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2021 MAY 12 A 8 49

VANDERPOOL, FROSTICK & NISHANIAN, P.C.

Solutions from lawyers you trust

PLANNING OFFICE
PRINCE WILLIAM COUNTY

May 11, 2021

VIA HAND DELIVERY

Parag Agrawal, AICP, Director of Planning
Alexander Stanley, Senior Planner
Alexander Vanegas, CPM, Principal Planner, Long Range Division
Prince William County
5 County Complex Court, Suite 210
Prince William, Virginia 22192

Re: Long-Range Land Use Classification Change

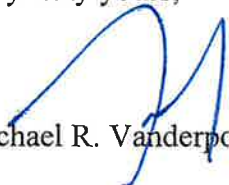
Gentlemen:

Attached is a two-part request that is being filed for a Comprehensive Plan Text Amendment and Long-Range Land Use Classification Change to be considered during the Comprehensive Plan update. The proposed text amendment is intended to create a new Comprehensive Plan category, the Data Center Edge District (DCED). This is being created to facilitate the location of Data Centers in land currently in the Rural Area that is in close proximity to the Development Area and that is served by high voltage power lines. The concept is to extend the Development Area to include the land designated DCED. The DCED would only permit Data Centers and is being created because all other districts permit multiple uses.

The proposed Plan Amendment would extend the Development Area to include the land identified in the Plan Amendment (the House Family Farm) and include that land in the DCED. If the DCED is not adopted, then the Applicant seeks inclusion in a Comprehensive Plan district that is consistent with zoning districts that permit Data Centers with a special use permit.

I will be happy to discuss this application with you at your convenience.

Very truly yours,



Michael R. Vanderpool

Enclosures

cc: Supervisor Jeanine Lawson

Long-Range Land Use Classification Change Request Form

Project Name: House Family Data Center Proposed Text Change (Part 1) and Proposed Map Change (Part 2)

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
7395-91-4884	AE	DCED	100.00
7394-88-6498	AE	DCED	176.98
Total Acreage:			276.98

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 Vint Hill Road opposite its intersection with Pioneer Drive

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

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

Owner of Property*

Authorized Agent(s)*

Michael R. Vanderpool, Olaun A. Simmons and Keith C. Martin

Name: <u>See Attached</u>	Name: <u>Vanderpool, Frostick & Nishanian, P.C.</u>
Mailing Address: <u>c/o Wade House, 14521 Vint Hill Road</u>	Mailing Address: <u>9200 Church Street, Suite 400</u>
City/State/Zip: <u>Nokesville, VA 20181</u>	City/State/Zip: <u>Manassas, VA 20110</u>
Phone: _____	Phone: <u>703-369-4738</u>
Email: _____	Email: <u>mvanderpool@vfnlaw.com</u>

Contract Purchaser/Lessee*

Engineer*

Name: _____	Name: <u>Ross-France</u>
Mailing Address: _____	Mailing Address: <u>9417 Innovation Drive</u>
City/State/Zip: _____	City/State/Zip: <u>Manassas, VA 20110</u>
Phone: _____	Phone: <u>703-361-4188</u>
Email: _____	Email: <u>mmassey@rossfranceva.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 11 day of May, 2021.

[Handwritten Signature]

Signature of Owner

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



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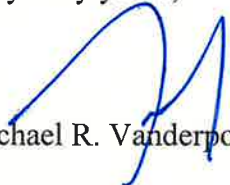
Gentlemen:

Attached is a two-part request that is being filed for a Comprehensive Plan Text Amendment and Long-Range Land Use Classification Change to be considered during the Comprehensive Plan update. The proposed text amendment is intended to create a new Comprehensive Plan category, the Data Center Edge District (DCED). This is being created to facilitate the location of Data Centers in land currently in the Rural Area that is in close proximity to the Development Area and that is served by high voltage power lines. The concept is to extend the Development Area to include the land designated DCED. The DCED would only permit Data Centers and is being created because all other districts permit multiple uses.

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Name: <u>See Attached</u>	Name: <u>Vanderpool, Frostick & Nishanian, P.C.</u>
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Signed this 11 day of May, 2021.

[Handwritten Signature]

Signature of Owner

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

Attachment to Long-Range Land Use Classification Change Request Form

LIST OF OWNERS:

KETTLE WIND FAMILY LIMITED PARTNERSHIP

**Dale Allen House
Lisa House**

**ESTATE OF HAROLD ELLIS HOUSE
Donna House**

ROYALL HOUSE, INC.

