

MOTION:

September 1, 2026

SECOND:

Regular Meeting

Ord. No. 26-

RE:

Rezoning and Proffer Amendment #REZ2025-00003, Project Industry – Brentsville Magisterial District

ACTION:

WHEREAS, this is a request to rezone ±42.28 acres from M/T, Industrial / Transportation, to M/T, Industrial / Transportation, and to amend/supersede the proffers associated with #PLN2003-00242 to allow for the development of data centers with an associated request for increased building height of up to 85 feet (including rooftop mechanical equipment and rooftop screening walls, exclusive of elevator overrides) and an electrical substation up to 110 feet; and

WHEREAS, the ±42.28-acre subject project area is located south of Wellington Road and ±200 feet south and southeast of the intersection of Wellington Road and Rollins Ford Road. The site is currently addressed as 8000, 8001, 8010, 8020, 8021, 8030, 8031, 8040, 8041 Industrial Park Court, and 12901 Rollins Ford Road. The site is identified on County maps as the following GPINs: 7496-48-8861; 7496-58-0951; 7496-58-2739; 7496-58-4088; 7496-58-4226; 7496-58-4265; 7496-58-6207; 7496-58-6487; 7496-59-2613; and 7496-68-0342; and residual County right-of-way; and

WHEREAS, the site is currently designated I-4, Heavy Industrial, with a T-4 Transect that recommends a range of 0.57 to 1.38 floor area ratio (FAR), and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan; and

WHEREAS, the subject site is currently zoned M/T, Industrial / Transportation, with proffers associated with REZ #PLN2003-00242. It is also located within the Data Center Opportunity Zone Overlay District, E-Commerce Overlay District, and Airport Safety Overlay District; and

WHEREAS, County staff has reviewed the subject application and recommends approval, as stated in the staff report; and

WHEREAS, the application was referred to the Prince William County Planning Commission on May 20, 2026, at which time the Planning Commission considered the application, but did not vote out a recommendation to approve or deny the application, as stated in Resolution Number (Res. No.) 26-062, and therefore this application is deemed approved; and

WHEREAS, a Prince William Board of County Supervisors (Board) public hearing, duly advertised in a local newspaper for a period of two (2) weeks, was held on September 1, 2026, and interested citizens were heard; and

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WHEREAS, the Board finds that approval of the request serves public necessity, convenience, general welfare, and good zoning practice;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby approves Rezoning and Proffer Amendment #REZ2025-00003, Project Industry, subject to the Proffer Statement dated August 14, 2026;

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any proffered conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

ATTACHMENT: Proffer Statement, Dated August 14, 2026

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Planning Director

Starr Nyan, Associate / Jonelle Cameron, Shareholder
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Prince William, Virginia 22192

ATTEST: _____
Clerk to the Board

PROFFER STATEMENT

RE: **REZ2025-00003, Project Industry Proffer Amendment**
Applicant: Industrial Park Court, LLC
Owner: Industrial Park Court, LLC & Prince William County Board of
County Supervisors
Project Name: Project Industry
Property: GPINs: 7496-59-2613, 7496-58-4088, 7496-58-6487,
7496-48-8861, 7496-58-0951, 7496- 58-2739, 7496-58-4226,
7496-58-6207, 7496-58-4265, 7496-68-0342, & County ROW
(±42.2769 acres) (collectively the "Property")
Magisterial District: Brentsville Magisterial District
Zoning: M/T, Industrial / Transportation

Date: August 14, 2026

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 but not limited to Rezoning #PLN2003-00242. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void and proffers associated with Rezoning #PLN2003-00242 shall remain in full force and effect on the applicable portion of 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 below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

"Final Rezoning," as the term is used herein, 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.

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For purposes of reference in this Proffer Statement, the General Development Plan ("GDP") shall be the plan prepared by IMEG, entitled "Project Industry," dated June 20, 2024, last revised April 24, 2026, incorporated herein by reference.

1. LAND USE

- A. General Development Plan: The Property shall be developed in substantial conformance with the GDP, subject to minor changes approved by the County in connection with final site plan review.
- B. Use Parameters: The Property may be developed for data centers as authorized by right, or such other uses as may be authorized by right, or by special use permit in the M/T zoning district.
- C. Height: The maximum height of any data center building on the Property shall not exceed 85 feet, inclusive of any rooftop mechanical equipment and rooftop screening walls. 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. The limitation for building height and height of rooftop mechanical equipment and screening walls shall not apply to any elevator override(s). The building height for any non-data center building(s) shall be no greater than 45 feet.
- D. Floor Area Ratio: The maximum Floor Area Ratio ("FAR") shall be 0.35, which shall be calculated on the gross acreage of the Property. 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.
- E. Floor Area Ratio of Non-Data Center Uses: If the Property is developed with any other by-right use than data center(s), all development shall be subject to the maximum Floor Area Ratio in the M/T zoning district at the time of the approval of this Rezoning, or as it may hereafter be amended. If developed with any use requiring a special use permit, the Floor Area Ratio shall be established in that permit.

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F. Use Limitations: The following uses shall not be allowed on the Property:

1. Alarm systems operations, offices.
2. Ambulance service, commercial.
3. Ambulance service maintenance facility.
4. Animal shelter.
5. Assembly (non-HAZMAT).
6. Bakery, industrial.
7. Blacksmith, welding or machine shop.
8. Boat building and repair yard.
9. Boat sales, rental or lease, storage, service, or repair.
10. Building materials sales yard.
11. Catalog sales, contractor, tradesman or industrial equipment (with or without showroom).
12. Coal, wood and lumber yards.
13. Commercial bus terminal.
14. Commercial parking.
15. Company vehicle service facility.
16. Contractor or tradesman's shop (limited); no trash or refuse removal service.
17. Contractor or tradesman's shop (unlimited); no trash or refuse removal service.
18. Dry cleaning/garment processing plant, wholesale facility.
19. Dry cleaning/garment processing facility retail, greater than 3,000 square feet.
20. Equipment and material storage yard; no trash or refuse removal service.
21. Farmer's market.
22. Furniture repair, dipping and stripping, upholstery.
23. Greenhouse or nursery (wholesale) (not more than 20 percent garden center uses).
24. Janitorial service.
25. Kennel, commercial.
26. Laundry, industrial.
27. Marble/tile processing, cutting and polishing.
28. Motor vehicle auction (wholesale).
29. Motor vehicle impoundment yard.
30. Motor vehicle parts, with service.

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31. Motor vehicle repair.
32. Motor vehicle sales, rental or lease (recreational).
33. Motor vehicle sales, rental or lease (unlimited).
34. Motor vehicle service.
35. Motor vehicle storage lot.
36. Neighborhood retail and fulfillment center.
37. Publishing and printing.
38. Radio or TV broadcasting station.
39. Railroad freight depot.
40. Railroad passenger station.
41. Railroad yard.
42. Recording studio.
43. Recyclable materials separation facility.
44. Recycling collection points, subject to the standards in section 32-250.84.
45. Research and development (non-HAZMAT).
46. Self-storage center, in accordance with the provisions of section 32-400.14.
47. Taxi or limousine operations and service facility.
48. Tool and equipment rental, service and repair (heavy and minor).
49. Trade, technical or vocational school.
50. Trailer sales (retail), lease, storage, repair and maintenance.
51. Trash and refuse removal service (local only).
52. Truck terminal.
53. Truck wash
54. Veterinary hospital.
55. Waterfront and maritime uses.

G. Electric Substation: At the sole discretion of the Applicant, an electric substation of approximately 6 acres in size (hereinafter, the "Substation") shall be permitted on the Property.

1. A Substation, which includes a switching station, shall be permitted on the Property without a separate public facilities review and determination.
2. The Substation may consist of up to 300 MW.

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3. The height requirements outlined in Proffer 1.C above shall not apply to the Substations. The maximum structure height within the Substation shall be 110 feet.
4. The Substation shall be enclosed by a chain link security fence, which may include wire mesh gates, up to 13 feet in height.
5. Pursuant to § 32-201.12(a)(2) of the Prince William County Zoning Ordinance, the GDP shall constitute a Plan of Development within the meaning of Va. Code Ann. § 15.2-2232 and § 15.2-2286(A)(8), and the public facilities identified thereon shall be deemed approved and not subject to a separate public facilities review and determination.

2. TRANSPORTATION

- A. Access: Subject to the Virginia Department of Transportation and Prince William County Department of Transportation ("PWCDOT") approval, shall be provided as generally shown on the GDP.
- B. Bicycle Rack: The Applicant shall provide 5 inverted-U bicycle parking spaces for each data center building constructed on the Property, unless waived or reduced by PWCDOT at final site plan.
- C. Construction Management Plan: As a condition of site plan approval, the Applicant shall prepare a Construction Management Plan, which shall identify the haul routes for earth-moving construction trucks to and from the site during the site development stage of the Property. The Applicant shall provide a courtesy copy of the Construction Management Plan to the Brentsville District Supervisor's office.

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3. ENVIRONMENT

- A. Water Quality Monitoring: The Applicant shall contribute the sum of \$75.00 per acre to the Prince William Board of County Supervisors for monitoring water quality. Said contribution shall be paid as a condition of site plan approval for the first structure to be built on the Property.
- B. Erosion and Sediment Controls: The Applicant shall provide super-silt fencing or equivalent two-layer erosion control devices for all land disturbance activities conducted within 50 feet of the Floodplain/Resource Protection Area ("RPA") limits and slopes greater than 20% during final development.
- C. 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.
- D. Limits of Clearing and 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 may 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, or public trails. Clearing 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 dead, dying, or noxious vegetation.

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- E. Sustainability: In the event the Property is developed with one or more data center buildings, the Applicant shall incorporate, in consultation with the County's Environmental and Energy Sustainability Officer, a minimum of 8 sustainability measures and/or techniques as part of the design and construction of each data center building to promote sustainable design and energy efficiency (collectively, the "Sustainability Measures"). Prior to as-built approval for each data center building, the Applicant shall provide the Planning Director and Development Services Director, or their designees, with documentation of the specific sustainability measures implemented in connection with the construction and/or operation of such building. Any of the 8 sustainability measures that are associated with site development will be incorporated into the site plan and a confirmation by the Sustainability Officer approving those specific sustainability measures shown on the site plan shall be provided to the Land Development Division prior to site plan approval. Any of the 8 sustainability measures proposed that are associated with building development will be incorporated into the building plans and a confirmation by the Sustainability Officer approving those specific sustainability measures shown on the building plan shall be provided to the Building Development Division prior to building plan approval. Any of the 8 sustainability measures that are not appropriate to be included on a site plan and/or a building plan shall be submitted to the Sustainability Office for approval and such approval shall be provided to Development Services prior to as-built approval. The Applicant's Sustainability Measures may include, but shall not be limited to, the following:
1. Minimize impervious areas and provide enhanced landscaping on the Property;
 2. Use of available recycled aggregate materials;
 3. Use onsite detention facilities to irrigate landscaping and buffer areas;
 4. Use of solar power for aeration of stormwater management facilities;
 5. A minimum of 2 electric vehicle ("EV") charging stations per data center building;
 6. Use of LED fixtures for all interior lighting;
 7. Use of LED fixtures for all exterior lighting;
 8. Recycling of construction material waste as accepted by recycling markets;
 9. Use of heat reflective roofing materials on data center building roof;

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10. Use of sustainable building materials in the construction of the data center building;
11. Use of reclaimed water for non-potable use;
12. Preparation and implementation of a winter management plan in consultation with the County's Environmental and Energy Sustainability Officer;
13. Use of indoor environmental quality measures such as, but not limited to, adequate ventilation and exhaust, natural light, or moisture control;
14. Design the data center building to operate below an annualized 1.5 PUE (Power Utilization Effectiveness) standard;
15. Use of air or closed loop cooling rather than water-cooled alternatives; or
16. Use of measures and techniques in the office portion of a data center building is generally equivalent to/with the sustainability standards of the Green Globes programs.

4. WATER AND SEWER

- A. Connection to Public Water & Sewer: The Property shall be served by public sewer and public water. The Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

5. BUFFERS AND LANDSCAPING

- A. Landscaping: The Applicant shall provide landscaping in substantial conformance with the Conceptual Open Space & Buffer 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.
- B. Open Space: For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual parcels, even if the Property has not been consolidated.
- C. On-Site Soils Enhancement: To facilitate adequate expansion of tree and shrub roots to support healthy plants, all landscape areas, parking lot

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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.

6. CULTURAL RESOURCES

- A. Cemetery Buffer: A perimeter buffer area of 30 feet in width shall be provided around the existing cemetery, which is not part of this rezoning application.
- B. Cemetery Buffer Enhancements: In consultation with the Cemetery Preservation Coordinator and the County Arborist, or their designee, the Applicant shall supplement the existing plantings within the 30-foot cemetery buffer and add supplemental plantings in the area shown on the GDP. Said supplemental plantings shall not exceed a Type B buffer standard as found in the DCSM. The supplemental plantings shall be shown on the final site plan.
- C. Cemetery Fencing During Construction: The Applicant shall erect temporary construction fencing, in addition to any silt fencing required, and signage along the perimeter of the 30-foot cemetery buffer. The signage shall say "No Disturbance – Cemetery Near to Project Area" in English and Spanish and shall be placed on the fence every 10 feet for a length deemed mutually appropriate by the Applicant and County Cemetery Preservation Coordinator or its designee. The Applicant shall maintain the temporary fencing and signage until such time as ground disturbance activities no longer pose any threat of disturbance to the existing cemetery. The temporary fencing and signage required by this proffer shall be shown on the final site plan. The Applicant shall coordinate the removal of the

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temporary fencing with the County Cemetery Preservation Coordinator or its designee.

- D. Cemetery Preservation: The existing cemetery shall be preserved as shown on the Plan. An access easement, to include vehicular and pedestrian access, shall be provided to serve the cemetery and a deed of easement therefore shall be recorded as a condition of the first final site plan approval.
- E. Cemetery Signage: The Applicant shall install a sign near the entrance of the proposed cemetery access easement that will direct descendants and visitors to the cemetery. The design of the sign and contents shall be determined in consultation with the Prince William Historical Commission or Cemetery Preservation Coordinator, or designee, if the Coordinator elects. The location of the sign shall be shown on the final site plan.

