

June 05, 2024

The attached packet is provided for review and comment from the following agencies:

Building Official (DS900)
County Archaeologist (DS940)
Crime Prevention Police (MA210)
Fire Marshal's Office (DS920)
Historical Commission (DS940)
Land Development Case Manager (DS940)
Long Range Planning (DS940)
Planning Case Planner
Planning GIS Specialist - JBM (DS940)
Service Authority (SA317)
Transportation Department (DS990)
VDOT Fairfax (MA290)
Watershed Management (DS930)

RE: REZ2023-00018, GARDNER PROPERTY
REZONING, NON-RESIDENTIAL

MAGISTERIAL DISTRICT: 05 - Brentsville

REQUEST: This is a request to rezone ±82.67 acres from A-1, Agricultural and B-1, General Business to PBD, Planned Business District with an M-2, Light Industrial Land Bay, to allow development of data centers & electric substations with associated waivers & modifications requesting up to 1.0 Floor Area Ratio (FAR) and to modify the building height for data center buildings from sixty (60') feet to sixty-six (66') feet. *****2ND SUBMISSION*****

GPIN(s): 7397-24-2642 7397-25-6482 7397-24-7793
7397-24-9409 7397-33-5378 7397-44-2126
7397-34-9413 7397-34-9643 7397-44-0054
7397-35-2804 7397-24-5358 7397-34-7736
7397-34-3968

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision;
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your assigned Case Planner is **Vanessa Watson**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to **mfarmer@pwcgov.org**.

Your comments should be directed to **Monica Farmer** and received no later than **July 22, 2024**. Your cooperation is appreciated.

The attached packet is provided for information only. No comment is necessary from the following:

SUPERVISOR - TOM GORDY
COMMISSIONER - CHRISTOPHER CARROLL
BOARD CHAIRMAN - DESHUNDRA JEFFERSON
COMMISSIONER AT LARGE - MARK SCHEUFLE
DIRECTOR OF PLANNING - TANYA WASHINGTON
COUNTY ATTORNEY
PLANNING COMMISSION CHAIRMAN - JUAN McPHAIL



**WALSH COLUCCI
LUBELEY & WALSH PC**

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May 24, 2024

Via Hand Delivery

Alex Vanegas
Assistant Director of Planning, Current Planning Division
Prince William County
5 County Complex Court, Ste. 120
Prince William, VA 22192

Re: REZ2023-00018, Gardner Property Rezoning & CPA2023-00002,
McGraws Corner
2nd Submission Comment Response Letter

Dear Mr. Vanegas:

In connection with the above-referenced applications, and as a follow-up to agency comments received to date, please find the following resubmission materials:

1. Revised Application Form noting zoning classification change from M-2, Light Industrial to PBD, Planned Business District, and adding 0.7605 acres to the zoning application;
2. Original executed Interest Disclosure Affidavits signed on behalf of the following property owners:
 - Gardner Girls, LLC;
 - Gardner Station LLC;
 - CHARLES V. GARDNER TRUST as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006;

ATTORNEYS AT LAW

703 680 4664 ■ WWW.THELANDLAWYERS.COM
4310 PRINCE WILLIAM PARKWAY ■ SUITE 300 ■ WOODBRIDGE, VA 22192-5199

ARLINGTON 703 528 4700 ■ LOUDOUN 703 737 3633

- CARL MASON GARDNER TRUST as established by Revocable Trust Agreement of Carl Mason Gardner Dated November 13, 2006, as amendment and restated on June 13, 2014;
 - MK Group LLC; and
 - Michael C. Gardner;
3. Original executed Adjacent Property Owners Affidavits signed on behalf of the following property owners:
 - Gardner Girls, LLC;
 - Gardner Station LLC;
 - CHARLES V. GARDNER TRUST as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006;
 - CARL MASON GARDNER TRUST as established by Revocable Trust Agreement of Carl Mason Gardner Dated November 13, 2006, as amendment and restated on June 13, 2014;
 - MK Group LLC; and
 - Michael C. Gardner;
 4. A copy of the Adjacent Property Owner List, identifying the names and mailing addresses of the subject property owners within 1,320 feet of the subject property;
 5. A copy of the Rezoning & Proffer Amendment Application Supplemental Information form;
 6. A copy of the Development Analysis / Narrative Statement dated May 17, 2024;
 7. A redline copy of the Development Analysis / Narrative Statement dated May 17, 2024 compared to the Narrative Statement dated December 15, 2022;
 8. A copy of the Proffer Statement dated May 17, 2024;
 9. A redline copy of the Proffer Statement dated May 17, 2024, compared to the Proffer Statement dated December 27, 2022;
 10. A copy of the Prince William County Department of Transportation Project Review Comment and Resolution Sheet for CPA20232-00002, dated March 31, 2023 with Applicant responses dated May 17, 2024;

11. A copy of the Prince William County Department of Transportation Project Review Comment and Resolution Sheet for REZ2023-00018, dated May 3, 2023 with Applicant responses dated May 17, 2024;
12. A copy of the Virginia Department of Transportation Project Review Comment and Resolution Sheet for REZ2023-00018, dated May 1, 2023 with Applicant responses dated May 17, 2024;
13. Three (3) copies of the Technical Memorandum regarding McGraws Corner Drive – Comprehensive Plan Amendment prepared by Gorove/Slade, dated May 24, 2024;
14. Three (3) copies of the Traffic Impact Analysis, entitled “Gardner Development,” prepared by Gorove Slade dated May 24, 2024,
15. Three (3) copies of the legal description;
16. Three (3) full size copies and an 8 ½" x 11" reduction of the updated Zoning Plat entitled “Rezoning Plat, Gardner Property,” dated November 8, 2023, and a written legal description, both prepared by Urban, LTD;
17. Twelve (12) 11" x 17" copies of the Line of Sight Exhibit entitled “Gardner Property,” prepared by Urban LTD, dated May 17, 2024;
18. Twelve (12) full size copies and an 8 ½" x 11" reduction of the environmental constraints analysis entitled “Gardner Family Properties,” prepared by TNT Environmental, dated May 31, 2022, last revised May 17, 2024; and
19. Twelve (12) full size copies and an 8 ½" x 11" reduction of the Master Zoning Plan entitled “Gardner Property,” prepared by Urban, LTD dated May 17, 2024, consisting of the following sheets:
 - a. Cover Sheet;
 - b. General Development Plan;
 - c. Utility Plan;
 - d. Transportation Plan; and
 - e. Open Space and Landscape Plan.

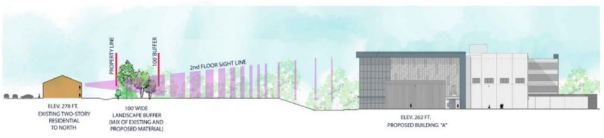
The following are the Applicant's responses to the case planner summary letter and agency comments received to date. Please note that only weaknesses or items to be addressed are listed below.

Case Planner, dated May 15, 2023	
Agency Comment	Applicant's Response
II. Long-Range Land Use Plan	
<p>The site contains land designated I-3, Technology/Flex, OMU-3, Office Mixed Use, and RN-4, Residential Neighborhood, in the Comprehensive Plan. The I-3, Technology Flex designation is implemented by the proposed M-2, Light Industrial Zoning District, which supports data center uses as a primary use. The OMU-3, designation is not implemented by the proposed M-2, Zoning District, nor does this designation support data center uses as a primary or secondary use. RN-4, designation is not implemented by the proposed M-2, Zoning District, nor does this designation support data center uses as a primary or secondary use.</p>	<p>The majority of the Property is designated I-3. The RN-4 area of the property is located in west of the RPA and is identified as natural open space area, which will not be developed. With respect to the OMU-3 designation, the use and design of the proposed data center is not dissimilar to the high-rise office and or research and development type uses.</p>
<p>The I-3, Technology/Flex, designation and the OMU-3, Office Mixed Use, designation target non-residential Floor Area Ratio (FAR) between 0.23 - 0.57 FAR. The proposal does not coincide with the target FARs in the Comprehensive Plan.</p>	<p>The Property is surrounded by data center buildings and industrial buildings on the other side of the railroad track. In addition, the County's Stantech Report outlined two areas in which the Data Center Overlay District should be expanded, this Property being one of them. The proposed development will be in substantial conformance with the Master Zoning Plan and the Applicant has proffered specific development standards to mitigate any potential impacts of the proposed data center use.</p>
<p>The I-3, Technology/Flex, designation and the OMU-3, Office Mixed Use, designation target building heights between 3 - 5 stories. The current proposal does not coincide with the target building heights in the Comprehensive Plan.</p>	<p>M-2 is an implementing zoning district in I-3. The M-2 district allows a building height of 60 feet. In this case the Applicant is requesting a modest increase to 66 feet, which is in keeping with the intentions of the M-2 district.</p>

III. Pertinent Zoning Issues	
<p><u>Right-of-way as Part of the Rezoning</u> - The Applicant proposes to vacate the right-of-way and rezone the land associated with public roads; McGraws Corner Drive, Gardner Manor Place, and Hillcrest Farm Lane. However, the Applicant does not own this land and cannot make an application to rezone it without the owner's consent. Additionally, VDOT has requested the Applicant seek to abandon a portion of Noland Road. On the GDP label the ownership of each of these right-of-ways. Prior to this project moving forward, consent to rezone each of these right-of-ways shall be granted by the owners or these properties shall be removed from the rezoning.</p>	<ul style="list-style-type: none">• The Applicant will provide consent from the underlying property owner, giving authorization to process the rezoning of the vacated right-of-way.• The Applicant is now seeking to abandon a portion of Noland Road per VDOT's request.• Ownership of the right-of-ways has been added to the MZP.
<p><u>McGraws Corner Drive and Noland Road:</u> These right-of-ways are owned by the County per Deed and Plat Instruments #200704180046913 and 4; Instruments #200910020096310 and 11. Prior to a rezoning application of this land moving forward, the Board of County Supervisors (BOCS) consent to rezone their property shall be obtained. Staff seeks an initiation by the Board to consent to rezone these County owned right-of-ways. This request is being brought to the BOCS on June 6th for initiation.</p>	<ul style="list-style-type: none">• Comment acknowledged. Consent will be obtained from the County to rezone County owned right-of-way to be abandoned.
<p><u>Gardner Manor Place, Route 845 and Hillcrest Farm Lane, Route 839:</u> These right-of-ways are owned by VDOT per Instrument #200905010041500 and Circuit Court Order, Instrument #201202170014972. The Applicant shall remove these right-of-ways from the rezoning request, as they do not own the land, nor have they gained consent to rezone the land. To facilitate the request,</p>	<ul style="list-style-type: none">• Comment acknowledged. Consent will be obtained from VDOT to rezone VDOT owned right-of-way to be abandoned, and it will remain a part of this application. If this application is approved, abandonment will follow, in accordance with the proposed proffer regarding abandonment of right-of-way.

<p>the Planning Department seeks an initiation by the BOCS to rezone these right-of-ways. This request is being brought to the BOCS on June 6th for initiation. Notably, the vacation and abandonment of these right-of-ways should be sought by the Applicant once the existing uses served by these roads are abandoned/discontinued and there is no longer a public need for the roads. The vacation and abandonment is anticipated to occur prior to final site plan approval.</p>	
<p><u>Amending the Overlay</u> - As part of this request the Applicant proposes to amend the map of the Data Center Opportunity Zone Overlay District (DCOZOD) to incorporate these parcels into the DCOZOD. Such a request shall be processed through a BOCS initiated Zoning Text Amendment (ZTA). This request is being brought to the BOCS on June 6th for initiation.</p>	<p>The Applicant is no longer requesting to amend the DCOZOD map.</p>
<p><u>CPA2023-00002, McGraws Corner</u> - An application for an amendment to the Comprehensive Plan was received to amend the Mobility Chapter the Comprehensive Plan to remove a portion of McGraws Corner Road from the 2022 Comprehensive Plan Roadway Plan Map, removal of a portion of a shared use path along McGraws Corner Road from the Countywide Trails Map, and an amendment to the text of the Mobility Chapter to delete reference to McGraws Corner Drive. The total ROW requested to be removed is approximately ±5.584 acres. This request is being brought to the BOCS on June 6th for initiation.</p>	<p>Comment acknowledged. The Applicant has reviewed the CPA request with Prince William County Department of Transportation and will provide additional analysis upon initiation of the CPA by the Board.</p>

IV. Community Design	
<p><u>Site Layout</u> - The Comprehensive Plan recommends that Generalized Development Plans (GDP) submitted with rezoning applications for all non-residential projects should depict site layouts. The subject application does not include building location or use location information for the site. Additionally, within an I, T-3, Technology Flex, designated project, the more intense uses shall be located in the core of the area and the less intense uses (excluding outdoor storage) at the periphery, to act as a transition between the I, T-3 project, and adjacent areas designated or developed for different uses. To aid in the review of the project the Applicant is encouraged to revise the GDP to depict detailed site layouts and list proposed uses.</p>	<p>The Applicant does not have an end user for the Property, and as a result, the site layout/building footprints cannot be provided. However, as depicted on the MZP, the Applicant has identified the developable areas and is proffering to the limits of disturbance for the project area.</p>
<p><u>FAR</u> – Pursuant to Proffer 4, the proposal requests a 1.0 FAR for any datacenter/data center associated use based on the cumulative total of the property and not the percentage of each subdivided parcel. Staff is concerned with what this means for the property. As it reads, the development would be able to build a 1.0 FAR sized datacenter associated with the entire 81 acre site, and then subdivide out portions of land not built on and then locate other M-2 uses on these parcels. The FAR of these other subdivided M-2 uses are not listed. If this is what you are proposing, this seems problematic and requests a much higher FAR for the datacenter use than a 1.0 FAR. Please elaborate on your request and explain it in more detail.</p>	<p>This is not the intent of the Proffer and this is not how this proffer, which is a standard proffer, has ever been administered during the site plan stage. What this means is there is a running tabulation in which the overall square footage of the entire property cannot be exceeded.</p>

<p><u>Line of Sight</u> – Provide line of sight exhibits from all abutting residentially zoned properties and from Route 29. Below is an example of the type of visual aids being requested.</p> 	<p>Please see the line-of-sight exhibits provided with this resubmission.</p>
<p><u>Substation Location</u> - The Applicant is encouraged to relocate the electric substation more central to the site, currently it is proposed in the northern most portion of the property within close proximity to existing residential townhome units in the Townes at Village Place, which are located on the other side of the Norfolk Southern railroad tracks.</p>	<p>The substation location has been relocated further south, (approximately 306' at the nearest point), to provide additional separation from the Townes at Village Place. Natural open space is proposed to serve as a buffer from the adjacent residential use. Please see the revised MZP and the line-of-sight exhibits provided with this resubmission.</p>
<p><u>Perimeter Buffering & Screening</u> – The land use designation for the southern area of the site is OMU-3, Office Mixed Use, which encourages new uses abutting the existing retail uses to the south be of similar nature to office and/or mixed-uses (including residential), not the industrial use being proposed. Considering the proposed uses, height modification, and FAR modifications the Applicant is encouraged to provide a 50 foot wide, Type C Buffer, meeting 320 plant units/100 linear feet, along the entirety of the southern boundary of the site.</p>	<p>Given the commercial nature of the adjacent parcels, the Applicant will provide a 30-foot Type B buffer along the entirety of the southern boundary, and the Applicant is requesting a waiver of the PBD 50' perimeter buffer.</p>
<p><u>Perimeter Buffering & Screening</u> - Pursuant to Section 32-201.18(a), public facilities (the substation) require buffering from other uses onsite. On the GDP depict and label a 15 foot-wide planted buffer between the substation and the data center which meets the Type A buffer standards of the DCSM. If</p>	<p>A 15-foot type A buffer has been provided in between the substation use and the rest of the subject property, see sheet 05 and 05 of the revised MZP, which is provided with this resubmission.</p>

<p>the Applicant requests a waiver to this provision, with the resubmittal provide a written justification for the waiver, explaining why it is appropriate in this circumstance. Also, in the “modifications” section of the proffers list the waiver.</p>	
<p><u>Access</u> – Note #9 on sheet 2 of the GDP should be removed as it provides too much ambiguity.</p>	<p>This note remains on Sheet 4 of the MZP. VDOT / PWCDOT at the time of site plan can approve additional access points or request that the access points be relocated.</p>
<p><u>Architecture</u> - The Applicant is encouraged to provide proffered architectural elevations for all building facades. This guidance is being driven by the height modification request and its effect on the surrounding existing and planned residential uses and commercial uses. The architecture for these buildings should resemble office buildings. Staff also requests that the front building designs incorporate large glass windows (be they faux/false windows or true windows), and consist of variable materials (metal panels, and brick or stone façade treatments).</p>	<p>As previously mentioned, the Applicant does not have an end user for the Property. As such, the Applicant is unable to commit to a specific building design. However, the Applicant has proffered building materials and proffered to provide 4 out of 5 of the Design criteria outlined in the Data Center Overlay District criteria.</p>
<p><u>Power Needs</u> - Other than potential substation location, no information was provided on the proposed location of the electrical infrastructure on the property that will serve the facility, such as transmission lines. The Applicant is encouraged to work with NOVEC and Dominion Power to depict, label, and provide dimensions on the GDP for the proposed electrical infrastructure on the property, which will serve the development. This information will help staff to fully analyze the projects’ impacts on the surrounding community, to include but not limited to impacts on viewsheds, proposed open space, proposed tree preservation</p>	<p>The project area will be served by Dominion Power and final routing to and through the site has not been determined. The Applicant has identified a location for the proposed substation and will be working with Dominion Power to identify final routing for the transmission lines.</p>

<p>areas, buffering, and site layout. Staff encourages the Applicant to revise the GDP to account for and provide this information. The Applicant is encouraged to proffer the direction of the proposed route.</p>	
<p><u>Utilities</u> - Additionally, the use will require major water and fiber optic utilities. The Applicant is encouraged to show, on the GDP, how these will be brought to the site without compromising the integrity of the proposed buffers and preservation areas.</p>	<p>Without a final end user, the Applicant is unable to show the location of the water and fiber optic utilities.</p>
<p><u>Monument Sign & Entrance Feature</u>: Will there be an entrance sign feature for this development? If so, please provide a detail showing how signs will be integrated into the landscaping design for the road frontage. Staff encourages a proffered commitment that the freestanding sign on the property be monument style, with stone/brick-like base with low growth landscaping, and not exceed 10 feet in height with a minimum setback of 10 feet from the public right-of-way.</p>	<p>The Applicant has added a proffer regarding the monument sign height and landscaping. Please see the revised Proffer Statement provided with this resubmission.</p>
<p>V. Noise</p>	
<p>The Applicant is encouraged to provide a proffer associated with noise attenuation. Staff offers the following suggested language, which includes a definition of noise, parameters for noise levels, provisions for emergency operations, and provisions on sound studies.</p>	<p>The Applicant has added proffer language to address noise. Please see the revised Proffer Statement provided with this resubmission.</p>
<p><u>Emergency Operations</u>: Emergency operations shall not be subject to the limitations outlined in Proffer ___ above. For the purposes of this section, the term “emergency” shall mean any situation arising from sudden and reasonably</p>	<p>The Applicant has added a proffer regarding the noise and “emergency operations.” Please see the revised Proffer Statement provided with this resubmission.</p>

<p>unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility. The timeline for the emergency operations shall be ... <i>(The Applicant is encouraged to provide a provision for this section.)</i></p>	
<p><u>Sound Studies:</u> For data center buildings, prior to the approval of each building permit that includes heating and cooling systems for the Property, the Applicant shall provide a Sound Study (the "Sound Study") that is specific to the proposed site layout and building type to ensure compliance with the maximum permissible sound levels as outlined in Proffer _____. This Sound Study shall include recommendations for any necessary mitigation measures and the Applicant shall implement the mitigation measures. Said measures shall be implemented prior to the issuance of an occupancy permit. In addition, the Applicant shall conduct subsequent Sound Studies one (1) month after issuance of each occupancy permit to ensure compliance with Proffer _____ above. Prior to conducting a sound study, the acoustical consultant performing the sound study shall be subject to County approval and the Applicant shall be responsible for the cost and expenses for said acoustical consultant to perform the work outlined in these proffers. In the event the County disapproves of an acoustical consultant, the Applicant shall then provide the County three (3) alternate acoustical consultants for the County to choose from.</p>	<p>The Applicant has added a proffer regarding the noise and "sound studies." Please see the revised Proffer Statement provided with this resubmission.</p>
<p>The Applicant is encouraged to depict and label the height and material of the sound mitigation walls adjacent to the generator pads.</p>	<p>Sound mitigation measures will be determined at the time sound studies are conducted.</p>

VI. Proffer Comments & Other Material Relevant Issues	
<p>A proffer analysis is required to determine the status of the proffers associated with REZ1994-0016, Hillwood Mobile Home Sales, Inc. With the next submittal ensure such documentation is submitted.</p>	<p>A Proffer Analysis is not required for a complete rezoning.</p>
<p>Proffers 2(n), 2(O), 2(p), 2(q) and 2(r) are not permitted in the M-2 Zoning District and should be removed from the proffers prohibiting uses. Uses listed in the proffers need to match uses in the Zoning Ordinance. This includes uses permitted and prohibited.</p>	<p>The uses cited by Staff have been deleted from the Proffer Statement. Please see the revised Proffers provided with this resubmission.</p>
<p>Proffer 3 should be removed, as the amendment to the DCOZOD is being taken through the ZTA process.</p>	<p>Prior proffer #3 has been deleted.</p>
<p><u>Mechanical Rooftop Equipment</u> - The Applicant is encouraged to revise Proffer 5 and Proffer 22 to include mechanical rooftop equipment in the total maximum building height. This is of particular concern for data center developments because of the extensive heating and cooling needs of the buildings. Depending on the height of the mechanical rooftop equipment, this could add 20 to 30 feet of height to the building. If these items are not included in building maximums, then the true heights of the buildings are unknown. In lieu of the above, staff encourages the rooftop equipment be limited by proffer to a maximum of 15-feet in height.</p>	<p>Proffers 4 (formerly Proffer 5) and 29 (formerly Proffer 22) have been edited to include mechanical rooftop equipment. Please see the revised Proffer Statement provided with this resubmission.</p>
<p>On sheet 2 of the GDP there appears to be a layer turned off regarding adjacent uses, specifically the apartments located on GPIN 7397-15-8603 and GPIN 7397-13-4875.</p>	<p>The existing uses for adjacent parcels have been provided for all abutting properties, labeled under the respective GPINs. GPIN 7397-13-4875 and GPIN 7397-15-8603 uses have been labeled as “garden apt. rental” per</p>

<p>Ensure all sheets throughout the GDP accurately show the abutting uses.</p>	<p>PWC land records. Please see Sheet 2 of the revised MZP provided with this resubmission.</p>
<p>Revise the GDP and proffers to reference: "#REZ2023-00018".</p>	<p>The case number has been added to the MZP and Proffers. Please see the revised documents resubmitted with this application addressing this comment.</p>
<p>Development Services, dated April 24, 2023</p>	
<p>Agency Comment</p>	<p>Applicant's Response</p>
<p>Recommend modifying Proffer 5 to include a restriction to the height of rooftop mechanical equipment on the building.</p>	<p>Proffers 4 (formerly Proffer) and 29 (formerly Proffer 22) have been edited to include mechanical rooftop equipment. Please see the revised Proffer Statement provided with this resubmission.</p>
<p>Proffer 7, revise: "Prior to requesting a building permit release letter..." to "Two weeks prior to final site plan approval..."</p>	<p>A building permit release letter is more appropriate because a building permit and a site plan are not necessarily approved and submitted simultaneously. This Proffer remains the same.</p>
<p>Add the following sentences to Proffer 10: "Confirmation by the County's Sustainability Officer of suitable sustainability measures should be provided to Land Development prior to final site plan approval. The sustainability measures should be shown on the final site plan and/or final building plans, as applicable."</p>	<p>Proffer 9 (formerly Proffer 10) has been rewritten.</p>
<p>Proffer 15 revise as follows: "...prior to and as a condition of the issuance of a building permit release letter..." to "...prior to and as a condition of final site plan approval..."</p>	<p>The proffer as written provides an adequate trigger for the payment of the fire and rescue proffer. This Proffer will remain as written.</p>
<p>5. DCSM Section 800 Table 8-1 MZP Sheet 3 Open Space and Landscape Plan: The 15-foot Type A Landscape buffer</p>	<p>The Applicant is now providing a 50' type C buffer against GPIN 73973-23-6647, see sheet 05 of the revised MZP.</p>

<p>should be revised to a 30-foot Type B Landscape buffer where the property abuts the B-1 property with GPIN 7397-23-6647. DCSM Section 800, Table 8-1 states that a 15-foot buffer is required between these uses. This would mean a 15-foot buffer would be required on both properties. However, prior to the rezoning, the property proposed to be rezoned was B-1 and no buffer was required, or is located, on GPIN 7397-23-6647. Since rezoning is proposed and a total width of 30 feet in buffer is required between the two properties (15 on each property), and the property with GPIN 7397-23-6647 does not have, and was never required to previously have, a 15-foot buffer, the total 30-foot buffer width should be located on the property proposed to be rezoned.</p>	
<p>Fire Marshal's Office, dated April 4, 2023</p>	
<p>Agency Comment</p>	<p>Applicant's Response</p>
<p>1.01- Fire/Rescue station 4 is the first due fire/rescue resource.</p>	<p>Comment acknowledged.</p>
<p>1.02- The facility is within the required 4 minute travel time for Basic Life Support and Fire.</p>	<p>Comment acknowledged.</p>
<p>1.03- The facility is within the required 8 minute travel time for Advance Life Support.</p>	<p>Comment acknowledged.</p>
<p>1.04- Fire/Rescue Station 2 responded to 4,605 incidents in FY22.</p>	<p>Comment acknowledged. The Applicant has proffered \$0.61 per building square footage to mitigate its impacts and help with Fire & Rescue.</p>
<p>1.05- The workload capacity for Fire/Rescue Station 2 is 4,000 incidents per year.</p>	<p>Comment acknowledged.</p>

<p>1.06- Data Centers have several requirements that will be addressed at the time of site plan. The following is a list of some of the requirements.</p>	<p>The Applicant acknowledges and agrees that the list of requirements identified by the Fire Marshal's office will be addressed at final site plan.</p>
<p>Historical Commission, dated April 11, 2023</p>	
<p>Agency Comment</p>	<p>Applicant's response</p>
<p>Recommend research of past ownership. Recommend, if not already provided, 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.</p>	<p>The Applicant acknowledges the comments from the Historical Commission, and will provide a comprehensive response once the County Archaeologist has issued any further comments.</p>
<p>Long Range Planning, dated April 28, 2023</p>	
<p>Agency Comment</p>	<p>Applicant's Response</p>
<p>REZ2023-00018 – Gardner Property - Long Range Comments – Mark McCaskill, AICP 04-27-2023 The parcel identified by GPIN 7397-35-2804 has a verification for a Nonconforming Use for 14 Mobile Homes (NCU1995-0023). In addition, neighboring parcels identified by GPINs 7397-25-6428, 7379-34-3968, 7397-34-7736, 737-34-9643, and 7397-44-0054 appear to operate as a year-round campground with mobile housing units of various configurations as indicated by aerial imagery. Mobile homes often represent “naturally occurring” or unsubsidized affordable housing. The guiding principles of the Housing Chapter of the Comprehensive Plan (Adopted December 13, 2022) are as follows:</p> <ul style="list-style-type: none"> • Quality, price-appropriate housing - housing that costs 30% of the household's annual gross income or 	<p>It should be noted that this is not a mobile home park. This is an RV camp where people rent to stay on the Property while they are traveling or if they are working in Prince William County or adjacent jurisdictions on a temporary basis. Those individuals who utilize the “camp” area are not homeless, permanent residents or low-income. Therefore, the guiding principles of Housing Chapter, as identified by staff, do not apply. In other words, the Applicant is not displacing low-income housing residents.</p>

<p>less, that meets the needs of all current and future residents.</p> <ul style="list-style-type: none">• Implicit in this idea of attainability is the idea that a range of housing options (type, size, tenure, cost) should exist in the local market for a range of household income bands and preferences to support existing and new residents regardless of income.• Housing is directly tied to public policy priorities such as economic development, education, transportation, environment, and health. (Page 1). In addition, the following Action Strategies in the Housing Chapter of the Comprehensive Plan are relevant:• H1.2: “Identify and quantify aging housing stock, to support the conservation of stabilization of neighborhoods and encourage rehabilitation and other initiatives that will spur new investment, revitalize, and promote the preservation of these communities. These initiatives facilitate the preservation of “naturally-occurring” or unsubsidized affordable housing and discourages gentrification which would result in the involuntary relocation of residents.” (Page 5)• H3.6: “Research options to encourage the preservation of naturally occurring affordable housing (i.e., programs that allow tenants or non-profit organizations to purchase these homes using a subsidy and, in exchange, regulate the rents to make them permanently affordable to lower-income residents.” (Page 12)	
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<ul style="list-style-type: none">• H3.7: “Consider rezoning existing non-conforming mobile home parks to the RMH, Residential Mobile Home zoning district to eliminate the burden of maintaining non-conforming lot status for the property owner and to encourage preservation of mobile home parks.” (Page 12)	
<p>The applicant should indicate whether the “naturally occurring” affordable housing will be preserved in some manner, or if there is a different plan to provide affordable housing to replace the displacement of naturally occurring affordable housing resulting from the proposed redevelopment.</p> <p>A portion of the parcel identified by GPIN 7397-24-2642 is in the Residential Neighborhood T-4 (RN-4) long-range land use designation. And Portions of the parcels identified as GPINs: 7397-34-9413 and 7397-24-9409 are in the Office Mixed Use T-3 (OMU-3) long range land use designation. Data Centers are not listed as a primary or secondary use in either RN-4 or OMU-3.</p>	<p>It should be noted that this is not a mobile home park. This is an RV camp where people rent to stay on the Property while they are traveling or if they are working in Prince William County or adjacent jurisdictions on a temporary basis. Those individuals who utilize the “camp” area are not homeless, permanent residents or low-income. Therefore, the guiding principles of Housing Chapter, as identified by staff, do not apply. In other words, the Applicant is not displacing low-income housing residents.</p>
<p>Finally, a Comprehensive Plan Amendment (CPA) will be needed to remove McGraws Corner Drive from the Mobility Chapter of the Comprehensive Plan. An application for the aforementioned CPA has been received, however the Board of County Supervisors have not yet initiated the CPA.</p>	<p>Comment acknowledged.</p>

Park and Recreation, dated May 9, 2023	
Agency Comment	Applicant's Response
After review, DPRT finds that there are no level of service impacts to parks and recreation facilities as a result of this proposal and, as such, we have no comments and/or objections to the application.	Comment acknowledged.
Planning GIS Specialist, dated March 29, 2023	
Agency Comment	Applicant's Response
<p><u>General Comment - General Comment/Correction</u></p> <p>The following deficiencies were noted: GIS site area polygon represented in the maps is from the Rezoning Plat submitted with the application. The right-of-way that is proposed to be vacated is not shown as part of the rezoning area as it is not shown as such on the Rezoning Plat. Determination needs to be made as to how to represent the possible vacated right-of-way area. I do not know if this is possible by submitting a revised Rezoning Plat or if there are other steps necessary to include the vacated ROW since the ROW has not been formally vacated.</p>	The Zoning Plat and MZP have been updated to include the right-of-way to be vacated. The right-of-way will be formally vacated after the zoning has been approved.
PWCDOT Comments CPA2023-00002, dated March 31, 2023	
Please see the Prince William County Department of Transportation Comment and Resolution Sheet dated March 31, 2023 with Applicant responses dated May 17, 2024 provided with this submission.	

