



PLANNING COMMISSION RESOLUTION

MOTION:

November 5, 2025

SECOND:

Regular Meeting

Res. No. 25-xxx

RE:

**REZONING #REZ2025-00014, HORNBAKER ROAD
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION:

RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±40.02 acres from A-1, Agricultural, and PBD, Planned Business District, to M-2, Light Industrial, to permit a mix of data center and non-data center uses consistent with the M-2 Zoning District. Permitted uses would include both by-right and Special Use Permit (SUP) uses, along with secondary and ancillary uses, subject to proffered limitations. The application also requests associated waivers and modifications. The proposal establishes a maximum overall Floor Area Ratio (FAR) of 0.5 across the property. Data center buildings may reach a maximum height of 80 feet (inclusive of mechanical rooftop equipment), while non-data center buildings will be limited to 75 feet; and

WHEREAS, this request is concurrently being processed with Special Use Permit #SUP2025-00016, Hornbaker Road; and

WHEREAS, the subject site is located immediately west of Prince William Parkway, immediately South of Wellington Road and immediately East of Hornbaker Road; is identified on County maps as GPIN 7596-81-5396; and

WHEREAS, the subject site is designated I-3, T/F Technology/Flex with a T-3 Transect that recommends a range of between 0.23 and 0.57 FAR, and is located within the Innovation Park Small Area Plan; and

WHEREAS, the site is predominantly zoned A-1, Agricultural; however, a small portion of the site is zoned PBD, Planned Business District associated with Innovation at Prince William (PLN2007-535). The site is also located within the Data Center Opportunity Zone Overlay District, Airport Safety Overlay District, Technology Overlay District with subdistricts Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO); and

WHEREAS, The Planning Commission considered the Hornbaker Road cases at their September 24, 2025, public hearing, resulting in three motions, one for denial and one for approval, both of which failed on tie votes. The third motion closed the public hearing and carried with a recommendation of deferral to a date certain of 10-29-2025, as stated in Resolution Number (Res. No.) 25-085; and

WHEREAS, The Planning Commission at their October 29, 2025, meeting, deferred to a date certain of November 5, 2025, to allow more time for the applicant to finalize the revised application materials; and

WHEREAS, The Applicant submitted revisions to the architectural elevations, proffers, SUP conditions, and GDP/SUP plan to address the concerns and recommendations raised during the Planning Commission public hearing; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of Rezoning #REZ2025-00014, Hornbaker Road, subject to the proffers dated October 15, 2025; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on November 5, 2025, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby recommend approval of Rezoning #REZ2025-00014, Hornbaker Road, subject to the proffers dated October 15, 2025.

ATTACHMENT: Proffer Statement, dated October 15, 2025

Votes:

Ayes:

Nays:

Abstain from Vote:

Absent from Vote:

Absent from Meeting:

MOTION CARRIED

Attest:

Oly Peña
Clerk to the Planning Commission

PROFFER STATEMENT

RE: Hornbaker Road REZ2025-00014
Record Owner: MJV Parcel A, LLC, PWC – Parcel B, LLC
Applicant: MJV Parcel A, LLC, PWC – Parcel B, LLC
Property: GPIN 7596-81-5396 (the “Property”)
Brentsville Magisterial District
±40.0153 acres
A-1, Agricultural; PBD, Planned Business Development to M-2, Light
Industrial

Date: October 15, 2025

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Sect. 32-700.30 of the Zoning Ordinance of Prince William County (the “Zoning Ordinance”) in effect at the time of this rezoning, the property owners and applicants, for themselves and their successors and assigns (collectively, the “Applicant”), hereby proffer that the use and development of the Property will be in strict accordance with the following conditions (“Proffers”) if, and only if Hornbaker Road REZ2025-00014 (the “Application”), is granted. If approved, these Proffers supersede all previous proffers approved for the Property, including proffers associated with #REZ1989-0039. In the event that this Application is denied, these Proffers will be immediately null and void and of no further force or effect, and previous proffers approved for the Property shall remain in full force and effect on the Property.

The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the site served by the improvement, unless otherwise specified. As used herein, the term “County” refers to the Board of County Supervisors of Prince William County, Virginia, or to the applicable Prince William County government department, staff or official, as the context implies.

References in these Proffers to plans and exhibits binding on the Applicant are limited to Sheets C000 through C400 of the General Development Plan entitled “Hornbaker Road Rezoning & SUP,” dated October 11, 2024 (the “GDP”), with all other plans and exhibits provided for illustrative purposes only.

USE & DEVELOPMENT

1. General Development Plan. The Applicant shall develop the Property in substantial conformance with the GDP, subject to changes approved by the County in connection with site plan review and as further described below.
2. Use Parameters. The Applicant's use of the Property shall be in accordance with the M-2, Light Industrial, Zoning District regulations. The foregoing shall not preclude consolidation of the Property with any adjacent property or an internal private travelway, the final design and location of which shall be shown on the site plan, in accordance with the Prince William County Design and Construction Standards Manual ("DCSM"). Buildings may be constructed, and uses commenced, in one or multiple phases. All uses permitted in the M-2 Zoning District, including those uses permitted by right and those uses permitted via approval of a separate special use permit and uses secondary and ancillary therewith, shall be permitted on the Property; provided, however, that the following uses shall be prohibited:
 - A. Assembly (HAZMAT)
 - B. Bus Station, commercial.
 - C. Flea market.
 - D. Greenhouse, nursery (wholesale)
 - E. Heliport
 - F. Helistop
 - G. Marina
 - H. Motor vehicle fuel station
 - I. Motor vehicle service, retail
 - J. Moving and storage
 - K. Parking, commercial
 - L. Racetrack (equestrian or motorized)
 - M. Radio or TV broadcasting station
 - N. Railroad passenger station
 - O. Ranges, shooting, indoor or outdoor
 - P. Recycling collection points
 - Q. Self-storage center
 - R. Stadium or arena, indoor or outdoor
 - S. Tool and equipment rental, service and repair

- T. Trade or convention center
 - U. Veterinary Hospital
 - V. Warehouse (non-HAZMAT)
 - W. Water transportation facility
 - X. Wholesaling (HAZMAT)
 - Y. Wholesaling, storage and processing (HAZMAT)
3. Floor Area Ratio. The Applicant shall develop the Property at a maximum 0.5 Floor Area Ratio ("FAR"). The FAR shall be calculated as the cumulative total on the Property and not on a percentage of any subdivided parcel. At the time each site plan is filed on the Property, the Applicant will provide a running tabulation indicating the development status of the Property to include a listing of all building(s) constructed to date and their associated gross floor area as defined in the Zoning Ordinance ("GFA").
4. Building Height. Building height will be measured based on the existing definition of building height in the Zoning Ordinance in effect at the time of approval of this Application. The maximum height of any building constructed on the Property shall be as follows:
- A. Data Center Building Height. The maximum height of any data center building on the Property shall be eighty feet (80'), inclusive of Rooftop Structures. As used herein, "Rooftop Structures" include mechanical and equipment penthouses and all other roof structures, but do not include elevator penthouses.
 - B. Non-Data Center Building Height. The maximum height of any non-data center building on the Property shall be seventy-five feet (75').
5. Construction Management Plan. The Applicant shall develop, in consultation with its general contractor(s), a construction parking and construction management policy for construction workers hired to construct and develop the Property (the "Construction Management Plan"). As part of the Construction Management Plan, the Applicant shall identify locations on or off the Property where construction workers are permitted to park during construction, as well as locations for portable toilets, construction trailers and equipment. The Applicant shall include provisions in its construction contracts and a requirement for similar provisions in all subcontracts requiring all construction workers to adhere to the Construction Management Plan. Prior to the commencement of construction, the Applicant shall also erect signage on the Property that lists the permitted parking areas

and prohibits parking by construction workers outside the designated areas. The Construction Management Plan shall prohibit construction parking on any private streets or public rights of way adjacent to the Property. A copy of the Construction Parking Plan shall be provided to the Brentsville District Supervisor's Office.

COMMUNITY DESIGN

6. Building Architecture. The Applicant shall design the building facades facing Route 234 to include, but shall not be limited to, at least three (3) of the following exterior building materials: precast or tilt-wall concrete, architectural concrete masonry units (e.g., simulated stone, split face, ground face), brick, stucco, glass, EIFS (exterior insulated and finishing system), and/or metal panels of architectural grade and quality. Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division at least two weeks prior to the request for a building permit release letter.
7. Principal Building Facades. Principal building facades of any building(s) (which includes the office portion of any building(s)) constructed on the Property that are visible from Route 234 shall avoid the use of undifferentiated surfaces by including at least four (4) of the following design elements:
 - i. Change in building height;
 - ii. Building step-backs or recesses;
 - iii. Fenestration;
 - iv. Change in building material, pattern, texture, color; or
 - v. Use of accent materials.

Compliance with this Proffer 7 shall be evidenced with the submission of building elevations to the Development Services Land Development Division at least two weeks prior to the request for a building permit release letter.

8. Building and Parking Lot Lighting. The Applicant shall construct all freestanding parking lot lights with fixtures that direct light downward and inward. In addition, all building-mounted lighting, if any, will be directed or shielded in such a manner to prevent glare from projecting onto adjacent properties or public rights-of-way, but allow sufficient lighting for security and safety purposes. The details of such lighting shall be shown on the final site plan.

9. Landscape. The Applicant shall coordinate with and encourage any applicable utility provider to minimize necessary crossings for new utilities across landscape areas, wetlands, and forested areas. Where existing vegetation is undisturbed within the landscape areas, the existing vegetation shall be credited against the plant unit requirements identified in the DCSM and on the GDP.
10. Non-Data Center Building Loading Area. The Applicant shall reduce visibility of the loading areas for any non-data center building from public right-of-way using solid board/opaque fencing up to eight feet (8') in the general location shown on the GDP as "PROP. OPAQUE FENCING (TYP. APPROX. LOCATION)." The design of any fencing may include black aluminum/steel or other metal. The details of such solid board/fencing shall be shown on the final site plan.
11. Dumpster Pads. All dumpster pads shall be located on the Property as unobtrusively as possible and shall be screened using materials that are architecturally compatible with the building(s) they serve. Dumpster pad details shall be shown on the final site plan.

ENVIRONMENT

12. Water Quality Monitoring. The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution will be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.
13. Public Sewer Discharge. In no event will fuels, oils, solvents or other pollutants or flammable substances be discharged into the public sewer.
14. Grease Trap. In the event the County determines a grease trap is needed for the Property, the Applicant shall provide an appropriately sized and designed grease trap on site and shown on the final site plan. The grease trap shall be properly maintained to prevent grease build-up in the force main or gravity sewer.

15. Stormwater Management. The Applicant shall construct or utilize one or more on or off-site Stormwater Management facilities for the property that will include Best Management Practices (“BMP”). These facilities shall be designed in accordance with the DCSM.
16. Limits of Disturbance. The Applicant shall develop the Property in substantial conformance with the Limits of Disturbance (“LOD”) as shown on the GDP, subject to minor revisions in accordance with final engineering considerations at the time of final site plan review and approval. Those areas outside the LOD shall remain in their natural undisturbed condition with the exception of clearing, grading and other land disturbing activity required for the installation and maintenance of crossings for: wet and dry utilities, electric lines running to/from the electric transmission lines, sanitary and storm outfalls, and supplemental planting as approved by the County. Clearing allowed pursuant to this Proffer 16 will be kept to a minimum. The foregoing restrictions do not preclude the Applicant from utilizing the open space areas for stormwater management/BMP calculations and credits. The Property owner shall have the right to prune and remove dead, dying, diseased, or noxious vegetation, as well as poison ivy, poison oak, etc.
17. Expansion of Tree and Shrub Roots. To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas and parking lot islands, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3’, and b) a top dressing of 4” to 6” of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1” in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, or similar material. Areas to receive this remediation will be clearly shown on the final site/subdivision plan. Compliance with this proffer shall be demonstrated on each final site plan.

CULTURAL RESOURCES

18. Cultural Resources.
 - A. Phase I and Phase II Cultural Resources Testing and Evaluation. The Applicant shall retain a qualified professional archaeologist to perform a Phase I archaeological

investigation within the LOD of the Property, as agreed to in a scope of work with the Prince William County Archaeologist or his designee. The Applicant shall submit the results of the Phase I archaeological investigation prior to approval of the first final site plan for the Property. In the event the findings of the Phase I study indicate that sufficient further investigation is warranted to justify a Phase II investigation with reference to specific locations and/or resources on the Property, the Applicant shall conduct such Phase II investigation in connection with said sites and resources to the extent they are located within the LOD on the Property. The Phase II scope of work shall be approved by the County Archaeologist or his designee. The qualified professional, the cultural resources testing, and the reports shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia*. Final Phase I and Phase II reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist.

- B. Mitigation Plan. In the event the Phase II evaluations find a site significant and the site will be disturbed by construction, the Applicant shall either initiate mitigation of the archaeology site through Section 106 of the *National Historic Preservation Act* (NHPA), with the County as a consulting party; or, if Section 106 review is not required, the Applicant shall prepare a mitigation plan for approval by the County Archaeologist or his designee. If a County mitigation plan is required, its stipulations shall be completed prior to commencement of any land disturbance activity encompassing the portion of the Property for which the mitigation is required. The mitigation plan shall meet the standards set forth in the current version of the *Virginia Department of Historic Resources (VDHR) Guidelines for Conducting Cultural Resource Survey in Virginia and also the Advisory Council on Historic Preservation's (ACHP) Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites* (<http://www.achp.gov/archguide.html#supp>). Final reports shall be submitted in quantities, formats, and media as requested by the County Archaeologist after the report(s) have been approved by the County.
- C. Curation. Within two (2) months of acceptance of the final cultural resource report, the Applicant shall curate with the County all artifacts, field records, laboratory records, photographic records, computerized data and other historical records recovered as a result of any excavations pursuant to the final cultural resource report. All artifacts and records submitted for curation shall meet current professional standards and *The Secretary of the*

Interior's Standards and Guidelines for Archeology and Historic Preservation. A curation fee identical to VDHR's curation fee will be paid by the Applicant at the time of delivery of the artifacts to the County. Ownership of all records submitted for curation shall be transferred to the County with a deed of gift. In the event the Phase I report recommends Phase II evaluation, curation of the Phase I artifacts shall occur 2 months after acceptance of the final Phase II report. In the event Phase III/Data Recovery is warranted, curation of the Phase III artifacts shall occur 2 months after acceptance of the final Phase III report. Compliance shall be demonstrated by a written confirmation from the County Archaeologist prior to the commencement of any land disturbance activity encompassing the portion of the Property where further investigation is warranted pursuant to the Phase I, II and III reports.

FIRE AND RESCUE

19. Fire and Rescue Contributions. The Applicant shall contribute funds to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of nonresidential GFA constructed on the Property to be used for fire and rescue facilities in the vicinity of the Property. The Applicant will pay the contribution prior to and as a condition of the issuance of the initial building permit for each building constructed on the Property, with the exact amount paid based on the proposed GFA in each such building.
20. Fire Service Accessibility. For buildings with a building height higher than sixty feet (60'), the Applicant shall, as a condition of site plan approval, be in full compliance with the fire and safety systems standards set forth in Section 300 of the DCSM, unless otherwise waived by the Fire Marshall's office. Issuance of Occupancy Permits will be contingent upon full compliance with Virginia Uniform Statewide Building Code requirements.
21. Spill Contingency Plan. In connection with the submission of a site plan for a use on the Property which involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office for review and approval. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the Property. In no event will fuels, oils, solvents or other pollutants or flammable substances be discharged into the public sewer. Fire Marshal Office approval shall be required prior to final site plan approval.

TRANSPORTATION

22. Transportation Improvement Adjustments. In the event that the Property (or a portion thereof) is developed with uses not analyzed in the Traffic Impact Analysis entitled “Traffic Impact Study 9001 Hornbaker Road Prince William County, Virginia” prepared by Gorove Slade and dated October 10, 2024, revised through February 12, 2025 (the “TIA”) and such use(s) would exceed the trip generation established in the TIA, the Applicant reserves the right to submit a technical memorandum (or other analysis as required by Prince William County Department of Transportation (“PWCDOT”) and/or the Virginia Department of Transportation (“VDOT”)) to determine potential adjustments to the transportation improvements set forth in these Proffers, if needed. Subject to approval by VDOT and/or PWCDOT, the Applicant shall construct, at its cost, those transportation improvements: (i) identified in the technical memorandum/analysis approved by PWCDOT and VDOT to accommodate the additional traffic generated by the proposed use(s); and (ii) required in accordance with the DCSM, as determined during final site plan review.
23. Access. Subject to PWCDOT and VDOT approval, the Applicant may provide access to the Property as generally shown on the GDP. The final location and design of the entrances will be shown on the applicable final site plan proposing such entrance(s).
24. Hornbaker Road Improvements. Subject to the acquisition of right-of-way by Dominion Virginia Power and/or Northern Virginia Electric Cooperative, the Applicant shall construct and install the improvements on Hornbaker Road as generally shown on the GDP as “PROP. RIGHT TURN LANE,” “PROP. RESTRIPE LEFT TURN LANE,” “PROP. 10’ SHARED USE PATH” (the “Shared Use Path”), and “PROP. CG-12 RAMPS MAY NOT BE CONSTRUCTED AND A CASH CONTRIBUTION TO BE PROVIDED IN LIEU” (the “CG-12 Ramps”). Such improvements shall be constructed and operational, but not necessarily accepted into the VDOT secondary system for maintenance, prior to the issuance of the first occupancy permit on the Property. Notwithstanding the foregoing, subject to County approval or otherwise in the event the County begins construction of the Prince William Parkway, Sudley Manor, Wellington Road interchange project prior to final site plan approval for the site plan showing the Shared Use Path and/or the CG-12 Ramps, the Applicant shall provide a cash contribution of \$41,410 in lieu of construction of the dashed portion of the Shared Use Path shown as “DASHED PORTION OF SHARED USE PATH MAY NOT BE CONSTRUCTED AND A CASH CONTRIBUTION TO BE PROVIDED IN LIEU” on the GDP and the CG-12 Ramps as shown on the GDP prior to final site plan

approval for the applicable site plan. In the event the Applicant provides the cash contribution pursuant to this Proffer 24, the Applicant shall have no further obligation with reference to said dashed portion of the Shared Use Path and the CG-12 Ramps or the construction of the said dash portion of the Shared Use Path and the CG-12 Ramps as shown on the GDP.

25. Traffic Signal. If requested by the County and VDOT at the time of final site plan for the Property, the Applicant shall conduct a traffic signal warrant study for the intersection of Hornbaker Road and Robertson Drive at the entrance of the Property and shall submit said study to the County and VDOT for review and approval. In the event the warrant study concludes that a traffic signal is warranted at said location, and if so requested by the County and VDOT, the Applicant shall be responsible for the provision and installation of said traffic signal in the general location shown as “POTENTIAL SIGNAL SUBJECT TO VDOT REVIEW AND APPROVAL” on Sheet C200 of the GDP, at no cost to the County or VDOT. In the event said traffic signal is not warranted, the Applicant shall have no further obligation with reference to said traffic signal or signalization at this location.
26. Bicycle Parking.
 - A. Non-Data Center Development. The Applicant shall provide a minimum of one (1) inverted-U bicycle parking rack for each 25,000 square feet of non-data center building(s) constructed on the Property. The bicycle parking shall be shown on the final site plan for the associated non-data center building(s) and installed prior to issuance of an occupancy permit for such non-data center building(s).
 - B. Data Center Development. The Applicant shall provide a minimum of one (1) inverted-U bicycle parking rack for each data center building constructed on the Property. The bicycle parking shall be shown on the final site plan for the associated data center building and installed prior to issuance of an occupancy permit for such data center building.
27. Right-of-Way Dedication. The Applicant shall dedicate, at no cost to the County, the portion of right-of-way depicted on the GDP as “PROP. APPROX. R.O.W. DEDICATION AREA” (the “ROW Dedication”). The ROW Dedication shall be made at the time of and in connection with the first final site plan approval for the Property or when otherwise requested in writing by the County and/or VDOT. In the event the Prince William Board of County

Supervisors requests the dedication of right-of-way prior to the Applicant processing a site plan for the Property, the Applicant shall provide the dedication at no cost but shall not be responsible for the preparation of the documents necessary for said dedication.

28. Eminent Domain. In the event the Applicant is not able to acquire off-site right-of-way required to provide any offsite improvements identified in these Proffers, including any easements required for utilities, utility relocation, grading and stormwater management for such improvements, the Applicant may request the County and/or the Prince William County Service Authority, as applicable, to acquire the right-of-way and easements by means of its condemnation powers at the Applicant's expense.

A. The Applicant's request must be in writing and must comply in all respects with the County's Eminent Domain Policy. The condemnation request must be made to the appropriate County agency (with a copy to PWCDOT) and/or the Prince William County Service Authority, as applicable, and be accompanied by the following:

1. The names of the record owners, the property addresses, tax map parcel numbers and GPIN numbers for each landowner from whom such right of way and/or easements are sought;
2. Plats, plans and profiles showing the necessary right of way and/or easements to be acquired and showing the details of the proposed transportation improvements to be located on each such property;
3. A 60-year title search of each involved property;
4. Documentation demonstrating to the County's satisfaction Applicant's good faith, best efforts to acquire the right of way and/or easements, at a cost of at least the appraised value of the involved property interests;
5. A letter of credit acceptable to the County, cash or equivalent (from a financial institution acceptable to the County) in an amount equal to the appraised value of the property to be acquired, and all damages to the residue, together with an amount representing the County's estimate of its

cost of condemnation proceedings, in a form permitting the County to draw upon the same as necessary to effectuate the purposes hereof; and

6. An agreement signed by Applicant's representative and approved by the County Attorney whereby Applicant agrees to pay all costs of the condemnation, including expert witness fees, court costs, exhibit costs, court reporter fees, attorney fees for the Office of the County Attorney, and all other costs associated with the litigation, including appeals. The Agreement will specifically provide that in the event the property owner is awarded in the condemnation suit more than the appraised value estimated by Applicant's appraiser, Applicant will pay to the County the amount of the award in excess of the amount represented by the letter of credit or cash deposit within fifteen (15) days of the award.
- B. Pursuant to Virginia Code § 25.1-417, a determination of the value of the property will be based on the following:
1. If the assessed value is less than \$25,000, then the value will be determined by assessment records or other objective evidence; or
 2. If the assessed value is greater than \$25,000 an independent appraisal of the value of the right of way and easements to be acquired, and any and all damages to the residue of the involved property, said appraisal to be performed by an appraiser licensed in Virginia and approved by the County.
- C. In the event the County does not acquire the right of way and/or easements in accordance with the above, the Applicant shall be relieved of the obligation to provide the improvement for which the right of way and/or easement is required.

WATER AND SANITARY SEWER

29. Water and Sewer. Subject to the acquisition of all necessary offsite easements and/or rights-of-way, the Applicant shall connect all development on the Property to public water and sewer service and the Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property as determined in consultation with the Prince

William County Service Authority. The Applicant shall pursue and, if successful, acquire, at no public cost, any off-site easements, if needed, to extend public water and/or sanitary sewer lines to the Property and shall dedicate such easements to the County and/or the Service Authority at no cost.

LANDSCAPE

30. Landscape Planting along Prince William Parkway.

- A. Landscape Planting within the Property Boundaries. Subject to County approval and in order to enhance screening and improve the visual effect of the “Landscape Area” along Prince William Parkway as shown on Sheet C400 of the GDP, the Applicant shall plant such Landscape Area with a preference for locating the “PROP. LARGE DECIDUOUS TREES” and “PROP. LARGE EVERGREEN TREES” as shown in the Landscape Legend on Sheet C400 of the GDP at the top of the slope along Prince William Parkway. Additionally, the Applicant shall coordinate with the easement holders of the easements shown as “EX. METRODUCT SYSTEMS EASEMENT INSTR. 2020003120019860 INSTR. 202102250023308 AMENDED” and “EX. CONSTRUCTION & MAINTENANCE EASEMENT D.B. 2248 PG. 933” on Sheet C200 of the GDP on the types of plantings that may be located within such easement areas. Evidence of such coordination and the types of plant units that may be included with such easement areas shall be provided to the County Arborist or his designee prior to final site plan approval.
- B. Landscape Planting within the Right-of-Way. Subject to the approval of PWCDOT and/or VDOT and in order to enhance screening and improve the visual effect along Prince William Parkway, the Applicant shall coordinate with PWCDOT and/or VDOT to install landscape plantings of the type included within the Landscape Legend on Sheet C400 of the GDP within the right-of-way along Prince William Parkway between the Property and Prince William Parkway (“ROW Plantings”) at a planting density agreed upon by the Applicant, VDOT, and/or PWCDOT. Evidence of such coordination shall be provided to the County Arborist or his designee prior to final site plan approval. In the event ROW Plantings are not approved by PWCDOT and/or VDOT following coordination with VDOT and/or PWCDOT pursuant to this Proffer 30.B, the Applicant shall have no further obligation with regard to said ROW Plantings.

MISCELLANEOUS

31. Maintenance of the Property.

- A. Site Maintenance. The Applicant shall remove litter, trash and debris from the Property as needed.
- B. Graffiti Removal. Graffiti on the site shall be removed promptly by the Applicant. Graffiti shall be deemed any inscription or marking on walls, buildings or structures not permitted by sign regulations in Sec. 32-250.21 et seq. of the Zoning Ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal.

32. Final Approval. For purposes of these Proffers, “final approval” shall be defined as that approval which is in effect on the day following the last day upon which the Prince William Board of County Supervisors’ decision granting the application approval may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of County Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

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

34. Extension of Time. The Applicant reserves the right to request from the Planning Director an extension of the time within which specific proffers may be fulfilled or completed to reflect challenges or limitations beyond the Applicant’s control or for such other reason as the Planning Director may agree. This Proffer shall not relieve the Applicant of the obligation to

demonstrate proffer compliance if such proffer is required to be satisfied prior to County issuance of a specific approval or permit.