7. COMMUNITY DESIGN

- A. Entrance Feature and Signage: Any new freestanding monument sign on the Property shall not exceed 10 feet in height and low-growth landscaping, including small compact trees and shrubs surrounding the base of the monument sign.
- B. Architecture:
 - 1. Data Center Design Standards & Architecture: Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in § 32-509.02.4.(A) – (F) of the Prince William County Zoning Ordinance. Notwithstanding the requirement set forth in § 32-509.02.4(A)(1), the Applicant shall include all 5 of the design elements listed therein on principal building facades. In addition, any data center building constructed on the Property shall be in general conformance with the building elevations entitled Concept Elevations, prepared by Penney Design Group, dated June 22, 2026 (the “Building Elevations”).

The principal building facades of any data center building constructed on the Property that faces Rollins Ford Road shall have as the primary exterior building materials 3 or more of the following:

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precast or tilt-wall concrete, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulated and finishing system), and/or metal panels of architectural grade and quality. Notwithstanding what is shown on the Building Elevations, additional fenestration or faux fenestration shall be located on Building A's façade facing the cemetery. The Building Elevations shall be subject to minor modification approved by the Planning Director or designee in connection with site plan review. Additional changes to the architecture and materials may be made, provided that any such changes are approved by the Planning Director or its designee prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes will result in a building that is of equal or better quality than that shown on the Elevations. At least 2 weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations for review to ensure compatibility with the Elevations.

- C. Lighting: Parking lot lighting on the Property shall be downward facing and of a sharp cut-off type to minimize the upward glare of light from the fixture and shall not exceed a 5-foot candle intensity. 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.
- D. Noise Mitigation: All air-cooled chiller equipment installed on the Property, whether ground-mounted or roof-mounted, shall include the following noise mitigation elements:
1. Low noise emission fans; and
 2. Utilize magnetic bearing compressors or provide acoustical wraps for compressors and oil separators.

The Owner shall provide documentation of the above mitigation measures to the Building Department concurrently with each building permit for a data center building on the Property and shall further provide documentation that

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such measures have been installed concurrently with each occupancy permit application for a data center building on the Property.

- E. Sound: Notwithstanding and in addition to the 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 agricultural, 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 agricultural, 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 most restrictive classification shall apply. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 6:00 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. This condition shall only apply in the event that the Property is developed with data center uses.
- F. Emergency Operations: Emergency operations shall not be subject to the limitations outlined in Proffer 7.D above. For the purposes of this section,

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the term “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.

- G. Sound Studies: For data center buildings developed on the Property, prior to the approval of each building permit, the Applicant shall provide a Sound Study (the “Sound Study”) to the Department of Development Services that is specific to the proposed site layout and building type. 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 1 month after issuance of each occupancy permit to ensure compliance with Proffer 7.D above. This condition shall only apply in the event that the Property is developed with data center uses.

8. REMOVAL OF EXISTING STRUCTURES:

- A. Removal of Existing Structures: All existing structures on the Property shall be removed before, or at the time of, construction on the Property authorized by this Rezoning and subject to all County permits. Buildings that are not required to be removed if the Property is developed in more than one phase may remain until removal is essential to further development.

9. FIRE & RESCUE

- A. Buildings Greater than 60 Feet in Height: For buildings with a building height greater than 60 feet, the Applicant shall, as a condition of final site plan approval, be in full compliance with the fire and safety systems standards set forth in Section 300 of the DCSM, unless otherwise waived by the Fire Marshal’s Office. Issuance of Occupancy Permits shall be contingent upon full compliance with Virginia Uniform Statewide Building Code requirements.
- B. 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 new building area constructed on the Property. Said

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contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of the issuance of an occupancy permit for each building constructed on the Property.

10. PARKS & RECREATION:

- A. Trail Easement: As part of the first final site plan approval for the Property, and at no cost to the County, the Applicant shall grant to the Board of County Supervisors for parks and recreational uses, a 20-foot wide permanent trail easement on the Property (the "Pedestrian Easement"), and a companion 30-foot wide temporary construction easement ("Construction Easement"), (collectively the "Easements").
- B. Trail Alignment: The final alignment and location of the easements shall be determined by the Applicant in consultation with the County's Department of Parks and Recreation; provided that neither Easement(s) will extend west of the RPA except to the extent that they provide access to the Rollins Cemetery and do not intrude on areas of the Property that will be secured for data center use. Construction and maintenance of the easements will be the sole responsibility of the Grantee thereof.

11. MONETARY ESCALATOR:

- A. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within 18 months of Final Rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Prince William Board of County Supervisors after 18 months following Final 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 18 months after Final Rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

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12. WAIVERS/MODIFICATIONS

- A. Modification of Detail 650.08 of the Design Construction Standards Manual to allow design modifications, as depicted on the GDP.

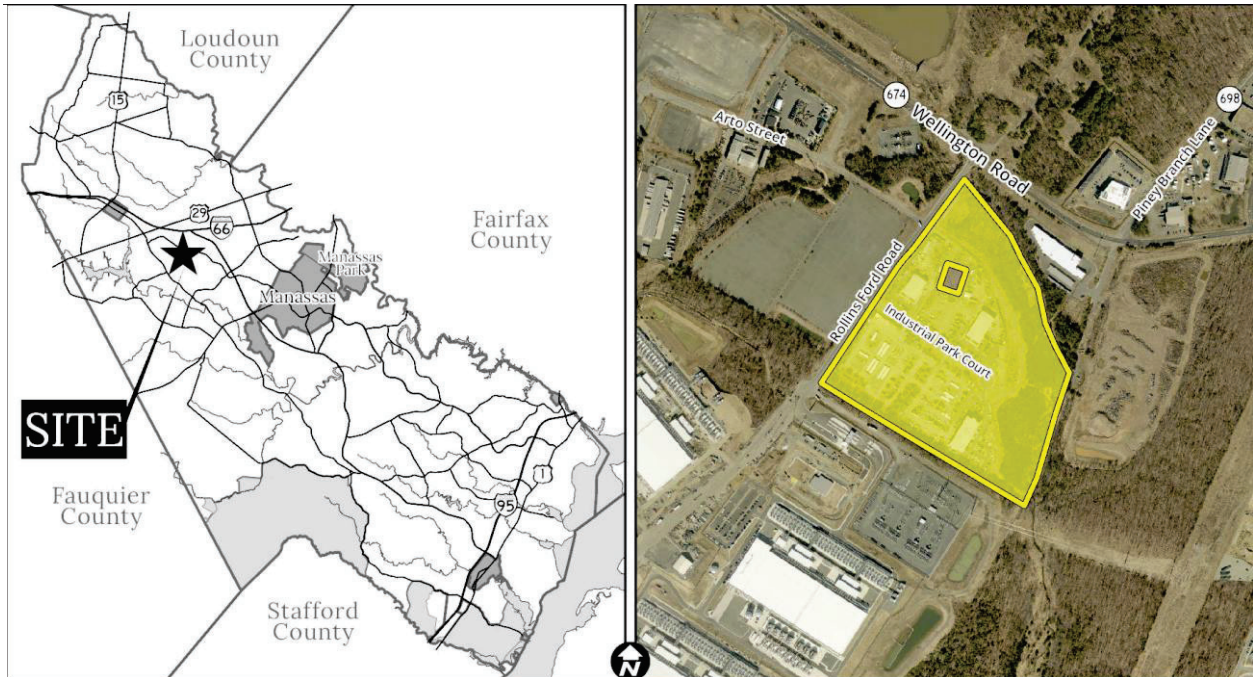
[SIGNATURES ARE ON THE FOLLOWING PAGES]



STAFF REPORT

Board Meeting Date:	September 1, 2026
Agenda Title:	Rezoning and Proffer Amendment #REZ2025-00003, Project Industry
District Impact:	Brentsville Magisterial District
Requested Action:	Approve Rezoning and Proffer Amendment #REZ2025-00003, Project Industry, subject to the proffers dated August 14, 2026.
Department:	Planning Office
Staff Lead:	Tanya M. Washington, AICP, Director of Planning

EXECUTIVE SUMMARY



This is a request to rezone ±42.28 acres from M/T, Industrial/Transportation, to M/T, Industrial/Transportation, and to amend/supersede the proffers associated with #PLN2003-00242 to allow for the development of data centers with an associated request for increased building height of up to 85 feet (including rooftop mechanical equipment and rooftop screening walls, exclusive of elevator overrides) and an electrical substation up to 110 feet.

It is the recommendation of the Planning Office that the Board of County Supervisors approve Rezoning and Proffer Amendment #REZ2025-00003, Project Industry, subject to the updated proffers dated August 14, 2026.

BACKGROUND

- A. Request: To rezone ±42.28 acres from M/T, Industrial/Transportation, to M/T, Industrial/Transportation, and to amend/supersede the proffers associated with #PLN2003-00242 to allow for the development of data centers with an associated request for increased building height of up to 85 feet (including rooftop mechanical equipment and rooftop screening walls, exclusive of elevator overrides) and an electrical substation up to 110 feet.
- B. Site Location: The ±42.28-acre subject project area is located south of Wellington Road and ±200 feet south and southeast of the intersection of Wellington Road and Rollins Ford Road. The site is currently addressed as 8000, 8001, 8010, 8020, 8021, 8030, 8031, 8040, 8041 Industrial Park Court, and 12901 Rollins Ford Road; and is identified on County maps as the following GPINs: 7496-48-8861; 7496-58-0951; 7496-58-2739; 7496-58-4088; 7496-58-4226; 7496-58-4265; 7496-58-6207; 7496-58-6487; 7496-59-2613; and 7496-68-0342; and residual County right-of-way.
- C. Comprehensive Plan: The project site is currently designated I-4, Heavy Industrial, with a T-4 Transect that recommends a range of 0.57 to 1.38 floor area ratio (FAR), and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan.
- D. Zoning: The subject site is currently zoned M/T, Industrial/Transportation, with proffers associated with REZ #PLN2003-00242. It is also located within the Data Center Opportunity Zone Overlay District, E-Commerce Overlay District, and Airport Safety Overlay District.
- E. Surrounding Land Uses: North of the site is a self-storage facility, and further to the north across Wellington Road is an industrial office building and undeveloped land intended for data centers (Sharpless Enterprises LLC). An electric substation and data center uses are located to the south (NOVA Mango Farms LLC). East of the site is an open space and natural environmental feature area that will remain undeveloped. Further to the east is a County sewer pump station and undeveloped land that is also intended for data center uses (Gainesville Tech Park). To the west, and across Rollins Ford Road, are parking areas associated with the Jiffy Lube Live amphitheater (and part of Bristow Industrial Park) and some natural areas on the northern and southern fringes.

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

Direction	Land Use	Long-Range Land Use Map Designation	Zoning
North	Self-storage facility; Further to the north across Wellington Road, industrial office building and undeveloped land intended for data centers (Sharpless Enterprises LLC)	I-3 (Technology/Flex Industrial); I-4 (Heavy Industrial); ROW (Right-of-Way)	M-2 (Light Industrial); M-1 (Heavy Industrial)
South	Electric substation and data center uses (NOVA Mango Farms LLC)	I-3	M-2
East	Open space and natural environmental feature area to remain undeveloped. Further to the east is a County sewer pump station and undeveloped land intended for data center uses (Gainesville Tech Park)	I-3; PL (Public Land)	M-2; A-1
West	Across Rollins Ford Road, parking areas associated with Jiffy Lube Live amphitheater (and part of Bristow Industrial Park) and natural areas on northern and southern fringes	I-4	M/T (Industrial / Transportation)

- F. Background and Context: The subject site is presently subject to proffers and an approved GDP associated with REZ #PLN2003-00242, Bristow Industrial Park, that limited the building height of structures on the property to 45 feet. Through this current proposal, the Applicant/Owner (Industrial Park Court, LLC and in part the Prince William Board of County Supervisors) is seeking to amend the proffers to reflect the proposed new use of the property for data centers and an electric substation with a switching station. The Applicant is also proposing development of a floor area ratio (FAR) of 0.35. The maximum height of a data center structure on the property shall not exceed 85 feet, inclusive of any rooftop mechanical equipment and rooftop screening walls, but exclusive of elevator overrides. The property is currently zoned M/T, Industrial Transportation, and will remain as such, but with new/amended proffers, and refined use provisions and use limitations. Note, the Applicant is no longer requesting a building height of 110 feet, as per the original submission. As proposed, the building height for data centers is now 85 feet, at 0.35 FAR, and with an electric substation height of 110 feet.

The overall request also impacts residual right-of-way (ROW) that is currently owned by the County. On October 28, 2025, a separate legislative/consent item went to the afternoon session for the County Executive at the Board of County Supervisors (BOCS) meeting to request that the BOCS allow the inclusion of this extra 2,348 square feet (±0.054-acre) right-of-way portion to be included in the project area to be rezoned. Please refer to BOCS Res. No. 25-537, which is attached at the end of this staff report package.

The total project area to be rezoned is ±42.28 acres, which includes ten (10) impacted GPINS and additional County right-of-way, which is now also included in the overall Rezoning/Proffer Amendment request (as per Board Res. No. 25-537).

Effective on July 1, 2026, the Virginia General Assembly passed House Bill 153 (attached at end of this report), which requires additional information and site assessment/noise studies for data centers that are characterized as a High Energy Use Facility (HEUF). This baseline information is now a Planning Office requirement before public hearing. In response to this, the Applicant's representative has indicated on the utility form that the anticipated electrical demand for the HEUF will be 150 megawatts (MW). Additionally, an Adjacent Property Owner (APO) Exhibit was submitted to show that the project site is not within 500 feet of residential units or schools, and thus would not need to provide a sound profile study. Furthermore, Northern Virginia Electric Cooperative (NOVEC) has also provided a letter of confirmation/acknowledgement to provide the necessary electrical infrastructure to serve the site. See documentation provided at the end of this staff report package.

- G. Planning Commission Consideration & Outcome: This application was originally scheduled and advertised for the April 22, 2026 Planning Commission public hearing. However, just prior to this meeting date, the Applicant requested deferral to a date certain of May 20, 2026 to allow re-advertisement to clarify the descriptive height provisions for the data center buildings and the electrical substation, which is proposed to be up to 110 feet. At the April 22nd meeting, the public hearing was not opened, and the Planning Commission acted on the Applicant's request to defer consideration to a date certain of May 20, 2026.

At the May 20, 2026 Planning Commission public hearing, a motion was made to deny, which failed, and with no substitute motion offered. In this case, the Applicant elected to allow the 90-day timeline to expire. As such, no official action was taken within the required 90-day timeline, which reverts to statutory presumption of approval. Pursuant to Section 32-700.42 of the County's Zoning Ordinance, such a failure to make a recommendation within 90 days shall be deemed a recommendation for approval.

