all easements, restrictions, reservations, and conditions of record affecting said property herein conveyed.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**PREPARER OF THIS DEED HAS NOT RELIED ON EITHER  
A TITLE EXAMINATION OR A SURVEY**

Attached to and becoming a part of Deed between MARGARET K. BLOXTON and KENNETH T. BLOXTON, as Grantor(s), and MARGARET K. BLOXTON and KENNETH T. BLOXTON, Trustees of the BLOXTON FAMILY TRUST, DATED MARCH 11, 2016, as Grantee(s).

WITNESS the following signature and seal:

Margaret K Bloxton (SEAL)  
MARGARET K. BLOXTON

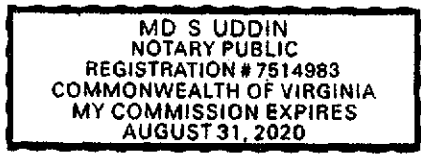
KT Bloxton (SEAL)  
KENNETH T. BLOXTON

COMMONWEALTH/STATE OF Virginia  
CITY/COUNTY OF Prince William to-wit:

The foregoing instrument was acknowledged before me this the 30<sup>th</sup> day of Jun, 2018, by MARGARET K. BLOXTON and KENNETH T. BLOXTON.

[Signature]  
Notary Public

My Commission Expires: 08/31/2020  
Registration No.: 7514983





Special Power of Attorney Affidavit

Each owner  
NEEDS TO  
Fill out,  
SIGN +  
Notarize

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 29 day of September, 2021,  
(day) (month) (year)

I, Stephen J. Kott & Liliana V. Kott, owner of  
7499-54-6132 (describe land by Grid Parcel Identification Number (GPIN))

make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

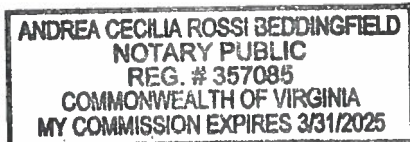
The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
September 29, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

[Signature]  
Owner  
Liliana V. Kott

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.



[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 29 day of September, 2021,  
(day) (month) (year)

I, Stephen J. Kott & Liliana V. Kott  
(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:

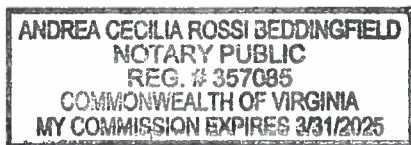
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SLJ Kott  
Owner  
Liliana Vanessa Kott

COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 29 day of September, 2021 in my county and state aforesaid, by the aforementioned principal.



A Beddingfield  
Notary Public

My commission expires: \_\_\_\_\_

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)  
 Application Type (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.54.6132	AF	T/F	5.3278
Total Acreage:			5.3278

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):  
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: <u>STEPHEN &amp; LILIANA V. KOTT</u>	Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u>
Mailing Address: _____	Mailing Address: <u>12894 Livia Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Catharpin, VA 20143</u>
Phone: _____	Phone: <u>202-957-6300</u>
Email: _____	Email: <u>tkissler@CastleRockPartners.net</u>

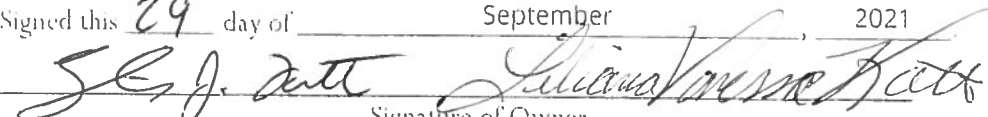
Contract Purchaser/Lessee\*

Engineer\*

Name: _____	Name: <u>Mike Kitchen c/o christopher consultants</u>
Mailing Address: _____	Mailing Address: <u>9301 Innovation Drive, Suite 150</u>
City/State/Zip: _____	City/State/Zip: <u>Manassas, VA 20110</u>
Phone: _____	Phone: <u>703-393-9887</u>
Email: _____	Email: <u>mikekitchen@ccl-eng.com</u>

\*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 29 day of September, 2021  
  
 Signature of Owner

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



# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

**12907 LIVIA DR**

**7499-54-6132**

General Info    Notes    Map

<b>Property Information</b>		
Account Number	054309	Property Address:
Owner Name	KOTT STEPHEN J & LILIANA V SURV	12907 LIVIA DR
Owner Address	12907 LIVIA DR	CATHARPIN VA 20143
	CATHARPIN VA 20143	
Use Code	11 SFD Detached	

Description  
CATHARPIN FARMS L 3 SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$165,200
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$494,500
Zoning	Agricultural	Total - Market Value	\$659,700
Acres	5.3278		

Card 1 of 1

Dwelling Information					
# of Stories	1	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1979	Full Baths	3	Style	1 1 Story
Fin Area	2216	Half Baths	1	Exterior Wall	21 All Brick
Unfin Area	0	Basement Area	2056		
Fireplaces	1	Fin Basement	1028		

Card - 1

Improvements			
IMPR Type	Description	Area	
Addition	PAT Patio	925	
Addition	GA2 Gar Att - 2 Car	530	
Addition	PAT Patio	126	
Addition	DEK Deck	336	
Other Improvement	BRN Barn	1296	
Other Improvement	IGP Inground Pool	540	
Other Improvement	FSS Farm Sun Shelter	288	
Other Improvement	FSS Farm Sun Shelter	288	
Other Improvement	FSS Farm Sun Shelter	288	

Assessment History						
Reason	Year	Land	Use	IMPR	Total	
General Reassessment	2021	\$165,200	\$0	\$494,500	\$659,700	
General Reassessment	2020	\$164,300	\$0	\$464,400	\$628,700	
General Reassessment	2019	\$164,300	\$0	\$432,600	\$596,900	
General Reassessment	2018	\$160,100	\$0	\$413,100	\$573,200	
General Reassessment	2017	\$159,200	\$0	\$391,300	\$550,500	
General Reassessment	2016	\$159,200	\$0	\$372,400	\$531,600	
General Reassessment	2015	\$159,000	\$0	\$394,700	\$553,700	
General Reassessment	2014	\$148,100	\$0	\$390,400	\$538,500	
General Reassessment	2013	\$136,200	\$0	\$319,700	\$455,900	
General Reassessment	2012	\$131,800	\$0	\$310,900	\$442,700	
General Reassessment	2011	\$143,400	\$0	\$260,000	\$403,400	
General Reassessment	2010	\$168,000	\$0	\$243,500	\$411,500	
General Reassessment	2009	\$177,100	\$0	\$271,900	\$449,000	
General Reassessment	2008	\$224,200	\$0	\$342,700	\$566,900	
General Reassessment	2007	\$266,000	\$0	\$347,600	\$613,600	
General Reassessment	2006	\$266,000	\$0	\$485,600	\$751,600	
General Reassessment	2005	\$162,500	\$0	\$408,200	\$570,700	
General Reassessment	2004	\$153,200	\$0	\$349,800	\$503,000	
General Reassessment	2003	\$110,900	\$0	\$300,900	\$411,800	
General Reassessment	2002	\$104,400	\$0	\$260,000	\$364,400	
General Reassessment	2001	\$89,100	\$0	\$220,500	\$309,600	
General Reassessment	2000	\$82,200	\$0	\$214,100	\$296,300	
General Reassessment	1999	\$78,300	\$0	\$198,200	\$276,500	
General Reassessment	1998	\$75,700	\$0	\$190,700	\$266,400	
General Reassessment	1997	\$74,400	\$0	\$190,700	\$265,100	

✓ Consideration: \$540,000.00  
✓ Assessed Value: \$531,600.00  
✓ Tax Map No: 7499-54-6132

Grantee Address:  
✓ 12907 Livia Drive  
Catharpin, VA 20143

✓ Title Insurer: First American Title Insurance Company  
✓ Document Prepared By: *+ Return to:*  
Eric A. Nesheim, VSB# 31803  
14901 Bogle Drive, Suite 301  
Chantilly, Virginia 20151  
File No. S16-3845

201702070010508

Prince William County, VA  
02/07/2017 12:44 PM Pgs: 2  
Michèle B. McQuigg, Clerk  
Grantor Tax: \$540.00



**This Deed**, made this <sup>3</sup>February 7, 2017, by and between **Stacy A. SMITH**, Teri Kristine **DAVISON** and **John Russell DAVISON**, Grantors, and **Stephen J. KOTT** and **Liliana V. KOTT**, Grantees.

**-Witnesseth-**

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

Lot 3, Section 2, CATHARPIN FARMS ESTATES, as the same are shown on the plat attached to the deed of subdivision recorded in Deed Book 752, at Page 429 ✓ among the land records of Prince William County, Virginia.

Together with the right to use, in conjunction with others, a private 50 foot wide ingress and egress and utilities easement to State Route #705 (Pageland Lane) and shown as Livia Drive on the aforesaid Plat.

BEING the same property conveyed to the Heirs of the Estate of Russell L. Davison by Last Will and Testament dated 06/24/2014, and recorded on 06/24/2014 in Instrument Number 201406240043482.

*box 246*

*T,*

**This conveyance** is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

**The said Grantors** covenant that they have the right to convey the said land to the said Grantees; that they have done no act to encumber the same; that the said Grantees shall have quiet possession of the said land, free from all encumbrances except mentioned herein; and that they, the said Grantors, will execute such further assurances of the land as may be requisite.

**Witness** the following signatures and seals.

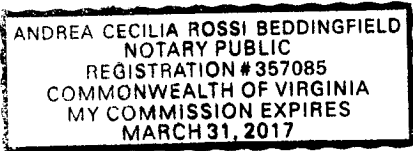
Stacy A. Smith (SEAL)  
**Stacy A. SMITH**

Teri Kristine Davison (SEAL)  
**Teri Kristine DAVISON**  
by Stacy A. Smith attorney in fact

John Russell Davison (SEAL)  
**John Russell DAVISON**  
by Stacy A. Smith attorney in fact

Commonwealth of Virginia )  
County of Prince William ) to wit:

The foregoing deed was acknowledged before me on 2/3/2017  
by **Stacy A. SMITH, Teri Kristine DAVISON and John Russell DAVISON.**



Amadine Guid  
Notary Public  
My commission expires \_\_\_\_\_

After recording, please return to:  
**Title One Settlement Group, LLC**  
**14901 Bogle Drive, Suite 301**  
**Chantilly, Virginia 20151**

Reserved for Recording Clerk:

NESMITH + POTTER

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.63.0595	AF	T/F	6.550
Total Acreage:			6.550

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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: Joseph A. Nesmith, Dorothy J. Nesmith Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: 12901 Livia Dr Mailing Address: 12894 Livia Drive

City/State/Zip: CATHARPIN, VA 20143 City/State/Zip: Catharpin, VA 20143

Phone: 703-659-7328 Phone: 202-957-6300

Email: jnesmith@aol.com Email: tkissler@CastleRockPartners.net

**Contract Purchaser/Lessee\***  **Engineer\***

Name: \_\_\_\_\_ Name: Mike Kitchen c/o christopher consultants

Mailing Address: \_\_\_\_\_ Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: \_\_\_\_\_ City/State/Zip: Manassas, VA 20110

Phone: \_\_\_\_\_ Phone: 703-393-9887

Email: \_\_\_\_\_ Email: mikekitchen@ccl-eng.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 30th day of September, 2021

Joseph A. Nesmith, Dorothy J. Nesmith Dorothy J. Nesmith Dorothy J. Nesmith

Signature of Owner

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

# Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 4th day of October, 2021,  
(day) (month) (year)

I, Joseph Q. Nesmith, Dorothy J. Nesmith & Donna J. Ritter, owner of  
7499-63-0595 (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint Tim Kissler c/o CastleRock Partners, LLC,  
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
Tim Kissler, c/o CastleRock Partners, LLC full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
October 4, 2021, \_\_\_\_\_, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

[Signature]  
Owner  
[Signature]  
owner  
[Signature]  
owner

COMMONWEALTH OF VIRGINIA:

County of Loudoun  
Prince William

Subscribed and sworn to before me this 4th day of October, 2021 in my  
county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: 9-30-2025





# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 4th day of October, 2021,  
(day) (month) (year)

I, Joseph Q. Nesbitt, Dorothy J. Nesbitt & Donna J. Potter  
(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  Loudoun

Subscribed and sworn to before me this  4th  day of  October ,  2021  in my county and state aforesaid, by the aforementioned principal.

[Signature]   
Owner  
 [Signature]   
owner

My commission expires:  9-30-2025

Kathryn Marshall   
Notary Public





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12901 LIVIA DR

7499-63-0595

General Info   Notes   Map

### Property Information

Account Number	054367	Property Address:
Owner Name	NESMITH JOSEPH Q & DOROTHY J NESMITH & DONNA J POTTER J-T	12901 LIVIA DR
Owner Address	12901 LIVIA DR	CATHARPIN VA 20143
Use Code	CATHARPIN VA 20143 11 SFD Detached	

Description

CATHARPIN FARMS L 1 SEC 1

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$188,000
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$359,200
Zoning	Agricultural	Total - Market Value	\$547,200
Acres	6.5500		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1975	Full Baths	2	Style	3 2 Story, 2 plus Story
Fin Area	1944	Half Baths	2	Exterior Wall	29 Brick Front w/Alum-Vinyl
Unfin Area	0	Basement Area	972		
Fireplaces	2	Fin Basement	243		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	DEK Deck	504
Addition	POE Porch, Enclosed	504
Addition	DEK Deck	240
Addition	POR Porch, Open	192
Addition	POR Porch, Open	88
Addition	PAT Patio	216
Addition	GA2 Gar Att - 2 Car	552
Other Improvement	SS1 Storage Shed	64
Other Improvement	BRN Barn	680

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$188,000	\$0	\$359,200	\$547,200
General Reassessment	2020	\$184,000	\$0	\$336,600	\$520,600
General Reassessment	2019	\$184,000	\$0	\$310,200	\$494,200
General Reassessment	2018	\$180,900	\$0	\$309,000	\$489,900
General Reassessment	2017	\$176,300	\$0	\$298,600	\$474,900
General Reassessment	2016	\$176,300	\$0	\$284,500	\$460,800
General Reassessment	2015	\$175,500	\$0	\$301,300	\$476,800
General Reassessment	2014	\$164,100	\$0	\$311,800	\$475,900
General Reassessment	2013	\$148,400	\$0	\$254,700	\$403,100
General Reassessment	2012	\$144,100	\$0	\$248,100	\$392,200
General Reassessment	2011	\$158,400	\$0	\$207,600	\$366,000
General Reassessment	2010	\$185,700	\$0	\$194,400	\$380,100
General Reassessment	2009	\$195,700	\$0	\$217,400	\$413,100
General Reassessment	2008	\$247,400	\$0	\$274,300	\$521,700
General Reassessment	2007	\$298,700	\$0	\$278,500	\$577,200
General Reassessment	2006	\$298,700	\$0	\$389,500	\$688,200
General Reassessment	2005	\$175,800	\$0	\$327,300	\$503,100
General Reassessment	2004	\$165,500	\$0	\$280,700	\$446,200
General Reassessment	2003	\$119,600	\$0	\$241,500	\$361,100
General Reassessment	2002	\$113,000	\$0	\$208,600	\$321,600
General Reassessment	2001	\$97,900	\$0	\$177,400	\$275,300
General Reassessment	2000	\$90,800	\$0	\$169,100	\$259,900
General Reassessment	1999	\$86,500	\$0	\$156,600	\$243,100

202005180038345

Prince William County, VA  
05/18/2020 03:01 PM Pages: 1  
Jacqueline C Smith, Esq., Clerk

Prepared by Joseph NeSmith, Grantor, Grantee and Attorney under VA Code 58.1-811 D.  
Grantee Address: Joseph NeSmith, 12901 Livia Drive, Catharpin, VA 20143 for APN  
5499-63-0595 and GPIN 7499-63-0595. Title Insurance: FIRST AMERICAN TITLE  
INSURANCE COMPANY.

**DEED OF GIFT**

JOSEPH Q. NESMITH and DOROTHY J. NESMITH, husband and wife (whose mailing  
address is 12901 Livia Drive, Catharpin, VA 20143) as a gift and for other consideration paid,  
grant to JOSEPH Q. NESMITH and DOROTHY J. NESMITH, husband and wife, of the town of  
Catharpin, County of Prince William, State of Virginia and DONNA J. POTTER, their Daughter,  
of the County of Loudon, State of Virginia, as Joint Tenants and not as Tenants in common, with  
WARRANTY COVENANTS:

Lot 1, Section 1, CATHARPIN FARMS ESTATES as the same is duly dedicated,  
platted, and recorded in Deed Book 755, Page 791 among the land records of Prince  
William County, Virginia.

AND BEING the same property conveyed to the party of the first part by deed recorded  
in Deed Book 773 at page 229 among the aforesaid land records.

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

We, JOSEPH Q. NESMITH AND DOROTHY J. NESMITH, husband and wife, release  
to said grantees all our right of curtesy and dower and all other interest in the aforesaid premises.

Being the same premises conveyed to JOSEPH Q NESMITH and DOROTHY J  
NESMITH, husband and wife, by deed dated July 12, 1985 and recorded in Book 1325 at Page  
1003.

The consideration for this conveyance is such that no documentary stamps are required.

Witness my hand(s) and seal(s) this 27<sup>th</sup> day of April 2020.

WITNESS:

Joseph Q. NeSmith

Dorothy J. NeSmith

Donna J. Potter

STATE Virginia

4/24/2020  
Date

COUNTY Loudon

Then personally appeared the above named Joseph Q. NeSmith, Dorothy J. NeSmith and  
Donna J. Potter and acknowledged the foregoing to be his/her free act and deed.



Leeanna Harshman  
Notary Public  
Commission Expires: 7525060  
7/31/2020

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.53.4696	AE	T/F	6.4501
<b>Total Acreage:</b>			

**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):  
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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:

<input type="checkbox"/> <b>Owner of Property*</b> Name: <u>SCOT &amp; CAROLINE CHIPMAN</u> Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> <b>Authorized Agent(s)*</b> Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<input type="checkbox"/> <b>Contract Purchaser/Lessee*</b> Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> <b>Engineer*</b> Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
--------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

\*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 27 day of September, 2021.

Caroline Chipman - Scot Chipman  
 Signature of Owner

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

# Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 27<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Scot Chipman & Caroline Chipman, owner of  
7499-53-4696 (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint Timothy L Kissler,  
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said

\_\_\_\_\_ full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
\_\_\_\_\_, \_\_\_\_\_, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

Scot Chipman  
\_\_\_\_\_  
owner  
Caroline Chipman

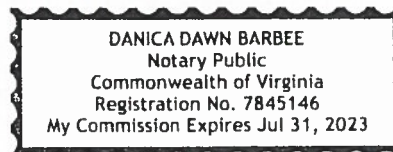
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 27<sup>th</sup> day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.

Dawn Barb  
\_\_\_\_\_  
Notary Public

My commission expires: July 31, 2023



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 27<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Scot Chipman & Caroline Chipman  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Scot Chipman  
Owner  
Caroline Chipman

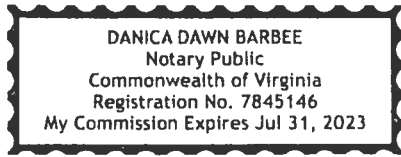
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 27<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

Dawn Barbee  
Notary Public

My commission expires: July 31, 2023





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12919 LIVIA DR

7499-53-4696

General Info   Notes   Map

### Property Information

Account Number	054310	Property Address:
Owner Name	CHIPMAN SCOT E & CAROLINE M SURV	12919 LIVIA DR
Owner Address	12919 LIVIA DR	CATHARPIN VA 20143
	CATHARPIN VA 20143-1246	
Use Code	11 SFD Detached	

Description

CATHARPIN FARMS L 4 SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$186,300
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$471,600
Zoning	Agricultural	Total - Market Value	\$657,900
Acres	6.4501		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1981	Full Baths	3	Style	3 2 Story, 2 plus Story
Fin Area	2772	Half Baths	1	Exterior Wall	29 Brick Front w/Alum-Vinyl
Unfin Area	0	Basement Area	1144		
Fireplaces	2	Fin Basement	0		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	PAT Patio	494
Addition	POR Porch, Open	250
Addition	POR Porch, Open	1372
Other Improvement	BRN Barn	1886
Other Improvement	BRN Barn	978
Other Improvement	SS3 3 Sided Det - Storage Shed	576
Other Improvement	SS1 Storage Shed	72

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$186,300	\$0	\$471,600	\$657,900
General Reassessment	2020	\$182,400	\$0	\$442,100	\$624,500
General Reassessment	2019	\$182,400	\$0	\$402,600	\$585,000
General Reassessment	2018	\$179,300	\$0	\$407,700	\$587,000
General Reassessment	2017	\$174,800	\$0	\$393,800	\$568,600
General Reassessment	2016	\$174,800	\$0	\$374,700	\$549,500
General Reassessment	2015	\$174,200	\$0	\$396,800	\$571,000
General Reassessment	2014	\$162,700	\$0	\$323,700	\$486,400
General Reassessment	2013	\$147,500	\$0	\$264,200	\$411,700
General Reassessment	2012	\$143,000	\$0	\$256,900	\$399,900
General Reassessment	2011	\$157,100	\$0	\$214,700	\$371,800
General Reassessment	2010	\$184,300	\$0	\$201,000	\$385,300
General Reassessment	2009	\$194,200	\$0	\$224,400	\$418,600
General Reassessment	2008	\$245,600	\$0	\$282,000	\$527,600
General Reassessment	2007	\$296,100	\$0	\$285,700	\$581,800
General Reassessment	2006	\$296,100	\$0	\$398,900	\$695,000
General Reassessment	2005	\$174,800	\$0	\$335,700	\$510,500
General Reassessment	2004	\$164,400	\$0	\$288,200	\$452,600
General Reassessment	2003	\$118,900	\$0	\$247,400	\$366,300
General Reassessment	2002	\$112,100	\$0	\$213,600	\$325,700
General Reassessment	2001	\$96,900	\$0	\$182,300	\$279,200
General Reassessment	2000	\$90,000	\$0	\$184,500	\$274,500
General Reassessment	1999	\$85,700	\$0	\$170,800	\$256,500
General Reassessment	1998	\$82,900	\$0	\$164,400	\$247,300
General Reassessment	1997	\$81,600	\$0	\$164,300	\$245,900
General Reassessment	1996	\$81,000	\$0	\$160,200	\$241,200

THIS DEED made and entered into this 15 day of July, 2003, by and between JERRY F. MATHIS and MARCIA M. MATHIS, husband and wife, Grantors, and SCOT E. CHIPMAN and CAROLINE M. CHIPMAN, husband and wife, Grantees.

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration paid to the Grantors by the Grantees, the receipt of which is hereby acknowledged, the said Grantors do hereby bargain, sell, grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said Grantees as tenants by the entirety with the common law right of survivorship, all that certain tract or parcel of land, with all improvements thereon, lying and being situate in Prince William County, Virginia as more particularly described as follows:

LOT FOUR (4), SECTION TWO (2), CATHARPIN FARMS ESTATES, AS THE SAME IS SHOWN ON PLAT ATTACHED TO DEED OF SUBDIVISION RECORDED IN DEED BOOK 752 AT PAGE 429 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

TOGETHER WITH THE USE OF (IN CONJUNCTION WITH OTHERS) A PRIVATE FIFTY (50) FOOT INGRESS-EGRESS LEADING TO STATE ROUTE #705 (PAGELAND LANE), AS SHOWN ON LIVIA DRIVE ON PLAT.