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):**

 AE _____;
- Proposed Comprehensive Plan land use classification(s) and respective area(s):**

 New proposed "Data Center Edge District" _____;
- Existing zoning and land use** of the subject parcel(s): _____ A-1, Agricultural Use _____;
- 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? _____ Potentially OF, M-2, PBD - to be determined _____;
- Existing Sector Plan(s)/Small Area Plan(s):** _____ None _____;
- Existing Center of Commerce or Center of Community:** _____ None _____

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.

Clear Page

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. N/A
 - 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):
None

Special Power of Attorney Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 10th day of May, 2021,
(day) (month) (year)

I, The attached list, owner of
7394-88-6498 and 7395-91-4884 (describe land by Grid Parcel Identification Number (GPIN))
make, constitute, and appoint Michael R. Vanderpool, Olaun A. Simmons and Keith C. Martin of Vanderpool, Frostick & Nishanian, P.C.,
my true and lawful attorney-in-fact, and in my name, place and stead giving unto said
Michael R. Vanderpool, Olaun Simmons and Keith C. Martin 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
May 10,, 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.

See attached

Owner

COMMONWEALTH OF VIRGINIA:

County of _____

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

Notary Public

My commission expires: _____

Signature Page to Special Power of Attorney

KETTLE WIND FAMILY LIMITED PARTNERSHIP

By: Paul M. House
Paul M. House, General Partner

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Manassas

Subscribed and sworn to before me this 10th day of May, 2021, in my jurisdiction aforesaid, by Paul M. House, General Partner of Kettle Wind Family Limited Partnership.

Rebecca Gaber Spencer
Notary Public

My Commission Expires: 7/31/22
Notary Registration Number: 161382

(Signature Pages Continue)

REBECCA GABER SPENCER
NOTARY PUBLIC
REG. #161382
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022

Signature Page to Special Power of Attorney

Dale Allen House
Dale Allen House

Lisa House
Lisa House

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Manassas,

Subscribed and sworn to before me this 10th day of May, 2021, in my jurisdiction aforesaid, by Dale Allen House.

Rebecca Gaber Spencer
Notary Public

My Commission Expires: 7/31/22
Notary Registration Number: 161382

REBECCA GABER SPENCER
NOTARY PUBLIC
REG. #161382
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Manassas,

Subscribed and sworn to before me this 10th day of May, 2021, in my jurisdiction aforesaid, by Lisa House.

Rebecca Gaber Spencer
Notary Public

My Commission Expires: 7/31/22
Notary Registration Number: 161382

REBECCA GABER SPENCER
NOTARY PUBLIC
REG. #161382
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022

(Signature Pages Continue)

Signature Page to Special Power of Attorney

ESTATE OF HAROLD ELLIS HOUSE

By: Donna House
Name: Donna House
Title: Executrix

Donna House
Donna House

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Manassas

Subscribed and sworn to before me this 10th day of May, 2021, in my jurisdiction aforesaid, by Donna House as Executrix of the Estate of Harold Ellis House.

Rebecca Gaber Spencer
Notary Public

My Commission Expires: 7/31/22
Notary Registration Number: 101382

REBECCA GABER SPENCER
NOTARY PUBLIC
REG. #161382
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Manassas

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NOTARY PUBLIC
REG. #161382
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022

(Signature Pages Continue)

Signature Page to Special Power of Attorney

ROYALL HOUSE, INC.

By: Thomas R House
Name: Thomas R House
Title: President

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Manassas,

Subscribed and sworn to before me this 10th day of May, 2021, in my jurisdiction aforesaid, by Thomas R. House, as President of Royall House, Inc.

Rebecca Gaber Spencer
Notary Public

My Commission Expires: 7/31/22
Notary Registration Number: 161382

REBECCA GABER SPENCER
NOTARY PUBLIC
REG. #161382
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022

Interest Disclosure Affidavit

COMMONWEALTH OF VIRGINIA
COUNTY OF PRINCE WILLIAM

This 10th day of May, 2021,
(day) (month) (year)

I, The attached list of owners of GPIN Nos. 7394-88-6498 and 7395-91-4884

(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:

NONE

SEE ATTACHED

Owner

COMMONWEALTH OF VIRGINIA:

County of _____

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

Notary Public

My commission expires: _____

Signature Page to Interest Disclosure Affidavit

KETTLE WIND FAMILY LIMITED PARTNERSHIP

By: Paul M. House
Paul M. House, General Partner

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Manassas

Subscribed and sworn to before me this 10th day of May, 2021, in my jurisdiction aforesaid, by Paul M. House, General Partner of Kettle Wind Family Limited Partnership.