WAIVERS/MODIFICATIONS

35. Pursuant to Section 32-506.09.1 of the Zoning Ordinance, approval of the subject rezoning shall constitute a waiver/modification in accordance with the following:

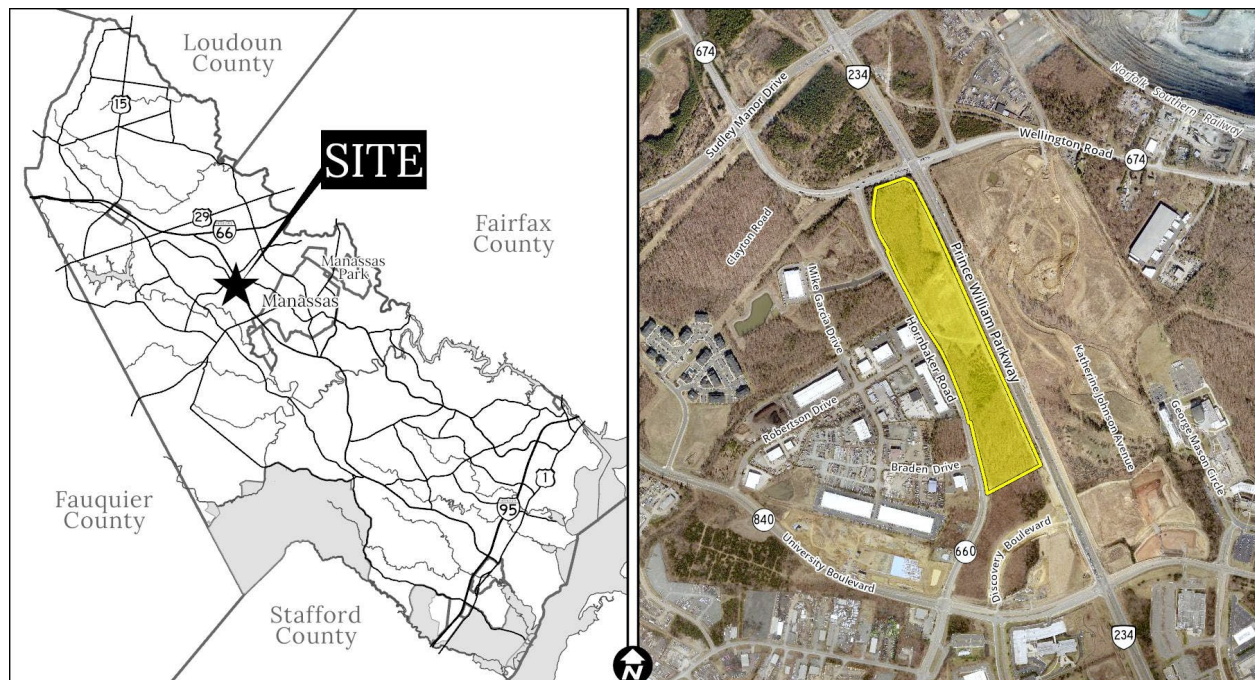
- A. Modification of Section 32-506.06.1(a) to allow for a reduction of the setback requirement of public street rights-of-way classified as interstate/freeway parkway and principal arterial from one hundred feet (100') to fifty feet (50'). Existing easements shall be permitted in the setback; provided, however, that the Applicant shall vacate, subject to County approval at the time of site plan, the existing permanent drainage easement shown as "EX. PERMANENT DRAINAGE EASEMENT D.B. 2091 PG. 48 TO BE VACATED" on Sheet C200 of the GDP.
- B. Modification of Section 32-506.06.1(b) to allow for a reduction of the setback requirement of public street rights-of-way classified as minor arterial or collector street from fifty feet (50') to a ten foot (10') landscape strip along Hornbaker Road. Existing easements shall be permitted in the setback.
- C. Waiver of Section 32-506.07(2)(b) to allow for the service area associated with the nonresidential development to be located within the 100' required setback from Hornbaker Road.
- D. Waiver of Section 32-506.07(2)(d) requiring service areas to contain landscaping equivalent to the plantings specified in Buffer Type C of the DCSM when such service areas are visible from public street rights-of-way.



STAFF REPORT

PC Meeting Date:	November 5, 2025
Agenda Title:	Rezoning #REZ2025-00014, Hornbaker Road Special Use Permit # SUP2025-00016, Hornbaker Road
District Impact:	Brentsville Magisterial District
Requested Action:	Recommend Approval of Rezoning #REZ2025-00014, Hornbaker Road, subject to the proffers dated October 15, 2025; and approval of Special Use Permit #SUP2025-00016, Hornbaker Road, subject to conditions dated October 15, 2025.
Department:	Planning Office
Case Planner:	Christopher Perez, Principal Planner

EXECUTIVE SUMMARY



There are two (2) concurrent requests for this project. The first requests the rezoning of ± 40.02 acres from A-1, Agricultural, and PBD, Planned Business District, to M-2, Light Industrial, to permit a mix of data center and non-data center uses consistent with the M-2 Zoning District. Permitted uses would include both by-right and Special Use Permit (SUP) uses, along with secondary and ancillary uses, subject to proffered limitations. The application also requests associated waivers and modifications. The proposal establishes a maximum overall Floor Area Ratio (FAR) of 0.5 across the property. Data center buildings may reach a maximum height of 80 feet (inclusive of mechanical rooftop equipment), while non-data center buildings will be limited to 75 feet.

The second request is for a special use permit to allow data center uses outside of the designated Data Center Opportunity Zone Overlay District, and to permit research and development (HAZMAT) and testing/experimental laboratories (HAZMAT) uses onsite.

The Planning Commission heard this application on September 24, 2025, resulting in three motions, one for denial and one for approval, both of which failed on tie votes. A third motion carried, recommending deferral to October 29, 2025. The Commission acknowledged the proposal's progress but emphasized the need for further refinement, particularly regarding building architecture at this highly visible location and enhanced frontage landscaping. Commissioners encouraged innovative design solutions and requested a "signature" building serving as a crown jewel, reflective of a high-profile office or distinctive modern data center, rather than a conventional appearance. Several members also expressed a preference for non-data center employment uses consistent with the Innovation Small Area Plan. At the conclusion of discussion, the Applicant requested a deferral to address issues identified in the staff report and by the Commission. As revised elevations were not ready for the October 29 meeting, the Applicant requested an additional deferral to November 5, 2025, to allow more time for the documents to be completed. Updated architectural elevations, proffers, SUP conditions, revised cultural resource language, and updated General Development Plan (GDP) and Special Use Permit (SUP) plans were subsequently submitted. The specifics of the changes are discussed throughout the staff report.

It is the recommendation of staff that the Planning Commission recommend approval of Rezoning #REZ2025-00014, Hornbaker Road, subject to the proffers dated October 15, 2025, and approval of Special Use Permit #SUP2025-00016, Hornbaker Road, subject to conditions dated October 15, 2025.

BACKGROUND

- A. Requests: This is a request to rezone ±40.02 acres from A-1, Agricultural, and PBD, Planned Business District, to M-2, Light Industrial, to permit a mix of data center and non-data center uses consistent with the M-2 Zoning District. Permitted uses would include both by-right and Special Use Permit (SUP) uses, along with secondary and ancillary uses, subject to proffered limitations. The application also requests associated waivers and modifications. The proposal establishes a maximum overall Floor Area Ratio (FAR) of 0.5 across the property. Data center buildings may reach a maximum height of 80 feet (inclusive of mechanical rooftop equipment), while non-data center buildings will be limited to 75 feet. Concurrent with this rezoning, the applicant seeks approval of an SUP to allow data center uses outside of the designated Data Center Opportunity Zone Overlay District, and to permit research and development (HAZMAT) and testing/experimental laboratories (HAZMAT) uses onsite.
- B. Site Location: The property is located immediately west of Route 234, immediately South of Wellington Road and immediately East of Hornbaker Road; is identified on County maps as GPIN 7596-81-5396.

- C. Comprehensive Plan: The property is designated I-3, T/F Technology/Flex with a T-3 Transect in the Comprehensive Plan.
- D. Zoning: The site is predominantly zoned A-1, Agricultural; however, a small portion of the site is zoned PBD, Planned Business District associated with Innovation at Prince William (PLN2007-535).
- E. Overlay Districts: The site is located within the Technology Overlay District with subdistricts: Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO), Innovation Park Small Area Plan "University Center", and the Airport Safety Overlay District. The site is located outside of the Data Center Opportunity Zone Overlay District (DCOZOD).
- F. Surrounding Land Uses: The site is located within the Innovation Park area and has three prominent road frontages, and is bordered by Prince William Parkway, Wellington Road, and Hornbaker Road. To the northeast and across Prince William Parkway is land under development as part of the Innovation Town Center (University Village at Innovation) with mixed residential, commercial/retail and service-type uses. The site is surrounded by properties zoned A-1, Agricultural, M-1, Heavy Industrial, PMD, Planned Mix District, and PBD, Planned Business District.

The following table on the next page summarizes the area's land use and zoning characteristics:

Direction	Existing Land Use	Long Range Land Use Designation	Zoning
North	- Prince William Parkway - Innovation Town Center (REZ2022-00025): Mixed Residential and Commercial Development - Across Wellington Road, vacant land	- NA - OMU-3, MU-4, MU-6 - I-3 and I-4	- NA - PMD - A-1
West	Hornbaker Road, industrial park, substation, and other heavy industrial uses	I-3 and I-4	PBD and M-1
South	Vacant land: Innovation at Prince William (PLN2007-535)	OMU-3	PBD
East	Innovation Town Center (REZ2022-00025): Mixed Residential and Commercial Development	OMU-3, MU-4, MU-6	PMD

- G. Relevant Site History Associated with the DCOZOD: The DCOZOD was amended by the BOCS through the adoption of DPA2019-00002 on June 18, 2019. The approval effectively revised the overlay and specifically took this parcel and others out of the overlay. Reasons mentioned in the staff report associated with the action; "...removal of areas that are desirable for high visibility employment uses, and adjusts boundaries based on mapping or use

inconsistencies...The revised map better represents the locations the County would like to promote data center development and corrects mapping inconsistencies.”

- H. Planning Commission Action: The Planning Commission heard this application on September 24, 2025, resulting in three motions, one for denial and one for approval, both of which failed on tie votes. A third motion carried, recommending deferral to October 29, 2025. The Commission acknowledged the proposal’s progress but emphasized the need for further refinement, particularly regarding building architecture at this highly visible location and enhanced frontage landscaping. Commissioners encouraged innovative design solutions and requested a “signature” building serving as a crown jewel, reflective of a high-profile office or distinctive modern data center, rather than a conventional appearance. Several members also expressed a preference for non-data center employment uses consistent with the Innovation Small Area Plan. At the conclusion of discussion, the Applicant requested a deferral to address issues identified in the staff report and by the Commission. As revised elevations were not ready for the October 29 meeting, the Applicant requested an additional deferral to November 5, 2025, to allow more time for the documents to be completed.
- I. Applicant Revisions Prior to the November 5, 2025, Planning Commission Meeting: In response to the Planning Commission’s recommendations, the Applicant has made the following updates with the latest submission, including revisions to the architectural elevations, proffers, SUP conditions, and GDP/SUP plan:

Updated Architectural Elevations

- Updated building elevations include increased glazing, additional architectural articulations, and varied concrete textures and color schemes.

Changes to Proffers

- Proffer 18: Inclusion of the Cultural Resources proffer language as agreed to by the County Archaeologist.
- Proffer 30: Inclusion of reference to landscape plantings to:
 1. Coordinate with easement holders regarding plantings in the easement areas;
 2. Locate larger plantings at the top of the slope; and
 3. Coordinate with PWCDOT and VDOT to provide additional off-site plantings between the property line and Prince William Parkway, subject to VDOT and DOT approval.

Changes to Special Use Permit Conditions

- Condition 2(b): Clarifying language added to address any confusion on limiting the datacenter use to a single building on the plan and/or two buildings within the same footprint of the single datacenter building.
- Condition 3(a): Revised condition to ensure the updated architectural elevations are referenced.
- Condition 3(c): Commitment prohibiting the use of groundwater, surface water withdrawals, or surface water discharges to cool the data center buildings on the Property.
- Condition 3(g): Commitment that permanent distribution lines providing power to any data center building on the Property shall be installed underground and routed beneath Hornbaker Road from the west, regardless of existing or proposed overhead lines.
- Condition 4: Commitment to work with Department of Economic Development (DED) to discuss strategies and opportunities for partnership, training, and mentorship programs between the data center and GMU or other third-party organizations.

Changes to GDP/SUP Plan

- The GDP/SUP plan now includes the previously missing easement and a note regarding the proposed (but not yet existing or recorded) drainage easement that was flagged by VDOT, which was later confirmed as not needed with this development.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning #REZ2025-00014, Hornbaker Road, subject to the proffers dated October 15, 2025, and approval of Special Use Permit #SUP2025-00016, Hornbaker Road, subject to conditions dated October 15, 2025, for the following reasons:

- Consistency with Long-Range Land Use: The proposal directly implements the I-3, Technology/Flex designation, supporting data centers as a primary use and advancing the County's long-range land use vision.
- Compliance with TeOD Subdistricts: The site is located within the Technology Overlay District (TeOD), specifically in the Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO) subdistricts. While data centers are permitted but not preferred, the proposal balances data center and non-data center uses to support the TeOD's employment-focused objectives.

- Strategic Location and Context: The site is adjacent to existing industrial parks, the Data Center Opportunity Zone Overlay District (DCOZOD), and an approved data center complex across Hornbaker Road. Its proximity to established technology infrastructure makes it a logical and compatible location for industrial and technology uses, reinforcing the County's vision for clustering high-value industries.
- Existing Utility Infrastructure: The site's adjacency to power infrastructure supports data center development while minimizing impacts to nearby residential areas.
- Enhanced Building Design Elements: The Applicant has proffered to incorporate a minimum of three (3) distinct exterior materials, such as architectural concrete, brick, stucco, or glass, on all visible facades. Principal facades will include at least four (4) design elements, including variations in building height, step-backs, fenestration, and changes in material, pattern, or color, providing a foundation for visual interest and architectural variety. The design also incorporates concealed equipment yards and noise mitigation. While these commitments are a positive step in the right direction, more should be done to ensure a higher level of architecture based on this location.
- Economic Development and Tax Benefits: The proposal facilitates development of a data center, which is identified as a targeted industry, supporting the County's economic development goals, increasing industrial/commercial tax base, and providing at-place employment options.
- Efficient Land Use: Converting vacant land into productive industrial and technology uses generates substantial tax revenue without adding strain on schools, housing, or libraries, helping balance the County's tax structure.

The following items remain areas of concern, and staff encourages the applicant make additional modifications to address these outstanding issues.

- Proffered Architectural Elevations for the Datacenter Building: The applicant has submitted revised architectural elevations (attached). While the revisions show improvement from the initial submittal, staff continues to have concerns regarding the overall design quality. The building maintains a predominantly data center appearance, characterized by extensive concrete facades, limited glazing, and minimal architectural variation, particularly in height. The design does not yet demonstrate the level of innovation or distinctive character expected for this prominent location, especially considering the number of requested modifications to setbacks and landscape areas along the parkway and Hornbaker Road.
- Reduced Setbacks and Landscape Areas Along the Prince William Parkway: The Applicant requests a modification to reduce the setback to a variable width averaging 50 feet, with portions in front of the proposed buildings ranging from approximately 41 feet to 73 feet in width. While the buildings comply with the 100-foot setback, on-site travelways encroach into it, and much of the required landscaping is compressed into the narrower area. Easements along the site's Parkway frontage further restrict plantable space within the

reduced setback, limiting the effectiveness of landscape screening and weakening the intended separation between the Parkway, the proposed development, and Innovation Town Center. Most proposed landscaping is on the slope, reducing its ability to screen or soften the building.

- Proffer 30 – Alternative Landscaping Commitments: Overall, while Proffer 30 demonstrates the Applicant's intent to enhance landscaping and screening along the Parkway frontage, it provides minimal assurance that meaningful or innovative improvements will occur, particularly in areas constrained by existing easements or slope conditions.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: The Comprehensive Plan designates the site as I-3, Technology/Flex (T/F), which identifies data centers as a primary use. The requested M-2 zoning is an implementing district consistent with this designation. Although the site lies outside the Data Center Opportunity Zone Overlay District (DCOZOD), from which it was removed in 2019 (DPA2019-00002), the Applicant is requesting Special Use Permit (SUP) approval to allow data center development.

Within the Innovation Park Small Area Plan, the site is located in the University Center district. This area is envisioned as a mixed-use, pedestrian-oriented environment anchored by George Mason University's Science and Technology Campus, with an emphasis on research partnerships, professional development, student housing, shuttle access to regional transit, and a walkable Town Center. While data centers are not identified as a preferred use in this district, the adopted Technology/Flex Industrial (T-3 Transect) designation does permit them as a primary use and allows for building heights consistent with the proposal. Importantly, the site is separated from the remainder of the University Center by Prince William Parkway. Given this physical separation, direct walkability and integration with the rest of the district are not practical and should not be considered a major deficiency of the application or site design.

The property is also located within the Technology Overlay District (TeOD), specifically the Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO) subdistricts, which prioritize employment uses such as offices, research and development, and laboratories. While data centers are not the primary focus, they are not prohibited, and the Applicant's inclusion of a non-data center building provides some alignment with the employment-oriented goals of the TeOD.

A key consideration is the site's prominent location along Prince William Parkway, a major gateway corridor into the County. Directly across the Parkway, the planned Innovation Town Center will feature a mix of townhomes and stacked multifamily units with maximum heights of 45 and 55 feet. In contrast, the large industrial buildings proposed on the subject site will be highly visible and create a stark difference in scale, character, and architectural treatment relative to the more human-scaled, mixed-use development planned across the corridor. Both the Comprehensive Plan and

Small Area Plan emphasize the importance of creating a high-quality, visually cohesive identity for Innovation Park and its surroundings, making design, building form, and architectural character along this frontage particularly critical. These elements will be discussed in more detail in the Community Design section of this report.

Level of Service (LOS): The LOS impacts related to this subject Rezoning request would be mitigated by the monetary contributions provided by the Applicant, as per the Proffer Statement, dated October 15, 2025, as follows below.

Water Quality	\$75.00 per acre	\$75.00 for ±40.0153 acres	\$3,001.14
Fire & Rescue	\$0.61 per square foot (SF) of new building floor area	Floor Area Ratio (FAR) of up to 0.5 40.0153 acres X 43,560 SF / acre = 1,743,066 total SF 1,743,066 SF X 0.5 FAR = 871,518 SF X 0.61 per SF = \$531,234.13	\$531,234.13
TOTAL \$			\$534,235.27

Strategic Plan

The proposal aligns with several goals and strategies outlined in the County's 2025–2028 Strategic Plan, including:

- GOAL 5 – QUALITY OF LIFE; Key Objective #2: Advocate for diversity in existing and new County businesses to offer various workplace options that attract and retain residents.
- GOAL 8 – SMART GROWTH; Key Objective #2: Ensure the County's growth holistically addresses the impact on natural resources and infrastructure and enhances community and economic resilience. Redevelop underutilized infill sites to increase density and accommodate housing, services, and other essential uses.
- GOAL 8 – SMART GROWTH; Key Objective #4: Identify strategic emerging sectors to diversify the commercial tax base, lessen reliance on any single industry, and create and retain quality jobs for residents.

Community Input

Notices of the applications were sent to all property owners within 500 feet of the site. The Applicant also held a virtual community meeting on June 5, 2025, which was not attended by any members of the public. Throughout the review of this case the Applicant maintained ongoing communication with the Brentsville District magisterial office. At the 9-24-25 Planning Commission meeting, we had

four speakers, all in opposition. Key concerns included electricity demand and cost, water usage for cooling, and potential health impacts. Several speakers objected to the site being outside the Data Center Overlay District and near residential areas and the town center, suggesting it would be better suited for a life science or non-data center use. Additional concerns included impacts on wildlife and migrating songbirds, as well as requests for the County to take more time to review the case rather than moving it forward quickly.

Other Jurisdiction Comments

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

Legal Issues

If the rezoning and special use permit is approved, the site could be developed with a mix of data center and non-data center uses consistent with the M-2 Zoning District. Permitted uses would include both by-right and Special Use Permit (SUP) uses, along with secondary and ancillary uses, subject to proffered limitations. In the event application request is not approved, the project site could still be developed with the by-right uses under its current A-1 and PBD zoning. Legal issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

The Planning Commission has until December 23, 2025, which is 90 days from the first public hearing date, to act on these proposals. A recommendation to approve or deny the request would meet the 90-day requirement.

STAFF CONTACT INFORMATION

Christopher Perez | (703) 792-8050 | cperez@pwcgov.org

ATTACHMENTS

Staff Analysis
General Development Plan (GDP) & Special Use Permit Plan (SUP Plan) - (updated)
Environmental Constraints Analysis (ECA)
Data Center Building Elevations - (updated)
Data Center Renderings - (updated)
Line of Sight Exhibits
Historical Commission Resolution
Planning Commission Resolutions from 9-24-25

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

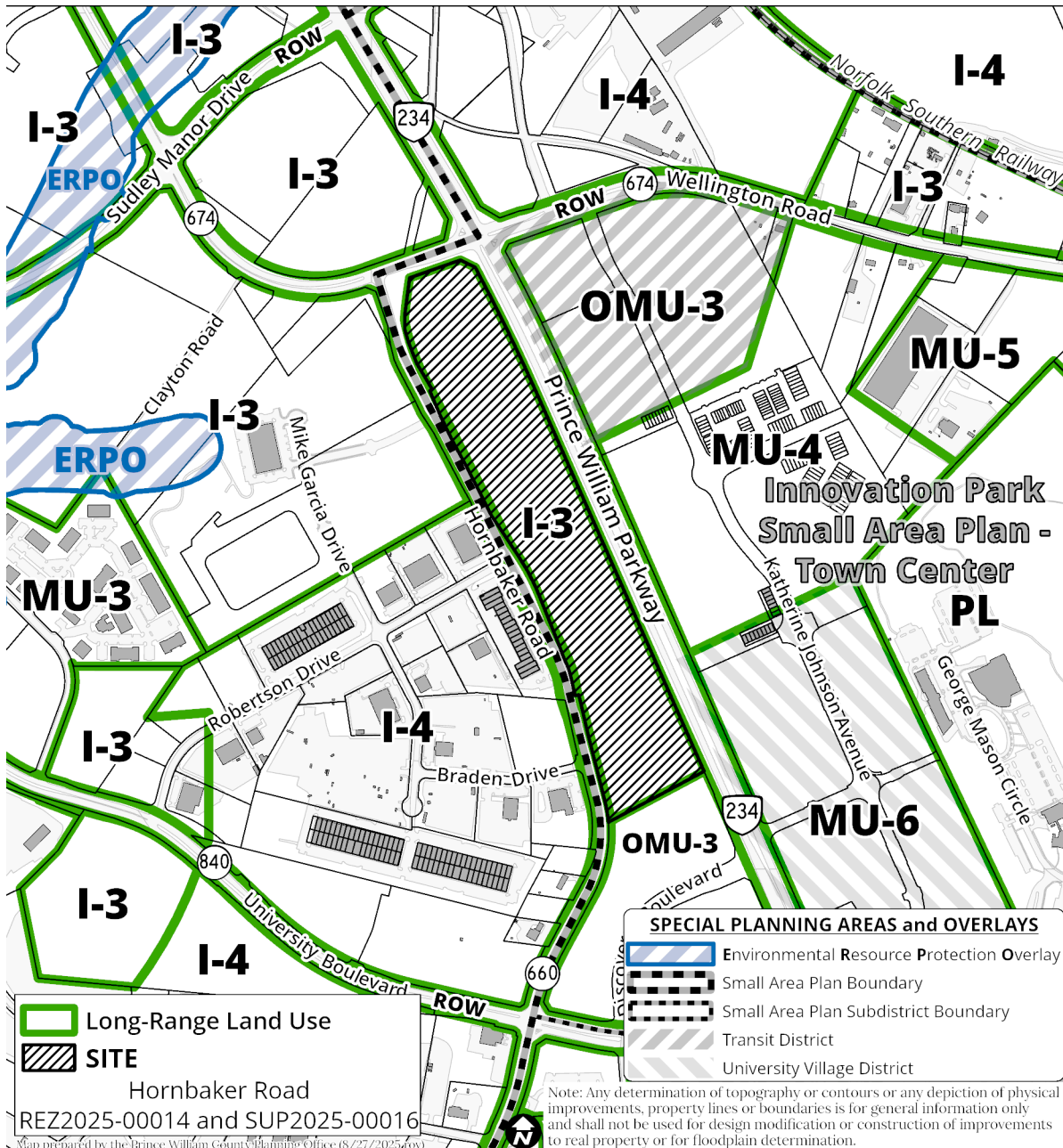
This summary analysis is based on the relevant Comprehensive Plan action strategies, goals, and policies. A complete analysis is provided in Part II of this report.

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

Part II. Comprehensive Plan Consistency Analysis

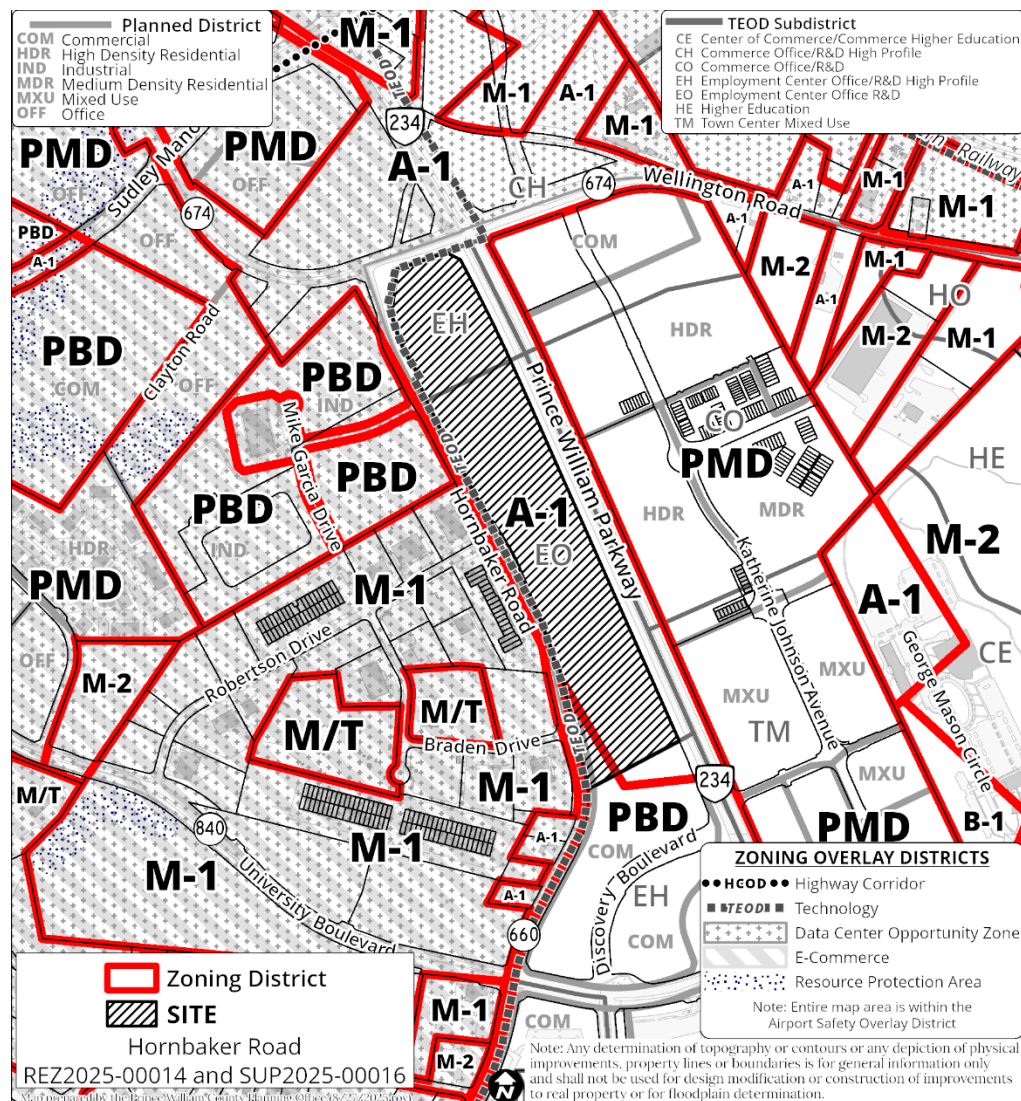
The following table summarizes the area land use characteristics (see below map):

Direction	Existing Land Use	Long Range Land Use Designation
North	- Prince William Parkway - Innovation Town Center (REZ2022-00025): Mixed Residential and Commercial Development - Across Wellington Road, vacant land	- NA - OMU-3, MU-4, MU-6 - I-3 and I-4
West	Hornbaker Road, industrial park, substation, and other heavy industrial uses	I-3 and I-4
South	Vacant land: Innovation at Prince William (PLN2007-535)	OMU-3
East	Innovation Town Center (REZ2022-00025): Mixed Residential and Commercial Development	OMU-3, MU-4, MU-6



The following table summarizes the area zoning characteristics (see below map):

Direction	Existing Land Use	Zoning
North	- Prince William Parkway - Innovation Town Center (REZ2022-00025): Mixed Residential and Commercial Development - Across Wellington Road, vacant land	- NA - PMD - A-1
West	Hornbaker Road, industrial park, substation, and other heavy industrial uses	PBD and M-1
South	Vacant land: Innovation at Prince William (PLN2007-535)	PBD
East	Innovation Town Center (REZ2022-00025): Mixed Residential and Commercial Development	PMD



Long-Range Land Use Plan Analysis

Through wise land use planning, the County ensures that landowners are provided a reasonable use of their land while the County is able to judiciously use its resources to provide the services for residents and employers' needs. The Long-Range Land Use Plan sets out policies and action strategies that further the County's goal of concentrating on population, jobs, and infrastructure within vibrant, walkable, mixed-use centers serviced by transit. In addition to delineating land uses on the Long Range Land Use Map, the Plan includes smart growth principles that promote a countywide pattern of land use that encourages fiscally sound development and achieves a high-quality living environment; promotes distinct centers of commerce and centers of community; complements and respects our cultural and natural resources, and preserves historic landscapes and site-specific cultural resources; provides adequate recreational, park, open space and trail amenities that contribute to a high quality of life for county residents; and revitalizes, protects, and preserves existing neighborhoods.