AND BEING the same property acquired by Grantor by virtue of a Deed recorded in Deed Book 1162 at Page 1092 among the land records of Prince William County, Virginia.

Grantee's Address: 12919 Livia Drive  
 Catharpin, VA 20143

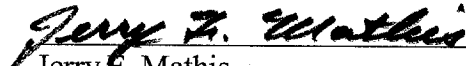
Return to: Joseph H. Chopp, Jr.  
 1316 Vincnet Place  
 McLean, VA 22101

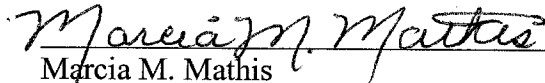
# 110



This conveyance is made subject to easements, rights-of-way of record, and to the restrictions, limitations and covenants binding upon said property of record.

WITNESS the following signature and seal:

  
Jerry F. Mathis

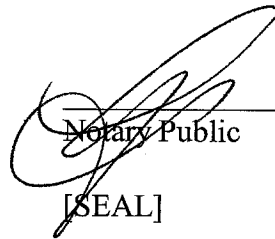
  
Marcia M. Mathis

COMMONWEALTH OF VIRGINIA, AT LARGE,  
COUNTY OF LOUDOUN, to-wit:

The foregoing instrument was acknowledged this 15 day of July, 2003 by Jerry F. Mathis and Marcia M. Mathis.

My Commission Expires:

11-30-05

  
Notary Public  
[SEAL]

SHEIKH

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

Project Name: Pageland North (formerly Catharprin Farms Estates)

Application Type (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.53.1462	AE	T/F	5.1975
Total Acreage:			5.1975

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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: Husna # MUSTAFA SHEIKH

Name: Tim Kissler c/o CastleRock Partners, LLC

Mailing Address: 12921 Livia Dr,

Mailing Address: 12894 Livia Drive

City/State/Zip: Catharpin, VA 20143

City/State/Zip: Catharpin, VA 20143

Phone: \_\_\_\_\_

Phone: 202-957-6300

Email: \_\_\_\_\_

Email: tkissler@CastleRockPartners.net

Contract Purchaser/Lessee\*

Engineer\*

Name: \_\_\_\_\_

Name: Mike Kitchen c/o christopher consultants

Mailing Address: \_\_\_\_\_

Mailing Address: 9301 Innovation Drive, Suite 150

City/State/Zip: \_\_\_\_\_

City/State/Zip: Manassas, VA 20110

Phone: \_\_\_\_\_

Phone: 703-393-9887

Email: \_\_\_\_\_

Email: mikekitchen@ccl-eng.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 24<sup>th</sup> day of September, 2021.

Mustafa Sheikh 9/24/21  
Signature of Owner

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

# Special Power of Attorney Affidavit

Each owner  
NEEDS TO  
FILL OUT,  
SIGN +  
Notarize

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 23 day of September, 2021,  
(day) (month) (year)

I, M. SHEIKH, owner of  
7499-53-1462 (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
9/23/2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

\*M. Sheikh  
Owner

COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 23rd day of SEPTEMBER, 2021 in my  
county and state aforesaid, by the aforementioned principal.

ANDREW B. CLARK  
NOTARY PUBLIC  
REGISTRATION # 7125931  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
July 31, 2023  
My commission expires: 07/31/2023

[Signature]  
Notary Public

\* This special power of Attorney is only for the application of  
Catharpin Farm Estate to Prince William County for Comprehensive  
Plan amendment consideration & it should not be used for any other  
purpose without the prior written consent of M. Sheikh.

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 23 day of September, 2021,  
(day) (month) (year)

I, Mr. M. SHEIKH of 12921 Livia Dr, Cathartsville, VA 20143  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

M. Sheikh  
Owner

COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 23<sup>rd</sup> day of SEPTEMBER, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: 07/31/2023

ANDREW B. CLARK  
NOTARY PUBLIC  
REGISTRATION # 7125931  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
July 31, 2023

ANDREW B. CLARK  
NOTARY PUBLIC  
REGISTRATION # 7125931  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
JULY 31, 2023



# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12921 LIVIA DR

7499-53-1462

General Info   Notes   Map

### Property Information

Account Number	054311	Property Address:
Owner Name	SHEIKH MUSTAFA G TR & HUMA M TR ETAL	12921 LIVIA DR
Owner Address	12921 LIVIA DR	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description  
CATHARPIN FARMS L 5B SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$162,800
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$727,400
Zoning	Agricultural	Total - Market Value	\$890,200
Acres	5.1975		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	2	# Bedrooms	3	Basement Type	234 Walkout
Year Built	1989	Full Baths	4	Style	3 2 Story, 2 plus Story
Fin Area	4106	Half Baths	1	Exterior Wall	60 Most Brick w/Alum-Vinyl
Unfin Area	0	Basement Area	2226		
Fireplaces	3	Fin Basement	1113		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	POR Porch, Open	70
Addition	DEK Deck	688
Addition	GA2 Gar Att - 2 Car	544
Other Improvement	SS3 3 Sided Det - Storage Shed	480

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$162,800	\$0	\$727,400	\$890,200
General Reassessment	2020	\$162,100	\$0	\$678,400	\$840,500
General Reassessment	2019	\$162,100	\$0	\$643,100	\$805,200
General Reassessment	2018	\$158,000	\$0	\$610,200	\$768,200
General Reassessment	2017	\$157,400	\$0	\$588,500	\$745,900
General Reassessment	2016	\$157,400	\$0	\$559,200	\$716,600
General Reassessment	2015	\$157,400	\$0	\$591,200	\$748,600
General Reassessment	2014	\$146,300	\$0	\$557,500	\$703,800
General Reassessment	2013	\$134,900	\$0	\$454,100	\$589,000
General Reassessment	2012	\$130,400	\$0	\$441,100	\$571,500
General Reassessment	2011	\$141,700	\$0	\$368,100	\$509,800
General Reassessment	2010	\$166,200	\$0	\$344,000	\$510,200
General Reassessment	2009	\$175,000	\$0	\$383,500	\$558,500
General Reassessment	2008	\$221,700	\$0	\$484,800	\$706,500
General Reassessment	2007	\$262,400	\$0	\$492,000	\$754,400
General Reassessment	2006	\$262,400	\$0	\$686,000	\$948,400
General Reassessment	2005	\$161,200	\$0	\$575,400	\$736,600
General Reassessment	2004	\$151,900	\$0	\$491,800	\$643,700
General Reassessment	2003	\$110,000	\$0	\$421,900	\$531,900
General Reassessment	2002	\$103,500	\$0	\$363,400	\$466,900
General Reassessment	2001	\$88,300	\$0	\$309,700	\$398,000
General Reassessment	2000	\$81,200	\$0	\$311,400	\$392,600
General Reassessment	1999	\$77,300	\$0	\$288,300	\$365,600
General Reassessment	1998	\$74,800	\$0	\$277,500	\$352,300
General Reassessment	1997	\$73,600	\$0	\$276,900	\$350,500
General Reassessment	1996	\$72,900	\$0	\$277,500	\$350,400

### Transfer History

Date	Sale Amount	Owner	Transfer Type	Conveyance Number
------	-------------	-------	---------------	-------------------

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION, OPINION OR SURVEY  
Return to : AMERIESTATE LEGAL PLAN, INC. 3525 Hyland Ave. Suite 150, Costa Mesa, CA 92626  
Prepared by: JEREMY DOMOZICK, 101 N. Lynnhaven Rd. Suite 202, Virginia Beach, VA 23452. State Bar No. 68104  
Tax Map No.: 7499-53-1462  
Grantee's Address: 12921 LIVIA DRIVE, CATHARPIN, VA 20143  
Consideration: \$0.00 This Deed into Trust is exempt from recordation tax pursuant to Virginia Code § 58.1-811(A)(12)  
Underwriter: Unknown

## DEED TO TRUST

This DEED IN TRUST, made this 7 day, of June, 2014, by and between the following parties:

GRANTOR: **MUSTAFA G. SHEIKH and HUMA M. SHEIKH**, husband and wife ("Grantor," whether one or more), and

FIRST GRANTEE: **MUSTAFA G. SHEIKH and HUMA M. SHEIKH, Trustees**, either of whom may act independently, as Co-Trustees under Declaration of Trust dated 6 / 4 / 14, known as the *MUSTAFA AND HUMA SHEIKH LIVING TRUST (Share H)*, with full power to sell, assign, exchange, transfer, convey, and encumber, and all other powers conferred on trustees under the Code of Virginia, as amended, or any successor thereto ("First Grantee," whether one or more), and

SECOND GRANTEE: **MUSTAFA G. SHEIKH and HUMA M. SHEIKH, Trustees**, either of whom may act independently, as Co-Trustees under Declaration of Trust dated 6 / 4 / 14, known as the *MUSTAFA AND HUMA SHEIKH LIVING TRUST (Share W)*, with full power to sell, assign, exchange, transfer, convey, and encumber, and all other powers conferred on trustees under the Code of Virginia, as amended, or any successor thereto ("Second Grantee," whether one or more):

**Witnesseth**, that for estate planning purposes and for no consideration, the Grantor does hereby give, grant, and convey unto the First Grantee and Second Grantee (hereinafter collectively referred to as the "Grantees"), as tenants in common each as to an undivided one-half (½) interest, and all successors in trust, with general warranty of title, all of that certain lot or parcel of land, with improvements thereon, situate, lying and being in City/County of **PRINCE WILLIAM**, VIRGINIA, having an address of **12921 LIVIA DRIVE, CATHARPIN, VA 20143**, and more particularly described as follows:

LOT 5-B, SECTION 2, CATHARPIN FARMS ESTATES, AS SHOWN ON PLAT AND DEED OF SUBDIVISION RECORDED IN DEED BOOK 752 AT PAGE 429, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

TOGETHER WITH THE RIGHT TO USE IN CONJUNCTION WITH OTHERS A PRIVATE 50 FOOT WIDE INGRESS AND EGRESS AND UTILITY EASEMENT LEADING TO STATE ROUTE 750 (PAGELAND LANE) AND SHOWN AS LIVIA DRIVE ON AFORESAID PLAT.

**And Being** the same property conveyed to the Grantors by Deed recorded in Deed Book 1497 at Page 961-962 among the land records of City/County of PRINCE WILLIAM, Virginia.

**To Have and To Hold** the above-described property as Trustee(s) under the above-referenced trusts as the same may be amended from time to time; and

**To Further Have and To Hold** said property with all powers conferred on trustees under the Code of Virginia, as amended (which section is incorporated herein by reference), and with full power, right, and authority hereby granted unto the Grantees, and any successors in trust, to sell, lease, assign, exchange, transfer, convey, and encumber said property, in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as the Grantees may deem desirable in the sole discretion of the Grantees, together with the right to subdivide and re-subdivide the property, to dedicate the property or portions thereof for public use, and to grant licenses and/or easements for utility and/or other purposes across, over, and under said property.

**The Grantees** are hereby empowered to execute, acknowledge and deliver such instruments as may be necessary to carry out any of the foregoing powers and there shall be no obligation or liability upon any purchaser(s) or lessee(s) of said property, or any part thereof, or upon any party or parties making loans secured against said property, to see to the proper application of the proceeds of such sale, lease, or loan.

**No Person** who deals with a Grantee hereunder, or with any successor(s) in trust, shall be bound to inquire into the authority for, or propriety of, any action taken or not taken by such Grantee. Every deed, deed of trust, lease, or other instrument executed by a Grantee, or by any successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein, shall be conclusive evidence in favor of every person claiming any right, title, or interest thereunder that: (i) at the time of the delivery of such instrument the trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the trust agreement or declaration of trust establishing such trust, as the same may be amended from time to time, and is binding upon all beneficiaries of said trust; and (iii) if such instrument is executed by successor(s) in trust to the Grantee that such successor(s) in trust were properly appointed and were fully vested with all the title, estate, rights, powers, duties, and obligations of Grantee, provided that said successor(s) in trust certify in said instrument that such successor(s) in trust were properly appointed.

**The Prior Tenancy** held by **MUSTAFA G. SHEIKH** and **HUMA M. SHEIKH** is hereby expressly severed and terminated, it being intended that no right of survivorship shall hereafter exist.

**This Conveyance** is made subject to all provisions, covenants, encumbrances, restrictions, rights of way, easements, and/or agreements contained in the documents forming the chain of title to this property.

**The Grantor Covenants** that the Grantor has the right to convey said property to the Grantees; that the Grantees shall have quiet possession of the property; and that the Grantor will execute such further assurances of the property as may be requisite and necessary.

Witness the following signatures and seals.

X Mustafa G. Sheikh (SEAL)  
MUSTAFA G. SHEIKH

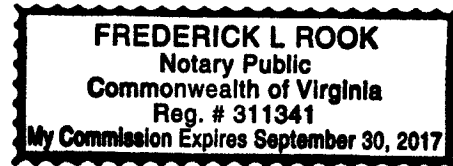
X Huma M. Sheikh (SEAL)  
HUMA M. SHEIKH

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF Gotham, TO-WIT:

The undersigned Notary Public for the jurisdiction aforesaid does hereby certify that MUSTAFA G. SHEIKH and HUMA M. SHEIKH, whose names are signed to the foregoing and hereunto annexed deed, bearing date on this day, have this day acknowledged the same before me in my jurisdiction aforesaid.

Given Under My Hand and Seal this 4, day of June, 2014.

[Signature]  
Notary Public  
Registration Number: 311341  
My Commission Expires: September 30, 2017



THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. DESCRIPTION CONTAINED HEREIN WAS TAKEN FROM A PRIOR DEED AND WITHOUT BENEFIT OF AN UPDATED SURVEY. PREPARER MAKES NO REPRESENTATION AS TO THE ACCURACY OF SAID DESCRIPTION.



# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Project Name:** Pageland North (formerly Catharprin Farms Estates)

**Application Type** (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
74099-53-1320	AF	T/F	5.000
<b>Total Acreage:</b>			5.000

**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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: MARK & SUSAN BUSCHER  
 Mailing Address: 12923 Livia Dr  
 City/State/Zip: Catharpin VA 20143  
 Phone: 571 334 9614  
 Email: authent.cadvoc@comcast.net

Name: Tim Kissler c/o CastleRock Partners, LLC  
 Mailing Address: 12894 Livia Drive  
 City/State/Zip: Catharpin, VA 20143  
 Phone: 202-957-6300  
 Email: tkissler@CastleRockPartners.net

**Contract Purchaser/Lessee\***

**Engineer\***

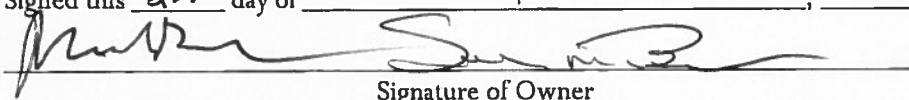
Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

Name: Mike Kitchen c/o christopher consultants  
 Mailing Address: 9301 Innovation Drive, Suite 150  
 City/State/Zip: Manassas, VA 20110  
 Phone: 703-393-9887  
 Email: mikekitchen@ccl-eng.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 24 day of September, 2021.

  
 Signature of Owner

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

Special Power of Attorney Affidavit

EACH owner  
NEEDS TO  
FILL OUT,  
SIGN +  
Notarize

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 24<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Mark R. and Susan M. Buscher, owner of  
\_\_\_\_\_ (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
\_\_\_\_\_, \_\_\_\_\_, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

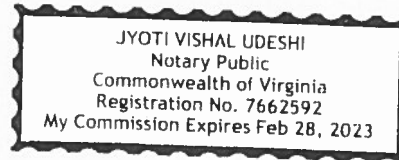
[Signature]  
Owner  
[Signature]

COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM  
Subscribed and sworn to before me this 24<sup>th</sup> day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: Feb 28, 2023



# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 24<sup>th</sup> day of September, 2021,  
(day) (month) (year)

I, Mark R. and Susan M. Buscher  
(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]  
Owner

COMMONWEALTH OF VIRGINIA:

County of PRINCE WILLIAM

Subscribed and sworn to before me this 24<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: Feb 28, 2023

JYOTI VISHAL UDESHI  
Notary Public  
Commonwealth of Virginia  
Registration No. 7662592  
My Commission Expires Feb 28, 2023



# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12923 LIVIA DR

7499-53-1320

General Info   Notes   Map

### Property Information

Account Number	054307	Property Address:
Owner Name	BUSCHER MARK R & SUSAN M BUSCHER SURV	12923 LIVIA DR
Owner Address	12923 LIVIA DR	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description  
CATHARPIN FARMS L 5A SEC 2

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$159,000
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$460,700
Zoning	Agricultural	Total - Market Value	\$619,700
Acres	5.0000		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	0 Not Applicable
Year Built	1974	Full Baths	4	Style	3 2 Story, 2 plus Story
Fin Area	3636	Half Baths	0	Exterior Wall	60 Most Brick w/Alum-Vinyl
Unfin Area	0	Basement Area	0		
Fireplaces	1	Fin Basement	0		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	DEK Deck	160
Addition	DEK Deck	192
Other Improvement	SS3 3 Sided Det - Storage Shed	420
Other Improvement	SS1 Storage Shed	264
Other Improvement	SS3 3 Sided Det - Storage Shed	240
Other Improvement	BRN Barn	792

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$159,000	\$0	\$460,700	\$619,700
General Reassessment	2020	\$159,000	\$0	\$427,500	\$586,500
General Reassessment	2019	\$159,000	\$0	\$395,800	\$554,800
General Reassessment	2018	\$154,600	\$0	\$398,400	\$553,000
General Reassessment	2017	\$154,600	\$0	\$385,200	\$539,800
General Reassessment	2016	\$154,600	\$0	\$367,000	\$521,600
General Reassessment	2015	\$154,600	\$0	\$389,200	\$543,800
General Reassessment	2014	\$143,800	\$0	\$411,600	\$555,400
General Reassessment	2013	\$132,900	\$0	\$336,100	\$469,000
General Reassessment	2012	\$128,500	\$0	\$327,400	\$455,900
General Reassessment	2011	\$139,400	\$0	\$273,800	\$413,200
General Reassessment	2010	\$163,400	\$0	\$256,700	\$420,100
General Reassessment	2009	\$172,100	\$0	\$286,800	\$458,900
General Reassessment	2008	\$217,800	\$0	\$362,000	\$579,800
General Reassessment	2007	\$257,000	\$0	\$366,400	\$623,400
General Reassessment	2006	\$257,000	\$0	\$512,200	\$769,200
General Reassessment	2005	\$159,000	\$0	\$430,600	\$589,600
General Reassessment	2004	\$149,900	\$0	\$345,800	\$495,700
General Reassessment	2003	\$108,700	\$0	\$297,400	\$406,100
General Reassessment	2002	\$102,200	\$0	\$257,200	\$359,400
General Reassessment	2001	\$86,900	\$0	\$183,200	\$270,100
General Reassessment	2000	\$79,900	\$0	\$176,400	\$256,300
General Reassessment	1999	\$76,100	\$0	\$163,300	\$239,400
General Reassessment	1998	\$73,600	\$0	\$157,100	\$230,700
General Reassessment	1997	\$72,300	\$0	\$157,100	\$229,400
General Reassessment	1996	\$71,600	\$0	\$158,500	\$230,100

43769

## D E E D

THIS DEED made this 31st day of March, 1995, by and between ROBERT N. WILKINSON AND ELISABETH L. WILKINSON, HUSBAND AND WIFE, GRANTORS; and MARK R. BUSCHER AND SUSAN M. BUSCHER, HUSBAND AND WIFE, GRANTEES;

## W I T N E S S E T H

THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell and convey, in fee simple and with General Warranty of Title, unto the GRANTEES, as tenants by the entirety with full common law rights of survivorship the following described property, situate, lying and being in PRINCE WILLIAM County, Virginia, to wit:

LOT FIVE-A (5-A), SECTION TWO (2), CATHARPIN FARM ESTATES, Gainesville District, Prince William County, Virginia, as shown on plat and Deed of Subdivision recorded among the land records of Prince William County, Virginia.

TOGETHER WITH the right to use in conjunction with others a private 50 foot wide ingress and egress and utilities easement leading to State Route #705 (Pageland Lane) and shown as Livia Drive on the aforesaid plat.

BEING the same property conveyed unto the Grantors herein by Deed from Raymond E. Smith and Margaret E. Smith, his wife, dated 4-17-78, recorded 4-18-78, in Deed Book 982, at page 149, among the land records of the County of Prince William, Virginia.

This conveyance is made subject to covenants, conditions, restrictions, easements and rights of way of record.

The GRANTORS covenant that said GRANTORS have the right to convey the aforesaid property; that the GRANTORS have done no act to encumber said property; that the GRANTEES shall have quiet possession of said property; and that the GRANTORS will execute such further assurances as may be requisite.

RETURN TO:  
VIRGINIA TITLE & ESCROW  
7546 DIPLOMAT DRIVE  
MANASSAS, VA 22110

Tax Map No. : 143-02-000-0005A  
Grantee's Address: 12923 LIVIA DRIVE  
CATHARPIN, VIRGINIA 22018  
Consideration: \$250,000.00

95090167

This is to certify that the tax imposed  
by Section 58.1-802 (A) has been paid  
Consideration 250,000.00  
Tax 250.00

Box MB

Witness the following signatures and seals.

*Robert N. Wilkinson* (seal)  
ROBERT N. WILKINSON

*Elisabeth L. Wilkinson* (seal)  
ELISABETH L. WILKINSON,

STATE OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

I, the undersigned, a Notary Public for the jurisdiction aforesaid, do certify that ROBERT N. WILKINSON AND ELISABETH L. WILKINSON, HUSBAND AND WIFE whose name(s) is/are signed to the foregoing document acknowledged the same before me in my jurisdiction aforesaid, this 31<sup>st</sup> day of March, 1995.

My commission expires on the 31<sup>st</sup> day of October, 1996.

*Melvin C. Brunsoph*  
Notary Public

RETURN TO:  
VIRGINIA TITLE & ESCROW  
7546 DIPLOMAT DRIVE  
MANASSAS, VA 22110

RECORDED W/CERTIFICATE ANNEXED

95 MAR 31 PM 3:27

PRINCE WILLIAM CO., VA.