Both Planning Commission resolutions are attached at the end of this staff report package.

- H. Applicant Updates: In response to Planning staff comments/feedback and discussions during the Planning Commission public hearing, the Applicant made the following further updates/revisions for consideration by the Board of County Supervisors at the September 1, 2026 public hearing.
1. Provided High Energy Use Facility (HEUF) related information, to adhere to new Virginia General Assembly statute/provision (House Bill 153).
 2. Updated Building Elevations to include additional fenestration or faux fenestration to be located on Building A's façade facing cemetery;
 3. Updated Proffer 6.B to reference the additional supplemental planting area;
 4. Updated Note 7 on the GDP to provide minimum of 5 additional parking spaces for cemetery;
 5. Updated GDP to show additional landscaping near cemetery;

6. Updated dates for GDP, Concept Elevations, and in Proffer Statement;
7. Revised Proffers 7.F and 7.G. to reference the correct proffer number; and
8. Other minor formatting/administrative edits.

The most recent proffers are now dated August 14, 2026, which are being provided for consideration by the Board of County Supervisors.

STAFF RECOMMENDATION

Staff recommends approval of Rezoning and Proffer Amendment #REZ2025-00003, Project Industry, subject to the proffers dated August 14, 2026, for the following reasons:

- The project location is within an area that is planned for heavy industrial uses, and is among other data centers, electrical substations, and other existing heavy industrial uses.
- The property is located within the Data Center Opportunity Zone Overlay District, where such data center facilities are deemed to be appropriate uses and are anticipated.
- As proffered, there are enhanced mitigation measures proposed to offset the impacts while being sensitive to surrounding uses – such as height/FAR controls, enhanced landscaping measures, enhanced building design themes, parameters for the electric substation, site development provisions, specific use parameters, and access improvements.
- The proposal will facilitate the delivery of a data center campus, which is identified as a “targeted industry”, that favorably aligns with strategic goals for economic development and the adopted County’s 2025-2028 Strategic Plan, while increasing the industrial/commercial tax base and increasing at-place employment options.

Comprehensive Plan Consistency Analysis

Long-Range Land Use: Based on the Land Use chapter, the project area is currently designated I-4, Heavy Industrial, with a T-4 Transect that recommends a range of 0.57 to 1.38 floor area ratio (FAR). The site is also partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan.

Level of Service (LOS): LOS impacts for the development related to this subject Rezoning/Proffer Amendment request would be mitigated by the monetary proffers provided by the Applicant, as per the Proffer Statement, dated August 14, 2026, as follows:

Water Quality	\$75 per acre (based on ±42.28 acres)	$\$75 \times 42.28 \text{ acres} = \$3,171.00$	\$3,171.00
Fire & Rescue	\$0.61 per square feet (SF) of new building area	$\$0.61 \times 0.35 \text{ FAR for } 42.28 \text{ acres} =$ $643,390 \times 0.61 \text{ (as per GDP)}$	\$392,467.90
TOTAL LOS \$ CONTRIBUTION			\$395,638.90

Community Input

Notice of the rezoning/proffer amendment application has been transmitted to property owners within 1,320 feet of the site, which is standard practice and consistent with Zoning Ordinance requirements for noticing, and for the increased height of the electric substation. As stated by the Applicant's representative, the Applicant has been coordinating with the Brentsville Magisterial Office. A community meeting was held on June 23, 2025. Residents and businesses within a 1-mile radius were invited to attend the community meeting. At this time, no additional outreach efforts have been done by the Applicant.

At the May 20, 2026 Planning Commission public hearing, feedback was received from one (1) virtual speaker. There were no in-person speakers. In summary, based on the public testimony provided at the meeting, the following general themes/concerns were expressed: frustration with the continued proliferation of data centers in the County; concerns with high water usage/demands; noise impacts; strains on electrical infrastructure and power demand; pollution concerns; AI-driven demand for data centers; unmitigated massing/height impacts; proximity to historical cemetery; and ongoing issues associated with construction and site development in the area.

Other Jurisdiction Comments

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

Legal Issues

If the rezoning request is approved, the ±42.28-acre site could be developed through the M/T, Industrial/Transportation, zoning district, and subject to the amended proffers as currently proposed, to allow for the development of data centers with an associated request for increased building height of up to 85 feet (including rooftop mechanical equipment and rooftop screening walls) and an electrical substation up to 110 feet. If the proposal is denied, the site can still be developed through the by-right uses, as per the M/T, zoning district, and as proffered by REZ #PLN2003-00242, including but not limited to by-right use as a data center, though such uses would be limited to the 45-foot height limit as previously proffered. Legal issues resulting from the Board of County Supervisors' action are appropriately addressed by the County Attorney's Office.

Timing

The Board of County Supervisors generally has one year from the date of submission of the application to take action on a rezoning/proffer amendment request. However, in this case, the one-year timeframe for the application expired on September 6, 2025.

It is important to note that the application has gone through several rounds of review, revision, varied periods of inactivity, and deferral at the Applicant's request. More time was also needed to determine and coordinate the appropriate process to account for residual County-owned right-of-way for a portion of the site entrance off Rollins Ford Road/Industrial Park Court. On October 28, 2025, a separate legislative/consent item went to the afternoon session for the County Executive at the Board of County Supervisors (Board) meeting to request that the Board allow the inclusion of this extra ±0.054-acre (2,348 square feet) right-of-way portion to be included in the project area to be rezoned. Furthermore, as a follow-up to the Planning Commission public hearing on May 20, 2026, with the Commission not taking action, and the Applicant electing to allow the 90-day action timeline to expire on August 18, 2026, more time was also needed.

This application is now scheduled for Board consideration at the next available and earliest feasible date for Board consideration, which is September 1, 2026.

STAFF CONTACT INFORMATION

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smeyer@pwcgov.org

ATTACHMENTS

Staff Analysis
Proffer Statement – Cumulative Comparison Mark-up (for Informational Purposes)
Zoning Plat
General Development Plan (GDP)
Illustrative Layout Exhibit
Concept Building Elevations
View Perspectives
Line-of-Sight Exhibits
2026 Virginia House Bill 153 – for reference
High Energy Use Facility (HEUF) Related Information (new)
BOCS Resolution for Inclusion of County Right-of-Way into Rezoning Area (Res. No. 25-537)
Planning Commission Resolution (4/22/26) – Deferral to Date Certain of 5/20/26
Planning Commission Resolution (5/20/26) – Failed motion to Deny; No action

Part I. Summary of Comprehensive Plan Consistency

Staff Recommendation: APPROVAL

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

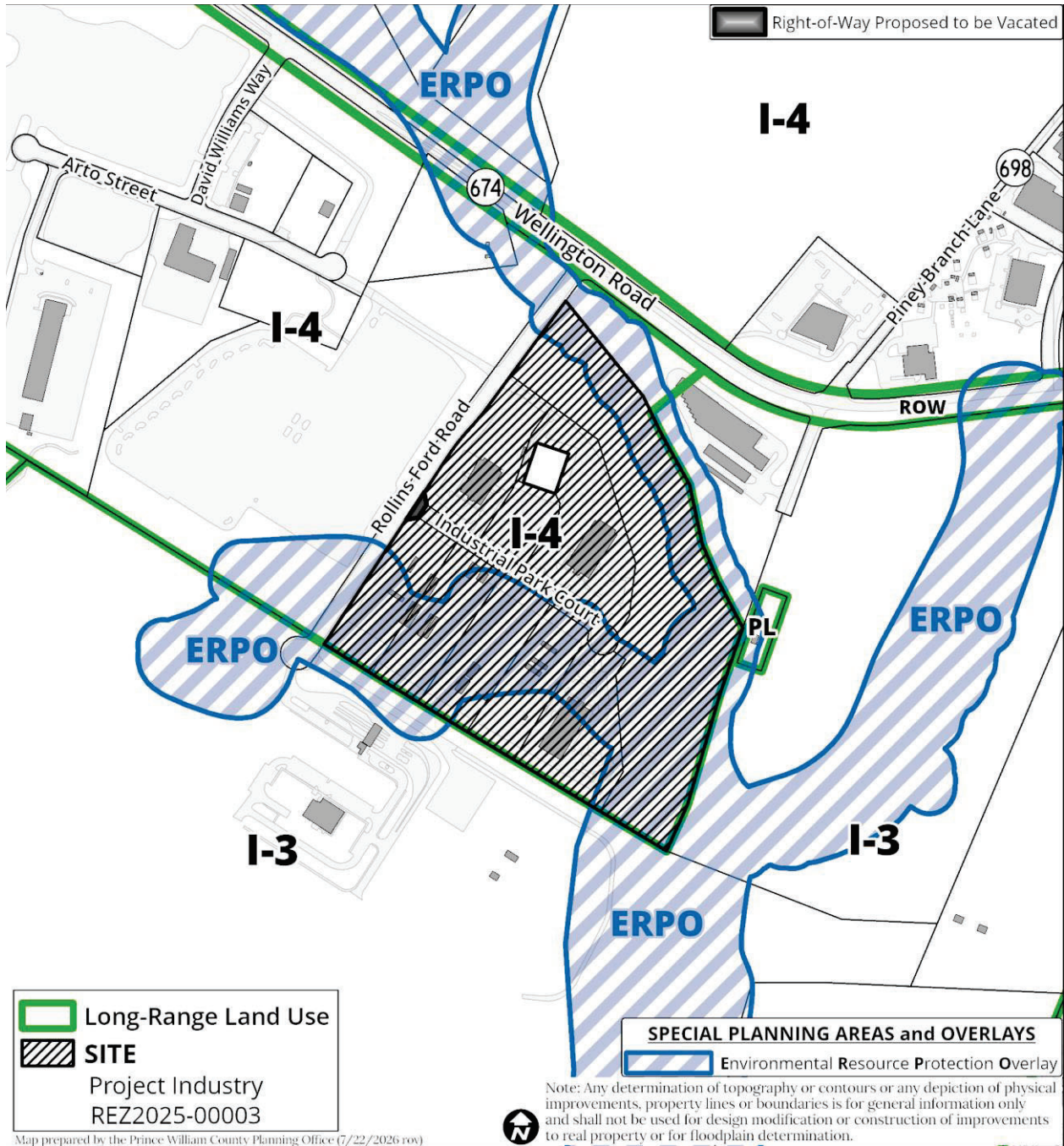
Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Electrical Utility Services	Yes
Environment	Yes
Fire and Rescue	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Part II. Comprehensive Plan Consistency Analysis

The following tables and maps summarize the area land use and zoning characteristics (see below and on subsequent pages):

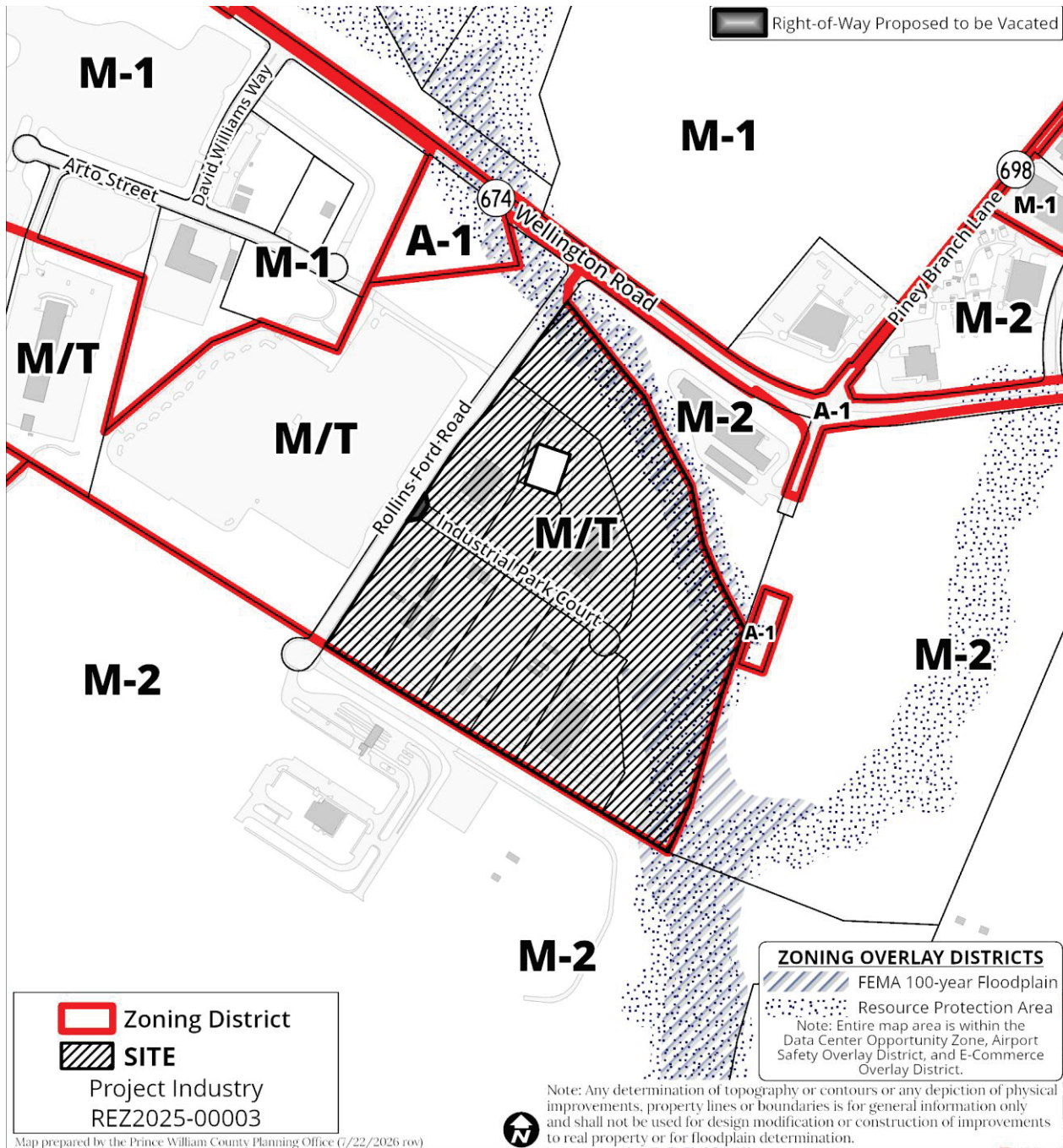
Land Use

Direction	Land Use	Long-Range Land Use Map Designation
North	Self-storage facility; Further to the north across Wellington Road, industrial office building and undeveloped land intended for data centers (Sharpless Enterprises LLC)	I-3 (Technology/Flex Industrial); I-4 (Heavy Industrial); ROW (Right-of-Way)
South	Electric substation and data center uses (NOVA Mango Farms LLC)	I-3
East	Open space and natural environmental feature area to remain undeveloped. Further to the east is a County sewer pump station and undeveloped land intended for data center uses (Gainesville Tech Park)	I-3; PL (Public Land)
West	Across Rollins Ford Road, parking areas associated with Jiffy Lube Live amphitheater (and part of Bristow Industrial Park) and natural areas on northern and southern fringes	I-4



Zoning

Direction	Land Use	Zoning
North	Self-storage facility; Further to the north across Wellington Road, industrial office building and undeveloped land intended for data centers (Sharpless Enterprises LLC)	M-2 (Light Industrial); M-1 (Heavy Industrial)
South	Electric substation and data center uses (NOVA Mango Farms LLC)	M-2
East	Open space and natural environmental feature area to remain undeveloped. Further to the east is a County sewer pump station and undeveloped land intended for data center uses (Gainesville Tech Park)	M-2; A-1
West	Across Rollins Ford Road, parking areas associated with Jiffy Lube Live amphitheater (and part of Bristow Industrial Park) and natural areas on northern and southern fringes	M/T (Industrial/Transportation)



Long-Range Land Use Plan Analysis

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

The project site is currently designated I-4, Heavy Industrial, with a T-4 Transect that recommends a range of 0.57 to 1.38 floor area ratio (FAR), and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan.