PWCDOT Comments REZ2023-00018, dated May 3, 2023	
Please see the Prince William County Department of Transportation Comment and Resolution Sheet dated May 3, 2023 with Applicant responses dated May 17, 2024 provided with this submission.	
VDOT Comments REZ20232-00018, dated May 1, 2023	
Please see the Virginia Department of Transportation Comment and Resolution Sheet dated May 1, 2023 with Applicant responses dated May 17, 2024 provided with this submission.	
Service Authority, dated April 20, 2023	
Agency Comment	Applicant's Response
1. No oils, fuels, anti-freeze, solvents or other pollutants or flammable substances shall be discharged into the public sewer system.	If required, this will be addressed during site plan review.
2. Applicant shall size, design and install a Service Authority (or PWC) approved grease trap on-site and submit an Industrial Users Survey, if required by the Service Authority. The applicant shall properly maintain the grease trap to prevent grease build-up in the force main or gravity sewer.	If required, this will be addressed during site plan review.
3. Fire sprinkler systems shall incorporate a county approved backflow prevention device and be designed to eliminate water hammer.	If required, this will be addressed during site plan review.
4. Grinder pumps in the sanitary sewer system may be required.	If required, this will be addressed during site plan review.
5. The applicant shall install a county approved, adequately sized backflow prevention device on the water service line. This device shall be on the customer side of the water meter and before any point of use fixture of the on-site plumbing system.	If required, this will be addressed during site plan review.

<p>6. For any proposed landscape irrigation system, the applicant shall demonstrate to the Service Authority that there is no detrimental effect on the Service Authority's water distribution system and service pressure to the community. Irrigation systems shall be represented as a collective maximum hour demand for the hydraulic modeling of the proposed water system, both with and without a simultaneous fire flow event.</p>	<p>If required, this will be addressed during site plan review.</p>
<p>7. All on-site and off-site water system improvements necessary to mitigate the impact of the proposed irrigation system demands shall be the responsibility of the applicant.</p>	<p>If required, this will be addressed during site plan review.</p>
<p>8. The Service Authority has an existing onsite 12-inch water main near the southwest corner of the site and existing 12-inch water mains in Noland Road and Hillwood Drive, with availability of capacity determined in conjunction with plan submission. The developer will be required to provide a looped onsite configuration connecting to multiple supply sources for redundancy and reliability. All connections to the public water system shall be in accordance with the Service Authority's USM requirements and restrictions.</p>	<p>Comment acknowledged.</p>
<p>9. The Service Authority has an existing onsite 24-inch gravity sewer main routed through the western portion of the site, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system shall be in accordance with the Service Authority's USM requirements and restrictions.</p>	<p>Comment acknowledged.</p>

<p>10. Depending on the final configuration of any proposed on-site water mains, additional water main extensions may be required by the Service Authority to provide adequate fire protection or satisfy water quality requirements.</p>	<p>If required, this will be addressed during site plan review.</p>
<p>11. The applicant shall design and construct all new on-site and off-site water and sanitary sewer utility improvements necessary to develop the subject property and the above listed requirements in accordance with the Service Authority's USM, and County and State requirements, standards, and regulations. The sizing and configuration of on-site and offsite utility system improvements will be determined during the preliminary and final plan review process, based on existing and proposed zonings of surrounding properties and the policies of the County Comprehensive Plan and Service Authority planning documents. The design shall be supported by appropriate engineering analysis/modeling of affected existing utility systems and the proposed new facilities.</p>	<p>Please see Proffer 27 addressing this comment.</p>
<p>12. Approval of a Special Use Permit or the rezoning of a property does not guarantee or assure water and sanitary sewer capacity availability for development of said property. Available utility system capacities are allocated on a first-come-first-served basis to zoned properties having approved final site/subdivision plans upon filing the required application and full payment of all associated utility fees/charges.</p>	<p>Comment acknowledged.</p>

Watershed Management, dated April 21, 2023	
Agency Comment	Applicant's Response
I. Anticipated Impacts on Goals, Policies and Action Strategies of the Comprehensive Plan	
<p>Natural Resources</p> <p>1.1 This site contains substantial area of Environmental Resources (ER). Numerous Comprehensive Plan Policies and Action Strategies speak to protecting and preserving natural resources (See DES-12.1, 12.2, 12.3 and 12.5; EN-1.3 and 1.7; EN-4.8; EN-5.1, 5.3, 5.17, 5.19; EN-6.10; EN-9.10; EN-10; DES-9.4; EN-3.7 and 3.13). Minimization of forest fragmentation, designing to preserve areas that connect to adjacent preserved areas and preservation of sensitive environmental features are key to good quality land development.</p> <p>One intent of rezonings is for the Applicant to show how their proposal goes above and beyond the minimum requirements of the Zoning Ordinance and DCSM to meet the intent and policies of the Comprehensive Plan. Currently, other than the RPA, the site is depicted as being cleared 100%. There are 29.19 acres of ERA of which 5.67 acres are proposed to be disturbed. To meet the policies of the Comprehensive Plan, staff recommends the Applicant:</p> <p>a. Create an area of Natural Open Space at the northern end of the site, starting north of the existing pond, between the RPA and the railroad, where the substation is shown. This would provide additional buffering for the residences to the north, preserve native hardwood forest contiguous to the existing preserved</p>	<p>The Applicant respectfully disagrees with staff's suggestion that "one intent of rezonings is for the Applicant to show how their proposal goes above and beyond the minimum requirements of the Zoning Ordinance and DCSM..." An intention, as described, cannot be found in the Zoning Ordinance. Having said that, the Applicant provides the following responses:</p> <p>The Applicant has revised the location of the substation parcel and has provided an area of natural open space along the northern property line to serve as a buffer from the residential uses to the north of the subject property, and will not disturb 3 additional specimen trees that are located in the natural open space area. See sheet 05 of the revised MZP.</p>


<p>forest to the west, and preserve 5 more specimen trees.</p> <p>b. Show the 2 areas of steep slopes with highly erodible soils along 2 intermittent stream channels connecting to the RPA to be preserved. (EN-5.1)</p> <p>c. Proffer to the above preservation areas.</p>	<p>b.-c. The Applicant cannot commit to preserving the requested steep slope areas along intermittent streams east of the RPA line as it removes vital buildable area and limits the flexibility for future site design.</p>
<p>1.2 On the GDP and ECA, the Applicant is showing encroachments into the RPA which are not allowed (DCSM 740.03). Please revise the GDP and ECA to show all encroachments removed from the RPA.</p>	<p>There are no encroachments in the RPA. Please see the revised ECA and MZP provided with this resubmission.</p>
<p>1.3 On the ECA (ZO 32-700.21.6; EN-1.2, Reference Manual):</p> <p>a. Please make the line design for RPA and Proposed Limits of Disturbance (LOD) distinct from one another.</p> <p>b. Make the proposed LOD line visible above all other line types.</p> <p>c. Revise the LOD line in accordance with comments below.</p> <p>d. The RPA line on the ECA does not seem to match the RPA on the GDP. Correct all discrepancies.</p> <p>e. Show and label the areas of suitable/preferred habitat for the Wood Turtle and Brook Floater.</p> <p>f. Show the 100-year floodplain boundary clearly labeled.</p> <p>g. Please make the ER boundary larger and more visible.</p> <p>h. Clearly delineate the Soils boundaries.</p>	<p>a. Line work for the RPA and LOD is distinct.</p> <p>b. The LOD line is visible.</p> <p>c. The LOD line has been revised per revisions to the MZP.</p> <p>d. The RPA line work has been synchronized between the ECA and MZP.</p> <p>e. Suitable habitat does not need to be shown.</p> <p>f. The 100-year floodplain is clearly shown.</p> <p>g. ER is not required to be on the ECA because there is not a residential component.</p> <p>h. Soils boundaries are clearly shown.</p>
<p>1.4 Should suitable habitat for the Wood turtle occur onsite, preservation of this habitat is called for by EN-5.17 (See also</p>	<p>This area is outside of the limits of clearing and grading. At the time of permitting, the Applicant is required to coordinate with the</p>

<p>EN-5.19). Also, EN-1.3 speaks to preserving open space for habitat of special concern. Staff recommends the Applicant provide the survey for suitable habitat for the Wood Turtle with this application. If suitable habitat is determined to occur onsite, then staff recommends the Applicant set aside that habitat as conservation area.</p>	<p>state and federal agencies. At that time of the coordination efforts the state and federal agencies will determine if there is a likelihood for these habitats and determine if further studies are warranted. This is done at site plan.</p>
<p>1.5 Staff recommends the Applicant agree to proffering the exclusive use of plant species native to Virginia throughout the site. (DES-13.1)</p>	<p>The Applicant has included a proffer to commit to plant species native to Virginia.</p>
<p>Landscaping 1.6 The Land Use Plan anticipates new uses abutting the existing retail uses to the south be of similar nature (OM-3, office and mixed-uses) not the industrial use proposed. Further, the proposed data center is outside the existing Data Center Opportunity Overlay District. Given this, staff recommends the Applicant provide a 50' wide, Type C buffer meeting 320 pu/100lf along the entirety of the southern boundary of the site. (DES-1.1)</p>	<p>Buffers are based on <u>use</u> and not what the Comp Plan has the uses for. In any event, if it is office only, a 30 ft. buffer is required and not a 50 ft. buffer.</p> <ul style="list-style-type: none"> • Buffers adjacent to Office: 30 ft. • Buffers adjacent to Commercial: 15 ft.
<p>Stormwater Management 1.7 Please indicate on the GDP where potential stormwater management facility(s) will be located. (ZO 32-700.21.C)</p>	<p>Potential SWM facilities are now shown on sheet 03 of the MZP. Please see the revised MZP provided with this resubmission.</p>
<p>II. Site Specific Concerns</p>	
<p>1.8 On the GDP, please provide the following: a. Show the RPA line in its entirety.</p>	<p>a. The RPA line is now shown in its entirety along the subject property.</p>

<p>b. Show site layout to include how the interior parking lot landscaping requirement will be met. (DCSM 802.44)</p>	<p>b. Parking lot landscaping shall be shown at final site plan review, when a layout has been finalized. Said landscaping will be provided in accordance with the DCSM.</p>
<p>1.9 A small, separate parcel along the southern property line, triangular in shape, is shown to be cleared. Why does this need to be cleared?</p>	<p>The adjoining ROW will be vacated and the small "triangular shape" will be included in the development area.</p>
<p>1.10 Some areas proposed for landscaping/buffering currently are paved or have compacted soils. Staff recommends the Applicant agree to proffer the following language to create soils suitable for planting in these areas:</p> <p>"To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this remediation will be clearly shown on the final site/subdivision plan."</p>	<p>A proffer has been added per Staff's recommendation. Please see the revised Proffer Statement provided with this resubmission.</p>

1.11 Staff has not had the opportunity to walk this site. Additional comments may result from a site visit.	Comment acknowledged.
III. Conflicts with Minimum Development Standards	
None at this time.	Comment acknowledged.

We trust these responses address your comments. Please do not hesitate to contact me if you have any questions or need additional information. Thank you for your assistance in connection with this application.

Very truly yours,
WALSH, COLUCCI, LUBELEY & WALSH, P.C.

Jonelle M. Cameron

JMC/MBH

cc: Chuck Kuhn (email only)
John Cox (email only)
Ryan Goeller (email only)
Clayton Tock (email only)

Application for: **Rezoning** **Proffer Amendment**

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

Project Name: Gardner Property Rezoning

The undersigned, being all of the owner(s), contract purchasers, or the respective duly authorized agents thereof, do hereby petition to change the zoning of the property described below and shown on the accompanying plans, which are made part of this application, as follows:

GPIN	From:	To:	Acres
See ownership chart			

-OR-

The undersigned propose(s) to amend the proffered conditions of Rezoning # _____

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

The subject property is located on both sides of McGraws Corner Drive, north of its intersection with Nolan Road and Gardner Manor Place.

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

Owner of Property*

Authorized Agent(s)*

Name: See ownership chart
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Name: Jonelle Cameron | Marian Harders c/o WCLW
 Mailing Address: 4310 Prince William Parkway, STE 300
 City/State/Zip: Woodbridge, VA 22192
 Phone: 703.680.4664
 Email: jcameron@thelandlawyers.com, mharders@thelandlawyers.com

Contract Purchaser/Lessee*

Engineer*

Name: Delaware Land LLC
 Mailing Address: 4112 Mercure Circle
 City/State/Zip: Sterling, VA 20166
 Phone: _____
 Email: _____

Name: Clayton Tock / Ankur Walia c/o Urban, LTD
 Mailing Address: 4200 D Technology Court
 City/State/Zip: Chantilly, VA 20151
 Phone: _____
 Email: _____

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

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

Signed this _____ day of _____.

Signature of Owner See signature pages

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

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

OWNERSHIP CHART

GPIN		From:	To:	Acres
7397-34-3968	Gardner Station LLC PO Box 983 Gainesville, VA 20156	B-1	PBD	± 5.5082
7397-24-9409	Gardner Station LLC PO Box 983 Gainesville, VA 20156	A-1 B-1	PBD PBD	± 0.056 ± 17.9413
7397-24-7793	Gardner Station LLC PO Box 983 Gainesville, VA 20156	B-1	PBD	± 6.2440
7397-24-2642	Gardner Station LLC PO Box 983 Gainesville, VA 20156	A-1	PBD	± 18.2232
7397-24-5358	Gardner Station LLC PO Box 983 Gainesville, VA 20156	A-1 B-1	PBD PBD	±0.007 ± 0.3968
7397-25-6482	Gardner Girls LLC 14280 Gardner Manor Pl Gainesville, VA 20155	A-1	PBD	± 15.7864
7397-35-2804	Gardner Girls LLC 14280 Gardner Manor PL Gainesville, VA 20155	B-1	PBD	± 5.0496
7397-34-7736	Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, Patricia S. Gardner, Successor Co-Trustee and Michael C. Gardner, Successor Co-Trustee & Carl Mason Gardner Trust, as established by Revocable Trust Agreement of Carl Mason Gardner Dated November 13, 2006, as Amended and Restated on June 13, 2014, Carl Mason Gardner, Co-Trustee and Patricia S. Gardner, Co-Trustee PO BOX 983	B-1	PBD	± 1.2781

	Gainesville, VA 20155			
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GPIN		From:	To:	Acres
7397-34-9413	<p>Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, Patricia S. Gardner, Successor Co-Trustee and Michael C. Gardner, Successor Co-Trustee</p> <p>&</p> <p>Carl Mason Gardner Trust, as established by Revocable Trust Agreement of Carl Mason Gardner Dated November 13, 2006, as Amended and Restated on June 13, 2014, Carl Mason Gardner, Co-Trustee and Patricia S. Gardner, Co-Trustee</p> <p>PO BOX 983 Gainesville, VA 20155</p>	B-1	PBD	± 1.2107
7397-33-5378	<p>Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, Patricia S. Gardner, Successor Co-Trustee and Michael C. Gardner, Successor Co-Trustee</p> <p>&</p> <p>Carl Mason Gardner Trust, as established by Revocable Trust Agreement of Carl Mason Gardner Dated November 13, 2006, as Amended and Restated on June 13, 2014, Carl Mason Gardner, Co-Trustee and Patricia S. Gardner, Co-Trustee</p> <p>PO BOX 983 Gainesville, VA 20155</p>	B-1	PBD	± .2544
7397-44-2126	<p>MK GROUP LLC PO Box 956 Gainesville, VA 20156</p>	B-1	PBD	± 2.1365

7397-44-0054	MK GROUP LLC PO Box 956 Gainesville, VA 20156	B-1	PBD	± 1.7543
7397-34-9643	Michael C. Gardner PO Box 983 Gainesville, VA 20156	B-1	PBD	± .5196
VDOT ROW			PBD	± 1.6558
County ROW			PBD	± 4.632
TOTAL				± 82.6727 AC

APPLICATION FOR REZONING
SIGNATURE PAGE

GPINs: 7397-24-2642, 7397-24-7793, 7397-34-3968, 7397-24-5358, & 7397-24-9409

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

GARDNER STATION LLC

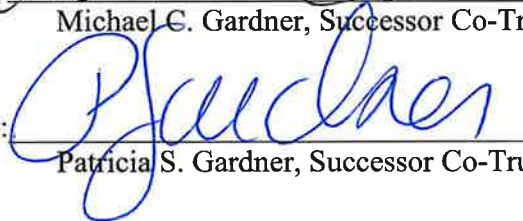
By: GARDNER INVESTMENTS, LLC, its Sole Member

By: Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, Member

Date: 5/20/24

By: 
Michael C. Gardner, Successor Co-Trustee

Date: 5-20-24

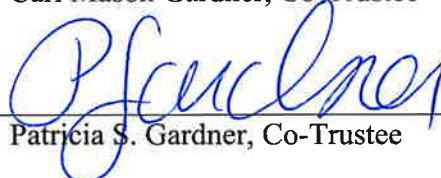
By: 
Patricia S. Gardner, Successor Co-Trustee

By: Carl Mason Gardner Trust as established by Revocable Trust Agreement of Carl Mason Gardner Dated November 13, 2006, as Amended and Restated on June 13, 2014, Member

Date: 5-20-24

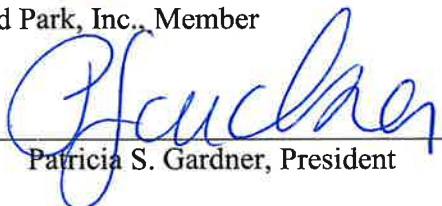
By: 
Carl Mason Gardner, Co-Trustee

Date: 5-20-24

By: 
Patricia S. Gardner, Co-Trustee

By: Hillwood Park, Inc., Member

Date: 5-20-24


By: 
Patricia S. Gardner, President

APPLICATION FOR REZONING

SIGNATURE PAGE

GPINs: 7397-25-6482 & 7397-35-2804

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

Signed this 20th day of MAY, ~~2022~~ 2024 

GARDNER GIRLS LLC

By: 
Name: Patricia Gardner
Title: owner

APPLICATION FOR REZONING

SIGNATURE PAGE


GPINs: 7397-34-7736, 7397-34-9413 & 7397-33-5378

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

Signed this 20th day of MAY, ~~2022~~ 2024 

**CHARLES V. GARDNER TRUST AS ESTABLISHED
BY REVOCABLE TRUST AGREEMENT OF
CHARLES V. GARDNER DATED SEPTEMBER 11,
2006**

By: 
Patricia S. Gardner, Successor Co-Trustee

By: 
Michael C. Gardner, Successor Co-Trustee

APPLICATION FOR REZONING

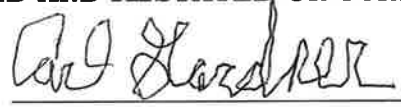
SIGNATURE PAGE

GPINs: 7397-34-7736, 7397-34-9413 & 7397-33-5378

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

Signed this 20th day of MAY, ~~2022~~ 2024 

**CARL MASON GARDNER TRUST AS ESTABLISHED
BY REVOCABLE TRUST AGREEMENT OF CARL
MASON GARDNER DATED NOVEMBER 13, 2006,
AS AMENDED AND RESTATED ON JUNE 13, 2014**

By: 
Carl Mason Gardner, Co-Trustee

By: 
Patricia S. Gardner, Co-Trustee

APPLICATION FOR REZONING

SIGNATURE PAGE

GPINs: 7397-44-0054 & 7397-44-2126

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


Signed this 20th day of MAY, ~~2022~~ 2024 MY

MK GROUP LLC

By:

Name:

Title:


Michael Garver
MANAGER

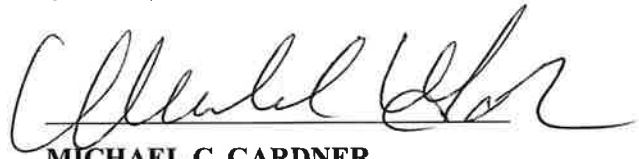
APPLICATION FOR REZONING

SIGNATURE PAGE

GPINs: 7397-34-9643

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

Signed this 20th day of MAY, ~~2022~~ 2024 19



MICHAEL C. GARDNER

Rezoning & Proffer Amendment Application Supplemental Information

*Required information. Proposed Zoning Changes require only one line completed.

Case Name*	Gardner Property Rezoning
Proposal*	Rezone the property to the PBD District to allow for Data Center and substation

<u>Land Information</u>			
Total Area*:		82.6727 acres	
Disturbed Area*	50.4231 acres	Open Space Area	33.0262 acres
Impervious Area*	50.4231 acres	Recreational Area	acres

<u>Structure & Lot Information</u>			
		Non-Residential and Mixed-Use Square Footage	
Residential Lots	_____	Institutional or Educational	_____ sq.ft.
Single Family Lots	_____	Telecomm Cabinet	_____ sq.ft.
Townhouse Lots	_____	Retail or Commercial	_____ sq.ft.
Multi-Family Units	_____	Recreational	_____ sq.ft.
Affordable Units	_____	Industrial	3,601,222 sq.ft.
Non-Residential Lots	_____	Office	_____ sq.ft.
Open Space Lots	_____	Total Proposed Square Footage	0.00 sq.ft.
Accessory Structures	_____		
Landbays	_____	Maximum Square Feet	3,601,222 sq.ft.
Total Allowed Units	_____		

<u>Miscellaneous Improvements</u>	
Proposed Depth	_____ feet
Proposed Width	_____ feet
Proposed Lot Reduction	_____ acres
Excess Building Height	66' bldg height feet
Proposed District Reduction	_____ acres

<u>Proposed Zoning Changes</u>	
Proposed Zoning*	Proposed Zoning Acreage*
PBD	82.6727 acres
	_____ acres
	_____ acres
	_____ acres
	_____ acres
Total Zoning Acreage	82.67270 acres

**DEVELOPMENT ANALYSIS / NARRATIVE STATEMENT
GARDNER PROPERTY REZONING**

May 17, 2024

GPINs: 7397-34-3968, 7397-24-9409, 7397-24-7793, 7397-24-2642, 7397-24-5358, 7397-25-6482, 7397-35-2804, 7397-34-7736, 7397-34-9413, 7397-33-5378, 7397-44-2126, 7397-44-0054, 7397-34-9643, & ROW

Property Owners: Gardner Girls, LLC, Gardner Station LLC, MK Group LLC, Michael C. Gardner, Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, and Carl Mason Gardner Trust as established by Revocable Trust Agreement of Carl Mason Gardner dated November 13, 2006, as Amended and Restated on June 13, 2014

Applicant: Delaware Land LLC

Introduction. The Applicant, Delaware Land LLC (hereinafter, the “Applicant”), is the contract purchaser of the properties identified as GPINs: 7397-34-3968, 7397-24-9409, 7397-24-7793, 7397-24-2642, 7397-24-5358, 7397-25-6482, 7397-35-2804, 7397-34-7736, 7397-34-9413, 7397-33-5378, 7397-44-2126, 7397-44-0054, 7397-34-9643, and ROW (collectively the “Property”). The Property is located at the intersection of Nolan Drive and Gardner Manor Place and McGraws Corner Drive and consists of approximately 81.9112 acres.

The Property is zoned A-1, Agricultural and B-1 General Business. Currently, the A-1 portion of the Property is vacant and a portion of the B-1 Property has an existing campground operating on it. The Applicant is seeking to rezone the Property to PBD, Planned Business District with an M-2, Light Industrial Land Bay to allow development up to 1.0 FAR, and to modify the building height for data center buildings from sixty feet (60') to sixty-six feet (66').

Land Use. The Property is currently zoned A-1, Agricultural and B-1, General Business. The Property is designated as I, Industrial with a T-3 transect zone on the Prince William County Comprehensive Plan Long-Range Land Use Map. The Property is not currently located within the Data Center Opportunity Zone Overlay District but is included in the draft Data Center Opportunity Zone Overlay District comprehensive review map and, as noted above, the Applicant is requesting that the current limits of Data Center Overlay be extended to include the Property. Portions of the Property are located in the Lee Highway (Route 29) Highway Corridor Overlay District and a Historic Sensitivity Area.

The Property abuts B-1 zoned properties to the south, residential zoned properties to the north and west, and on the other side of the railroad tracks to the M-1 zoned properties and a recently rezoned PMD property to allow for data center uses.

Community Design. Development of the Property will be consistent and in harmony with the adjacent data center development. The Applicant has proffered to meet the Data

Center Design Guidelines and is providing a significant tree save area within the existing wetlands adjacent to the residential zoned property.

Cultural Resources. A Cultural Resource Assessment and Record check was completed on March 1, 2022 indicating that “[a]rchaeological and historic sites or graves are recorded on the project area, but no Cultural Resources Survey is required at this time.”

Economic Development. The proposed rezoning is consistent with the County’s objective of enhancing employment opportunities and enhancing the tax base in Prince William County. This rezoning provides the flexibility for the site to be developed as a data center, which will positively affect the economic development opportunities associated with the Property. Tax revenues generated by the ability to develop the Property as a data center use, as well as the other permitted uses on the Property, will result in a positive economic benefit to the County by enhancing the non-residential tax base. Prince William County Economic Development has deemed data centers as a Targeted Industry and this project will be given Targeted Industry Status during the site plan stage.

Environment. An Environmental Constraints Analysis prepared by TNT Environmental, dated May 31, 2022, last revised November 18, 2022, is submitted with this application.

Fire and Rescue. Based on Prince William County’s GIS Public Safety Fire & Rescue Station Finder, the Property appears to be located within a four-minute Response Time Area from Station 4. Station 4 has one ambulance, one medic unit, two pumpers, one brush truck, one heavy rescue, one ladder truck, and one collapse rescue unit.

Housing. The proposed rezoning will have no impact on housing chapter of the Comprehensive Plan.

Libraries. The proposed rezoning will have no impact on the Library element of the Comprehensive Plan.

Parks and Open Space. The proposed rezoning will have no impact on the demand for park acreage and recreational facilities.

Police/CPTED. Based on the Police Facilities map, it appears that the Property will be served by the Eastern District Station. The Applicant does not anticipate impacts to the police levels of service to the Property. The Applicant can address the CPTED strategies and techniques in connection with site plan review when further engineering and design has been completed.

Potable Water. The Property will be served by public water.

Schools. The proposed rezoning will have no impact on schools.

Sewer. The Property will be served by public sewer.

Transportation. A Traffic Impact Analysis prepared by Gorove/Slade dated October 27, 2022, (the "TIA") has been submitted with this Application. As outlined in the TIA the proposed trips would generate 459 AM peak hour trips, 388 PM peak hour trips and 3,539 daily trips. As recommended in the TIA the Applicant has proffered to restripe the southbound approach of McGraws Corner Drive at its intersection with Lee Highway to create a left turn lane, shared thru and left turn lane, and right turn lane. In addition, the Applicant proffered to provide 5 inverted-U bicycle parking spaces per each data center building constructed on the Property.

Waivers & Modifications.

- **Height Modification.** Pursuant to Section 32-400.03.2 of the Zoning Ordinance, the Applicant is requesting a modification to the building height standard in the M-2 landbay from sixty feet (60') to sixty-six feet (66') for data center buildings.

Justification: This modification is requested in order to provide for development of the subject property to allow for a three-story data center building.

In accordance with Section 32-400.03.2 of the Zoning Ordinance, the Board of County Supervisors may, by approval of a special use permit, approve a structure with a height greater than any specific limitation, subject to the following standards:

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

Applicant response: The Applicant is requesting a maximum structure height for data centers not to exceed sixty-six feet (66') and the Applicant has provided a proffer reflecting this maximum height.

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

Applicant response: The subject property is currently zoned A-1 and B-1 and the Applicant is seeking a rezoning to PBD, Planned Business District. The height modification only applies to data center uses on the Property.

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

Applicant response: The subject property is located adjacent to the railroad tracks that have primarily industrial uses included and approved, but not yet constructed, data center use is proposed on one of those properties. The

Applicants request for additional height will be in keeping with adjacent properties, and, because the Applicant is providing significant buffer area between the proposed development area of the Property and the adjacent neighbors, the height will not adversely impact adjacent or nearby properties.

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

Applicant response: The Applicant has included a proffer specifically vetted by the Fire Marshal's office on previous cases to address the building height increase. The Applicant will continue to work with the County Fire Marshal's office as part of this application process and/or site plan review to obtain written certification.

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

Applicant response: The Applicant has met all other requirements of this chapter.

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

Applicant response: The Property is not located within the Airport Overlay District and should not have an adverse impact on aerial navigation.

- **FAR Modification.** Pursuant to Sec. 32-400.04.3 to permit an FAR greater than what is permitted by-right in the underlying zoning district.

Justification: Aligning with the BOCS' policy of allowing increased FAR for data centers, the Applicant is seeking this rezoning to increase the permitted maximum FAR to 1.0. Because the Applicant is seeking a height modification, the proposed FAR modification is also needed. As noted above, the Property is not currently located within the Data Center Opportunity Zone Overlay District but is included in the draft Data Center Opportunity Zone Overlay District comprehensive review map, which permits up to a 1.0 FAR.

- **Use Modification.** Modification of the uses permitted by right pursuant to Section 32-404.05 of the Zoning Ordinance to permit data centers and an electric substation by-right on the Property.

Justification: The Property is surrounded by data center buildings and industrial buildings on the other side of the railroad track. In addition, the County's Stantech

Report outlined two areas in which the Data Center Overlay District should be expanded, this Property being one of them. The proposed development will be in substantial conformance with the Master Zoning Plan and the Applicant has proffered specific development standards to mitigate any potential impacts of the proposed data center use.

- **Perimeter Buffer Modification.** Pursuant to Section 32-404.05.1 of the Prince William County Zoning Ordinance, to allow a modification of the perimeter buffer to provide the perimeter buffer as shown on the MZP.

Justification: The Applicant is requesting modification along portions of the property boundary that abut other data center buildings, industrial buildings, the railroad tracks and existing commercial or office uses where there is zero or minimal difference between the uses. The required perimeter buffer will be provided along those portions of the property abutting residential development.

DEVELOPMENT ANALYSIS / NARRATIVE STATEMENT
GARDNER PROPERTY REZONING

~~December 15, 2022~~

May 17, 2024

GPINs: 7397-34-3968, 7397-24-9409, 7397-24-7793, 7397-24-2642, 7397-24-5358, 7397-25-6482, 7397-35-2804, 7397-34-7736, 7397-34-9413, 7397-33-5378, 7397-44-2126, 7397-44-0054, 7397-34-9643, & ROW

Property Owners: Gardner Girls, LLC, Gardner Station LLC, MK Group LLC, Michael C. Gardner, Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, and Carl Mason Gardner Trust as established by Revocable Trust Agreement of Carl Mason Gardner dated November 13, 2006, as Amended and Restated on June 13, 2014

Applicant: Delaware Land LLC

Introduction. The Applicant, Delaware Land LLC (hereinafter, the “Applicant”), is the contract purchaser of the properties identified as GPINs: 7397-34-3968, 7397-24-9409, 7397-24-7793, 7397-24-2642, 7397-24-5358, 7397-25-6482, 7397-35-2804, 7397-34-7736, 7397-34-9413, 7397-33-5378, 7397-44-2126, 7397-44-0054, 7397-34-9643, and ROW (collectively the “Property”). The Property is located at the intersection of Nolan Drive and Gardner Manor Place and McGraws Corner Drive and consists of approximately 81.9112 acres.