Long Range Land Use Plan: The site is designated I-3, Technology/Flex (T/F) in the Comprehensive Plan, which identifies data centers as a primary use. The requested M-2 zoning is consistent with this designation. The I-3 designation recommends a floor area ratio (FAR) between 0.23 and 0.57 and building heights of three to five stories, all of which are met by this proposal. While the site lies outside the Data Center Opportunity Zone Overlay District (DCOZOD), from which it was removed in 2019 (DPA2019-00002), the Applicant is requesting a Special Use Permit (SUP) to allow data center development.

The proposal provides predominantly nonresidential uses consistent with the I-3 target mix. It seeks maximum building heights of 80 feet for data center buildings and 75 feet for the non-data center building and provides 30% open space, meeting the minimum requirement under the Zoning Ordinance. Overall, the project's uses, building heights, and open space provision are consistent with the I-3 designation and align with the Innovation Park Small Area Plan, considering the parcel's context relative to development across Hornbaker Road.

Given the site's highly visible location along Prince William Parkway and its proximity to the planned Innovation Town Center, the integration of these large buildings will depend on high-quality architectural design and façade treatment to mitigate visual impacts along this gateway corridor.

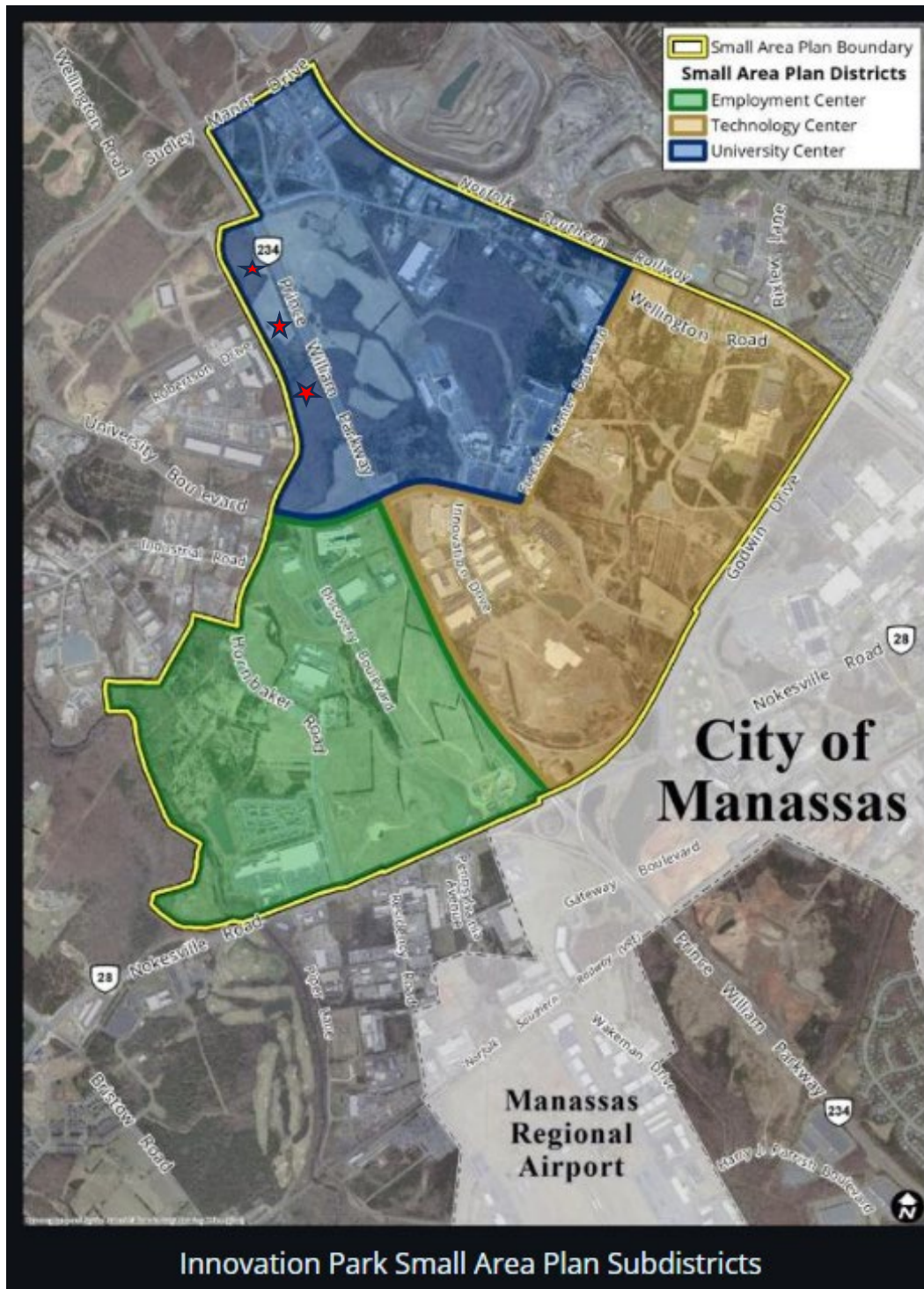
Innovation Park Small Area Plan: Within the Small Area Plan, the property is located in the University Center district, envisioned as a mixed-use, pedestrian-oriented environment anchored by George Mason University's Science and Technology Campus. The Plan emphasizes research partnerships, professional development, student housing, shuttle connections to regional transit, and a walkable Town Center. While data centers are not identified as a preferred use in this district, the adopted Technology/Flex Industrial (T-3 Transect) designation permits them as a primary use and allows building heights consistent with the proposal. The site is separated from the remainder of the University Center by Prince William Parkway. Due to this separation, direct walkability and integration with the rest of the district are not practical and should not be considered a major deficiency of the application or site design.

Technology Overlay District (TeOD): The Property is located within the TeOD, in the Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO) subdistricts. These districts are intended for office, office-oriented R&D, and laboratory uses, with maximum building heights of 90 feet and a FAR of 0.50. The proposed project is within both the allowable FAR and height limits. Data centers are permitted in these subdistricts, and the inclusion of a non-data center building further supports the TeOD's employment-oriented objectives.

The TeOD also establishes setback and landscaping standards. The proposal meets required setbacks and landscaping along Wellington Road but does not fully comply with setbacks along Prince William Parkway and Hornbaker Road. The Applicant has requested modifications to these standards, which will be discussed and analyzed in the Community Design section of this report.

Summary: Overall, the proposed development supports the area's character and policy objectives, providing appropriate building heights, floor area, and open space while advancing employment-focused uses. With appropriate proffers and design commitments, the project can be integrated into the surrounding context. Modifications to certain setback standards may be appropriate if the proposed level of architectural, facade, and visual mitigation ensures consistency with the TeOD and broader community design objectives as articulated in the Small Area Plan. This will be discussed in greater detail in the Community Design section of this report.

The specific project area is shown below in the exhibit with the red star markings. ★



Proposal's Strengths

- Consistency with Comprehensive Plan: The proposal aligns with the I-3, Technology/Flex designation, supporting data centers as a primary use, adhering to recommended FAR and building height ranges, providing a predominantly non-residential use mix, and including 30% open space.
- Compliance with some of the TeOD Standards: The proposal is within the TeOD's height and FAR limits, and the inclusion of a non-data center building supports the employment-focused objectives of the Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO) subdistricts.
- Proffered General Development Plan: The Applicant has committed to develop the Property in substantial conformance with the proffered GDP, which clearly identifies site layout, access, landscaping and buffering, open space, limits of disturbance, drive aisles, parking, and provisions for FAR and building height. This provides clarity, predictability, and assurance that key development parameters will be followed.
- Prohibited Uses: The Applicant has committed to exclude certain uses from the site. These proffered restrictions increase predictability and help ensure that future development remains compatible with the surrounding area while supporting the district's intended character.

Proposal's Weaknesses

- Data Centers in TeOD Subdistricts: While permitted, data centers are not specifically preferred uses in the EH and EO subdistricts. Their inclusion requires careful design, façade treatment, and use integration to maintain consistency with the office, R&D, and laboratory-focused character envisioned for these subdistricts.

Consistency Recommendation

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

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations

relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

Gateway Corridor Context: The site fronts Prince William Parkway and Hornbaker Road, both highly visible gateway corridors. Building placement, setbacks, landscaping, and architectural character are critical to maintaining a high-level of visual and architectural quality along the corridor and ensuring compatibility with adjacent development, including Innovation Town Center across the Parkway.

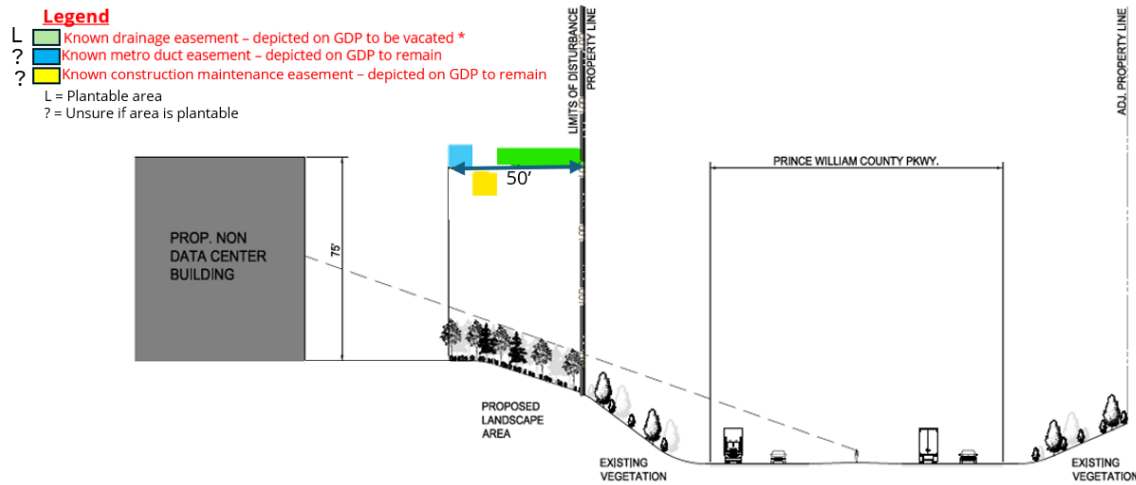
Prince William Parkway Setback Modification: The Zoning Ordinance's Technology Overlay District (TeOD) requires a 100-foot setback along the Parkway, within which buildings, travelways, and parking are prohibited. Setback areas must include plantings equivalent to a Type C buffer, as defined in Section 800 of the Design and Construction Standards Manual. The Applicant requests a modification to reduce the setback to a variable width averaging 50 feet, with portions in front of the proposed buildings ranging from approximately 41 feet to 73 feet in width. While the buildings comply with the 100-foot setback, on-site travelways encroach into it, and much of the required landscaping is compressed into the narrower area. Easements running through the site's frontage along the parkway further limit plantable space within the modified setback area. These easements and the reductions in setback limits the effectiveness of landscape screening and weakens the intended separation between the Parkway, the proposed development, and Innovation Town Center. Additionally, the vast majority of landscaping is proposed on the slope, which reduces the effectiveness of the plantings to provide screening or softening of the proposed building.

Landscaping within the setback along Prince William Parkway: The Applicant has added Proffer 30 to address concerns regarding landscaping along the Parkway frontage, including planting larger deciduous and evergreen trees near the top of the slope. However, the actual amount of usable planting area in this location remains unclear, as it is not clearly defined or depicted on the GDP or SUP plan. While the commitment reflects a positive intent, its outcome is uncertain, leaving the effectiveness of this proffer unclear.

Proffer 30 also commits the Applicant to coordinate with easement holders regarding potential plantings. Approval for plantings within these easements is not guaranteed and may be limited to low-level shrubs and grasses. In addition, the proffer establishes the Applicant's intent to provide off-site landscaping between the property line and Prince William Parkway, subject to VDOT and DOT approval. If such approval is not granted, these plantings would not be realized.

Overall, while Proffer 30 reflects the Applicant's intent to provide additional landscaping along the Parkway frontage, including on-site and off-site plantings, the amount and location of usable planting areas remain unclear, and approvals from easement holders, VDOT, or DOT are not

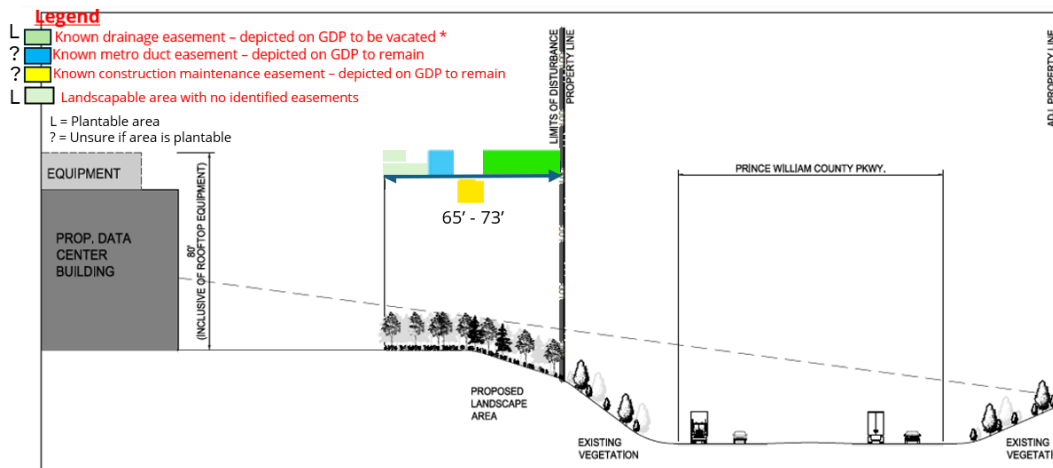
guaranteed. As a result, while the proffer demonstrates a positive good faith commitment, it provides minimal assurance of achieving substantial or innovative landscaping improvements. Exhibits A and B illustrate general areas identified as plantable and areas where plantability remains uncertain.



**CROSS SECTION 4: VIEW FROM PRINCE WILLIAM PARKWAY
 TOWARDS PROPOSED DEVELOPMENT- AT PLANTING**

** These highlighted areas are best guesses of easement locations, not to scale, and general for illustrative purposes of possible impacts*

Exhibit A. The highlighted areas in that exhibit are best guesses of easement locations, not to scale, and general for illustrative purposes of possible impacts.



**CROSS SECTION 3A: VIEW FROM ADJACENT PROPERTY ACROSS PRINCE WILLIAM
 PARKWAY TOWARDS PROPOSED DEVELOPMENT- AT PLANTING**

** These highlighted areas are best guesses of easement locations, not to scale, and general for illustrative purposes of possible impacts*

Exhibit B. The highlighted areas in that exhibit are best guesses of easement locations, not to scale, and general for illustrative purposes of possible impacts.

Hornbaker Road Setback and Service Areas: A 50-foot setback with Type C landscaping equivalent is required along Hornbaker Road. The Applicant proposes instead a 10-foot landscaped strip extending along the entire Hornbaker frontage. In addition, within the frontage of the non-data center building, the Applicant proposes an 8-foot opaque fence to screen the associated service areas. Service areas are also required to be set back 100 feet; however, the proposal places loading and equipment areas within that distance.

While the continuous 10-foot landscaped strip provides some level of streetscape treatment, the reduced depth and placement of service areas limit space for substantial plantings and reduce the effectiveness of visual screening intended for this corridor. That said, Hornbaker Road is already characterized by overhead powerlines, existing data centers, an approved substation, and other industrial park uses. In this context, reduced screening along this frontage primarily reinforces the corridor's established industrial character rather than impacting residential neighborhoods or commercial development. Staff is therefore less concerned with the Hornbaker modifications, provided full compliance is achieved along Prince William Parkway.

Other Setbacks and Landscaping: Setback and landscaping requirements are met along Wellington Road and adjacent to GPIN 7695-04-7375.

Building Heights and Visual Impact: The proposal requests maximum building heights of 80 feet for data center buildings and 75 feet for the non-data center building. These maximum building heights are inclusive of rooftop mechanical structures. While the buildings themselves meet the 100-foot TeOD setback requirements, associated site improvements of travelways reduce planting areas, limiting the screening effectiveness of the required landscaping within the setback. As a result, the large industrial buildings remain highly visible from the Parkway and subsequently Innovation Town Center, which is planned with residential townhomes (45 feet) and stacked multifamily units (55 feet). This contrast in scale and the limited landscaping amplifies visual impacts and remains a concern.

Architecture and Building Design: The Commission acknowledged the proposal's progress but emphasized the need for further refinement, particularly regarding building architecture at this highly visible location and enhanced frontage landscaping. Commissioners encouraged innovative design solutions and requested a "signature" building serving as a crown jewel, reflective of a high-profile office or distinctive modern data center, rather than a conventional appearance.

The applicant has submitted revised architectural elevations (attached). While the revisions show improvement from the initial submittal, staff continues to have concerns regarding the overall design quality. The building maintains a predominantly data center appearance, characterized by extensive concrete facades, limited glazing, and minimal architectural variation, particularly in height. The design does not yet demonstrate the level of innovation or distinctive character

expected for this prominent location, especially considering the number of requested modifications to setbacks and landscape areas along the Parkway and Hornbaker Road.

Proposal's Strengths

- Proffered General Development Plan: The Applicant has committed to develop the Property in substantial conformance with the proffered GDP, which identifies site layout, access, landscaping, open space, limits of disturbance, drive aisles, parking, and provisions for FAR and building height. This ensures clarity and predictability regarding key development parameters.
- Enhanced Building Design Elements: The Applicant has committed to incorporating a minimum of three (3) distinct exterior materials, such as architectural concrete, brick, stucco, or glass, on all visible facades. Principal facades will include at least four (4) design elements, including variations in building height, step-backs, fenestration, and changes in material, pattern, or color, providing a foundation for visual interest and architectural variety. The design also incorporates concealed equipment yards and noise mitigation.

While these commitments are a positive starting point, additional and more specific architectural commitments are needed to provide certainty as to proffered architectural design and to ensure the buildings' design is fully appropriate for this highly visible location and consistent with the TeOD's high standards for context-sensitive, prominent corridors.

- Landscaping: The Applicant is meeting required 50-foot-wide buffers along Wellington Road and adjacent to GPIN 7695-04-7375. While the Wellington Road buffer is divided by easements, the full width is provided in two separate portions, satisfying the minimum requirements.

Proposal's Weaknesses

- Reduced Setbacks and Landscape Areas Along the Prince William Parkway: The Applicant requests a modification to reduce the setback to a variable width averaging 50 feet, with portions in front of the proposed buildings ranging from approximately 41 feet to 73 feet in width. While the buildings comply with the 100-foot setback, on-site travelways encroach into it, and much of the required landscaping is compressed into the narrower area. Easements along the site's Parkway frontage further restrict plantable space within the reduced setback, limiting the effectiveness of landscape screening and weakening the intended separation between the Parkway, the proposed development, and Innovation Town Center. Most proposed landscaping is on the slope, reducing its ability to screen or soften the building.
 - Proffer 30 – Alternative Landscaping Commitments: Overall, while Proffer 30 demonstrates the Applicant's intent to enhance landscaping and screening along the Parkway frontage, it provides minimal assurance that meaningful or innovative

improvements will occur, particularly in areas constrained by existing easements or slope conditions.

- Reduced setbacks and landscape areas along Hornbaker Road: Reduced setbacks along Hornbaker Road, particularly where service areas and travelways are located, significantly constrain opportunities for meaningful landscaping and effective screening. The proposed 8-foot fences and minimal plantings are insufficient to mitigate the visual prominence of large buildings and service areas, leaving them highly exposed from key public vantage points. These limitations intensify the industrial character of the site and the area. Given the TeOD's emphasis on high-quality, context-sensitive design along major corridors, the constrained site layout and limited landscaping undermine the project's ability to achieve the aesthetic and functional objectives intended for this highly visible location.
- Proffered Architectural Elevations for the Datacenter Building: The applicant has submitted revised architectural elevations (attached). While the revisions show improvement from the initial submittal, staff continues to have concerns regarding the overall design quality. The building maintains a predominantly data center appearance, characterized by extensive concrete facades, limited glazing, and minimal architectural variation, particularly in height. The design does not yet demonstrate the level of innovation or distinctive character expected for this prominent location, especially considering the number of requested modifications to setbacks and landscape areas along the Parkway and Hornbaker Road.
- Non-Data Center Building Architecture: The non-data center building is also highly visible from Prince William Parkway and the Innovation Town Center. Given its height and the reduced setbacks, the lack of proffered elevations leaves design quality and visual impacts uncertain. The conditioned façade standards alone do not demonstrate sufficient architectural quality for such a prominent location. With limited landscaping and modified setbacks, architectural design is paramount to ensure the building is compatible with nearby uses and consistent with the TeOD's high standards for context-sensitive, cohesive development.

Consistency Recommendation

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

Cultural Resources Plan Analysis

Cultural Resources are tangible links to our shared history which have shaped societal values and provide us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation, preservation, and documentation consistent with state and federal guidelines and

encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials; and come from all time periods and ethnicities; including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

The Applicant has proffered to conduct Phase I, and if warranted, Phase II cultural resources investigations within the limits of disturbance, in coordination with the County Archaeologist and consistent with Virginia Department of Historic Resources standards. If significant sites are identified, the Applicant will either initiate Section 106 review or prepare a County-approved mitigation plan, with all required measures completed prior to land disturbance in affected areas. The Applicant will also curate all recovered artifacts, field records, and related documentation with the County in accordance with professional standards and the Secretary of the Interior's guidelines, with ownership formally transferred to the County. These proffers ensure that any potential cultural resources on the site are properly identified, evaluated, and curated prior to site development.

Notably, there are no recorded cemeteries on the property or adjoining parcels, and the Prince William Cemetery Preservation Coordinator has no comments at this time.

Proposal's Strengths

- Phase I and Phase II Cultural Resources Testing and Evaluation: The Applicant commits to conducting Phase I and, if warranted, Phase II studies consistent with Virginia Department of Historic Resources standards, ensuring potential sites are properly identified and evaluated.
- Curation: The Applicant commits to curating all recovered artifacts and records with the County in accordance with professional and federal standards, ensuring long-term preservation of cultural resources.

Proposal's Weaknesses

- None

Consistency Recommendation

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

Economic Development Analysis

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

The Department of Economic Development and Tourism supports the Applicant's change of the second building to a non-data center M-2 light industrial use, noting it allows attraction of targeted industries, such as life sciences, that bring jobs and investment to the County. This diversified mix aligns with the Innovation Park Small Area Plan, the Technology Overlay District subdistricts, and the County's FY 2025–2028 Strategic Plan Goal 8 on smart growth and commercial diversification.

Also, the Board of County Supervisors recognizes data centers as a targeted industry for driving economic growth and retaining businesses. Furthermore, this proposal aligns with the County's Strategic Plan goal to expand its commercial and industrial tax base and will help attract more high-tech jobs and businesses to the area.

The Applicant has provided SUP Condition #4, which requires a representative of the data center to coordinate with the County's Department of Economic Development and any organizations identified by DED, including George Mason University, to explore apprenticeship, training, and mentorship opportunities. This coordination must occur prior to issuance of a certificate of occupancy, with evidence of outreach and any resulting strategies submitted to Development Services for verification.

Proposal's Strengths

- Alignment with Targeted Industry: The endorsement of data centers as a targeted industry by the Board of County Supervisors underscores the strategic alignment of the proposal.
- Diversification and Economic Development: Second building changed to non-data center M-2 use allows attraction of targeted industries, such as life sciences. Supports job creation, investment, and diversification of the County's commercial tax base.
- Workforce Development and Community Partnerships: The Applicant provided a SUP condition requiring coordination with the County's Department of Economic Development and local institutions, including George Mason University, to create apprenticeship, training, and mentorship opportunities that support local workforce growth and industry collaboration.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Electrical Utility Services Plan Analysis

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

There are three main policy objectives associated with this section of the Comprehensive Plan.

1. Locate electrical utility facilities to provide maximum service levels as unobtrusively as possible.
2. Design electrical facilities to minimize negative impacts on existing and future communities.
3. Support and encourage alternative green energy infrastructure.

The proposal does not include a request for a new electrical substation; the site will be served by existing power infrastructure in the area. Additional powerlines are planned for the northern portion of the site near Wellington Road and along Hornbaker Road. The precise locations of these utilities have not yet been finalized, and therefore specific design considerations related to these improvements have not been incorporated into the current site plan. For context, approved data centers and a substation are located on the opposite side of Hornbaker Road. The Applicant has included SUP Condition 3(g), which requires that all permanent distribution lines serving the data center be placed underground and routed under Hornbaker Road from the west. This condition ensures that, notwithstanding any existing or proposed overhead transmission lines associated with PUR-2025-00046, on-site power distribution will be installed underground to minimize visual impacts and maintain the area's aesthetic character.

Proposal's Strengths

- Existing Utility Infrastructure: The site's adjacency to power infrastructure supports data center development while minimizing impacts to nearby residential areas.
- Electric Substation not Planned: The request does not propose an electric substation on the property, as this facility plans to utilize excess power available from the substation from across Hornbaker Road. Should a substation be proposed in the future, it would require a Public Facility Review (PFR) and an amendment to the proffers.
- Infrastructure and Visual Impact Mitigation: SUP condition requires underground placement of all permanent power distribution lines serving the data center, reducing visual impacts and supporting a more orderly and aesthetically compatible streetscape along Hornbaker Road.

Proposal's Weaknesses

- None.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Electrical Infrastructure Service Plan component of the Comprehensive Plan.

Environment Plan Analysis

Prince William County has a diverse natural environment, extending from sea level to mountain crest. Sound environmental protection strategies will allow the natural environment to co-exist with a vibrant, growing economy. The Environment Plan sets out policies and action strategies that further the County's goal of preserving, protecting, and enhancing significant environmental resources and features. The Plan includes recommendations relating to the incorporation of environmentally sensitive development techniques, improvement of air quality, identification of problematic soil issues, preservation of native vegetation, enhancement of surface and groundwater quality, limitations on impervious surfaces, and the protection of significant viewsheds.

The proposed layout anticipates approximately 87% tree clearing across the site, which significantly reduces opportunities for tree save and natural resource preservation. Staff recommends adjusting the limits of disturbance (LOD), particularly along the northern and southern portions of the property, to allow for additional tree save areas that would maintain intact forestland, protect a specimen tree, and support ecological diversity and wildlife habitat. In addition, reduced and insufficiently vegetated setback areas along Prince William Parkway and Hornbaker Road do not

meet the intent of the Technology Overlay District (TeOD) standards to preserve wooded areas, promote generous landscaping, and minimize adverse visual and environmental impacts.

Setback Modifications: The plan proposes significant reductions in required setbacks. Along the Prince William Parkway the Applicant requests a modification to reduce the setback to a variable width averaging 50 feet, with portions in front of the proposed buildings ranging from approximately 41 feet to 73 feet in width. Along Hornbaker Road the applicant requests a modification to reduced setbacks from the required 50 feet to as little as 10 feet. These reductions, combined with utility encroachments, result in inadequate screening and fail to achieve the intended function of TeOD vegetated setbacks. The full setback depth and planting areas remain essential. As proposed, the layout is inconsistent with Comprehensive Plan natural resource and community design policies, as well as TeOD minimum development standards. Staff recommends revisions to restore full setbacks, clarify and resolve all utility conflicts, and strengthen tree save areas to achieve compliance.