Rebecca Gaber Spencer
Notary Public

My Commission Expires: 7/31/22
Notary Registration Number: 161382

(Signature Pages Continue)

REBECCA GABER SPENCER
NOTARY PUBLIC
REG. #161382
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022

Signature Page to Interest Disclosure Affidavit

Dale Allen House
Dale Allen House

Lisa House
Lisa House

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Manassas,

Subscribed and sworn to before me this 10th day of May, 2021, in my jurisdiction aforesaid, by Dale Allen House.

Rebecca Gaber Spencer
Notary Public

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CITY/COUNTY OF Manassas,

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REG. #161382
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022

(Signature Pages Continue)

Signature Page to Interest Disclosure Affidavit

ESTATE OF HAROLD ELLIS HOUSE

By: Donna House
Name: Donna House
Title: Executrix

Donna House
Donna House

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Norfolk

Subscribed and sworn to before me this 10th day of May, 2021, in my jurisdiction aforesaid, by Donna House as Executrix of the Estate of Harold Ellis House.

Rebecca Gaber Spencer
Notary Public

My Commission Expires: 7/31/22
Notary Registration Number: 161382

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NOTARY PUBLIC
REG. #161382
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Norfolk

Subscribed and sworn to before me this 10th day of May, 2021, in my jurisdiction aforesaid, by Donna House.

Rebecca Gaber Spencer
Notary Public

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MY COMMISSION EXPIRES JULY 31, 2022

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Signature Page to Interest Disclosure Affidavit

ROYALL HOUSE, INC.

By: Thomas R House
Name: Thomas R. House
Title: President

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Manassas

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Rebecca Gaber Spencer
Notary Public

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NOTARY PUBLIC
REG. #161382
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2022

PART 1

**PROPOSED TEXT CHANGE – CREATION OF DATA
CENTER EDGE DISTRICT**

HOUSE FAMILY DATA CENTER

PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT

The Applicant is proposing that the County create a Comprehensive Land Use category to be known as the Data Center Edge District (DCED). The purpose of the DCED is to create opportunities for the construction of data centers in appropriate locations in the current Rural Area at the edge between the Development Areas and the Rural Areas.

The Applicant proposes that the text of the Comprehensive Plan be amended by revising the “Development Area” to add a new sentence at the end that reads: “The Development Area also includes specific areas at the edges of the Development Area and Rural Area that are designated for the development of data centers.”

In addition, the following text would be added under the Suburban Area classifications after the description of the Community Employment Center (CEC):

“The purpose of the Data Center Edge District (“DCED”) is to create opportunities for the construction of data centers in appropriate locations between the Development Areas and the Rural Areas in accordance with LU-Policy 1 and Action Strategy LU1.1 and in particular the Strategic Plan goal of increasing the commercial tax base as a percentage of overall tax revenue to 35%. DCED projects should be constructed on a minimum of 40 acres with access to existing high voltage electric lines. Adjacent properties located in the Rural Area shall be protected by substantial berms and buffers on the perimeter of each data center project. Environmental impacts to ground water and stormwater runoff and the removal of vacant data center buildings shall be addressed through plan design and proffers. Data centers and supporting facilities, such as electric substations, are the only permissible use in the DCED.”

HOUSE FAMILY DATA CENTER

PROPOSED LONG RANGE LAND USE TEXT AMENDMENT – CONSISTENCY ANALYSIS AND JUSTIFICATION

As noted in the companion request for a map amendment to redesignate the House Property to the proposed DCED and expand the Development Area to include the property, making more land in the County available for data centers is important for the continued success of the County, while respecting the Rural Area to the west. The proposed text amendment allows a limited conversion of land in the Rural Area to be utilized for a targeted industry. This is consistent with LU Policy 1 and Action Strategy 1.1 which seeks to provide adequate land to keep the County competitive in recruiting advanced technological industries. It also supports the strategic goal to increase the commercial tax base. As a matter of equity, it also permits the repurposing of land no longer viable for farmland to a desirable use rather than trapping landowners in a decades-old designation that produces almost no benefits to the community. In addition to the tax revenue and job growth created by expanding the Development Areas in locations currently served by high power lines, land is made available without the need for new electric corridors.