The Property is zoned A-1, Agricultural and B-1 General Business. Currently, the A-1 portion of the Property is vacant and a portion of the B-1 Property has an existing campground operating on it. The Applicant is seeking to rezone the Property to PBD, Planned Business District with an M-2, Light Industrial Land Bay to allow ~~for the~~ development ~~of 1,787,266 square feet of data center space~~ up to 1.0 FAR, and to modify the building height for data center buildings from sixty feet (60') to ~~eighty feet (80')~~, ~~and to request an extension of the Data Center Opportunity Zone Overlay District to include the Property~~ sixty-six feet (66').

Land Use. The Property is currently zoned A-1, Agricultural and B-1, General Business. The Property is designated as I, Industrial with a T-3 transect zone on the Prince William County Comprehensive Plan Long-Range Land Use Map. The Property is not currently located within the Data Center Opportunity Zone Overlay District but is included in the draft Data Center Opportunity Zone Overlay District comprehensive review map and, as noted above, the Applicant is requesting that the current limits of Data Center Overlay be extended to include the Property. Portions of the Property are located in the Lee Highway (Route 29) Highway Corridor Overlay District and a Historic Sensitivity Area.

The Property abuts B-1 zoned properties to the south, residential zoned properties to the north and west, and on the other side of the railroad tracks to the M-1 zoned properties and a recently rezoned PMD property to allow for data center uses.

Community Design. Development of the Property will be consistent and in harmony with the adjacent data center development. The Applicant has proffered to meet the Data Center Design Guidelines and is providing a significant tree save area within the existing wetlands adjacent to the residential zoned property.

Cultural Resources. A Cultural Resource Assessment and Record check was completed on March 1, 2022 indicating that “[a]rchaeological and historic sites or graves are recorded on the project area, but no Cultural Resources Survey is required at this time.”

Economic Development. The proposed rezoning is consistent with the County's objective of enhancing employment opportunities and enhancing the tax base in Prince William County. This rezoning provides the flexibility for the site to be developed as a data center, which will positively affect the economic development opportunities associated with the Property. Tax revenues generated by the ability to develop the Property as a data center use, as well as the other permitted uses on the Property, will result in a positive economic benefit to the County by enhancing the non-residential tax base. Prince William County Economic Development has deemed data centers as a Targeted Industry and this project will be given Targeted Industry Status during the site plan stage.

Environment. An Environmental Constraints Analysis prepared by TNT Environmental, dated May 31, 2022, last revised November 18, 2022, is submitted with this application.

Fire and Rescue. Based on Prince William County's GIS Public Safety Fire & Rescue Station Finder, the Property appears to be located within a four-minute Response Time Area from Station 4. Station 4 has one ambulance, one medic unit, two pumpers, one brush truck, one heavy rescue, one ladder truck, and one collapse rescue unit.

Housing. The proposed rezoning will have no impact on housing chapter of the Comprehensive Plan.

Libraries. The proposed rezoning will have no impact on the Library element of the Comprehensive Plan.

Parks and Open Space. The proposed rezoning will have no impact on the demand for park acreage and recreational facilities.

Police/CPTED. Based on the Police Facilities map, it appears that the Property will be served by the Eastern District Station. The Applicant does not anticipate impacts to the police levels of service to the Property. The Applicant can address the CPTED strategies and techniques in connection with site plan review when further engineering and design has been completed.

Potable Water. The Property will be served by public water.

Schools. The proposed rezoning will have no impact on schools.

Sewer. The Property will be served by public sewer.

Transportation. A Traffic Impact Analysis prepared by Gorove/Slade dated October 27, 2022, (the "TIA") has been submitted with this Application. As outlined in the TIA the proposed trips would generate 459 AM peak hour trips, 388 PM peak hour trips and 3,539 daily trips. As recommended in the TIA the Applicant has proffered to restripe the southbound approach of McGraws Corner Drive at its intersection with Lee Highway to create a left turn lane, shared thru and left turn lane, and right turn lane. In addition, the Applicant proffered to provide 5 inverted-U bicycle parking spaces per each data center building constructed on the Property.

Waivers & Modifications.

- **Height Modification.** Pursuant to Section 32-400.03.2 of the Zoning Ordinance, the Applicant is requesting a modification to the building height standard in the M-2 District Landbay from sixty feet (60') to ~~eighty-sixty-six~~ feet (~~8066~~') for data center buildings.

Justification: This modification is requested in order to provide for development of the subject property to allow for a three-story data center building.

In accordance with Section 32-400.03.2 of the Zoning Ordinance, the Board of County Supervisors may, by approval of a special use permit, approve a structure with a height greater than any specific limitation, subject to the following standards:

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

Applicant response: The Applicant is requesting a maximum structure height for data centers not to exceed ~~eighty-sixty-six~~ feet (~~8066~~') and the Applicant has provided a proffer reflecting this maximum height.

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

Applicant response: The subject property is currently zoned A-1 and B-1 and the Applicant is seeking a rezoning to M-2PBD, Planned Business District. The height modification only applies to data center uses on the Property.

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

Applicant response: The subject property is located adjacent to the railroad tracks that have primarily industrial uses included and approved, but not yet constructed, data center use is proposed on one of those properties. The Applicants request for additional height will be in keeping with adjacent properties, and, because the Applicant is providing significant buffer area between the proposed development area of the Property and the adjacent neighbors, the height will not adversely impact adjacent or nearby properties.

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

Applicant response: The Applicant has included a proffer specifically vetted by the Fire Marshal's office on previous cases to address the building height increase. The Applicant will continue to work with the County Fire Marshal's office as part of this application process and/or site plan review to obtain written certification.

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

Applicant response: The Applicant has met all other requirements of this chapter.

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

Applicant response: The Property is not located within the Airport Overlay District and should not have an adverse impact on aerial navigation.

- **FAR Modification.** Pursuant to Sec. 32-400.04.3 to permit an FAR greater than what is permitted by-right in the underlying zoning district.

Justification: Aligning with the BOCS' policy of allowing increased FAR for data centers, the Applicant is seeking this rezoning to increase the permitted maximum FAR to 1.0 ~~to allow for the maximum gross floor area to be 1,787,266 square feet.~~ Because the Applicant is seeking a height modification, the proposed FAR modification is also needed. As noted above, the Property is not currently located within the Data Center Opportunity Zone Overlay District but is included in the draft

Data Center Opportunity Zone Overlay District comprehensive review map, which permits up to a 1.0 FAR.

[P1227642.DOCX](#)

- **Use Modification.** Modification of the uses permitted by right pursuant to Section 32-404.05 of the Zoning Ordinance to permit data centers and an electric substation by-right on the Property.

Justification: The Property is surrounded by data center buildings and industrial buildings on the other side of the railroad track. In addition, the County's Stantech Report outlined two areas in which the Data Center Overlay District should be expanded, this Property being one of them. The proposed development will be in substantial conformance with the Master Zoning Plan and the Applicant has proffered specific development standards to mitigate any potential impacts of the proposed data center use.

- **Perimeter Buffer Modification.** Pursuant to Section 32-404.05.1 of the Prince William County Zoning Ordinance, to allow a modification of the perimeter buffer to provide the perimeter buffer as shown on the MZP.

Justification: The Applicant is requesting modification along portions of the property boundary that abut other data center buildings, industrial buildings, the railroad tracks and existing commercial or office uses where there is zero or minimal difference between the uses. The required perimeter buffer will be provided along those portions of the property abutting residential development.

[P1427257.DOCX](#)

PROFFER STATEMENT

RE: REZ2023-00018, Gardner Property Rezoning
Record Owners: Gardner Girls, LLC, Gardner Station LLC, MK Group LLC, Michael C. Gardner, Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, and Carl Mason Gardner Trust as established by Revocable Trust Agreement of Carl Mason Gardner dated November 13, 2006, as Amended and Restated on June 13, 2014
Applicant: Delaware Land LLC
Properties: GPINs: 7397-34-3968, 7397-24-9409, 7397-24-7793, 7397-24-2642, 7397-24-5358, 7397-25-6482, 7397-35-2804, 7397-34-7736, 7397-34-9413, 7397-33-5378, 7397-44-2126, 7397-44-0054, 7397-34-9643, & ROW (collectively the "Property")
Brentsville Magisterial District
±82.6727 acres
A-1, Agricultural & B-1, General Business to PBD, Planned Business District
Date: May 17, 2024

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions, and shall supersede all other proffers made prior hereto, including proffers associated with #REZ1994-0016, Hillwood Mobile Home Sales, Inc. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void and proffers associated with #REZ1994-0016 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. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest.

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

Proffer Statement

REZ2023-00018 Gardner Property Rezoning

Record Owners: Gardner Station LLC, Gardner Girls, LLC, MK Group LLC, Michael C. Gardner, Gardner, Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, and Carl Mason Gardner Trust as established by Revocable Trust Agreement of Carl Mason Gardner dated November 13, 2006, as Amended and Restated on June 13, 2014

May 17, 2024

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For purposes of reference in this Proffer Statement, the General Development Plan (the “GDP”) shall be the plan prepared by Urban, Ltd. entitled “Gardner Property,” dated May 17, 2024, consisting of the following sheets:

- Cover Sheet;
- General Development Plan;
- Utility Plan;
- Transportation Plan; and
- Open Space Plan and Landscape Plan

USE & DEVELOPMENT

1. Master Zoning Plan: The Property shall be developed in substantial conformance with the MZP, subject to changes approved by the County in connection with site plan review.

2. Use Parameters: The Property shall be developed in accordance with the PBD, Planned Business District and 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”). All uses permitted in the PBD and M-2 Zoning Districts shall be permitted on the Property. In addition, pursuant Section 32-404.05 of the Zoning Ordinance, data centers and electric substations shall be permitted on the Property by-right. Notwithstanding the above, the following uses shall be prohibited:
 - a. Bus Station, commercial.
 - b. Flea market.
 - c. Heliport.
 - d. Helistop.
 - e. Marina.
 - f. Racetrack (equestrian or motorized).
 - g. Radio or TV broadcasting station.
 - h. Railroad passenger station.
 - i. Ranges, shooting, indoor or outdoor.

Proffer Statement

REZ2023-00018 Gardner Property Rezoning

Record Owners: Gardner Station LLC, Gardner Girls, LLC, MK Group LLC, Michael C. Gardner, Gardner, Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, and Carl Mason Gardner Trust as established by Revocable Trust Agreement of Carl Mason Gardner dated November 13, 2006, as Amended and Restated on June 13, 2014

May 17, 2024

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- j. Recycling collection points.
 - k. Trade or convention center.
 - l. Stadium or arena, indoor or outdoor.
 - m. Water transportation facility.
3. Floor Area Ratio: Pursuant to Section 32-400.04.3 of the Zoning Ordinance, the maximum floor area ratio ("FAR") for any data center/data center associated use on the Property may be up to 1.0 FAR. The FAR shall be calculated as the cumulative total on the Property and not on a percentage of each subdivided parcel. In addition, at the time each site plan is filed on the Property, a running tabulation of the approved uses on the balance of the Property, and as reflected on approved final site plans, shall be provided to evidence compliance with this proffer.
4. Height: The maximum height of any data center building, exclusive of rooftop equipment, and elevator over-rides, located on the Property may be sixty-six feet (66'). Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning.
5. Open Space: For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual Land Bays or parcels within a Land Bay. With each site/subdivision plan submitted, the Applicant will provide a cumulative tabulation of the open space and tree canopy coverage calculations for the entire Property, in order to ensure that Ordinance requirements will have been satisfied upon full buildout.

COMMUNITY DESIGN

6. Architecture: Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4.(A) – (F) of the Prince William County Zoning Ordinance. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include four of the design elements listed therein on principal building facades. Prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations to the Planning Director to ensure compliance.

Proffer Statement

REZ2023-00018 Gardner Property Rezoning

Record Owners: Gardner Station LLC, Gardner Girls, LLC, MK Group LLC, Michael C. Gardner, Gardner, Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, and Carl Mason Gardner Trust as established by Revocable Trust Agreement of Carl Mason Gardner dated November 13, 2006, as Amended and Restated on June 13, 2014

May 17, 2024

Page 4 of 10

7. Landscaping: The Applicant shall provide landscaping in general conformance with the Open Space Plan. All new plantings shall be native to Virginia. In the event that plantings native to Virginia are unavailable during construction, the Applicant may utilize alternative plantings that are similar in nature to species native to Virginia.
8. Lighting: Exterior lighting fixtures shall be energy-saving and shall include focused sharp cut-off designs that direct light downward and into the interior of the Property and away from adjacent roads and/or adjacent properties. Exterior fixtures shall be fully shielded to prevent glare from projecting onto the adjacent residential properties.
9. Sustainability Measures: As a condition of the first final site plan approval and/or building permit approval, the Applicant shall, provide a minimum of eight (8) sustainability measures to be incorporated into the applicable site plan or building documents. Such measures shall be coordinated in consultation with the Sustainability Officer, and may include, but are not limited to, the following:
 - a. Use of available recycled aggregate materials for private roadways;
 - b. Use of sustainable building materials including, but not limited to, manufactured concrete in the construction of the data center building;
 - c. Recycling of construction material waste as accepted by recycling markets;
 - d. Use of available high recycled content construction materials;
 - e. LED site and interior lighting;
 - f. Heat reflective roofing materials;
 - g. Design the data center building to operate below an annualized 1.5 PUE (Power Utilization Effectiveness) standard;
 - h. Use of indoor environmental quality measures such as, but not limited to, adequate ventilation and exhaust, moisture control, etc.;
 - i. Minimum of two (2) electric vehicle ("EV") charging stations per data center building;
 - j. Preparation and implementation of a winter management plan;
 - k. Install water efficient landscape materials;
 - l. Encourage fuel storage that limits impacts on the environment from potential spills; and/or
 - m. Spill contingency plan, including placement of spill response kits, related to any on-site fuel storage areas.

Proffer Statement

REZ2023-00018 Gardner Property Rezoning

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May 17, 2024

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10. Monument Sign: Any new freestanding monument sign on the Property shall not exceed ten feet (10') in height and low-growth landscaping shall be provided around the base of the monument sign.

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

12. Emergency Operations: Emergency operations shall not be subject to the limitations outlined in Proffer 11 above. For the purposes of this section, the term

Proffer Statement

REZ2023-00018 Gardner Property Rezoning

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“emergency” shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility.

13. Sound Studies: Prior to the approval of each final site plan for the Property that includes a data center building, the Applicant shall provide a Sound Study (the “Sound Study”) that is specific to the proposed site layout and building type to ensure compliance with the maximum permissible sound levels as outlined in Proffer 11. This Sound Study shall include recommendations for any necessary mitigation measures and the Applicant shall implement the mitigation measures on the final site plan as a condition of final site plan approval. In the event mitigation measures are building related, said measures shall be included in the building plans prior to the issuance of a building permit. The Applicant shall be responsible for the cost and expenses for said acoustical consultant to perform the work outlined in these proffers.

ENVIRONMENT

14. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.
15. Stormwater Management: Stormwater Management Facilities (SWM) and Best Management Practices (BMP) for the Property shall be provided for each phase as the site is developed. Final location of said facilities shall be determined at the time of final site plan approval. To the greatest extent practicable, stormwater management facilities shall be located in areas that were previously disturbed.
16. The Applicant agrees that fuels, oils, anti-freeze, solvents, or other pollutants or flammable substances shall be properly disposed of or recycled and shall not be discharged into the storm water system, sanitary sewer, on the ground or surface water unless approved by the Prince William County Service Authority in connection with site plan approval.

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17. Compacted Soils: To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot islands and buffers, which have been subject to pavement and/or compaction shall have, prior to planting: a) all foreign materials (asphalt, concrete, rock, gravel, debris, etc.) removed and the soil loosened to a depth of a minimum of 3', and b) a top dressing of 4" to 6" of clean topsoil provided. This topsoil shall be a loam, sandy loam, clay loam, silt loam, or sandy clay loam. The topsoil shall not be a mixture of or contain contrasting textured subsoils. The topsoil shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, sticks, roots, trash, or other materials larger than 1" in diameter and shall not contain gravel. The topsoil shall contain a minimum of 5% natural fine organic matter, such as leaf mold, peat moss, etc. Areas to receive this remediation will be clearly shown on the final site/subdivision plan.

18. Limits of Clearing & Grading: The Applicant shall limit clearing and grading to within those areas depicted on the GDP subject to minor revisions in accordance with final engineering considerations at the time of final site plan review and approval. In the event the Applicant is required to provide updated wetlands/resource protection studies, and/or cultural resource studies, and those studies allow or require a change in the limits of clearing and grading shown on the GDP, the Applicant shall be permitted to make such changes as may be necessary during final site plan approval. Those areas outside the limits of clearing shall remain in their natural undisturbed condition with the exception of the installation and maintenance of crossings for: utility connections, 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 shall be kept to a minimum. The foregoing restrictions shall not preclude the Applicant from utilizing the natural open space areas for stormwater management/BMP calculations and credits. The Property owner shall have the right to prune and remove objectionable vegetation, such as poison ivy, poison oak, etc., as well as damaged and/or diseased vegetation.

FIRE AND RESCUE

19. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area constructed on the Property. Said contribution shall be used

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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.

20. 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 shall be contingent upon full compliance with Virginia Uniform Statewide Building Code requirements.

TRANSPORTATION

21. Access: Subject to Prince William County Department of Transportation ("PWCOT") and the Virginia Department of Transportation ("VDOT") approval, access to the Property shall be provided from McGraws Corner Drive, as shown on the GDP.
22. Bicycle Rack: The Applicant shall provide five (5) inverted-U bicycle parking spaces for each data center building constructed on the Property, unless waived or reduced by Prince William County Department of Transportation at final site plan.
23. McGraws Corner Drive: The Applicant shall restripe the southbound approach of McGraws Corner Drive at its intersection with Lee Highway to create a left turn lane, shared thru and left turn lane, and right turn lane.
24. Vacation of Right-of-Way: The Applicant's obligation to construct in substantial conformance with the MZP and other obligations contained in these proffers shall be contingent upon the Board taking whatever action may be necessary by it to finalize abandonment or vacation of portions of McGraws Corner Drive, and Nolan Road, as those roads adjoin or pass through the Property. The obligations contained in these proffers shall also be contingent upon the Board taking whatever action may be necessary by it to authorize the Chairman of said Board to convey by deed to the Applicant, at no cost to Applicant, the right of way so abandoned. The obligations contained in these proffers shall also be contingent upon VDOT taking whatever action may be necessary by it to authorize the

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conveyance by deed to the Applicant those road segments identified on the MZP as Gardner Manor Place and Hillcrest Farm Lane, at no cost to Applicant, the right of way so abandoned.

- 25. Private Streets: All internal streets located within the project area shall be private streets, and shall be maintained by the Applicant.
- 26. Nolan Road Cul-de-sac: Subject to County and VDOT approval, upon the abandonment of that portion of Nolan Road referenced in Proffer / above, and subject to obtaining necessary off-site right of way, the Applicant shall construct a cul-de-sac at the terminus of Nolan Road as generally shown on the GDP.

WATER AND SANITARY SEWER

- 27. All development on the Property shall be connected 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.

MISCELLANEOUS

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

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WAIVERS/MODIFICATIONS

29. Pursuant to Section 32-400.03.2 of the Prince William County Zoning Ordinance, the building height for data center buildings, exclusive of rooftop equipment, and elevator over-rides, shall not exceed sixty-six feet (66'). Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning.
30. Pursuant to Section 32-400.04.3 of the Prince William County Zoning Ordinance, a modification to increase the maximum FAR to 1.0 for data center uses.
31. Pursuant to Section 32-404.05.1 of the Prince William County Zoning Ordinance, to allow a modification of the perimeter buffer to allow the perimeter buffer as shown on the MZP.
32. Modification of the uses permitted by right pursuant to Section 32-404.05 of the Zoning Ordinance to permit data centers and an electric substation by-right on the Property.

[SIGNATURE ON FOLLOWING PAGE]

PROFFER STATEMENT

RE: ~~REZ2023-XXXXX~~REZ2023-00018, Gardner Property Rezoning
Record Owners: Gardner Girls, LLC, Gardner Station LLC, MK Group LLC, Michael C. Gardner, Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, and Carl Mason Gardner Trust as established by Revocable Trust Agreement of Carl Mason Gardner dated November 13, 2006, as Amended and Restated on June 13, 2014
Applicant: Delaware Land LLC
Properties: GPINs: 7397-34-3968, 7397-24-9409, 7397-24-7793, 7397-24-2642, 7397-24-5358, 7397-25-6482, 7397-35-2804, 7397-34-7736, 7397-34-9413, 7397-33-5378, 7397-44-2126, 7397-44-0054, 7397-34-9643, & ROW (collectively the "Property")
Brentsville Magisterial District
~~±81.9122~~±82.6727 acres
A-1, Agricultural & B-1, General Business to ~~M-2~~PBD, ~~Light Industrial~~Planned Business District
Date: ~~December 27~~May 17, 2022 2024

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions, and shall supersede all other proffers made prior hereto, including proffers associated with #REZ1994-0016, Hillwood Mobile Home Sales, Inc. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void and proffers associated with #REZ1994-0016 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. The term "Applicant" as referenced herein shall include within its meaning all future owners and successors in interest.

"Final rezoning" shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the

Proffer Statement

~~REZ2023-XXXXX~~, [REZ2023-00018](#) Gardner Property Rezoning

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Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

For purposes of reference in this Proffer Statement, the General Development Plan (the "GDP") shall be the plan prepared by Urban, Ltd. entitled "Gardner Property," dated ~~December 27~~[May 17](#), ~~2022~~ [2024](#), consisting of the following sheets:

- Cover Sheet;
- General Development Plan;
- Utility Plan;
- Transportation Plan; and
- Open Space Plan [and Landscape Plan](#)

USE & DEVELOPMENT

1. ~~General Development~~ Master Zoning Plan: The Property shall be developed in substantial conformance with the ~~GDP~~[MZP](#), subject to changes approved by the County in connection with site plan review.

2. Use Parameters: The Property shall be developed in accordance with the [PBD, Planned Business District and 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"). All uses permitted in the [PBD and M-2 Zoning District-Districts](#) shall be permitted on the Property. In addition, pursuant Section 32-404.05 of the Zoning Ordinance, data centers and electric substations shall be permitted on the Property by-right. Notwithstanding the above, the following uses shall be prohibited:
 - a. Bus Station, commercial.
 - b. Flea market.
 - c. Heliport.
 - d. Helistop.
 - e. Marina.
 - f. Racetrack (equestrian or motorized).
 - g. Radio or TV broadcasting station.

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- h. Railroad passenger station.
- i. Ranges, shooting, indoor or outdoor.
- j. Recycling collection points.
- k. Trade or convention center.
- l. Stadium or arena, indoor or outdoor.
- m. Water transportation facility.

~~n. Mobile home or trailer court.~~

~~o. Labor camp.~~

~~p. Junkyard or stockyard; provided that this shall not preclude the temporary use of construction trailers, or staging areas for construction materials during periods of construction, reconstruction, or maintenance.~~

~~q. Landfill, garbage dump, or other facility for the dumping, disposing, incinerating, or reduction of garbage, exclusive of garbage compactors located within or near any building.~~

~~r. Heavy or chemical intensive manufacturing (including, but not limited to steel production or chemical or petrochemical manufacturing) or operations which store explosive chemicals.~~

~~3. Data Center Opportunity Zone Overlay District: Approval of this rezoning shall constitute a modification of the Data Center Opportunity Zone Overlay District map boundary to fully include the Property.~~

4.3. Floor Area Ratio: Pursuant to Section 32-400.04.3 of the Zoning Ordinance, the maximum floor area ratio ("FAR") for any data center/data center associated use on the Property may be up to 1.0 FAR. The FAR shall be calculated as the cumulative total on the Property and not on a percentage of each subdivided parcel. In addition, at the time each site plan is filed on the Property, a running tabulation of the approved uses on the balance of the Property, and as reflected on approved final site plans, shall be provided to evidence compliance with this proffer.

5.4. Height: Pursuant to ~~Section 32-400.03.2, the~~ The maximum height of any data center building ~~-, exclusive of rooftop equipment, and elevator over-rides, located~~ on the Property may be ~~eighty-sixty-six~~ feet (80'6"). Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning.

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- ~~6.5.~~ Open Space: For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual Land Bays or parcels within a Land Bay. With each site/subdivision plan submitted, the Applicant will provide a cumulative tabulation of the open space and tree canopy coverage calculations for the entire Property, in order to ensure that Ordinance requirements will have been satisfied upon full buildout.

COMMUNITY DESIGN

- ~~7.6.~~ Architecture: Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4.(A) – (F) of the Prince William County Zoning Ordinance. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include ~~three~~ four of the design elements listed therein on principal building facades. Prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations to the Planning Director to ensure compliance.
- ~~8.7.~~ Landscaping: The Applicant shall provide landscaping in general conformance with the Open Space Plan. All new plantings shall be native to Virginia. In the event that plantings native to Virginia are unavailable during construction, the Applicant may utilize alternative plantings that are similar in nature to species native to Virginia.
- ~~9.8.~~ Lighting: Exterior lighting fixtures shall be energy-saving and shall include focused sharp cut-off designs that direct light downward and into the interior of the Property and away from adjacent roads and/or adjacent properties. Exterior fixtures shall be fully shielded to prevent glare from projecting onto the adjacent residential properties.
- ~~10.9.~~ Sustainability Measures: As a condition of the first final site plan approval and/or building permit approval, the Applicant shall, provide a minimum of eight (8) sustainability measures to be incorporated into the applicable site plan or building documents. Such measures shall be coordinated in consultation with the ~~County's~~ Sustainability Officer, ~~determine if site/building sustainability measures are~~

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~~appropriate for the Property. Such measures~~ and may include, but are not limited to the following:

- a. Use of available recycled aggregate materials for private roadways;
- ~~b. Aeration of ponds using solar power;~~
- b. Use of sustainable building materials including, but not limited to, manufactured concrete in the construction of the data center building;
- c. Recycling of construction material waste as accepted by recycling markets;
- d. Use of available high recycled content construction materials;
- e. LED site and interior lighting; ~~or~~
- f. Heat reflective roofing materials;
- g. Design the data center building to operate below an annualized 1.5 PUE (Power Utilization Effectiveness) standard;
- h. Use of indoor environmental quality measures such as, but not limited to, adequate ventilation and exhaust, moisture control, etc.;
- i. Minimum of two (2) electric vehicle (“EV”) charging stations per data center building;
- j. Preparation and implementation of a winter management plan;
- k. Install water efficient landscape materials;
- l. Encourage fuel storage that limits impacts on the environment from potential spills; and/or
- m. Spill contingency plan, including placement of spill response kits, related to any on-site fuel storage areas.

10. Monument Sign: Any new freestanding monument sign on the Property shall not exceed ten feet (10’) in height and low-growth landscaping shall be provided around the base of the monument sign.

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

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emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 10:00 p.m. and 7:00 a.m. weekdays and from 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 55 dBA (in residential and mixed use zoning districts), 60 dBA (in commercial and office zoning districts), and 72 dBA (in industrial zoning districts). Such levels shall be measured at the Property boundary or at any point within any other property affected by the noise. When a noise source can be identified and its noise measured in more than one zoning district classification, the limits of the sound levels referenced in this proffer shall apply. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 7:00 a.m. and 10:00 p.m. weekdays and between the hours of 9:00 a.m. and 10:00 p.m. on Saturdays, Sundays and legal holidays observed by county government operates or causes to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, alleys or appurtenances thereto in the outdoors shall not be subject to the levels enumerated above. Additionally, persons performing construction of public projects, repair or maintenance work for such projects or persons performing work for private or public utilities for the repair of facilities or restoration of services shall not be subject to the levels enumerated above. Furthermore, substations shall not be subject to the levels enumerated above.

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mitigation measures are building related, said measures shall be included in the building plans prior to the issuance of a building permit. The Applicant shall be responsible for the cost and expenses for said acoustical consultant to perform the work outlined in these proffers.

ENVIRONMENT

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- ~~42-15.~~ 15. Stormwater Management: Stormwater Management Facilities (SWM) and Best Management Practices (BMP) for the Property shall be provided for each phase as the site is developed. Final location of said facilities shall be determined at the time of final site plan approval. To the greatest extent practicable, stormwater management facilities shall be located in areas that were previously disturbed.
- ~~43-16.~~ 16. The Applicant agrees that fuels, oils, anti-freeze, solvents, or other pollutants or flammable substances shall be properly disposed of or recycled and shall not be discharged into the storm water system, sanitary sewer, on the ground or surface water unless approved by the Prince William County Service Authority in connection with site plan approval.
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[Areas to receive this remediation will be clearly shown on the final site/subdivision plan.](#)

~~14-18.~~ 18. Limits of Clearing & Grading: The Applicant shall limit clearing and grading to within those areas depicted on the GDP subject to minor revisions in accordance with final engineering considerations at the time of final site plan review and approval. In the event the Applicant is required to provide updated wetlands/resource protection studies, and/or cultural resource studies, and those studies allow or require a change in the limits of clearing and grading shown on the GDP, the Applicant shall be permitted to make such changes as may be necessary during final site plan ~~approval.~~ approval. Those areas outside the limits of clearing shall remain in their natural undisturbed condition with the exception of the installation and maintenance of crossings for: utility connections, 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 shall be kept to a minimum. The foregoing restrictions shall not preclude the Applicant from utilizing the natural open space areas for stormwater management/BMP calculations and credits. The Property owner shall have the right to prune and remove objectionable vegetation, such as poison ivy, poison oak, etc., as well as damaged and/or diseased vegetation.

FIRE AND RESCUE

~~15-19.~~ 19. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of building area constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of the issuance of a building permit release letter for each building constructed on the Property.

~~16-20.~~ 20. 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 shall be contingent upon full compliance with Virginia Uniform Statewide Building Code requirements.

Proffer Statement

~~REZ2023-XXXXX~~, [REZ2023-00018](#) Gardner Property Rezoning
Record Owners: Gardner Station LLC, Gardner Girls, LLC, MK Group LLC, Michael C. Gardner, Gardner, Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, and Carl Mason Gardner Trust as established by Revocable Trust Agreement of Carl Mason Gardner dated November 13, 2006, as Amended and Restated on June 13, 2014

~~December 15, 2022~~

[May 17, 2024](#)

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TRANSPORTATION

- ~~17-21.~~ Access: Subject to Prince William County Department of Transportation (“PWCOT”) and the Virginia Department of Transportation (“VDOT”) approval, access to the Property shall be provided from McGraws Corner Drive, as shown on the GDP.
- ~~18-22.~~ Bicycle Rack: The Applicant shall provide five (5) inverted-U bicycle parking spaces for each data center building constructed on the Property, unless waived or reduced by Prince William County Department of Transportation at final site plan.
- ~~19-23.~~ McGraws Corner Drive: The Applicant shall restripe the southbound approach of McGraws Corner Drive at its intersection with Lee Highway to create a left turn lane, shared thru and left turn lane, and right turn lane.
24. Vacation of Right-of-Way: The Applicant’s obligation to construct in substantial conformance with the MZP and other obligations contained in these proffers shall be contingent upon the Board taking whatever action may be necessary by it to finalize abandonment or vacation of portions of McGraws Corner Drive, and Nolan Road, as those roads adjoin or pass through the Property. The obligations contained in these proffers shall also be contingent upon the Board taking whatever action may be necessary by it to authorize the Chairman of said Board to convey by deed to the Applicant, at no cost to Applicant, the right of way so abandoned. The obligations contained in these proffers shall also be contingent upon VDOT taking whatever action may be necessary by it to authorize the conveyance by deed to the Applicant those road segments identified on the MZP as Gardner Manor Place and Hillcrest Farm Lane, at no cost to Applicant, the right of way so abandoned.
25. Private Streets: All internal streets located within the project area shall be private streets, and shall be maintained by the Applicant.
26. Nolan Road Cul-de-sac: Subject to County and VDOT approval, upon the abandonment of that portion of Nolan Road referenced in Proffer / above, and

Proffer Statement

~~REZ2023-XXXXX~~, [REZ2023-00018](#) Gardner Property Rezoning
Record Owners: Gardner Station LLC, Gardner Girls, LLC, MK Group LLC, Michael C. Gardner, Gardner, Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, and Carl Mason Gardner Trust as established by Revocable Trust Agreement of Carl Mason Gardner dated November 13, 2006, as Amended and Restated on June 13, 2014

~~December 15, 2022~~

[May 17, 2024](#)

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[subject to obtaining necessary off-site right of way, the Applicant shall construct a cul-de-sac at the terminus of Nolan Road as generally shown on the GDP.](#)

WATER AND SANITARY SEWER

~~20-27.~~ 21. All development on the Property shall be connected 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.