Landscaping within the setback along Prince William Parkway: As mentioned earlier in the report, the Applicant has added Proffer 30 to address concerns regarding landscaping along the Parkway frontage. Proffer 30 reflects the Applicant's intent to provide additional landscaping along the Parkway frontage, including on-site and off-site plantings. However, the amount and location of usable planting areas remain unclear, and approvals from easement holders, VDOT, or DOT are not guaranteed. As a result, while the proffer demonstrates a positive commitment, it provides minimal assurance of achieving substantial or innovative landscaping improvements.

Water Quality: As proffered, the Applicant will make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre (± 40.0153 acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the site area acreage.

Enhanced Sustainability and Datacenter Cooling Commitments: As conditioned through the SUP for the datacenter, the Applicant commits to incorporate a minimum of eight (8) sustainability measures into the applicable site plan or building documents, coordinated in consultation with the County's Environmental and Energy Sustainability Officer. In addition, the Applicant has committed that groundwater, surface water withdrawals, or surface water discharges shall not be used to cool the data center buildings on the Property.

Proposal's Strengths

- Water Quality: The Applicant will contribute \$75.00 per acre (± 40.0153 acres) to the County for water quality monitoring, drainage improvements, and/or stream restoration, payable prior to final site plan approval.
- Soil Remediation for Plant Health: The Applicant has proffered to remediate soils in landscaped areas and parking lot islands to ensure healthy root expansion and long-term

plant growth. This measure supports the success of landscaping, strengthens buffers, and enhances the overall site design.

- Delineated Limits of Disturbance (LOD): As proffered, the Applicant shall develop the Property in substantial conformance with the Limits of Disturbance (LOD) shown on the GDP, with only limited exceptions for utility crossings and necessary infrastructure in accordance with County standards. Areas outside the LOD will remain in their natural condition, aside from supplemental plantings and routine vegetation management.

Proposal's Weaknesses

- Reduced Setbacks and Landscape Areas Along the Prince William Parkway: The Applicant requests a modification to reduce the setback to a variable width averaging 50 feet, with portions in front of the proposed buildings ranging from approximately 41 feet to 73 feet in width. Easements along the site's Parkway frontage further restrict plantable space within the reduced setback. Most proposed landscaping is on the slope, reducing its ability to screen or soften the building. This does not meet Technology Overlay District (TeOD) intent for wooded setbacks and landscaping for screening purposes.
 - Proffer 30 – Alternative Landscaping Commitments: Overall, while Proffer 30 demonstrates the Applicant's intent to enhance landscaping and screening along the Parkway frontage, it provides minimal assurance that meaningful or innovative improvements will occur, particularly in areas constrained by existing easements or slope conditions.
- Reduced setbacks and landscape areas along Hornbaker Road: Reduced setbacks along Hornbaker Road from the required 50 feet to as little as 10 feet, this reduction significantly constrains opportunities for meaningful landscaping and effective screening. This does not meet Technology Overlay District (TeOD) intent for wooded setbacks and landscaping for screening purposes.
- Extensive Tree Clearing: Approximately 87% of the site will be cleared, leaving minimal tree save areas and limited natural resource preservation.

Consistency Recommendation

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

Fire and Rescue Plan Analysis

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

The first due fire/rescue resource for this subject site is Fire/Rescue Station #25. The facility is outside the 4.0-minute travel time for fire and basic life support but is within the 8.0-minute travel time for advanced life support. In FY2023, Fire/Rescue Station #25 responded to 3,655 incidents, with a workload capacity of 4,000 incidents per year.

The Applicant has been provided guidance on fire protection, access, and life safety requirements for data centers per the DCSM, Virginia Statewide Building Code, and Fire Prevention Code. Key considerations include fire hydrants and connections with minimum 2,500 GPM flow, hydrants located within 300 feet of building walls and 100 feet of sprinkler connections, and clear, unobstructed access with connections on building fronts. Fire department access must accommodate apparatus, provide access to all exterior walls within 150 feet, and maintain unobstructed non-vehicular access. Fire lanes are required on streets under 36 feet wide, and phased construction or gated areas must ensure emergency access. Fire protection systems, including standpipes, pumps, and emergency power supplies using flammable or lithium-ion materials, must meet all height, flow, and mitigation requirements. Compliance with these standards will be verified during site plan review.

Proposal's Strengths

- **Monetary Contribution:** As proffered, the Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of \$0.61 per square foot of new building area constructed on the Property. Such contribution shall be used for fire and rescue purposes, and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the property.
- **Development Site Within 8.0-Minute Travel Time:** The site to be developed is located within the required 8.0-minute travel time for advanced life support.
- **Station Workload:** Fiscal Year 2023 figures indicate that Fire and Rescue Station #25 responded to 3,655 incidents, while the workload capacity is 4,000 incidents per year. As such, it is operating well within capacity.

- Emergency Spill Contingency: As proffered, if the property involves the storage of potentially hazardous products, a "Spill Contingency Plan" shall be submitted to the Fire Marshal's Office. Said plan shall set forth the procedures to be followed in the event of a product leak or spill on the property. Fire Marshal approval shall be required for such plan prior to final site plan approval.
- Additional Compliance for Building over 60-Foot in Height: As proffered, for buildings with a height greater than sixty feet (60'), the Applicant shall, as a condition of final site plan approval, be in full compliance with the fire and safety systems standards set forth in Section 300 of the DCSM, unless otherwise waived/modified by the Fire Marshal's Office.
 - Issuance of any occupancy permits shall be contingent upon full compliance with Virginia Uniform Statewide Building Code requirements.

Proposal's Weaknesses

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

Consistency Recommendation

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

Police Plan Analysis

Residents and businesses expect a high level of police service for their community. This service increases the sense of safety and protects community investments. The Police Plan is designed to promote Prince William County's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses throughout the County. This Plan encourages funding and locating future police facilities to maximize public accessibility and police visibility as well as to permit effective, timely response to citizen needs and concerns. The Plan recommends educational initiatives, such as Neighborhood and Business Watch, and Crime Prevention through Environmental Design (CPTED), which encourages new development to be designed in a way that enhances crime prevention. The Plan also encourages effective and reliable public safety communications linking emergency responders in the field with the Public Safety Communications Center.

The Property is located in the A17 Sector of the Western District, with the Western District Station nearby in Manassas. The Applicant anticipates few incidents requiring police involvement given the security measures proposed, including a secured campus with gated access, a 24/7 security guard, access control, and video surveillance. The Police Department does not expect the project to significantly impact calls for service but encourages continued coordination with County Police during site plan review. Focus areas should include natural surveillance, access control, security measures, onsite lighting, and activity support. The Applicant is also encouraged to apply Crime Prevention Through Environmental Design (CPTED) principles as the site develops.

The Applicant should coordinate with the Police Department as the site develops, and apply the various Crime Prevention Through Environmental Design (CPTED) principles, which can be found at the following: <https://www.pwcva.gov/assets/documents/police/002035.pdf>.

Proposal's Strengths

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

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Potable Water Plan Analysis

A safe, dependable drinking water source is a reasonable expectation of County residents and businesses. The Potable Water Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound drinking water system. The Plan includes recommendations relating to system expansion, required connections to public water, and the use of private wells or public water.

Please note that the Service Authority's official legal name is still the Prince William County Service Authority, as it has not changed. However, it is now doing business as, (d/b/a) Prince William Water.

The subject property is within the utility service area of the Prince William County Service Authority, d/b/a Prince William Water, and is thereby required to utilize public water from Prince William Water to develop. Prince William Water has existing 16-inch water mains on site near Braden Drive and Robertson Drive. The Applicant should connect to these mains with a minimum 12-inch water main

to provide a looped supply, with potential upsizing to 16-inch to be determined during plan review. All water and sewer connections, including the design of the onsite sewage pumping station, must comply with Prince William Water's USM requirements and restrictions. As proffered, the Applicant will connect the Property to public water and assume responsibility for all related on- and off-site improvements, and secure any necessary off-site easements at no public cost, to be dedicated to the County or Service Authority as required.

Proposal's Strengths

- Water Connection & Service: As proffered, the Applicant will connect the Property to public water, assume responsibility for all related on- and off-site improvements, and secure any necessary off-site easements at no public cost, to be dedicated to the County or Service Authority as required.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems. *Please note that the Service Authority's official legal name is still the Prince William County Service Authority, as it has not changed. However, it is now doing business as, (d/b/a) Prince William Water.*

The subject property is within the utility service area of the Prince William County Service Authority, *d/b/a Prince William Water*, and is thereby required to utilize public sewer from Prince William Water to develop. An existing 8-inch gravity sewer main is also available on site, with capacity to be confirmed at plan submission. As proffered, the Applicant will connect the Property to public sewer, assume responsibility for all related on- and off-site improvements, and secure any necessary off-site easements at no public cost, to be dedicated to the County or Service Authority as required.

Proposal's Strengths

- Sewer Connection & Service: As proffered, the Applicant will connect the Property to public sewer, assume responsibility for all related on- and off-site improvements, and secure any necessary off-site easements at no public cost, to be dedicated to the County or Service Authority as required.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Transportation Plan Analysis

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

The site features significant frontage along Prince William Parkway, Hornbaker Road, and on Wellington Road, and is accessed by a single entrance off Hornbaker Road. A Traffic Impact Analysis (TIA) was prepared for the proposed development, which anticipates full build-out by 2027 with up to 571,000 square feet of data center space and 300,000 square feet of office space. The TIA assessed existing conditions (2024), future no-build conditions (2027), and future build conditions (2027), factoring in regional growth and three background developments: Millwood Market & Fuel Station, Wellington Glen Land Bay J, and Innovation Town Center Phase I. The development is projected to generate approximately 500 AM peak-hour trips, 470 PM peak-hour trips, and 3,583

daily trips, with primary access provided via Hornbaker Road at Robertson Drive.

The TIA found under existing conditions, that most intersections operate acceptably. However, the northbound approach at Wellington Road/Hornbaker Road currently experiences LOS F delays, which are expected to improve with a planned traffic signal. With site development, the Hornbaker Road/Robertson Drive intersection is projected to operate at LOS F; however, this will be mitigated by converting the intersection to a signalized configuration with turn lane improvements, thus restoring acceptable operations. The queuing analysis indicates that all projected queues remain within available storage lengths at study intersections. The analysis concludes that the proposed development, with planned background improvements and site-specific mitigations, will not create substantial adverse impacts on the surrounding roadway network.

The Applicant proffers to construct transportation improvements consistent with the approved TIA. These include turn lanes along Hornbaker Road, a 10-foot shared use path (or a \$41,410 contribution in lieu of certain sections), and, if warranted, a traffic signal at Hornbaker Road/Robertson Drive, at no public cost. Bicycle parking will also be provided with one inverted-U rack per data center building and one per 25,000 square feet of non-data center development, with installation required prior to the issuance of occupancy permits. The Applicant also proffers to dedicate right-of-way shown on the GDP to the County/VDOT at no cost and may request County/Service Authority assistance in acquiring off-site right-of-way or easements through eminent domain, at the Applicant's full expense.

The Applicant proffers to prepare a Construction Management Plan in coordination with its contractors to address construction worker parking, placement of portable facilities, trailers, and equipment. The plan will require all contractors and subcontractors to comply with designated parking areas and will prohibit parking on private streets or public rights-of-way adjacent to the Property. Signage will be installed to clearly identify permitted parking areas, and a copy of the plan will be provided to the Brentsville District Supervisor's Office.

VDOT identified two easements along the property's Prince William Parkway frontage: a recorded slope maintenance easement (Deed Book 2248, Page 933) and a drainage easement related to the Parkway Quadrant Interchange project, which has been approved but not recorded. In response, the Applicant revised the GDP/SUP plan to depict the slope easement and include a note acknowledging the proposed drainage easement, which VDOT and PWDOT have since confirmed is not required for this development. Proffer 30(c) reflects the Applicant's intent to provide off-site landscaping between the property line and the Parkway, subject to VDOT and PWDOT approval. If such approval is not granted, the plantings would not occur. The Applicant also commits to coordinate with both agencies to determine whether plantings may be permitted within the existing slope easement and, if so, what type. Both VDOT and PWDOT have reviewed the revisions and indicated no further

concerns. Any remaining landscaping limitations within these easements are addressed separately in the Community Design and Environmental sections of this report.

Proposal's Strengths

- **Infrastructure Improvements:** The Applicant commits to construct significant transportation improvements, including turn lanes, a shared-use path, a potential traffic signal, bicycle parking, and right-of-way dedication to the County/VDOT, at no cost to the public. This demonstrates a strong commitment to support infrastructure, safety, and multimodal access while minimizing the fiscal impact on the community.
- **Construction Management Plan:** As proffered, the Construction Management Plan helps minimize construction-related disruptions to surrounding properties and roadways, ensuring orderly site management during development.
- **Traffic Mitigation Measures:** The development includes planned intersection improvements, turn lanes, a potential traffic signal, and queuing management, ensuring that site-generated traffic will not create substantial adverse impacts on the surrounding road network.
- **Multimodal Accessibility:** The project provides a 10-foot shared-use path on Hornbaker Road, and bicycle parking for data center and non-data center uses, which support safe and sustainable transportation options.

Proposal's Weaknesses

- None

Consistency Recommendation

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2025-2028 Strategic Plan. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impacts on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of

the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues.

The aspects of this proposal relative to the 2025-2028 Strategic Plan are as follows:

- GOAL 5 – QUALITY OF LIFE; Key Objective #2: Advocate for diversity in existing and new County businesses to offer various workplace options that attract and retain residents.
- GOAL 8 – SMART GROWTH; Key Objective #2: Ensure the County's growth holistically addresses the impact on natural resources and infrastructure and enhances community and economic resilience. Redevelop underutilized infill sites to increase density and accommodate housing, services, and other essential uses.
- GOAL 8 – SMART GROWTH; Key Objective #4: Identify strategic emerging sectors to diversify the commercial tax base, lessen reliance on any single industry, and create and retain quality jobs for residents.

Materially Relevant Issues

- None.

Proffer Issues / Deficiencies

- GDP/SUP Plan: A revised note has been added to Sheet C200 (Site Layout and SUP Plan) on the data center building stating, "PROPOSED DATA CENTER BUILDING (POTENTIAL SPLIT INTO TWO SEPARATE DATA CENTER BUILDINGS/POTENTIAL INDUSTRIAL BUILDING)." However, this note is not applied consistently across all plan sheets. Other sheets instead identify the building as "(POTENTIAL SPLIT INTO TWO SEPARATE DATA CENTER BUILDINGS/POTENTIAL NON-DATA CENTER BUILDING)." This inconsistency could create enforcement issues and should be corrected for consistency throughout the plan set.
- Sheet C400 (Landscape Plan) of the GDP/SUP depicts areas in green as "landscapable" and areas in white as "non-landscapable." However, the plan currently identifies the metroduct easement as non-plantable and the construction easement as plantable. This depiction is misleading, as it is not yet known whether either easement will allow plantings. The Applicant has agreed, through Proffer 30, to coordinate with the easement holders to determine the types of plantings, if any, that may be permitted. If the easement holders prohibit landscaping, the Applicant would not be responsible for those plantings. While Proffer 30 reflects an intent to coordinate, it does not provide assurance that landscaping, or meaningful landscaping, will occur in these areas. Therefore, Sheet C400 should be revised to depict both easements as non-plantable (white), with a note referencing Proffer 30.

Waivers / Modifications

As per Proffer #35, the following waivers and modifications to the requirements of the Zoning Ordinance are being proposed. Approval of the subject proffer amendment/rezoning shall constitute a waiver/modification in accordance with the following, as listed below. Please also note that a summary of the Applicant justification and Planning Office position in regard to each specific waiver/modification item follows.

A. Modification of Section 32-506.06.1(a): Reduction of the required 100-foot setback from public street rights-of-way classified as interstate/freeway, parkway, or principal arterial to a modified variable width 50 feet setback. Existing easements shall be permitted within the setback; however, the Applicant shall vacate, subject to County approval at site plan, the existing permanent drainage easement shown on the GDP/SUP Plan.

Applicant Justification: The modification applies only to travelways and parking areas; all buildings maintain at least a 100-foot setback from Prince William Parkway. The narrow lot shape and steep grade between the Parkway and site crest provide a natural buffer, consistent with the intent of the standard. Landscaping will supplement this buffer. A similar modification was approved with the Innovation Town Center rezoning.

Planning Office Position: Staff does not support the reduced setback along Prince William Parkway. This corridor serves as a prominent gateway, where the full 100-foot setback is necessary to preserve visual quality, provide separation, and uphold TeOD design standards. Reduced setbacks substantially limit landscaping and screening opportunities.

B. Modification of Section 32-506.06.1(b): Reduction of the required 50-foot setback from public street rights-of-way classified as minor arterials or collector streets to a 10-foot landscaped strip along Hornbaker Road. Existing easements shall be permitted within the setback.

Applicant Justification: Due to the property's shape and surrounding industrial context, including a nearby substation, the modification is appropriate. Buildings remain outside of the full 50-foot setback; only travelways and loading areas encroach. A similar modification was approved with the Innovation Town Center rezoning.

Planning Office Position: Staff recognizes Hornbaker Road as an established industrial corridor defined by data centers, utilities, and overhead powerlines. While a 10-foot landscaped strip offers limited streetscape treatment, the proposed modification reflects existing corridor conditions and does not impact residential or mixed-use areas. Staff is therefore less concerned with this request, provided the project maintains full compliance with the 100-foot setback and enhanced architectural quality along Prince William Parkway.

C. Waiver of Section 32-506.07(2)(b): To allow service areas associated with the nonresidential development to be located within the required 100-foot setback from Hornbaker Road.

Applicant Justification: The waiver is supported by the site's shape and surrounding industrial character, including a nearby substation. Buildings maintain the 100-foot setback; only travelways and service areas encroach. A similar modification was approved with the Innovation Town Center rezoning.

Planning Office Position: Given Hornbaker Road's industrial character, staff is less concerned with service area encroachments. However, reduced setbacks further limit opportunities for landscaping and screening. Fencing and minimal plantings do not adequately replace the visual buffer intended by the ordinance. Stronger landscape treatments or alternative screening are needed to ensure acceptable corridor appearance. Full 100-foot compliance and enhanced design treatments remain essential along Prince William Parkway.

D. Waiver of Section 32-506.07(2)(d): To waive the requirement that service areas visible from public streets contain landscaping equivalent to Buffer Type C of the DCSM.

Applicant Justification: The property's shape and the surrounding industrial context, including the nearby substation, support the waiver. Buildings maintain the full 100-foot setback; only service areas and travelways encroach. A similar modification was approved with the Innovation Town Center rezoning.

Planning Office Position: Staff does not support elimination of Type C landscaping where service areas are visible from public streets. Even within an industrial context, screening is critical to reduce the visual prominence of loading and equipment areas. Staff recommends enhanced plantings or alternative screening to meet corridor design objectives. While Hornbaker Road is less sensitive due to its industrial character, full compliance with the 100-foot setback and upgraded architecture remains essential along Prince William Parkway.

Agency Comments

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

- PWC Archaeologist
- PWC Building Official
- PWC Cemetery Preservation Coordinator
- PWC Development Services – Land Development / Zoning & Proffer Administration
- PWC Economic Development & Tourism

- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Parks and Recreation
- PWC Planning Office – Land Use Review (Case Manager), Countywide Planning, Community Planning & Revitalization
- PWC Police / Crime Prevention
- PWC Public Works – Arborist / Environmental Services / Watershed Management
- PWC Service Authority (*d/b/a Prince William Water*)
- PWC Transportation
- Virginia Department of Transportation (VDOT)
- Dominion Energy
- NOVEC

GENERAL DEVELOPMENT PLAN & SPECIAL USE PERMIT PLAN
CASE #: REZ2025-00014 AND SUP2025-00016
HORNBAKER ROAD REZONING & SUP
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT TEAM

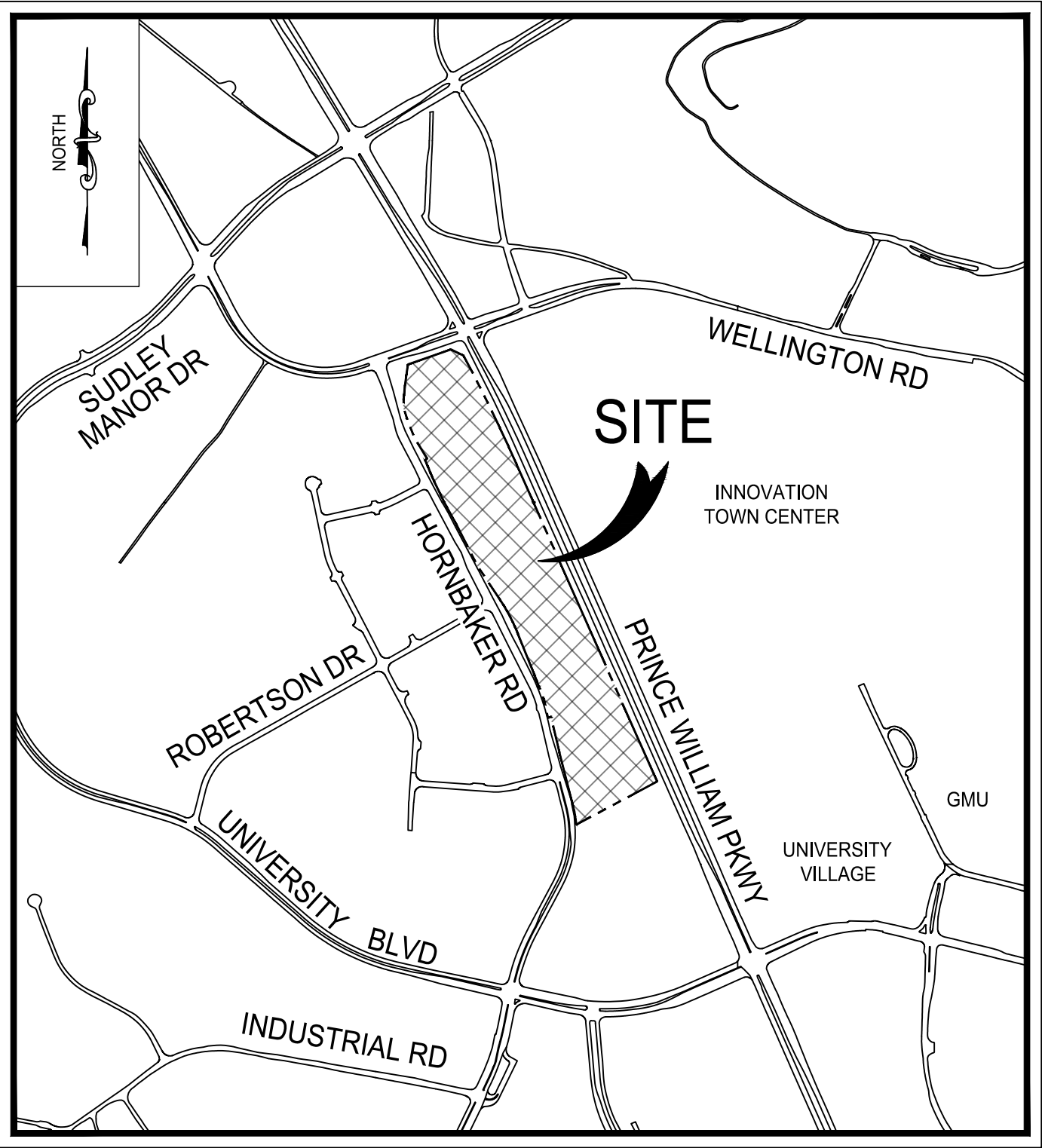
OWNER / APPLICANT
MJV PARCEL A, LLC
9412 WING FOOT COURT
POTOMAC, MD 20854

PWC-PARCEL B, LLC
1775 WIEHLE AVE # 400
RESTON, VA 20190

LAND USE ATTORNEY
COOLEY LLP
C/O MARK LOONEY
ONE FREEDOM SQUARE
11951 FREEDOM DRIVE
RESTON, VA 20190

CIVIL ENGINEER & LAND PLANNING
IMEG
C/O MICHAEL KITCHEN, PE
9301 INNOVATION DRIVE, SUITE 150
MANASSAS, VA 20110

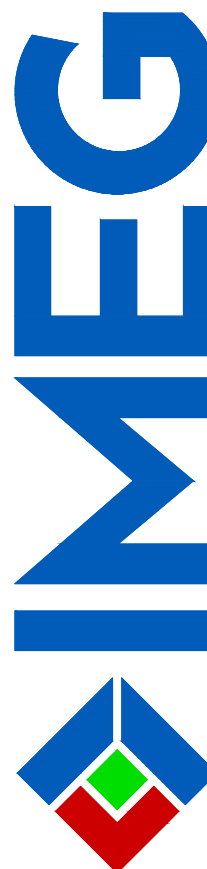
TRANSPORTATION ENGINEER
GOROVE SLADE
C/O KAYLA ORD, PE, PTOE
4114 LEGATO ROAD, SUITE 650
FAIRFAX, VA 22033



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C200	SITE LAYOUT & SUP PLAN
C300	ROAD IMPROVEMENT PLAN
C301	SIGHT DISTANCE PLAN
C302	HORNBAKER ULTIMATE CONDITIONS EXHIBIT
C400	LANDSCAPE PLAN



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HORNBAKER ROAD REZONING & SUP

GENERAL DEVELOPMENT PLAN &
SPECIAL USE PERMIT PLAN

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT No.: 24004281.00
DRAWING No.: 13723
DATE: 10/11/2024
SCALE: SEE SHEET
DESIGN: SG
DRAWN: SG
CHECKED: GD

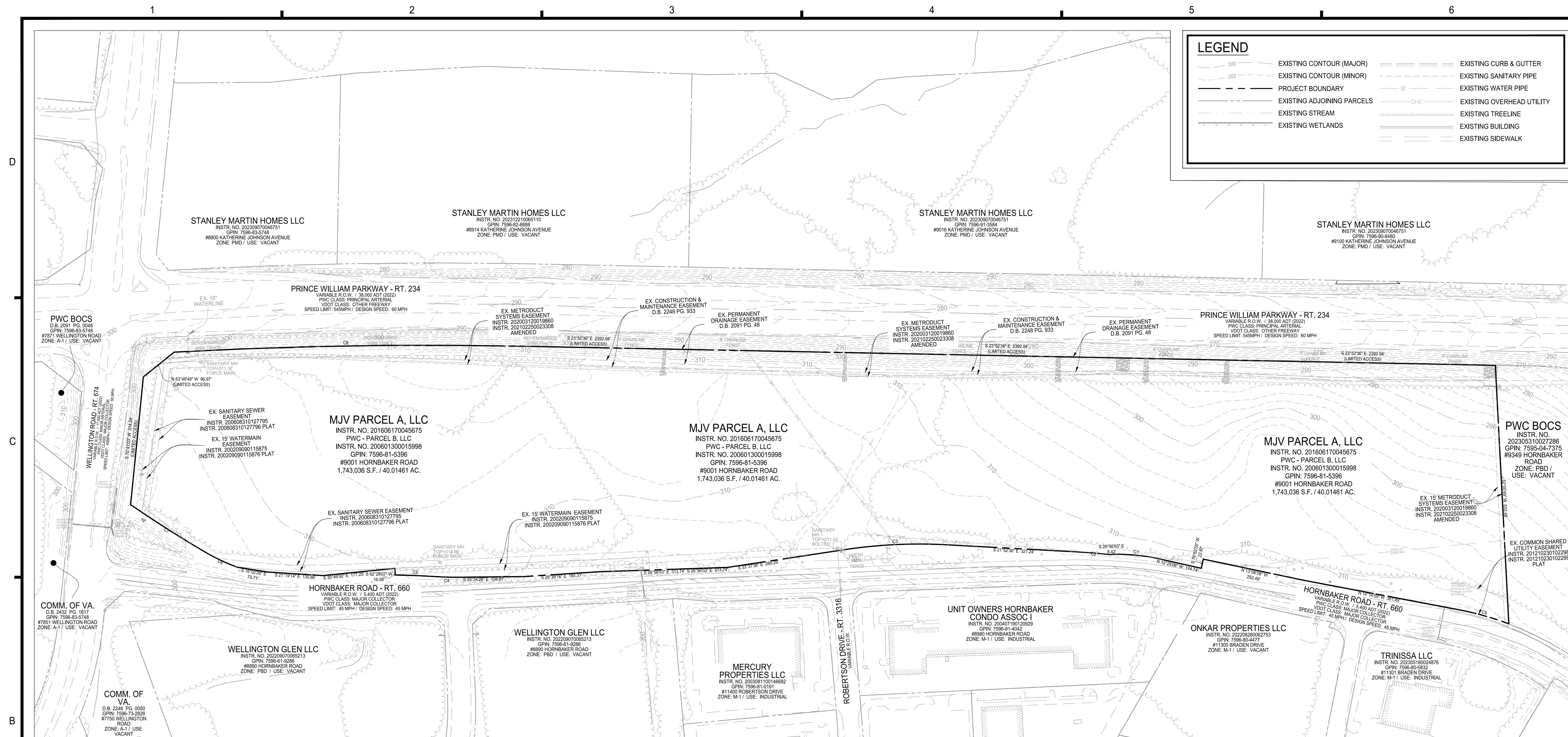
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COVER SHEET

SHEET No.