TESTE: *DCC*  
CLERK

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Project Name:** Pageland North (formerly Catharprin Farms Estates)  
**Application Type** (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
7499.53.4833	AE	TIF	5.000
7499.63.1122	AE	TIF	16.094
<b>Total Acreage:</b>			<b>21.0940</b>

**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):  
 The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

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

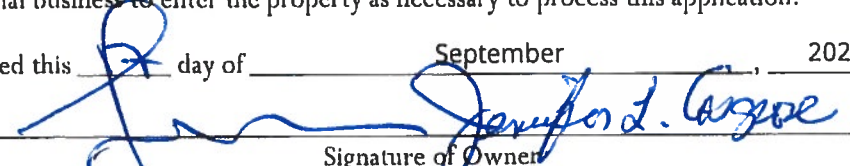
The name(s), mailing address(es), and telephone number(s) of owner(s), authorized agent(s), contract purchaser(s)/lessee(s), and engineer(s) as applicable are:

<input type="checkbox"/> <b>Owner of Property*</b> Name: <u>SEAN &amp; JENNIFER COSGROVE</u> Mailing Address: <u>12893 LIVIA DRIVE</u> City/State/Zip: <u>CATHARPIN, VA 20143</u> Phone: <u>703-928-9115</u> Email: <u>SEAN@DSICRYWALL.COM</u>	<input checked="" type="checkbox"/> <b>Authorized Agent(s)*</b> Name: <u>Tim Kissler c/o CastleRock Partners, LLC</u> Mailing Address: <u>12894 Livia Drive</u> City/State/Zip: <u>Catharpin, VA 20143</u> Phone: <u>202-957-6300</u> Email: <u>tkissler@CastleRockPartners.net</u>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<input type="checkbox"/> <b>Contract Purchaser/Lessee*</b> Name: _____ Mailing Address: _____ City/State/Zip: _____ Phone: _____ Email: _____	<input checked="" type="checkbox"/> <b>Engineer*</b> Name: <u>Mike Kitchen c/o christopher consultants</u> Mailing Address: <u>9301 Innovation Drive, Suite 150</u> City/State/Zip: <u>Manassas, VA 20110</u> Phone: <u>703-393-9887</u> Email: <u>mikekitchen@ccl-eng.com</u>
--------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

\*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 17 day of September, 2021.  
  
 \_\_\_\_\_  
 Signature of Owner

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

# Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 17 day of September, 2021,  
(day) (month) (year)

I, Sean J. Cosgrove & Jennifer L. Cosgrove  
(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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Jennifer L. Cosgrove  
Owner

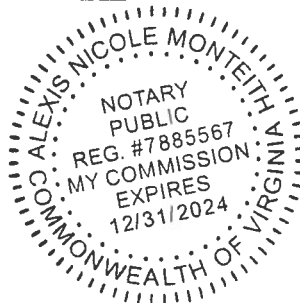
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 17<sup>th</sup> day of September, 2021 in my county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: 12.31.2024





Special Power of Attorney Affidavit

EACH OWNER  
NEEDS TO  
FILL OUT,  
SIGN +  
NOTARIZE

COMMONWEALTH OF VIRGINIA  
COUNTY OF PRINCE WILLIAM

This 17 day of September, 2021,  
(day) (month) (year)

I, SEAN J. COSGROVE & JENNIFER H. COSGROVE, owner of  
\_\_\_\_\_ (describe land by Grid Parcel Identification Number (GPIN))  
make, constitute, and appoint TIMOTHY L. KISSLER,

my true and lawful attorney-in-fact, and in my name, place and stead giving unto said  
TIMOTHY L. KISSLER full power and authority to do and perform all  
acts and make all representation necessary, without any limitation whatsoever, to make application for said  
Comprehensive Plan Amendment.

The right, powers, and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on  
17 September, 2021, and shall remain in full force and effect  
thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Planning of Prince  
William County stating that the terms of this power have been revoked or modified.

Jennifer H. Cosgrove  
Owner

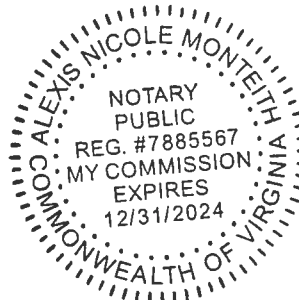
COMMONWEALTH OF VIRGINIA:

County of Prince William

Subscribed and sworn to before me this 17<sup>th</sup> day of September, 2021 in my  
county and state aforesaid, by the aforementioned principal.

[Signature]  
Notary Public

My commission expires: 12.31.2024





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12895 LIVIA DR

7499-53-4833

General Info   Notes   Map

### Property Information

Account Number	053872	Property Address:
Owner Name	COSGROVE SEAN JOSEPH PATRICK & JENNIFER L COSGROVE SURV	12895 LIVIA DR
Owner Address	12895 LIVIA DR	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description

PCL A

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$159,000
Fire House	07 - Evergreen	Land - Use Value	\$0
Special District		Impr - Market Value	\$337,100
Zoning	Agricultural	Total - Market Value	\$496,100
Acres	5.0000		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	2	# Bedrooms	4	Basement Type	5 Walkup
Year Built	1901	Full Baths	2	Style	3 2 Story, 2 plus Story
Fin Area	2679	Half Baths	1	Exterior Wall	22 All Alum/Vinyl
Unfin Area	0	Basement Area	1374		
Fireplaces	2	Fin Basement	0		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	DEK Deck	360
Addition	GAR Garage	126
Addition	POR Porch, Open	180
Addition	PAT Patio	266
Feature	BG2 Basement Garage - 2 car	1
Other Improvement	SS1 Storage Shed	140
Other Improvement	BRN Barn	2800
Other Improvement	SS1 Storage Shed	144
Other Improvement	SS3 3 Sided Det - Storage Shed	120

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$159,000	\$0	\$337,100	\$496,100
General Reassessment	2020	\$159,000	\$0	\$314,600	\$473,600
General Reassessment	2019	\$159,000	\$0	\$290,600	\$449,600
General Reassessment	2018	\$154,600	\$0	\$213,700	\$368,300
General Reassessment	2017	\$154,600	\$0	\$207,400	\$362,000
General Reassessment	2016	\$154,600	\$0	\$198,100	\$352,700
General Reassessment	2015	\$154,600	\$0	\$210,700	\$365,300
General Reassessment	2014	\$143,800	\$0	\$190,100	\$333,900
General Reassessment	2013	\$132,900	\$0	\$155,800	\$288,700
General Reassessment	2012	\$128,500	\$0	\$152,300	\$280,800
General Reassessment	2011	\$139,400	\$0	\$127,800	\$267,200
General Reassessment	2010	\$163,400	\$0	\$120,200	\$283,600
General Reassessment	2009	\$172,100	\$0	\$134,800	\$306,900
General Reassessment	2008	\$217,800	\$0	\$171,400	\$389,200
General Reassessment	2007	\$257,000	\$0	\$175,000	\$432,000
General Reassessment	2006	\$257,000	\$0	\$245,600	\$502,600
General Reassessment	2005	\$159,000	\$0	\$207,200	\$366,200
General Reassessment	2004	\$149,900	\$0	\$133,700	\$283,600
General Reassessment	2003	\$108,700	\$0	\$115,800	\$224,500
General Reassessment	2002	\$102,200	\$0	\$100,700	\$202,900
General Reassessment	2001	\$86,900	\$0	\$86,600	\$173,500
General Reassessment	2000	\$79,900	\$0	\$89,500	\$169,400
General Reassessment	1999	\$76,100	\$0	\$82,900	\$159,000
General Reassessment	1998	\$73,600	\$0	\$79,800	\$153,400

After Recording Return to:  
Metropolitan Title, LLC  
14535 John Marshall Highway, Suite 109  
Gainesville, VA 20155  
File No.: 1805101

## DEED OF GIFT

**THIS DEED**, made this 14 day of November, 2018, by and between **Sean Joseph Patrick COSGROVE AND Jennifer L. COSGROVE**, husband and wife, parties of the first part, and **Sean Joseph Patrick COSGROVE AND Jennifer L. COSGROVE**, husband and wife, party of the second part;

### WITNESSETH

**THAT**, for and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, said parties of the first part do grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto **Sean Joseph Patrick COSGROVE and Jennifer L. COSGROVE**, party of the second part, as tenants by the entirety with common law right of survivorship, his heirs, personal representatives and assigns, in fee simple, all that piece or parcel of land situate, lying and being in the County of Prince William, Commonwealth of Virginia and, described as follows:

**Parcel A, also known as Parcel 16 on the property of Joseph Slattery:**

**BEGINNING** at a point on the line of Odend'hall, said point being a corner of Parcel 17; thence with Odend'hall the following courses and distances: N 82 degrees 02' 12" W 100.09 feet to a point, thence N 72 degrees 42' 12" W 177.87 feet to a point; thence through Slattery the following coursed and distances: N 06 degrees 03' 06" E 787.01 feet to a point; thence S 76 degrees 33' 36" E 276.78 feet to a point, said point being a corner of Parcel 17; thence with Parcel 17 S 06 degrees 03' 06" W 789.44 feet to the beginning, containing 5.0000 acres.

**TOGETHER WITH** the right to use in common with others that certain 50' ingress, egress and utility easement known to be a portion of Livia Drive, the center line of which easement is described as follows:

**BEGINNING** at a point on the center line of Livia Drive, being a 50' ingress, egress and utility easement for Catharpin Farms Estates, said point being N 54 degrees 46' 46" E 25.00 feet from the corner of Parcel 17 and Lot 1, Catharpin Farms Estates (Part of the property of Joseph Slattery); thence thru the property of Joseph Slattery and John Garrett the following courses and distances to the center line of Pageland Lane; curving to the left along the arc circle of 170.33 feet having a radius of 217.00 feet to a point; thence S 80 degrees 11' 39" E 170.83 feet to a point; thence curving to the left 119.32 feet along the arc circle having a radius of 386.77 feet to a point; thence N 82 degrees 07' 48" E 160.74 feet to the center line of Pageland Lane (State Route #705)

**AND BEING** the same property conveyed by Sean Joseph Patrick COSGROVE, by Michael C. Turner and Karen D. Jeffries, husband and wife, by virtue of a Deed dated November 14, 2018 and recorded 11-15-18 as Instrument No. 201811150082387, among the Land Records of Prince William County, Virginia.

Exempt Code of Virginia, Section ~~58-1-811~~ --58.1-811 (D)


**THIS** conveyance is made expressly subject to the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to matters visible upon inspection.

**AND** the said parties of the first part covenant(s) that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

Prepared by: James E. Mitchell, III, Esq. - VA Bar Number: 23104  
Grantee Address: 12895 Livia Drive Catharpin, VA 20143  
Tax Map No: 7499-53-4833+

Witness the following signature and seal:

  
Sean Joseph Patrick COSGROVE

  
Jennifer L. COSGROVE

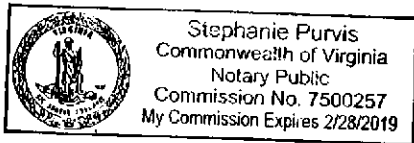
COMMONWEALTH OF VIRGINIA, COUNTY OF Prince William, to wit:

On this 19 day of November, 2018, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Sean Joseph Patrick COSGROVE AND Jennifer L. COSGROVE** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in any presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Notary Public

My commission Expires: 2/28/19





# PRINCE WILLIAM COUNTY, VIRGINIA

## REAL ESTATE ASSESSMENTS

- [Home](#)
- [Quick Search](#)
- [Address Search](#)
- [GPIN/Account Search](#)
- [Sales Search](#)

12893 LIVIA DR

7499-63-1122

General Info   Notes   Map

### Property Information

Account Number	053871	Property Address:
Owner Name	COSGROVE SEAN J & JENNIFER L COSGROVE SURV	12893 LIVIA DR
Owner Address	12893 LIVIA DR CATHARPIN VA 20143	CATHARPIN VA 20143
Use Code	11 SFD Detached	

Description  
PCL B 142-1-1H

Assessment Info		2021 Assessment	
Neighborhood	02014 Breezy Knolls/Boxwd Farms Area	Land - Market Value	\$328,200
Fire House	07 - Evergreen	Land - Use Value	\$178,800
Special District		Impr - Market Value	\$715,200
Zoning	Agricultural	Total - Market Value	\$1,043,400
Acres	16.0940		

<< Previous Card   Card 1 of 1   Next Card >>

### Dwelling Information

# of Stories	1	# Bedrooms	4	Basement Type	234 Walkout
Year Built	1984	Full Baths	3	Style	1 1 Story
Fin Area	2461	Half Baths	1	Exterior Wall	21 All Brick
Unfin Area	0	Basement Area	2123		
Fireplaces	1	Fin Basement	1700		

Card - 1

### Improvements

IMPR Type	Description	Area
Addition	PAT Patio	392
Addition	GAZ Gazebo	175
Addition	GA2 Gar Att - 2 Car	572
Addition	POE Porch, Enclosed	300
Feature	KIT Kitchen	1
Other Improvement	IGP Inground Pool	646
Other Improvement	BRN Barn	5000
Other Improvement	SS1 Storage Shed	80

### Assessment History

Reason	Year	Land	Use	IMPR	Total
General Reassessment	2021	\$328,200	\$178,800	\$715,200	\$1,043,400
General Reassessment	2020	\$315,200	\$179,000	\$675,100	\$990,300
General Reassessment	2019	\$315,200	\$176,800	\$606,000	\$921,200
General Reassessment	2018	\$315,200	\$163,600	\$593,700	\$908,900
General Reassessment	2017	\$296,200	\$163,300	\$572,800	\$869,000
General Reassessment	2016	\$296,200	\$155,400	\$544,800	\$841,000
General Reassessment	2015	\$304,300	\$161,400	\$575,000	\$879,300
General Reassessment	2014	\$288,800	\$131,100	\$577,100	\$865,900
General Reassessment	2013	\$244,000	\$145,700	\$472,000	\$716,000
General Reassessment	2012	\$239,800	\$141,200	\$459,000	\$698,800
General Reassessment	2011	\$274,800	\$144,100	\$383,300	\$658,100
General Reassessment	2010	\$322,500	\$160,400	\$358,500	\$681,000
General Reassessment	2009	\$341,400	\$166,200	\$400,000	\$741,400
General Reassessment	2008	\$430,500	\$197,800	\$392,700	\$823,200
General Reassessment	2007	\$556,600	\$247,800	\$396,800	\$953,400
General Reassessment	2006	\$556,600	\$185,200	\$553,600	\$1,110,200
General Reassessment	2005	\$279,700	\$127,100	\$464,800	\$744,500
General Reassessment	2004	\$260,800	\$122,300	\$392,500	\$653,300
General Reassessment	2003	\$152,500	\$74,400	\$337,100	\$489,600
General Reassessment	2002	\$146,500	\$75,300	\$265,100	\$411,600
General Reassessment	2001	\$130,400	\$75,600	\$226,000	\$356,400
General Reassessment	2000	\$121,000	\$76,800	\$205,000	\$326,000
General Reassessment	1999	\$115,200	\$79,100	\$189,800	\$305,000
General Reassessment	1998	\$117,000	\$80,400	\$197,300	\$314,300

237

Tax Map# 7499-63-1122

Consideration: \$580,000.00

DEED

THIS DEED made this 14<sup>th</sup> day of May, 2002 by and between, JAMES B. PARKS, JR. and KATHLEEN L. PARKS, husband and wife, hereinafter referred to as Grantors; and SEAN J. COSGROVE and JENNIFER L. COSGROVE, husband and wife, who have a mailing address of 12893 Livia Drive Catharpin, Virginia 20143, hereinafter referred to as Grantees.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety with full common law right of survivorship, with General Warranty and English Covenants of Title, all of their right, title and interest in and unto the following described property, to wit:

ALL THAT certain tract or parcel of land situate, lying and being in Prince William County, Virginia, more particularly described as Parcel B, also known as Parcel 17 on the property of Joseph Slattery Containing 16.094 acres recorded in Deed Book 870 at Page 559 among the land records of Prince William County, Virginia.

AND BEING the same property conveyed to James B. Parks, Jr. and Kathleen L. Parks, husband and wife, by Deed dated January 15, 1987 from Raymond E. Smith and Margaret E. Smith, husband and wife, recorded in Deed Book 1446 at Page 1808 among the land records of Prince William County, Virginia.

TO HAVE AND TO HOLD the said land and premises, together with all rights, ways, appurtenances, and easements thereto belonging, or in any way appertaining unto

Prepared By:  
 J. Paul H. Giles  
 Attorney at Law  
 P.O. Box 209  
 Occoquan, Virginia 22125-0209

Box 119  
 Return to:  
 Saratoga Title & Escrow,  
 Inc.  
 550 Broadview Avenue,  
 Suite 102  
 Warrenton, Virginia 20186  
 File# S02-238

the said Grantees and their successors in fee simple, forever.

The Grantors covenant that they are seized of the aforesaid land, that they have the right to convey said land, that the Grantees will have quiet possession of the same, free from all encumbrances, except as aforesaid, and that the Grantors will execute such further assurances as may be deemed requisite, and that they have done no act to encumber the said property.

WITNESS the following signatures and seals:

James B. Parks Jr (SEAL)  
JAMES B. PARKS, JR.

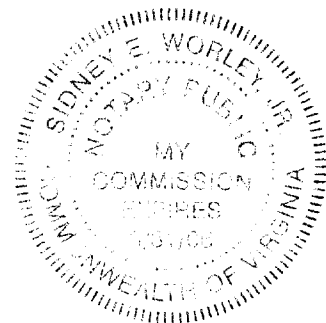
Kathleen L. Parks (SEAL)  
KATHLEEN L. PARKS

COMMONWEALTH OF VIRGINIA,  
COUNTY OF FAUQUIER, to wit:

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 2002, by James B. Parks, Jr. and Kathleen L. Parks.

Sidney E. Worley (SEAL)  
Notary Public

My Commission Expires: 3-31-06





PAGELAND NORTH  
**Application Package**  
for  
Comprehensive Plan Amendments

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Additional Requirements for <b>Initiated</b> Amendments .....	12



Dear Applicant:

Each year, the Prince William Board of County Supervisors reviews requests for amendments to the Comprehensive Plan and initiates those proposed amendments that it decides merit consideration.

Comprehensive Plan Amendments Applications:

- Annual** - Applications for annual Comprehensive Plan Amendment (CPA) consideration must be received in the Planning Office located at 5 County Complex Court in Suite 210, no later than the close of business on **the first Friday of the year.**
- Out of Turn** - The following "Out of Turn CPAs" are exempt from the annual due date requirement and applications are accepted throughout the year to the Planning Office.
  - Applications within the Potomac Communities (areas east of I-95);
  - Applications for "targeted industries";
  - Applications within an existing or for a new Center of Commerce or Center of Community;
  - Applications for commercial or mixed use development with a commitment to a concurrent rezoning;
  - Re-designation of public land to private use or ownership.

A copy of the application package follows. Please respond in full to those questions that pertain to the particular map, text, or both map and text amendment(s) you are requesting. Incomplete applications will not be considered.

A pre-application meeting may be useful to prepare a complete and accurate application. If you would like to request a meeting, or if you have any questions, please contact the Long-Range Planning Manager in the Planning Office at 703-792-7615, Monday through Friday, 8am-5pm, except on Federal Holidays.

## Instructions

All items contained in this application package must be completed and submitted before the application 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.

**NOTE: The Cultural Resources Assessment and Record Check Form (page 8) should be completed *before* submitting the application. 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:**

- Comprehensive Plan Amendment Initiation Request Form – Page 4 (Required)**
  - Fill in the project name.
  - Check appropriate application type check box.
  - 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.
  - Sign the application. If the owner(s) of the property/applicant does not sign the application, a Special Power of Attorney Affidavit must be submitted; see page 6.
- Map Amendment Requirements – Page 5**
  - Trip Generation Analysis (map amendment).
  - Justification of the proposed amendment (map amendment).
  - Existing and proposed Comprehensive Plan land use classifications (map amendment).
  - Existing and proposed zoning request (map amendment).
- Text Amendment Requirements – Page 5**
  - 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).
- Special Power of Attorney Affidavit – Page 6 (if applicable)**
  - This form is required if someone other than the property owners(s)/applicant is signing the application and other documents requiring the property owner(s)/applicant signature.
- Interest Disclosure Affidavit – Page 7 (Required)**
  - This form is required to disclose whether or not any member of the Prince William County Planning Commission or the Prince William Board of County Supervisors 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 or her immediate household. Must be signed by the property owner(s) and contract purchaser/lessee.
- Cultural Resources Assessment and Record Check – Page 8 (Required)**
  - Complete form with assistance from the County Archaeologist **before** submitting the application.
  - The **filled out and completed form** is required with the submission of the application.
- Document/Information Checklist – Page 9**
  - Checklist to ensure a complete application with all documents and supporting information is submitted.
- Additional Information Required for Initiated Amendments – Page 10**
  - Additional information required in addition to the first application submission only if the Comprehensive Plan Amendment is initiated by the Prince William Board of County Supervisors.
- Fee in accordance with the Fee Schedule.** Checks should be made payable to “Prince William County”.

# Comprehensive Plan Amendment Initiation Request Form

TO THE BOARD OF COUNTY SUPERVISORS OF PRINCE WILLIAM COUNTY, VIRGINIA

**Project Name:** Pageland North

**Application Type** (check one):  Annual CPA Review  Out of Turn CPA

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agent thereof, do hereby petition to change the Comprehensive Plan as shown on the accompanying plans, maps, and graphics which are made part of this application, as follows<sup>1</sup>:

GPIN	From:	To:	Acres
See attached			
<b>Total Acreage:</b>			0.00

**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):  
The property is 2,100 feet south of the intersection of Pageland Lane and Sudly Road.

<sup>1</sup>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: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_

Name: Tim Kissler c/o CastleRock Partners, LLC  
 Mailing Address: 12894 Livia Drive  
 City/State/Zip: Catharpin, VA 20143  
 Phone: 202-957-6300  
 Email: tkissler@CastleRockPartners.net

**Contract Purchaser/Lessee\***

**Engineer\***

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

Name: Mike Kitchen c/o christopher consultants  
 Mailing Address: 9301 Innovation Drive, Suite 150  
 City/State/Zip: Manassas, VA 20110  
 Phone: 703-393-9887  
 Email: mikekitchen@ccl-eng.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 2nd day of November, 2021.

**SEE ATTACHED**

\_\_\_\_\_  
 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 CPA Initiation Request Form;**
- Special Power of Attorney Affidavit** for each owner (if applicable);
- Interest Disclosure Affidavit** for each owner and contract purchaser/lessee;
- Plat of proposed CPA area** including metes and bounds (5 copies). The plat should be prepared pursuant to Section 32-700.20 of the Prince William County Zoning Ordinance;
- Justification of proposed CPA:** Describe why the change to the Comprehensive Plan is being proposed and include relevant Comprehensive Plan analysis;
- Trip Generation Analysis:** As part of the CPA Initiation Request Application, the Prince William County Department of Transportation will need an analysis that includes a comparison of anticipated maximum trips from the current use to the proposed use. This analysis should be attached to this form. (If the submitted CPA is initiated by the Board a Traffic Impact Analysis (TIA) or TIA Deferral Form may be required.);
- Cultural Resources Assessment and Record Check;**
- Existing Comprehensive Plan land use classification(s) and respective area(s):**  
Agricultural or Estate\_\_\_\_\_;
- Proposed Comprehensive Plan land use classification(s) and respective area(s):**  
Technology/Flex\_\_\_\_\_;
- Existing zoning and land use** of the subject parcel(s): AE: Agricultural or Estate\_\_\_\_\_;
- 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? Data Center\_\_\_\_\_;
- Existing Sector Plan(s)/Small Area Plan(s):** None\_\_\_\_\_;
- Existing Center of Commerce or Center of Community:** None\_\_\_\_\_;
- Fee in accordance with the Fee Schedule**

## 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.
- Fee in accordance with the Fee Schedule**

NOTE: If the Board of County Supervisors initiates the CPA additional information and materials will be requested.

NOTE: Attach additional sheets to application as necessary.