MISCELLANEOUS

~~21-28.~~ 21. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors ("Board") within eighteen (18) months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in this Proffer Statement which are paid to the Board after eighteen (18) months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid they shall be adjusted by the percentage change in the CPI-U from that date eighteen (18) months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6 percent (6%) per year, non-compounded.

Proffer Statement

~~REZ2023-XXXXX~~, [REZ2023-00018](#) Gardner Property Rezoning
Record Owners: Gardner Station LLC, Gardner Girls, LLC, MK Group LLC, Michael C. Gardner, Gardner, Charles V. Gardner Trust as established by Revocable Trust Agreement of Charles V. Gardner UAD September 11, 2006, and Carl Mason Gardner Trust as established by Revocable Trust Agreement of Carl Mason Gardner dated November 13, 2006, as Amended and Restated on June 13, 2014

~~December 15, 2022~~

[May 17, 2024](#)

Page 11 of 11

WAIVERS/MODIFICATIONS


~~22-29.~~ Pursuant to Section 32-400.03.2 of the Prince William County Zoning Ordinance, the building height for data center buildings, exclusive of rooftop equipment, and elevator over-rides, shall not exceed ~~eighty-sixty-six~~ feet (~~8066~~'). Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning.

~~23-30.~~ Pursuant to Section 32-400.04.3 of the Prince William County Zoning Ordinance, a modification to increase the maximum FAR to 1.0 for data center uses.

31. Pursuant to Section 32-404.05.1 of the Prince William County Zoning Ordinance, to allow a modification of the perimeter buffer to allow the perimeter buffer as shown on the MZP.

32. Modification of the uses permitted by right pursuant to Section 32-404.05 of the Zoning Ordinance to permit data centers and an electric substation by-right on the Property.

[SIGNATURE ON FOLLOWING PAGE]


PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION PROJECT REVIEW COMMENT AND RESOLUTION SHEET					COMMENT CATEGORIES: 1. CORRECTIONS 2. RECOMMENDATIONS 3. CLARIFICATIONS
COUNTY PROJECT NUMBER: CPA2023-00002		DEVELOPER/ENGINEER: URBAN, LTD 4200 D TECHNOLOGY COURT CHANTILLY, VA 20151		REVIEWER(S): BRYCE BARRETT BBARRETT@PWCgov.org	DATE: 3/31/2023
TYPE & SUBMITTAL # COMPREHENSIVE PLAN AMENDMENT INITIATION FIRST SUBMISSION		PROJECT NAME: MCGRAWS CORNER			
ITEM No.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE MAY 17, 2024	FINAL DISPOSITION
1.01		Staff has reviewed the proposed Comprehensive Plan Amendment (CPA) initiation request. The request proposes to remove McGraws Corner Drive from the Roadway Plan and redesignate 5.584 acres of developable land from Right of Way, ROW, to I-3, Industrial, and OMU-3, Office Mixed Use. A preliminary analysis of daily trips generated between the existing and proposed designations shows an increase in daily trips for 2040. The existing ROW designation is used to identify right of way and not intended to be developed. Therefore, the ROW designation does not generate any trips. The proposed designations are anticipated to increase the potential daily trips in 2040 by 4,873 if the site is developed for data center uses	3	Comment acknowledged. During the review process, the Applicant will prepare those studies that will be needed to evaluate the requested CPA.	

(1) To be completed by Applicant/Engineer. Date of Response is required. (2) The PWC reviewer is responsible for the final disposition of all comments.	REVISED JANUARY, 2019
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		and 3,305 if developed under typical I-3 Industrial uses.			
1.01	General	Staff supports initiation of the CPA in order to further evaluate how removing this road segment will impact the surrounding road network. Initiation of the CPA will require the Applicant to determine the traffic impacts on the surrounding network in 2040.	2		

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(1) To be completed by Applicant/Engineer. Date of Response is required.
 (2) The PWC reviewer is responsible for the final disposition of all comments.

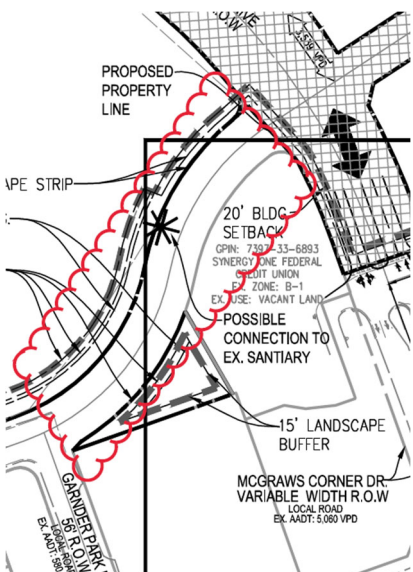
PRINCE WILLIAM COUNTY DEPARTMENT OF TRANSPORTATION PROJECT REVIEW COMMENT AND RESOLUTION SHEET						COMMENT CATEGORIES: 1. CORRECTIONS 2. RECOMMENDATIONS 3. CLARIFICATIONS	
COUNTY PROJECT NUMBER: REZ2023-00018		DEVELOPER/ENGINEER: URBAN, LTD 4200 D TECHNOLOGY COURT CHANTILLY, VA 20151		REVIEWER(S): BRYCE BARRETT BBARRETT@PWCgov.org		DATE: 5/03/2023	
TYPE & SUBMITTAL # REZONING FIRST SUBMISSION		PROJECT NAME: GARDNER PROPERTY					
ITEM No.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE MAY 17, 2024		FINAL DISPOSITION	
1.01	General	Staff have received an initiation request for a Comprehensive Plan Amendment to remove McGraws Corner Drive from the Comprehensive Plan. Staff's review of the Rezoning application will be contingent upon initiation and concurrent review of the CPA.	3	Comment acknowledged.			
1.02	General	The Applicant identifies the vacation of right of way for McGraws Corner Drive, Gardner Manor Place and Hillcrest Farm Lane. McGraws Corner Drive is currently owned by the County and Gardner Manor Place and Hillcrest Farm Lane are owned by VDOT. The Ownership of these properties should be noted on the GDP.	1	Road labels have been revised accordingly for these three roads to identify ownership, see the revised MZP, which is provided with this resubmission.			
1.03	General	The Applicant has proposed to pursue the abandonment of McGraws Corner Drive, Gardner Manor Place and Hillcrest Farm	1	The unbuilt segment of Nolan Road ROW is now proposed to be abandoned and added as a part of the subject property. A 50 ft. ROW			

(1) To be completed by Applicant/Engineer. Date of Response is required. (2) The PWC reviewer is responsible for the final disposition of all comments.	REVISED JANUARY, 2019
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		Lane. Should these abandonments be approved, there will be no need for the extension of Nolan Road. Therefore, staff recommends the unconstructed portion of Nolan Road be included in the abandonment request with the exception of land required to construct a cul-de-sac at the terminus of the existing segment. Additionally, the Applicant should proffer to construct this cul-de-sac following successful abandonment of the identified portion of Nolan Road.		cul-de-sac reservation has been located at the intersection of existing Nolan Road and Gardner Park Drive centerlines which requires some ROW dedication from the subject property, shown on MZP sheets 02 and 04. Note that a 50' ROW reservation for a cul-de-sac at this location appears to encroach into offsite parcel identified as GPIN 7397-33-5862 south of the subject property, and will require off-site negotiation for the needed right-of-way.	
1.04	General	Hillwood Drive has an existing sidewalk along portions of the site's frontage. The Applicant should provide a sidewalk along the entire site frontage on Hillwood Drive.	1	Curb and gutter and sidewalk along the Hillwood Drive frontage has been provided with a 4 ft. landscaping strip between the curb and the 5 ft. sidewalk. See sheets 02 and 04 of the GDP.	
1.05	TIA	The development adds considerable traffic to the right turn movement at intersection #2. Since this is a drop lane condition from the SB Route 55 ramp, a weaving analysis should be performed for this movement.	1	Comment acknowledged. A weaving analysis is included in the revised submission of the TIA. The weaving analysis results show weaving conditions are acceptable, with LOS A for the AM peak hour and LOS B for the PM peak hour based on HCS results. Additionally, the queuing observed for the westbound right movement onto McGraws Corner Drive is minimal in 2027 Future with Development conditions. 95 th percentile queues of 38 feet in the AM peak hour and 27 feet in the PM peak hour were observed based on Synchro results for this westbound right movement.	

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<p>(1) To be completed by Applicant/Engineer. Date of Response is required. (2) The PWC reviewer is responsible for the final disposition of all comments.</p>	<p>REVISED JANUARY, 2019</p>
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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET			TIA NOT REQUIRED		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION	
COUNTY PROJECT NUMBER: REZ2023-00018		DEVELOPER/ENGINEER: DELAWARE LAND LLC / URBAN, LTD		REVIEWER(S): JEREMY SANDERS JEREMY.SANDERS@VDOT.VIRGINIA.GOV		DATE: 5-01-2023
PROJECT NAME: GARDNER PROPERTY		REVIEW PHASE / TYPE: 1ST SUBMISSION / REZONING		DISCIPLINE: PWC LAND USE		
ITEM No.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: MAY 17, 2024	FINAL DISPOSITION ⁽³⁾	
1.01	G	Abandon the portion of Nolan Road shown below. 	1	The portion of Nolan Road depicted in this comment will be included in the application, and will be abandoned after the rezoning is approved.		

- (1) Indicate drawing no./page no. or use "G" for general comment.
- (2) To be filled out by Applicant/Engineer. Date of Response is required.
- (3) The VDOT reviewer is responsible for the final disposition of all comments.

Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants.

REVISED SEPTEMBER, 2014

VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA NOT REQUIRED	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
COUNTY PROJECT NUMBER: REZ2023-00018		DEVELOPER/ENGINEER: DELAWARE LAND LLC / URBAN, LTD		REVIEWER(S): JEREMY SANDERS JEREMY.SANDERS@VDOT.VIRGINIA.GOV	DATE: 5-01-2023
PROJECT NAME: GARDNER PROPERTY		REVIEW PHASE / TYPE: 1ST SUBMISSION / REZONING		DISCIPLINE: PWC LAND USE	
ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: MAY 17, 2024	FINAL DISPOSITION ⁽³⁾
1.02	G	Proffer the following: <ul style="list-style-type: none"> All internal streets are to be private and not maintained by VDOT. The site/project will only be accessed from McGraws Corner Drive. The abandonment of the existing streets within the project/site. 	1	Please see the revised Proffer Statement provided with this resubmission: <ul style="list-style-type: none"> Internal streets shall be private and maintained by the Applicant. Access shall be only from McGraws Corner Drive. Abandonment language is included in the revised Proffer Statement. 	
1.03	G	Please note that VDOT purchased these ROW therefore after the abandonment the Applicant would have to negotiate a purchase price for the land from VDOT.	1	Comment acknowledged. The Applicant will work with VDOT throughout the abandonment process.	
1.04	G	Note that the proposed restriping is subject to VDOT's approval.	1	Comment acknowledged.	
1.05	G	Provide centerline and stationing for Nolan Road, McGraws Corner Drive, and Hillwood Drive.	1	Centerline and stationing has been provided, see sheets 02, 03 & 04 of the revised MZP, which is provided with this resubmission.	

(1) Indicate drawing no./page no. or use "G" for general comment.
 (2) To be filled out by Applicant/Engineer. Date of Response is required.
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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA NOT REQUIRED		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION	
COUNTY PROJECT NUMBER: REZ2023-00018			DEVELOPER/ENGINEER: DELAWARE LAND LLC / URBAN, LTD		REVIEWER(S): JEREMY SANDERS JEREMY.SANDERS@VDOT.VIRGINIA.GOV		DATE: 5-01-2023
PROJECT NAME: GARDNER PROPERTY			REVIEW PHASE / TYPE: 1ST SUBMISSION / REZONING		DISCIPLINE: PWC LAND USE		
ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾	DATE: MAY 17, 2024	FINAL DISPOSITION ⁽³⁾	
1.06	G	Provide sidewalk, curb, and gutter along the frontage of Hillwood Drive. Upgrade the portion of existing sidewalk if it does not meet current VDOT Standards.	1	Curb and gutter and sidewalk along the Hillwood Drive frontage has been provided with a 4 ft. landscaping strip between the curb and the 5 ft. sidewalk. See sheets 02 & 04 of the revised MZP.			
1.07	G	Remove Hillcrest Farm Lane and its connections to Hillwood Drive and Gardner Manor Place.	1	Hillcrest Farm Lane is proposed to be removed and shown as right-of-way vacation, see the revised MZP.			
1.08	G	Provide sidewalk, curb, and gutter around the outside of the intersection of Nolan Road and Gardner Park Drive to clearly show end of the roadway and that it will not be extended in the future. The sidewalk should tie-in to the existing on Gardner Park Drive and run to the existing at GPIN 7397-23-8474.	1	Per PWCDOT 1.03, a cul-de-sac condition is now proposed at this intersection to terminate the ROW. Curb and gutter is proposed along with a 4' landscaping strip and 5 ft. sidewalk to connect to the existing sidewalk. Note that a 50' ROW reservation for a cul-de-sac at this location appears to encroach into offsite parcel identified as GPIN 7397-33-5862 south of the subject property, and will require off-site negotiation for the needed right-of-way.			

(1) Indicate drawing no./page no. or use "G" for general comment.
 (2) To be filled out by Applicant/Engineer. Date of Response is required.
 (3) The VDOT reviewer is responsible for the final disposition of all comments.

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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA NOT REQUIRED		COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION	
COUNTY PROJECT NUMBER: REZ2023-00018			DEVELOPER/ENGINEER: DELAWARE LAND LLC / URBAN, LTD		REVIEWER(S): JEREMY SANDERS JEREMY.SANDERS@VDOT.VIRGINIA.GOV		DATE: 5-01-2023
PROJECT NAME: GARDNER PROPERTY			REVIEW PHASE / TYPE: 1ST SUBMISSION / REZONING		DISCIPLINE: PWC LAND USE		
ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: MAY 17, 2024	FINAL DISPOSITION ⁽³⁾		
1.09	G	Is there going to be a proposed use for the two access roads beside GPIN 7397-23-8474? If not, please remove the portion of roadway past GPIN 7397-23-8474 entrances.	1	A portion of the roadway west of GPIN 7397-23-8474 is shown to be removed on sheets 03 and 04 of the MZP, however the roadway to the east appears to use the road extension for dumpster access. Both roadways straddle on both properties, so coordination with the adjacent owner will be needed prior the removal of portions of the roadways to ensure no impact to the respective operations.			
VDOT TE TIA Comments (Ruth Njogu)							

(1) Indicate drawing no./page no. or use "G" for general comment.
 (2) To be filled out by Applicant/Engineer. Date of Response is required.
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	<p>Pg 38</p>	<p>It was stated in the TIA that “per the Prince William County Comprehensive Plan Thoroughfare Plan Map (2016), US-29 is proposed to be 6 lanes with 3 lanes each on the eastbound and westbound legs of the roadway (in existing conditions, there are 5 lanes with 3 lanes on the eastbound leg and 2 lanes on the westbound leg of US-29).”</p> <p>Please check with the County to verify if this improvement will be in place by 2027. If so, provide an analysis incorporating the improvement. If not, other alternatives will need to be assessed to mitigate the impacts of the proposed site.</p>	<p>1</p>	<p>Comment acknowledged. The language in the TIA notes that with the planned improvements per the County Comprehensive Plan would improve operations with the additional westbound thru lane. However, funding has not been acquired by County/VDOT for this improvement at this time as the project application is still in process with VDOT SMART SCALE. The improvement plans show a third westbound thru lane across the bridge over North Fork Broad Run with a shifted pre-fab pedestrian facility to accommodate a third thru lane on the bridge. The plans from the SMART SCALE website are included in Appendix K.</p> <p>The TIA analysis did not include the additional third lane but included it as a discussion point as this is a planned County improvement for this regional issue.</p> <p>Additionally, it should be noted that the site adds minimal trips to westbound approach volume at this intersection. Peak hour site trips contribute approximately 4.9% and 2.9% of the westbound approach traffic in the AM peak hour and PM peak hour respectively. This calculation is added to the revised submission of the</p>	
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- (1) Indicate drawing no./page no. or use “G” for general comment.
- (2) To be filled out by Applicant/Engineer. Date of Response is required.
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VIRGINIA DEPARTMENT OF TRANSPORTATION PRINCE WILLIAM LAND USE PROJECT REVIEW COMMENT AND RESOLUTION SHEET				TIA NOT REQUIRED	COMMENT CATEGORIES: 1. REQUIREMENT 2. RECOMMENDATION 3. CLARIFICATION
COUNTY PROJECT NUMBER: REZ2023-00018		DEVELOPER/ENGINEER: DELAWARE LAND LLC / URBAN, LTD		REVIEWER(S): JEREMY SANDERS JEREMY.SANDERS@VDOT.VIRGINIA.GOV	DATE: 5-01-2023
PROJECT NAME: GARDNER PROPERTY		REVIEW PHASE / TYPE: 1 ST SUBMISSION / REZONING		DISCIPLINE: PWC LAND USE	
ITEM NO.	DWG. No. ⁽¹⁾	COMMENTS	COMMENT CATEGORY	RESPONSE ⁽²⁾ DATE: MAY 17, 2024	FINAL DISPOSITION ⁽³⁾
				TIA in Appendix I. Therefore, no additional mitigations are proposed at this location.	
		Intersection 1 for all scenarios, EBR turn type is shown as PM+OV but according to Google images, it's permissive. Please verify and revise accordingly	1	Comment acknowledged. The EBR turn type has been revised to show Permissive/Perm in synchro and all the results have been updated in the revised TIA submission. It is noted that synchro files were obtained from VDOT for this intersection showed PM+OV for the turn type. A 5-section head existed for the EBR lane on site prior to 2018.	

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(1) Indicate drawing no./page no. or use "G" for general comment. (2) To be filled out by Applicant/Engineer. Date of Response is required. (3) The VDOT reviewer is responsible for the final disposition of all comments.	Note: This form is to be used by the VDOT land use team to provide comments or concerns associated with the rezoning applications, site plans or any other plans when requested by the county or the applicants. REVISED SEPTEMBER, 2014
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TECHNICAL MEMORANDUM

To: Erik Spencer, PE
From: Sumedh Khair, EIT
Kayla Ord, PE, PTOE
Chad Baird
Date: May 24, 2024

VDOT

Gorove Slade

Subject: McGraws Corner Drive – Comprehensive Plan Amendment

Contact Information

- Gorove Slade – Traffic Consultants
 - Contact: Chad Baird
 - Address: 4114 Legato Road
 - Email: cab@goroveslade.com
 - Phone: 571-261-9719
- RSG – CUBE Modeler
 - Contact: Andrew Rohne
 - Email: andrew.rohne@rsginc.com

Summary of Proposed Amendment

The proposed Comprehensive Plan Amendment will amend the Mobility Plan for the subject McGraws Corner Drive. The applicant is requesting an amendment to the Mobility Chapter of the Prince William County Comprehensive Plan. The Applicant is requesting the removal of a portion of McGraws Corner Road from the 2022 Comprehensive Plan Roadway Plan Map, removal of a portion of a shared use path along McGraws Corner Road from the Countywide Trails Map, and an amendment to the text of the Mobility Chapter to delete reference to McGraws Corner Drive.

Overview of Reasoning and Purpose for Amendment

On December 13, 2022, the Board of Supervisors approved major updates to the County's Comprehensive Plan, which included the Land Use Chapter and the Mobility Chapter. Based on the approved updates, the land use designation for the property, which is bisected by the planned portion of McGraws Corner Drive, was changed from CEC, Community Employment Center to I-3, Industrial with a T-3 Transect Zone, and OMU-3, Office Mixed Use – with a T-3 Transect Zone.

On December 27, 2022, subsequent to the Board adopting the updates, a rezoning application was filed on the Surrounding Property to change the zoning from B-1, General Business to M-2, Light Industrial, to allow for the development of 1.7 million square feet of data center or industrial use, and to request an extension of the Data Center Opportunity Zone Overlay District to include the Surrounding Property. The Rezoning Application is compatible with the I-3 land use designation, and, as such, the application proposes a campus development for a data center or industrial use that would be designed in manner that would utilize the unbuilt portion of McGraws Corner Drive that bisects the Surrounding Property. There are no plans to construct this portion of the road, and there are environmental constraints that would make the construction of the road extremely expensive. Therefore, the Applicant is requesting that the unbuilt portion of McGraws Corner Drive, and the shared use path that is co-located within McGraws Corner Drive, be removed from the Mobility Chapter.

Final Transportation Recommendations

As summarized in the CUBE model memo (Attachment 1), the removal of McGraws Corner Drive represents a small change to the network and does not appear to produce traffic impacts that would require mitigation measures to be made to the network in nearby locations.

Attachments

- Attachment 1 – CUBE Model Study
 - Includes Planning Assumptions, Local Assessment, Needs Assessment, Recommendations, Associated Maps and Narratives
- Attachment 2 – CPA Checklist
- Attachment 3 – Supplemental Transportation Information Memorandum
 - Includes Inventory, Cost Estimates, Evacuation Routes, and Chapter 536 Requirements
- Attachment 4 – Application Submission
 - Includes Written Analysis Narrative, Trip Generation Comparison, and Associated Maps and Narratives

ATTACHMENT #1
CUBE MODEL

MEMO

TO: Kayla Ord, Chad Baird, Gorove Slade
FROM: Andrew Rohne and John (Jay) Evans, PE, AICP
DATE: September 22, 2023
SUBJECT: Prince William County McGraw's Corner Road Analysis

This memo describes a travel demand model analysis we performed to understand the contribution of the planned McGraws Corner Drive connection to the nearby transportation network. We performed a planning-level analysis, relying on direct outputs from the Prince William County model. The analysis demonstrated that the planned connection can be removed from the 2040 Comprehensive Plan.

Background

Figure 1 shows the connection of McGraws Corner Drive from Lee Highway to Somerset Crossing Drive highlighted in red. This connection does not currently exist, but it is planned to exist by 2040.

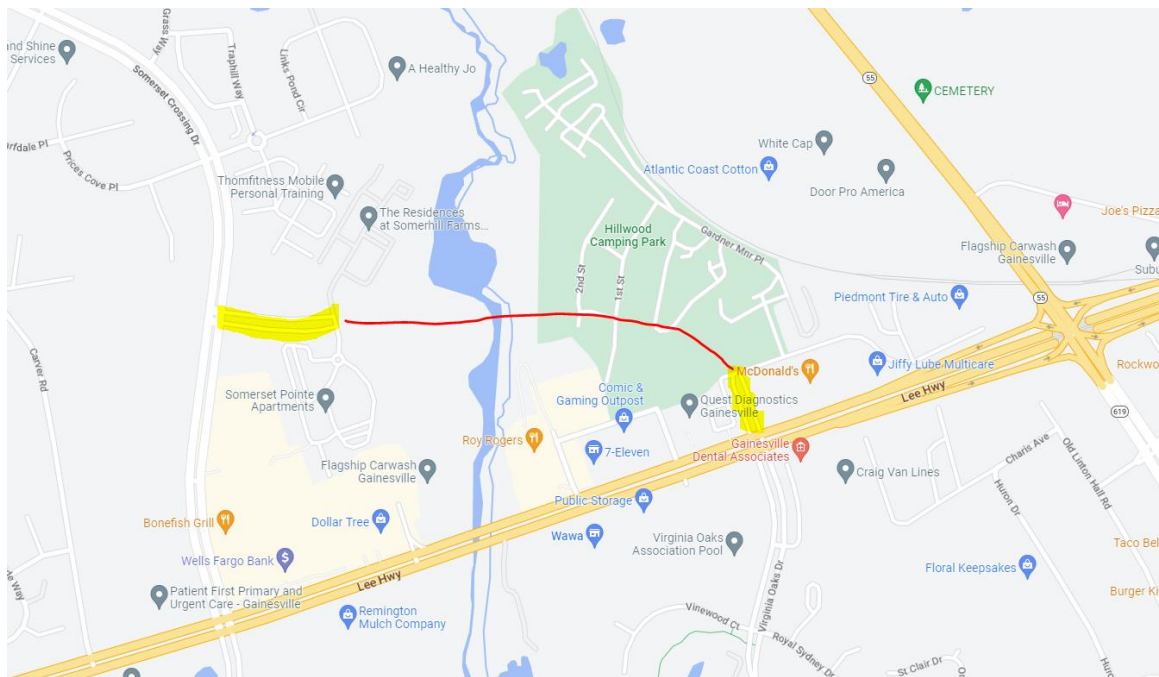


FIGURE 1: MAP OF STUDY AREA

Analysis

This analysis involved performing three model runs: 1) a base year model run; 2) a future year no-change model run; and 3) a future year model run without the subject connection. The base year model runs ensure we have a working test bed for the analysis and the two future-year model runs allow us to compare traffic with and without the McGraw's Corner Drive connection between Somerset Crossing and Lee Highway.

We set up the base year model run using the latest version of the Prince William County travel demand forecasting model. We updated the socioeconomic data with a file sent by Prince William County¹, that includes the Digital Gateway project and land use changes recommended to the Board for the December 13, 2022 public hearing.

The base year model network is shown in Figure 2. This shows no connection between Lee Highway and Somerset Crossing. There are two TAZs that connect to the southern stub of McGraw's Corner Drive. In the future-year models, these TAZ connectors were not adjusted since the model was calibrated with those connectors in those locations.

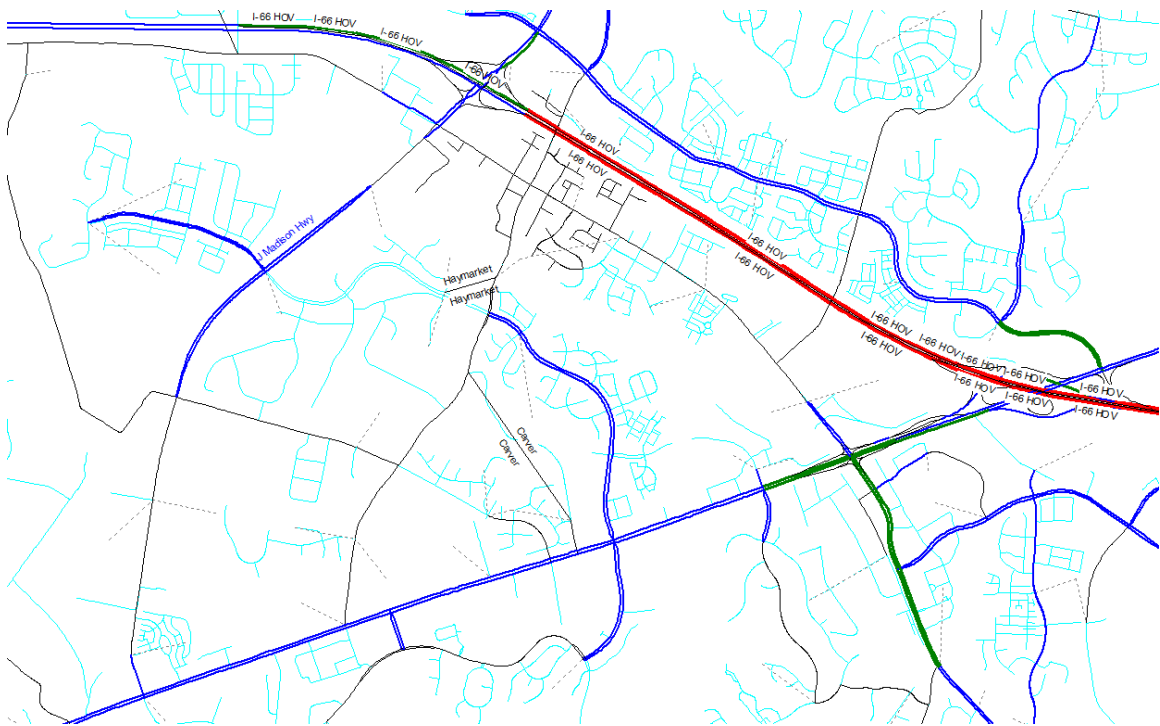


FIGURE 2: 2019 BASE NETWORK

The 2040 base network is shown in Figure 3. This shows the connection of McGraw's Corner Drive as a usable alternative to a portion of Lee Highway and Somerset Crossing Drive. Figure 4 shows the updated network with a segment of McGraw's Corner Drive

¹ Email from Elizabeth Scullin to Chad Baird, sent Monday, January 9, 2023 2:10 PM.



removed. Since the model will no longer see this as a path from Lee Highway to Somerset Crossing Drive, the only trips that will use the southern stub are those to the two centroids connected to that stub, and no trips will use the northern stub since there are no centroids connected to that stub.