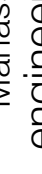
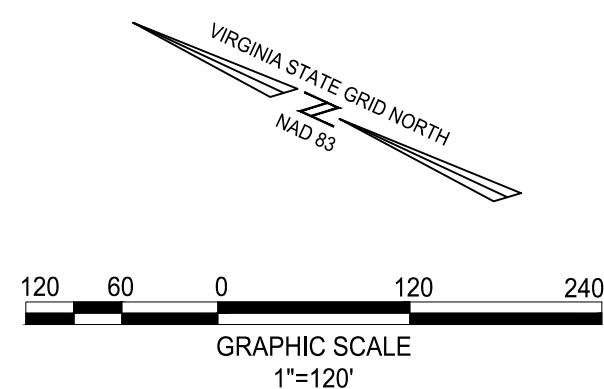
C000

MARK DATE DESCRIPTION



NOTES

1. THIS PLAN DEPICTS EXISTING CONDITIONS OF THE PROPERTY. EXISTING BUILDINGS AND INFRASTRUCTURE TO BE DEMOLISHED AND/OR RELATED AS NEEDED AT THE TIME OF SITE DEVELOPMENT OF THE PROPOSED DATA CENTERS. INTERNAL EASEMENTS MAY BE VACATED OR REMOVED AS NEEDED.
2. THE SUBJECT PROPERTY IS IDENTIFIED BY PRINCE WILLIAM COUNTY AS GPIN 7596-81-5396. THE PROPERTY IS ADDRESSED AS 9001 HORNBAKER ROAD.
6. THE SUBJECT PROPERTY IS CURRENTLY OWNED BY MJV PARCEL A, LLC VIA INSTRUMENT #201606170045675 AND PWC-PARCEL B, LLC VIA INSTRUMENT #200601300015998.
7. THE SUBJECT PARCEL CONSISTS OF APPROXIMATELY 40.01461 ACRES.
8. THE SUBJECT PARCEL IS CURRENTLY ZONED A-1 AGRICULTURE AND PBD PLANNED BUSINESS DISTRICT.
9. BOUNDARY INFORMATION OBTAINED FROM AN ALTA SURVEY PREPARED BY BOWMAN CONSULTING AND DATED SEPTEMBER 13, 2024.
10. A TITLE REPORT HAS NOT BEEN REVIEWED BY THIS FIRM AND ALL EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN.
11. TOPOGRAPHIC INFORMATION OBTAINED FROM PRINCE WILLIAM COUNTY GIS RECORDS. CONTOUR INTERVAL IS 2 FEET. ADDITIONAL OFF-SITE IMPROVEMENTS DATA OBTAINED FROM PRINCE WILLIAM COUNTY GIS RECORDS.
12. THE SUBJECT PARCEL IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR PRINCE WILLIAM COUNTY, VIRGINIA, MAP NUMBERS 51153C0093D AND 51153C0094D, MAPS DATE JANUARY 1, 1995.
13. A PRELIMINARY VISUAL SURVEY OF THE SITE DETERMINED THAT THE SUBJECT SITE DOES NOT CONTAIN RESOURCE PROTECTION AREAS (RPA) OR ANY SIGNIFICANT ENVIRONMENTALLY SENSITIVE AREAS.
14. THE SUBJECT PARCEL DOES NOT CONTAIN ANY KNOWN CEMETERIES.



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HORNBAKER ROAD REZONING & SUP

GENERAL DEVELOPMENT PLAN &
SPECIAL USE PERMIT PLAN

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

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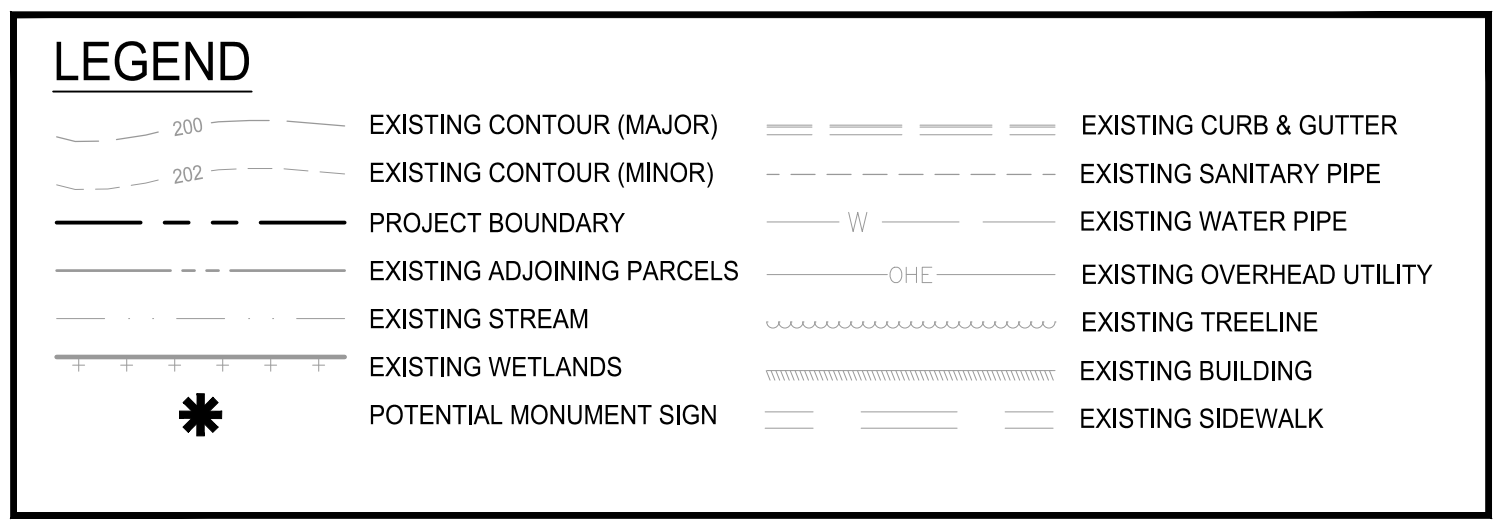
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DRAWING No.: 13723
DATE: 10/11/2024
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DESIGN: SG
DRAWN: SG
CHECKED: GD

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET No.

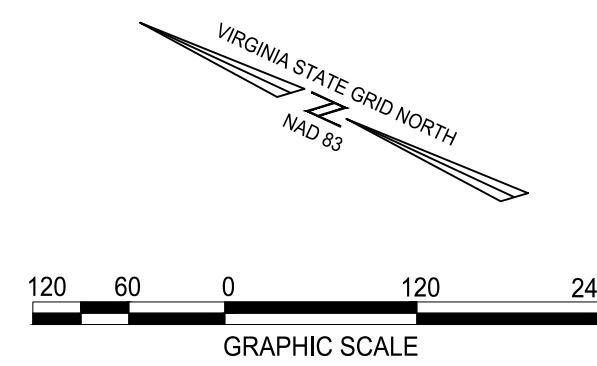
C100



1. THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
2. SEE THE SUBMITTED PROFFER STATEMENT FOR MORE INFORMATION REGARDING THE PROPOSED USE.
3. THE SUBJECT PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER. POTENTIAL CONNECTION LOCATIONS ARE DEPICTED BUT ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
4. ALL INTERNAL ROADS SHALL BE PRIVATELY MAINTAINED.
5. SWM / BMP TO BE PROVIDED USING ON-SITE SWM/BMP FACILITIES. ADDITIONAL INFORMATION SHALL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.
6. PARKING TO BE PROVIDED IN ACCORDANCE WITH THE DCSM. ADDITIONAL INFORMATION WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.
7. FINAL DESIGN OF SECURITY GATE AREAS TO BE PROVIDED AT TIME OF SITE PLAN SUBMISSION.
8. APPLICANT IS REQUESTING A REZONING AND SPECIAL USE PERMIT TO ALLOW DATA CENTER, TESTING/EXPERIMENTAL LABORATORIES (HAZMAT), AND RESEARCH AND DEVELOPMENT (HAZMAT) USES AND OTHER M-2 USES AS FURTHER OUTLINED IN PROFFER STATEMENT. THE SPECIAL USE PERMIT APPLICATION AREA EXTENDS TO THE ENTIRETY OF THE SUBJECT PARCEL.
9. THE APPLICANT REQUESTS A MODIFICATION TO THE TECHNOLOGY OVERLAY DISTRICT ZONING ORDINANCE SEC.32-506.06 TO ALLOW FOR A REDUCTION OF THE SET BACK REQUIREMENT OF PUBLIC STREET RIGHT-OF-WAYS CLASSIFIED AS INTERSTATE/FREEWAY PARKWAY AND PRINCIPAL ARTERIAL, FROM 100' TO 50' ALONG PRINCE WILLIAM PARKWAY.
10. THE APPLICANT REQUESTS A MODIFICATION TO THE TECHNOLOGY OVERLAY DISTRICT ZONING ORDINANCE SEC.32-506.06 TO ALLOW FOR A REDUCTION OF THE SET BACK REQUIREMENT OF PUBLIC STREET RIGHT-OF-WAYS CLASSIFIED AS MINOR ARTERIAL OR COLLECTOR STREET, FROM 50' TO A 10' LANDSCAPE STRIP ALONG HORNBAKER ROAD.
11. FINAL DESIGN, LOCATION, FOOTPRINT, NUMBER AND SIZE OF BUILDINGS; PARKING LAYOUT; DRIVE AISLES; AND FENCE LOCATION AND ALIGNMENT SHOWN HEREON ARE SUBJECT TO CHANGE AT FINAL SITE PLAN IN ACCORDANCE WITH SECTION 32-700.57 OF THE ZONING ORDINANCE.
12. THE DASHED PORTION OF THE SHARED USE PATH (APPROXIMATELY 300') AND THE CG-12 RAMPS SHOWN HEREON WILL BE REMOVED WITH THE FUTURE CONSTRUCTION OF THE PW PKWY/ SUDLEY MANOR DRIVE/ WELLINGTON ROAD INTERCHANGE. IF CONSTRUCTION OF THE INTERCHANGE BEGINS PRIOR TO COMPLETION OF CONSTRUCTION OF THIS PROJECT, A CASH CONTRIBUTION OF \$41,410 WILL BE PROVIDED FOR THE FUTURE EXTENSION OF THE TRAIL AND THE CG-12 RAMPS. SEE PROFFERS.
13. PURSUANT TO SPR-2020-00019, A PERMANENT DRAINAGE EASEMENT WAS PROPOSED TO BE LOCATED ON THE PROPERTY ALONG PRINCE WILLIAM PARKWAY. THAT EASEMENT WAS NEVER RECORDED IN THE PRINCE WILLIAM COUNTY LAND RECORDS AND, ACCORDING TO VDOT AND PDWOT, IS NO LONGER APPLICABLE WITH THE DEVELOPMENT OF THIS APPLICATION.

REQUIREMENT / STANDARD	M-2 REQUIREMENT	TeOD REQUIREMENT	PROPOSED
MINIMUM LOT SIZE:	NO REQUIREMENT	NO REQUIREMENT	40.01461 ACRES / 1,743,036 SQ. FT.
MINIMUM LOT WIDTH OR DEPTH:	NO REQUIREMENT	NO REQUIREMENT	NOT APPLICABLE
MAXIMUM FLOOR AREA RATIO (RATIO):	0.50	0.50	0.5
MAXIMUM FLOOR AREA RATIO (CALCULATED):	±871,5180 SQ. FT. (MAX. GFA)	±871,518 SQ. FT. (MAX. GFA)	±871,518 SQ. FT. GFA
MAXIMUM BUILDING HEIGHT (DATA CENTER BUILDING):	60 FEET	90 FEET	80 FEET INCLUSIVE OF ROOFTOP STRUCTURES (SEE PROFFERS)
MAXIMUM BUILDING HEIGHT (INDUSTRIAL BUILDING):	60 FEET	90 FEET	75 FEET
MAXIMUM LOT COVERAGE / MIN. OPEN SPACE (RATIO):	80% (20% OPEN SPACE)	70% (30% OPEN SPACE)	70% (30% OPEN SPACE)
MAXIMUM LOT COVERAGE / MIN. OPEN SPACE (CALCULATED):	±1,394,428 SF (±348,607 SF)	±1,220,125 SF (±522,910 SF)	±1,220,125 SF (±522,910 SF)
SETBACKS:			
FROM ANY STREET RIGHT-OF-WAY:	20 FEET	NOT APPLICABLE	NOT APPLICABLE
FROM ANY FREEWAY, PARKWAY, PRINCIPAL ARTERIAL:	NOT APPLICABLE	100 FT.	SEE PLAN
FROM ANY MINOR ARTERIAL, COLLECTOR:	NOT APPLICABLE	50 FT.	SEE PLAN
FROM ANY OTHER STREET (NOT OTHERWISE NOTED):	NOT APPLICABLE	25 FT.	SEE PLAN
SIDE/REAR - ABUTTING COMMERCIAL / OFFICE DISTRICT	20 FEET	NOT APPLICABLE	SEE PLAN
SIDE/REAR - ABUTTING AGRICULTURAL OR RESIDENTIAL	50 FEET	NOT APPLICABLE	SEE PLAN

1. IN ACCORDANCE WITH SECTION 32-506.07(2)(d) OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE, THE APPLICANT REQUESTS A WAIVER TO THE REQUIREMENT THAT SERVICE AREAS VISIBLE FROM PUBLIC STREET RIGHTS-OF-WAY SHALL CONTAIN LANDSCAPING EQUIVALENT TO PLANTINGS SPECIFIED IN BUFFER TYPE C OF THE PRINCE WILLIAM COUNTY DESIGN AND CONSTRUCTION MANUAL.
2. IN ACCORDANCE WITH SECTION 32-506.07(2)(b) OF THE PRINCE WILLIAM COUNTY ZONING ORDINANCE, THE APPLICANT REQUESTS A WAIVER TO THE REQUIREMENT THAT SERVICE AREAS ASSOCIATED WITH NONRESIDENTIAL DEVELOPMENT SHALL BE SET BACK 100 FEET FROM ALL PUBLIC STREET RIGHT-OF-WAYS CLASSIFIED AS ARTERIAL AND COLLECTOR ROADS.

GENERAL DEVELOPMENT PLAN
SPECIAL USE PERMIT PLAN

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

SHEET TITLE

SHEET No.

C200

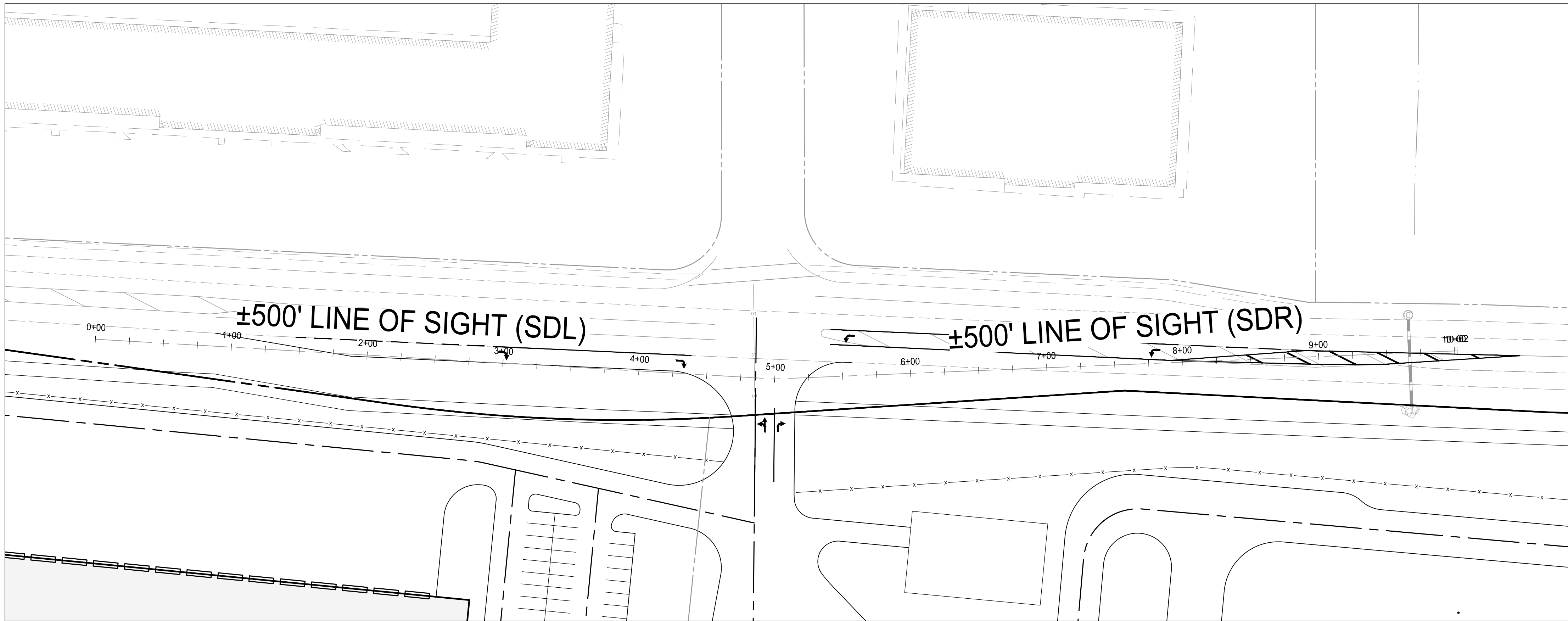
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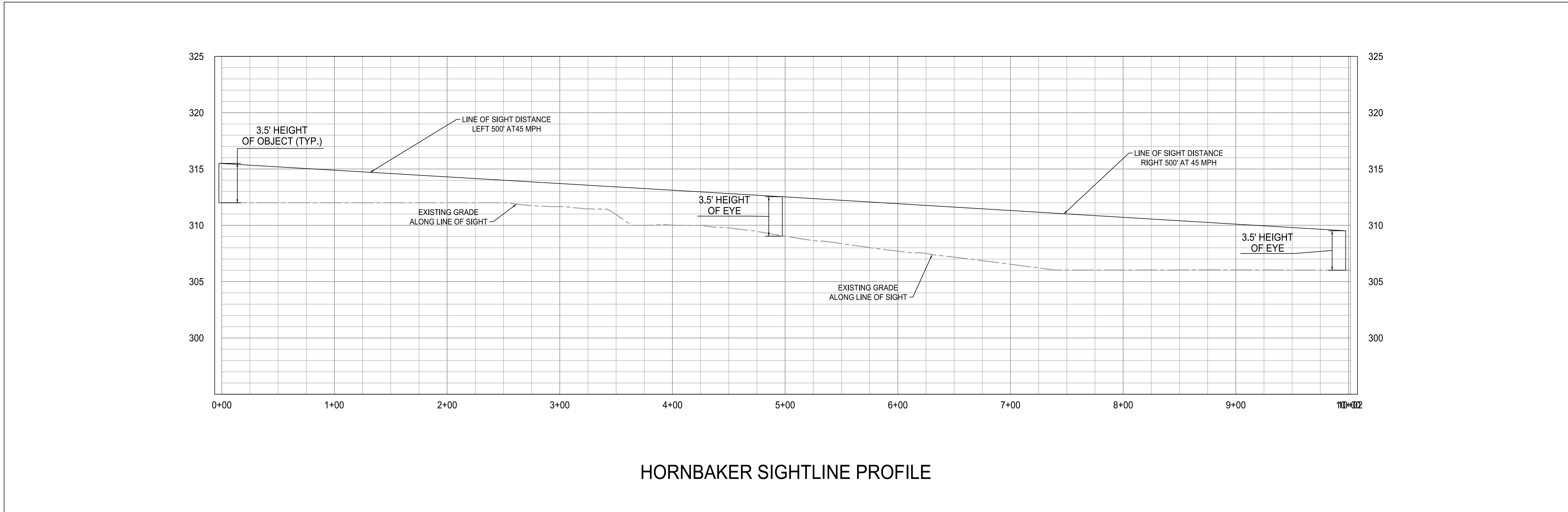
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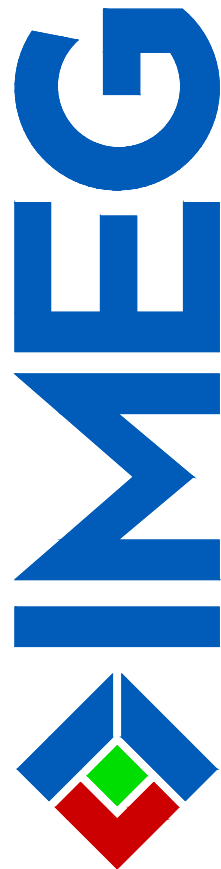
LEGEND	
	EXISTING CONTOUR (MAJOR)
	EXISTING CONTOUR (MINOR)
	PROJECT BOUNDARY
	EXISTING ADJOINING PARCELS
	EXISTING STREAM
	EXISTING CURB & GUTTER
	EXISTING SANITARY PIPE
	EXISTING WATER PIPE
	EXISTING BUILDING
	EXISTING SIDEWALK



HORNBAKER SIGHTLINE PROFILE

NOTES

- THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
- SEE THE SUBMITTED PROFFER STATEMENT FOR MORE INFORMATION REGARDING THE PROPOSED USE.
- FINAL DESIGN, LOCATION, FOOTPRINT, NUMBER AND SIZE OF BUILDINGS; PARKING LAYOUT; DRIVE AISLES; AND FENCE LOCATION AND ALIGNMENT SHOWN HEREON ARE SUBJECT TO CHANGE AT FINAL SITE PLAN IN ACCORDANCE WITH SECTION 32-700.57 OF THE ZONING ORDINANCE.



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HORNBAKER ROAD REZONING & SUP

GENERAL DEVELOPMENT PLAN &
SPECIAL USE PERMIT PLAN

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 24004281.00
DRAWING No.: 13723
DATE: 10/11/2024
SCALE: 1"=80'
DESIGN: SG
DRAWN: SG
CHECKED: GD

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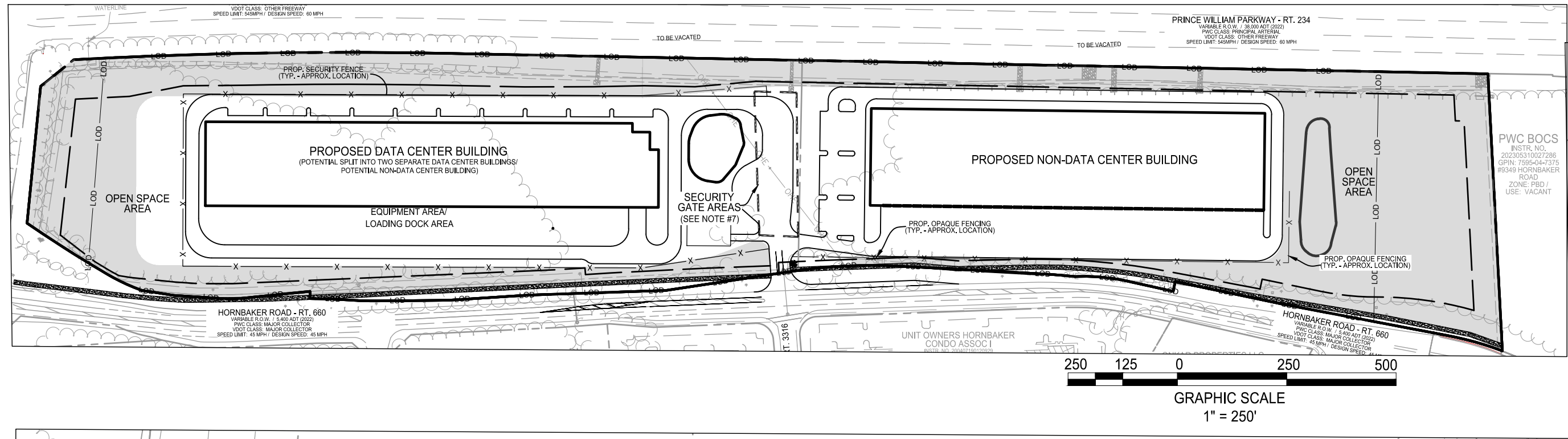
SIGHT DISTANCE
PLAN

SHEET No.