The following table on the next page summarizes the uses and densities intended within the I-4 use designation and the Environmental Resource Protection Overlay.

Long-Range Land Use Map Designation	Intended Uses and Densities
I-4, Heavy Industrial <i>(entire site)</i>	The purpose of the Industrial classification for I-4 is to provide areas of employment uses situated on individual sites or in campus-style "parks". Primary uses in this classification are manufacturing, industrial parks, distribution facilities, warehouses, quarry/mineral extraction, data centers, and fleet and equipment sales. Primary Uses: Manufacturing; Industrial Park; Wholesale/Distribution Facility; Warehouse; Fleet & Equipment Sales; Quarry/Mineral Extraction; and Data Center Secondary Uses: Retail Uses Building height is targeted as 4 to 8 stories. Minimal open space is 20%. The target non-residential floor area ratio (FAR) is 0.57 – 1.38. Implementing zoning districts are M-2, M-1, and M/T.
ERPO, Environmental Resources Protection Overlay <i>(northern, eastern, and southern portions of site)</i>	<u>Environmental Resources Protection Overlay (ERPO)</u> includes areas located in sensitive environmental places in which special building regulations and restrictions operate in order to help to maintain natural integrity. The purpose of the Environmental Resource Protection Overlay is to maintain natural spaces, provide a safe environment for residents, control the safety of houses, keep the surface water clean, preserve habitats of wild animals, maintain slope and soil stability, as well as maintaining open spaces between buildings. Environmental Resources areas include all 100-year floodplains as determined by the Federal Emergency Management Agency ("FEMA"), Flood Hazard Use Maps or natural 100-year floodplains as defined in the DCSM, and Resource Protection Areas ("RPAs") as defined by the Chesapeake Bay Preservation Act. In addition, areas shown in an environmental constraints analysis submitted with a rezoning or special use permit application with wetlands; 25 percent or greater slopes; areas with 15 percent or greater slopes in conjunction with soils that have severe limitations; soils with a predominance of marine clays; public water supply sources; and critically erodible shorelines and stream banks. These areas should be considered as open space or part of an open space corridor. ERPO areas should not be deducted in density calculations for Activity Centers, Redevelopment Corridors, Small Area Plans and areas where Targeted Industries are to be developed. In areas with 25 percent or greater slopes and areas with 15 percent or greater slopes in conjunction with soils that have severe limitations that are to be disturbed by a proposed development, enhanced stabilization

	and stormwater protections should be provided during construction. In addition, to the extent required, stabilization should be provided for such remaining areas that will not be disturbed.
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Land Use Mix Analysis

I-4 (Heavy Industrial)

The purpose of the Industrial classification for I-4 is to provide areas of employment uses situated on individual sites or in campus-style "parks". Primary uses include the following: Manufacturing; Industrial Park; Wholesale/Distribution Facility; Warehouse; Fleet & Equipment Sales; Quarry/Mineral Extraction; and Data Center. Secondary uses may include retail. Building height is targeted as 4 to 8 stories, and the target non-residential floor area ratio (FAR) is 0.57 – 1.38. Minimal open space is 20%. Implementing zoning districts are M-2, M-1, and M/T.

The targeted mix of land uses in I-4 areas, as a whole, is as follows:

- Residential: 0%
- Non-Residential: 95 – 100%
- Civic: 5%

For overall reference, below is an extract from the Land Use chapter of the Comprehensive Plan, providing the development form elements associated with various density transects.

Form Element/Transects	T-0	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
Target Residential Density	1 du/10 acre (Ten-acre lots)	1 du/5 acre (Five-acre lots)	1 du/2 acres (Two-acre lots)	2 du/ 1 acres (Half-acre lots)	1-4 du/acre (Quarter-Acre lots)	4-12 du/acre (3,630 sf per unit density to quarter-acre lots)	8-24 du/acre (1,815 sf per unit density to 5,445 sf per unit)	20-50 du/acre (871 sf per unit density to 2,178 sf per unit)	50-100 du/acre (435 sf per unit density to 871 sf per unit)
Target Net FAR	0-0.01	0-0.02	0-0.03	0-0.05	0.05-0.23	0.23-0.57	0.57-1.38	1.38-2.30	2.3+
Target Building Height	1-2 Stories	1-2 Stories	1-2 Stories	1-3 Stories	1-3 Stories	3-5 Stories	4-8 Stories	6-12 Stories	8-20 Stories
Activity Density (jobs+people/acre)	0-1/acre	0-1/acre	0-3/acre	0-5/acre	1-10/acre	10-25/acre	25-60/acre	60-100/acre	100+/acre
Preferred Transit Technology	Demand Response	Demand Response	Demand Response	Demand Response	Demand Response	Fixed Bus Route	Express Bus	BRT/LRT	LRT/Rail

Note: Conservation Residential are required to meet a higher open space requirement so lot sizes will be smaller than indicated above.

As proposed, this a request to rezone ±42.28 acres from M/T, Industrial/Transportation, to M/T, Industrial/Transportation, and to amend/supersede the proffers associated with #PLN2003-00242 to allow for the development of data centers with an associated request for increased building height of up to 85 feet (including rooftop mechanical equipment and rooftop screening walls, exclusive of elevator overrides) and an electrical substation up to 110 feet. The floor area ratio for data center uses will be limited to 0.35.

Given the character of the surrounding area being predominately heavy industrial uses and with a variety of electrical infrastructure, the above-described intended future development of the project is consistent with the I-4 land use designation.

Proposal's Strengths

- **Land Use & Zoning Compatibility:** Based on the site's land use designation of I-4, Heavy Industrial, and being partially located within the Environmental Resource Protection Overlay, the proposed rezoning, as proffered, will deliver an industrial development that is consistent with the intended land uses. The requested rezoning and proffer amendment to M/T, Industrial/Transportation, zoning district is compatible with this area and effectively implements the intended land use patterns.
 - The area context is heavy industrial uses, which include manufacturing, construction equipment, warehousing, outdoor storage, contractor storage, data centers, and electric substations. The outdoor amphitheater venue complex (Jiffy Lube Live) and associated parking lots are also located further to the west. As such, this is an area where data center uses are compatible and appropriate uses.
 - The subject site is also located within both the Data Center Opportunity Zone Overlay District and E-Commerce Overlay District, which support the anticipated future uses.
- **Proffered General Development Plan (GDP):** As proffered, the property shall be developed in substantial conformance with the GDP, subject to changes approved by the County in connection with final site plan review. There is a specific layout, with access provisions, internal circulation, building locations, equipment areas, landscaping improvements, limits of disturbance, sidewalk improvements, and a location for the electric substation.
- **Use Provisions:** As proffered, the Applicant has provided a list of fifty-five (55) uses that are prohibited for site development within the M/T, Industrial/Transportation, zoning district. Such proffered-out uses provide more control and better predictability for how the site may develop, while ensuring end uses that are more compatible with the surrounding area.
 - The primary intended use will be data center buildings and an electric substation, including a switching station.
 - However, in the event that data center uses are not pursued on the property, there can still be a variety of heavy industrial uses, to include warehousing.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Community Design Plan Analysis

An attractive, well-designed County will attract quality development, instill civic pride, improve the visual character of the community, and create a strong, positive image of Prince William County. The Community Design Plan sets out policies and action strategies that further the County's goals of providing quality development and a quality living environment for residents, businesses, and visitors, and creating livable and attractive communities. The Plan includes recommendations relating to building design, site layout, circulation, signage, access to transit, landscaping and streetscaping, community open spaces, natural and cultural amenities, stormwater management, and the preservation of environmental features.

As proposed, the subject property may be developed with two (2) two-story data center buildings at an all-inclusive building height no greater than 85 feet and with a floor area ratio (FAR) of up to 0.35. The electrical substation may be up to 110 feet in height. Other non-data center uses will be limited to 45 feet in height. All existing structures located on the property will be removed, and landscaping improvements are being proposed.

Proposal's Strengths

- Data Center Design Standards & Architecture: As proffered, 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 Zoning Ordinance. Notwithstanding the requirement set forth in Section 32-509.02.4(A)(1), the Applicant shall include all five (5) of the design elements listed therein on principal building facades.
 - Any data center building constructed on the Property shall be in general conformance with the building elevations entitled Project Industry Concept Elevations, prepared by Penney Design Group, dated June 22, 2026.
 - The principal building facades of any data center building constructed on the Property that faces Rollins Ford Road shall have as the primary exterior building materials three (3) or more of the following: precast or tilt-wall concrete; architectural concrete masonry units (e.g., simulated stone, split face, ground face); EIFS (exterior insulated and finishing system); and/or metal panels of architectural grade and quality.

- However, notwithstanding what is shown on the Building Elevations, additional fenestration or faux fenestration shall be located on Building A's façade facing the cemetery, as proffered.
- Commitment to Sustainability: As proffered, in the event the property is developed with one or more data center buildings, the Applicant shall incorporate, in consultation with the County's Environmental and Energy Sustainability Officer, a minimum of eight (8) sustainability measures and/or techniques as part of the design and construction of each data center building to promote sustainable design and energy efficiency (collectively, the "Sustainability Measures").
 - Prior to as-built approval for each data center building, the Applicant shall provide the Planning Director and Development Services with documentation of the specific sustainability measures implemented in connection with the construction and/or operation of such building.
 - Any of the 8 sustainability measures that are associated with site development will be incorporated into the site plan and a confirmation by the Sustainability Officer approving those specific sustainability measures shown on the site plan shall be provided to the Land Development Division prior to site plan approval.
 - Any of the 8 sustainability measures proposed that are associated with building development will be incorporated into the building plans and confirmation by the Sustainability Officer approving those specific sustainability measures shown on the building plan shall be provided to the Building Development Division prior to building plan approval.
- Building Height Restrictions: The maximum height of any data center building on the property shall not exceed 85 feet, inclusive of any rooftop mechanical equipment and rooftop screening walls. 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. The limitation for building height and height of rooftop mechanical equipment and screening walls shall not apply to any elevator override(s). The building height for any non-data center building(s) shall be no greater than 45 feet.
 - It is important to note that the original application was to allow for the development of data centers with an associated request for increased building height from 75 feet to 110 feet. The most recent version of the proposal lowered the maximum (all-inclusive height) to 85 feet, but with the exclusion of elevator overrides.
 - However, the electric substation is proposed to have a height up to 110 feet, which is for the Dominion Energy pole (backbone) that switches the transmission from the power pole down to the adjacent NOVEC substation.

- Floor Area Ratio for Data Centers: As proffered, the maximum Floor Area Ratio (FAR) shall be 0.35, which shall be calculated on the gross acreage of the property. The FAR shall be calculated as the cumulative total on the Property and not on a percentage of each subdivided parcel.
- Entrance Feature and Signage: As proffered, any new freestanding monument sign on the property shall not exceed 10 feet in height, and with low-growth landscaping to include small compact trees and shrubs surrounding the base of the monument sign.
- Onsite Lighting: As proffered, parking lot lighting on the property shall be downward facing and of a sharp cut-off type to minimize the upward glare of light from the fixture and shall not exceed a 5-foot candle intensity. 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 properties.
- Landscaping Enhancements: As proffered, the Applicant shall provide landscaping in substantial conformance with the Conceptual Open Space & Buffer Plan. It is important to note that additional landscaping planting areas are being added along the frontage to add more screening. In addition, the Applicant has also proffered to add supplemental plantings adjacent to the cemetery, in consultation with the Cemetery Preservation Coordinator and County Arborist, or their designee.
 - 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.

Proposal's Weaknesses

- Preclusions for Building Height: As currently proffered, while the maximum height of any data center building on the property shall not exceed 85 feet, inclusive of any rooftop mechanical equipment and rooftop screening walls, it is important to note that this does not apply to any elevator override(s).
 - As such, the total all-in finished building height may be potentially up 95 to 100 feet, with the resulting elevation overrides. As such, there will be additional resulting height extensions that can protrude above the 85-foot height limit. To more effectively mitigate height impacts, staff believes that since this provision is not being included in the overall height limit, like with rooftop equipment, staff considers it to be a design weakness.

Consistency Recommendation

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

Cultural Resources Plan Analysis

Cultural Resources are tangible links to our shared history which have shaped societal values and provide us with a better understanding of who we are. Good Cultural Resources Management (CRM) practices guide smart and sustainable development while also safeguarding the County's history and retaining a sense of place. Prince William County promotes the identification, research, evaluation, preservation, and documentation consistent with state and federal guidelines and encourages interpretation of cultural resource sites and the heritage tourism opportunities these sites present. Cultural resources are found in architectural or archaeological sites, historic districts, cemeteries, battlefields, cultural landscapes, museum objects, and archival materials; and come from all time periods and ethnicities; including minority communities. The Cultural Resources Plan's policies and action strategies provide a framework for the Board of County Supervisors, as well as boards, commissions, staff, citizens, and the development community to guide preservation decisions.