## Document/Information Checklist

**Application package is to include:**

- Comprehensive Plan Amendment Initiation Request Form** (page 4)
- Map Amendments and/or Text Amendment Requirements** (page 5)
  - Map amendments
    - Trip Generation Analysis
    - Justification of the proposed amendment
    - Existing Comprehensive Plan land use classifications
    - Existing and proposed zoning request
  - 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
- Special Power of Attorney Affidavit** (if applicable) (page 6)
- Interest Disclosure Affidavit** (required) (page 7)
- Cultural Resources Assessment and Record Check** (page 8)
- The following supporting documentation:**
  - 5 copies of all plans, maps, and/or graphics printed in color or black/white (when applicable)
  - 1 copy of all plans, maps, or graphics reduced to 8.5"x11"
  - 1 CD/DVD containing electronic copies of plans, maps, and/or graphics in PDF format
- Document/Information Checklist** (page 9)
- Fee in accordance with the Fee Schedule**
- Other requested information** (specify):

1) Traffic study will be part of PWC Digital Gateway analysis

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# PAGELAND NORTH CPA

## PROPERTY OWNER'S LIST

PROP ID	GPIN	PROPERTY ADDRESS	OWNER	ACRES
A	7499-63-6178	12884 LIVIA DRIVE	GEENE BRANDAN M & TERESA L SURV	5.3680
B	7499-64-5227	12888 LIVIA DRIVE	CANDLAND PETER K & ROBYN L SURV	5.7020
C	7499-64-1457	12894 LIVIA DRIVE	KISSLER KAREN S & TIMOTHY	5.0000
D	7499-55-8403	12898 LIVIA DRIVE	NORRIS PAUL WHITNEY & KATHLEEN M SURV	7.1450
E	7499-55-4720	12908 LIVIA DRIVE	LENNON FREDERICK F & M RODDEN SURV	5.2498
F	7499-55-1912	12910 LIVIA DRIVE	RALEY EDWARD AUGUSTUS JR	5.7111
G	7499-44-8686	12912 LIVIA DRIVE	HARASEK JOHN P & JESSICA LEIGH SURV	5.4574
H	7499-44-8466	12914 LIVIA DRIVE	CATHARPIN FARMS EST HOMEOWNERS ASSOC C/O JIM K BROWN	0.5351
I	7499-44-3886	4851 SADDLE RIDGE ROAD	SHERIFF GEORGE R & SANDRA S SURV	6.9520
J	7499-44-3150	4863 SADDLE RIDGE ROAD	DODD RUSSELL J & JUDITH W SURV	5.1340
K	7499-43-2193	4875 SADDLE RIDGE ROAD	BLANKENSHIP CHARLES R & KATHRYN M SURV	6.0430
L	7499-44-7009	12918 LIVIA DRIVE	BLOXTON MARGARET K TR & KENNETH T BLOXTON TR	15.2129
M	7499-54-6132	12907 LIVIA DRIVE	KOTT STEPHEN J & LILIANA V SURV	5.3278
N	7499-63-0595	12901 LIVIA DRIVE	NESMITH JOSEPH Q & DOROTHY J NESMITH & DONNA J POTTER J-T	6.5500
O	7499-53-4696	12919 LIVIA DRIVE	CHIPMAN SCOT E & CAROLINE M SURV	6.4501
P	7499-53-1462	12921 LIVIA DRIVE	SHEIKH MUSTAFA G TR & HUMA M TR ET AL	5.1975
Q	7499-43-8370	12913 LIVIA DRIVE	CATHARPIN FARMS EST HOMEOWNERS ASSOC C/O JIM K BROWN	1.8616
R	7499-53-1320	12923 LIVIA DRIVE	BUSCHER MARK R & SUSAN M BUSCHER SURV	5.0000
S	7499-53-4833	12895 LIVIA DRIVE	COSGROVE SEAN JOSEPH PATRICK & JENNIFER L COSGROVE SURV	5.0000
T	7499-63-1122	12893 LIVIA DRIVE	COSGROVE SEAN JOSEPH PATRICK & JENNIFER L COSGROVE SURV	16.0940
U	7499-64-1129	12882 LIVIA DRIVE	CATHARPIN FARMS EST HOMEOWNERS ASSOC C/O JIM K BROWN	1.5810
				126.5723

# Pageland North CPA

## JUSTIFICATION FOR PROPOSED CPA

### Background and History

The Pageland North CPA Application is proposed by the residents of Catharpin Farms Estates, a subdivision with access from Pageland Lane. Pageland North is adjacent to the PW Digital Gateway CPA application. When Catharpin Farms Estates was created, the Pageland Lane area was a farming community. The Brawner Farm was the Davis Tract. Eventually it was purchased and added to the Manassas National Battlefield Park (MNBP). The Dominion lines originally consisted of an intermittent power poles. In 2008 this changed, as the MNBP had the transmission lines moved on the edge of the Brawner farm along Pageland Lane and the lines were expanded and upgraded to become the Dominion's East Coast Backbone Transmission Lines which primarily serve Loudoun County.

### Existing Land Uses

The residents of Catharpin Farms have experienced first-hand the negative impacts that have resulted from the transformation of a rural environment to the present-day situation of transmission lines that feed data centers in neighboring localities and the detrimental effect on their properties. Beyond the transmission lines themselves, Pageland Lane no longer rural; it is at the periphery of the designated Rural Crescent and is stuck between a rock (Luck Quarry on Gum Springs Road) and hard place (Gainesville commuter parking lot) and situated among other approved and built non-residential developments and higher-density residential development (Heritage Hunt). The roadway has become a primary route for rush hour traffic and heavily used by quarry dump trucks. We have experienced the impacts from nearby development and the creation of Loudoun's lucrative Data Center Alley.

The following points highlight current conditions:

- The area is encumbered for 4.5 miles by Dominion's East Coast Backbone Transmission Lines that bisect farms and yards. The 250-foot right-of-way corridor was upgraded in 2008 and powers Loudoun County's approximately 26 million square feet of data center uses. The towers consist of (3) 500 KV; (2) 230KV; (1) 110 KV lines, rising approximately 150-feet high, which impact property values.
- To the south is Gainesville Crossing, 2.5 million square feet of development that includes a significant data center component, with the rezoning approved by the BOCS in December 2019. This campus is adjacent to the Manassas Battlefield on the corner of Pageland Lane and Route 29, outside of the existing Data Center Overlay Corridor and abutting the rural area. Site grading and construction is slated to begin in May 2021. As part of the rezoning, Gainesville Crossing dedicated right-of-way on Pageland Lane and adjacent to the Manassas Battlefield for the extension of the Prince William Parkway (NorthStar Boulevard extension).
- To the north is Gum Springs Road, which connects to the Loudoun County Quarry (Luck Quarry) and received a 100-year expansion in 2017.

## Pageland North CPA

- To the West is Heritage Hunt, a large, densely developed residential community on water and sewer on what was once the Marsh Farm and abuts Pageland Farm.
- To the Southwest is Conway Robinson State Forest.
- To the south is the Brawner Farm portion of the Manassas Battlefield Park, encumbered by Dominion Transmission lines.
- Pageland Lane is a secondary road that is now used as a commuter corridor with backups sometimes two-mile long at the Route 234 and Route 29 intersections during peak commuting hours to jobs in Loudoun and Fairfax Counties. This roadway is also a heavily used truck route for construction and quarry traffic between Loudoun and Prince William Counties.
- The largest commuter parking lot in the Gainesville area is located a quarter mile from the intersection of Pageland and Route 29, adjacent to the rural area and consists of 2,500 parking spaces.
- The Coalition to Save Prince William County stated that when they fought to keep 100-foot 230 KV line out of their backyards at Thunder Oaks, "transmission towers not only damage the "ruralness" of an area, but they also damage property values, lives, and increase the odds for illness." The Coalition along with other organizations were successful in 2015 in defeating Dominion, which is why the I-66 hybrid proposal is under construction today.

### **Transportation**

The extension of NorthStar Boulevard from Loudoun County down Sanders Lane (705) and Pageland Lane to connect with I-66 is an integral component of the overall Northern Virginia North-South Corridor, designated by the Commonwealth Transportation Board (CTB) as a Corridor of Statewide Significance (CoSS) in May 2011. As described in a presentation to the CTB, the North-South CoSS is envisioned as an "integrated, multimodal network of transportation facilities that connect major centers of activity within and through the Commonwealth and promote the movement of people and goods essential to the economic prosperity of the state." Given its stated importance to regional connectivity and sustaining economic development, the North-South CoSS receives a high priority rating from VDOT, NVT A, and Loudoun County.

The NorthStar Boulevard extension remains #1 on Loudoun County's goals for connection to Prince William County, and NVT A ranks the NorthStar extension #6 on their list of regional projects. The SmartScale ranking of the project continues to obtain higher score over time and thereby improving its chances for funding. The strategic location of the 2,500 space commuter parking lot on Route 29 adjacent to Pageland Lane; the Balls Ford Road flyover scheduled for completion in 2022 which will yield greater traffic flow; the Brentsville Road flyover will generate greater traffic flow onto the Route 234 Bypass; the I-66 Hot Lanes and High Speed Buses, and designation of Gainesville as an Activity Hub all bolster the SmartScale rating and will affect the



## Pageland North CPA

NorthStar Boulevard extension down Sanders Lane and Pageland Lane.

In July 2019, the CTB held a Public Information Meeting regarding the proposed connection of Northstar Boulevard in Loudoun County from Shreveport Drive/Evergreen Mills Road to Route 50 and the project received a \$25 million Transportation Infrastructure Generating Economic Recovery (TIGER) grant, with Loudoun County looking to award a design-build contract to accelerate completion of the project by November 2024. This project will bring Loudoun County one step closer to achieving their high priority NorthStar Boulevard extension and completion of the Northern Virginia North-South CoSS.

In 2010, VDOT and National Park Service (NPS) partnered to build the Bi-County Parkway through Brawner Farm and Pageland Lane. The NPS in their 2005 Management Plan/Environmental Impact Statement noted the following, "some issues to be addressed include: commuter traffic on the portions of U.S. Route 29 and Virginia Route 234 in the park... regardless of the specific alignment, completion of the bypass will allow for the eventual closures of U.S. Route 29 and VA Route 234 within the park to through traffic." The MNBP and NPS worked diligently with the Commonwealth of Virginia/VDOT between 2006 -2012 on the Bi- County Parkway to connect to Loudoun County and Dulles Airport through the southern boundary of the Brawner property, following the route of the Dominion Transmission Lines on the parkland through the Brawner property and private farms. The MNBP proposed this alignment to provide an alternative route so they could close several miles of Route 29 as well as the intersection with Route 234 to through-traffic. The MNBP also campaigned to place approximately 1,000 acres of adjoining private farms into conservation easements and pay the landowners the equivalent of \$3,000 per acre.

Although the Bi-County Parkway is not on Prince William County's Comprehensive Plan, the North-South CoSS remains on the Statewide plan and is a priority for the CTB, Loudoun County, NVTA and the Manassas Battlefield Park.

### **Rural Area**

In 1998, the Rural Area (RA) was established and incorporated into the Comprehensive Plan. The Chairman of the Board of County Supervisors (BOCS) at that time stated the RA was only to be established for a 20-year period, with the intent to evaluate the policy after this period. One of the main purposes for establishing the RA was to manage sprawl and contain population growth by encouraging development to occur in areas with existing infrastructure, thus allowing public services the time to catch up and keep pace with development. It was also thought that 10-acre lots would attract those seeking large lot residential estates and would encourage the establishment of businesses in Prince William County. However, when the RA was adopted, there was little provision or guidance on how to enhance or protect it. Now, 22 years later, portions of the RA have increasingly been targeted for incompatible uses, in part due to the fact that the existing Data Center Overlay Corridor has been overtaxed and there is a dwindling supply of undeveloped land that is planned and zoned for uses other than low-density residential uses. The RA policy as it exists today hinders Prince William County's ability to capitalize on opportunities for new significant economic development; at the same time, Loudoun County's highly successful Data Center Alley is made possible by the infrastructure within Prince William County lines and has resulted in hundreds of millions of dollars in commercial tax revenue.

## Pageland North CPA

During an April 29, 2021, George Mason School of Business webinar discussing Northern Virginia's history of zoning and segregation, inequity, and the housing affordability crisis, in response to a question about the RA, the panelists noted that setting aside large swaths of land constrains supply and thereby perpetuates inequity. Development patterns that concentrate development also preserve environmentally-sensitive lands. The proposed PWC Digital Gateway being studied by the County would provide opportunities to focus development in the most suitable areas while preserving or restoring environmental features like stream valleys.

Much of the remaining farmland and open spaces in the RA are owned by a large population of senior citizens who will not be able to maintain the property and whose children have no interest in overseeing the properties. Farmers recognize they may have to subdivide into 10-acre lots for residential subdivisions. This alternative would cause an additional drain on the County's tax base without the possibility of proffers. Ten-acre lots and smaller lots via family subdivisions will also overtax public infrastructure and schools, are less marketable than in the past, and drain fields are a health and safety issue.

### **Pageland Lane Transmission Line Corridor/ Dominion East Coast Backbone Transmission Lines - lines come from Prince William County as far as New York**

250-foot-wide corridor equivalent of two football fields:

- 3-500 KV lines
- 2-230 KV lines
- 1-115KVline

The Pageland Lane transmission lines and their incremental expansion has created a valuable conduit that supports the region's ever-increasing demand to process, manage, store, and transmit digital data (data centers). Unfortunately, we are left with swaths of land that are incompatible and undesirable for the underlying by-right residential development. Farming is not a viable alternative; the farmers' children have no interest in farming and because of lower demand, insurance, and cost of equipment and supplies, expenses exceed income for many of the property owners. At the same time, proximate properties have been re-planned and rezoned for alternative, higher intensity uses that include data centers.

Northern Virginia is fortunate to have an extraordinary and growing demand for companies seeking to locate their data centers in the surrounding jurisdictions. Pageland Lane meets all the criteria for data center development and these uses would be a win-win for the County, its citizens, and the landowners. The most logical path forward is to acknowledge the tremendous opportunity that exists for technology/flex uses like data centers given the power lines that cross the properties and access to fiber via existing fiber in Pageland Lane and Lee Highway. By designating the area for the Technology/Flex (T/F) land use category to leverage existing infrastructure, the Pageland Study area proposes a targeted strategy comprised of a land area that is approximately 0.7 percent of land classified as rural (exclusive of the rural areas of Marine Corps Base Quantico).

The establishment of the Pageland Lane Transmission Corridor highlights the fact that there is an uneven landscape within the RA, and a stark contrast exists between RA properties

## Pageland North CPA

encumbered by the intrusive transmission line infrastructure and associated visual impacts and land that may still have intact the bucolic environment that was a foundational characteristic associated with RA designation over 20 years ago. We respectfully submit to staff that these distinctions should be recognized from a policy and land use perspective. The T/F land use designation for the proposed targeted area presents new opportunities to consider uses such as data centers (presuming modifications to the Data Center Opportunity Zone Overlay District, per ZTA directive from the BOCS) that are compatible with infrastructure that has been put into place, and to keep pace with skyrocketing demand. Furthermore, thoughtful design and the ability to concentrate development and create transitions and buffers is possible given the groupings of parcels and opportunities for consolidation.

There is a pressing need and tremendous opportunity to address countywide goals related to technology and connectivity, strategic plan goals, and economic development strategies and initiatives. As long-term landowners and residents of Prince William County, the PWC Digital Gateway Assemblage would like nothing more than to see the local economy not just bounce back from the impacts of the pandemic, but to also be well-positioned for accelerated economic growth and make significant strides towards meeting many of the BOCS' most critical goals, including achieving a 35% commercial tax base, providing new jobs and needed community services, lowering real estate taxes, and ensuring the continuous enhancement of the quality of life for all in Prince William County.

### **Land Use and Development Considerations**

Much of the M-1 zoned land along Prince William Parkway and Wellington Road originally planned for an employment center to create jobs has been purchased by Data Centers. At the present time, Innovation Park has sold the bulk of its R&D park for data centers and warehouse approved for data centers, instead of its original intent for R&D. If this trend continues, most of the remaining land intended for employment centers will be absorbed by data centers. *Prince William County needs to strategically re-plan the RA so data centers can exist under high-tension power lines already in place in the Rural Crescent.*

If the PWC Digital Gateway Corridor is approved and development is pursued, all parties involved would be committed to working with County staff to address important land use considerations regarding environmental impact, design/architecture, and compatibility. The groupings of parcels and contiguous land area provide tremendous opportunities to implement high-quality site design. Furthermore, the environment impact/footprint of data centers has greatly improved since their inception, and as with any development, careful consideration should be given to identifying and mitigating impacts to floodplain, the inclusion of adequate stormwater management, tree preservation, and opportunities for enhanced landscaping and tree plantings. The ability to cluster development and create more substantial transitions and buffers is possible given the large groupings of parcels and opportunities for consolidation. The provision of park spaces like linear parks and landscaping enhancements to the portion of the MNBP along adjoining property lines through new green infrastructure are opportunities for community amenities that do not exist today that would be negotiated during the rezoning process.

## Pageland North CPA

During the rezoning process, the property owners/applicant will work with the County regarding commitments to bearing all costs associated with providing public water and sanitary sewer connections and the provision of on-site and off-site public water and sanitary sewer facilities to meet the demand generated by the development. Access to sewer and water will be via Gainesville Crossing and Heritage Hunt. As for impacts to public facilities, data centers do not burden public schools and result in the fewest vehicular trips compared to other non-residential uses like office and retail. In terms of data center infrastructure, the generators of the data centers themselves are run infrequently with minimal noise impacts due in part to the industry's initiative to improve the technology and design of the facilities.

### **Consistency with Adopted Plans and Countywide Initiatives**

#### *Comprehensive Plan*

The Prince William County Comprehensive Plan as adopted July 17, 2012, includes *The Technology and Connectivity Chapter*, adopted November 26, 2019. Action Strategy TC16 states the County should "promote and encourage SG technology infrastructure in and around major facilities, population centers, small area plan project areas, and County attractions including but not limited to: Innovation Park, Small Area Plan project areas, Jiffy Lube Live Amphitheater, Potomac Mills Mall, Manassas National Battlefield, Prince William Forest Park, Hylton Performing Arts Center, County historic sites, County Parks, and County facilities/schools." To meet this goal, planning for additional data centers now is critical to ensure the demand to move data faster for individual consumers and various businesses and industries can be met and keep pace with the global acceleration to SG wireless network technology and beyond. Action Strategy TC13 recommends the County "promote a competitive environment to ensure that multiple companies can provide robust, redundant cellular/wireless and fiber-optic infrastructure to ensure reliable communications for public safety responsiveness and other functions." The Comprehensive Plan designates both these action items as ongoing, and the proposed Pageland Digital corridor would be a positive step forward to help the County make progress on these identified goals.

#### *Strategic Plan and Economic Impact*

The adopted 2017-2020 Prince William County Strategic Plan outlines five strategic goal areas: Robust Economy, Mobility, Wellbeing, Safe and Secure Community, and Quality Education and Workforce Development. I

Prince William County's Stated Goals Include:

1. Attract Target Industries to achieve a 35% commercial tax base (currently at 12%). Data Centers have been identified by the BOCS as a targeted industry.
2. Improve the quality of our school system by providing adequate schools and classroom size.
3. Provide transportation infrastructure to reduce traffic congestion and not create

## Pageland North CPA

- additional burdens on our existing roads.
4. Provide jobs and economic development.
    - a. Data Centers create an Ecosystem i.e.: In Loudoun, it has created 3,500 technology companies and 10,000 jobs within the county, due to the impact of the data centers
  5. Adequately staff and fund programs for law enforcement, fire and rescue, and social services.
  6. Lower real estate taxes.
  7. Create Work /Live /Play communities for all housing types.

Data centers provide a significant influx of tax revenue that would substantially help Prince William County meet these goals. As an example, a 60,000 square foot data center provides an estimated 300 jobs including maintenance, security, cleaning, repair, and supply services. Salaries for technical data center positions currently average \$126,000 in Virginia. This provides competitive and desirable employment opportunities for our residents. The same 60,000 square-foot facility could generate approximately \$3.2 million annually in commercial tax revenue. There are countless examples of the positive impact and good work data centers have undertaken to be local partners and provide investments in the community, such as educational and training opportunities.

Loudoun County has \$700 million in annual tax revenue because of their long-range planning and proactivity putting data centers along the transmission lines. In comparison, PWC has done practically nothing with strategic areas in our rural areas, leaving us wide open as a dumping ground for such things as the NorthStar Boulevard for Loudoun's benefit. Prince William County receives none of the economic opportunities as seen in the many announcements from the VA Business Report for Loudoun.

When considering the proposed Pageland Digital Corridor, of which Pageland North is a part of, these properties could provide approximately \$1.0 billion annual tax dollars at built out; of this amount, of which 57% would go towards PWC public schools.

### Robust Economy

The adopted 2017-2020 Prince William County Strategic Plan includes the goal of creating and sustaining a robust economy, and notes that "in all actions of the Board, strong consideration should be given to make certain they foster a diverse local economy that creates a culture of innovation and achieves more quality jobs, economic opportunities and an expanded commercial tax base." Data centers in Prince William County and surrounding jurisdictions like Loudoun County have generated hundreds of millions of dollars in annual tax revenue, a significant portion of which can support public schools, key capital improvements like transportation infrastructure, and other high priority countywide initiatives to enhance the quality of life such as public health programs and community services and programs for currently under-served communities. A stream of high-quality jobs is created from construction through the operations of the facilities, which further enhances the local economy. *The Strategic Plan specifically mentions that particular attention should be directed to the growth of targeted industry businesses (including data centers) whereby the County offers strategic advantages that support the growth and retention of those businesses.* It is also worth reiterating the BOCS' goal of 35% of the total tax base should come

## Pageland North CPA

from the commercial sectors to provide consistent and sustainable revenue streams, whereas currently the proportion is at about 12%.

### Connectivity

While not an independent strategic goal, the Strategic Plan identifies connectivity as a strategic priority because it directly impacts all areas of the Strategic Plan. With nearly every aspect of daily life requiring wireless technology, from completing schoolwork, connecting with family in other parts of the country, or reading up on the daily news, access to the infrastructure and technologies is no longer a luxury, but a necessity. The Strategic Plan notes better connectivity, and the related infrastructure facilitates a robust economy by allowing "businesses to take advantage of modern technologies and cloud-based services to maintain their competitive advantage." The Strategic Plan recognizes that prioritizing connectivity is critical to the success of all agencies across in Loudoun County and urges the Board to make certain that communities are well-positioned to compete in the future technology-based economy. Identifying logical areas to expand upon infrastructure and facilities necessary to support a technology-based economy such as the PWC Digital Gateway Assemblage speaks directly to this critical overarching strategic priority.

### **Loudoun County Case Study**

Loudoun County has 20 million square feet of data centers and is now collecting \$700 million in taxes in the coming fiscal year, which covers the County government's entire budget apart from schools. Loudoun County's residential property tax rate was lowered to \$0.98 cents per \$100 of assessed value. Their data centers employ 3,000+ people and supports 10,000+ jobs created (not including construction) within their ecosystem. Approximately 3,500 technology companies are housed within Loudoun. Loudoun County is able to use the huge income streams to fund everything from great schools to transportation projects and has reduced the real estate tax for its residents. Loudoun County has enjoyed these successes due in large part to their long-range planning and allowing for Data Centers along the transmission lines.