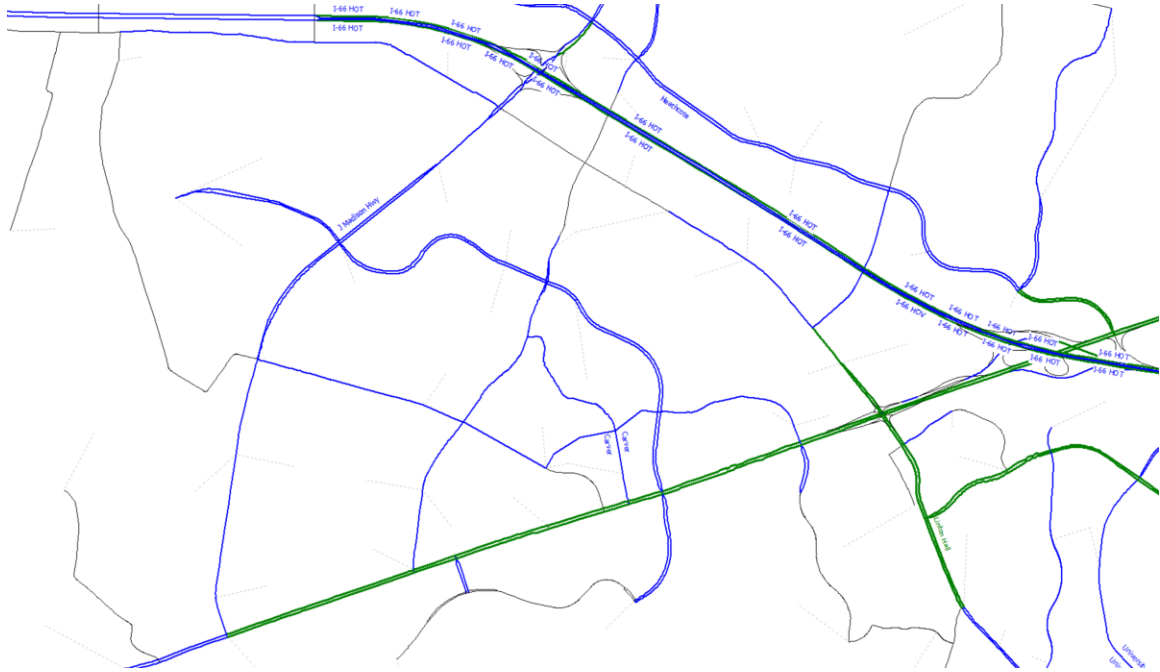


FIGURE 3: FUTURE YEAR (2040) BASE NETWORK

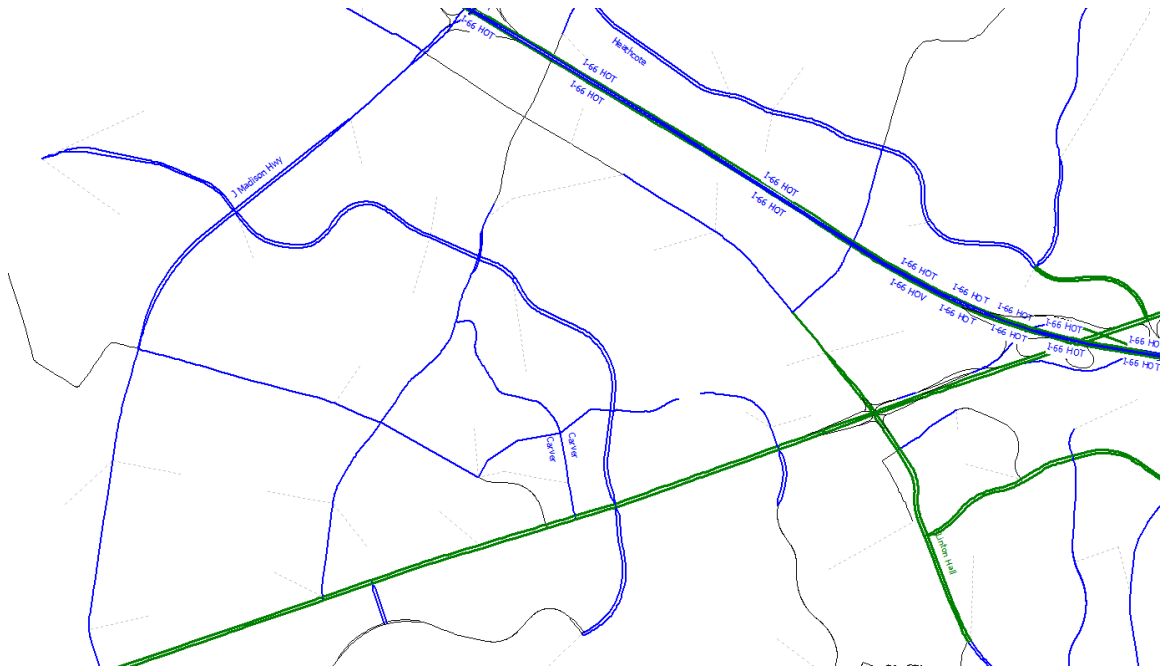


FIGURE 4: FUTURE YEAR (2040) UPDATED NETWORK

The model run outputs are listed in Table 1. This table shows that the traffic changes on Lee Highway east of McGraws Corner Drive and west of Somerset Crossing are largely insignificant. There is a small increase in traffic on Lee Highway west of McGraws Corner Drive and on Somerset Crossing between Lee Highway and McGraws Corner (northern stub). This traffic volume increase is related to the volume decrease on McGraws Corner north of Lee Highway. The traffic volume did not change significantly on Virginia Oaks Drive, which is essentially the same roadway as McGraws Corner Drive south of Lee Highway.

TABLE 1: FUTURE YEAR (2040) MODEL ASSIGNMENT COMPARISON

Location	Number of Lanes	Base Model							Updated Model						
		24-Hour Volume	24-Hour V/C Ratio	24-Hour LOS	AM Volume	AM V/C Ratio	PM Volume	PM V/C Ratio	24-Hour Volume	24-Hour V/C Ratio	24-Hour LOS	AM Volume	AM V/C Ratio	PM Volume	PM V/C Ratio
Lee Hwy E of McGraws Corner EB	3	54,397	0.772	D	9,365	0.741	11,018	0.802	51,896	0.719	D	8,771	0.694	10,212	0.744
Lee Hwy E of McGraws Corner WB	3	54,423	0.793	E	7,502	0.634	12,232	0.951	53,158	0.765	D	7,446	0.629	11,583	0.901
Lee Hwy W of McGraws Corner EB	3	43,534	0.711	D	7,286	0.699	8,204	0.724	48,656	0.819	E	8,469	0.812	9,361	0.826
Lee Hwy W of McGraws Corner WB	3	45,354	0.593	C	6,368	0.496	9,627	0.690	50,585	0.681	D	6,854	0.534	11,544	0.827
Lee Hwy W of Somerset Crossing EB	3	41,100	0.541	C	6,919	0.539	7,586	0.544	41,738	0.557	C	7,177	0.559	7,752	0.556
Lee Hwy W of Somerset Crossing WB	3	42,831	0.523	C	5,975	0.438	9,000	0.607	43,218	0.534	C	5,956	0.437	9,343	0.630
Virginia Oaks Dr S of Lee Hwy NB	2	2,718	0.240	C	396	0.114	1,382	0.366	2,365	0.196	C	379	0.109	1,067	0.282
Virginia Oaks Dr S of Lee Hwy SB	2	1,912	0.120	B	188	0.054	701	0.186	1,852	0.114	B	182	0.052	666	0.176
Somerset Crossing S of Lee Hwy NB	2	3,088	0.114	B	462	0.086	826	0.142	3,089	0.114	B	462	0.086	826	0.142
Somerset Crossing S of Lee Hwy SB	2	3,121	0.107	B	496	0.084	823	0.129	3,108	0.106	B	496	0.084	811	0.127
Somerset Crossing N of Lee Hwy NB	2	582	0.017	A	86	0.011	188	0.023	5,342	0.140	A	573	0.075	1,695	0.205
Somerset Crossing N of Lee Hwy SB	2	525	0.018	A	94	0.013	177	0.022	4,913	0.136	A	1,000	0.136	1,088	0.136
Somerset Crossing N of McGraws Corner NB	2	7,631	0.223	A	750	0.104	2,685	0.342	5,368	0.148	A	577	0.080	1,702	0.217
Somerset Crossing N of McGraws Corner SB	2	8,172	0.257	A	1,588	0.238	2,007	0.276	4,942	0.151	A	1,004	0.150	1,097	0.151
McGraws Corner E of Somerset Crossing EB	2	8,580	0.333	D	1,907	0.340	2,218	0.363	0	0.000	A	0	0.000	0	0.000
McGraws Corner E of Somerset Crossing WB	2	7,747	0.333	D	684	0.122	3,100	0.508	0	0.000	A	0	0.000	0	0.000
McGraws Corner N of Lee Hwy NB	2	10,758	0.441	D	1,337	0.238	3,631	0.595	4,087	0.138	A	792	0.141	838	0.137
McGraws Corner N of Lee Hwy SB	2	11,746	0.441	D	2,074	0.388	3,159	0.543	4,240	0.138	A	305	0.057	1,248	0.215

Conclusions and Recommendations

The removal of McGraws Corner Drive represents a small change to the network and does not appear to produce traffic impacts that would require mitigation measures to be made to the network in nearby locations. We recommend Prince William County and Virginia DOT continue to monitor intersections along Lee Highway for traffic issues or opportunities for spot improvements.

ATTACHMENT #2
CHECKLIST

Comprehensive Plan or Plan Amendment Package Checklist **Traffic Impact Analysis Regulations: 24VAC30-155-50**

For a comprehensive plan or a transportation plan, the locality shall provide:

- A COVER SHEET**, containing:
 - CONTACT INFORMATION** for the locality, and
 - SUMMARY OF MAJOR CHANGES** made to the comprehensive plan or transportation plan;

- THE PROPOSED COMPREHENSIVE PLAN OR TRANSPORTATION PLAN** and the following elements:
 - INVENTORY** – An inventory (written or graphic) of the existing transportation network, which shall include at a minimum all roadways within the Federal Aid system (any roadway classified as a Major or Urban Collector or higher functional classification or is included within the Federal Highway Administration’s [National Highway System](#)). VDOT District staff can provide assistance regarding which roadways must be included in the inventory.

 - ASSUMPTIONS** – Planning assumptions directly influence the demand placed on the transportation system. Details on the planning assumptions shall include, but need not be limited to population growth, employment growth, and location of critical infrastructure such as water and sewer facilities.

 - NEEDS ASSESSMENT** – Written or graphic evaluation of the transportation systems current and projected performance and conditions. This evaluation should compare the existing transportation system with the future land use policies and maps in order to determine how future growth will affect the transportation system.

The needs assessment will identify specific deficiencies based on current conditions as well as future improvements to serve the quantity, type, location, and density of anticipated development based on the future land use policies and maps.

It is not necessary to have the identification of specific deficiencies prepared by a transportation professional. It could be a list of transportation facilities that, in the experience of the citizens, Planning Commission, or governing board, are deficient.

 - RECOMMENDATIONS** – Proposed improvements or additions to transportation infrastructure.

Recommendations should be specific so that the need, location and nature of the proposed improvements are clear and understandable. The recommendations should address some or all of the needs identified in the needs assessment step, above.

Proposed transportation additions/improvements consistent with the future land use policies and map.

Localities are encouraged to include pedestrian, bicycle, transit, rail and other multi-modal recommendations as they deem appropriate.

 - MAP** - The transportation plan shall include a map showing road and transportation improvements, taking into account the current and future needs of residents in the locality while considering the current and future needs of the planning district within which the locality is situated.

 - COST ESTIMATES** - Recommended improvements shall include any VDOT cost estimates.

- FEES (SEE BELOW)**

For an amendment to a comprehensive plan or transportation plan, the locality shall provide:

- A COVER SHEET**, containing:
 - CONTACT INFORMATION** for the locality;
 - SUMMARY OF PROPOSED AMENDMENT** or amendments to the comprehensive plan or transportation plan; and
 - OVERVIEW** of reasoning and purpose for amendments.
- APPLICATION FORMS** and documentation presented to or prepared by the local jurisdiction,
- ASSOCIATED MAPS OR NARRATIVES** that depict and detail the amendment under consideration,
- ANY CHANGES** to the planning assumptions associated with the amendment, and
- LOCAL ASSESSMENT** of the potential impact it may have on the transportation system.
- ELEMENTS IDENTIFIED ABOVE** (4th checkbox) that VDOT determines are needed in order to review and comment on impacts to state-controlled highways.
- FEES (SEE BELOW)**

For a small area plan amendment to a comprehensive plan, the locality shall provide:

- A COVER SHEET**, containing:
 - CONTACT INFORMATION** for the locality;
 - SMALL AREA PLAN DETAILS**:
 - LOCATION**;
 - HIGHWAYS** and **TRANSIT FACILITIES** adjacent to the site;
 - PARCEL NUMBER** or **NUMBERS**; and
 - PROPOSAL SUMMARY** with development names, size, and proposed zoning.
- A TRAFFIC IMPACT STATEMENT** prepared in accordance with 24VAC30-155-60.
- A PLAN OF DEVELOPMENT** for the area encompassed by the small area plan.

Fees

- A \$1,000 **FEE** paid by the applicant for the initial or second review of a comprehensive plan, an amendment to the plan, or a small area plan amendment to the comprehensive plan.
- A \$1,000 **FEE** paid for a third or subsequent submission of a comprehensive plan, plan, or a small area plan amendment that is requested by VDOT on the basis of the failure of the applicant to address deficiencies previously identified by VDOT.

NOTE: NO **FEE** is charged by VDOT if the comprehensive plan, plan amendment, or **small area plan** amendment is initiated by a locality or public agency.

NO **FEE** is charged by VDOT to a citizens' organization or neighborhood association that proposes comprehensive plan amendments through its local planning commission or local governing body.

ATTACHMENT #3
SUPPLEMENTAL TRANSPORTATION INFORMATION MEMORANDUM

TECHNICAL MEMORANDUM

To: Erik Spencer, PE
From: Chad Baird
Kayla Ord, PE, PTOE
Sumedh Khair, EIT
Date: September 22, 2023
Subject: McGraws Corner Drive – Comprehensive Plan Amendment – Supplemental Transportation Memo

VDOT

Gorove Slade

Introduction

This memorandum serves as a supplement to the Comprehensive Plan Amendment application, including the elements required as part of the submission to Virginia Department of Transportation (VDOT) required by the guidelines (24VAC30-155-50). This memorandum aims to provide supplemental information so that VDOT may evaluate the system of new and expanded transportation facilities, outlines in the transportation plan, that are needed to support the current and planned development of the territory covered by the plan. For the Comprehensive Plan Amendment, the following checklist items are included with this memorandum:

- 1) Inventory
- 2) Cost Estimates

In addition to the above items, the memorandum will satisfy the Homeland Security Evacuation Routes requirements.

Inventory

An inventory of the existing transportation network is given below in Table 1, which includes all roadways within the study area, as well as roadways classified within the National Highway System:

Table 1: Inventory of Surrounding Transportation Network

Roadway	RTE #	VDOT Classification	Prince William County Classification	Legal/Design Speed Limit (mph)	AADT (vpd)	AAWDT (vpd)	Road Segment Between:		k-factor
McGraws Corner Drive	3315	Local	Collector	25 (assumed)	5,060 ¹	N/A	Somerset Crossing Drive	Cul-de-Sac	10% (assumed)
Somerset Crossing Drive	3310	Minor Collector	Minor Arterial	45	6,100	6,600	US -29 Lee Highway	Old Carolina Road	10% (assumed)
US-29 Lee Highway	29	Principal Arterial	Principal Arterial	45	49,000	50,000	US-15 James Madison Highway	SR 55 John Marshall Highway	7.0%

¹Note: AADT for McGraws Corner Drive is estimated from more recent 2022 turning movement counts since no VDOT published data was available after 2013 for the roadway segment.

Homeland Security Evacuation Routes

As identified by the VDOT Evacuation Study shown in Figure 1 (obtained from the VDOT Safety, Security, & Emergency Management Section), Route 29 and Route 55 are identified in purple as Primary Evacuation Routes. These routes are planned to be used in the event of a Homeland Security emergency and serve the study area. As shown in the map, McGraws Corner is not envisioned as an evacuation route. Further, as shown in the previous attachments the proposed CPA does not create issues along these corridors that would affect Homeland Security Evacuation Routes.

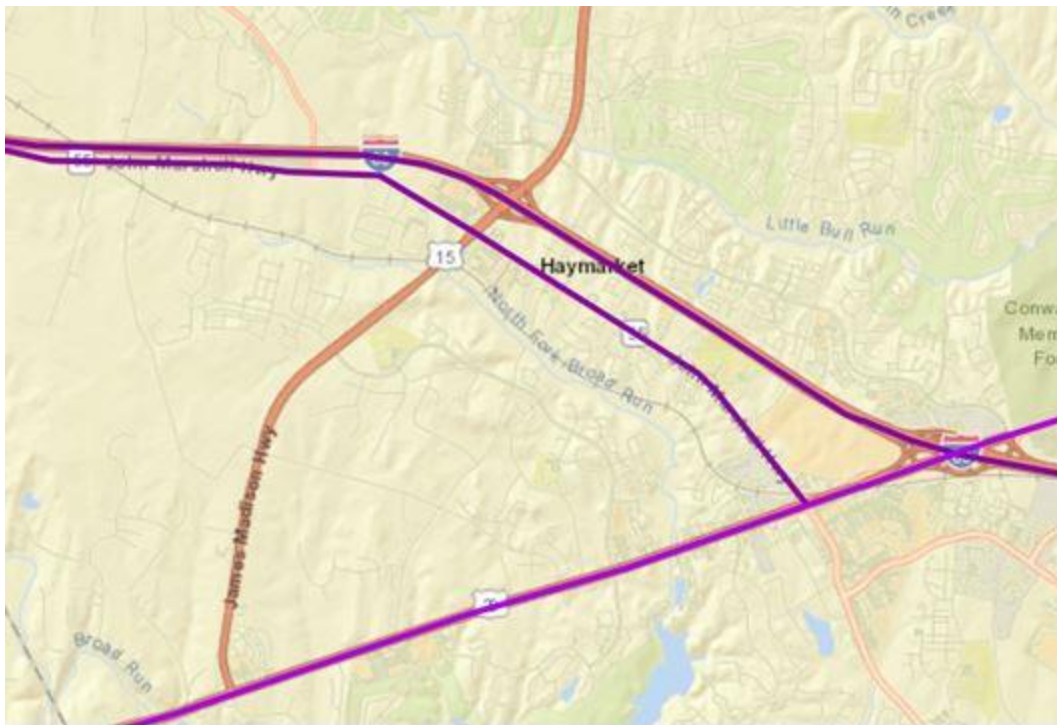


Figure 1: Evacuation Routes Map (VDOT)

Cost Estimate

The proposed application is not proposing to implement any new roads or any new road improvements. Therefore, there is no cost associated with this proposal.

**ATTACHMENT #4
APPLICATION SUBMISSION**

TECHNICAL MEMORANDUM

To: Paolo Belita, AICP
George Phillips
From: Kayla Ord, PE, PTOE
Sumedh Khair, EIT

Prince William County DOT
Gorove Slade

Date: March 02, 2023

Subject: Amendment to Mobility Chapter of the Comprehensive Plan – McGraws Corner (the “CPA”) Trip Generation Analysis

Introduction and Summary

The purpose of this memorandum is to outline the trip generation analysis prepared in association with the applicant’s request to amend the Mobility Chapter of the Prince William County Comprehensive Plan to remove an unbuilt portion of McGraws Corner Drive.

This memorandum includes a comparison of anticipated maximum number of trips from the current designated land use per the Prince William County Long Range Land Use Map to the trips generated by the Gardner Property rezoning application, which was submitted to the Prince William County Planning Office for review on December 27, 2022 (the “Gardner Rezoning”). This CPA is a companion case to the Gardner Rezoning.

Background

The Gardner Rezoning is proposed to the north of US-29 (Lee Highway) and McGraws Corner Drive in Prince William County Virginia. The Gardner Rezoning property consists of 14 parcels of land, totaling approximately 82.06 acres. The parcels can be identified on the Prince William County Tax Maps with the following GPINs: 7397-24-2642, 7397-24-5358, 7397-25-6482, 7397-24-7793, 7397-24-9409, 7397-34-3968, 7397-35-2804, 7397-34-7736, 7397-34-9643, 7397-44-0054, 7397-34-9413, 7397-44-2126; 7397-33-5378 and right-of-way.

Per the latest update to the Prince William County Long-Range Land Use Map (January 2023), the proposed Long Range Land Use for the parcels is designated as I-3 (Industrial with Transect T-3). The proposed CPA is to modify the Mobility Chapter of the Comprehensive Plan to remove a portion of McGraws Corner Drive and the co-located Shared Use Path. No changes are proposed to the Long-Range Land Use Map.

Trip Generation Comparison

To compare the anticipated maximum number of trips, a primary land use for the area of “Warehousing & Logistics” per guidelines based on the County’s Comprehensive Plan is assumed for the parcels. Maximum Floor Area Ratio (FAR) of 0.57 is used per the Target Non-Residential FAR included in the County’s Comprehensive Plan for I-3 Industrial Long Range Land Use. Based on a site area of 82.06 acres and 0.57 FAR, approximately 2,037.5 kSF of High-Cube Fulfillment Center Warehouse (Sort) is used for trip generation analysis purposes. As mentioned, the CPA is not proposing to modify the Long Range Land Use; therefore, the same assumptions are used for the potential land use that could be developed at the site without a rezoning. Table 1 below shows the comparison between the land use allowed per the I-3 designation and the allowable land use with the proposed CPA.

Table 1: Trip Generation Comparison of Allowable Land Use and Potential Land Use (ITE; 11th Ed., Peak Hour of Adjacent Street)

Land Use	ITE Code	Size	Weekday						
			AM Peak Hour			PM Peak Hour			Daily Total
			In	Out	Total	In	Out	Total	
Allowable Use per Long Range Land Use									
High-Cube Fulfillment Center Warehouse (Sort)	155	2,037.5 kSF of GFA	1,436	337	1,773	954	1,491	2,445	13,121
Potential Land Use									
High-Cube Fulfillment Center Warehouse (Sort)	155	2,037.5 kSF of GFA	1,436	337	1,773	954	1,491	2,445	13,121
Difference (Proposed - By Right)			0	0	0	0	0	0	0

As the allowable land use is consistent with the County’s Long Range Land Use Plan, no difference in trips generated is anticipated due to the proposed land use.

In addition, a trip generation comparison is provided Table 2 between the allowable land use per the Long Range Land Use Plan for I-3 designation and the proposed land use in the associated rezoning application. The proposed Gardner Rezoning would allow up to 3,574.5 kSF of Data Center uses at the site. Table 2 below shows the difference in trips generated between the allowable land use and the proposed land use.

Table 2: Trip Generation Comparison of Allowable Land Use and Proposed Land Use (ITE; 11th Ed., Peak Hour of Adjacent Street)

Land Use	ITE Code	Size	Weekday						
			AM Peak Hour			PM Peak Hour			Daily Total
			In	Out	Total	In	Out	Total	
Allowable Use per Long Range Land Use									
High-Cube Fulfillment Center Warehouse (Sort)	155	2,037.5 kSF of GFA	1,436	337	1,773	954	1,491	2,445	13,121
Proposed Land Use									
Data Center	160	3,574.5 kSF	252	207	459	116	272	388	3,539
Difference (Proposed - By Right)			-1,184	-130	-1,314	-838	-1,219	-2,057	-9,582

As observed from Table 2, the proposed Gardner Rezoning (Data Center) would generate significantly fewer trips than the allowable land use at the site per the Long Range Land Use Plan. The proposed land use would generate approximately 1,314 fewer trips in the AM peak hour, 2,057 fewer trips in the PM peak hour and 9,582 fewer trips on a typical weekday.

McGraws Corner Drive

The proposed CPA for the site would modify the Mobility Chapter of the Comprehensive Plan only to the extent of removing an unbuilt portion of McGraws Corner Drive and the co-located Shared Use Path. Given the significant decrease in trips generated by the proposed Gardner Rezoning for the site, the Applicant suggests the unbuilt portion of McGraws Corner Drive is no longer required due to the lower volume of trips resulting from the proposed Data Center use. If the CPA is initiated by the Board of Supervisors for further review, an updated CUBE study will be done to analyze future traffic re-routing via other roadways in the vicinity due to removal of McGraws Corner Drive.

Conclusion

The purpose of this memorandum is to outline the trip generation analysis required for the Comprehensive Plan Amendment (CPA) Initiation Request Application for the proposed Gardner Development in Prince William County, Virginia. The proposed CPA is not anticipated to modify the Long Range Land Use for the site and the proposed development is anticipated to stay consistent with the proposed land use for the site per the Comprehensive Plan. Therefore, an increase in trips over allowable is not anticipated without a rezoning.

The proposed Gardner Rezoning would generate significantly fewer peak hour trips and daily trips than the land use allowable per the Long Range Land Use Plan for the site area. Due to the significant decrease in trips generated by the Gardner Rezoning, the Applicant is requesting that the unbuilt portion of McGraws Corner Drive, and the shared use path that is co-located with McGraws Corner Drive, be removed from the Mobility Chapter.



PLANNERS
ENGINEERS
LANDSCAPE
ARCHITECTS
LAND
SURVEYORS

**Overall Description of the Lands Of
Gardner Station, LLC**

Instrument 200705110057643

Instrument 200910020096310

Instrument 201101180004109

Instrument 201105110039485

Instrument 201703220021721

Instrument 201704280032196

Michael C. Gardner

Instrument 201005280045819

MK Group, LLC

Instrument 201703080018255

**Patricia S. Gardner & Michael C. Gardner,
Co-Trustees of the Charles Virgil Gardner Revocable Trust**

Instrument 201703220021720

And

Portions of Public Rights-of-Way Known As

Hillcrest Farm Lane

Instruments 200905010041500 and 200909010086127

Gardner Manor Place

Instrument 200905010041500

McGraws Corner Drive

Instruments 200411080189984, 200704180046913, and 200910020096310

Nolan Road

Instruments 200403010035185 and 200704180046913

Prince William County, Virginia

Beginning at a point on the southwesterly corner of the land of Webb Everbrook Building LLC, as recorded in Instrument 201812210090749; Said point also being on the northerly right-of-way line of Nolan Road, a 68-foot wide right-of-way, as recorded in Instruments 200403010035185 and 200704180046913; Thence departing the land of said Webb Everbrook Building LLC and running with the northerly right-of-way line of said Nolan Road;

South 70°26'24" West a distance of 59.63 feet to a point on the easterly line of the land of Gainesroy LLC, as recorded in Instrument 202304040015922; Thence departing the northerly right-of-way line of said Nolan Road and running with the land of said Gainesroy LLC;

North 19°33'33" West a distance of 85.24 feet to a point;



South 70°26'18" West a distance of 198.36 feet to a point on the easterly line of the land of Alter B. Stanley and Sons, Inc., as recorded in Instrument 200101100002259; Thence departing the land of said Gainesroy LLC and running with the land of said Alter B. Stanley and Sons, Inc.;

North 07°25'09" West a distance of 577.77 feet to a point;

North 37°24'08" West a distance of 41.53 feet to a point;

South 03°08'00" West a distance of 367.74 feet to a point;

South 15°48'16" West a distance of 79.01 feet to a point on the northeasterly corner of the land of Flagship Virginia Propco LLC, as recorded in Instrument 201905010028847; Thence departing the land of said Alter B. Stanley and Sons, Inc. and running with the land of said Flagship Virginia Propco LLC;

South 81°52'36" West a distance of 559.03 feet to a point on the easterly line of the land of Standard Somerset Owner LLC & NWI Somerset, LLC (Lot A2), as recorded in Instrument 201709130069548; Thence departing the land of said Flagship Virginia Propco LLC and running with the land of said Standard Somerset Owner LLC & NWI Somerset, LLC (Lot A2);

North 24°30'36" East a distance of 133.05 feet to a point;

North 09°05'16" West a distance of 440.40 feet to a point on the southeasterly corner of the land of Standard Somerset Owner LLC & NWI Somerset, LLC (Lot 2), as recorded in Instrument 201709130069548; Thence departing the land of said Standard Somerset Owner LLC & NWI Somerset, LLC (Lot A2) and running with the land of said Standard Somerset Owner LLC & NWI Somerset, LLC (Lot 2);

North 09°06'18" West a distance of 120.15 feet to a point on the southerly right-of-way line of McGraws Corner Drive, a variable width right-of-way, as recorded in Instrument 200411170194776; Thence departing the land of said Standard Somerset Owner LLC & NWI Somerset, LLC (Lot 2) and running with the right-of-way lines of said McGraws Corner Drive;

293.48 feet along the arc of a curve to the right having a radius of 849.80 feet and subtended by a chord bearing North 65°56'10" East a distance of 292.02 feet to a point;

North 27°20'24" West a distance of 73.87 feet to a point;

North 11°12'12" East a distance of 117.13 feet to a point on the easterly line of the land of CS1031 Somerhill Farms Apartments, DST, as recorded in Instrument



202102250023566; Thence running with the land of said CS1031 Somerhill Farms Apartments, DST;

North 02°24'09" East a distance of 272.61 feet to a point;

North 18°01'12" East a distance of 135.01 feet to a point;

North 62°02'28" East a distance of 79.86 feet to a point;

North 02°31'15" West a distance of 34.87 feet to a point;

North 55°07'49" East a distance of 172.03 feet to a point;

South 79°21'58" East a distance of 104.26 feet to a point;

North 10°32'24" East a distance of 54.23 feet to a point;

North 33°52'50" West a distance of 99.57 feet to a point;

North 60°15'08" West a distance of 58.95 feet to a point;

North 20°00'51" West a distance of 144.53 feet to a point;

North 22°01'02" East a distance of 213.57 feet to a point;

North 33°09'01" West a distance of 21.50 feet to a point;

North 23°59'52" East a distance of 62.20 feet to a point;

North 21°21'02" West a distance of 68.07 feet to a point;

North 57°34'47" West a distance of 66.84 feet to a point;

North 00°30'07" West a distance of 24.74 feet to a point;

North 39°22'58" East a distance of 23.94 feet to a point;

North 19°40'47" West a distance of 62.67 feet to a point;

North 72°02'00" West a distance of 77.43 feet to a point;

North 43°06'49" West a distance of 61.37 feet to a point on the easterly line of the land of Somerset Crossing Homeowners Association, Inc., as recorded in Instrument 201012300116412; Thence departing the land of said CS1031 Somerhill Farms



Apartments, DST and running with the land of said Somerset Crossing Homeowners Association, Inc.;

North 29°51'59" East a distance of 602.76 feet to a point on the westerly right-of-way line of Norfolk & Southern Railroad, a 60-foot wide right-of-way; Thence departing the land of said Somerset Crossing Homeowners Association, Inc. and running with the westerly right-of-way line of said Norfolk & Southern Railroad;

405.00 feet along the arc of a curve to the right having a radius of 1430.72 feet and subtended by a chord bearing South 47°05'12" East a distance of 403.65 feet to a point;

539.71 feet along the arc of a compound curve to the right having a radius of 1369.79 feet and subtended by a chord bearing South 27°41'23" East a distance of 536.23 feet to a point;

South 16°18'45" East a distance of 198.19 feet to a point;

135.34 feet along the arc of a curve to the left having a radius of 1488.21 feet and subtended by a chord bearing South 18°55'02" East a distance of 135.29 feet to a point;

South 23°03'48" East a distance of 57.37 feet to a point;

South 25°34'12" East a distance of 51.31 feet to a point;

South 28°13'42" East a distance of 51.25 feet to a point;

South 30°43'49" East a distance of 51.21 feet to a point;

South 33°15'05" East a distance of 51.11 feet to a point;

South 35°21'57" East a distance of 51.12 feet to a point;

South 37°53'57" East a distance of 51.16 feet to a point;

South 40°10'12" East a distance of 51.15 feet to a point;

South 42°38'12" East a distance of 51.09 feet to a point;

South 44°40'27" East a distance of 50.97 feet to a point;

South 46°38'27" East a distance of 50.86 feet to a point;

South 48°13'57" East a distance of 50.71 feet to a point;



South 49°35'57" East a distance of 53.35 feet to a point;

South 55°10'13" East a distance of 299.79 feet to a point;

15.16 feet along the arc of a curve to the left having a radius of 1940.06 feet and subtended by a chord bearing South 59°48'34" East a distance of 15.16 feet to a point;

546.22 feet along the arc of a curve to the left having a radius of 1940.08 feet and subtended by a chord bearing South 68°05'55" East a distance of 544.42 feet to a point on the northwesterly corner of the land of PS Southeast One 2021 LLC, as recorded in Instrument 202104290051516; Thence departing the westerly right-of-way line of said Norfolk & Southern Railroad and running with the land of said PS Southeast One 2021 LLC;

South 20°29'07" East a distance of 412.43 feet to a point on the northerly right-of-way line of Hillwood Drive, a variable width right-of-way, as recorded in Instruments 200411080189984 and 200909010086127; Thence departing the land of said PS Southeast One 2021 LLC and running with the northerly right-of-way line of said Hillwood Drive;

South 70°47'22" West a distance of 255.91 feet to a point;

South 70°54'54" West a distance of 125.66 feet to a point;