A completed Cultural Resource Assessment and Record Check, signed by the County's Archaeologist designee, was provided with the submission package and stated the following: *Archaeological and historic sites or graves are recorded on the project area, but no Phase I Cultural Resources Survey is required at this time.*

The Rollins Cemetery (C398) is located within the middle of the project area. The cemetery is separately platted and identified as GPIN 7496-59-5111. This cemetery was archaeologically delineated in 2016, and is not part of the rezoning application. The Applicant has proffered a 30-foot Cemetery Buffer (Proffer 6.A.), around the existing cemetery. This 30-foot buffer was established in 2004 and is shown on Instrument number 200412080207384-1.

The Applicant shall provide a 30-foot perimeter buffer around the existing cemetery, and a 15-foot-wide streetscape along Rollins Ford Road as shown on the Plan. The Applicant has also committed to providing supplemental plantings within the 30-foot buffer area. In addition, the Applicant has agreed via proffer to provide protective fencing around the 30-foot buffer with signage in both English and Spanish that states "No Disturbance – Cemetery", at the request of County Cemetery Coordinator.

Outside of this cemetery, which is centrally located, the remainder of the project area has been previously disturbed, and is currently a graded pad site with heavy industrial uses, including parking and storage areas.

The Historical Commission initially reviewed this proposal at its November 12, 2024 meeting and then again at its November 18, 2025 meeting, and recommended "No Further Work". With the additional interior cemetery buffering and protective fencing commitments, the County Archaeologist concurs.

In response to Planning staff's previous concerns with potential viewshed impacts from the Manassas National Battlefield Park (MNBP), the Applicant provided a line-of-sight exhibit entitled "Stuarts Hill Line-of-Sight" to address this comment. Stuarts Hill was specifically chosen because it is the closest point within the MNBP. As shown on the exhibit, Stuart Hill is located 6,859 feet (1.3 miles) north of the proposed buildings, and will not be seen from this vantage given the intervening

topographical changes, existing vegetation, and proposed data center located on the Sharpless Enterprise LLC property. This site visual profile resolves this previous issue, and with the County Archaeologist concurring.

Proposal's Strengths

- No Further Work: The Historical Commission reviewed the current version of the proposal and determined that no further work was needed. The County Archaeologist concurs with these findings.
- Cemetery Buffer & Buffer Enhancements: As proffered, a perimeter buffer area of 30 feet in width shall be provided around the existing cemetery, which is not part of this rezoning application. In consultation with the Cemetery Preservation Coordinator and the County Arborist, or their designee, the Applicant shall supplement the existing plantings within the 30-foot cemetery buffer not to exceed a Type A buffer standard as found in the DCSM. The supplemental plantings shall be shown on the final site plan.
- Cemetery Preservation: As proffered, the existing cemetery shall be preserved as shown on the Plan. An access easement, to include vehicular and pedestrian access, shall be provided to serve the cemetery and a deed of easement therefore shall be recorded as a condition of the first final site plan approval.
- Cemetery Fencing During Construction: As proffered, the Applicant shall erect temporary construction fencing, in addition to any silt fencing required, and signage along the perimeter of the 30-foot cemetery buffer. The signage shall say "No Disturbance – Cemetery Near to Project Area" in English and Spanish and shall be placed on the fence every 10 feet for a length deemed mutually appropriate by the Applicant and County Cemetery Preservation Coordinator or its designee. The Applicant shall maintain the temporary fencing and signage until such time as ground disturbance activities no longer pose any threat of disturbance to the existing cemetery. The temporary fencing and signage shall be shown on the final site plan.
 - The Applicant shall coordinate the removal of the temporary fencing with the County Cemetery Preservation Coordinator or its designee.
- Cemetery Signage: As proffered, the Applicant shall install a sign near the entrance of the proposed cemetery access easement that will direct descendants and visitors to the cemetery. The design of the sign and contents shall be determined in consultation with the Prince William Historical Commission or Cemetery Preservation Coordinator, or designee, if the Coordinator elects. The location of the sign shall be shown on the final site plan.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Economic Development Analysis

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

The proposal provides the opportunity to upgrade and enhance the existing use on the property. The data center associated with the future development/redevelopment option of the property will generate needed jobs for those employed in tech sectors. Tax revenues produced by the use of the property will result in a positive economic benefit to the County.

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

Proposal's Strengths

- Alignment with Targeted Industry: The endorsement of data centers as a targeted industry by the Board of County Supervisors underscores the strategic alignment of the proposal.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Electrical Utility Services Plan Analysis

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

There are three main policy objectives associated with this section of the Comprehensive Plan, which are as follows:

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

The proposal also includes a request for a new electrical substation, which includes a switching station, to supplement and enhance the existing power infrastructure in the area. Such electric substation is proposed to have a height up to 110 feet, which is intended for the Dominion Energy pole (backbone) that switches the transmission from the power pole down to the adjacent NOVEC substation.

The Applicant is proposing the substation to be located within the area delineated on the GDP, with the final design being determined by Northern Virginia Electric Cooperative (NOVEC). The location of the substation abuts a substation immediately adjacent to the property to the south. Furthermore, the substation is in the rear of the property, and a majority will be blocked from Rollins Ford Road by the building located in front of it. The Applicant has also been coordinating the location of the utility infrastructure route. However, the ultimate alignment of the route is determined by the Virginia State Corporation Commission (SCC).

Effective on July 1, 2026, the Virginia General Assembly passed House Bill 153 (attached at end of this report), which requires additional information and site assessment/noise studies for data centers that are characterized as a High Energy Use Facility (HEUF). This baseline information is now a Planning Office requirement before public hearing. In response to this, the Applicant's representative has indicated on the utility form that the anticipated electrical demand for the HEUF will be 150 megawatts (MW). Additionally, an Adjacent Property Owner (APO) Exhibit was submitted to show that the project site is not within 500 feet of residential units or schools, and thus would not need to provide a sound profile study. Furthermore, NOVEC has also provided a letter of confirmation/acknowledgement to provide the necessary electrical infrastructure to serve the data center. See this documentation provided at the end of this staff report package.

Proposal's Strengths

- Existing Utility Infrastructure: The site is adjacent to existing power infrastructure, which supports data center development, while minimizing impacts to nearby areas and collocates similar uses in a heavy industrial setting.
- Electric Substation Planned: The request also proposes an electric substation on the property, which includes a switching station, to supplement and enhance the existing power infrastructure in the area. The substation shall be enclosed by a chain link security fence, which may include wire mesh gates, up to 13 feet in height.
 - Furthermore, NOVEC has also provided a letter of confirmation/acknowledgement to provide the necessary electrical infrastructure to serve the data center.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Environment Plan Analysis

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

The project area is comprised of existing pad sites with industrial uses and outdoor storage and equipment. The northern and eastern portions of the site contain an intact Resource Protection Area (RPA) feature with intact vegetation and a perennial stream. There are no wetlands located on the property. Sensitive ecological areas shall be protected and preserved whenever possible during the development of the property. With the latest version, the Applicant has adjusted the limits of disturbance/clearing to minimize and avoid impacts to the environmental features on the periphery.

Since the area located outside of the RPA has been fully developed through the previously approved REZ #PLN2003-00242, an Environmental Constraints Analysis (ECA) deferral was provided by Environmental Management staff, and was submitted with the application package.

Stormwater Management Facilities (SWM) and Best Management Practices (BMP) for the property will 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.

Water Quality

The Applicant has proffered to make a monetary contribution to the Board of County Supervisors in the amount of \$75.00 per acre (±42.28 acres) for water quality monitoring, drainage improvements, and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site/subdivision plan approval with the amount to be based on the site area acreage.

Proposal's Strengths

- Enhanced Erosion and Sediment Controls: As proffered, the Applicant shall provide super-silt fencing or equivalent two-layer erosion control devices for all land disturbance activities conducted within 50 feet of the Floodplain/Resource Protection Area (RPA) limits and slopes greater than 20% during final development.
- Defined Limits of Clearing & Grading: As proffered, 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.
 - 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 plantings as approved by the County, or public trails. Clearing pursuant to this proffer shall be kept to a minimum.
- Avoidance of New Impacts: This current proposal will essentially allow the site to be alternatively developed as data center uses, and while respecting/maintaining the intact environmental features along the northern and eastern perimeter – while avoiding new impacts.
 - It is important to note that the areas located outside of the RPA have been fully developed.
- On-Site Soils Enhancement: As proffered, in order 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, and shall not be a mixture of or contain contrasting-textured subsoils.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Fire and Rescue Plan Analysis

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

Fire/Rescue Station #22 (Groveton) is the first due fire/rescue resource for the subject property, and is located approximately 2.1 miles to the east/northeast of the project area. The site is located outside of the required 4.0-minute travel time for Basic Life Support and Fire, but inside the required 8.0-minute travel time for Advanced Life Support. According to the most recently available Fiscal Year (FY) 2025 data, Fire/Rescue Station #22 responded to 5,785 incidents. According to the FY 2025 data, Station #22 has a workload capacity of 6,000 incidents per year.

All onsite circulation, fire protection, and emergency access requirements will need to be reconfirmed during site plan review. In addition, other standards for data center uses will pertain, and will need to be reconfirmed during site plan review.

Proposal's Strengths

- Inside of 8.0-Minute Travel Time: The site is located within the required 8.0-minute travel time for advanced life support services.
- Station Workload: FY 2025 figures indicate that Fire and Rescue Station #22 responded to 5,785 incidents, with a station workload capacity of 6,000. This indicates the station is still operating within capacity.
- Enhancements for Buildings Greater than 60 Feet in Height: As proffered, for buildings with a building height greater than 60 feet, the Applicant shall, as a condition of final site plan approval, be in full compliance with the fire and safety systems standards set forth in Section 300 of the DCSM, unless otherwise waived by the Fire Marshal's Office. Issuance of

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

- Monetary Contribution: As proffered, the Applicant shall make a monetary contribution to the Board of County Supervisors in the amount of \$0.61 per square foot of new building area constructed on the Property. Said contribution shall be used for fire and rescue purposes and shall be paid prior to and as a condition of the issuance of an occupancy permit for each building constructed on the property. In this case, the anticipated monetary contribution would be \$392,467.90.

Proposal's Weaknesses

- Outside of 4.0-Minute Travel Time: The site, as a whole, is located outside of the required 4.0-minute travel time for basic life support and fire suppression services. While a portion of the project area appears to be within the 4.0-minute travel time area, the internal portion is outside of it.

Consistency Recommendation

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

Parks, Open Space and Trails Plan Analysis

The quality of life for residents of Prince William County is linked closely to the development and management of a well-maintained system of parks, trails, and open space. Prince William County contains a diversity of park, open space, and trail resources. These parklands, open spaces, and recreational facilities play a key role in shaping both the landscape and the quality of life of Prince William County residents through the conservation of natural and cultural resources, protection of environmental quality, and provision of recreational facilities. The Parks, Open Space and Trails Plan sets out policies and action strategies that further the County's goal of providing park lands and recreational facilities of a quantity, variety, and quality appropriate to meet the needs of the current and future residents of Prince William County. The Plan includes recommendations to preserve existing protected open space, maintain high quality open space, expand the amount of protected open space within the County, and to plan and implement a comprehensive countywide network of trails.

The Department of Parks and Recreation (DPR) has reviewed a copy of the subject application as relevant to the level of service (LOS) standards contained in the Parks, Open Space and Trails Chapter of the Prince William County Comprehensive Plan (adopted March 10, 2020) and park goals identified in the DRPT Parks, Recreation and Open Space Master Plan (adopted October 6, 2020).

Sheet C300 of the GDP shows that the entirety of GPIN 7496-68-0342, which runs along the north and east periphery, is proposed to be preserved as open space with environmental features. DPR was interested in discussing options for land dedication, dedication of a public trail easement, and/or the construction of a trail segment by the Applicant. The identified trail extension would

enhance public trail access in the vicinity of the project, which is desirable. As such, DPR staff focused on opportunities to improve trail and cemetery access in the vicinity of this project.

There is an opportunity to make a trail connection through GPIN 7496-68-0342 by the Applicant, as well as to create a small parking lot to serve trail users and visitors to the onsite historic cemetery. In addition, DPR has planned and proffered trails south and east of the subject property, that provide connections from Wellington Road to the existing Broad Run Greenway, south of this development. A parking lot and connector trail, along Piney Branch stream feature, would enhance public access to this trail corridor and enhance the experience of a trail user. In addition, the extension of the trail along the Piney Branch stream would create the opportunity for a loop trail experience and interpretation of the historic cemetery in the middle of the property.

In response to the above, the Applicant has added proffer language (Proffer 10, Parks & Recreation), to provide a trail easement and trail alignment. In consideration of this, DPR staff has no further comments or objections to the application and looks forward to working with the Applicant on siting the proposed trail easement.

Proposal's Strengths

- Provision for Cemetery Access & Parking Lot: As proffered, an access easement, to include vehicular and pedestrian access, shall be provided to serve the existing historic cemetery and a deed of easement shall be recorded as a condition of the first final site plan approval.
- Trails Easement & Alignment: As proffered, the Applicant has committed to providing a trail easement and will coordinate with the County on the trail alignment, as follows:
 - Trail Easement: As part of the first final site plan approval for the property, and at no cost to the County, the Applicant shall grant to the Board of County Supervisors for parks and recreational uses, a 20-foot-wide permanent trail easement on the Property and a companion 30-foot-wide temporary construction easement.
 - Trail Alignment: The final alignment and location of the above referenced easements shall be determined by the Applicant in consultation with the Department of Parks and Recreation, provided that neither easement(s) will extend west of the Resource Protection Area (RPA), except to the extent that they provide access to the Rollins Cemetery and do not intrude on areas of the property that will be secured for data center use. Construction and maintenance of the easements will be the sole responsibility of the Grantee.

Proposal Weaknesses

- None identified.

Consistency Recommendation

- Staff recommends that this application is consistent with the relevant components of the Parks, Recreation, and Open Space component of the Comprehensive Plan.

Police Plan Analysis

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

At this time, the Police Department does not believe this application will have a significant impact on calls for service. During site plan review, the Applicant should focus on the following key areas for the development: landscape maintenance; access control; secure facility management; perimeter security fencing; onsite lighting; overall onsite lighting; and community/area surveillance.