Loudoun's 2040 Comp Plan calls for increased high-density development and extractive industry (quarry) adjacent to the western PWC on Gum Springs Road, which include 25,000 residential units and a 100-year quarry expansion.

### **Conclusion**

We respectfully submit that the inception of the Rural Crescent Designation was a taking of property rights at the time, however, it was never to exist in perpetuity and landowners relied on that promise. The reasons for creating the rural designation in 1998 no longer exist, and in addition it created an exclusionary line that not only affects equity but also affects economic opportunity for the County. The Rural Crescent was not meant to be an immovable policy when it was created, and the intent of the BOCS was to reflect on the successes, lessons learned, and its purpose and delineation after 20 years. As the County has developed over time and attracted more residents, the amount of available land to support facilities necessary a technology-based economy has waned. Furthermore, the underpinnings of the Rural Crescent no longer exist in areas with overhead high-tension transmission lines.

## Pageland North CPA

At their May 4, 2021, meeting, the BOCS engaged in extensive discussion about the need to take a fresh look at rural area policies, and the BOCS voted unanimously to deny the Rural Area Plan to consider more holistically the variations in character areas within the RA, rural economic development policies, open space and open space master plans beyond rural areas, and how to best implement and sustain tools such as PDRs and TDRs. The BOCS action signals a recognition that constituents are asking for the consideration of updated policies and new strategies that is long overdue, and creative approaches and a fresh perspective are necessary to address the RA.

Economic Development Director Christina Winn has stated, "I think it's fair to say that a continued move towards cloud computing, in addition to a growth in remote work during the pandemic, has fueled a demand for the bandwidth our data centers help provide ...we have had to turn away data centers due to lack of land." The landowners of the Pageland North CPA encourage the County to look at the logical extension of the Data Center Overlay Corridor into existing high voltage corridors, to open areas that could support the growing need to accommodate technology/flex industries such as data centers as identified in the Strategic Plan, and take advantage of the short- and long-term industry demand for sites and capture a great financial gain for the County. The proposed Comprehensive Plan amendment will help the County reach its 35% commercial tax base goal and increase flexibility for other land uses that could be available to fuel economic development.

In order to move forward as a competitive and thriving locality, there must be recognition that population growth will continue as Prince William County continues to attract residents. The landowners urge the County to plan for this continued growth and increasing need to provide jobs, enhance economic development, ensure high quality schools, and address housing affordability. The proposed Comprehensive Plan amendment seeks to use the infrastructure already in place to create a fiscal win for Prince William County, and importantly help advance many long-term strategic goals that are critical to sustaining and enhancing the economy and quality of life for residents.

# PAGELAND NORTH CPA

## TRIP GENERATION ESTIMATES

### DATA CENTER ESTIMATES

	HIGH <sup>1</sup>	LOW <sup>2</sup>	
POTENTIAL BLDG. G.F.A.:	1,700,000	1,000,000	
ASSUMED FLOOR AREA RATIO:	0.3		
TRIP RATES: <sup>3</sup>			
0.99 TRIPS PER 1,000 SQ. FT. =	1,683	990	TOTAL DAILY TRIPS
0.11 TRIPS PER 1,000 SQ. FT. =	187	110	A.M. PEAK TRIPS
0.14 TRIPS PER 1,000 SQ. FT. =	238	140	P.M. PEAK TRIPS

### EXISTING A-1 ZONING ESTIMATES

EXISTING ACREAGE:	126.5723	
MINIMUM LOT ACREAGE:	10.0	
POTENTIAL S.F.D. LOTS:	12	
TRIP RATES: <sup>4,5</sup>		
9.52 TRIPS PER DWELLING UNIT:	114.2	TOTAL DAILY TRIPS
0.77 TRIPS PER DWELLING UNIT:	9.2	A.M. PEAK TRIPS
1.02 TRIPS PER DWELLING UNIT:	12.2	P.M. PEAK TRIPS

**NOTES:**

1. THE HIGH G.F.A. CALCULATION USES THE TOTAL LAND AREA WITH NO DEDUCTIONS.
2. THE LOW G.F.A. CALCULATION DEDUCTS BUFFERS AND LIKELY ENVIRONMENTAL CONSTRAINTS. THE ESTIMATED USEABLE AREA IS 78 ACRES.
3. USING THE ITE MANUAL'S DATA CENTER LAND USE CODE (#160).
4. USING THE ITE MANUAL'S SINGLE FAMILY DETACHED LAND USE CODE (#210)
5. THESE TRIP RATES AND CALCULATIONS DO NOT TAKE INTO CONSIDERATION THAT SOME PROPERTY WILL LIKELY BE DEVELOPED AS FAMILY SUBDIVISIONS, OR OTHER PERMITTED A-1 USES WITH HIGHER TRIP RATES, THEREBY GENERATING MORE TRIPS.



## Steven Grant

---

**From:** Patton, Justin S. <jspatton@pwcgov.org>  
**Sent:** Friday, October 15, 2021 2:41 PM  
**To:** Steven Grant  
**Cc:** Tim Kissler; Mike Kitchen; Files; Barrett, Bryce  
**Subject:** RE: Pageland North CPA application - Cultural Resources form 21236.001  
**Attachments:** 20211011 CRARC PW DG - Pageland North.pdf

Hi Steven,

Attached is your completed CRARC for the Pageland North parcels.

Regards,  
Justin

Justin S. Patton, MAA, RPA  
County Archaeologist  
O - 703.792.5729 | F - 703.792.4401  
jspatton@pwcgov.org

**I telework Thursday and Friday.**

Prince William County Planning Office  
5 County Complex Court, Suite 210, Prince William, VA 20190

---

**From:** Steven Grant <stevengrant@ccl-eng.com>  
**Sent:** Friday, September 17, 2021 10:05 AM  
**To:** Patton, Justin S. <jspatton@pwcgov.org>  
**Cc:** Tim Kissler <tkissler@castlerockpartners.net>; Mike Kitchen <mikekitchen@ccl-eng.com>; Files <files@ccl-eng.com>  
**Subject:** Pageland North CPA application - Cultural Resources form 21236.001

**This email is from an EXTERNAL source. Use caution when replying or clicking embedded links.**

Good morning Justin,

Hope all is well with you. On behalf of our client Tim Kissler I've attached a copy of a cultural resources form we'd like to request you complete for our soon to be submitted CPA application. I've attached an exhibit depicting the area of the project and a list of property owners. The project consists of developing the site for data center buildings. While we intend to coordinate with the other data center application activity going on this CPA will be a standalone out-of-turn application by the property owners. I have copied Tim on this email as well so if you have any site specific questions please feel free to let us know.

Thanks so much.

-Steve

**Steven Grant**  
Planning Manager  
703.273.6820 – main  
703.348.5935 – direct  
[stevengrant@ccl-eng.com](mailto:stevengrant@ccl-eng.com)  
[www.christopherconsultants.com](http://www.christopherconsultants.com)



Find out how our core values keep us moving [forward](#)



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**Cultural Resources Assessment and Record Check for Pending Development Applications**

This is a desk review of the project and is subject to change if additional information becomes available.

Contact the Planning Office at (703) 792-7615 or email [planning@pwcgov.org](mailto:planning@pwcgov.org) for more information.

<b>Applicant/ Project Information</b>	Project Name		Applicant Name	
	Email		Phone	Fax
	GPIN(s)			
	Visual Inspection Findings			

**County Archaeologist Use Only**

County Records Check (Verify reference to site on the following)

- |                                                              |     |    |
|--------------------------------------------------------------|-----|----|
| 1. Prince William County Cultural Resources Map (GIS) .....  | Yes | No |
| 2. 1820 Prince William County Map (Wood).....                | Yes | No |
| 3. 1901 Prince William County Map (Brown).....               | Yes | No |
| 4. 1904 Army Maneuvers Map .....                             | Yes | No |
| 5. 1915 - 1927 USGS 15 Minute Quad Maps.....                 | Yes | No |
| 6. 1933 Virginia Highway Map .....                           | Yes | No |
| 7. Eugene Scheel's Historic Prince William Map .....         | Yes | No |
| 8. Eugene Scheel's African American Heritage Map.....        | Yes | No |
| 9. County Register of Historic Sites (CRHS).....             | Yes | No |
| 10. High Sensitivity Areas - Historic Sites Map .....        | Yes | No |
| 11. High Sensitivity Areas - Prehistoric Sites Map.....      | Yes | No |
| 12. The Official Military Atlas of the Civil War .....       | Yes | No |
| 13. Civil War Map from the Library of Congress .....         | Yes | No |
| 14. American Battlefield Protection Program Maps .....       | Yes | No |
| 15. Map of Fairfax, Loudoun, & Prince William Counties ..... | Yes | No |
| 16. USGS Topographic Maps.....                               | Yes | No |
| 17. Cemetery (PWC GIS).....                                  | Yes | No |
| 18. Other: _____                                             |     |    |

Comments

**Findings**

A CRHS or a Prehistoric High Sensitivity Area is checked on the list above, therefore, a Phase I Cultural Resources Survey\* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.

There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey\* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.

Archaeological and historic sites or graves are recorded on the project area, but no Cultural Resources Survey is required at this time.

No archaeological and historic sites or graves are recorded on the project area.

Further cultural resource review is not warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource survey reports.

Comments:

**County Archaeologist Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

This assessment is valid for one year from the County Archaeologist's signature date.

\*All scopes of work must be approved by the County Archaeologist prior to initiation of work.

## **Prince William Digital Gateway - Pageland North Parcels Cultural Resources Records Check and Assessment**

A rural subdivision is proposed for data center. The 19 parcels that comprise this subdivision, consist of approximately 126 acres. This subdivision is located near the south west corner of the intersection of Pageland Lane and Sudley Road.

Aerial Photography from 1937 and maps from 1901 and 1904 show a farm complex on the project area. This farm complex is recorded in the Virginia Department of Historic Resources (VDHR) database (VCRIS) as Mount Pleasant (076-0186), whose construction likely predates the Civil War. Ownership of Mount Pleasant in 1901 may be Sanders and there maybe a cemetery on this parcel, as shown on the 1904 map. Eugene Scheels' maps also identify Mount Pleasant on the project area.

Portions of this project area exhibit potential for finding prehistoric resources, especially the bluffs or flats overlooking stream or creek valleys.

Recommendations: Archaeological, architectural and viewshed studies will be required with rezoning submissions.

**NOTES:**

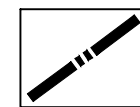
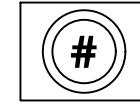
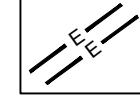
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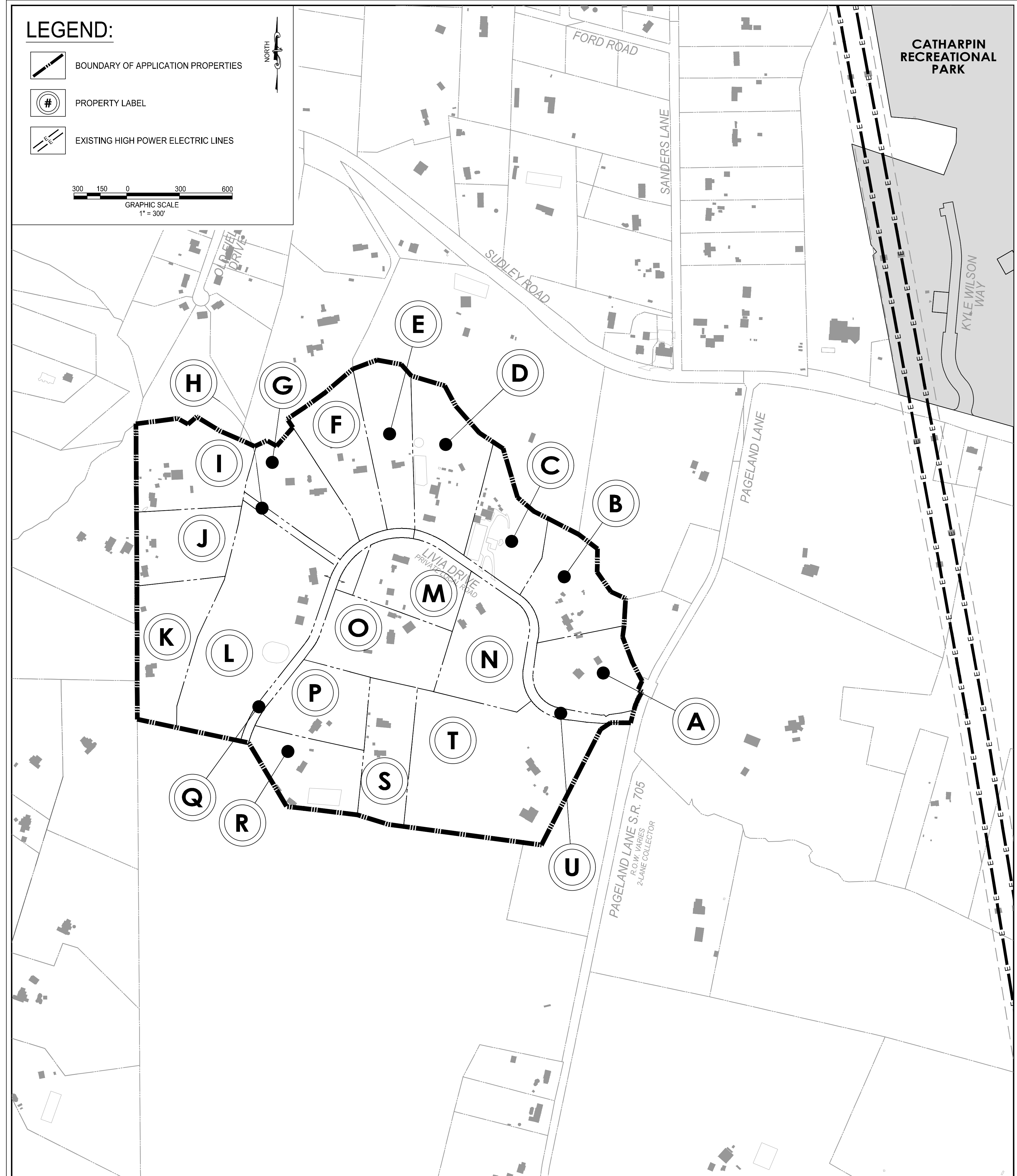
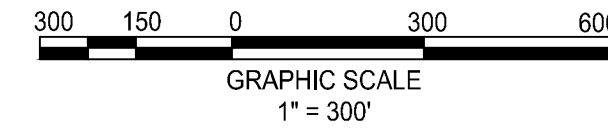
PROPERTY INFORMATION					
PROPERTY ID	GPIN	ACRES	OWNER	PROPERTY ADDRESS	CURRENT ZONING
A	7499-63-6178	5.3680	GEENE BRANDAN & TERESA L	1884 LIVIA DRIVE	SR-5
B	7499-64-5227	5.7020	CANDLAND PETER K & ROBYN L	12888 LIVIA DRIVE	SR-5
C	7499-64-1457	5.0000	DEUTSCH KAREN S	12894 LIVIA DRIVE	A-1
D	7499-55-8403	7.1450	NORRIS PAUL WHITNEY & KATHLEEN M	12898 LIVIA DRIVE	A-1
E	7499-55-4720	5.2498	LENNON FREDERICK F & M RODDEN	12908 LIVIA DRIVE	A-1
F	7499-55-1912	5.7111	RALEY EDWARD AUGUSTUS JR	12910 LIVIA DRIVE	A-1
G	7499-44-8686	5.4574	HARASEK JOHN P & JESSICA LEIGH	12912 LIVIA DRIVE	A-1
H	7499-44-8466	0.5351	CATHARPIN FARMS EST HOA	12914 LIVIA DRIVE	A-1
I	7499-44-3886	6.9520	SHERIFF GEORGE R & SANDRA A	4851 SADDLE RIDGE ROAD	A-1
J	7499-44-3150	5.1340	DODD RUSSELL J & JUDITH W	4863 SADDLE RIDGE ROAD	A-1
K	7499-43-2193	6.0430	BLANKENSHIP CHARLES R & KATHRYN M	4875 SADDLE RIDGE ROAD	A-1
L	7499-44-7009	15.2129	BLOXTON MARGARET K TR & KENNETH T BLOXTON TR	4875 SADDLE RIDGE ROAD	A-1
M	7499-54-6132	5.3278	KOTT STEPHEN J & LILIANA V	12907 LIVIA DRIVE	A-1
N	7499-63-0595	6.5500	NESMITH JOSEPH Q & DOROTHY J NESMITH & DONNA J POTTER J-T	12901 LIVIA DRIVE	A-1
O	7499-53-4696	6.4501	CHIPMAN SCOT E & CAROLINE M	12919 LIVIA DRIVE	A-1
P	7499-53-1462	5.1975	SHEIKH MUSTAFA G TR & HUMA M TR ET AL	12921 LIVIA DRIVE	A-1
Q	7499-43-8370	1.8616	CATHARPIN FARMS EST HOA	12913 LIVIA DRIVE	A-1
R	7499-53-1320	5.0000	BUSCHER MARK R & SUSAN M BUSCHER	12923 LIVIA DRIVE	A-1
S	7499-53-4833	5.0000	COSGROVE SEAN JOSEPH PATRICK & JENNIFER COSGROVE	12895 LIVIA DRIVE	A-1
T	7499-63-1122	16.0940	COSGROVE SEAN J & JENNIFER L COSGROVE	12893 LIVIA DRIVE	A-1
U	7499-64-1129	1.5810	CATHARPIN FARMS EST HOA	12882 LIVIA DRIVE	A-1

NOTE: PROPERTY INFORMATION OBTAINED FROM THE PRINCE WILLIAM COUNTY ASSESSOR.

- THE TOTAL PROJECT AREA IS APPROXIMATELY ±126.5723 ACRES.
- THE PROPERTY BOUNDARIES DEPICTED ON THIS PLAN WERE OBTAINED FROM PRINCE WILLIAM COUNTY GIS DATA. ADDITIONAL PROPERTY INFORMATION, INCLUDING DEEDS AND PLATS OF RECORD, HAS BEEN SUBMITTED WITH THIS APPLICATION.
- NO TITLE REPORT FURNISHED.
- THE APPLICANTS ARE REQUESTING THE RE-DESIGNATION OF THE SUBJECT PROPERTIES FROM THE AE, AGRICULTURAL OR ESTATE LONG RANGE LAND USE CATEGORY TO THE TECHNOLOGY / FLEX LONG RANGE LAND USE CATEGORY. SEE SHEET C500 AND THE SUBMITTED NARRATIVE FOR ADDITIONAL INFORMATION. IT IS THE APPLICANTS' INTENTION AT A FUTURE DATE TO SUBMIT REZONING APPLICATIONS TO REZONE THE SUBJECT PROPERTIES TO THE PBD (PLANNED BUSINESS) DISTRICT. THE APPLICANT FURTHER REQUESTS THAT THE APPLICATION PARCELS BE DESIGNATED AS TRANSECT T-3.

**LEGEND:**

-  BOUNDARY OF APPLICATION PROPERTIES
-  PROPERTY LABEL
-  EXISTING HIGH POWER ELECTRIC LINES



**PAGELAND NORTH  
COMPREHENSIVE PLAN AMENDMENT**  
CPA # TBD  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

1st SUBMISSION	MARK	DATE	DESCRIPTION
09-14-2021			

PROJECT No.: 21236.001.00  
DRAWING No.: 111032  
DATE: 09-14-2021  
SCALE: 1"=300'  
DESIGN: SG  
DRAWN: SG  
CHECKED: MK

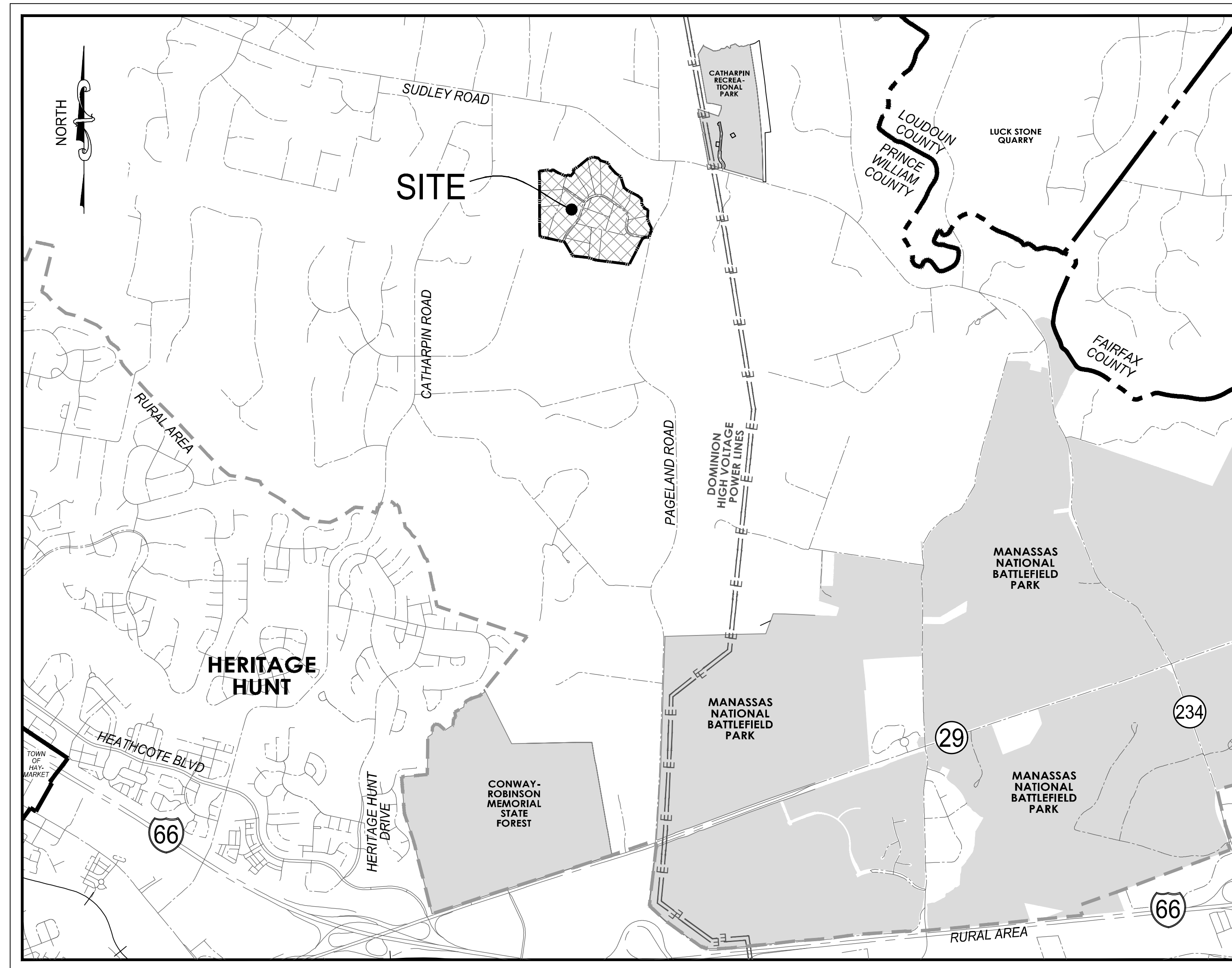
SHEET TITLE:  
**NOTES & TABULATIONS**

SHEET No.  
**C100**

COMPREHENSIVE PLAN MAP AMENDMENT  
CPA #: TBD

# PAGELAND NORTH

GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA



VICINITY MAP  
SCALE: 1" = 2000'