C301

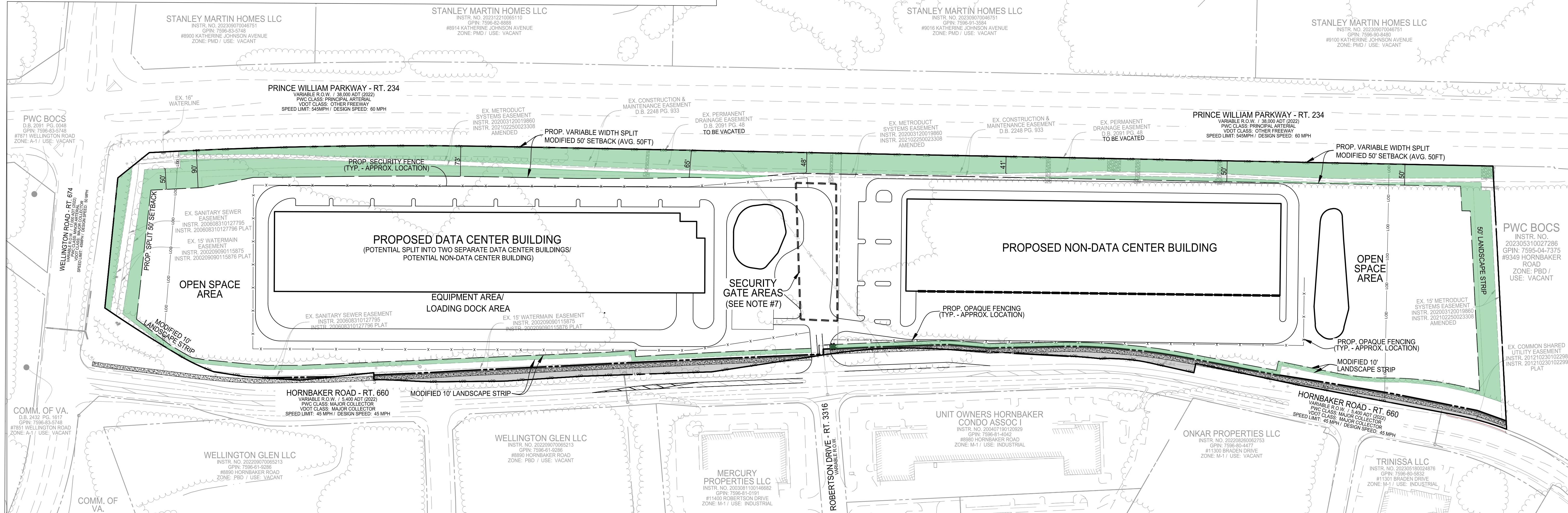
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OPEN SPACE AREA EXHIBIT:



LEGEND

EXISTING CONTOUR (MAJOR)	EXISTING CURB & GUTTER
EXISTING CONTOUR (MINOR)	EXISTING SANITARY PIPE
PROJECT BOUNDARY	EXISTING WATER PIPE
EXISTING ADJOINING PARCELS	EXISTING OVERHEAD UTILITY
EXISTING STREAM	EXISTING TREELINE
EXISTING WETLANDS	EXISTING BUILDING
POTENTIAL MONUMENT SIGN	EXISTING SIDEWALK
OPENSOURCE	LANDSCAPE AREA

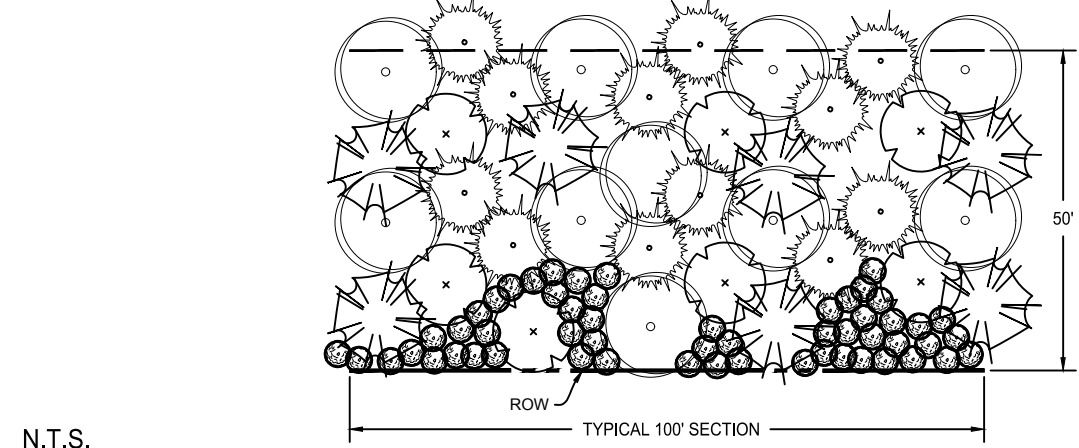


LANDSCAPE LEGEND

PROP. LARGE DECIDUOUS TREES	PROP. SHRUBS
PROP. MEDIUM / SMALL DECIDUOUS TREES	
PROP. LARGE EVERGREEN TREES	
PROP. MEDIUM / SMALL EVERGREEN TREES	

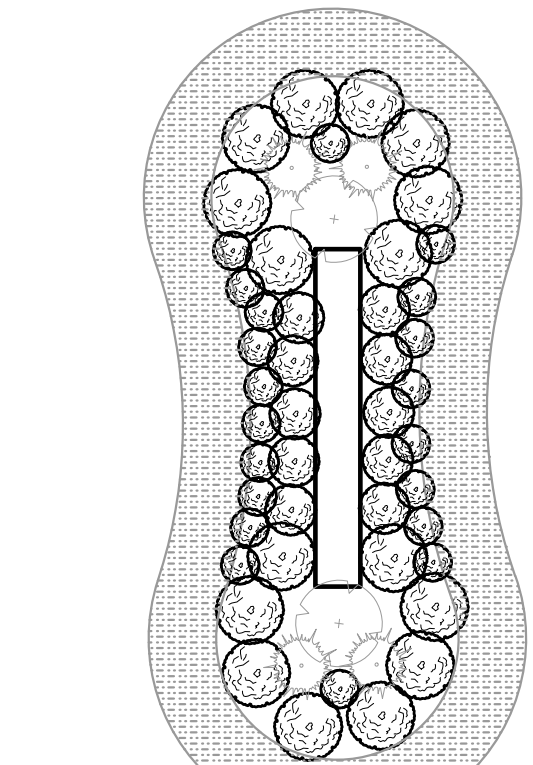
TeOD MODIFIED 50' SETBACK / 50' LANDSCAPE STRIP

TO INCLUDE PLANTINGS EQUAL TO A TYPE "C" BUFFER AND MAY INCLUDE TREE PRESERVATION AS WELL AS NEW PLANTINGS.



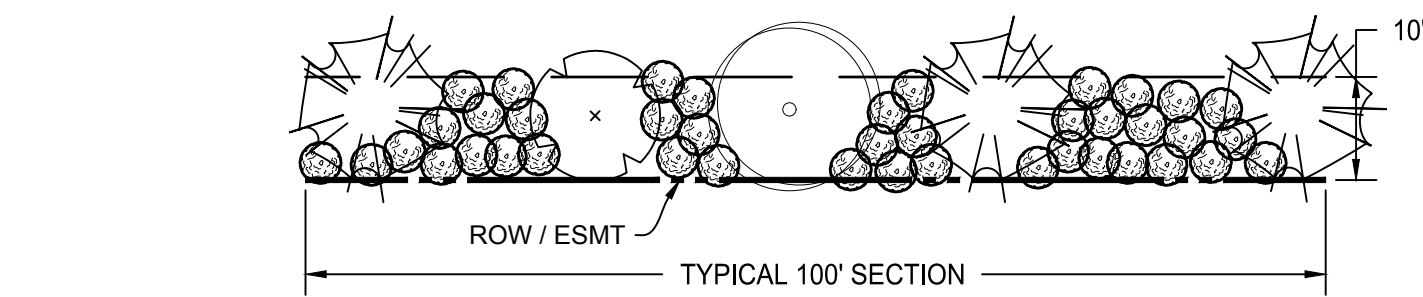
TYPICAL ENTRANCE FEATURE LANDSCAPING

SUBJECT TO CHANGE WITH FINAL DESIGN.



TeOD MODIFIED 10' SETBACK LANDSCAPE STRIP

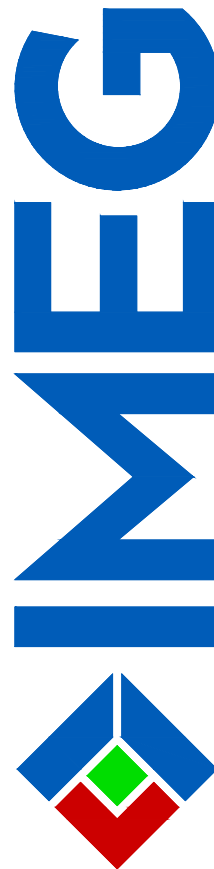
TO INCLUDE PLANTINGS AS REQUIRED BY DCSC SECTION 802.42 (NON RESIDENTIAL RIGHT-OF-WAY PLANTING).



N.T.S.

NOTES

- FINAL DESIGN OF SECURITY GATE AREAS, INCLUDING LANDSCAPING, TO BE PROVIDED AT TIME OF SITE PLAN SUBMISSION.
- PARKING LOT LANDSCAPING TO BE PROVIDED IN ACCORDANCE WITH THE DCSC.
- TYPICAL SECTIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN SUBMISSION. TYPICAL SECTIONS ARE ILLUSTRATIVE OF PLANT UNIT COUNTS PER DCSC REQUIREMENTS FOR EACH RESPECTIVE TYPE.
- FINAL DESIGN, LOCATION, FOOTPRINT, NUMBER AND SIZE OF BUILDINGS; PARKING LAYOUT; DRIVE AISLES; AND FENCE LOCATION AND ALIGNMENT SHOWN HEREON ARE SUBJECT TO CHANGE AT FINAL SITE PLAN IN ACCORDANCE WITH SECTION 32-700.57 OF THE ZONING ORDINANCE.
- STORM WATER MANAGEMENT WET PONDS SHALL BE LANDSCAPE AS REQUIRED BY SEC. 802.45 OF THE DCSC AT THE TIME OF SITE PLAN.
- PROPOSED PLANTINGS MAY BE SUBJECT TO REQUIREMENTS OF UTILITY COMPANY REQUIREMENTS WHERE UTILITY CROSSINGS OCCUR.



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HORNBAKER ROAD REZONING & SUP

GENERAL DEVELOPMENT PLAN &
SPECIAL USE PERMIT PLAN

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

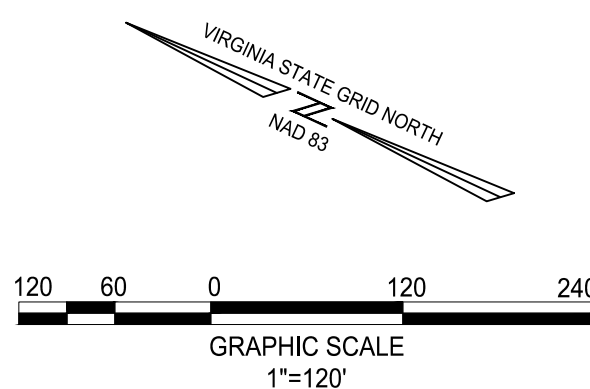
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CHECKED: GD

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LANDSCAPE
PLAN

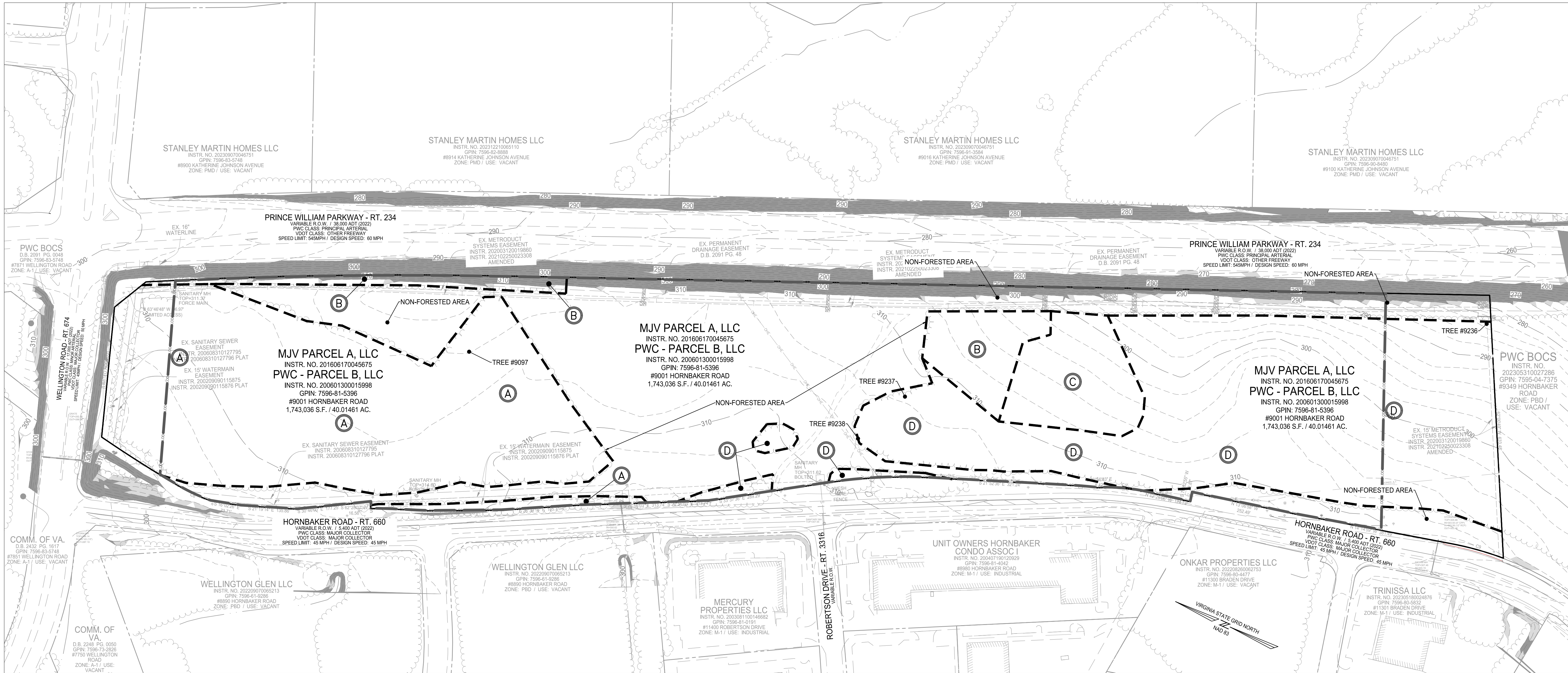
SHEET No.

C400



HORNBAKER DATA PARK
ENVIRONMENTAL CONSTRAINTS ANALYSIS

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA



TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES) / CRITICAL ROOT ZONE RADIUS (FEET)	SURVEYED DRIPLINE RADIUS (FEET)	CONDITION RATING	LOCATION	PL
9097	QUERCUS FALCATA	SOUTHERN RED OAK	37	39	63	ONSITE	LOWER CO-DOMINANT LEADER DEAD WITH BLEEDING CANKOR AT POINT OF ATTACHMENT. FUNGAL FRUITING BODIES ON ROOTFLARE. 3 LARGE DEAD BRANCHES THROUGHOUT CROWN.
9236	QUERCUS ALBA	WHITE OAK	36	25	66	ONSITE	SMALL OLD CAVITY IN TRUNK. TIP DIE BACK IN UPPER CANOPY AND LOWER BRANCHES. 2 LARGE DEAD BROKEN SCAFFOLD BRANCHES.
9237	QUERCUS FALCATA	SOUTHERN RED OAK	30	27	66	ONSITE	3 LARGE FUNGAL FRUITING BODIES GROWING ON ROOT FLARE IN MULTIPLE LOCATIONS. SMALL AMOUNT OF TIP DIE BACK THROUGHOUT CROWN.
9238	QUERCUS PALUSTRIS	PIN OAK	30	25	66	ONSITE	MAJOR DIE BACK IN UPPER HALF OF CROWN. DEAD BRANCHES THROUGHOUT CROWN.

NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR PRINCE WILLIAM COUNTY MAP NUMBER 51153C0093D AND 511553C0094D, EFFECTIVE DATE 08/24/2022.
2. A PRELIMINARY VISUAL SURVEY OF THE SITE DETERMINED THAT THE SUBJECT SITE DOES NOT APPEAR TO CONTAIN RESOURCE PROTECTION AREAS (RPA) OR ANY SIGNIFICANT ENVIRONMENTALLY SENSITIVE AREAS.
3. IMPERVIOUS AND PERVIOUS SURFACE CALCULATIONS ARE APPROXIMATE IN NATURE AND SUBJECT TO FINAL ENGINEERING. FINAL CALCULATIONS WILL ABIDE BY DCSD REQUIREMENTS AT THE TIME OF APPLICATION.
4. ANALYSIS DISPLAYS ESTIMATED LOCATIONS OF SPECIMEN TREES.

LEGEND:

- EX. CONTOUR
- EX. TREELINE
- EX. STREET CENTER LINE
- EX. CURB & GUTTER
- EX. EDGE OF PAVEMENT
- PROPERTY LINE
- LABEL & LIMITS OF ECA FOREST COVER TYPES
- SPECIMEN TREE
- PROP. LIMITS OF CLEARING AND GRADING
- STEEP SLOPES (15-24%)
- STEEP SLOPES (25% +)

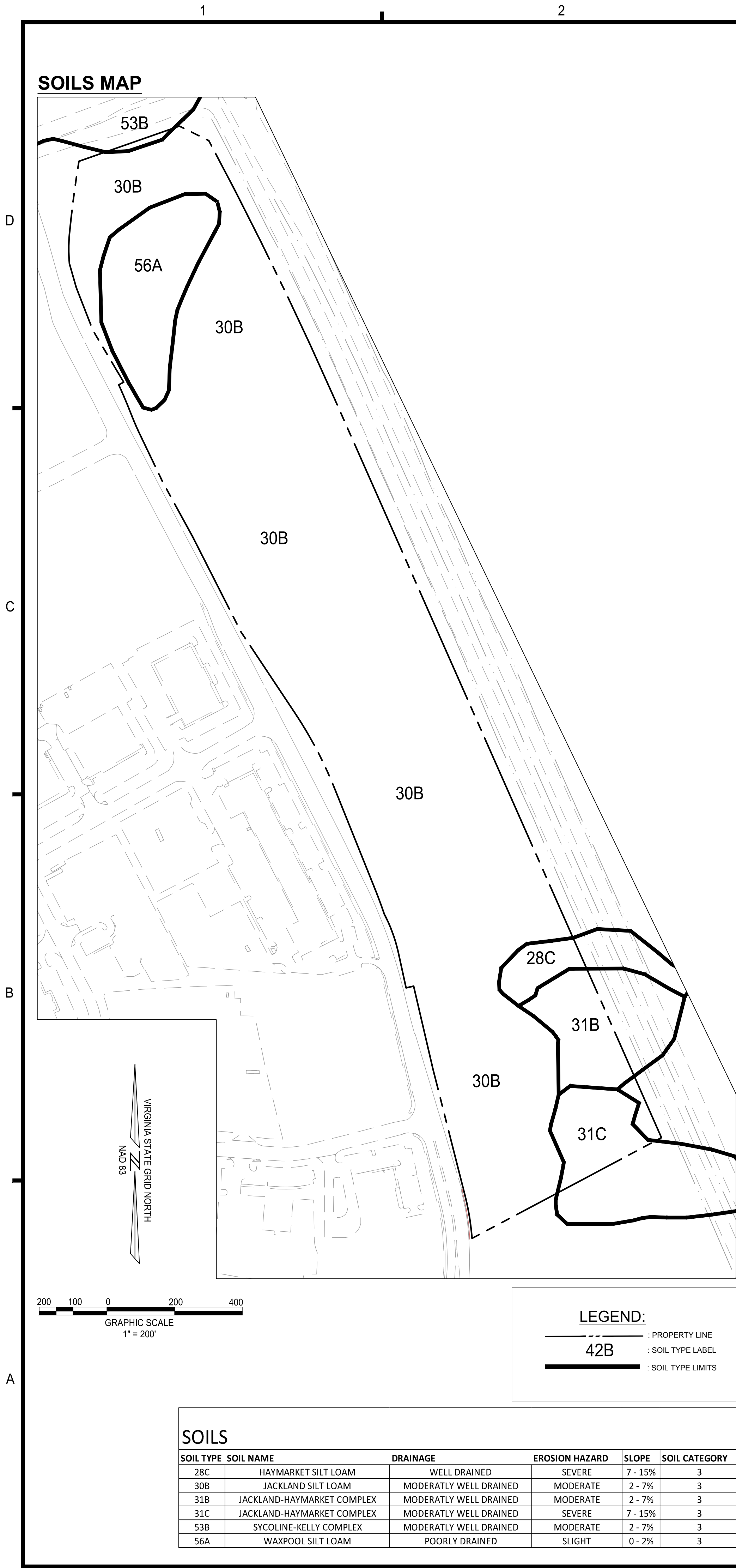
PROJECT No.: 24004281.00
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DATE: 10/11/2024
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CHECKED: JM/SG

SHEET TITLE:

ENVIRONMENTAL
CONSTRAINTS
ANALYSIS

SHEET No.

P:\Projects\24004281.00\000001\113724 ECA\ENVIRONMENTAL CONSTRAINTS ANALYSIS.dwg, 7/29/2025 9:02:45 AM, Quinn C. Nolan,



THREATENED OR ENDANGERED SPECIES

SPECIES WITH THE FEDERAL CLASSIFICATIONS OF ENDANGERED OR THREATENED ARE PROTECTED UNDER THE ENDANGERED SPECIES ACT (ESA) OF 1973, AS AMENDED (16 U.S.C. 1531 ET SEQ.). SPECIES OFFICIALLY PROPOSED FOR SUCH LISTING OR CANDIDATES ARE NOT PROTECTED UNDER THE ESA, BUT ARE RECOMMENDED FOR INCLUSION IN EVALUATIONS BASED ON POTENTIAL FOR STATUS TO BE UPGRADED TO OFFICIAL LISTING AS ENDANGERED OR THREATENED. A REVIEW CONDUCTED THROUGH THE ONLINE U.S. FISH AND WILDLIFE SERVICE (USFWS) INFORMATION FOR PLANNING AND CONSULTATION (IPaC) SYSTEM INDICATES THAT ONE (1) THREATENED OR ENDANGERED SPECIES IS RECOMMENDED FOR PROJECT CONSIDERATION BY USFWS WITHIN THE PROJECT STUDY AREA (SEE FEDERALLY LISTED SPECIES TABLE BELOW).

FEDERALLY LISTED SPECIES			
COMMON NAME	SCIENTIFIC NAME	FEDERAL STATUS (T/E)	POTENTIAL HABITAT PRESENT
NORTHERN LONGEARED BAT	<i>MYOTIS SEPTENTRIONALIS</i>	E	YES
E-ENDANGERED, T-THREATENED			

NORTHERN LONG-EARED BAT

THE FEDERALLY-ENDANGERED NORTHERN LONG-EARED BAT (*MYOTIS SEPTENTRIONALIS*) MAY OCCUR WITHIN THE PROJECT AREA. DURING THE WINTER, THE NORTHERN LONG-EARED BAT OCCUPIES CAVES AND MINES WITH CONSTANT TEMPERATURES, HIGH HUMIDITY, AND NO AIR CURRENTS. SUMMER HABITAT FOR THE SPECIES CONSISTS OF LIVING TREES OR DEAD SNAGS WHERE THE BATS ROOST SINGLY OR IN COLONIES UNDER THE BARK. DUE TO THE PRESENCE OF FOREST STANDS WITHIN THE PROJECT AREA, IT IS POSSIBLE THAT SUITABLE SUMMER-PHASE HABITAT FOR THE NORTHERN LONG-EARED BAT IS LOCATED WITHIN THE SITE.

PROPOSED APPROXIMATE PERVIOUS & IMPERVIOUS SURFACE CALCULATIONS

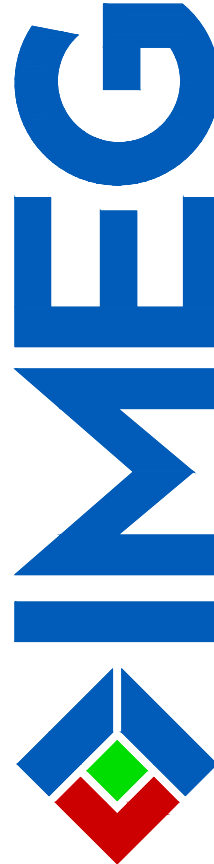
TOTAL AREA	40.01 ACRES
PERVIOUS SURFACES (PROPOSED CONDITIONS)	±22.55 ACRES, 56%**
IMPERVIOUS SURFACES (PROPOSED CONDITIONS)	±17.46 ACRES, 44%**
**ALL VALUES ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING	

PROPOSED APPROXIMATE PRESERVATION & IMPACT CALCULATIONS

TOTAL AREA	40.01 ACRES
DISTURBED AREA	± 34.82 ACRES, 87%**
UNDISTURBED AREA	± 5.19 ACRES, 13%**
**ALL VALUES ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING	

EXISTING VEGETATION TABULATION

AREA	FOREST COVER TYPE	SPECIES COMPOSITION		SIZE RANGE		AGE RANGE	ACREAGE					
				CALIPER	HEIGHT							
A	WHITE OAK - BLACK OAK - NORTHERN RED OAK	OVERSTORY SPECIES	LATIN NAME	COMMON NAME	13 - 22"	35 - 50'	Mature Stand (12- 20")	10.6 AC				
			QUERCUS ALBA	WHITE OAK								
			QUERCUS FALCATA	SOUTHERN RED OAK								
			QUERCUS PALUSTRIS	PIN OAK								
			QUERCUS PHELLOS	WILLOW OAK								
			QUERCUS VELUTINA	BLACK OAK								
			CARYA GLABRA	PIGNOT HICKORY								
		UNDERSTORY SPECIES	PINUS VIRGINIANA	VIRGINIA PINE	4 - 10"	20 - 30'						
			LATIN NAME	COMMON NAME								
			QUERCUS ALBA	WHITE OAK								
			JUNIPERUS VIRGINIANA	EASTERN REDCEDAR								
			CARYA GLABRA	PIGNOT HICKORY								
		SHRUB AND GROUND COVER SPECIES	QUERCUS FALCATA	SOUTHERN RED OAK	0 - 1"	0 - 4'						
			PINUS VIRGINIANA	VIRGINIA PINE								
		INVASIVE SPECIES	ACER RUBRUM	RED MAPLE	1 - 5"	4 - 20'						
			CORAL BERRY (SYMPHORICARPOS ORBICULATUS), WHITE OAK SAPPLINGS (QUERCUS ALBA), BLACK BERRY (RUBUS PENSYLVANICUS), GREENBRIER (SMILAX ROTUNDIFOLIA), BLACKHAW VIBURNUM (VIBURNUM PRUNIFOLIUM), SOUTHERN RED OAK SAPLING (QUERCUS FALCATA), WILLOW OAK SAPPLINGS (QUERCUS PHELLOS), PIGNUT HICKORY SAPPLINGS (CARYA GLABRA), DOGWOOD SAPLING (CORNUS FLORIDA), TRUMPET CREEPER (CAMPSIS RADICANS), VIRGINIA CREEPER (PARTHENOCISSUS QUINQUEFOLIA), COMMON MILKWEED (ASCLEPIAS SYRIACA), EASTERN REDCEDAR SAPPLINGS (JUNIPERUS VIRGINIANA), VIRGINIA PINE SAPPLINGS (PINUS VIRGINIANA), LOW ST. JOHN'S- WORT (HYPERICUM STRAUFULUM), POISON IVY (TOXICODENDRON RADICANS), AMERICAN SENNA (SENNA HEBECARPA)									
CALLERY PEAR (PYRUS CALLERYANA), JAPANESE HONEY SUCKLE (LONICERA JAPONICA), MULTIFLORA ROSE (ROSA MULTIFLORA), CHINESE PRIVET (LIGUSTRUM SINENSE), GARLIC MUSTARD (ALLARIA PERIOLATA), ENGLISH IVY (HEDERA HELIX)												
B	EASTERN RED CEDAR	OVERSTORY SPECIES	LATIN NAME	COMMON NAME	3 - 5"	15 - 25'	Young Stand (4- 8")	1.7 AC				
			JUNIPERUS VIRGINIANA	EASTERN REDCEDAR								
			PINUS VIRGINIANA	VIRGINIA PINE								
			PYRUS CALLERYANA	CALLERY PEAR								
			CELTIS OCCIDENTALIS	HACKBERRY								
			DIOSPYROS VIRGINIANA	PERSIMMON								
		UNDERSTORY SPECIES	QUERCUS PALUSTRIS	PIN OAK	1 - 4 "	6 - 10'						
			LATIN NAME	COMMON NAME								
			PYRUS CALLERYANA	CALLERY PEAR								
			FRAXINUS AMERICANA	WHITE ASH								
			JUNIPERUS VIRGINIANA	EASTERN REDCEDAR								
			DIOSPYROS VIRGINIANA	PERSIMMON								
		SHRUB AND GROUND COVER SPECIES	ULMUS AMERICANA	AMERICAN ELM	0 - 1 "	1 - 4'						
			QUERCUS PALUSTRIS	PIN OAK								
		INVASIVE SPECIES	GOLDEN ROD (SOLIDAGO SPP.), QUEEN ANNE'S LACE (DAUCUS CAROTA), ASTERS (ASTER SPP.), POISON IVY (TOXICODENDRON RADICANS), BLACK BERRY (RUBUS PENSYLVANICUS), SWAMP AGRIMONY (AGRIMONIA GRYPOSEPALA), CORAL BERRY (SYMPHORICARPOS)		0 - 5"	1 - 20'						
			CHINESE LESPEDEZA (SERICEA LESPEDEZA), CALLERY PEAR (PYRUS CALLERYANA), JAPANESE HONEY SUCKLE (LONICERA JAPONICA), AUTUMN OLIVE (ELAEAGNUS UMBELLATA)									
C	VIRGINIA PINE	OVERSTORY SPECIES	LATIN NAME	COMMON NAME	8 - 18"	30 - 40'	Medium- Aged Stand (8-12")	1.7 AC				
			PINUS VIRGINIANA	VIRGINIA PINE								
			JUNIPERUS VIRGINIANA	EASTERN REDCEDAR								
			ULMUS RUBRA	SLIPPERY ELM								
			DIOSPYROS VIRGINIANA	PERSIMMON								
			PINUS TAEDA	LOBLOLLY PINE								
		UNDERSTORY SPECIES	LATIN NAME	COMMON NAME	4 - 8"	20 - 30'						
			PINUS VIRGINIANA	VIRGINIA PINE								
			JUNIPERUS VIRGINIANA	EASTERN REDCEDAR								
		SHRUB AND GROUND COVER SPECIES	FRAXINUS AMERICANA	WHITE ASH	0 - 1"	0 - 4'						
			PERSIMMON SAPPLINGS (DIOSPYROS VIRGINIANA), WHITE ASH SAPPLINGS (FRAXINUS AMERICANA), AMERICAN ELM SAPPLINGS (ULMUS AMERICANA), POISON IVY (TOXICODENDRON RADICANS), BLACK OAK SAPPLINGS (QUERCUS VELUTINA), SEDGES (CAREX SPP.), SWAMP AGRIMONY (AGRIMONIA GRYPOSEPALA)									
		INVASIVE SPECIES	BUSH HONEY SUCKLE (LONICERA MAACKII), MULTIFLORA ROSE (ROSA MULTIFLORA)		0 - 1"	1 - 3'						
		D	WHITE OAK - BLACK OAK - NORTHERN RED OAK	OVERSTORY SPECIES	LATIN NAME	COMMON NAME			10 - 25 "	40 - 60'	Mature Stand (12- 20")	11.4 AC
					QUERCUS ALBA	WHITE OAK						
					CARYA GLABRA	PIGNOT HICKORY						
CARYA TOMENTOSA	MOCKERNUT HICKORY											
QUERCUS FALCATA	SOUTHERN RED OAK											
QUERCUS VELUTINA	BLACK OAK											
ULMUS AMERICANA	AMERICAN ELM											
UNDERSTORY SPECIES	CELTIS OCCIDENTALIS			HACKBERRY	4 - 10"	15 - 30'						
	LATIN NAME			COMMON NAME								
	QUERCUS ALBA			WHITE OAK								
	CARYA GLABRA			PIGNOT HICKORY								
	CORNUS FLORIDA			FLOWERING DOGWOOD								
	CERCIS CANADENSIS			EASTERN REDBUD								
SHRUB AND GROUND COVER SPECIES	PRUNUS VIRGINIANA			CHOKE CHERRY	0 - 5"	0 - 5'						
	JUNIPERUS VIRGINIANA			EASTERN REDCEDAR								
	DOGWOOD SAPPLINGS (CORNUS FLORIDA), WHITE ASH SAPPLINGS (FRAXINUS AMERICANA), RED BUD SAPPLINGS (CERCIS CANADENSIS), PIGNUT HICKORY (CARYA GLABRA), BLUEBERRY (VACCINIUM ANGUSTIFOLIUM), BLACKHAW VIBURNUM (VIBURNUM PRUNIFOLIUM), WHITE OAK SAPPLINGS (QUERCUS ALBA), DEER TONGUE GRASS (DICHANTHELIUM CLANDESTINUM), ASTERS (ASTER SPP.), SEDGES (CAREX SPP.), GREENBRIER (SMILAX ROTUNDIFOLIA), BLACK OAK SAPPLINGS (QUERCUS VELLUTINA), CHRISTMAS FERN (POLYSTICHUM ACROSTICHOIDES), PARTRIDGEBERRY (MITCHELLA REPENS), GOLDEN ROD (SOLIDAGO APP.), AMERICAN SENNA (SENNA HEBECARPA), MOUNTAIN MINT (PYCNANTHEMUM SPP.), SEDGES (CAREX SPP.)											
INVASIVE SPECIES	JAPANESE HONEY SUCKLE (LONICERA JAPONICA), MULTIFLORA ROSE (ROSA MULTIFLORA)		0 - 2"	0 - 3'								
				Total Site Acreage = 25.4 AC								