South 70°54'32" West a distance of 297.60 feet to a point on the easterly line of the land of Synergy One Federal Credit Union, as recorded in Instrument 200807110066933; Thence running with the land of said Synergy One Federal Credit Union;

North 19°33'19" West a distance of 44.86 feet to a point;

115.96 feet along the arc of a curve to the left having a radius of 896.00 feet and subtended by a chord bearing North 23°15'46" West a distance of 115.88 feet to a point;

43.83 feet along the arc of a compound curve to the left having a radius of 25.00 feet and subtended by a chord bearing North 77°11'31" West a distance of 38.43 feet to a point;

192.74 feet along the arc of a compound curve to the left having a radius of 266.00 feet and subtended by a chord bearing South 31°49'45" West a distance of 188.55 feet to a point;

48.66 feet along the arc of a reverse curve to the right having a radius of 334.00 feet and subtended by a chord bearing South 15°14'42" West a distance of 48.62 feet to a point;



South 30°04'42" East a distance of 126.05 feet to a point on the northerly line of the land of Gainesville Acquisition LLC, as recorded in Instrument 200905010041273; Thence departing the land of said Synergy One Federal Credit Union and running with the land of said Gainesville Acquisition LLC;

South 70°26'41" West a distance of 218.34 feet to a point; Thence running through the land of said Gainesville Acquisition LLC;

84.66 feet along the arc of a curve to the left having a radius of 50.22 feet and subtended by a chord bearing North 22°53'27" West a distance of 74.98 feet to a point; Thence running through the land of Gardner Station, LLC (Lot C1B), as recorded in Instrument 201704280032196;

76.52 feet along the arc of a compound curve to the left having a radius of 50.56 feet and subtended by a chord bearing South 64°46'32" West a distance of 69.42 feet to a point on the northerly right-of-way line of the aforementioned Nolan Road; Thence running with the northerly right-of-way line of said Nolan Road;

South 70°26'24" West a distance of 314.72 feet to a point on the southeasterly corner of the land of the aforementioned Webb Overlook Building LLC; Thence departing the northerly right-of-way line of said Nolan Road and running with the land of said Webb Overlook Building LLC;

North 19°33'36" West a distance of 326.00 feet to a point;

South 70°26'24" West a distance of 248.49 feet to a point;

South 19°33'36" East a distance of 234.50 feet to a point;

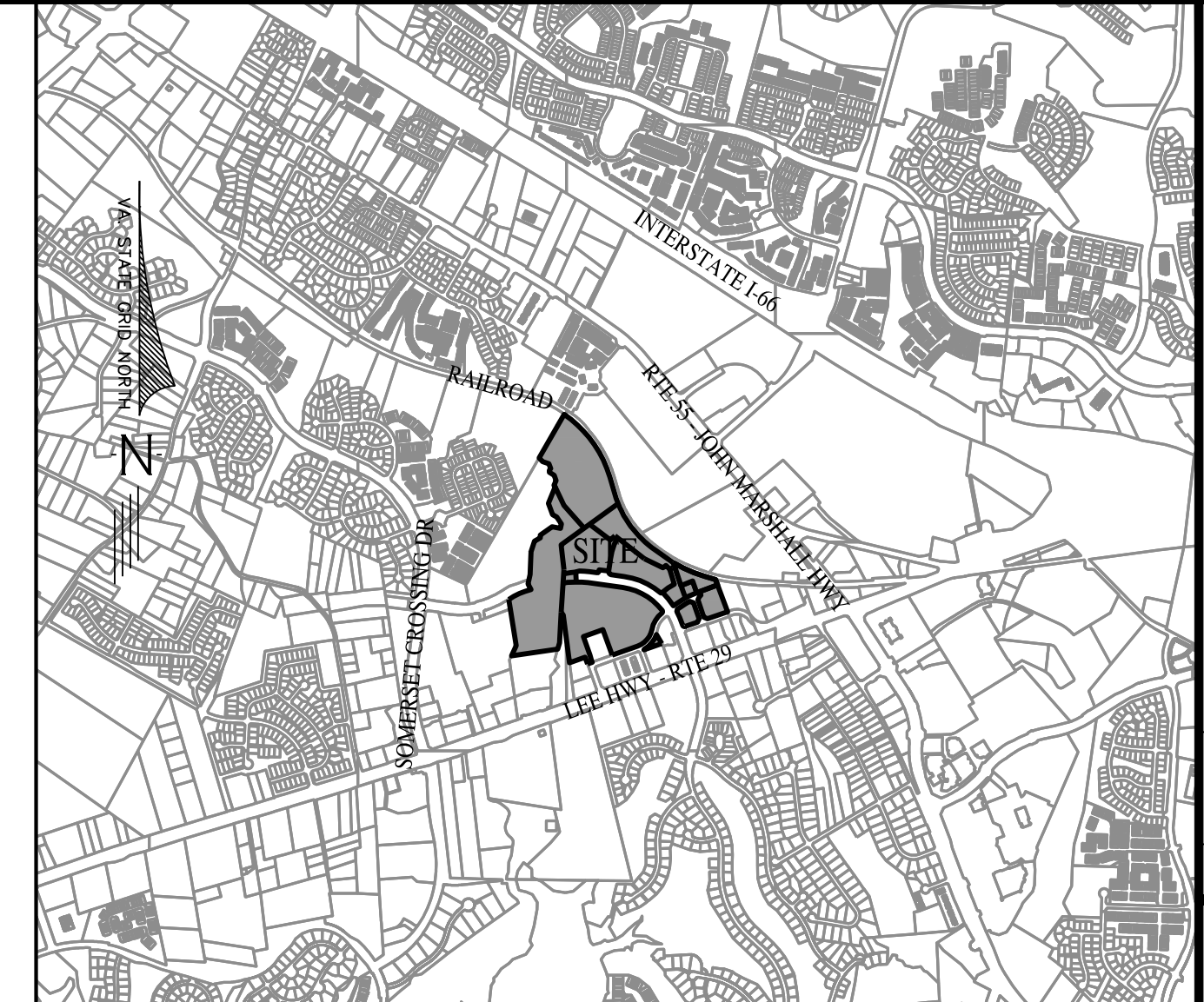
South 16°08'56" East a distance of 81.03 feet to a point;

South 19°33'36" East a distance of 10.62 feet to the point of beginning and containing an area of 3,599,641 square feet or 82.6364 acres, more or less.

LNE & CURVE TABLES FOR SUBJECT SITE TO BE REZONED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	849.80'	293.48'	292.02'	N 85°56'10" E	19°47'14.22"	148.22'
C2	1430.72'	405.00'	403.65'	S 47°05'12" E	16°13'08.38"	203.86'
C3	1369.79'	539.71'	536.23'	S 27°41'23" E	22°34'30.92"	273.40'
C4	1488.21'	135.34'	135.29'	S 18°55'02" E	5°12'37.63"	67.72'
C5	1940.06'	15.16'	15.16'	S 59°48'34" E	0°26'51.80"	7.58'
C6	1940.08'	546.22'	544.42'	S 68°05'55" E	16°07'53.09"	274.93'
C7	896.00'	115.96'	115.88'	N 23°15'46" W	7°24'54.93"	58.06'
C8	25.00'	43.83'	38.43'	N 77°11'51" W	10°27'24.02"	30.04'
C9	286.00'	192.74'	188.55'	S 31°49'45" W	41°30'55.70"	100.82'
C10	334.00'	48.66'	48.62'	S 15°14'42" W	8°20'52.31"	24.37'
C11	50.22'	84.66'	74.98'	N 22°53'27" W	96°34'53.60"	56.35'
C12	50.56'	76.52'	69.42'	S 64°46'32" W	86°43'08.83"	47.74'

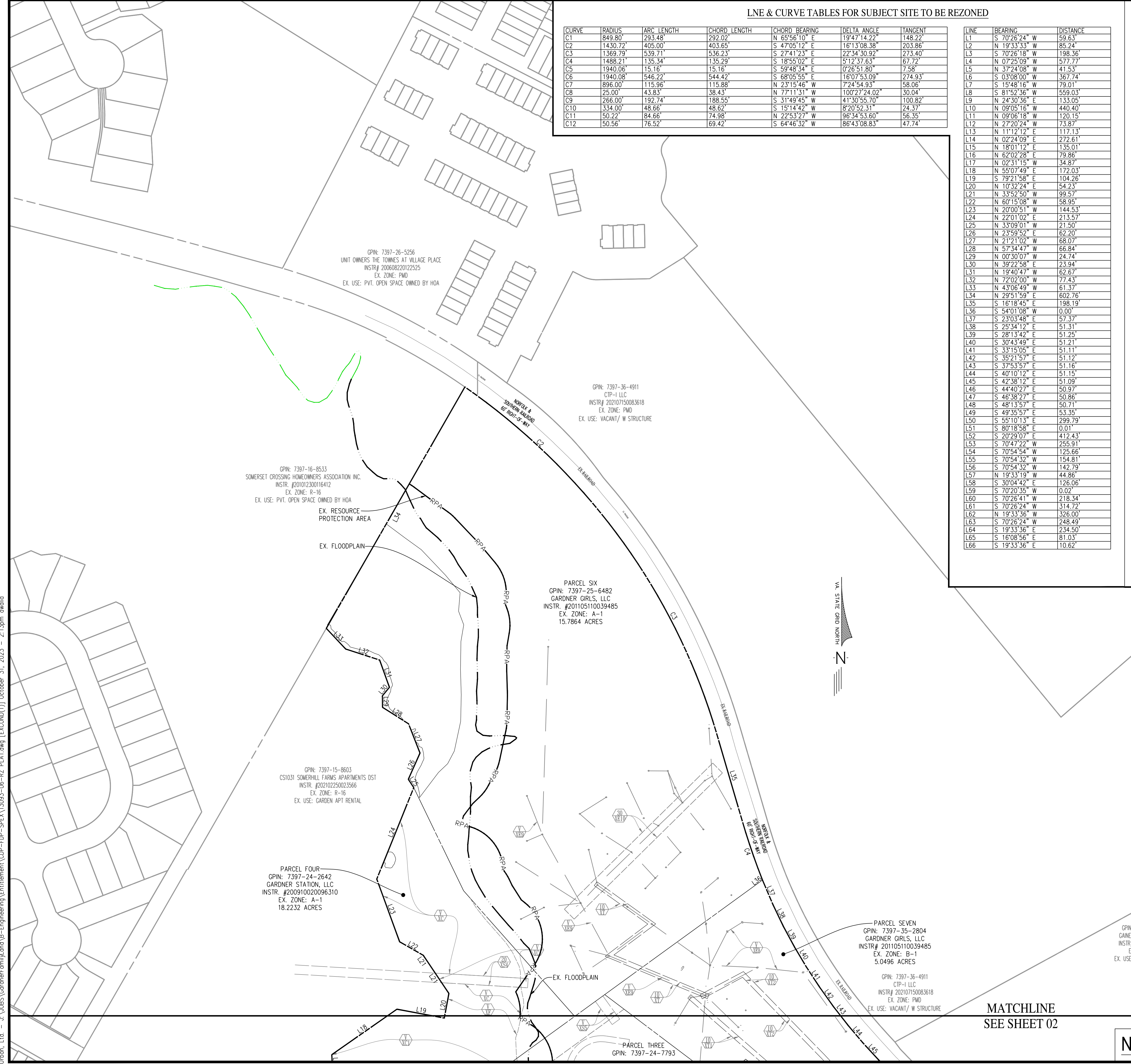
LINE	BEARING	DISTANCE
L1	S 70°26'24" W	59.63'
L2	N 19°33'33" W	85.24'
L3	S 70°26'18" W	198.36'
L4	N 07°25'09" W	577.77'
L5	N 37°24'08" W	41.53'
L6	S 03°08'00" W	367.74'
L7	S 15°48'16" W	79.01'
L8	S 81°52'36" W	559.03'
L9	N 24°32'36" E	133.05'
L10	N 09°05'16" W	440.40'
L11	N 09°06'18" W	120.15'
L12	N 27°20'24" W	73.87'
L13	N 11°12'12" E	117.13'
L14	N 02°24'09" E	272.61'
L15	N 18°01'12" E	135.01'
L16	N 62°02'28" E	79.86'
L17	N 02°31'15" W	34.87'
L18	N 95°07'49" E	172.03'
L19	S 79°21'58" E	104.26'
L20	N 10°32'24" E	54.23'
L21	N 33°52'50" W	99.57'
L22	N 60°15'08" W	58.95'
L23	N 20°00'51" W	144.53'
L24	N 22°01'02" E	213.57'
L25	N 33°09'01" W	21.50'
L26	N 23°59'52" E	62.20'
L27	N 21°21'02" W	68.07'
L28	N 57°34'47" W	66.84'
L29	N 00°30'07" W	24.74'
L30	N 39°22'58" E	13.94'
L31	N 19°40'47" W	62.67'
L32	N 72°02'00" W	77.43'
L33	N 43°06'49" W	61.37'
L34	N 29°51'59" E	602.76'
L35	S 16°18'45" E	198.19'
L36	S 54°01'08" W	0.00'
L37	S 23°03'48" E	57.37'
L38	S 25°34'12" E	51.31'
L39	S 28°13'42" E	51.25'
L40	S 30°43'49" E	51.21'
L41	S 33°15'05" E	51.11'
L42	S 35°21'57" E	51.12'
L43	S 37°53'57" E	51.16'
L44	S 40°10'12" E	51.15'
L45	S 42°38'12" E	51.09'
L46	S 44°40'27" E	50.97'
L47	S 46°38'27" E	50.86'
L48	S 48°13'57" E	50.71'
L49	S 49°35'57" E	50.53'
L50	S 51°10'13" E	50.39'
L51	S 52°38'12" E	50.24'
L52	S 54°01'08" E	50.09'
L53	S 55°21'57" E	49.94'
L54	S 56°43'49" E	49.79'
L55	S 58°06'49" E	49.64'
L56	S 59°30'51" E	49.49'
L57	S 60°55'70" E	49.34'
L58	S 62°20'52" E	49.19'
L59	S 63°46'32" E	49.04'
L60	S 65°12'12" E	48.89'
L61	S 66°37'52" E	48.74'
L62	S 68°03'32" E	48.59'
L63	S 69°29'12" E	48.44'
L64	S 70°54'52" E	48.29'
L65	S 72°20'32" E	48.14'
L66	S 73°46'12" E	47.99'



VICINITY MAP
SCALE: 1" = 2000'

NOTES

- THE PROPERTIES SHOWN (SUBJECT SITE) HEREON ARE LOCATED IN PRINCE WILLIAM COUNTY, VIRGINIA, AND ARE IDENTIFIED AS GPIN: 7397-34-3968, GPIN: 7397-24-9409, GPIN: 7397-24-7793, GPIN: 7397-24-2642, GPIN: 7397-24-5358, GPIN: 7397-25-6482, GPIN: 7397-35-2804, GPIN: 7397-34-7736, GPIN: 7397-34-9413, GPIN: 7397-33-5378, GPIN: 7397-44-2126, GPIN: 7397-44-0054, GPIN: 7397-34-9643, AND GPIN: 7397-33-5378. THE SUBJECT SITE INCLUDES RIGHT-OF-WAY VACATION.
- SUBJECT PROPERTIES HAVE DIRECT ACCESS TO MCGRAWS CORNER DRIVE, GARDNER MANOR PLACE, HILLCREST FARM LANE, HILLWOOD DRIVE, AND NOLAN ROAD, ALL EXISTING PUBLIC RIGHT OF WAYS.
- SUBJECT PROPERTIES LIE IN "ZONE X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, "ZONE X" (SHADED), AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AND "ZONE AE", AREAS WITH BASE FLOOD ELEVATIONS DETERMINED, PER FLOOD INSURANCE RATE MAP NUMBERS 51153C0086D AND 51153C0067D, BOTH WITH EFFECTIVE DATE OF JANUARY 5, 1995.
- SUBJECT PROPERTIES ARE IN THE NAMES OF GARDNER STATION, LLC AS RECORDED IN INSTRUMENT NUMBER 200705110057643, GARDNER GIRLS, LLC, AS RECORDED IN INSTRUMENT NUMBERS 201105110039485 AND 201105110039485, PATRICIA S. GARDNER, CO-TRUSTEE AND MICHAEL C. GARDNER, CO-TRUSTEE OF THE CHARLES VIRGIL GARDNER REVOCABLE TRUST, AS RECORDED IN INSTRUMENT NUMBERS 201703220021721, 201703220021720, AND 201703220021722, MK GROUP, LLC, AS RECORDED IN INSTRUMENT NUMBER 200507120114925, AND MICHAEL C. GARDNER, AS RECORDED IN INSTRUMENT NUMBERS 200702010014832 AND 20100520080045819. ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.



MATCHLINE
SEE SHEET 02

NOTE: SEE SHEET 03 FOR EASEMENT LEGEND

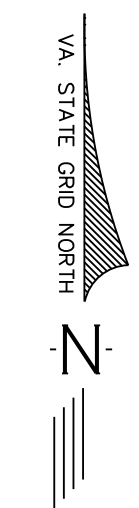
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PLAN DATE 11-08-2023	REVISIONS
Urban, Ltd. 4000 TECHNOLOGY CT. CHANTILLY, VA 20151 TEL: 703.642.2806 FAX: 703.642.2808 www.urban-ld.com	
urban Planners-Engineers-Landscape Architects-Listed Surveyors	
COMMONWEALTH OF VIRGINIA CLAYTON C. TOOK Lic. No. 008790 11/08/23 REGISTERED PROFESSIONAL ENGINEER	
REZONING PLAT GARDNER PROPERTY BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA	DATE: NOV. 2023
SHEET 01 OF 03	SCALE: 1" = 100'
FILE No. RZ-13093	

Urban, Ltd. - J:\085\GardnerFamily\and\B-Engineering\Entitlement\CDP-FDP-SPEX\13093-06-rz-PLAT.dwg [EXCOND(2)] October 31, 2023 - 2:13pm awald



MATCHLINE
SEE SHEET 01



US 29 LEE HIGHWAY
PRINCIPAL ARTERIAL R/W WITH VARIATIONS
(45 MPH DESIGN / POSTED SPEED)
72,000 VPD

US 29 LEE HIGHWAY
PRINCIPAL ARTERIAL R/W WITH VARIATIONS
(45 MPH DESIGN / POSTED SPEED)
72,000 VPD

NOTE: SEE SHEET 03 FOR EASEMENT LEGEND

 Planners-Engineers-Landscape Architects-Lead Surveyors	
Urban, Ltd. 4000 TECHNOLOGY CT. CHANTILLY, VA. 20151 TEL: 703.662.2206 FAX: 703.662.2206 www.urban-lltd.com	REVISIONS No. DATE DESCRIPTION
PLAN DATE 11-08-2023	
COMMONWEALTH OF VIRGINIA REGISTERED PROFESSIONAL ENGINEER CLAYTON C. TOOK Lic. No. 038790 11/08/23	
REZONING PLAT GARDNER PROPERTY BRENTSVILLE DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA SCALE: 1"= 100' DATE: NOV. 2023	
SHEET 02 OF 03 FILE No. RZ-13093	

EASEMENT LEGEND

NOTE" V=VARIABLE WIDTH

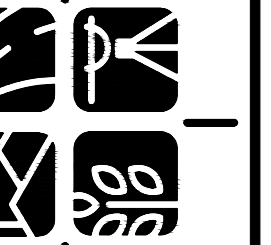
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	EX. TEMPORARY CONSTRUCTION EASEMENT INSTR. #200909010086139		EX. 15' WATER EASEMENT INSTR. #201704280032196		EX. PRIVATE SANITARY SEWER EASEMENT INSTR. #201101040000973		EX. STORM DRAIN EASEMENT INSTR. #200910020096310 INSTR. #20091113019279		EX. VERIZON UTILITY EASEMENT INSTR. #20100604047803 INSTR. #200909010086139		APPROX. LOCATION EX. VEPCO EASEMENT D.B. 144 PG. 422		EX. FLOOD HAZARD AREA INSTR. #2008107009560				
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							EX. PRIVATE STORM DRAIN EASEMENT INSTR. #201704280032196				EX. 15' UTILITY EASEMENT INSTR. #201704280032196						

No.	DATE	REVISIONS

PLAN DATE
11-08-2023

Urban, Ltd.
4000 TECHNOLOGY CT.
CHANTILLY, VA. 20151
TEL: 703.642.2406
FAX: 703.642.2408
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Planners-Engineers-Landscape Architects-Lead Surveyors



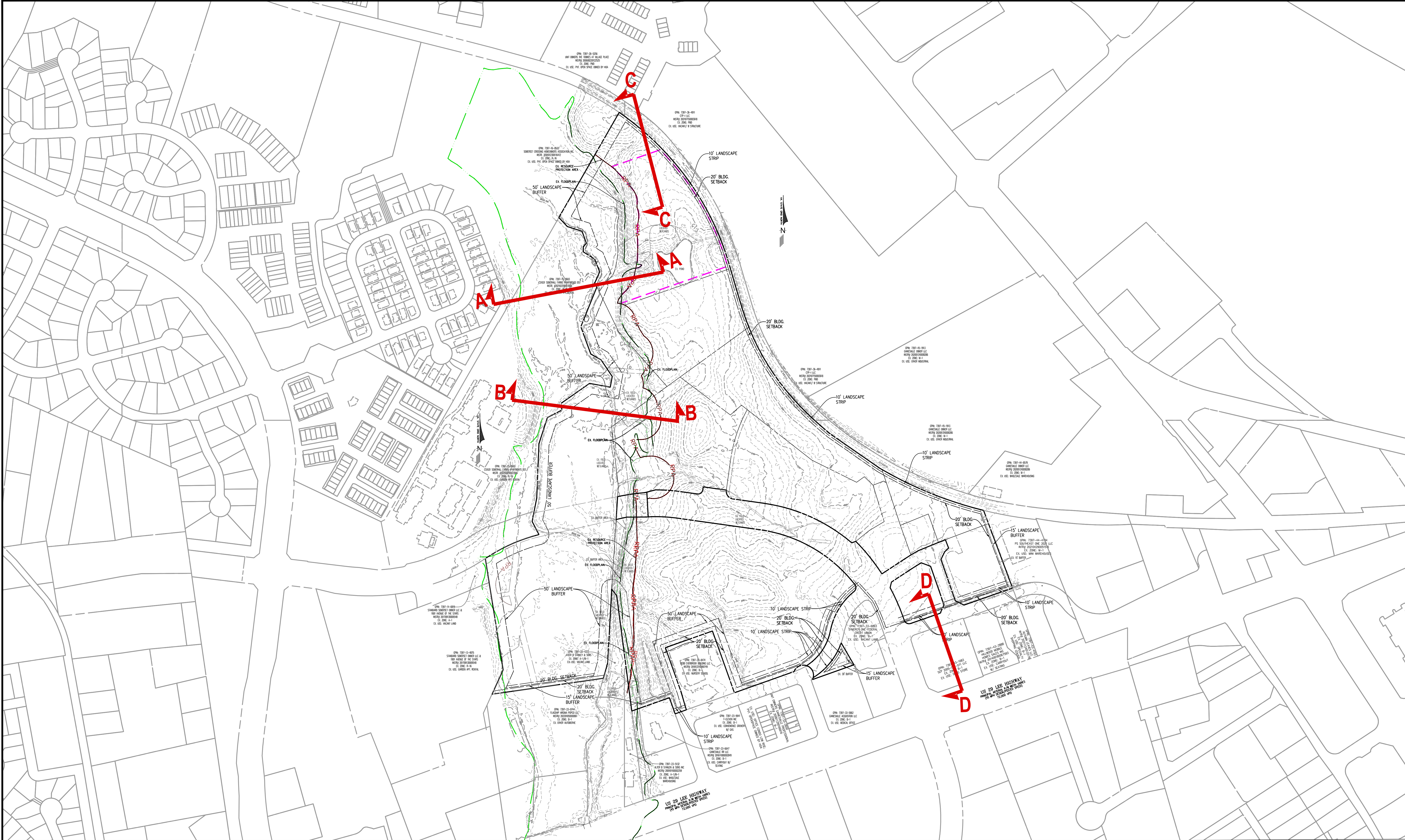
COMMONWEALTH OF VIRGINIA
Professional Engineer
CLAYTON C. TOOK
Lic. No. 038790
11/08/23

REZONING PLAT
GARDNER PROPERTY
BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: N/A
DATE: NOV. 2023

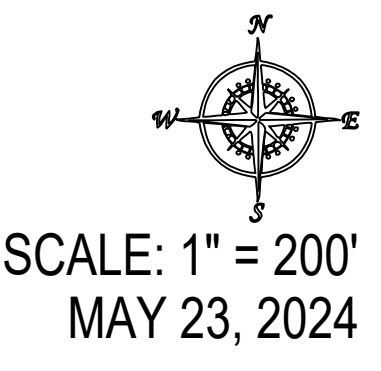
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FILE No.
RZ-13093

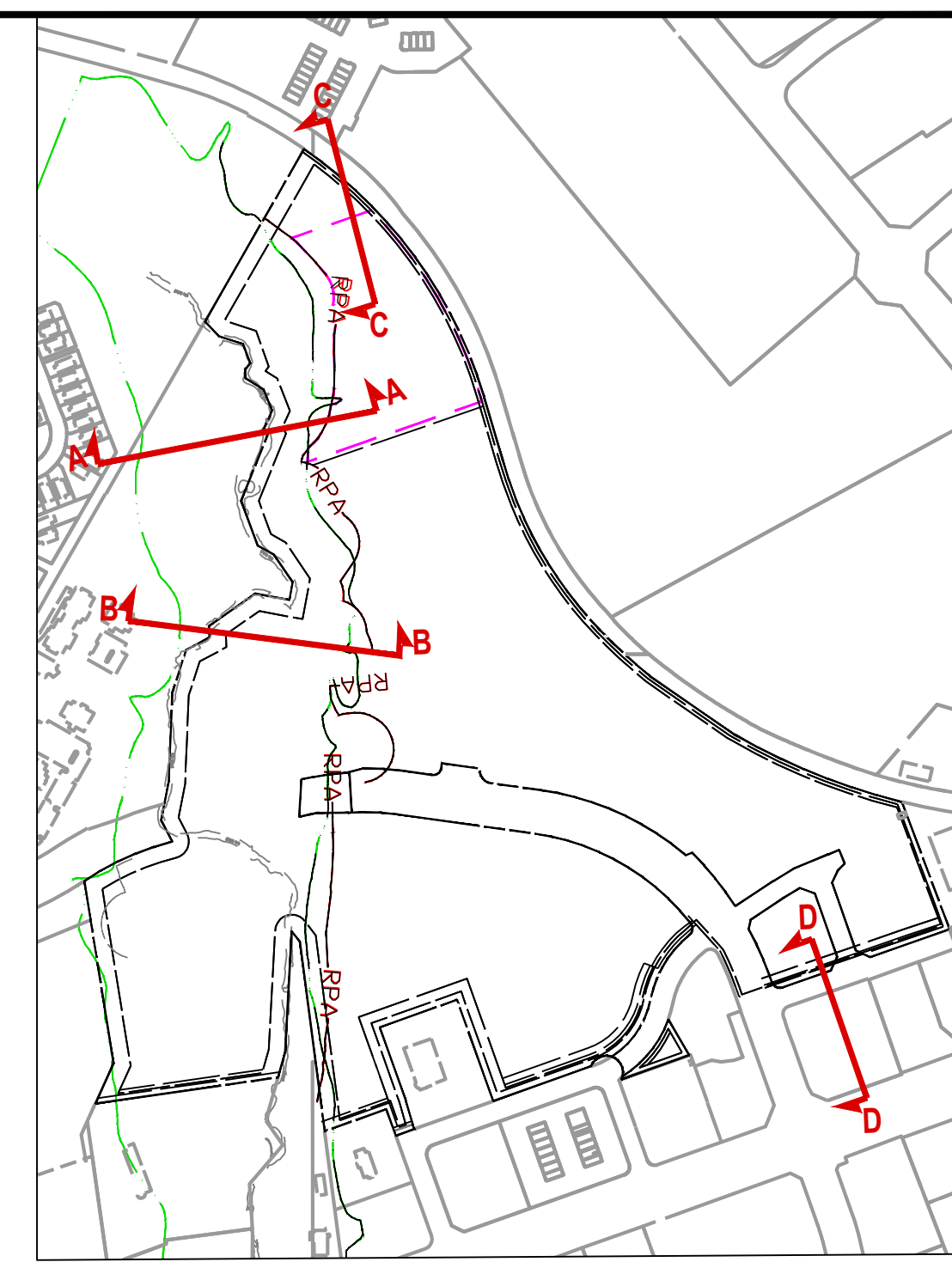
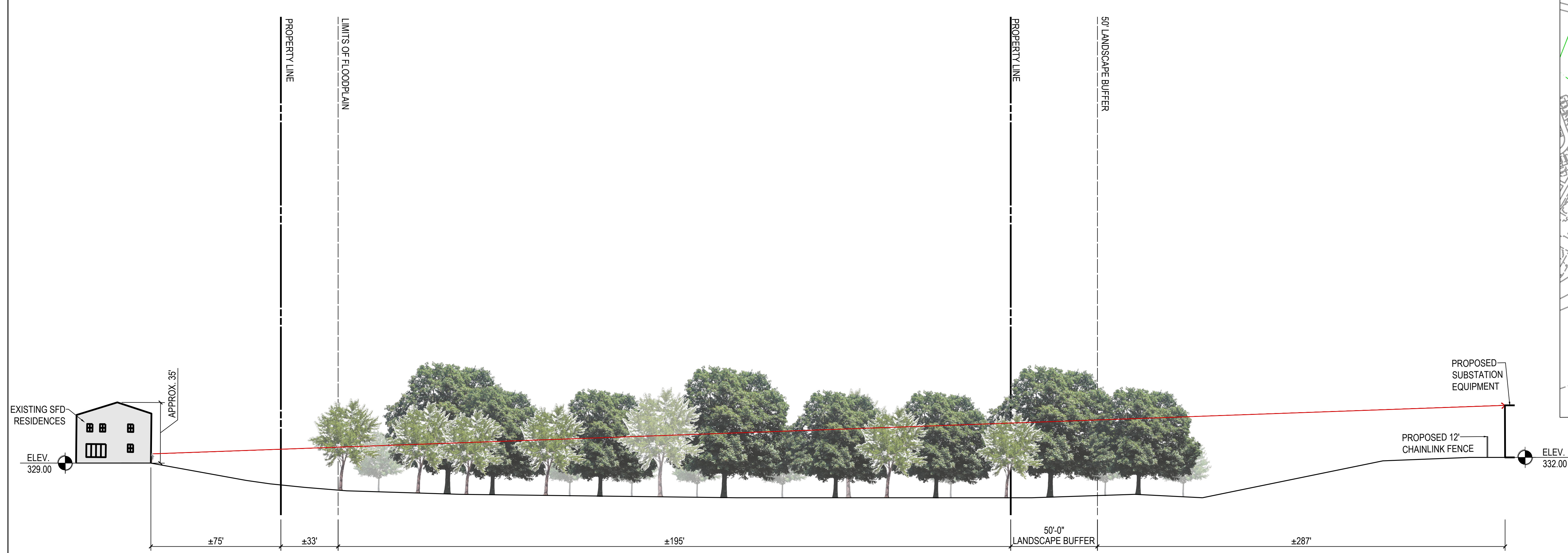
Urban, Ltd. - j:\035\Gardner\Land\B-Engineering\Entitlement\QDP-FDP-SPEX\Landscaping Arch\LOS.dwg [E:\HBI] May 23, 2024 - 2:22pm kchow