By establishing a minimum district of 40 acres, the proposed DCED creates the critical mass desired by the industry and discourages the development of single buildings scattered across the County. As is true with other uses, impacts can be appropriately mitigated with proffers in a rezoning or by conditions with a special use permit. Also, by limiting the uses in the DCED to data centers, which are a quiet use with minimal demands on County services, other types of uses will not be permitted to intrude into areas formerly designated as part of the Rural Area. Data center development will also eliminate nutrient runoff from fertilizers used by the farming uses and 10 acre residential lots.

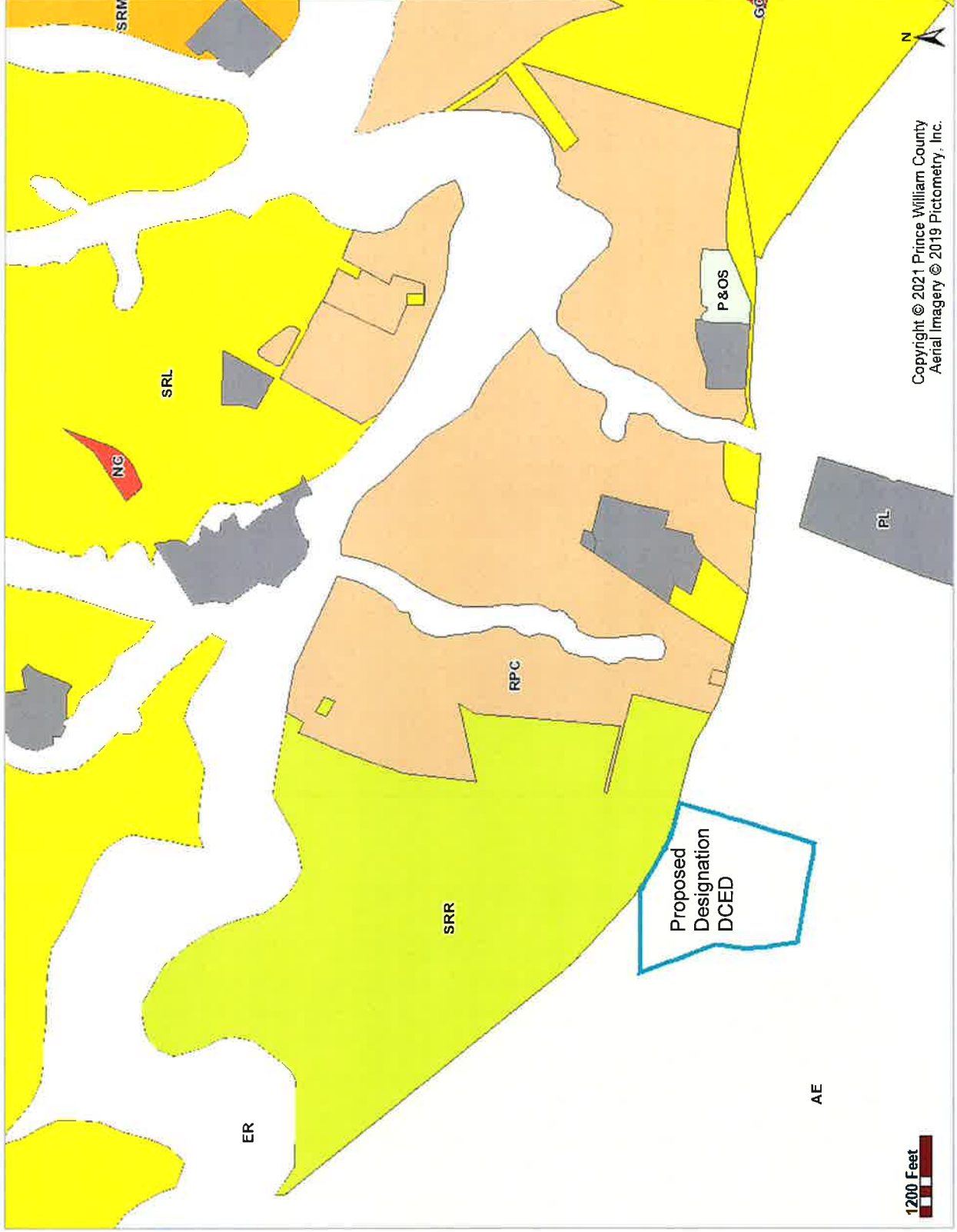
Finally, it should be noted that with the recent approval of an ordinance permitting the purchase of development rights, utilizing a relatively small portion of the existing Rural Area for data centers can create an enormous source of revenue that can be used to permanently preserve portions of the Rural Crescent by purchasing development rights. This permits those owning land that should be preserved to monetize their investment, permit those in the DCED to be treated equitably with nearby property owners in the current Development Area, and provides permanent open space. This is a far better policy for the entire community than permitting 10 acre residential lots to be developed on the land.