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

Proposal's Strengths

- Minimal Impacts to Levels of Service: The Police Department does not believe this application will have a significant impact on calls for service.
- Secure Site & Access Control: Since the intended primary use is to be a data center with electric substation, the complex will be fenced with controlled access, a secure checkpoint, and various types of associated security and surveillance/alarm systems, as is typical for such developments.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Potable Water Plan Analysis

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

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

The subject property is within the utility service area of the Prince William County Service Authority, d/b/a Prince William Water, and is thereby required to utilize public water from Prince William Water to develop. Prince William Water has an existing 16-inch water main on Rollins Ford Road and an existing onsite network of 12-inch, 8-inch, and 6-inch water mains. All connections to the public water system shall be in accordance with Prince William Water's Utility Standards Manual (USM) requirements and restrictions.

Depending on the final configuration of any proposed onsite water mains, additional water main extensions may be required by Prince William Water to provide adequate fire protection or satisfy water quality requirements. The Applicant shall plan, design, and construct all onsite and offsite water utility improvements necessary to develop/utilize the subject property and satisfy requirements in accordance with all applicable Prince William Water, and County and State requirements, standards, and regulations.

Proposal's Strengths

- Water Connection & Service: As proffered, the Applicant shall plan, design, and construct all onsite and offsite public water utility improvements required to provide the water service demand generated by the development.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Sanitary Sewer Plan Analysis

Appropriate wastewater and sanitary facilities provide needed public health and environmental protections. The Sanitary Sewer Plan sets out policies and action strategies that further the County's goal of providing an economically and environmentally sound sanitary and stormwater sewer system. The Plan includes recommendations relating to system expansion, required connections to public sewer in the development area, and the use of either private or public sewer systems.

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

The subject property is within the utility service area of the Prince William County Service Authority, d/b/a Prince William Water, and is thereby required to utilize public sewer from Prince William Water to develop. Prince William Water has an existing 8-inch gravity sewer main located on site, with availability of capacity determined in conjunction with plan submission. All connections to the public sewer system and design of the onsite sewage pumping station shall be in accordance with Prince William Water's Utility Standards Manual (USM) requirements and restrictions.

The Applicant shall plan, design, and construct all onsite and offsite sanitary sewer utility improvements necessary to develop the property and satisfy all requirements in accordance with all applicable Prince William Water, County, and State requirements, standards, and regulations.

Proposal's Strengths

- **Sewer Connection & Service:** As proffered, the Applicant shall be responsible for all onsite and offsite improvements required to provide the sewer service demand generated by the development.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Transportation Plan Analysis

Prince William County promotes the safe and efficient movement of goods and people throughout the County and surrounding jurisdictions by providing a multi-modal approach to traffic circulation. The Transportation Plan establishes policies and action strategies that further the County's goal of creating and sustaining an environmentally friendly, multi-modal transportation system that meets the demands for intra- and inter-county trips, is integrated with existing and planned development, and provides a network of safe, efficient, and accessible modes of travel. The Plan includes recommendations addressing safety, minimizing conflicts with environmental and cultural

resources, maximizing cost effectiveness, increasing accessibility of all travel modes, minimizing projected trip demand, and providing sufficient network capacity. The County recognizes that it is not possible to address congestion through road investments alone and has reduced the acceptable standard to Level of Service (LOS) of "E" specifically in Small Area Plans, in Activity Centers, and on Arterials. Projects should include strategies that result in a LOS "D" or better on all roadway corridors and intersections, reduce traffic demand through transportation demand management strategies, dedicate planned rights-of-way, provide transit infrastructure, pedestrian and bicycle pathways, and improved and coordinated access to transit facilities.

A Deferral of Traffic Impact Analysis (TIA) was approved by County Transportation on March 19, 2024, due to low trip generation and a mature adjacent road network.

The project site is zoned M/T, Industrial/Transportation, with up to 919,100 square feet (SF) of data center uses proposed with a floor area ratio (FAR) of 0.5. The site is currently occupied with three (3) office/storage buildings (totaling 69,600 SF) that are used by landscaping services and site development companies. However, for a more conservative analysis, the existing developments were assumed to be higher trip generating warehousing uses.

A Turn Lane Warrant Assessment Memo was provided by Gorove Slade, the traffic consultant, as a supplemental analysis for both left-turn and right-turn lane warrant assessment utilizing the VDOT Road Design Manual. The intersection of Rollins Ford Road and Arto Street (planned site entrance) was analyzed to determine if a southbound left-turn or northbound right-turn lane were warranted. The findings of the Turn Lane Warrant Assessment Memo are summarized below:

- The development is anticipated to generate approximately 114 AM peak hour trips, 95 PM peak hour trips, and 910 weekday daily trips.
- There are currently no left turn lane pockets throughout Rollins Ford Road between the existing green space and Wellington Road. This segment of Rollins Ford Road has a posted speed of 35 mph with two (2) travel lanes serving various light industrial uses. Therefore, the absence of turn lanes into the site is consistent with the existing character of the roadway.
- Based on the projected volumes, both a northbound right-turn lane and southbound left-turn lane are not warranted at the intersection at Rollins Ford Drive and Arto Street for the planned site entrance during both AM and PM peak hours.

There is one (1) entrance point located along Rollins Ford Road to serve the site. An emergency access is labeled and located interior to the site on the GDP. A 5-foot sidewalk is provided along the entire property frontage for future pedestrian connectivity.

Proposal's Strengths

- Provision for Construction Management Plan: As a condition of site plan approval, the Applicant will prepare a Construction Management Plan, to identify the haul routes for earth-moving construction trucks to and from the site during the site development stage of the Property. The Applicant will provide a courtesy copy of such plan to the Brentsville District office.
- Sidewalk Extension: In conjunction with the 5-foot-wide sidewalk along the Rollins Ford Road site frontage, it will also be extended 125 feet north of the site to Wellington Road for future pedestrian connectivity.

Proposal's Weaknesses

- None identified.

Consistency Recommendation

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

Strategic Plan

This section of the report is intended to address the project's alignment with the outcomes provided within the County's Strategic Plan. The Strategic Plan posits that individuals, families and businesses prefer communities with a robust economy; easy access to jobs, services, and activities; that support even the most vulnerable in the community; are safe and secure; and provide a quality education that assures lifelong learning and steady employment. Based on community input from the online survey and the community conversations, seven focus or goal areas were identified for the 2025-2028 Strategic Plan. It is important to note that no single area is viewed as more critical than another. Rather, each are interrelated and have direct impact on each other. Collectively, these goal areas impact the quality of life in all facets of the community issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues.

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

- GOAL 4 – MOBILITY; Key Objective #2: Support improving, expanding, and using the County's transportation network.
- GOAL 5 – QUALITY OF LIFE; Key Objective #2: Advocate for diversity in existing and new County businesses to offer various workplace options that attract and retain residents.
- GOAL 8 – SMART GROWTH; Key Objective #2: Ensure the County's growth holistically addresses the impact on natural resources and infrastructure and enhances community and economic resilience.

Materially Relevant Issues

This section of the report is intended to identify issues raised during the review of the proposal, which are not directly related to the policies, goals, or action strategies of the Comprehensive Plan, but which are materially relevant to the County's responsibilities in considering land use issues. The materially relevant issues in this case are as follows:

- None identified.

Proffer Issues / Deficiencies

- None identified.

Modifications / Waivers

Proffer #12:

- A. Modification of Detail 650.08 of the Design Construction Standards Manual to allow design modifications as depicted on the GDP.

Applicant Justification: Rollins Ford Road is an existing road with no future expansion in this section, which terminates before entering the adjoining development to the south. This section of Rollins Ford Road has a very low ADT. The Applicant is tying into existing Rollins Ford conditions, as is, and constructing a sidewalk within the existing available right-of-way.

- Staff Response: *Staff supports, as submitted. This is for minor modifications to the DCSM standard design typical section for commercial and industrial streets with curb & gutter for Rollins Ford Road. Please refer to Sheet C400 of the GDP, with road profile changes as indicated in red. Staff has no objections.*

Agency Comments

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

- Manassas National Battlefield Park
- NOVEC (Northern Virginia Electric Cooperative)
- PWC Archaeologist
- PWC Building Official
- PWC Development Services – *Land Development / Zoning & Proffer Administration*
- PWC Economic Development & Tourism
- PWC Fire Marshal Office
- PWC Historical Commission
- PWC Parks & Recreation
- PWC Planning Office – *Case Manager / Land Use Review / Countywide Planning / Community Planning & Revitalization*
- PWC Police / Crime Prevention
- PWC Public Works – *Environmental Services / Watershed Management*
- PWC Service Authority (*d/b/a Prince William Water*)
- PWC Transportation
- Virginia Department of Transportation (VDOT)

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Rev. 03/14/03
04/18/03
06/13/03
07/10/03
7/15/03
7/16/03

PROFFER STATEMENT

RE: REZ2025-00003, Project Industry Proffer Amendment

Applicant: G.W. Albrite, Jr., Trustee

Owners: Dorothy R. Clem, et al.

Project Name: Bristow Industrial Park Court, LLC

Property: Owner: Industrial Park Court, LLC & Prince William County G.P.I.N

No Board of County Supervisors

Project Name: Project Industry

Property: GPINs: 7496-59-2613, 7496-58-48864088, 7496-58-6487, 86-27496-48-8861, 7496-58-0951, 7496- 58-2739, 7496-58-4226, 7496-58-6207, 7496-58-4265, 7496-68-0342, & County ROW (±42.2769 acres;-) (collectively the "Property")

Magisterial District: Brentsville Magisterial District ("Property")

Rezoning Number: PLN2003-00242

Zoning: M/T, Industrial / Transportation

Date: July 16, 2003 August 14, 2026

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 but not limited to Rezoning #PLN2003-00242. In the event the above-referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void.— and proffers associated with Rezoning #PLN2003-00242 shall remain in full force and effect on the applicable portion of 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 below shall be provided at the time of development of that the portion of the Property adjacent

~~to site served by the improvement, unless otherwise specified herein. The terms "Applicant" and "Developer" shall include all future owners and successors in interest. When used in these proffers, the "Plan" shall refer to the Generalized Development Plan, entitled "Bristow Industrial Park" prepared by Burgess & Niple, dated January 9, 2003, as revised April 18, 2003.~~

~~The development of the Property shall be in general conformance with the Generalized Development Plan prepared by Burgess & Niple, subject to reasonable adjustments at final engineering.~~

~~"Final Rezoning," as the term is used herein, 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.~~

~~For purposes of reference in this Proffer Statement, the General Development Plan ("GDP") shall be the plan prepared by IMEG, entitled "Project Industry," dated June 20, 2024, last revised April 24, 2026, incorporated herein by reference.~~

1. LAND USE

~~A. Generally as shown on the Plan, approximately 74.8 acres of the Property shall be zoned to the M/T Zoning District. The net developable M/T acreage after deducting RPA, floodplain, parking for the Nissan Pavilion and M-2 uses is approximately 27 ± acres.~~

~~(1) Exclusive of the Nissan parking lot, maximum Floor Area Ratio (FAR) on the M/T portion of the Property shall not exceed 0.30.~~

~~(2) The M/T portion of the Property located on the west side of Rollins Ford Road consisting of approximately 30.5 ± acres shall only be used for parking for the Nissan Pavilion as long as that amphitheater continues to be so used, and thereafter that portion of the Property may be used for those uses allowed by right, by Special Use Permit or by Provisional Use Permit in the M-2 zoning classification, subject to proffer 1.D., which sets forth the prohibited uses on the Property.~~

- ~~(3) The remaining M/T portions of the Property may be developed for uses allowed by right, by special Use Permit or by Provisional Use Permit in the M/T zoning classification, subject to proffer 1.D. which sets forth the prohibited uses on the M/T portion of the Property.~~
- ~~B. Generally as shown on the Plan, approximately 11.4 acres of the Property shall be zoned to the M-2 Zoning District. The net developable M-2 acreage after deducting RPA, floodplain and M/T uses is approximately 7.0± acre.~~
- ~~Maximum Floor Area Ratio (FAR) on the M-2 portion of the Property shall not exceed 0.30.~~
- ~~C. The two hundred foot wide area shown on the Plan that is contiguous to the southern boundary and is located on the east side of Rollins Ford Road, running from Rollins Ford Road east to the easterly boundary of the Property, shall be restricted to only those uses allowed in the M-2 Zoning District.~~
- ~~A. D. The Applicant agrees that the~~General Development Plan: The Property shall be developed in substantial conformance with the GDP, subject to minor changes approved by the County in connection with final site plan review.
- ~~B. Use Parameters: The Property may be developed for data centers as authorized by right, or such other uses as may be authorized by right, or by special use permit in the M/T zoning district.~~
- ~~C. Height: The maximum height of any data center building on the Property shall not exceed 85 feet, inclusive of any rooftop mechanical equipment and rooftop screening walls. 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. The limitation for building height and height of rooftop mechanical equipment and screening walls shall not apply to any elevator override(s). The building height for any non-data center building(s) shall be no greater than 45 feet.~~

- D. Floor Area Ratio: The maximum Floor Area Ratio ("FAR") shall be 0.35, which shall be calculated on the gross acreage of the Property. 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.
- E. Floor Area Ratio of Non-Data Center Uses: If the Property is developed with any other by-right use than data center(s), all development shall be subject to the maximum Floor Area Ratio in the M/T zoning district at the time of the approval of this Rezoning, or as it may hereafter be amended. If developed with any use requiring a special use permit, the Floor Area Ratio shall be established in that permit.
- A.F. Use Limitations: The following uses shall not be allowed on the ~~M/T~~ portion of the Property:
1. (1) — Alarm systems operations, offices.
 2. Ambulance service, commercial.
 3. Ambulance service maintenance facility.
 4. Animal shelter.
 5. Assembly (non-HAZMAT).
 - 4.6. Bakery, industrial.
 - 2.7. Blacksmith, welding or machine shop.
 - 3.8. (2) — Boat building and repair yard.
 9. (Boat sales, rental or lease, storage, service, or repair.
 10. Building materials sales yard.
 11. Catalog sales, contractor, tradesman or industrial equipment (with or without showroom).
 12. Coal, wood and lumber yards.
 13. Commercial bus terminal.
 14. Commercial parking.
 15. Company vehicle service facility.
 16. Contractor or tradesman's shop (limited); no trash or refuse removal service.
 17. Contractor or tradesman's shop (unlimited); no trash or refuse removal service.