SHEET INDEX	
SHEET #	SHEET TITLE
C000	COVER SHEET
C100	NOTES & TABULATIONS
C200	ENVIRONMENTAL CONDITIONS PLAN
C300	AERIAL PHOTO EXHIBIT
C400	EXISTING & PROPOSED LONG RANGE LAND USE MAP
C500	EXISTING & PROPOSED ZONING MAP

- APPLICANTS / PROPERTY OWNERS**
- BRANDAN & TERESA L. GEENE
  - PETER K. & ROBYN L. CANDLAND
  - KAREN S. & TIMOTHY KISSLER
  - PAUL WHITNEY & KATHLEEN M. NORRIS
  - FREDERICK F. LENNON & M. RODDEN
  - EDWARD AUGUSTUS RALEY JR.
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  - RUSSELL J. & JUDITH W. DODD
  - CHARLES R. & KATHRYN M. BLANKENSHIP
  - MARGARET K. & KENNETH T. BLOXTON, TR.
  - STEPHEN J. & LILIANA V. KOTT
  - JOSEPH Q. & DOROTHY J. NESMITH & DONNA J. POTTER
  - SCOT E. & CAROLINE M. CHIPMAN
  - MUSTAFA G. & HUMA M. SHEIKH, TR.
  - MARK R. & SUSAN M. BUSCHER
  - SEAN JOSEPH PATRICK & JENNIFER COSGROVE



PAGELAND NORTH  
COMPREHENSIVE PLAN AMENDMENT  
CPA # TBD  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

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PROJECT No.: 21236.001.00  
DRAWING No.: 111032  
DATE: 09-14-2021  
SCALE: 1"=500'  
DESIGN: SG  
DRAWN: SG  
CHECKED: MK

SHEET TITLE:  
**COVER SHEET**

SHEET No.  
**C000**

**NOTES:**

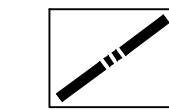
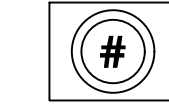

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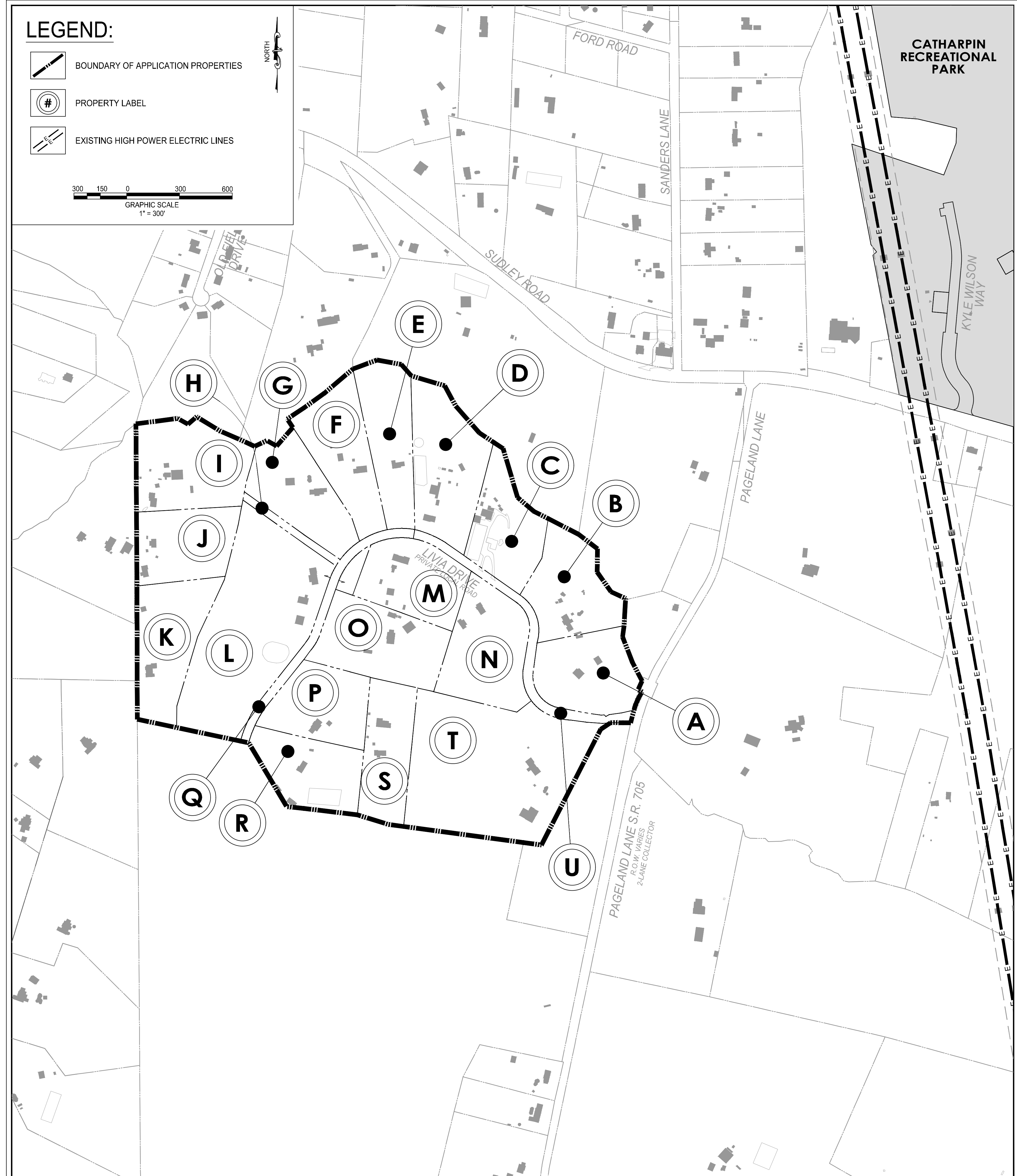
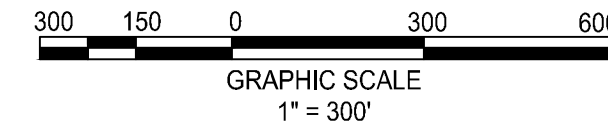
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**LEGEND:**

-  BOUNDARY OF APPLICATION PROPERTIES
-  PROPERTY LABEL
-  EXISTING HIGH POWER ELECTRIC LINES



9301 innovation dr  
 suite 150  
 manassas, va 20110  
 p 703.393.9887  
 engineering • surveying • land planning

**PAGELAND NORTH  
 COMPREHENSIVE PLAN AMENDMENT**  
 CPA # TBD  
 GAINESVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

1st SUBMISSION	MARK	DATE	DESCRIPTION
09-14-2021			

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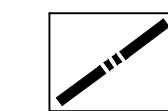
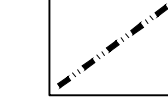



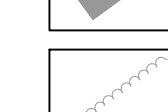

SHEET TITLE:  
**NOTES &  
 TABULATIONS**

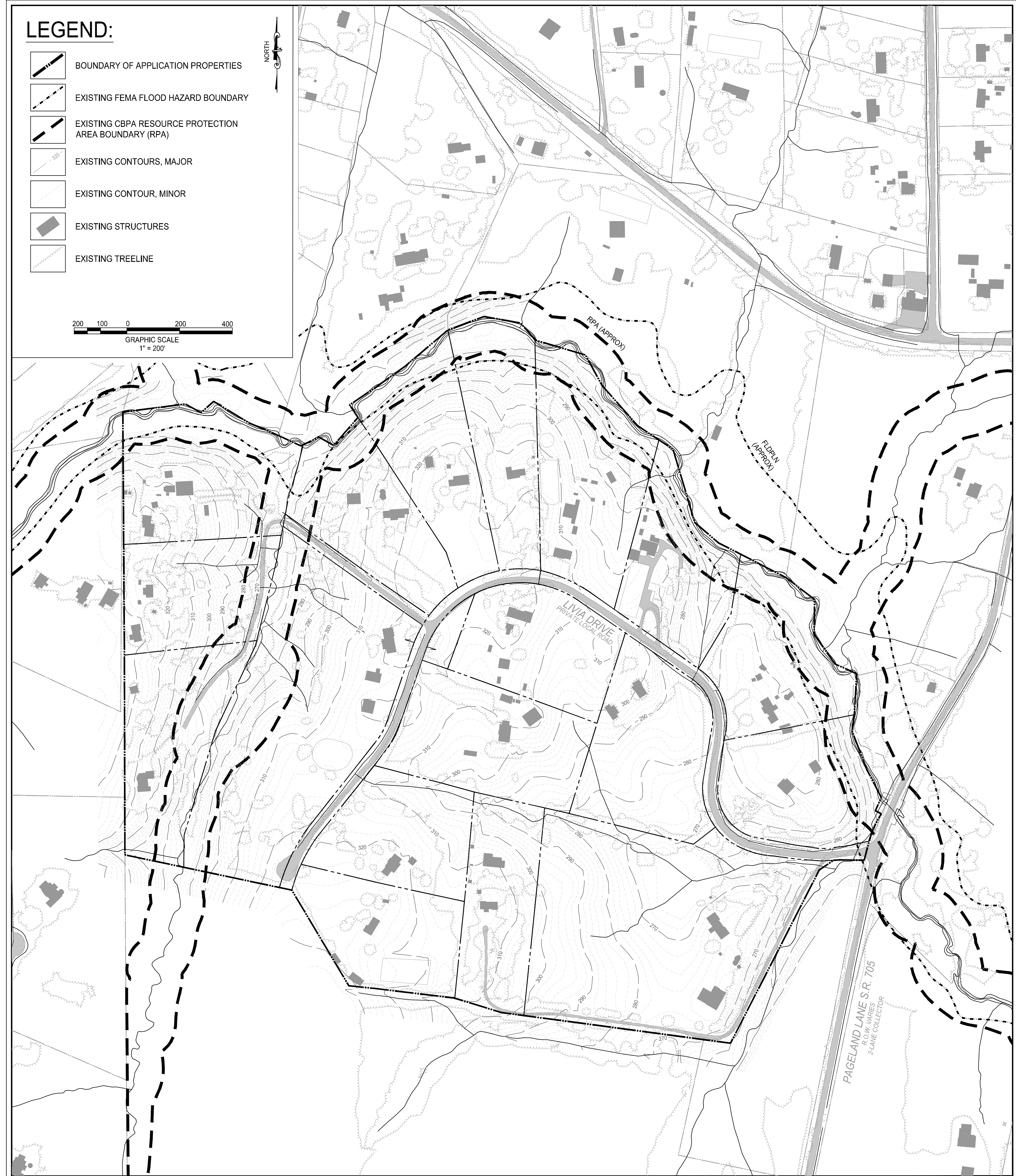
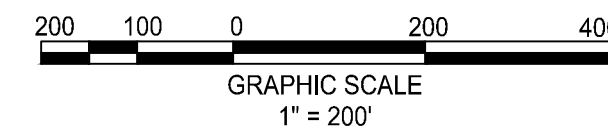
SHEET No.  
**C100**

**NOTES:**

1. THE INFORMATION PRESENTED ON THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITH ADDITIONAL STUDY.
2. ALL EXISTING ENVIRONMENTAL CONDITIONS DEPICTED ON THIS PLAN WERE OBTAINED FROM THE PRINCE WILLIAM COUNTY GIS OFFICE. NO GUARANTEE OF ACCURACY IS MADE.
3. THE CONTOUR INTERVAL IS TWO (2) FEET.

**LEGEND:**

-  BOUNDARY OF APPLICATION PROPERTIES
-  EXISTING FEMA FLOOD HAZARD BOUNDARY
-  EXISTING CBPA RESOURCE PROTECTION AREA BOUNDARY (RPA)
-  EXISTING CONTOURS, MAJOR
-  EXISTING CONTOUR, MINOR
-  EXISTING STRUCTURES
-  EXISTING TREELINE



9301 innovation dr  
suite 150  
manassas, va 20110  
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**PAGELAND NORTH  
COMPREHENSIVE PLAN AMENDMENT**  
CPA # TBD  
GAINESVILLE MAGISTERIAL DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION
	09-14-2021	1st SUBMISSION

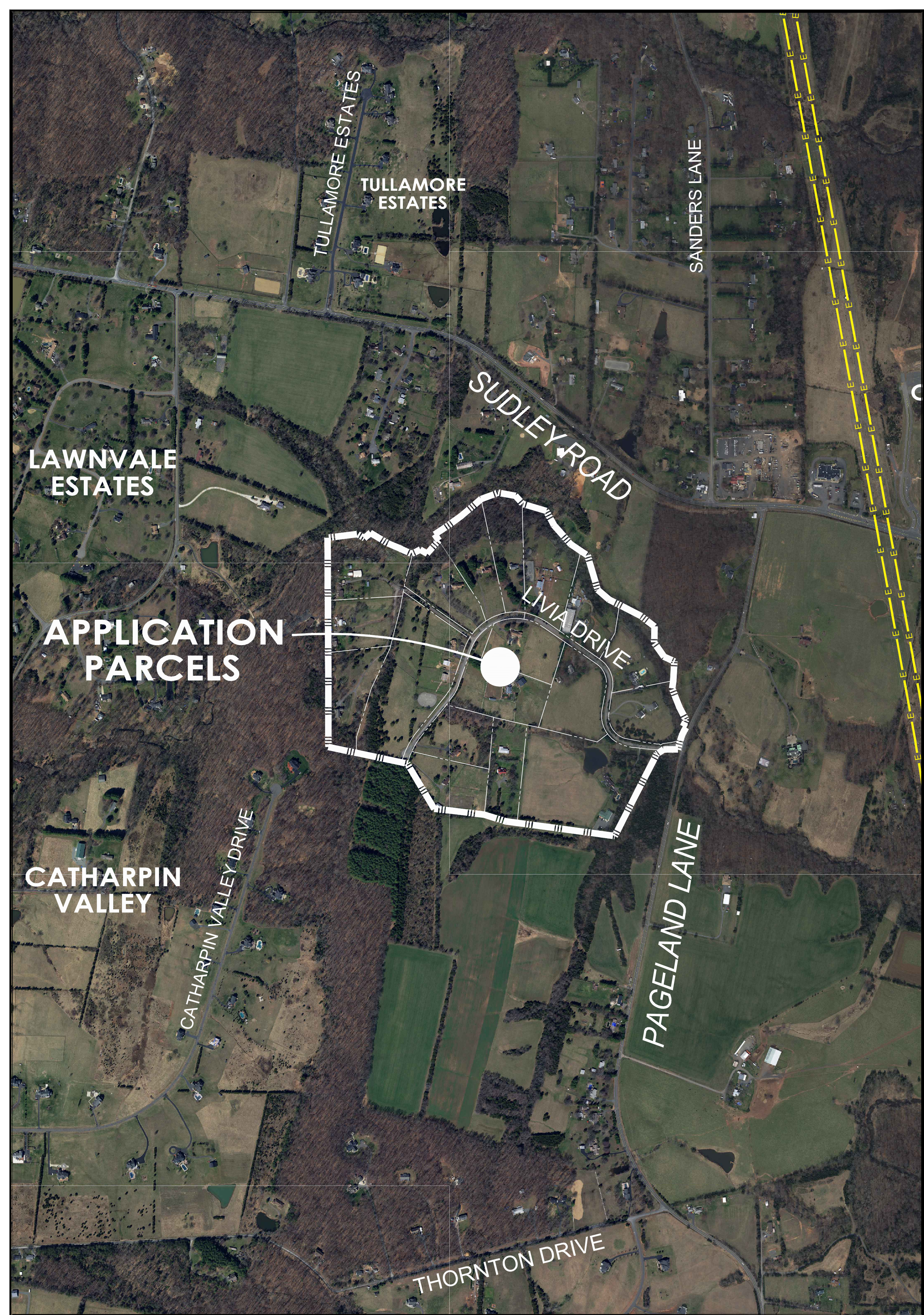
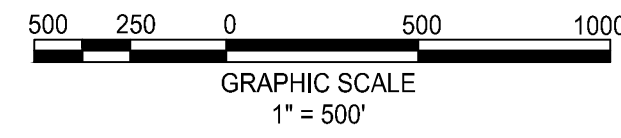
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SCALE: 1"=200'  
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DRAWN: SG  
CHECKED: MK

SHEET TITLE:  
**ENVIRONMENTAL  
CONDITIONS  
PLAN**

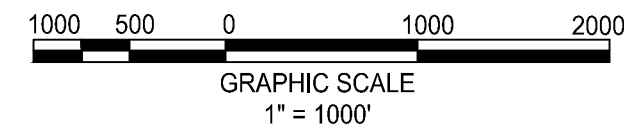
SHEET No.  
**C200**



AERIAL PHOTO - LOCAL



AERIAL PHOTO - REGIONAL



**christopher consultants**  
 9301 innovation dr  
 suite 150  
 manassas, va 20110  
 engineering • surveying • land planning

**PAGELAND NORTH**  
 COMPREHENSIVE PLAN AMENDMENT  
 CPA # TBD  
 GAINESVILLE MAGISTERIAL DISTRICT  
 PRINCE WILLIAM COUNTY, VIRGINIA

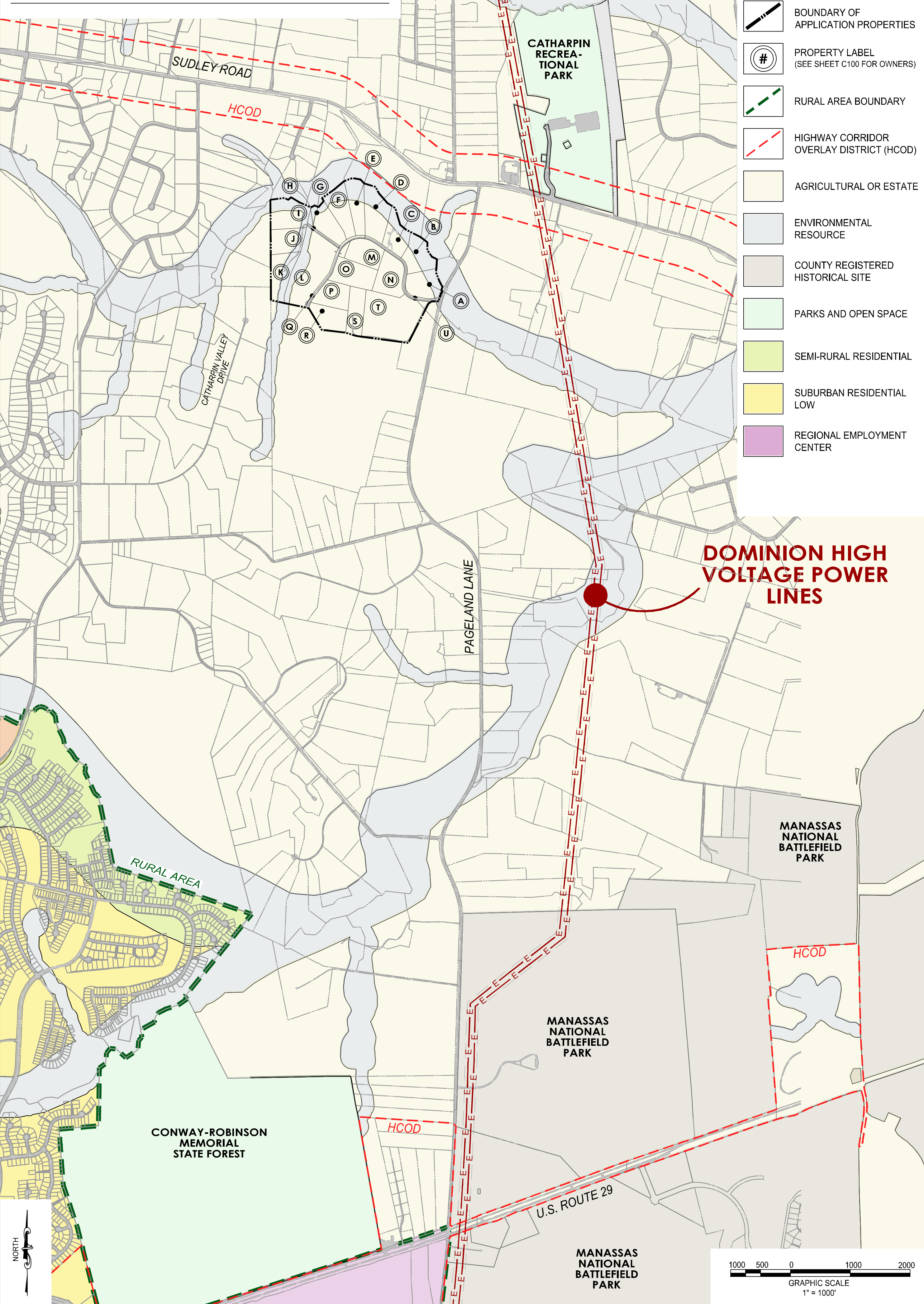
1st SUBMISSION	DATE	DESCRIPTION
09-14-2021		

PROJECT No.: 21236.001.00  
 DRAWING No.: 111032  
 DATE: 09-14-2021  
 SCALE: SEE SHEET  
 DESIGN: SG  
 DRAWN: SG  
 CHECKED: MK