The level of service impacts will be the extension of water and sewer to the proposed data centers.

PART 2

**PROPOSED MAP AMENDMENT TO EXTEND THE
DEVELOPMENT AREA INTO THE RURAL AREA AND
INCLUDE SUBJECT PROPERTY IN THE PROPOSED
DATA CENTER EDGE DISTRICT**

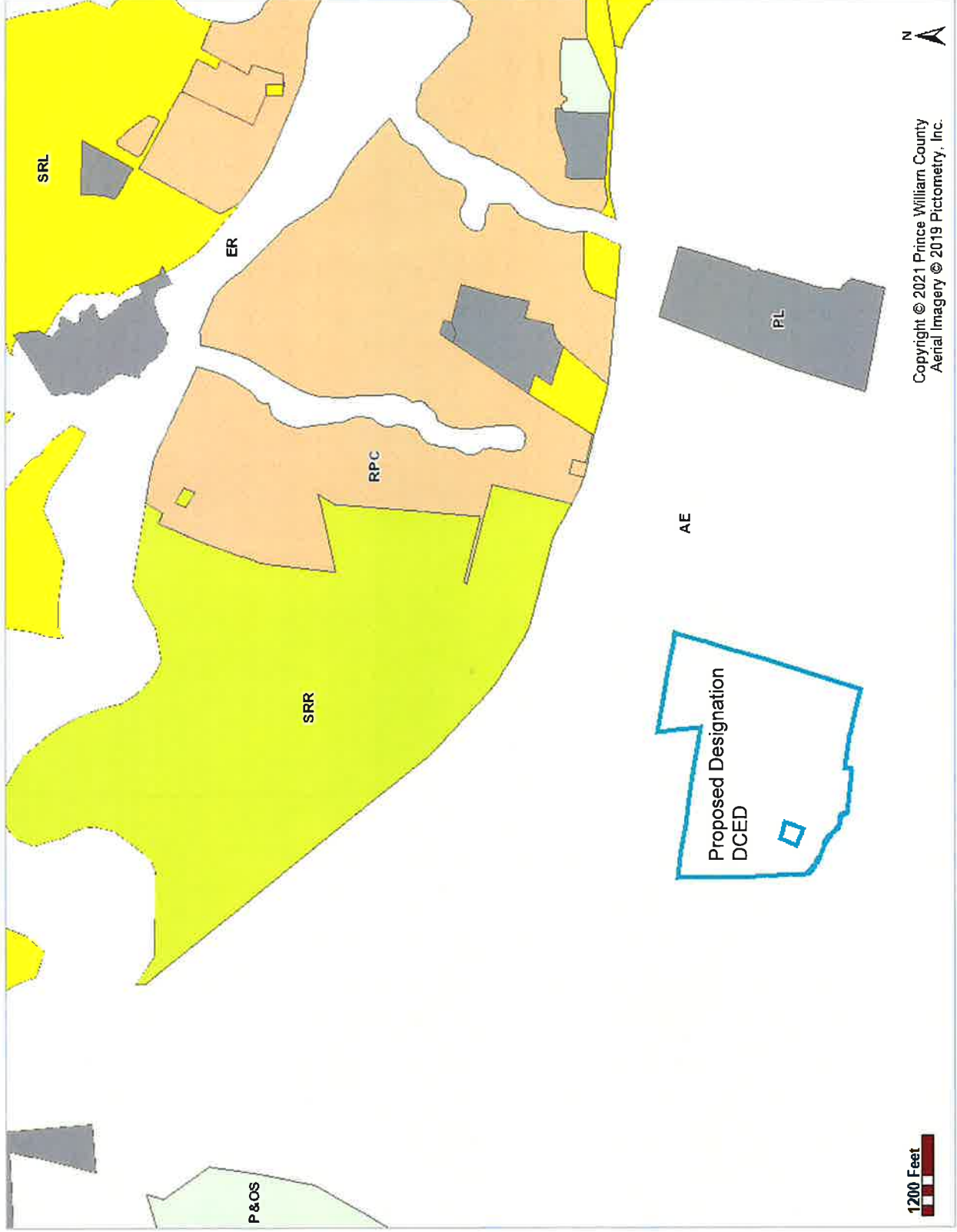
7395-91-4884



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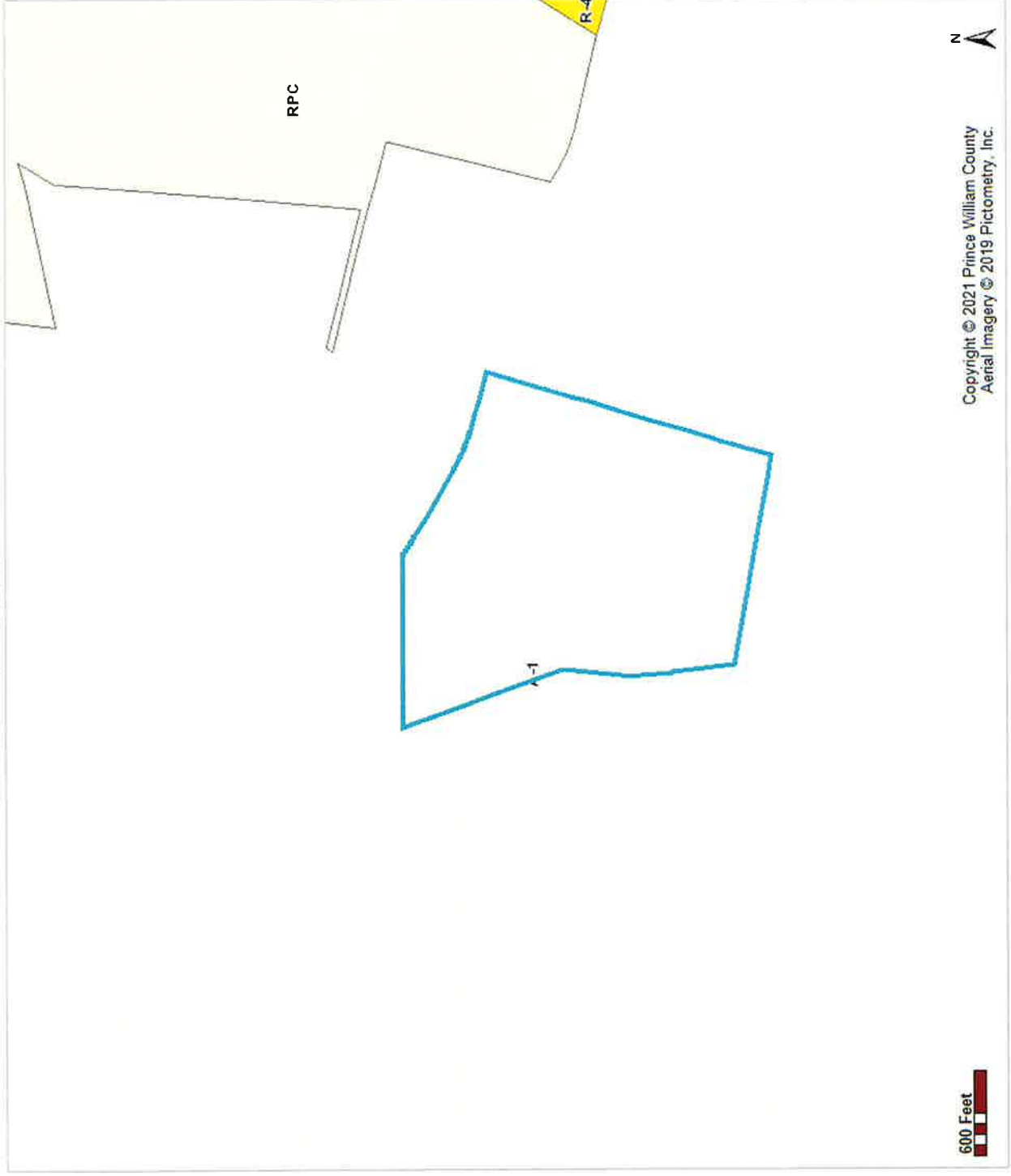
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7394-88-6498