18. Dry cleaning/garment processing plant, wholesale facility.
19. Dry cleaning/garment processing facility retail, greater than 3) —,000 square feet.
20. Equipment and material storage yard; no trash or refuse removal service.
21. Farmer's market.
22. Furniture repair, dipping and stripping, upholstery.
23. Greenhouse or nursery (wholesale) (not more than 20 percent garden center uses).
24. Janitorial service.
25. Kennel, commercial.
26. Laundry, industrial.
27. Marble/tile processing, cutting and polishing.
28. Motor vehicle auction (wholesale).
29. Motor vehicle impoundment yard.
30. Motor vehicle parts, with service.
31. Motor vehicle repair.
32. Motor vehicle sales, rental or lease (recreational).
33. Motor vehicle sales, rental or lease (unlimited).
34. Motor vehicle service.
35. Motor vehicle storage lot.
36. Neighborhood retail and fulfillment center.
37. Publishing and printing.
38. Radio or TV broadcasting station.
- 4.39. Railroad freight depot.
- 5.40. (4) — Railroad passenger station.
- 6.41. (5) — Railroad yard.
42. (6) — Recording studio.
43. Recyclable materials separation facility.
44. Recycling collection points, subject to the standards in section 32-250.84.
45. Research and development (non-HAZMAT).
46. Self-storage center, in accordance with the provisions of section 32-400.14.
47. Taxi or limousine operations and service facility.
48. Tool and equipment rental, service and repair (heavy and minor).
49. Trade, technical or vocational school.
50. Trailer sales (retail), lease, storage, repair and maintenance.

51. Trash and refuse removal service (local only).

52. Truck terminal.

53. Truck wash

54. Veterinary hospital.

~~7.~~55. Waterfront ~~or~~and maritime uses.

~~(7) Extraction of mineral resources and related industrial/wholesaling operations, including operation of crushers and sorting equipment customarily accessory thereto~~

~~(8) Marina~~

~~(9) Sawmill~~

~~(10) Assembly (HAZMAT)~~

~~(11) Heliport~~

~~(12) Helistop (not ground level)~~

~~(13) Motor vehicle graveyard~~

~~(14) Racetrack (motorized vehicles)~~

~~(15) Range, shooting (outdoor only)~~

~~(16) Testing/experimental laboratories (HAZMAT)~~

~~(17) Truck stop, with related facilities~~

~~(18) Water transportation facility~~

~~(19) Research and development (HAZMAT)~~

~~(20) Storage facility (HAZMAT)~~

~~(21) Warehouse (HAZMAT)~~

~~(22) Wholesaling (HAZMAT)~~

~~(23) Manufacturing and processing, other (HAZMAT or non-HAZMAT)~~

~~E. No more than ten percent (10%) of the floor area of the buildings on the Property shall be used, cumulatively, for retail/retail service uses, warehousing, wholesale, storage and/or distribution uses and/or outdoor storage.~~

G. Electric Substation: At the sole discretion of the Applicant, an electric substation of approximately 6 acres in size (hereinafter, the "Substation") shall be permitted on the Property.

1. A Substation, which includes a switching station, shall be permitted on the Property without a separate public facilities review and determination.

2. The Substation may consist of up to 300 MW.
3. The height requirements outlined in Proffer 1.C above shall not apply to the Substations. The maximum structure height within the Substation shall be 110 feet.
4. The Substation shall be enclosed by a chain link security fence, which may include wire mesh gates, up to 13 feet in height.
5. Pursuant to § 32-201.12(a)(2) of the Prince William County Zoning Ordinance, the GDP shall constitute a Plan of Development within the meaning of Va. Code Ann. § 15.2-2232 and § 15.2-2286(A)(8), and the public facilities identified thereon shall be deemed approved and not subject to a separate public facilities review and determination.

2. TRANSPORTATION

~~The internal road(s) shall be generally as shown on the Plan. The exact location of the internal roads shall be subject to final engineering.~~

- ~~A. The Property shall be accessed at two locations, in the area as generally shown on the Plan.~~
 - ~~(1) Access to the portion of the Property zoned M/T shall be from Wellington Road and Arto Street at its existing location.~~
 - ~~(2) Access to the portion of the Property to the east of the entrance road that is zoned M-2 shall be from Piney Branch Lane.~~
- ~~A. B. The Owners at the time of final site plan/plat approval for the properties in the M/T district agree to dedicate to Prince William County, at no cost to the County, a sixty-eight foot (68') wide right-of-way, including temporary construction easements, drainage easements, utility easements and other easements necessary and required by the Design and Construction Standards Manual (DCSM) and: Subject to the Virginia Department of Transportation (VDOT) for interparcel connection to GPIN 7496-37-4872 from the M/T and M-2 portions Prince William County~~

Department of the Property Transportation ("PWCDOT") approval, shall be provided as generally as shown on the Plan-GDP.

- ~~C. The Owners agree to dedicate to Prince William County, at no cost to the County, right-of-way along the frontage of the Property along Wellington Road up to fifty-nine feet (59') of right-of-way from the existing centerline including temporary construction easements, drainage easements, utility easements and other easements necessary and required by the DCSCM and VDOT at the time of final site plan/plat approval of the portion(s) of the Property fronting on Wellington Road or upon request of Prince William County, whichever occurs first.~~
- ~~D. Prince William County will construct as part of a project financed by bonds, at the time of construction of new Wellington Road, a left-turn lane, a right-turn lane and a median break on Wellington Road at the Rollins Ford Road entrance to the Property and a right turn lane at the intersection of Piney Branch Lane and Wellington Road. The Applicant agrees to pay the County the cost of such construction completed by the governmental agencies at the time those agencies are required to construct improvements to new Wellington Road. The County agrees that the Applicant shall have the right to review and comment (but not have approval authority) on all designs and specifications for such construction, participate in the bidding for such construction as a contractor and, construct such improvements if the Applicant desires at the time such improvements would have been constructed by the County.~~
- ~~E. Right-of-way up to twenty-eight feet (28') from the existing centerline along the frontage of the Property along Piney Branch Lane from the intersection of Piney Branch Lane with Wellington Road and the entrance to the Property on Piney Branch Lane shall be dedicated and the roadway constructed to the standard shown on the Plan, at the time of the first final site plan/plat approval for the portion of the Property accessing Piney Branch Lane.~~
- ~~F. Access to the Nissan parking lot shall be provided from Arto Street by a private roadway, subject to reasonable adjustments at final engineering.~~

- B. Bicycle Rack: The Applicant shall provide 5 inverted-U bicycle parking spaces for each data center building constructed on the Property, unless waived or reduced by PWCDOT at final site plan.
- C. Construction Management Plan: As a condition of site plan approval, the Applicant shall prepare a Construction Management Plan, which shall identify the haul routes for earth-moving construction trucks to and from the site during the site development stage of the Property. The Applicant shall provide a courtesy copy of the Construction Management Plan to the Brentsville District Supervisor's office.

ENVIRONMENT

- A. Water Quality Monitoring: The ~~Owner at the time of development~~ Applicant shall contribute the sum of \$75.00 per acre, i.e., ~~Six Thousand Four Hundred Sixty Five and 00/100 Dollars (\$6,465.00)~~ for the 86.2 acres ~~subject to this rezoning~~ to the Prince William Board of County Supervisors for monitoring water quality. Said ~~lump sum~~ contribution shall be paid as a condition of site plan approval for the ~~M-2 portion of first structure to be built on~~ the Property ~~or for the M/T portion of the Property, whichever first occurs.~~
- A-B. Erosion and Sediment Controls: The Applicant shall provide super-silt ~~fence~~ fencing or equivalent two-layer erosion control devices for all land disturbance activities conducted within ~~fifty~~ 50 feet (50') of the Floodplain/Resource Protection Area ("RPA") limits and slopes greater than 20% during ~~the site~~ final development.
- C.

Stormwater Management

- B-C. (1) ~~At least one stormwater management pond: Stormwater Management Facilities ("SWM") and Best Management Practices ("BMP") for the Property shall be provided in the area for each phase as generally shown on the Plan, provided all applicable permits are obtained. The depicted pond shall be designed as a wet pond if supported by the natural drainage on the Property, but the site is not intended to service that portion of the Property to be used by Nissan Pavilion for parking. Stormwater management developed. Final location of said facilities and best management practices (BMP) shall be determined at the time of final site~~

plan approval. To the greatest extent practicable, stormwater management facilities shall not be limited to the pond shown on the GDP, and such additional wet and/or dry ponds may be constructed as are required to support development of the Property for the uses permitted. be located in areas that were previously disturbed.

- ~~(2) Any dry detention pond(s) shall be designed with aesthetically appealing landscaping to beautify such pond(s).~~
- ~~(3) In the event additional stormwater management pond(s) are provided on the Property, any such pond(s) shall be designed in the same manner as that which is set forth above.~~
- ~~(4) Landscaping for the pond(s) shall be as shown on the Plan, or as is otherwise required by the Design and Construction Standards Manual for additional ponds.~~

D. Floodplain/RPA

- ~~(1) Disturbance of the RPA area on the Property shall be limited to only those activities associated with utility and road crossings.~~
- ~~(2) Floodplain areas not protected by the RPA~~

D. Limits of Clearing and 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 may 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, or public trails. Clearing 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 dead, dying, or noxious vegetation.

E. Sustainability: In the event the Property is developed with one or more data center buildings, the Applicant shall incorporate, in consultation with the County's Environmental and Energy Sustainability Officer, a minimum of 8 sustainability measures and/or techniques as part of the design and construction of each data center building to promote sustainable design and energy efficiency (collectively, the "Sustainability Measures"). Prior to as-built approval for each data center building, the Applicant shall provide the Planning Director and Development Services Director, or their designees, with documentation of the specific sustainability measures implemented in connection with the construction and/or operation of such building. Any of the 8 sustainability measures that are associated with site development will be incorporated into the site plan and a confirmation by the Sustainability Officer approving those specific sustainability measures shown on the site plan shall be provided to the Land Development Division prior to site plan approval. Any of the 8 sustainability measures proposed that are associated with building development will be incorporated into the building plans and a confirmation by the Sustainability Officer approving those specific sustainability measures shown on the building plan shall be provided to the Building Development Division prior to building plan approval. Any of the 8 sustainability measures that are not appropriate to be included on a site plan and/or a building plan shall be submitted to the Sustainability Office for approval and such approval shall be provided to Development Services prior to as-built approval. The Applicant's Sustainability Measures may include, but shall not be limited to, the following:

1. Minimize impervious areas and provide enhanced landscaping on the Property;
2. Use of available recycled aggregate materials;
3. Use onsite detention facilities to irrigate landscaping and buffer shall remain undisturbed with the exception of public and private utilities, drainage maintenance and outfall improvements, and BMP/areas;
- 4.4. Use of solar power for aeration of stormwater management facilities:

;

5. A minimum of 2 electric vehicle ("EV") charging stations per data center building;
6. Use of LED fixtures for all interior lighting;
7. Use of LED fixtures for all exterior lighting;
8. Recycling of construction material waste as accepted by recycling markets;
9. Use of heat reflective roofing materials on data center building roof;
10. Use of sustainable building materials in the construction of the data center building;
11. Use of reclaimed water for non-potable use;
12. Preparation and implementation of a winter management plan in consultation with the County's Environmental and Energy Sustainability Officer;
13. Use of indoor environmental quality measures such as, but not limited to, adequate ventilation and exhaust, natural light, or moisture control;
14. Design the data center building to operate below an annualized 1.5 PUE (Power Utilization Effectiveness) standard;
15. Use of air or closed loop cooling rather than water-cooled alternatives; or
16. Use of measures and techniques in the office portion of a data center building is generally equivalent to/with the sustainability standards of the Green Globes programs.

~~E. Specimen Trees~~

~~A 33" swamp white oak located near the southern boundary of the RPA and north of the existing cemetery, in the location shown on the Plan, shall be preserved.~~

3. WATER AND SEWER

~~A. Connection to Public sanitary Water & Sewer: The Property shall be served by public sewer and public water shall serve the Property.~~

- A. ~~B. The Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property plan, design and construct all on-site and off-~~

~~site water and sanitary sewer utility improvements necessary to develop the subject property in accordance with applicable Service Authority, County and State requirements, standards and regulations.~~

~~C. A thirty-foot (30') wide sanitary sewer easement shall be provided along the easterly Property line from the existing sewer line to the southern boundary of the Property.~~

4. BUFFERS AND LANDSCAPING

A. Landscaping: The Applicant shall provide landscaping in substantial conformance with the Conceptual Open Space & Buffer 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.

B. Open Space: For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual parcels, even if the Property has not been consolidated.

C. On-Site Soils Enhancement: 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.

6. CULTURAL RESOURCES

A. Cemetery Buffer: A perimeter buffer area of 30 feet in width shall be provided around the existing cemetery, which is not part of this rezoning application.

- B. Cemetery Buffer Enhancements: In consultation with the Cemetery Preservation Coordinator and the County Arborist, or their designee, the Applicant shall supplement the existing plantings within the 30-foot cemetery buffer and add supplemental plantings in the area shown on the GDP. Said supplemental plantings shall not exceed a Type B buffer standard as found in the DCSM. The supplemental plantings shall be shown on the final site plan.
- C. Cemetery Fencing During Construction: The Applicant shall erect temporary construction fencing, in addition to any silt fencing required, and signage along the perimeter of the 30-foot cemetery buffer. The signage shall say "No Disturbance – Cemetery Near to Project Area" in English and Spanish and shall be placed on the fence every 10 feet for a length deemed mutually appropriate by the Applicant and County Cemetery Preservation Coordinator or its designee. The Applicant shall maintain the temporary fencing and signage until such time as ground disturbance activities no longer pose any threat of disturbance to the existing cemetery. The temporary fencing and signage required by this proffer shall be shown on the final site plan. The Applicant shall coordinate the removal of the temporary fencing with the County Cemetery Preservation Coordinator or its designee.
- D. Cemetery Preservation: The existing cemetery shall be preserved as shown on the Plan. An access easement, to include vehicular and pedestrian access, shall be provided to serve the cemetery and a deed of easement therefore shall be recorded as a condition of the first final site plan approval.
- E. Cemetery Signage: The Applicant shall install a sign near the entrance of the proposed cemetery access easement that will direct descendants and visitors to the cemetery. The design of the sign and contents shall be determined in consultation with the Prince William Historical Commission or Cemetery Preservation Coordinator, or designee, if the Coordinator elects. The location of the sign shall be shown on the final site plan.