LINE OF SIGHT EXHIBIT
GARDNER PROPERTY
 PRINCE WILLIAM COUNTY, VIRGINIA



SECTION A - A

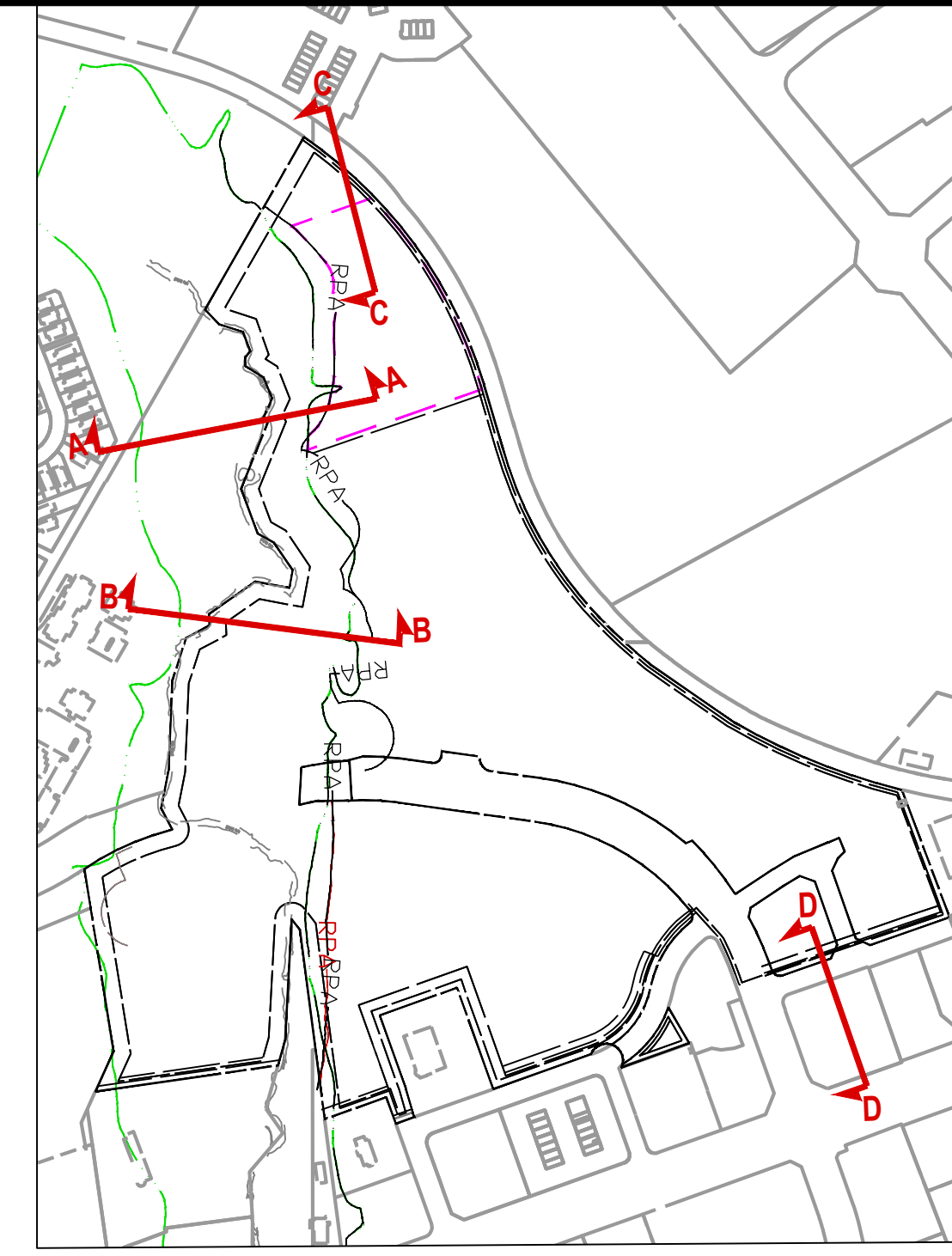
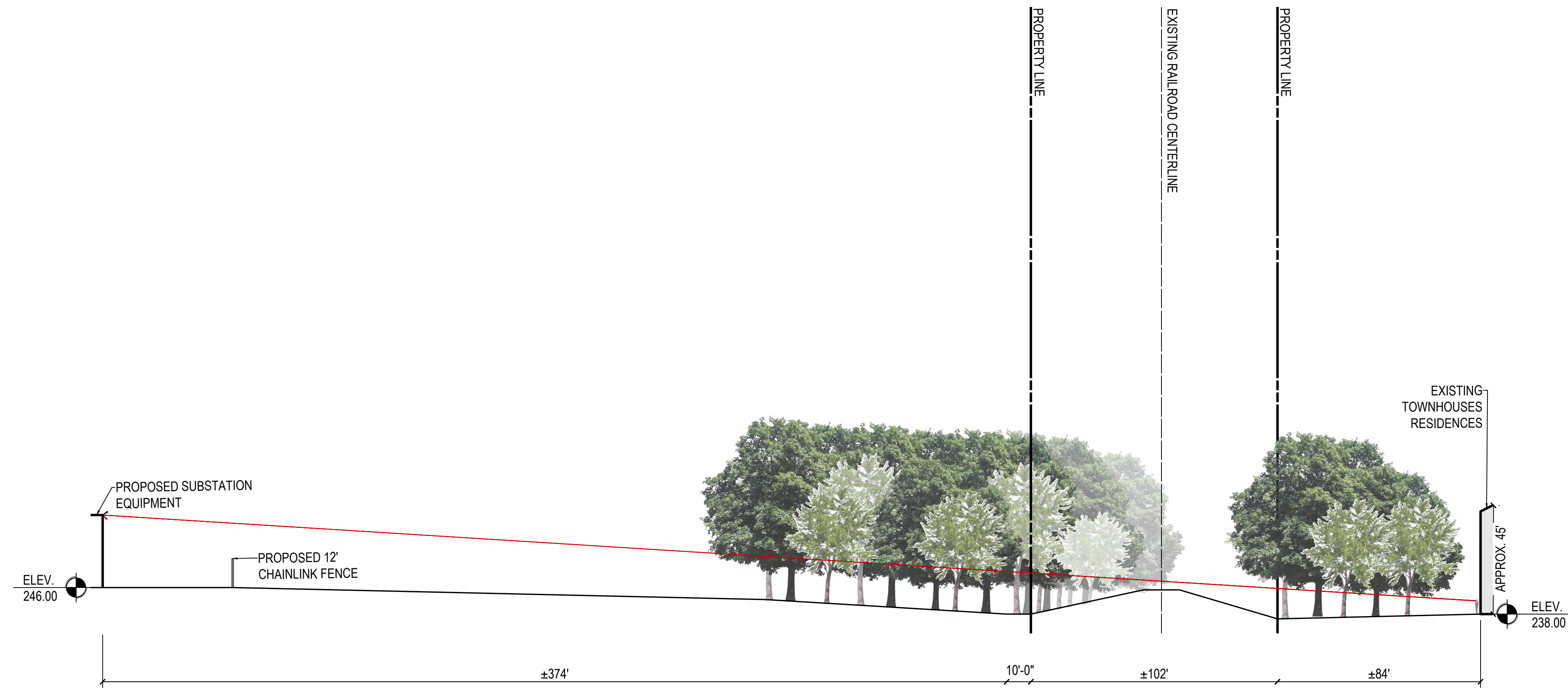


SECTION B - B



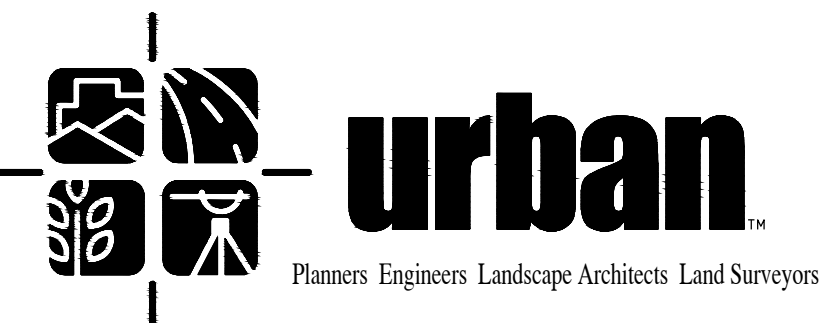
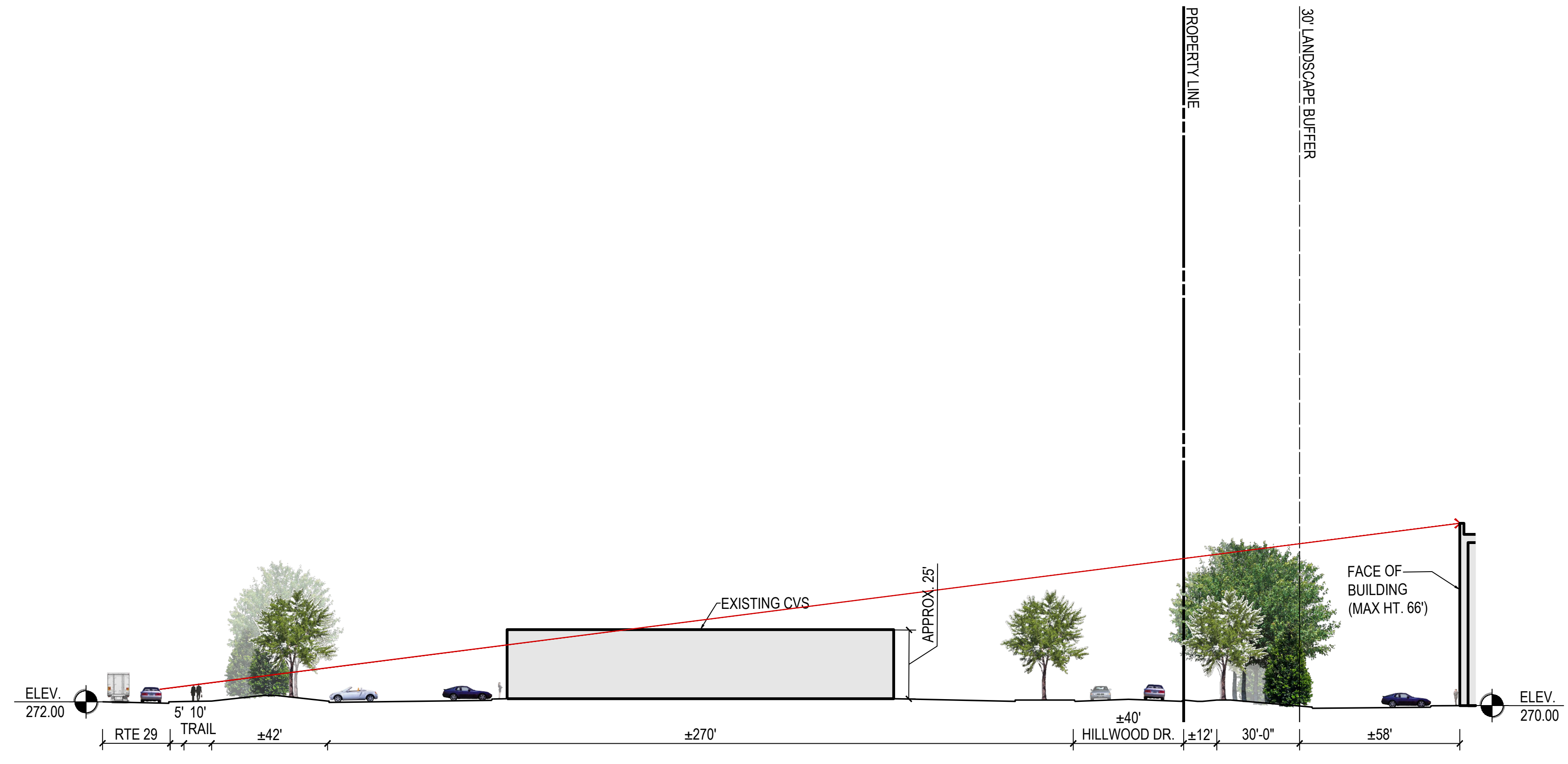
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SECTION C - C

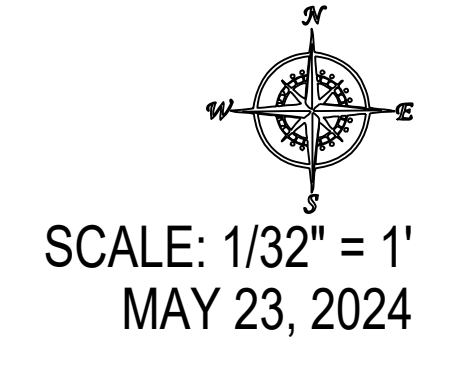


KEY MAP
SCALE: 1" = 500'

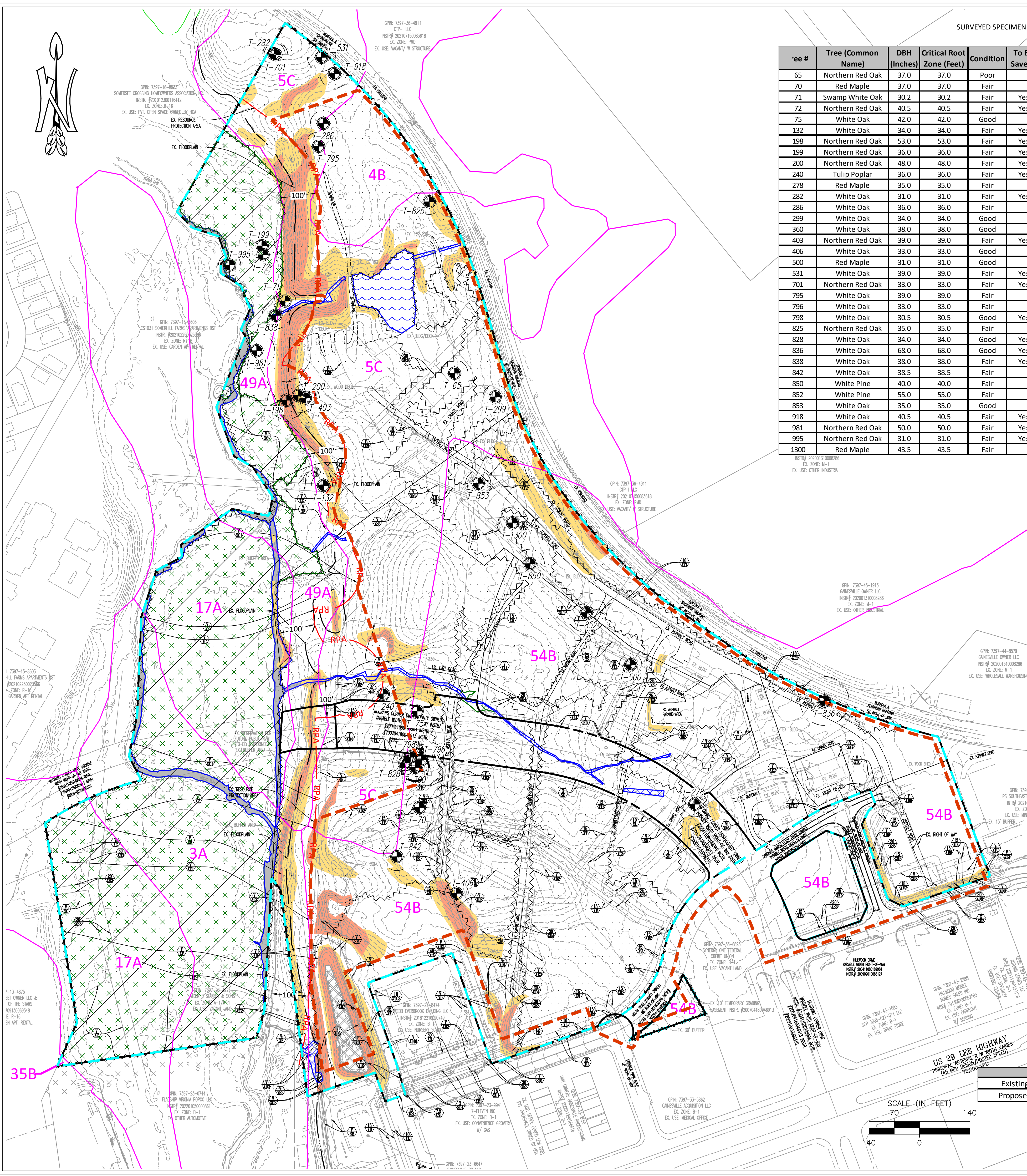
SECTION D - D



LINE OF SIGHT SECTIONS
GARDNER PROPERTY
PRINCE WILLIAM COUNTY, VIRGINIA



Urban, Ltd. - v:\005\GardnerFamily\B-Engineering\Entitlement\CIP-FDP-SPEX\Landscape Arch\LOS.dwg [LOS (2)] May 23, 2024 - 2:24pm kchow



SURVEYED SPECIMEN TREES TABLE

Tree #	Tree (Common Name)	DBH (Inches)	Critical Root Zone (Feet)	Condition	To Be Saved?	Notes
65	Northern Red Oak	37.0	37.0	Poor		Shallow damaged roots, many dead limbs, and top partially failed.
70	Red Maple	37.0	37.0	Fair		Double trunk, and some dead limbs.
71	Swamp White Oak	30.2	30.2	Fair	Yes	Some dead limbs.
72	Northern Red Oak	40.5	40.5	Fair	Yes	Some dead limbs.
75	White Oak	42.0	42.0	Good		Some dead limbs, and old wounds.
132	White Oak	34.0	34.0	Fair	Yes	Some dead limbs.
198	Northern Red Oak	53.0	53.0	Fair	Yes	Double trunk, some dead limbs, and leaning.
199	Northern Red Oak	36.0	36.0	Fair	Yes	Some dead limbs.
200	Northern Red Oak	48.0	48.0	Fair	Yes	Double trunk, some dead limbs, and vines up trunk.
240	Tulip Poplar	36.0	36.0	Fair	Yes	Double trunk, some dead limbs, and CODIT.
278	Red Maple	35.0	35.0	Fair		Several dead limbs.
282	White Oak	31.0	31.0	Fair	Yes	Some dead limbs.
286	White Oak	36.0	36.0	Fair		Some dead limbs and old wounds.
299	White Oak	34.0	34.0	Good		Some dead limbs.
360	White Oak	38.0	38.0	Good		Some dead limbs, and old wounds.
403	Northern Red Oak	39.0	39.0	Fair	Yes	Double trunk, and some dead limbs.
406	White Oak	33.0	33.0	Good		Some dead limbs.
500	Red Maple	31.0	31.0	Good		Several dead limbs, shallow roots, and poorly pruned.
531	White Oak	39.0	39.0	Fair	Yes	Some dead limbs, and English Ivy up trunk.
701	Northern Red Oak	33.0	33.0	Fair	Yes	Several dead limbs, and some upheaval noted.
795	White Oak	39.0	39.0	Fair		Some dead limbs, and triple trunk.
796	White Oak	33.0	33.0	Fair		Mostly one-sided, leaning, and some dead limbs.
798	White Oak	30.5	30.5	Good	Yes	Mostly one-sided, and some dead limbs.
825	Northern Red Oak	35.0	35.0	Fair		Several large dead limbs.
828	White Oak	34.0	34.0	Good	Yes	Some dead limbs, and old wounds.
836	White Oak	68.0	68.0	Good	Yes	Growing into fence, English Ivy up trunk, and some dead limbs.
838	White Oak	38.0	38.0	Fair	Yes	Some dead limbs.
842	White Oak	38.5	38.5	Fair		Large failed leader with deadwood, and some dead limbs.
850	White Pine	40.0	40.0	Fair		Double trunk, and several dead limbs.
852	White Pine	55.0	55.0	Fair		Some girdled roots, some dead limbs, and double trunk.
853	White Oak	35.0	35.0	Good		Some dead limbs.
918	White Oak	40.5	40.5	Fair	Yes	Mostly one-sided, English Ivy up trunk, and some dead limbs.
981	Northern Red Oak	50.0	50.0	Fair	Yes	Some dead limbs.
995	Northern Red Oak	31.0	31.0	Fair	Yes	Several dead limbs, and English Ivy up trunk.
1300	Red Maple	43.5	43.5	Fair		Several dead limbs and old wounds.

LEGEND

- SURVEYED PERENNIAL STREAM LOCATION (R3)
- SURVEYED INTERMITTENT STREAM LOCATION (R4)
- SURVEYED EPHEMERAL STREAM LOCATION (R6)
- SURVEYED PFO WETLAND
- SURVEYED POW WETLAND
- SURVEYED STORMWATER POND (INSTR. #20091113019279)
- OFFSITE PERENNIAL STREAM (R3)
- OFFSITE EPHEMERAL STREAM (R6)
- OFFSITE PFO WETLAND
- MATURE WHITE OAK STAND, WITH PIGNUT HICKORY AND VIRGINIA PINE
- MATURE RED MAPLE STAND, WITH SYCAMORE AND TULIP POPLAR
- APPROXIMATE 15-25% SLOPE
- APPROXIMATE 25%+ SLOPE
- SITE SPECIFIC RPA BOUNDARY
- APPROXIMATE SOIL MAP UNIT BOUNDARY
- APPROXIMATE LOCATION OF SPECIMEN TREES
- STUDY AREA
- PROPOSED LIMITS OF DISTURBANCE

NOTES:

- PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY URBAN, LTD., 2022.
- THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 82.67 ACRES. APPROXIMATELY 27.64 ACRES OF UNDISTURBED AREA ARE PROPOSED.
- THE WETLANDS AND WATERS LOCATED ONSITE WERE DELINEATED BY TNT ENVIRONMENTAL, INC. (TNT) IN 2021 PER THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS & PIEDMONT REGION (VERSION 2.0) DATED APRIL 2012.
- NO IMPACTS TO THE FOLLOWING ENVIRONMENTAL RESOURCES ARE BEING PROPOSED: NORTH FORK BROAD RUN AND ITS CONTIGUOUS WETLANDS, THE PERENNIAL TRIBUTARY TO NORTH FORK BROAD RUN THAT FLOWS NORTH TO SOUTH THROUGH THE WESTERN PORTION OF THE SITE, AND 7 OF THE 35 ONSITE SPECIMEN TREES. PROTECTION AND PRESERVATION MEASURES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION TO PROTECT THESE RESOURCES.
- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 51153C0067D AND 51153C0086D, A ZONE AE 100-YEAR FLOODPLAIN IS MAPPED WITHIN THE SUBJECT SITE'S BOUNDARIES.
- TNT CONDUCTED A SEARCH OF THE VIRGINIA DGIF WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES WITHIN A 2-MILE RADIUS; THIS SEARCH RADIUS WAS SELECTED BECAUSE IT IS THE STANDARD RADIUS PROVIDED FOR REVIEW BY DGIF. THE WOOD TURTLE, A STATE-THREATENED SPECIES, AND THE BROOK FLOATER, A STATE-ENDANGERED SPECIES, WERE BOTH LISTED AS HAVING POTENTIAL HABITAT WITHIN THE SUBJECT SITE. ADDITIONALLY, THE HENSLOW'S SPARROW, A STATE-THREATENED SPECIES, WAS ALSO LISTED AS HAVING POTENTIAL HABITAT WITHIN TWO MILES OF THE SUBJECT SITE, THOUGH NO SUITABLE HABITAT FOR THE HENSLOW'S SPARROW WAS OBSERVED ONSITE AS THE SPECIES IS PRIMARILY FOUND WITHIN AGRICULTURAL LAND. DUE TO THE PRESENCE OF PREFERRED HABITAT FOR THE WOOD TURTLE AND BROOK FLOATER ONSITE, IT IS TNT'S OPINION THAT A SPECIES-SPECIFIC SURVEY MAY BE REQUIRED IF UNAVOIDABLE IMPACTS TO PERENNIAL STREAMS AND FORESTED WETLANDS ARE PROPOSED.
- TNT ALSO CONDUCTED A REVIEW OF THE U.S. FISH AND WILDLIFE SERVICE (USFWS) ONLINE INFORMATION FOR PLANNING AND CONSERVATION DATABASE. THE USFWS IDENTIFIED THE NORTHERN LONG-EARED BAT, A FEDERALLY THREATENED SPECIES, AS POTENTIALLY BEING PRESENT WITHIN THE GEOGRAPHIC AREA OF THE PROJECT. NO MATERNITY ROOSTS OR HIBERNACULA ARE RECORDED WITHIN THE VICINITY OF THE PROJECT. IT IS IN TNT'S OPINION THAT NO ADVERSE EFFECTS TO THIS SPECIES WILL OCCUR AS A RESULT OF THE PROPOSED PROJECT.
- AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY URBAN, LTD.) INDICATES THAT SLOPES GREATER THAN 15 PERCENT ARE PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN.
- HIGHLY ERODIBLE SOILS ONSITE INCLUDE ARCOLA SILT LOAM (4B) AND ARCOLA-NESTORIA COMPLEX (5C). NO HIGHLY PERMEABLE SOILS ARE MAPPED ONSITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.

ENVIRONMENTAL RESOURCES (PER COMPREHENSIVE PLAN)

Onsite Wetlands and Waters	Total
Palustrine Forested Wetlands (PFO)	18.30 Acres
Palustrine Open Water Wetlands (POW)	0.57 Acres
Perennial Stream (R3)	3,719 LF
Intermittent Stream (R4)	793 LF
Ephemeral Stream (R6)	1,028 LF
Other Environmental Resource Calculations	Total
Approx. Acreage of Tree Save Area Proposed	~ 22 Acres
Acreage of Land to Remain Undisturbed	32.25 Acres
Acreage of Land to Be Disturbed	50.42 Acres
Total Acreage of ER Onsite (Wetlands, RPA, Floodplain, Steep Slopes >25% and 15% and greater Highly Erodible)	29.19 Acres
Total Acreage of Proposed ER to Be Disturbed	1.94 Acres

PROPOSED APPROXIMATE WETLAND IMPACTS TABLE

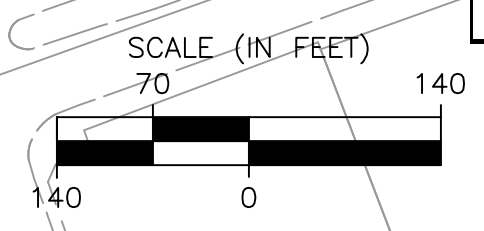
Proposed Approx. Impacts to Wetlands and Waters of the U.S.	Total Impact (Approx)
Palustrine Forested Wetland (PFO)	1,585 square feet (0.04 acres)
Palustrine Open Water Wetlands (POW)	24,614 square feet (0.57 acres)
Perennial Stream (R3)	76 linear feet (0.01 acres)
Intermittent Waters (R4)	793 linear feet (0.09 acres)
Ephemeral Waters (R6)	4,992 square feet (0.11 acres)

SOIL SUMMARY TABLE

Map Unit	Map Unit Name	Highly Erodible?
3A	Albano silt loam	No
4B	Arcola silt loam	Yes
5C	Arcolia-Nestoria complex	Yes
17A	Dulles silt loam	No
35B	Manassas silt loam	No
49A	Roland silt loam	No
54B	Urban land-Udorthents complex	No

PERVIOUS VS IMPERVIOUS SURFACES TABLE

	Impervious Acreage	Pervious Acreage
Existing Conditions	±8.82 Acres	±73.85 Acres
Proposed Conditions	±50.42 Acres	±32.25 Acres



REVISIONS	
DATE	COMMENTS
8/20/22	AMS
11/18/22	AMS
10/23/23	AMS
5/17/24	AMS

MASTER ZONING PLAN

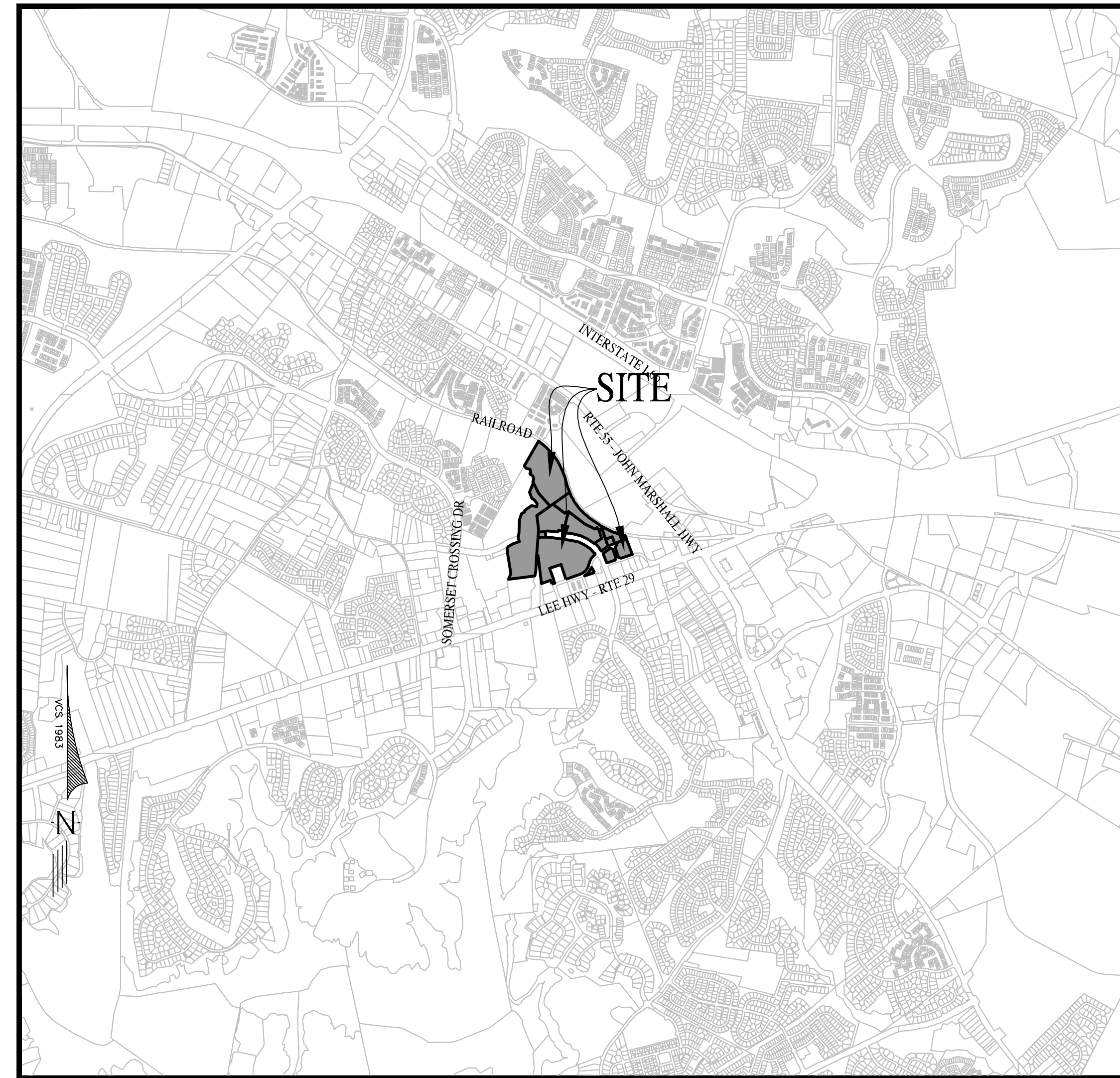
PLANNED BUSINESS DISTRICT (PBD)