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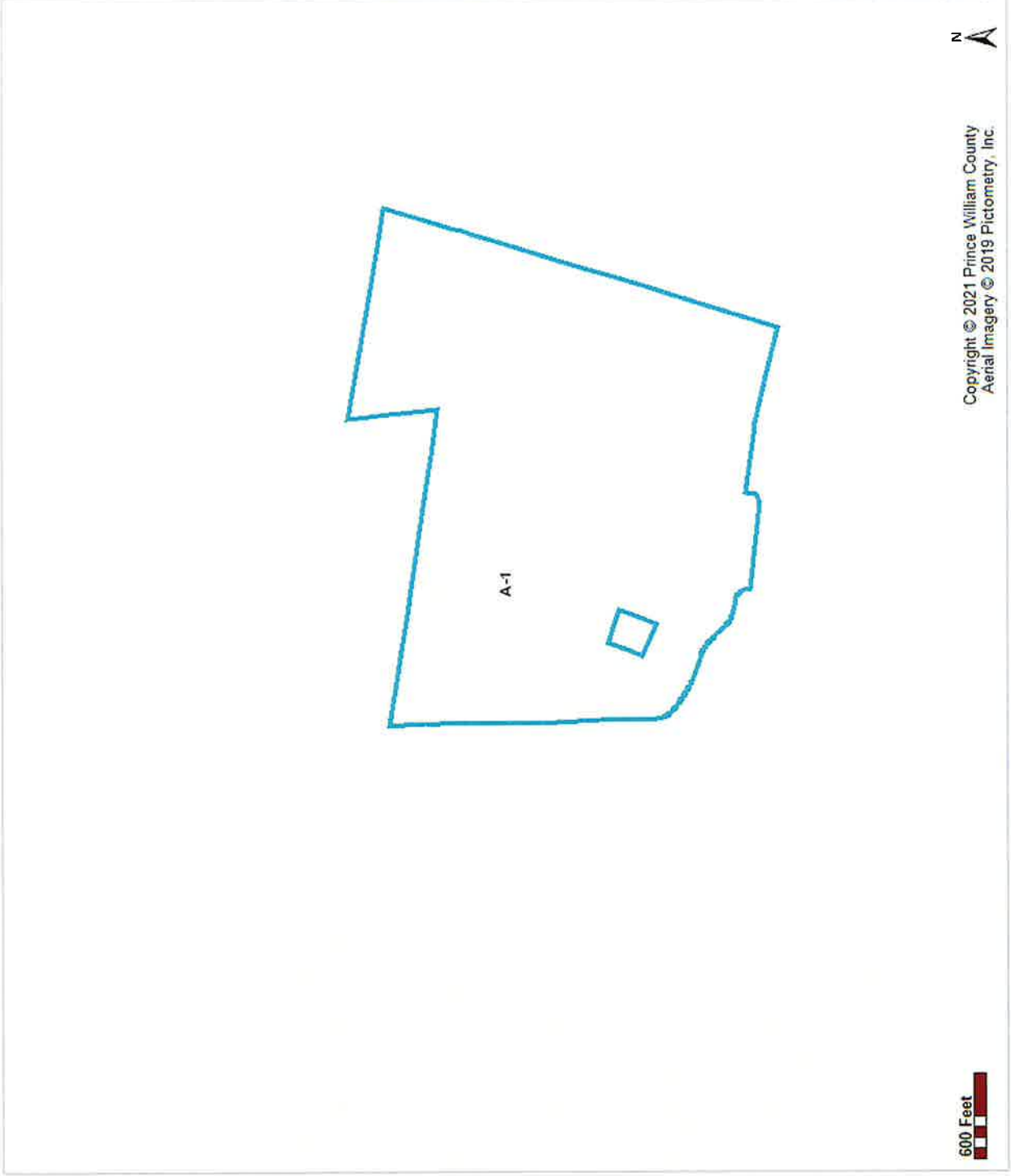
EXISTING ZONING 7395-91-4884



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Aerial Imagery © 2019 Pictometry, Inc.