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HORNBAKER DATA PARK
ENVIRONMENTAL CONSTRAINTS ANALYSIS

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT No.: 24004281.00
DRAWING No.: 113724
DATE: 10/11/2024
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CHECKED: JM/SG

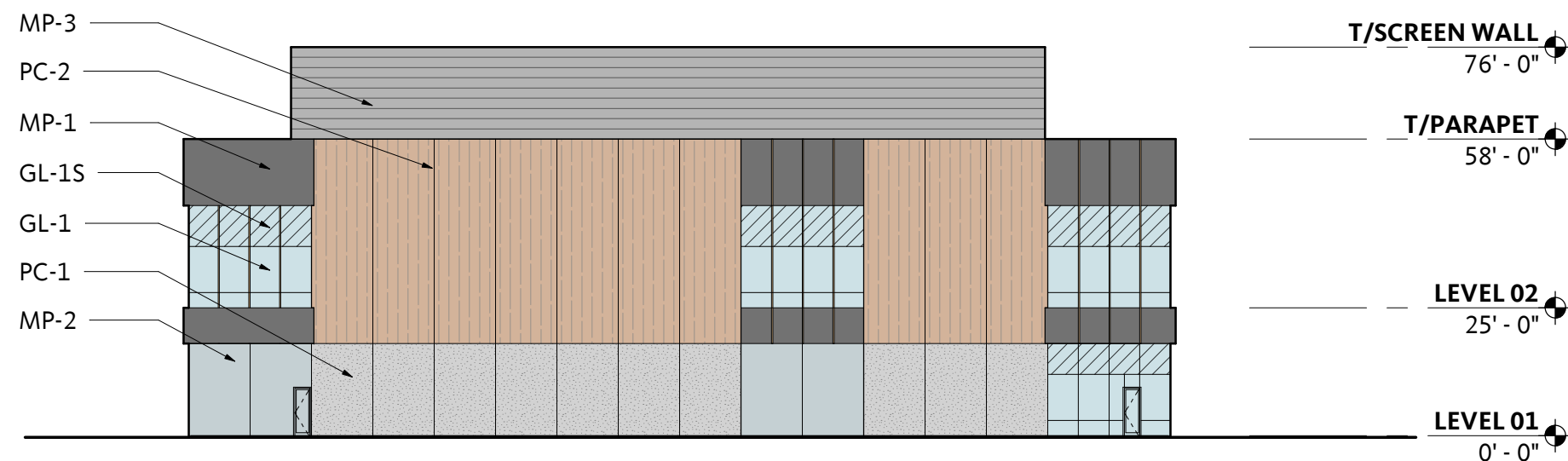
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ECA NOTES AND
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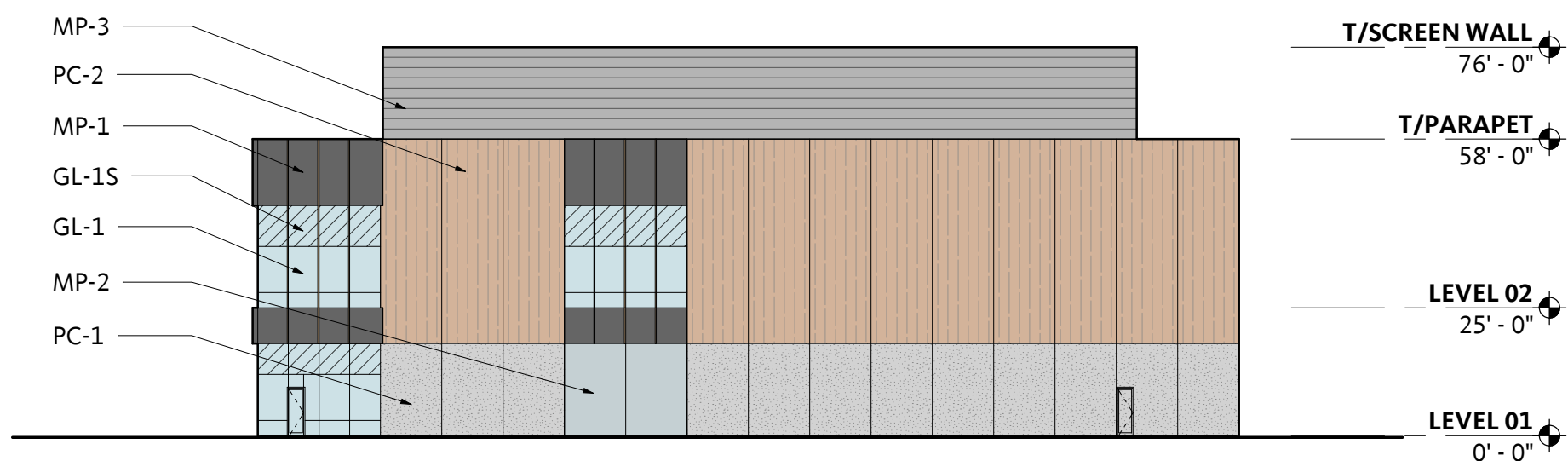
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MATERIALS

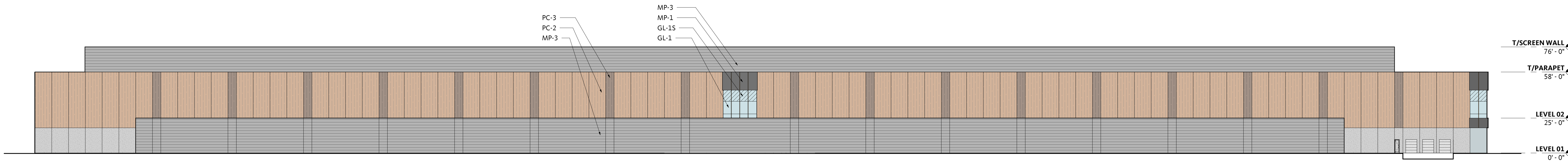
- MP-1 : Architectural metal panel at entry and corners
- MP-2 : Architectural metal panel along principal elevation
- MP-3 : Architectuural metal panel at equipment screen walls
- PC-1 : Architectural precast concrete wall with light finish texture
- PC-2 : Architectural precast concrete wall with warm tone and deep finish texture
- PC-3 : Architectural precast concrete accent along secondary elevation
- GL-1 : Glass/window
- GL1-S : Spandrel glass



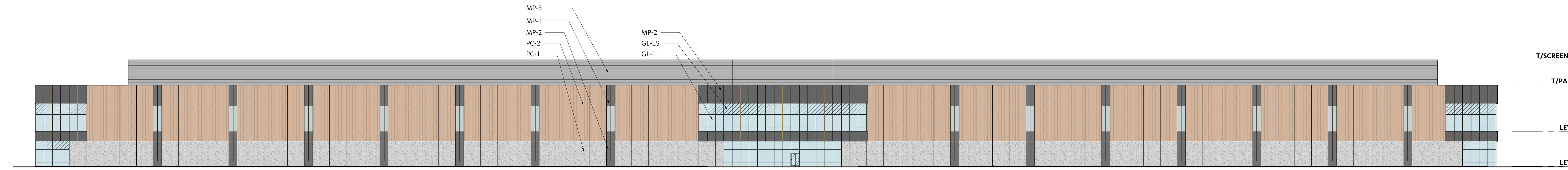
SOUTH ELEVATION



NORTH ELEVATION (Wellington Road)



WEST ELEVATION (Hornbaker Road)



EAST ELEVATION (Prince William Parkway)
*principal building facade

HORNBAKER

ZONING EXHIBIT - EXTERIOR ELEVATIONS



BUILDING RENDERING
(Principal facade view from Prince William Parkway)



BUILDING RENDERING w/20 YEAR TREE GROWTH
(Principal facade view from Prince William Parkway)

HORNBAKER

ZONING EXHIBIT - RENDERINGS

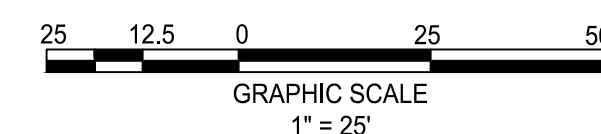
HORNBAKER ROAD REZONING
SIGHT LINE EXHIBIT
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT No.: 24004281.00
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DATE: 01/24/2025
SCALE: 1" = 25'
DESIGN: QN
DRAWN: QN
CHECKED: SG

SHEET TITLE:

CROSS SECTIONS

SHEET No.



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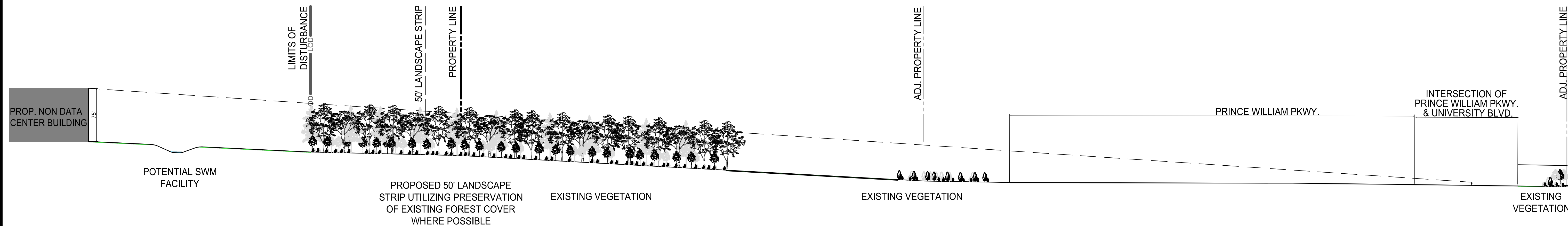
HORNBAKER ROAD REZONING
SIGHT LINE EXHIBIT
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

PROJECT No.: 24004281.00
DRAWING No.:
DATE: 01/24/2025
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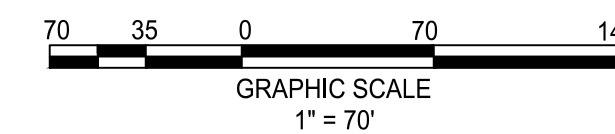
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CROSS SECTIONS

SHEET No. 3



CROSS SECTION 2: VIEW FROM INTERSECTION PRINCE WILLIAM PARKWAY
AND UNIVERSITY BOULEVARD TOWARDS PROPOSED DEVELOPMENT



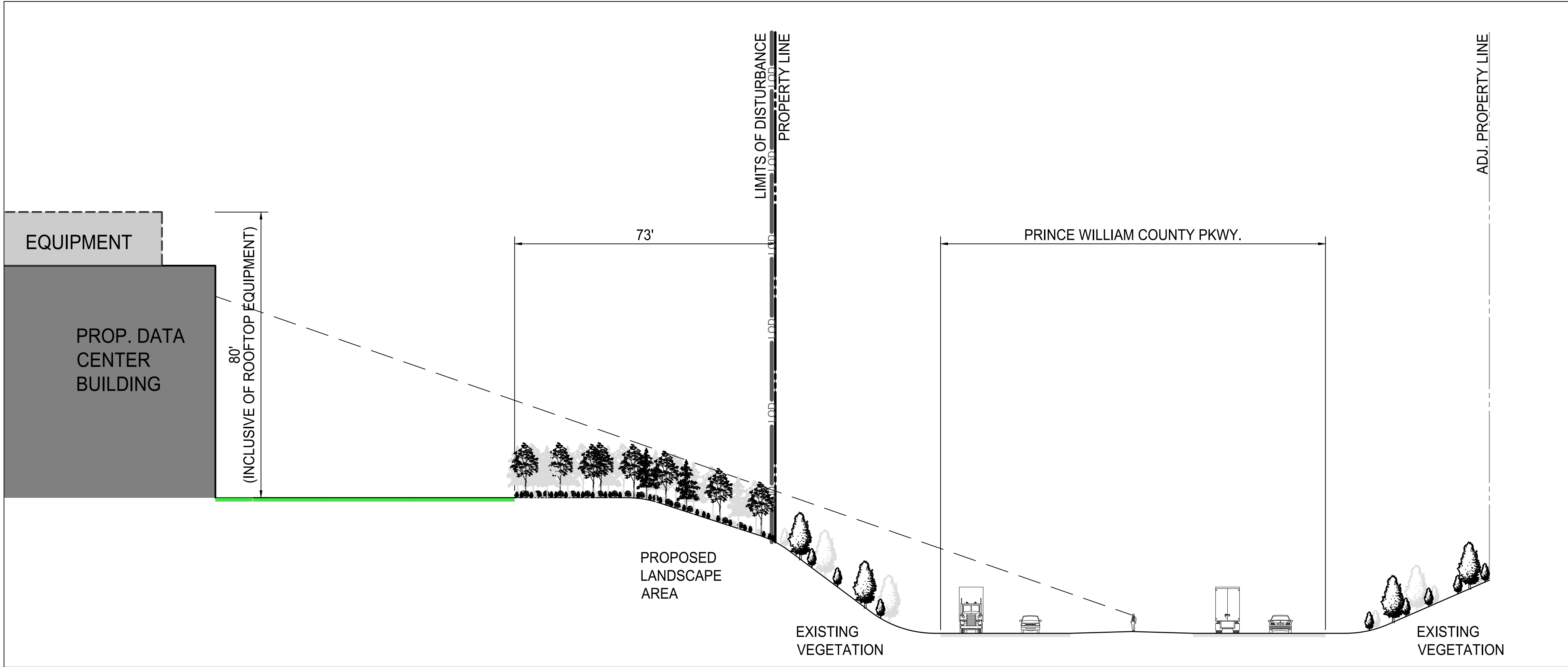
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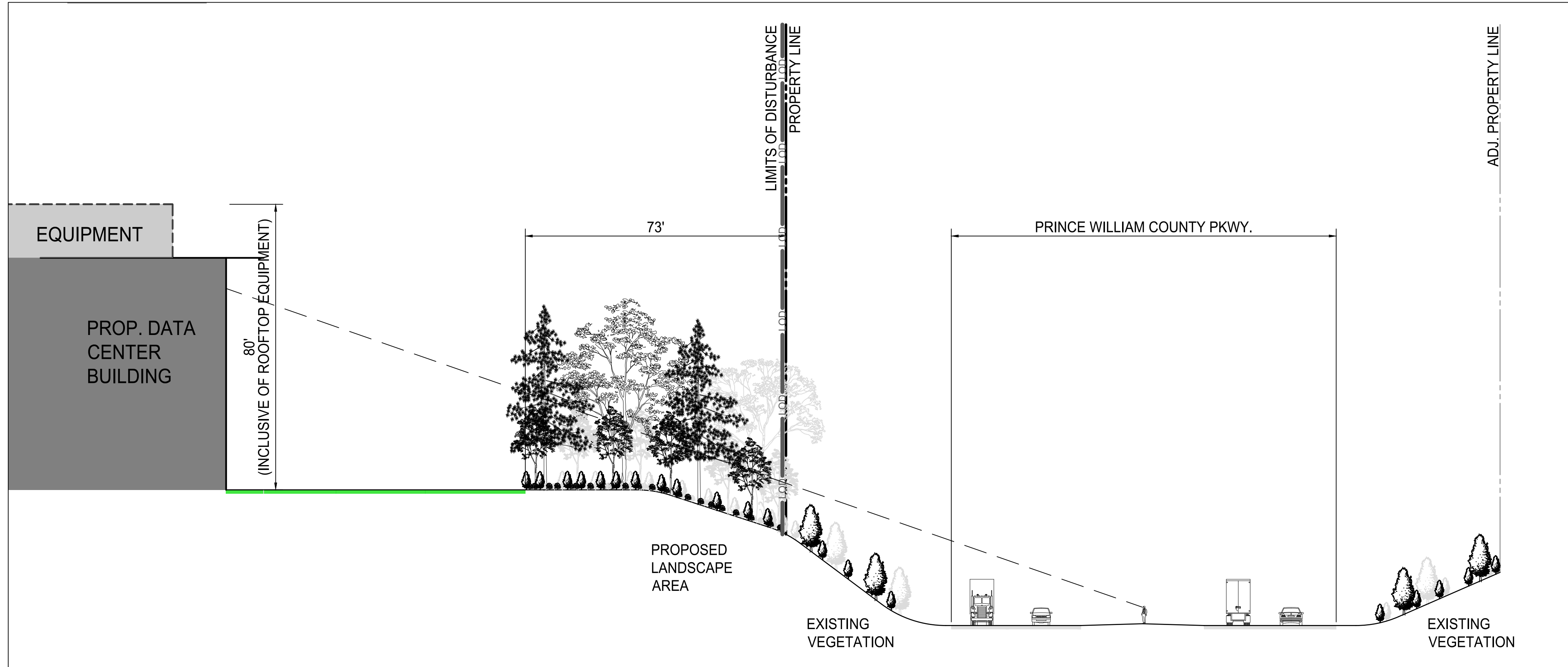
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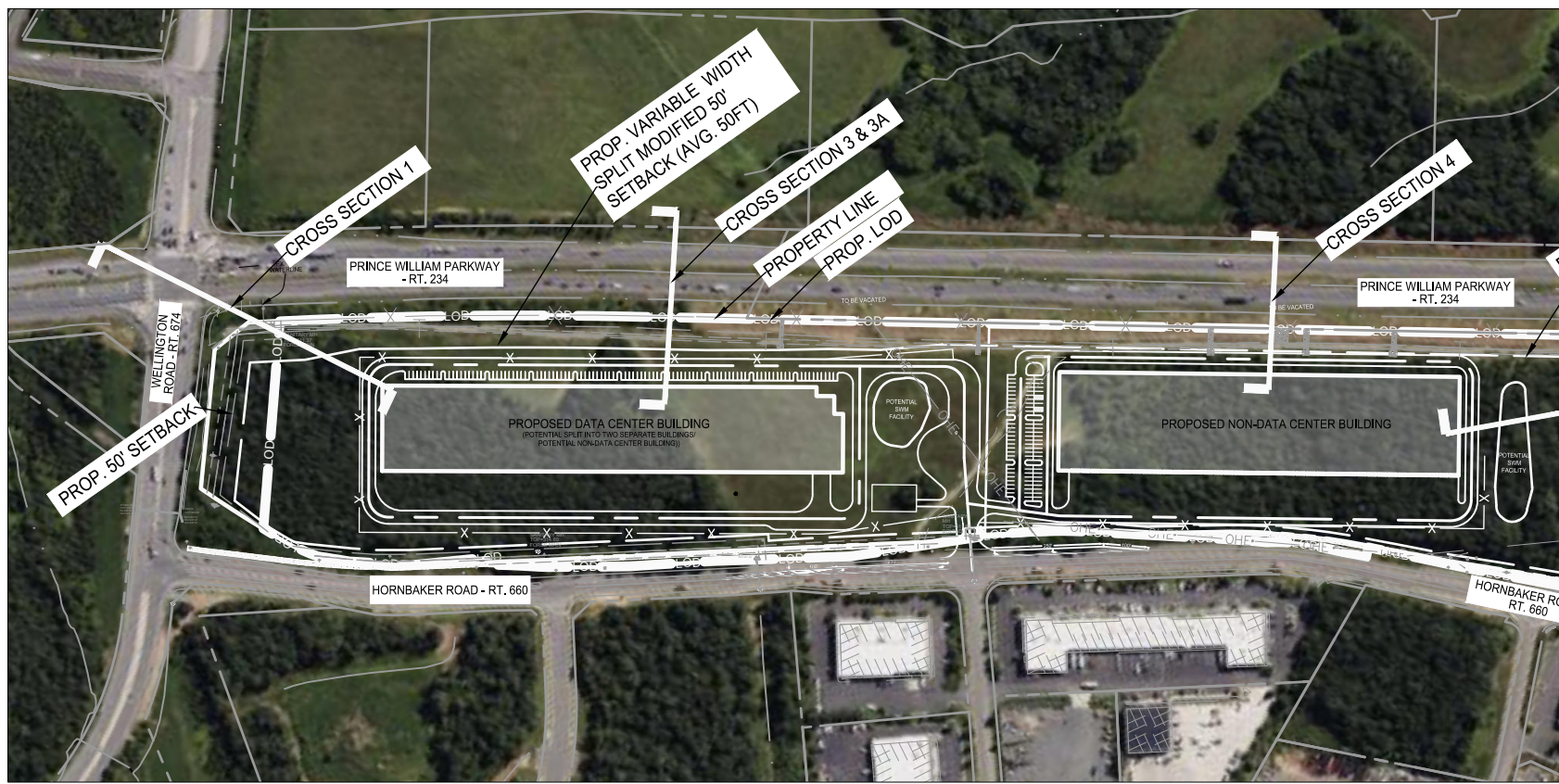
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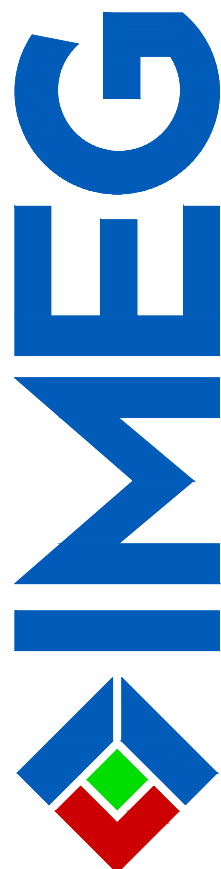
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TOWARDS PROPOSED DEVELOPMENT- AT PLANTING



CROSS SECTION 3: VIEW FROM PRINCE WILLIAM PARKWAY
TOWARDS PROPOSED DEVELOPMENT- AT 20 YEAR MATURITY



CROSS SECTION KEY



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HORNBAKER ROAD REZONING
SIGHT LINE EXHIBIT
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 24004281.00
DRAWING No.:
DATE: 01/24/2025
SCALE: 1" = 25'
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CHECKED: SG