GARDNER PROPERTY

BRENTSVILLE ELECTION DISTRICT

PRINCE WILLIAM COUNTY, VIRGINIA

REZ2023-00018



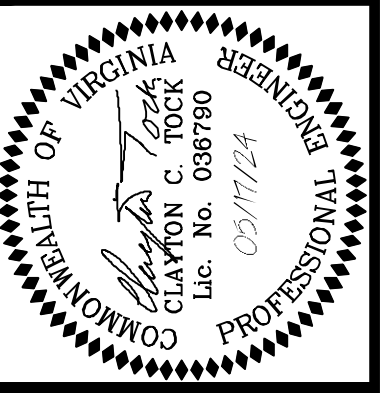
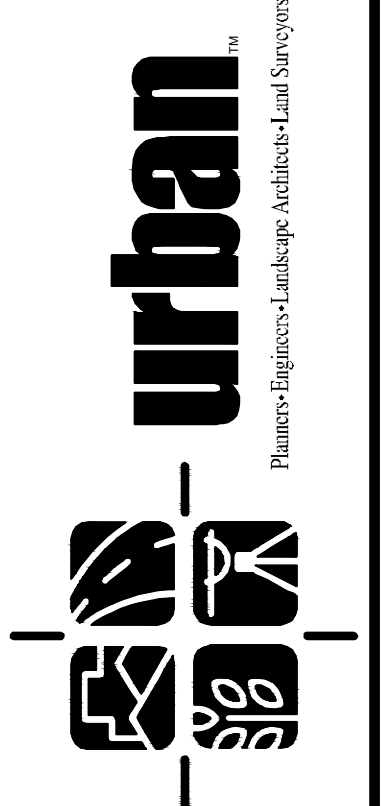
VICINITY MAP
SCALE: 1"= 2000'

SHEET INDEX

- 01. COVER SHEET
- 02. GENERAL DEVELOPMENT PLAN
- 03. UTILITY PLAN
- 04. TRANSPORTATION PLAN
- 05. OPEN SPACE & LANDSCAPE PLAN

PLAN DATE	No.	DATE	DESCRIPTION
05-17-2024			

Urban Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
TEL: 703.642.2306
FAX: 703.642.2306
www.urban-ld.com



COVER SHEET
GARDNER PROPERTY REZ2023-00018
MASTER ZONING PLAN
BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE: AS SHOWN
DATE: MAY, 2024

SHEET
01
OF
05
FILE No.
RZ-13093

OWNERS

GARDNER STATION LLC
PO BOX 983
GAINESVILLE, VA 20156

GARDNER GIRLS LLC
14280 GARDNER MANOR PL
GAINESVILLE, VA 20156

MK GROUP, LLC
PO BOX 983
GAINESVILLE, VA 20156

MICHAEL C. GARDNER
PO BOX 983
GAINESVILLE, VA 20156

PATRICIA S GARDNER &
MICHAEL C GARDNER, TRS ETAL
PO BOX 983
GAINESVILLE, VA 20156

DEVELOPER/APPLICANT

JK LAND HOLDINGS
44112 MERCURE CIRCLE
STERLING, VA 20166
CONTACT: JOHN COX
PHONE: (913) 568-2295

ENGINEER

URBAN LTD.
4200 D TECHNOLOGY COURT
CHANTILLY, VA. 20151
CONTACT: CLAYTON TOCK
PHONE: (703) 642-2306

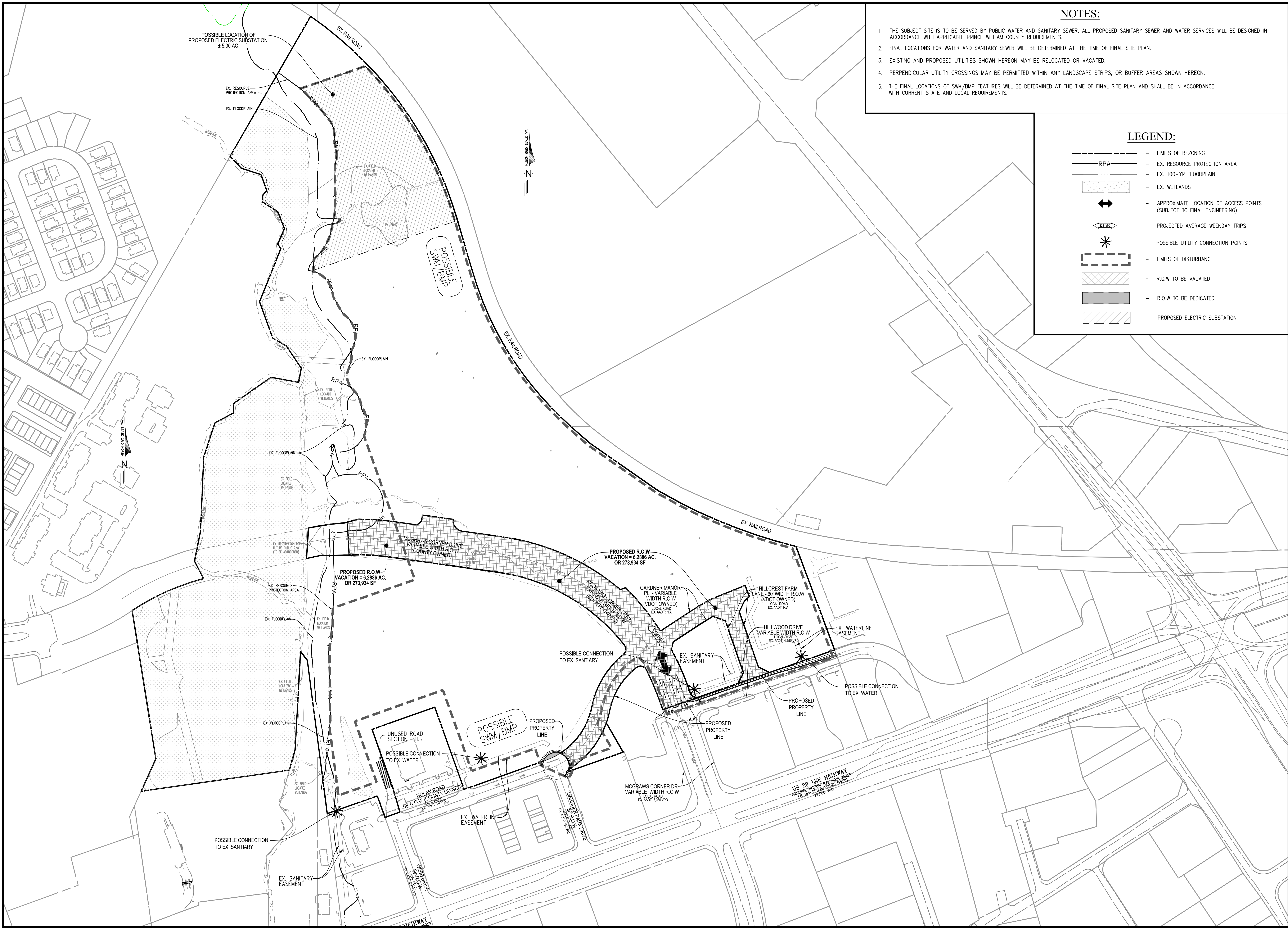
LAND ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH, P.C.
4310 PRINCE WILLIAM PARKWAY
PRINCE WILLIAM, VA 22192
CONTACT: MARIAN HARDERS
PHONE: (703) 680-4664

TRANSPORTATION

GOROVE SLADE ASSOCIATES
15125 WASHINGTON STREET
HAYMARKET, VA 20169
CONTACT: CHAD BAIRD
PHONE: (571) 261-9719

Urban, Ltd. - J. WOBBS (Gardner) (Civil/Engineering) (CDP-FDP-SPEX) 13093-07-UTILITY PLAN.dwg [UTILITY] May 17, 2024 - 10:43am ovelio



NOTES:

1. THE SUBJECT SITE IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. ALL PROPOSED SANITARY SEWER AND WATER SERVICES WILL BE DESIGNED IN ACCORDANCE WITH APPLICABLE PRINCE WILLIAM COUNTY REQUIREMENTS.
2. FINAL LOCATIONS FOR WATER AND SANITARY SEWER WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
3. EXISTING AND PROPOSED UTILITIES SHOWN HEREON MAY BE RELOCATED OR VACATED.
4. PERPENDICULAR UTILITY CROSSINGS MAY BE PERMITTED WITHIN ANY LANDSCAPE STRIPS, OR BUFFER AREAS SHOWN HEREON.
5. THE FINAL LOCATIONS OF SWM/BMP FEATURES WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN AND SHALL BE IN ACCORDANCE WITH CURRENT STATE AND LOCAL REQUIREMENTS.

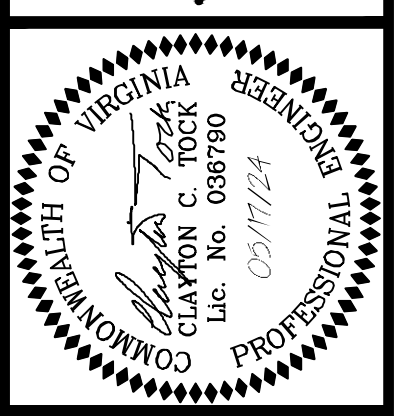
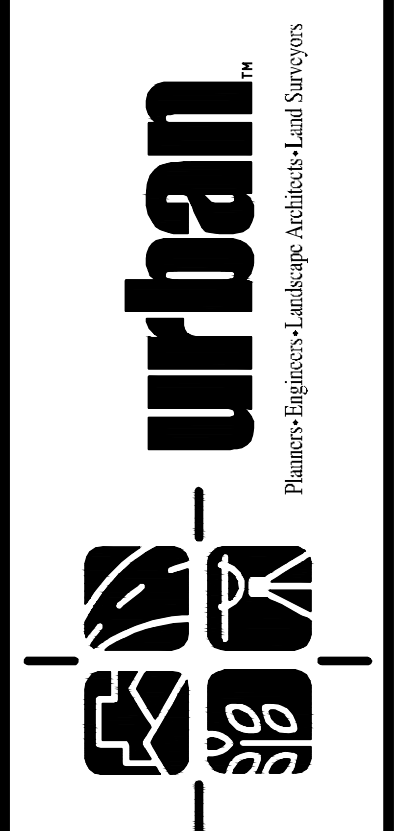
LEGEND:

- LIMITS OF REZONING
- EX. RESOURCE PROTECTION AREA
- EX. 100-YR FLOODPLAIN
- EX. WETLANDS
- APPROXIMATE LOCATION OF ACCESS POINTS (SUBJECT TO FINAL ENGINEERING)
- PROJECTED AVERAGE WEEKDAY TRIPS
- POSSIBLE UTILITY CONNECTION POINTS
- LIMITS OF DISTURBANCE
- R.O.W. TO BE VACATED
- R.O.W. TO BE DEDICATED
- PROPOSED ELECTRIC SUBSTATION

No.	DATE	DESCRIPTION

PLAN DATE
05-17-2024

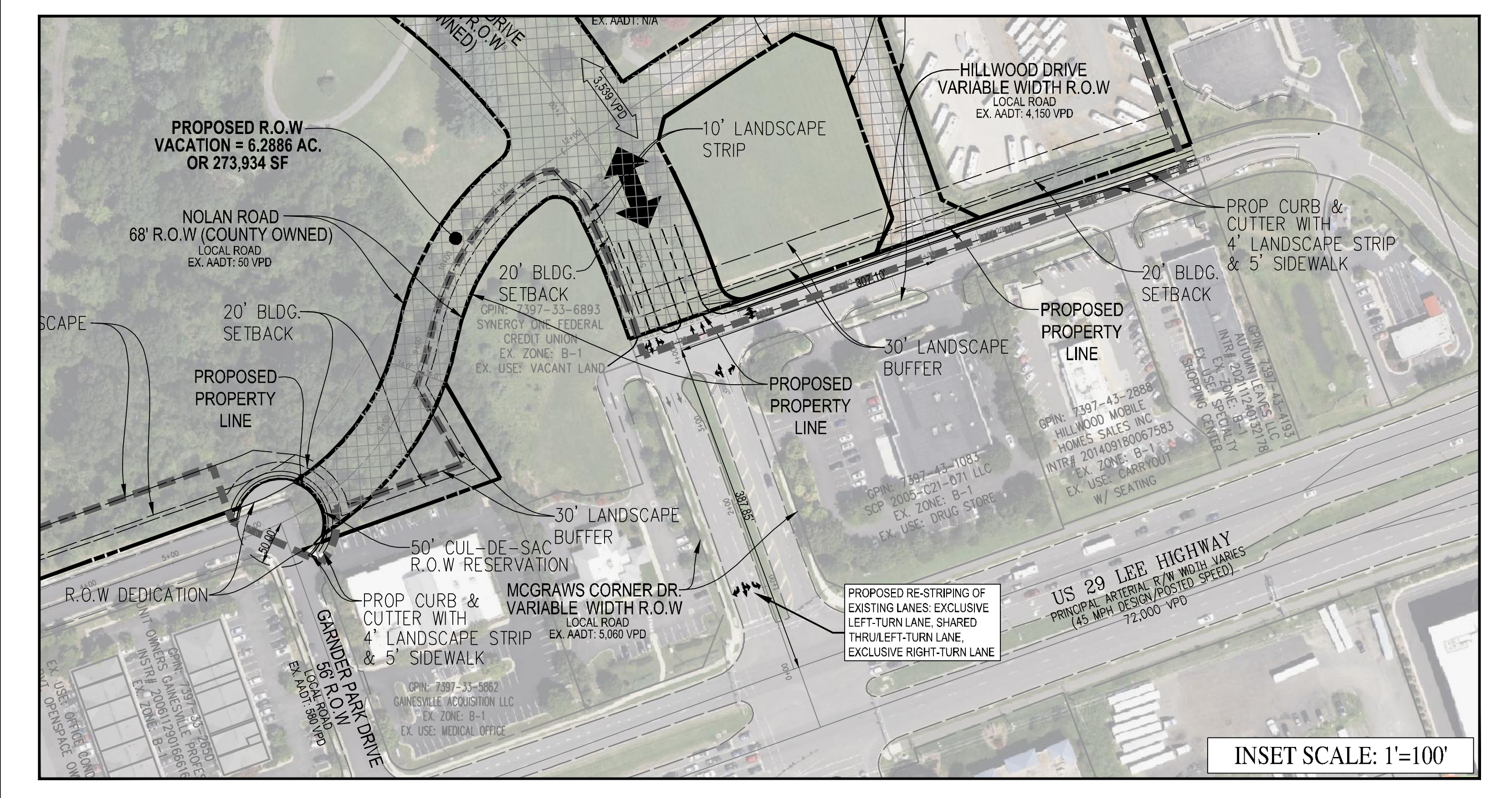
Urban, Ltd.
4200 D TECHNOLOGY CT.
CHANTILLY, VA, 20151
PHONE: 703.578.8888
FAX: 703.578.8888
www.urban-ld.com



UTILITY PLAN
GARDNER PROPERTY REZ2023-00018
MASTER ZONING PLAN
BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
DATE: MAY 2024
SCALE: 1"=150'
C.I.=N/A

SHEET
03
OF
05
FILE No.
RZ-13093

Urban, Ltd. - J. MOSES, Cordner/Amia/Urban - Engineering/Entitlement (CDP - FPP - SPEX) 13093-08 - TRANSPORTATION PLAN.dwg [TRANSPORTATION] May 17, 2024 - 10:44am owalia



NOTES:

1. THE NUMBER AND LOCATION OF ACCESS POINTS SHOWN HEREON ARE APPROXIMATE AND SHALL BE DETERMINED AT THE TIME OF FINAL SITE PLAN, SUBJECT TO APPROVAL BY PWCDOT AND VDOT.

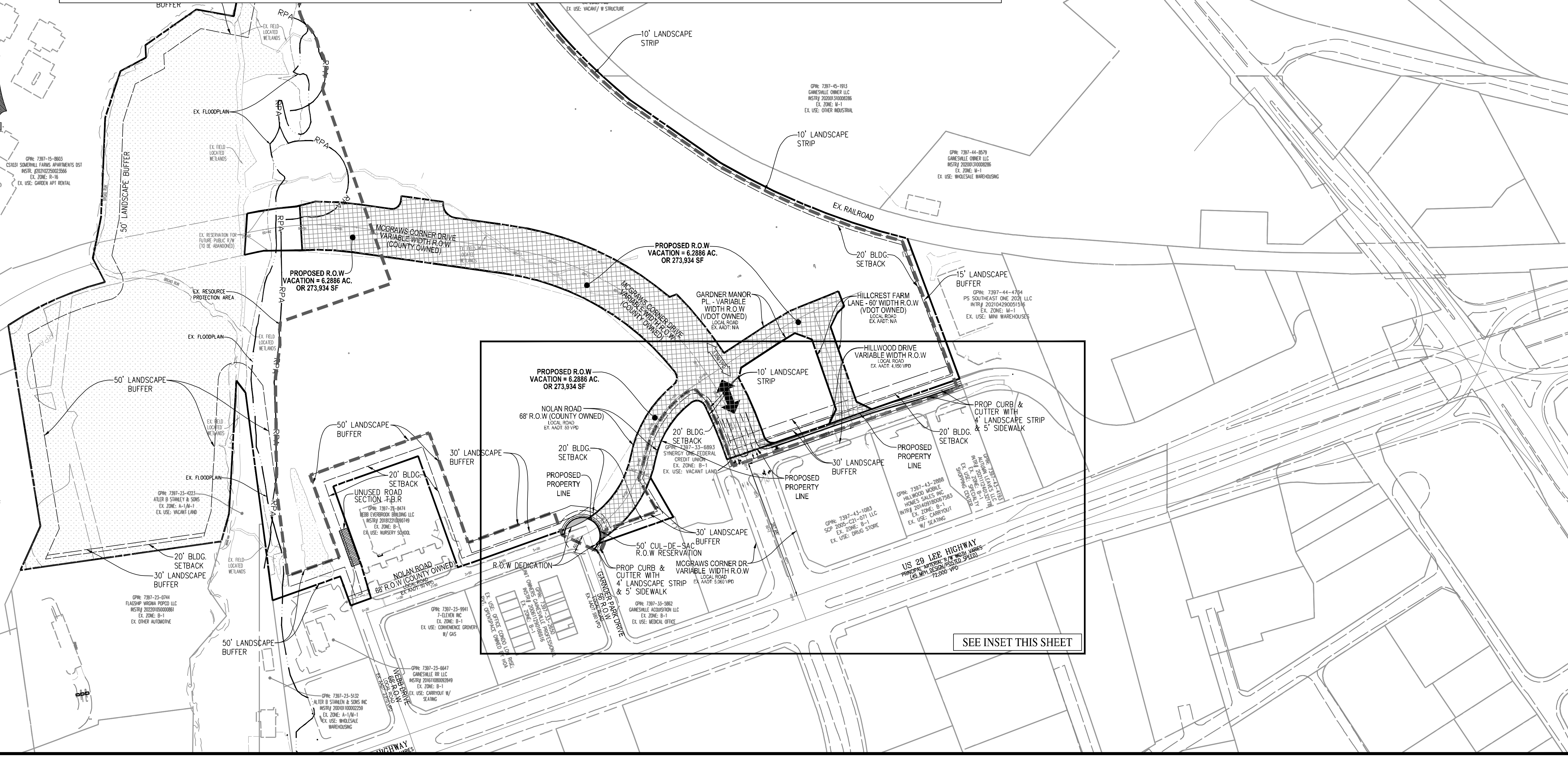
PARKING TABULATION

PARKING TO BE PROVIDED PER ZONING ORDINANCE AND DEMONSTRATED AT THE TIME OF FINAL SITE PLAN.*

*NOTE: ADJUSTMENTS TO PARKING IS SUBJECT TO FINAL ENGINEERING AND DESIGN BUT SHALL MEET ORDINANCE REQUIREMENTS. HANDICAP PARKING SHALL BE PROVIDED PER CODE DEMONSTRATED AT TIME OF FINAL SITE PLAN.

LEGEND:

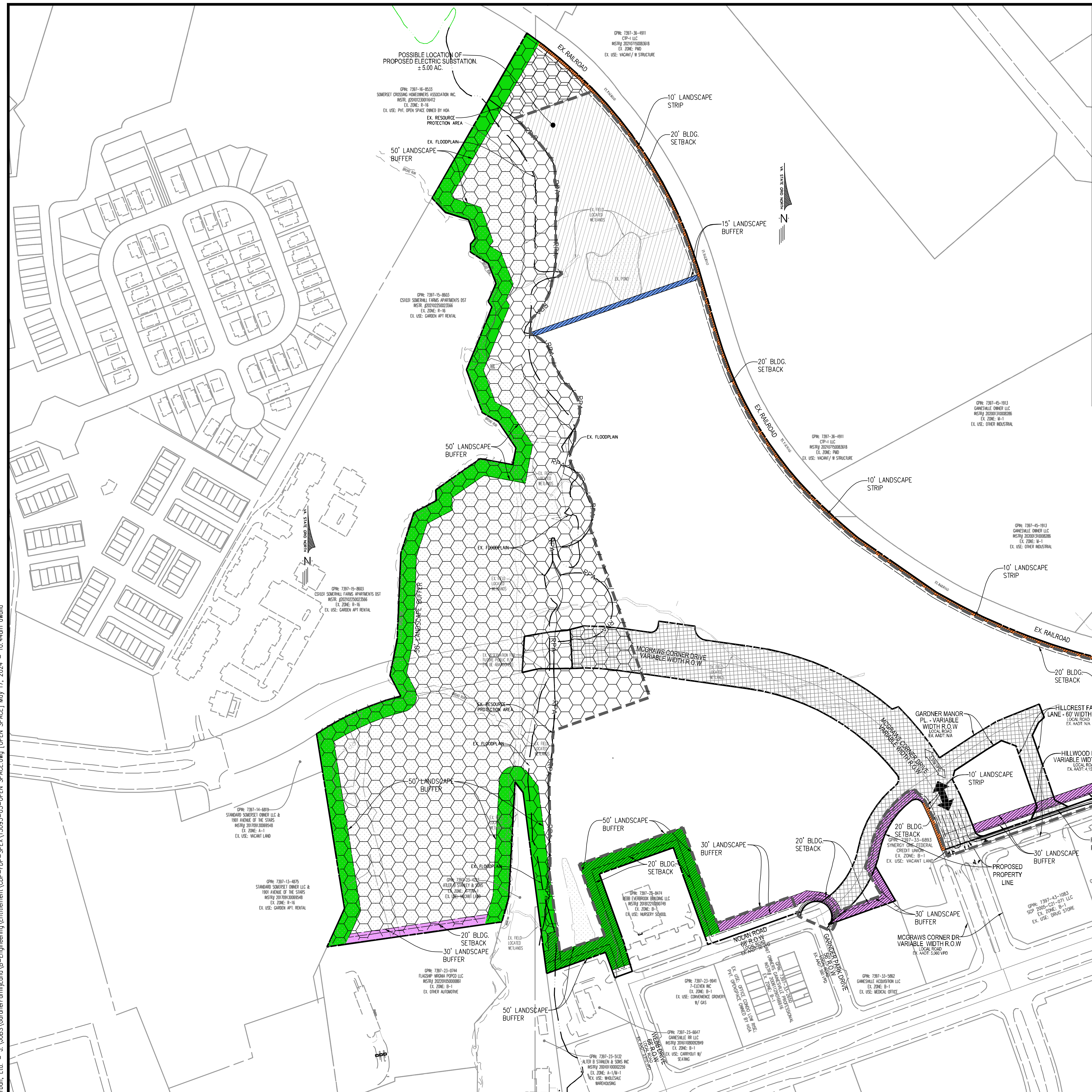
- LIMITS OF REZONING
- RPA
- EX. RESOURCE PROTECTION AREA
- EX. 100-YR FLOODPLAIN
- EX. WETLANDS
- APPROXIMATE LOCATION OF ACCESS POINTS (SUBJECT TO FINAL ENGINEERING)
- PROJECTED AVERAGE WEEKDAY TRIPS
- LIMITS OF DISTURBANCE
- R.O.W TO BE VACATED
- R.O.W TO BE DEDICATED
- PROPOSED ELECTRIC SUBSTATION



SEE INSET THIS SHEET

<p>PLAN DATE: 05-17-2024</p> <p>Urban, Ltd. 4900 D TECHNOLOGY CT. CHANTILLY, VA, 20151 PHONE: 703.578.8888 FAX: 703.578.8888 www.urban-ld.com</p> <p>urban. Planners • Engineers • Landscape Architects • Land Surveyors</p> <p></p>	<p>TRANSPORTATION PLAN</p> <p>GARDNER PROPERTY REZ2023-00018</p> <p>MASTER ZONING PLAN</p> <p>BRENTSVILLE DISTRICT</p> <p>PRINCE WILLIAM COUNTY, VIRGINIA</p> <p>DATE: MAY 2024</p> <p>SCALE: 1"=150'</p> <p>CL=N/A</p>															
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">No.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION													<p>SHEET 04 OF 05</p> <p>FILE NO. RZ-13093</p>
No.	DATE	DESCRIPTION														

Urban, Ltd. - J. MOBS, Gardner/Amey/Engineering (CDP-FDP-SPEX) 13093-05-OPEN SPACE [OPEN SPACE.dwg] May 17, 2024 - 10:44am oswald



LEGEND:

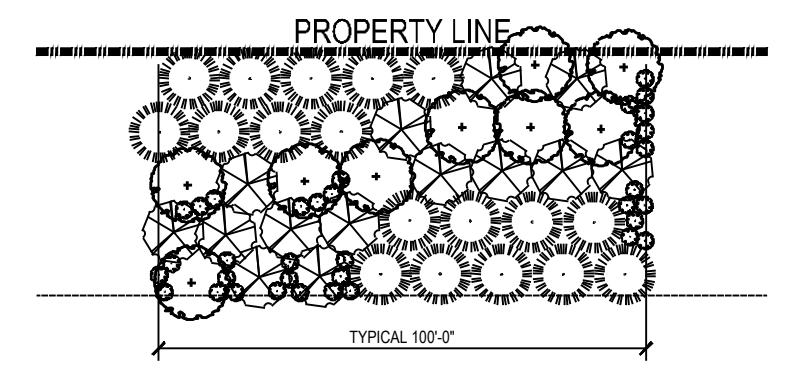
- SUBJECT SITE
- EX. RESOURCE PROTECTION AREA
- EX. 100-YR FLOODPLAIN
- EX. WETLANDS
- APPROXIMATE LOCATION OF ACCESS POINTS (SUBJECT TO FINAL ENGINEERING)
- BUILDABLE AREA/LOT COVERAGE
- R.O.W VACATION
- PROPOSED ELECTRIC SUBSTATION
- OPEN SPACE AREA
- NATURAL OPEN SPACE AREA (RESOURCE PROTECTION AREA/FLOODPLAIN/WETLANDS/TREE CONSERVATION)
- 50' TYPE C LANDSCAPE BUFFER
- 30' TYPE B LANDSCAPE BUFFER
- 15' TYPE A LANDSCAPE BUFFER
- 10' R.O.W LANDSCAPE STRIP

OPEN SPACE TABULATION:

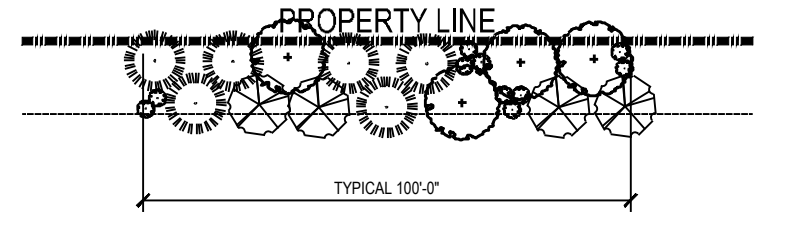
AREA (AC.)	OPEN SPACE REQUIRED (%)	OPEN SPACE PROVIDED (AC.)	OPEN SPACE AREA PROVIDED (AC.)	NATURAL OPEN SPACE AREA PROVIDED (AC.)	TOTAL OPEN SPACE PROVIDED (AC.)	TOTAL OPEN SPACE PROVIDED (%)
82.8727	20%	16.5345	3.3288	29.6974	33.0262	40%

THE FOLLOWING DETAILS FOR LANDSCAPE PURPOSES ONLY

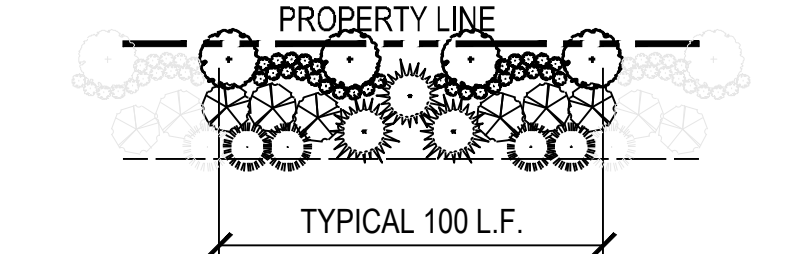
TYP. 50' TYPE C BUFFER
(320 PLANT UNITS PER 100 L.F.)



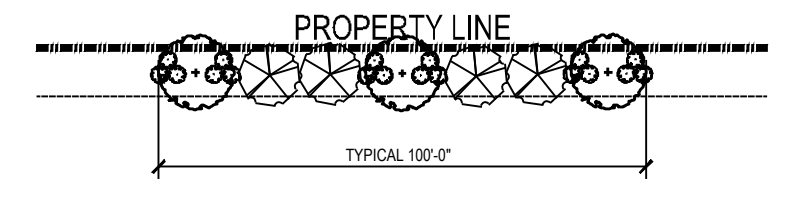
TYP. 15' TYPE A BUFFER
(110 PLANT UNITS PER 100 L.F.)



TYP. 30' TYPE B BUFFER
(180 PLANT UNITS PER 100 L.F.)



TYP. 10' R.O.W. LANDSCAPE STRIP
(80 PLANT UNITS PER 100 L.F.)



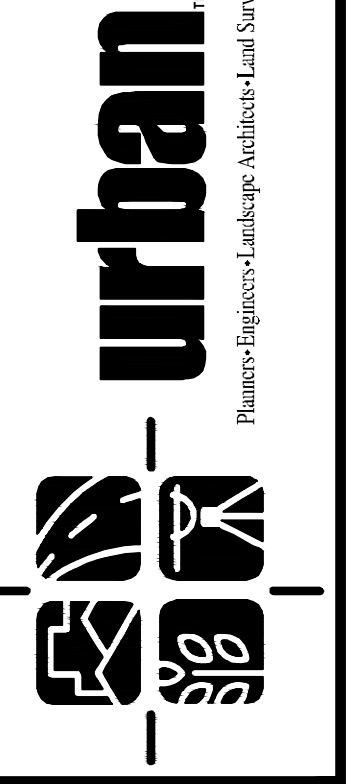
PLANT LEGEND:

- LARGE DECIDUOUS TREE
- MEDIUM / SMALL DECIDUOUS TREE
- MEDIUM / SMALL EVERGREEN TREE
- SHRUB

No.	DATE	DESCRIPTION

PLAN DATE
05-17-2024

Urban, Ltd.
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COMMONWEALTH OF VIRGINIA
CLAYTON C. TUCKER
Lic. No. 068790
05/17/24
PROFESSIONAL ENGINEER

OPEN SPACE & LANDSCAPE PLAN
GARDNER PROPERTY REZ2023-00018
MASTER ZONING PLAN
BRENTSVILLE DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
DATE: MAY 2024
SCALE: 1" = 150'

SHEET
05
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