SHEET TITLE:  
**AERIAL PHOTO EXHIBIT**

SHEET No.  
**C300**

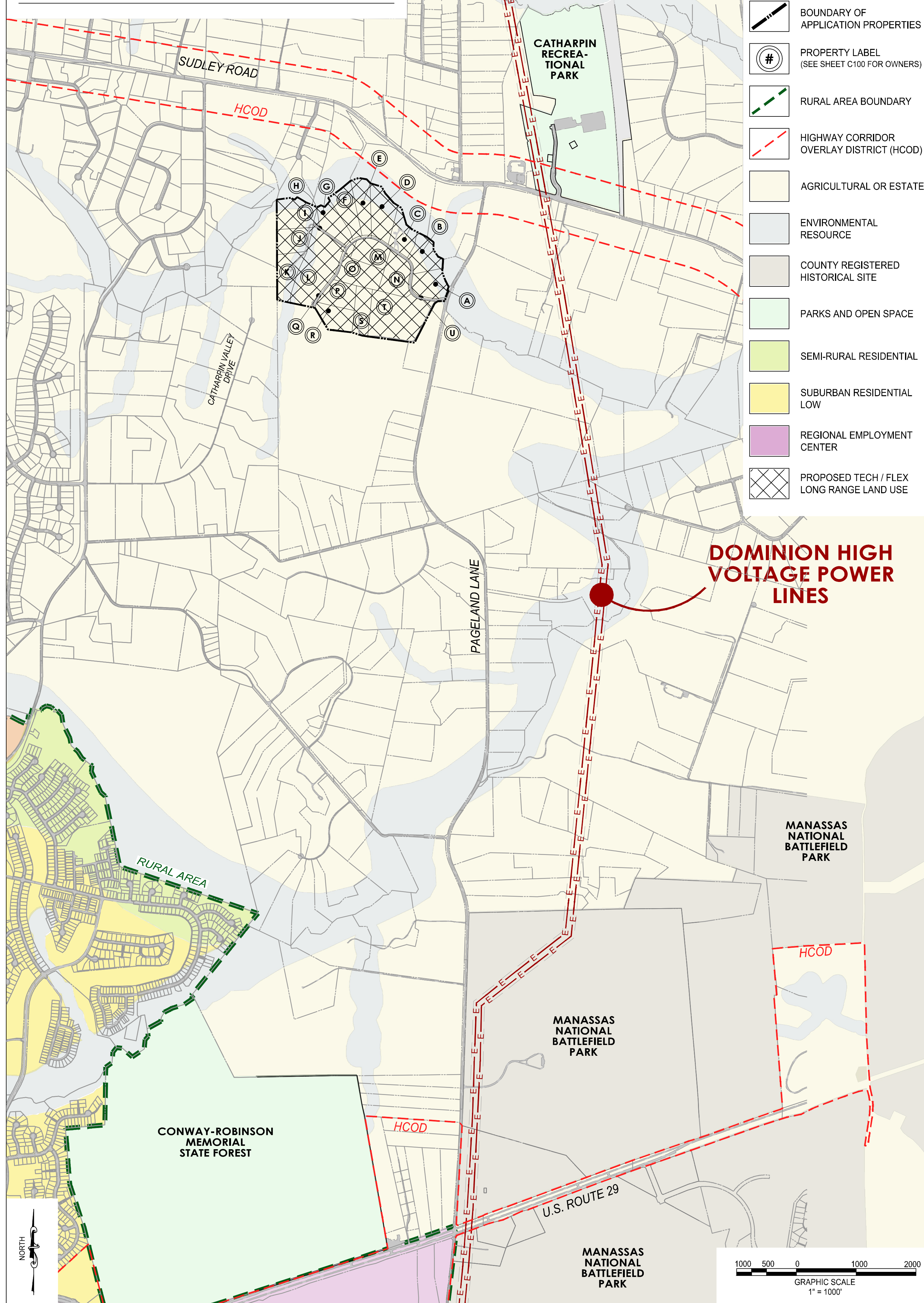
EXISTING LONG RANGE LAND USE MAP



LEGEND

- BOUNDARY OF APPLICATION PROPERTIES
- PROPERTY LABEL (SEE SHEET C100 FOR OWNERS)
- RURAL AREA BOUNDARY
- HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD)
- AGRICULTURAL OR ESTATE
- ENVIRONMENTAL RESOURCE
- COUNTY REGISTERED HISTORICAL SITE
- PARKS AND OPEN SPACE
- SEMI-RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL LOW
- REGIONAL EMPLOYMENT CENTER

PROPOSED LONG RANGE LAND USE MAP



LEGEND

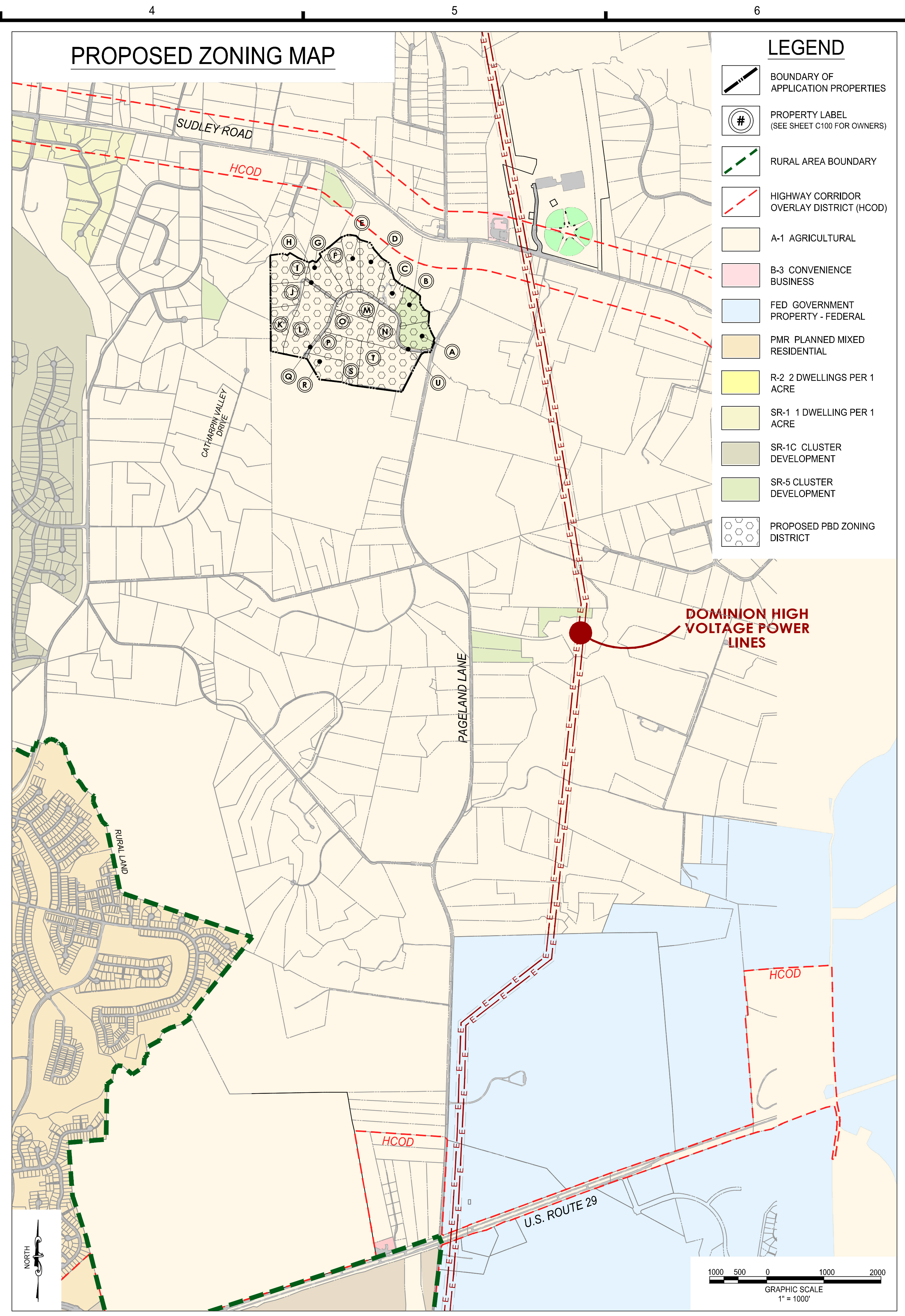
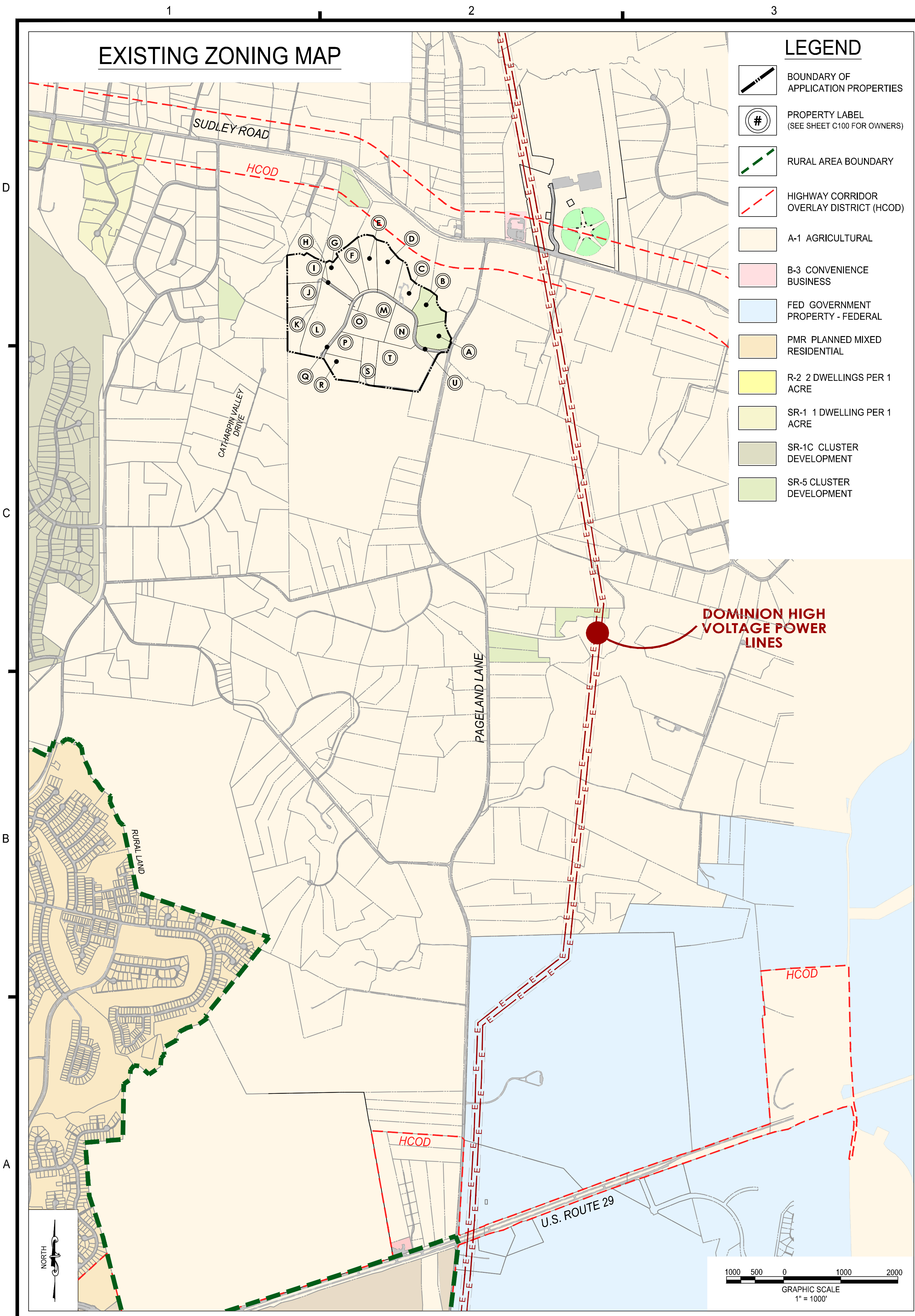
- BOUNDARY OF APPLICATION PROPERTIES
- PROPERTY LABEL (SEE SHEET C100 FOR OWNERS)
- RURAL AREA BOUNDARY
- HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD)
- AGRICULTURAL OR ESTATE
- ENVIRONMENTAL RESOURCE
- COUNTY REGISTERED HISTORICAL SITE
- PARKS AND OPEN SPACE
- SEMI-RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL LOW
- REGIONAL EMPLOYMENT CENTER
- PROPOSED TECH / FLEX LONG RANGE LAND USE

1st SUBMISSION	DATE	DESCRIPTION
09-14-2021		

PROJECT No.: 21236.001.00  
 DRAWING No.: 111032  
 DATE: 09-14-2021  
 SCALE: 1"=1000'  
 DESIGN: SG/DC  
 DRAWN: SG/DC  
 CHECKED: MK

SHEET TITLE:  
**EXISTING & PROPOSED LONG RANGE LAND USE MAP**

SHEET No.  
**C400**

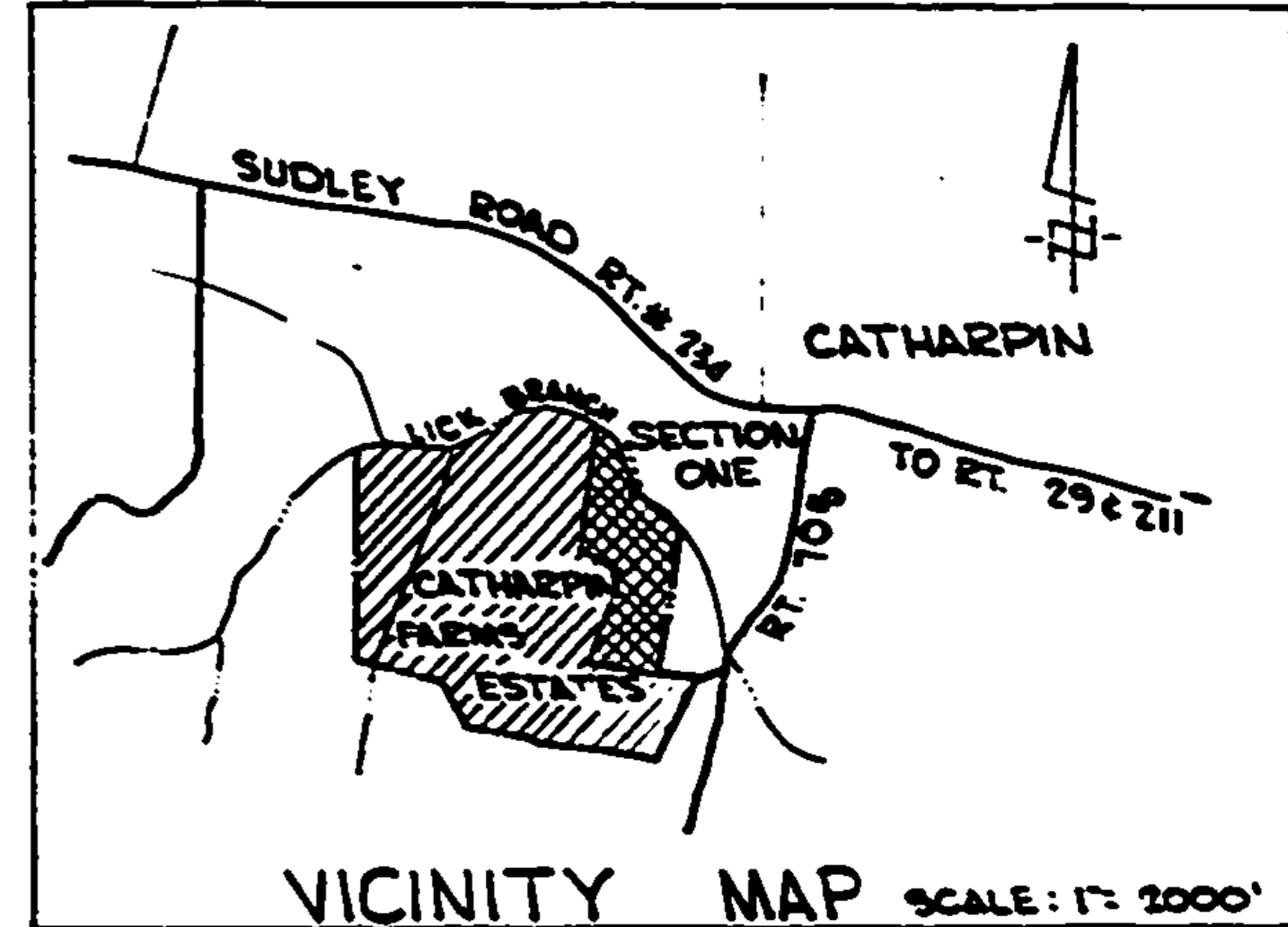
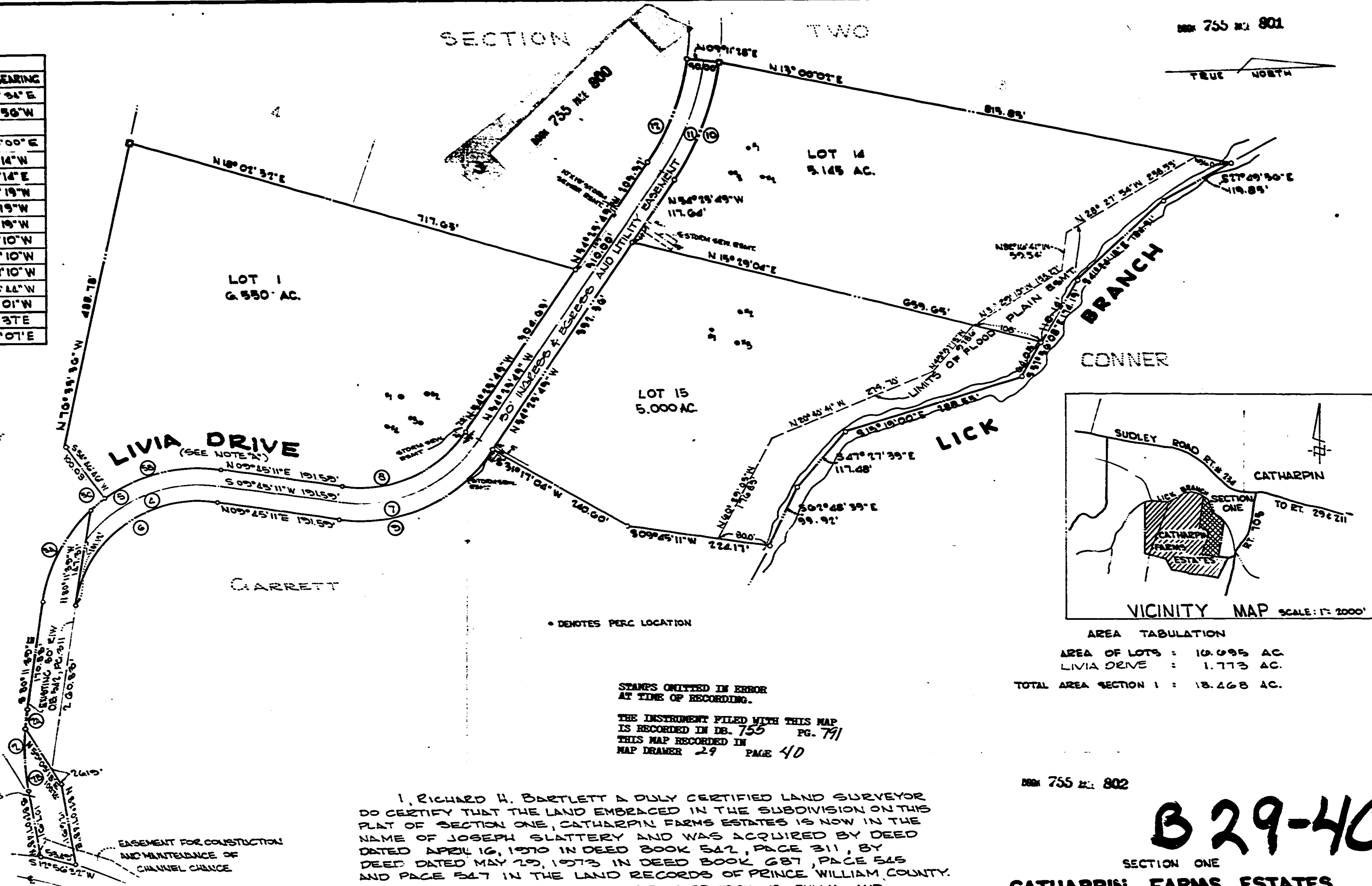


1st SUBMISSION	MARK	DATE	DESCRIPTION
09-14-2021			

PROJECT No.: 21236.001.00  
 DRAWING No.: 111032  
 DATE: 09-14-2021  
 SCALE: 1"=1000'  
 DESIGN: SG  
 DRAWN: SG  
 CHECKED: MK

SHEET TITLE:  
**EXISTING &  
 PROPOSED  
 ZONING MAP**

CURVE DATA						
NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
5C	247.00'	7°28'36"	31.58'	15.81'	31.56'	S93°37'34"E
2	411.77'	17°40'33"	127.05'	64.07'	126.53'	N89°01'56"W
4	217.00'	6°13'23"	29.47'	14.85'	29.40'	S21°20'00"E
5	242.00'	8°30'50"	37.92'	19.17'	34.20'	N33°13'14"W
6	192.00'	8°30'50"	30.14'	15.18'	27.14'	S33°13'14"E
7	220.00'	6°41'00"	26.45'	13.79'	23.76'	N22°20'19"W
8	195.00'	6°41'00"	21.84'	12.28'	20.71'	N22°20'19"W
9	245.00'	6°41'00"	27.45'	13.64'	26.35'	N22°20'19"W
10	434.44'	26°22'43"	200.01'	101.51'	198.25'	N67°37'10"W
11	409.44'	26°22'43"	189.90'	95.95'	186.84'	N67°37'10"W
12	384.44'	26°22'43"	176.99'	90.09'	175.43'	N67°37'10"W
5A	242.00'	57°25'45"	158.98'	87.14'	152.56'	N21°26'44"W
5B	242.00'	44°58'25"	189.96'	100.17'	185.11'	N17°44'01"W
2A	411.77'	4°39'55"	33.53'	16.77'	33.51'	N88°31'37"E
2B	411.77'	13°00'38"	93.50'	46.95'	93.50'	N88°38'07"E



AREA TABULATION

AREA OF LOTS : 10,695 AC.

LIVIA DRIVE : 1,773 AC.

TOTAL AREA SECTION 1 : 12,468 AC.

I, RICHARD H. BARTLETT A DULY CERTIFIED LAND SURVEYOR DO CERTIFY THAT THE LAND EMBRACED IN THE SUBDIVISION ON THIS PLAT OF SECTION ONE, CATHARPIN FARMS ESTATES IS NOW IN THE NAME OF JOSEPH SLATTERY AND WAS ACQUIRED BY DEED DATED APRIL 16, 1970 IN DEED BOOK 542, PAGE 311, BY DEED DATED MAY 29, 1973 IN DEED BOOK 687, PAGE 545 AND PAGE 547 IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY.

I FURTHER CERTIFY THAT THE SUBDIVISION IS FULLY AND ACCURATELY SHOWN BY METES AND BOUNDS; THAT THE BEARINGS REFER TO THE TRUE MERIDIAN; THAT IRON PIPES SHOWN THUS C AND CONCRETE MONUMENTS SHOWN THUS B WILL BE SET IN ACCORDANCE WITH THE PRINCE WILLIAM SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND THIS 10TH DAY OF FEBRUARY 1972.