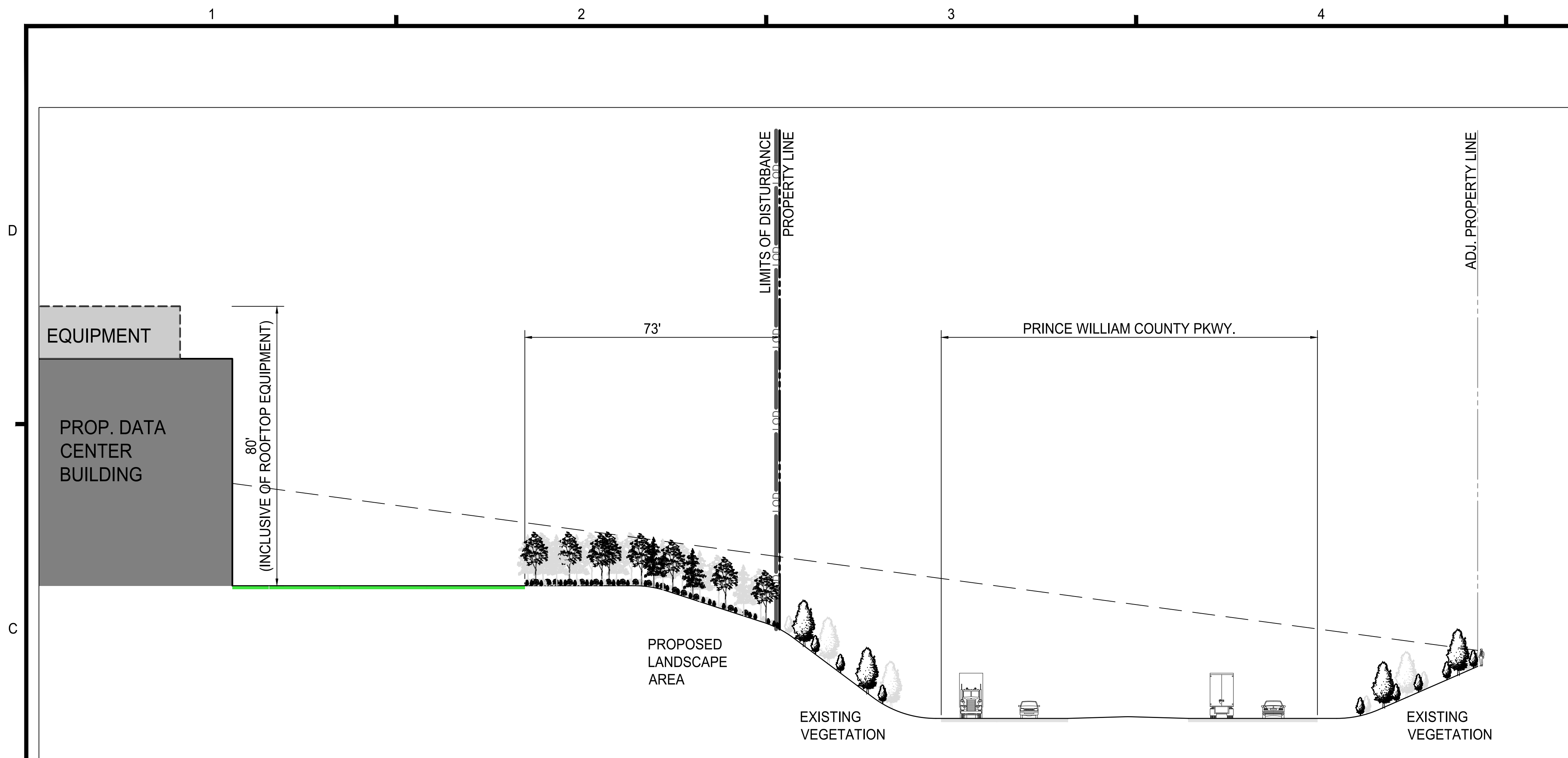
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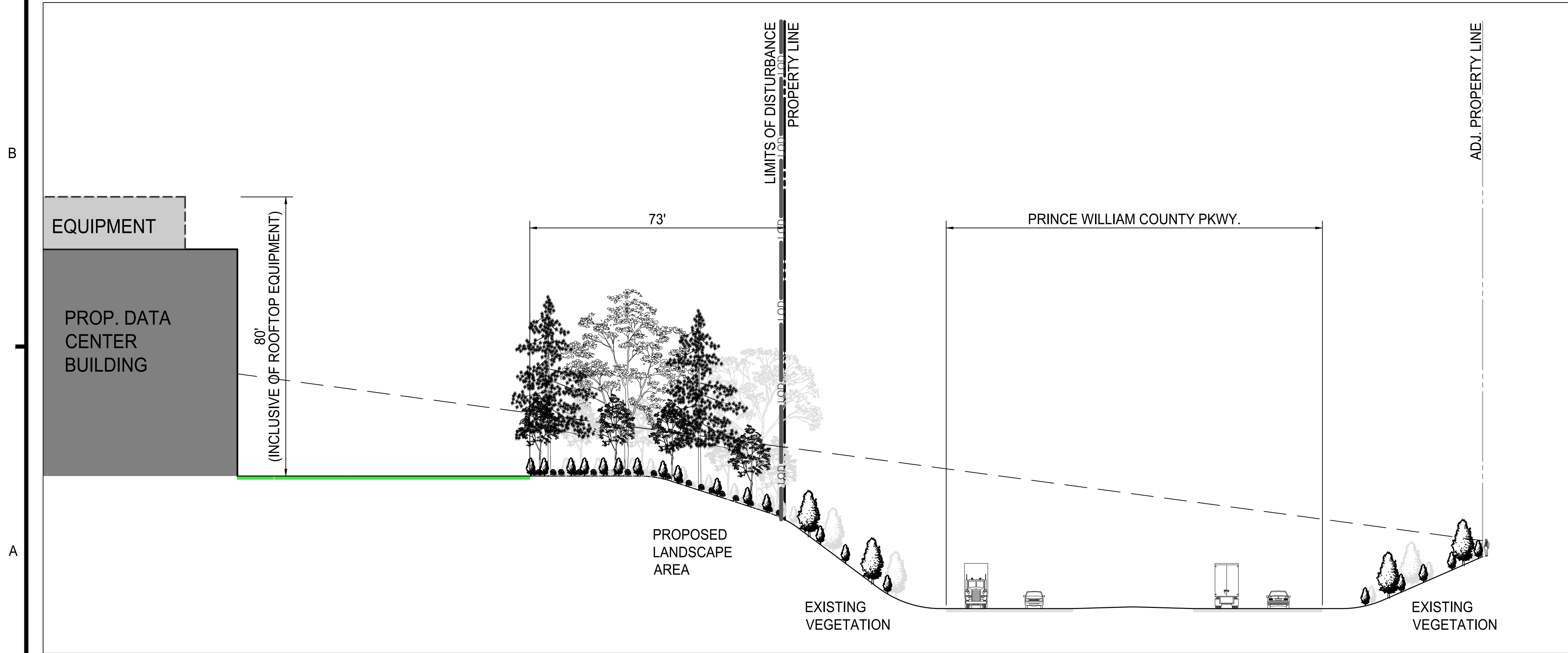
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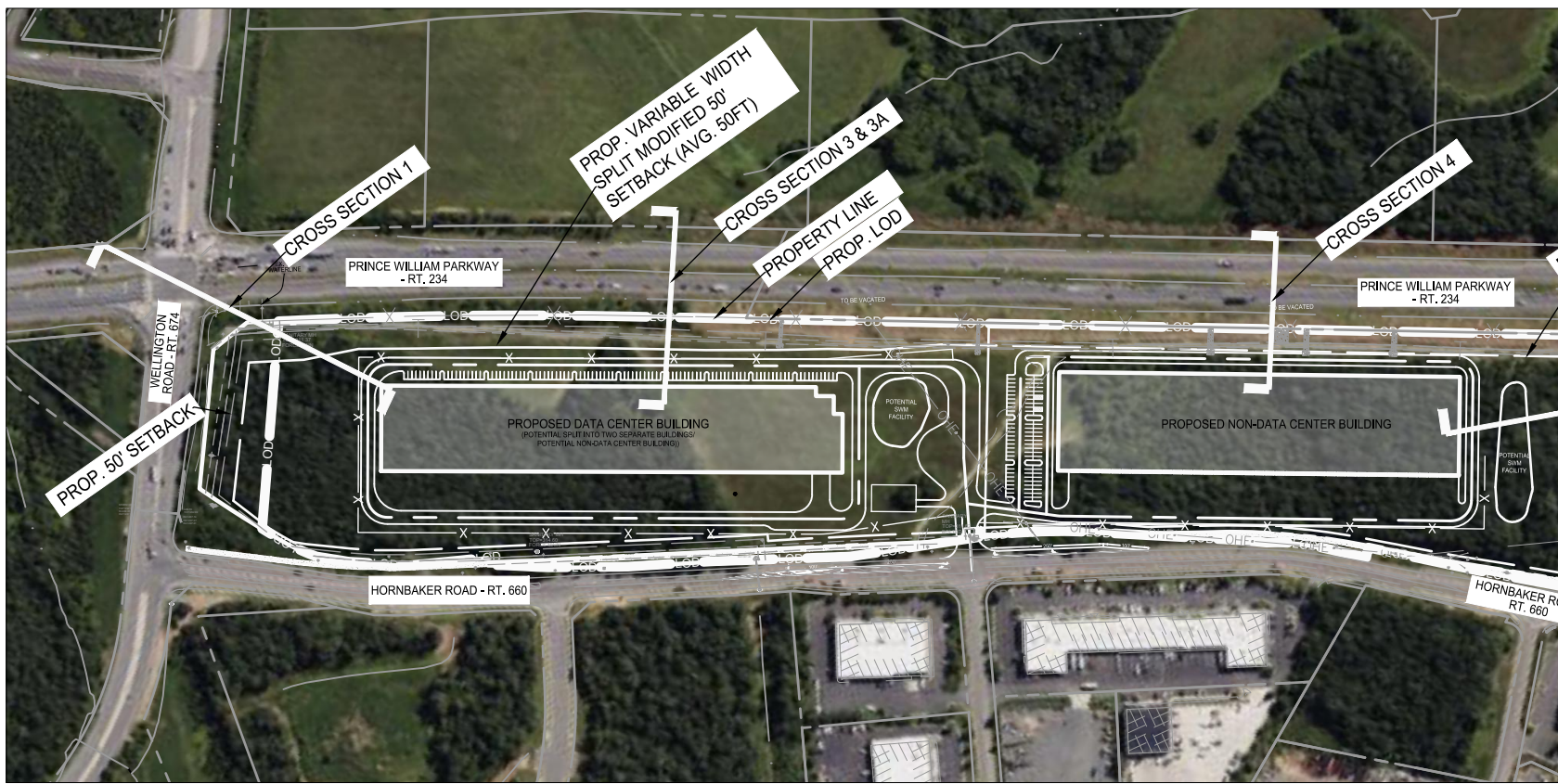
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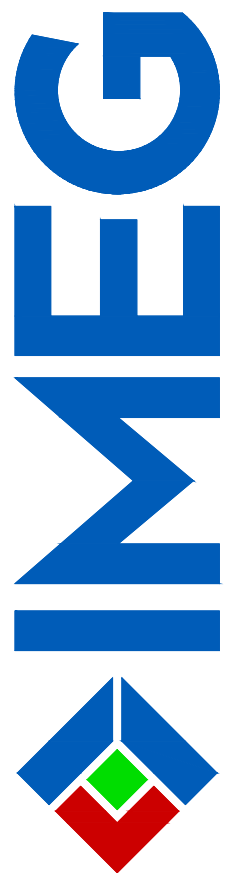
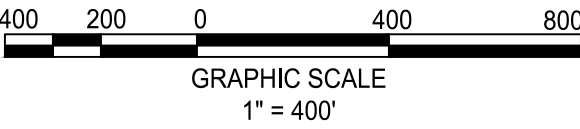
CROSS SECTION 3A: VIEW FROM ADJACENT PROPERTY ACROSS PRINCE WILLIAM PARKWAY TOWARDS PROPOSED DEVELOPMENT- AT PLANTING



CROSS SECTION 3A: VIEW FROM ADJACENT PROPERTY ACROSS PRINCE WILLIAM PARKWAY TOWARDS PROPOSED DEVELOPMENT- AT 20 YEAR MATURITY



CROSS SECTION KEY



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HORNBAKER ROAD REZONING
SIGHT LINE EXHIBIT
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

MARK	DATE	DESCRIPTION

PROJECT No.: 24004281.00
DRAWING No.:
DATE: 01/24/2025
SCALE: 1" = 25'
DESIGN: QN
DRAWN: QN
CHECKED: SG

SHEET TITLE:

CROSS SECTIONS

SHEET No.

HORNBAKER ROAD REZONING

SIGHT LINE EXHIBIT

BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

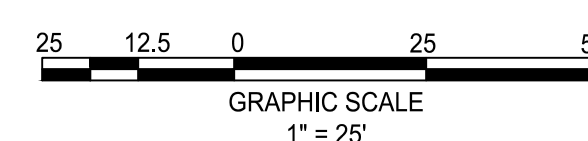
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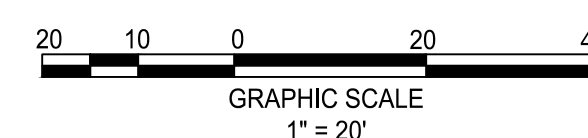
SHEET TITLE:

CROSS SECTIONS

SHEET No.



**CROSS SECTION 4: VIEW FROM PRINCE WILLIAM PARKWAY
TOWARDS PROPOSED DEVELOPMENT- AT PLANTING**



CROSS SECTION 4: VIEW FROM PRINCE WILLIAM PARKWAY
TOWARDS PROPOSED DEVELOPMENT- AT 20 YEAR MATURITY

HISTORICAL COMMISSION RESOLUTION

MOTION: KASTENS

January 14, 2025

SECOND: BRACE

Regular Meeting

Res. No. 25-003

RE: LAND DEVELOPMENT RECOMMENDATIONS

ACTION: APPROVED

WHEREAS, the Prince William County Historical Commission seeks to identify, preserve and protect historic sites and structures in Prince William County; and

WHEREAS, the Prince William County Historical Commission's review of pending land development applications assists in determining the necessity for cultural resource surveys and other research and evaluations; and

WHEREAS, the Prince William County Historical Commission believes that the identification, preservation and protection of historic sites and structures throughout Prince William County is well served by this action;

NOW, THEREFORE, BE IT RESOLVED, that the Prince William County Historical Commission does hereby recommend to the Prince William County Planning Commission the action(s) noted for the following properties:

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2025-00013	Linden Lake Rezoning	Phase II evaluation and Phase III data recovery study. Interpretation if warranted. Artifacts to be donated to and curated with the County.
REZ2025-00014	Hornbaker Road	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2025-00016	Hornbaker Road	Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
REZ2024-00023	Hoadly Square Rezoning 2 nd Submission	No Further Work

<u>Case Number</u>	<u>Name</u>	<u>Recommendation</u>
REZ2023-00018	Gardner Property 4 th Submission	As previously recommended. Research past ownership. Research The Settlement, Camp 3 and 1904 Bur Map, Buckland Mills Battlefield. Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
SUP2025-00017	Wiygul Automotive Clinic	No Further Work
REZ2025-00015	Chick-fil-A on Route 29	No Further Work
SUP2025-00020	Chick-fil-A on Route 29	No Further Work
REZ2025-00016	Old Carolina Road	Before Planning Commission Review - Phase I study and, if warranted, Phase II evaluation and Phase III data recovery study. Artifacts to be donated to and curated with the County.
PFR2024-00016	City of Manassas Regional Airport	No Further Work
SUP2025-00021	Potomac District Islamic Center	No Further Work

Votes:

Ayes: by acclamation

Nays: None

Absent from Vote: None

Absent from Meeting: Dodge, Kulick

MOTION CARRIED

ATTEST: 
Secretary to the Commission



PLANNING COMMISSION RESOLUTION

MOTION: CARROLL

September 24, 2025

SECOND: ROSS

**Regular Meeting
Res. No. 25-083**

**RE: REZONING #REZ2025-00014, HORNBAKER ROAD
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND DENIAL

WHEREAS, this is a request to rezone ±40.02 acres from A-1, Agricultural, and PBD, Planned Business District, to M-2, Light Industrial, to permit a mix of data center and non-data center uses consistent with the M-2 Zoning District. Permitted uses would include both by-right and Special Use Permit (SUP) uses, along with secondary and ancillary uses, subject to proffered limitations. The application also requests associated waivers and modifications. The proposal establishes a maximum overall Floor Area Ratio (FAR) of 0.5 across the property. Data center buildings may reach a maximum height of 80 feet (inclusive of mechanical rooftop equipment), while non-data center buildings will be limited to 75 feet; and

WHEREAS, this request is concurrently being processed with Special Use Permit #SUP2025-00016, Hornbaker Road; and

WHEREAS, the subject site is located immediately west of Prince William Parkway, immediately South of Wellington Road and immediately East of Hornbaker Road; is identified on County maps as GPIN 7596-81-5396; and

WHEREAS, the subject site is designated I-3, T/F Technology/Flex with a T-3 Transect that recommends a range of between 0.23 and 0.57 FAR, and is located within the Innovation Park Small Area Plan; and

WHEREAS, the site is predominantly zoned A-1, Agricultural; however, a small portion of the site is zoned PBD, Planned Business District associated with Innovation at Prince William (PLN2007-535). The site is also located within the Data Center Opportunity Zone Overlay District, Airport Safety Overlay District, Technology Overlay District with subdistricts Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO); and

WHEREAS, County staff recommends that the Planning Commission recommend approval of Rezoning #REZ2025-00014, Hornbaker Road, subject to the proffers dated July 31, 2025, for the reasons stated in the staff report, provided the Applicant adequately addresses several outstanding issues prior to BOCS action. Namely, VDOT's final review identified two easements along the Prince William Parkway frontage, a slope maintenance easement (DB 2248 PG 933) and a drainage easement approved with the Quadrant Interchange project but not yet recorded, that are not depicted on the General Development Plan (GDP) and may affect both landscaping within the reduced Parkway setback and site layout. These easements should be labeled, dimensioned, and clarified on the GDP, with written confirmation regarding allowable landscaping within the slope easement and assurances that the drainage easement will

be vacated prior to site plan approval. In addition, the proffered architectural elevations lack clear labeling of frontages and provide a very basic design that does not reflect the site's prominent location across from Innovation Town Center and along the Parkway. Revisions should strengthen glazing and detailing, particularly on the Parkway frontage, to offset reduced setbacks and ensure a high-level of visual quality along this high-profile corridor. Finally, the Applicant is coordinating with the County Archaeologist to address cultural resource recommendations recently issued by the Historic Commission, with proffer language to be finalized prior to BOCS action. For more detailed discussion and visual exhibits illustrating these outstanding items, see the Community Design section and other applicable sections of this staff report. Staff recommends that these items be fully resolved prior to BOCS action to ensure feasibility and regulatory compliance and promote corridor and design compatibility; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 24, 2025, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend denial of Rezoning #REZ2025-00014, Hornbaker Road.

Votes:

Ayes: Carroll, Justice, Moses-Nedd, Scheufler

Nays: McPhail, Brown, Ross, Sheikh

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION FAILED

Attest:

Oly Peña

Oly Peña

Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: SHEIKH

September 24, 2025

SECOND: BROWN

Regular Meeting

Res. No. 25-084

**RE: REZONING #REZ2025-00014, HORNBAKER ROAD
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND APPROVAL

WHEREAS, this is a request to rezone ±40.02 acres from A-1, Agricultural, and PBD, Planned Business District, to M-2, Light Industrial, to permit a mix of data center and non-data center uses consistent with the M-2 Zoning District. Permitted uses would include both by-right and Special Use Permit (SUP) uses, along with secondary and ancillary uses, subject to proffered limitations. The application also requests associated waivers and modifications. The proposal establishes a maximum overall Floor Area Ratio (FAR) of 0.5 across the property. Data center buildings may reach a maximum height of 80 feet (inclusive of mechanical rooftop equipment), while non-data center buildings will be limited to 75 feet; and

WHEREAS, this request is concurrently being processed with Special Use Permit #SUP2025-00016, Hornbaker Road; and

WHEREAS, the subject site is located immediately west of Prince William Parkway, immediately South of Wellington Road and immediately East of Hornbaker Road; is identified on County maps as GPIN 7596-81-5396; and

WHEREAS, the subject site is designated I-3, T/F Technology/Flex with a T-3 Transect that recommends a range of between 0.23 and 0.57 FAR, and is located within the Innovation Park Small Area Plan; and

WHEREAS, the site is predominantly zoned A-1, Agricultural; however, a small portion of the site is zoned PBD, Planned Business District associated with Innovation at Prince William (PLN2007-535). The site is also located within the Data Center Opportunity Zone Overlay District, Airport Safety Overlay District, Technology Overlay District with subdistricts Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO); and

WHEREAS, County staff recommends that the Planning Commission recommend approval of Rezoning #REZ2025-00014, Hornbaker Road, subject to the proffers dated July 31, 2025, for the reasons stated in the staff report, provided the Applicant adequately addresses several outstanding issues prior to BOCS action. Namely, VDOT's final review identified two easements along the Prince William Parkway frontage, a slope maintenance easement (DB 2248 PG 933) and a drainage easement approved with the Quadrant Interchange project but not yet recorded, that are not depicted on the General Development Plan (GDP) and may affect both landscaping within the reduced Parkway setback and site layout. These easements should be labeled, dimensioned, and clarified on the GDP, with written confirmation regarding allowable landscaping within the slope easement and assurances that the drainage easement will

be vacated prior to site plan approval. In addition, the proffered architectural elevations lack clear labeling of frontages and provide a very basic design that does not reflect the site's prominent location across from Innovation Town Center and along the Parkway. Revisions should strengthen glazing and detailing, particularly on the Parkway frontage, to offset reduced setbacks and ensure a high-level of visual quality along this high-profile corridor. Finally, the Applicant is coordinating with the County Archaeologist to address cultural resource recommendations recently issued by the Historic Commission, with proffer language to be finalized prior to BOCS action. For more detailed discussion and visual exhibits illustrating these outstanding items, see the Community Design section and other applicable sections of this staff report. Staff recommends that these items be fully resolved prior to BOCS action to ensure feasibility and regulatory compliance and promote corridor and design compatibility; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 24, 2025, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend approval of Rezoning #REZ2025-00014, Hornbaker Road, subject to the proffers dated July 31, 2025. With a condition that the Applicant works with the County for the best possible closed loop coolant system for the datacenter and the applicant works with the County for a modern design of the datacenter building.

ATTACHMENT: Proffer Statement, dated July 31, 2025

Votes:

Ayes: McPhail, Brown, Ross, Sheikh

Nays: Carroll, Justice, Moses-Nedd, Scheufler

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION FAILED

Attest:

Oly Peña

Oly Peña

Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: JUSTICE

September 24, 2025

SECOND: MOSES-NEDD

Regular Meeting

Res. No. 25-085

**RE: REZONING #REZ2025-00014, HORNBAKER ROAD
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND DEFERRAL TO A DATE CERTAIN OF 10-29-2025

WHEREAS, this is a request to rezone ±40.02 acres from A-1, Agricultural, and PBD, Planned Business District, to M-2, Light Industrial, to permit a mix of data center and non-data center uses consistent with the M-2 Zoning District. Permitted uses would include both by-right and Special Use Permit (SUP) uses, along with secondary and ancillary uses, subject to proffered limitations. The application also requests associated waivers and modifications. The proposal establishes a maximum overall Floor Area Ratio (FAR) of 0.5 across the property. Data center buildings may reach a maximum height of 80 feet (inclusive of mechanical rooftop equipment), while non-data center buildings will be limited to 75 feet; and

WHEREAS, this request is concurrently being processed with Special Use Permit #SUP2025-00016, Hornbaker Road; and

WHEREAS, the subject site is located immediately west of Prince William Parkway, immediately South of Wellington Road and immediately East of Hornbaker Road; is identified on County maps as GPIN 7596-81-5396; and

WHEREAS, the subject site is designated I-3, T/F Technology/Flex with a T-3 Transect that recommends a range of between 0.23 and 0.57 FAR, and is located within the Innovation Park Small Area Plan; and

WHEREAS, the site is predominantly zoned A-1, Agricultural; however, a small portion of the site is zoned PBD, Planned Business District associated with Innovation at Prince William (PLN2007-535). The site is also located within the Data Center Opportunity Zone Overlay District, Airport Safety Overlay District, Technology Overlay District with subdistricts Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO); and

WHEREAS, County staff recommends that the Planning Commission recommend approval of Rezoning #REZ2025-00014, Hornbaker Road, subject to the proffers dated July 31, 2025, for the reasons stated in the staff report, provided the Applicant adequately addresses several outstanding issues prior to BOCS action. Namely, VDOT's final review identified two easements along the Prince William Parkway frontage, a slope maintenance easement (DB 2248 PG 933) and a drainage easement approved with the Quadrant Interchange project but not yet recorded, that are not depicted on the General Development Plan (GDP) and may affect both landscaping within the reduced Parkway setback and site layout. These easements should be labeled, dimensioned, and clarified on the GDP, with written confirmation regarding allowable landscaping within the slope easement and assurances that the drainage easement will

be vacated prior to site plan approval. In addition, the proffered architectural elevations lack clear labeling of frontages and provide a very basic design that does not reflect the site's prominent location across from Innovation Town Center and along the Parkway. Revisions should strengthen glazing and detailing, particularly on the Parkway frontage, to offset reduced setbacks and ensure a high-level of visual quality along this high-profile corridor. Finally, the Applicant is coordinating with the County Archaeologist to address cultural resource recommendations recently issued by the Historic Commission, with proffer language to be finalized prior to BOCS action. For more detailed discussion and visual exhibits illustrating these outstanding items, see the Community Design section and other applicable sections of this staff report. Staff recommends that these items be fully resolved prior to BOCS action to ensure feasibility and regulatory compliance and promote corridor and design compatibility; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 24, 2025, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending deferral to a date certain of 10-29-2025 of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend deferral to a date certain of 10-29-2025 for Rezoning #REZ2025-00014, Hornbaker Road.

Votes:

Ayes: McPhail, Brown, Carroll, Justice, Ross, Moses-Nedd, Sheikh, Scheufler

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIES

Attest:

Oly Peña

Oly Peña

Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: CARROLL

September 24, 2025

SECOND: JUSTICE

**Regular Meeting
Res. No. 25-086**

**RE: SPECIAL USE PERMIT # SUP2025-00016, HORNBAKER ROAD
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND DEFERRAL TO A DATE CERTAIN OF 10-29-2025

WHEREAS, this is a request for a special use permit to allow data center uses outside of the designated Data Center Opportunity Zone Overlay Districts, and to permit research and development (HAZMAT) and testing/experimental laboratories (HAZMAT) uses onsite; and

WHEREAS, this request is concurrently being processed with Rezoning #REZ2025-00014, Hornbaker Road; and

WHEREAS, the subject ±40.02 acres site is located immediately west of Prince William Parkway, immediately South of Wellington Road and immediately East of Hornbaker Road; is identified on County maps as GPIN 7596-81-5396; and

WHEREAS, the subject site is designated I-3, T/F Technology/Flex with a T-3 Transect that recommends a range of between 0.23 and 0.57 FAR, and is located within the Innovation Park Small Area Plan; and

WHEREAS, the site is predominantly zoned A-1, Agricultural; however, a small portion of the site is zoned PBD, Planned Business District associated with Innovation at Prince William (PLN2007-535). The site is also located within the Data Center Opportunity Zone Overlay District, Airport Safety Overlay District, Technology Overlay District with subdistricts Employment Center Office/R&D High Profile (EH) and Employment Center Office/R&D (EO); and

WHEREAS, County staff recommends that the Planning Commission recommend approval of Special Use Permit #SUP2025-00016, Hornbaker Road, subject to conditions dated July 31, 2025 for the reasons stated in the staff report, provided the Applicant adequately addresses several outstanding issues prior to BOCS action. Namely, VDOT's final review identified two easements along the Prince William Parkway frontage, a slope maintenance easement (DB 2248 PG 933) and a drainage easement approved with the Quadrant Interchange project but not yet recorded, that are not depicted on the General Development Plan (GDP) and may affect both landscaping within the reduced Parkway setback and site layout. These easements should be labeled, dimensioned, and clarified on the GDP, with written confirmation regarding allowable landscaping within the slope easement and assurances that the drainage easement will be vacated prior to site plan approval. In addition, the proffered architectural elevations lack clear labeling of frontages and provide a very basic design that does not reflect the site's prominent location across from Innovation Town Center and along the Parkway. Revisions should strengthen glazing and detailing, particularly on the Parkway frontage, to offset reduced setbacks and ensure a high-level of visual quality along this high-profile corridor. Finally, the Applicant is coordinating with the

County Archaeologist to address cultural resource recommendations recently issued by the Historic Commission, with proffer language to be finalized prior to BOCS action. For more detailed discussion and visual exhibits illustrating these outstanding items, see the Community Design section and other applicable sections of this staff report. Staff recommends that these items be fully resolved prior to BOCS action to ensure feasibility and regulatory compliance and promote corridor and design compatibility; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on September 24, 2025, at which time public testimony was received and the merits of the above-referenced case were considered; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by recommending deferral to a date certain of 10-29-2025 of this request;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend deferral to a date certain of 10-29-2025 for Special Use Permit #SUP2025-00016, Hornbaker Road.

Votes:

Ayes: McPhail, Brown, Carroll, Justice, Ross, Moses-Nedd, Sheikh, Scheufler

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIES

Attest:

Oly Peña

Oly Peña

Clerk to the Planning Commission