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EXISTING ZONING 7394-88-6498



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HOUSE FAMILY DATA CENTER

JUSTIFICATION FOR COMPREHENSIVE MAP AMENDMENT

The subject property consists of approximately 276.98 acres located on the west side of Vint Hill Road, opposite its intersection with Pioneer Drive, as depicted on the maps submitted as part of this Application. The Property has been farmed by the House family since the late 1950's. Vint Hill Road is the dividing line between the Rural Area and the Development Area, with the House Property located in the Rural Area. The property is identified as GPIN 7394-88-6498 and 7395-91-4884. The property is currently designated in the Comprehensive Plan as AE. The Applicant is submitting a companion Comprehensive Plan Text Amendment to create a new district, the Data Center Edge District (DCED). As noted in the Application for the Text Amendment the purpose of the DCED is to provide additional land for data centers, a targeted industry. This is consistent with existing LU Policy 1 and Action Strategy LU 1.1 that seeks to ensure that Prince William County provides an adequate supply of land to allow it to compete regionally, nationally and internationally for advanced technological industries. The Applicant seeks to initiate a change from the current Comprehensive Plan designation of the property from the Rural Area to the Development Area and to change the designation of AE to DCED or to another plan district that is compatible with one or more zoning districts that permit data centers by right or by special use permit. The property is currently zoned A-1 and if the Comprehensive Plan change is initiated, the Applicant intends to submit a concurrent rezoning to one or more of B-1, OF, OM, M-2 or PBD zoning districts with a proffer limiting the uses to parks, civic uses and data centers. The House Property is no longer sustainable for large scale farming. The Property's topography is relatively flat with no tree cover in the proposed development area. A large area along the Property's Vint Hill Road frontage will be dedicated for public park use and will serve as an effective visual buffer. One hundred foot wide landscaped berms will be created along all other property boundaries, effectively limiting building visibility from neighboring properties.

The Applicant believes this map re-designation is justified for several reasons as the redesignation of the land fulfills the Policy goals of the Comprehensive Plan, the County's Strategic Plan, and the original intent of the Rural Area.

As noted above, the stated goal of the Comprehensive Plan is to make sure there is adequate land to permit the County to compete with other jurisdictions for advanced technological industries. While the County has been successful in attracting data centers to date, the County needs the ability to continue to succeed in the expanding data center market that includes other locations in Virginia, the U.S. and international jurisdictions. In fact, the relative availability of land and the resulting relative low cost is often cited as a reason that data centers began to locate in the County. However, it is the Applicant's understanding that suitable available sites in the County are being rapidly consumed and that as the supply of land has dwindled, the cost per acre has increased significantly. If this trend continues, jurisdictions with available land at a lower cost will have a competitive advantage over Prince William County. Permitting land under existing high power lines that is well-suited for data center development is an important way to ensure the availability of land for this targeted industry.

The County has also adopted a Strategic Plan goal to increase the commercial tax base to 35% of the overall tax base. One reason for the adoption of this goal is to permit a reduction in the tax burden on homeowners in the County. Because data centers produce approximately \$8.00 of tax revenue for every \$1.00 in service demand, the net impact of data center growth can be dramatic. In fact, it has been reported that the tax revenue in Loudoun County from data center is sufficient to pay the County's entire budget other than the school budget. Accordingly, the Strategic Plan and good governance support the designation of additional land for data centers.

While the County could not have foreseen the rise of data centers when the Rural Area was created in the 1998 Comprehensive Plan, the County could foresee the future growth of the County. In fact, the Applicant believes that the stated reason for the adoption of the Rural Area was not to create a permanent "no development" zone, but rather, to concentrate growth in the area served by existing infrastructure until such time as additional land was needed to support continued growth. As a result, repurposing land at the end of the current Rural Area that can no longer be economically used for farming for data centers fulfills the original impetus for the creation of the Rural Area. It simply makes sense to utilize land in close proximity to the Development Area and that is currently served by high power lines for data centers which, if properly designed, can serve as a transition between the Development Area and the Rural Area to the west.

Prince William County is amending the Long-Range Plan uses taking a holistic approach with the long-term best interests of the County as a primary goal. Accordingly, redesignating the House Family Property for data center use is consistent with the existing language of the Comprehensive Plan, the County's Strategic Plan and the original intent of the Rural Area, all to the benefit of the taxpayers of Prince William County. Data center development on the House Family property is in the long-term best interests of the County.

With regard to impacts on levels of service, impacts may include those related to transportation and public safety. A Traffic Impact Analysis (TIA) and Proffer Analysis will be submitted with the rezoning.