*Richard H. Bartlett*

RICHARD H. BARTLETT  
CERTIFIED LAND SURVEYOR

**B 29-40**

SECTION ONE  
**CATHARPIN FARMS ESTATES**

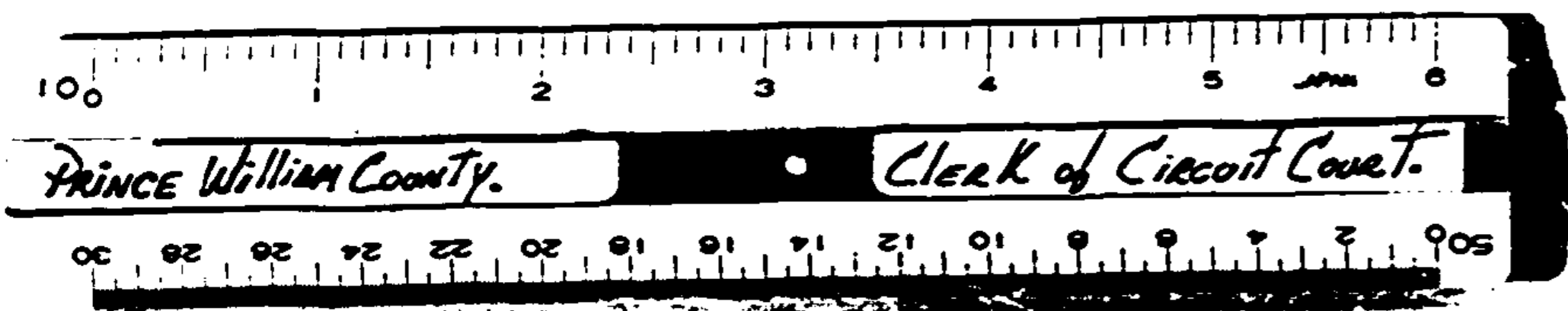
GAINESVILLE DISTRICT  
PRINCE WILLIAM COUNTY, VIRGINIA  
SCALE: 1" = 100'  
JANUARY, 1972  
ADDED PERCS MARCH 31, 1972  
ADDED ESMTS APRIL 25, 1972  
REVISED LIVIA DRIVE AUGUST 24, 1972

RICHARD H. BARTLETT & ASSOC.  
ENGINEERING, SURVEYING & LAND PLANNING  
FAIRFAX, VIRGINIA  
773 - 6632

BOOK 755 PL. 798

BOOK 765 PL. 797

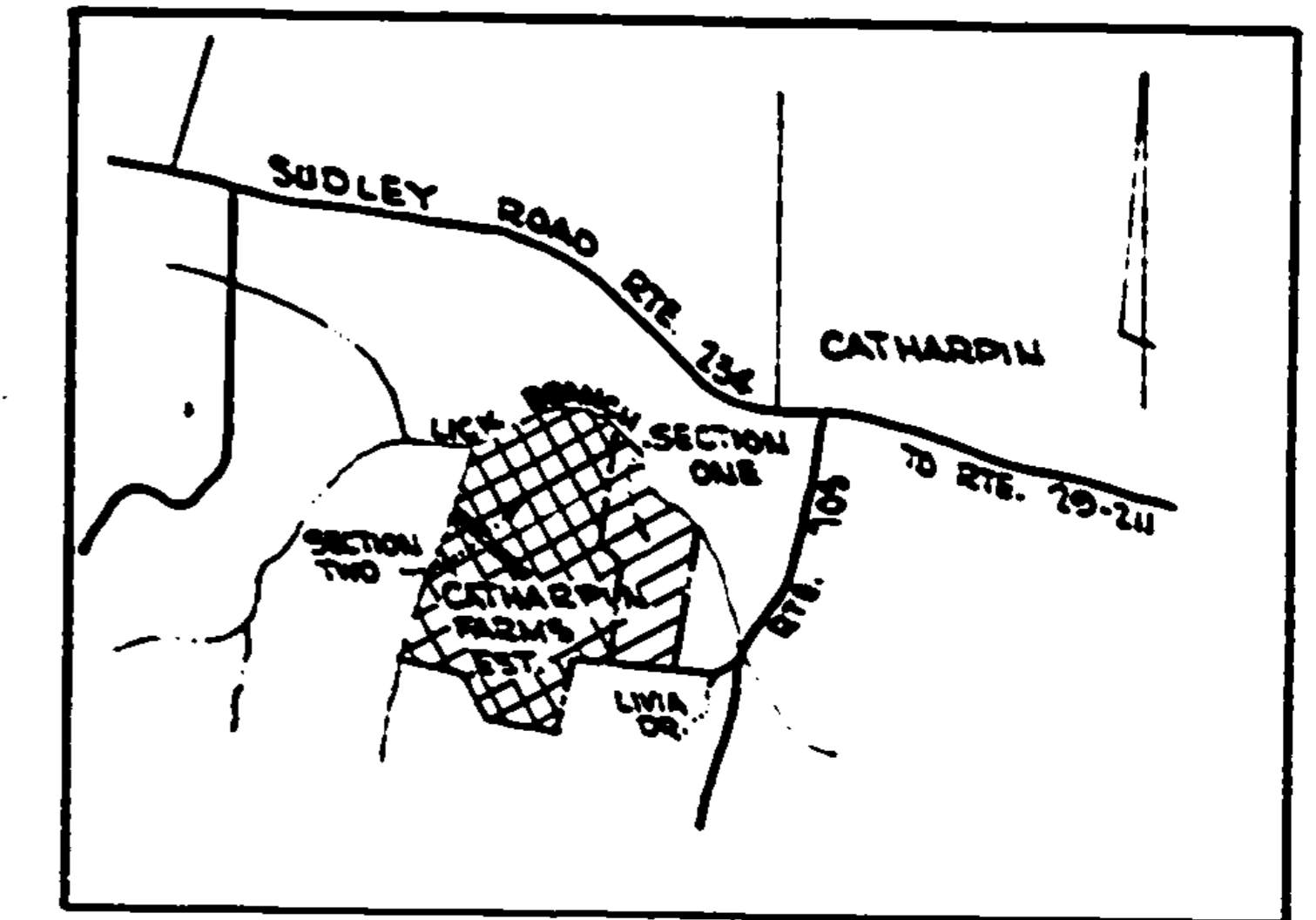
NOTE "A"  
THE MAINTENANCE OF THE ROADWAY ON WHICH THESE LOTS FRONT IS NOT A PUBLIC RESPONSIBILITY. THE DISPLAY OF THE FORCING SENTENCE ON THIS PLAT IS A REQUIREMENT OF THE ZONING ORDINANCE OF PRINCE WILLIAM COUNTY.



CURVE DATA						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	384.44	20° 21' 05"	176.99	20.09	175.43	S 61° 51' 10" E
2	494.44	05° 16' 50"	40.06	20.04	40.04	S 07° 41' 05" W
3	494.44	67° 51' 23"	476.60	229.48	399.00	S 07° 45' 20" W
4	409.44	78° 46' 05"	361.88	202.12	210.99	S 07° 46' 20" W
5	384.44	78° 46' 05"	318.51	212.60	487.86	S 07° 46' 20" W
6	494.44	10° 57' 41"	80.91	40.41	80.61	S 20° 44' 07" W
7	191.89	18° 48' 34"	69.01	91.79	67.79	S 20° 49' 51" W
8	216.89	18° 48' 34"	71.22	93.06	70.90	S 20° 49' 51" W
9	241.89	18° 48' 34"	73.45	94.08	73.08	N 20° 49' 51" E
10	564.89	25° 56' 34"	236.08	190.78	293.90	S 20° 15' 01" W
11	592.89	25° 56' 34"	244.75	174.91	287.66	S 20° 15' 01" W
12	514.89	25° 56' 34"	233.47	118.75	231.47	N 20° 15' 01" E

### AREA TABULATION

AREA IN LOTS	55.1072 AC.
AREA IN PARCELS	0.8044 AC.
AREA IN STREET	1.8616 AC.
<b>TOTAL AREA SECTION TWO</b>	<b>57.6682 AC.</b>



VICINITY MAP SCALE: 1"=2000'

NOTE 'A':  
 THE MAINTENANCE OF THE ROADWAY ON WHICH THESE LOTS FRONT IS NOT A PUBLIC RESPONSIBILITY.  
 THE DISPLAY OF THE FOREGOING SENTENCE ON THIS PLAT IS A REQUIREMENT OF THE ZONING ORDINANCE OF PRINCE WILLIAM COUNTY.

I, RICHARD H. BARTLETT, A DULY CERTIFIED LAND SURVEYOR, DO CERTIFY THAT THE LAND EMBRACED IN THE SUBDIVISION ON THIS PLAT OF SECTION TWO, CATHARPIN FARMS ESTATES IS NOW IN THE NAME OF JOSEPH SLATTERY AND WAS ACQUIRED BY DEED DATED APRIL 16, 1970 IN DEED BOOK 547, PAGE 311 IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

I, FURTHER CERTIFY THAT THE SUBDIVISION IS FULLY AND ACCURATELY SHOWN BY METES AND BOUNDS; THAT THE BEARINGS REFER TO THE TRUE MERIDIAN; THAT IRON PIPES SHOWN THUS ° AND CONCRETE MONUMENTS SHOWN THUS ◊ WILL BE SET IN ACCORDANCE WITH THE PRINCE WILLIAM COUNTY SUBDIVISION ORDINANCE.

GIVEN UNDER MY HAND THIS 15 DAY OF JUNE 1973.

*Richard H. Bartlett*  
 RICHARD H. BARTLETT  
 CERTIFIED LAND SURVEYOR

*Handwritten signature/initials*

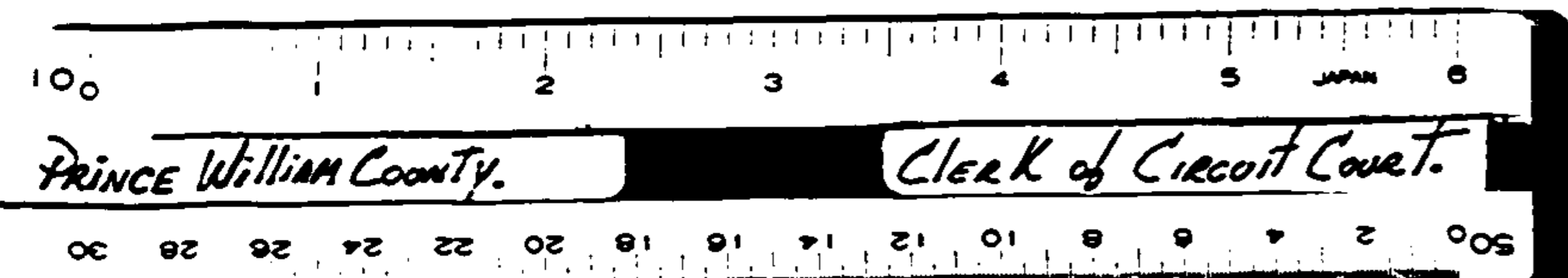
STAMPS OMITTED IN ERROR AT TIME OF RECORDING.

THE INSTRUMENT FILED WITH THIS MAP IS RECORDED IN DB. 752 PG. 429  
 THIS MAP RECORDED IN MAP DRAWER 29 PAGE 36

# B29-36

SECTION TWO  
**CATHARPIN FARMS ESTATES**  
 GAINESVILLE DISTRICT  
 PRINCE WILLIAM COUNTY VIRGINIA  
 APRIL 1973  
 \* RECONSIDERED LOT 6: JULY 24, 1974

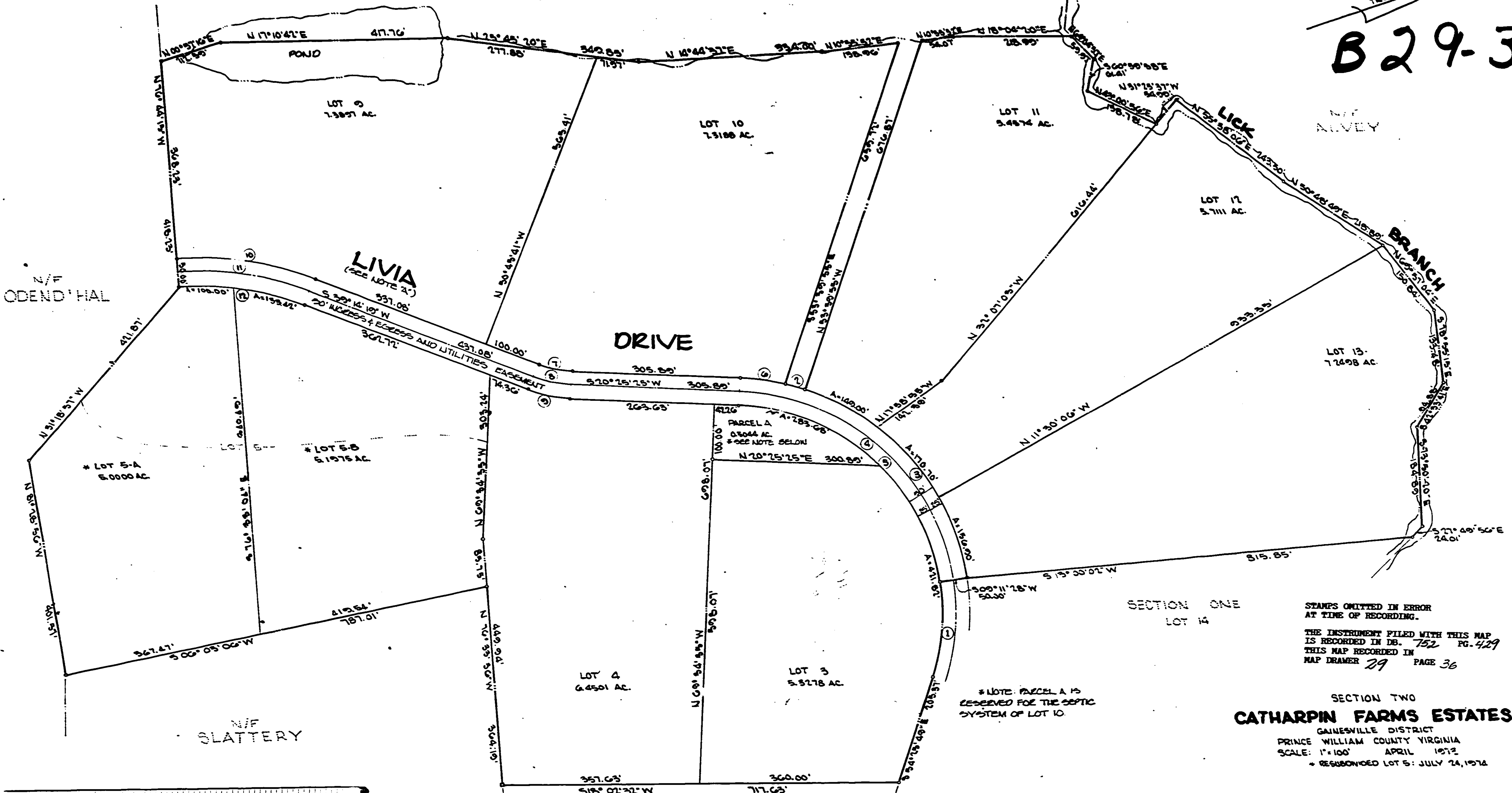
RICHARD H. BARTLETT & ASSOC.  
 ENGINEERING, SURVEYING, & LAND PLANNING  
 FAIRFAX, VIRGINIA  
 773-6632



N/F SLATTERY

B 29-36

TRUE NORTH



N/F ODEND'HAL

N/F ALVEY

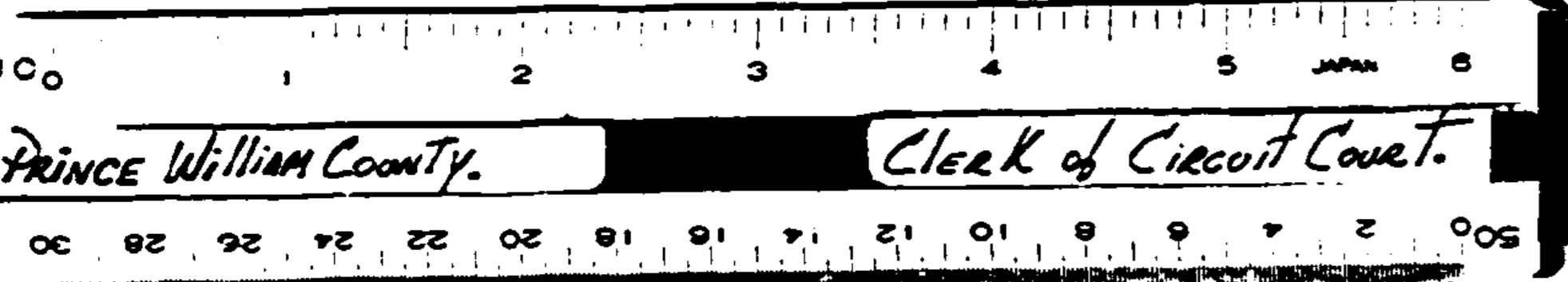
N/F SLATTERY

STAMPS OMITTED IN ERROR  
AT TIME OF RECORDING.

THE INSTRUMENT FILED WITH THIS MAP  
IS RECORDED IN DB. 752 PG. 429  
THIS MAP RECORDED IN  
MAP DRAWER 29 PAGE 36

SECTION TWO  
**CATHARPIN FARMS ESTATES**  
GAINESVILLE DISTRICT  
PRINCE WILLIAM COUNTY VIRGINIA  
SCALE: 1"=100' APRIL 1972  
RESUBDIVIDED LOT 5: JULY 24, 1974

RICHARD H. BARTLETT & ASSOC.  
ENGINEERING, SURVEYING, & LAND PLANNING  
FAIRFAX, VIRGINIA  
273-6632



POOR PLAT

SECTION ONE LOT 1

SECTION ONE LOT 14

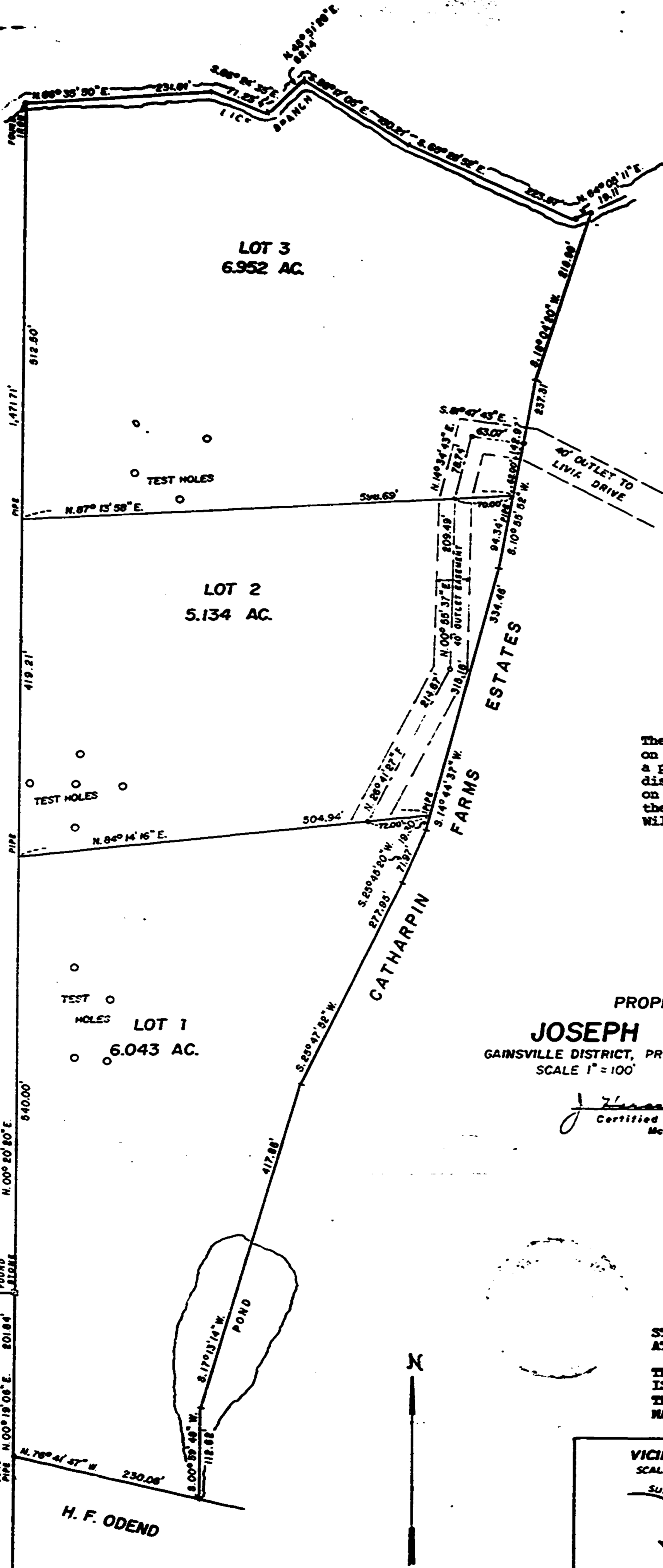
\*NOTE: PARCEL A IS  
RESERVED FOR THE SEPTIC  
SYSTEM OF LOT 10.

B 31-13

E. L. KELLOGG

BOOK 789 PAGE 348

BOOK 789 PAGE 349



The maintenance of the roadway on which these lots front is not a public responsibility. The display of the foregoing sentence on this plat is a requirement of the Zoning Ordinance of Prince William County.

PROPERTY OF  
**JOSEPH SLATTERY**  
 GAINSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA  
 SCALE 1" = 100'  
 MAR. 15, 1975

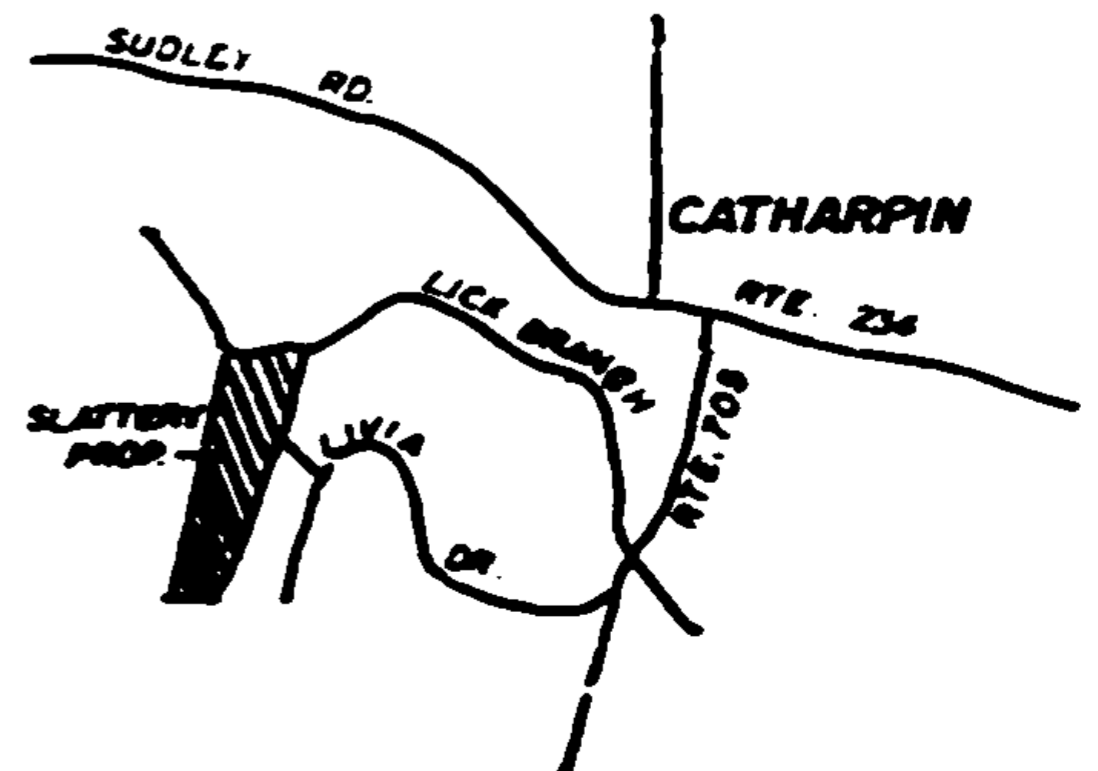
*J. Herman Janitz*  
 Certified Land Surveyor  
 McLean, Va.

TOTAL AREA = 18.129 ACRES

STAMPS OMITTED IN ERROR  
 AT TIME OF RECORDING.

THE INSTRUMENT FILED WITH THIS MAP  
 IS RECORDED IN DB. 789 PG. 344  
 THIS MAP RECORDED IN  
 MAP DRAWER 31 PAGE 13

VICINITY MAP  
 SCALE 1" = 2000'



CARL E. HENGEN

H. F. ODEND

Prince William County

Clerk of Circuit Court