7. COMMUNITY DESIGN

- A. Entrance Feature and Signage: Any new freestanding monument sign on the Property shall not exceed 10 feet in height and low-growth landscaping.

including small compact trees and shrubs surrounding the base of the monument sign.

B. Architecture:

1. Data Center Design Standards & Architecture: Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in § 32-509.02.4.(A) – (F) of the Prince William County Zoning Ordinance. Notwithstanding the requirement set forth in § 32-509.02.4(A)(1), the Applicant shall include all 5 of the design elements listed therein on principal building facades. In addition, any data center building constructed on the Property shall be in general conformance with the building elevations entitled Concept Elevations, prepared by Penney Design Group, dated June 22, 2026 (the “Building Elevations”).

The principal building facades of any data center building constructed on the Property that faces Rollins Ford Road shall have as the primary exterior building materials 3 or more of the following: precast or tilt-wall concrete, architectural concrete masonry units (e.g., simulated stone, split face, ground face), EIFS (exterior insulated and finishing system), and/or metal panels of architectural grade and quality. Notwithstanding what is shown on the Building Elevations, additional fenestration or faux fenestration shall be located on Building A’s façade facing the cemetery. The Building Elevations shall be subject to minor modification approved by the Planning Director or designee in connection with site plan review. Additional changes to the architecture and materials may be made, provided that any such changes are approved by the Planning Director or its designee prior to the issuance of a building permit release letter. Such approval shall be based on a determination that the changes will result in a building that is of equal or better quality than that shown on the Elevations. At least 2 weeks prior to requesting a building permit release letter from Development Services, the Applicant shall submit building elevations for review to ensure compatibility with the Elevations.

- C. Lighting: Parking lot lighting on the Property shall be downward facing and of a sharp cut-off type to minimize the upward glare of light from the fixture and shall not exceed a 5-foot candle intensity. 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.
- D. Noise Mitigation: All air-cooled chiller equipment installed on the Property, whether ground-mounted or roof-mounted, shall include the following noise mitigation elements:
1. Low noise emission fans; and
 2. Utilize magnetic bearing compressors or provide acoustical wraps for compressors and oil separators.

The Owner shall provide documentation of the above mitigation measures to the Building Department concurrently with each building permit for a data center building on the Property and shall further provide documentation that such measures have been installed concurrently with each occupancy permit application for a data center building on the Property.

- E. Sound: Notwithstanding and in addition to the 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 agricultural, 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 agricultural, 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 most restrictive classification shall apply. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 6:00 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. This condition shall only apply in the event that the Property is developed with data center uses.

- F. Emergency Operations: Emergency operations shall not be subject to the limitations outlined in Proffer 7.D above. For the purposes of this section, the term “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.
- G. Sound Studies: For data center buildings developed on the Property, prior to the approval of each building permit, the Applicant shall provide a Sound Study (the “Sound Study”) to the Department of Development Services that is specific to the proposed site layout and building type. 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 1 month after issuance of each occupancy permit to ensure compliance with Proffer 7.D above. This condition shall only apply in the event that the Property is developed with data center uses.

8. REMOVAL OF EXISTING STRUCTURES:

- A. Removal of Existing Structures: All existing structures on the Property shall be removed before, or at the time of, construction on the Property authorized by this Rezoning and subject to all County permits. Buildings that are not required to be removed if the Property is developed in more than one phase may remain until removal is essential to further development.

9. FIRE & RESCUE

- A. Buildings Greater than 60 Feet in Height: For buildings with a building height greater than 60 feet, the Applicant shall, as a condition of final site plan approval, be in full compliance with the fire and safety systems standards set forth in Section 300 of the DCSM, unless otherwise waived by the Fire Marshal's Office. Issuance of Occupancy Permits shall be contingent upon full compliance with Virginia Uniform Statewide Building Code requirements.

4. ~~MONETARY CONTRIBUTIONS~~

A. ~~Fire and Rescue~~

- ~~A. Monetary Contribution: The Applicant shall make a monetary contribution~~

- B. ~~The Owner at the time of development shall provide to the Prince William Board of County Supervisors in the amount of \$0.3861 per square foot of new building area for non-residential development constructed on the Property. Said contribution shall be used for fire and rescue purposes. The contribution and shall be provided paid prior to and as a condition of final site plan approval the issuance of an occupancy permit for each building constructed on a site plan by site plan basis. the Property.~~

10. PARKS & RECREATION:

- A. Trail Easement: As part of the first final site plan approval for the Property, and at no cost to the County, the Applicant shall grant to the Board of County Supervisors for parks and recreational uses, a 20-foot wide permanent trail easement on the Property (the "Pedestrian Easement"), and a companion

30-foot wide temporary construction easement ("Construction Easement"), (collectively the "Easements").

- B. Trail Alignment: The final alignment and location of the easements shall be determined by the Applicant in consultation with the County's Department of Parks and Recreation; provided that neither Easement(s) will extend west of the RPA except to the extent that they provide access to the Rollins Cemetery and do not intrude on areas of the Property that will be secured for data center use. Construction and maintenance of the easements will be the sole responsibility of the Grantee thereof.

Transportation

~~The Owner at the time of development shall provide to the Prince William Board of County Supervisors One Thousand Dollars (\$1,000.00) per developable acre of the Property not located in Resource Protection Area or One Hundred Year Floodplain for transportation purposes. The contribution shall be provided prior to and as a condition of final site plan and plat approval.~~

~~C. Escalator~~

11. ESCALATOR:

- A. In the event the monetary contributions set forth in ~~this~~the Proffer Statement are paid to the Prince William ~~County~~ Board of County Supervisors ("Board") within ~~eighteen (18)~~ months ~~after final approval of this rezoning of~~ Final Rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in ~~this~~the Proffer Statement which are paid to the Prince William Board of County Supervisors after ~~eighteen (18)~~ months following ~~final approval of this rezoning~~Final 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 ~~final approval of this rezoning~~Final Rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of six percent (6%) per year, noncompounded. non-compounded.

5. BUFFERS, LANDSCAPING, STREETSCAPES

(1) Cemetery Buffer

~~A perimeter buffer area of thirty feet in width shall be provided around] existing cemetery, which cemetery is not part of this rezoning application.~~

(2) Buffer Adjacent NOVEC

~~A fifteen foot wide buffer area shall be provided along a portion of the westerly property line adjacent to the NOVEC electric utility in the area generally shown on the Plan. To the extent possible, existing evergreen trees within this area shall be retained. GDP.~~

(3) Landscape Strip Adjacent to Piney Branch Lane

~~A twenty foot wide landscape strip, free from utility easements, shall be provided along the property boundary from the entrance to the Property on Piney Branch Lane north to the intersection of Piney Branch Lane and Wellington Road.~~

(4) Streetscape

(a) Rollins Ford Road

~~(i) A ten foot wide streetscape shall be provided along Rollins Ford Road as shown on the Plan.~~

~~(ii) The Rollins Ford Road streetscape shall consist of deciduous trees spaced approximately 40 feet on center, with associated trees and shrubs as needed to fulfill the standard ten foot wide landscaping strip for non-residential developments adjacent to rights-of-way.~~

~~(b) — Wellington Road~~

~~Exclusive of that portion of the Property west of the entrance road, where existing vegetation within the RPA shall be maintained in lieu of a streetscape, a streetscape along the Property frontage on Wellington Road that is the same width as and meets similar criteria of the existing streetscape provided by Nissan Pavilion shall be provided.~~

~~6. CULTURAL RESOURCES~~

~~The existing cemetery will be preserved as shown on the Plan. An access easement, to include vehicular and pedestrian access, shall be provided to serve the cemetery.~~

~~6. COMMUNITY DESIGN~~

~~A. Entrance Feature~~

~~(1) — The Applicant shall construct an entry feature on both sides of the entrance to be located at Wellington Road/Rollins Ford Road, as shown on the Plan. Located within each entry feature shall be a monument style sign (no more than two signs total). Each sign structure shall be no more than ten feet in height as measured from the base supporting the sign and each sign shall contain no more than sixty-four square feet of signage face area on one side of each sign (single-sided face area), exclusive of the sign wall or structure that supports the sign.~~

~~(2) — The entry feature shall be landscaped in accordance with the Plan.~~

~~B. Architecture~~

~~(1) — Buildings to be located within the M-2 portion of the Property at the intersection of Wellington Road and Piney Branch Lane shall be architecturally consistent with those buildings located in Gainesford Industrial Park as shown in Exhibits 1A — 1F. Architectural compliance shall be demonstrated with the first final site plan~~

~~(2) Buildings on the remaining M-2 portion of the Property and the M/T portion of the Property, with the exception of M/T portion of the Property located on the west side of Rollins Ford Road (Nissan Pavilion), shall be architecturally similar to the Overnite Freight Building (Exhibit 2), Potomac Mack (Exhibit 3A and 3B), Bobcat of Virginia (Exhibit 4A and 4B) and other buildings located in M-1 and M/T zoned districts that are adjacent to the subject Property. In the event the amphitheater use is discontinued and the property on the west side of Rollins Ford Road (Nissan Pavilion) is no longer used as parking for an amphitheater, any buildings constructed on this portion of the Property shall be subject to this proffer. Architectural compliance shall be demonstrated with the first final site plan submitted for review.~~

~~(3) Neutral colors shall be utilized on all buildings.~~

~~C. Lighting~~

~~(1) Parking lot lighting provided on the Property shall be downward facing of a sharp cut-off type to minimize the upward glare of light from the fixture and parking lot lighting level shall not exceed a five-foot candle.~~

~~(2) The Nissan parking lot lights shall be turned on at dusk before or during performances or events at Nissan Pavilion, and all lights shall be turned off following performances after all cars have exited the parking lot.~~

~~7. OTHER~~

~~A. Removal of Existing Structures~~

~~All existing structures on the Property shall be removed before or at the time construction on the Property commences.~~

~~B. Waivers~~

~~Upon approval of this rezoning application, and as a part of this rezoning, the following waiver shall be granted.~~

~~A waiver of Sections 802.10, 802.11 and 805.00, Table 8-1, of the DCSM relative to the required buffer between incompatible uses internal to the site.~~

~~This Proffer Statement supersedes any proffer statement previously submitted in connection with this application and this Property.~~

12. WAIVERS/MODIFICATIONS

- A. Modification of Detail 650.08 of the Design Construction Standards Manual to allow design modifications, as depicted on the GDP.

[SIGNATURES ARE ON THE FOLLOWING PAGES]

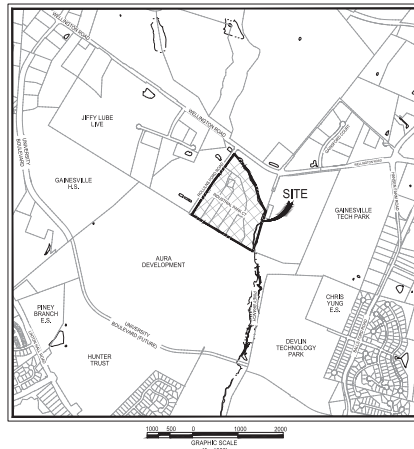
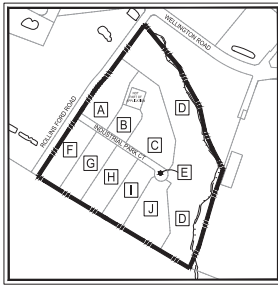
PROJECT INDUSTRY

NOTES

1. THE PROPERTIES SUBJECT TO THIS APPLICATION ARE IDENTIFIED BY PRINCE WILLIAM COUNTY AS FOLLOWS:

PROPERTY INFORMATION			
MAP ID	CPIN	ADDRESS	OWNER & MAILING ADDRESS
A	7436-038-213	8001 INDUSTRIAL PARK CT	ALL PARCELS OWNED BY: INDUSTRIAL PARK COURT LLC 5325 INDEPEND AVE. NW, STE 640 WASHINGTON D.C.
B	7436-038-4068	8021 INDUSTRIAL PARK CT	
C	7436-038-4467	8031 INDUSTRIAL PARK CT	
D	7436-038-0342	12601 ROLLINS FORD RD	
E	7436-038-4265	8003 INDUSTRIAL PARK CT	
F	7436-038-0161	8002 INDUSTRIAL PARK CT	
G	7436-038-0501	8010 INDUSTRIAL PARK CT	
H	7436-038-0739	8020 INDUSTRIAL PARK CT	
I	7436-038-4226	8030 INDUSTRIAL PARK CT	
J	7436-038-4207	8040 INDUSTRIAL PARK CT	

TOTAL AREA OF REZONING: 142.2769 ACRES / 1,841,583 SQ. FT.



OWNER / APPLICANT
INDUSTRIAL PARK COURT, LLC
C/O MICHAEL ARMM
5335 WISCONSIN AVE NW, SUITE 640
WASHINGTON, DC 20015

LAND USE ATTORNEY
WALSH, COLUCCI, LUBELEY & WALSH
C/O JONELLE CAMERON
4310 PRINCE WILLIAM PARKWAY, SUITE 300
PRINCE WILLIAM, VIRGINIA 22192

CIVIL ENGINEER / LAND PLANNING

IMEG
C/O CHRIS LEMON, P.E.
9301 INNOVATION DRIVE, SUITE 150
MANASSAS, VIRGINIA 20110

TRAFFIC CONSULTANT
GOROVE SLADE
C/O KAYLA ORD, P.E.
4114 LEGATO ROAD, SUITE 650
FAIRFAX, VIRGINIA 22033

ENVIRONMENTAL CONSULTANT

TNT ENVIRONMENTAL INC.
C/O AVI SAREEN, PWD, ISA-CA
4455 BROOKFIELD CORPORATE DRIVE, SUITE 100
CHANTILLY, VIRGINIA 20151

SHEET INDEX	
C000	COVER SHEET
C100	EXISTING CONDITIONS PLAN
C200	GENERAL DEVELOPMENT PLAN
C300	CONCEPTUAL OPEN SPACE & BUFFER PLAN
C400	SIGHT DISTANCE PROFILE
C500	ILLUSTRATIVE



IMEG
9301 Innovation Dr. Suite 150
Manassas, VA 20110 P 703.393.9887
engineering • surveying • land planning

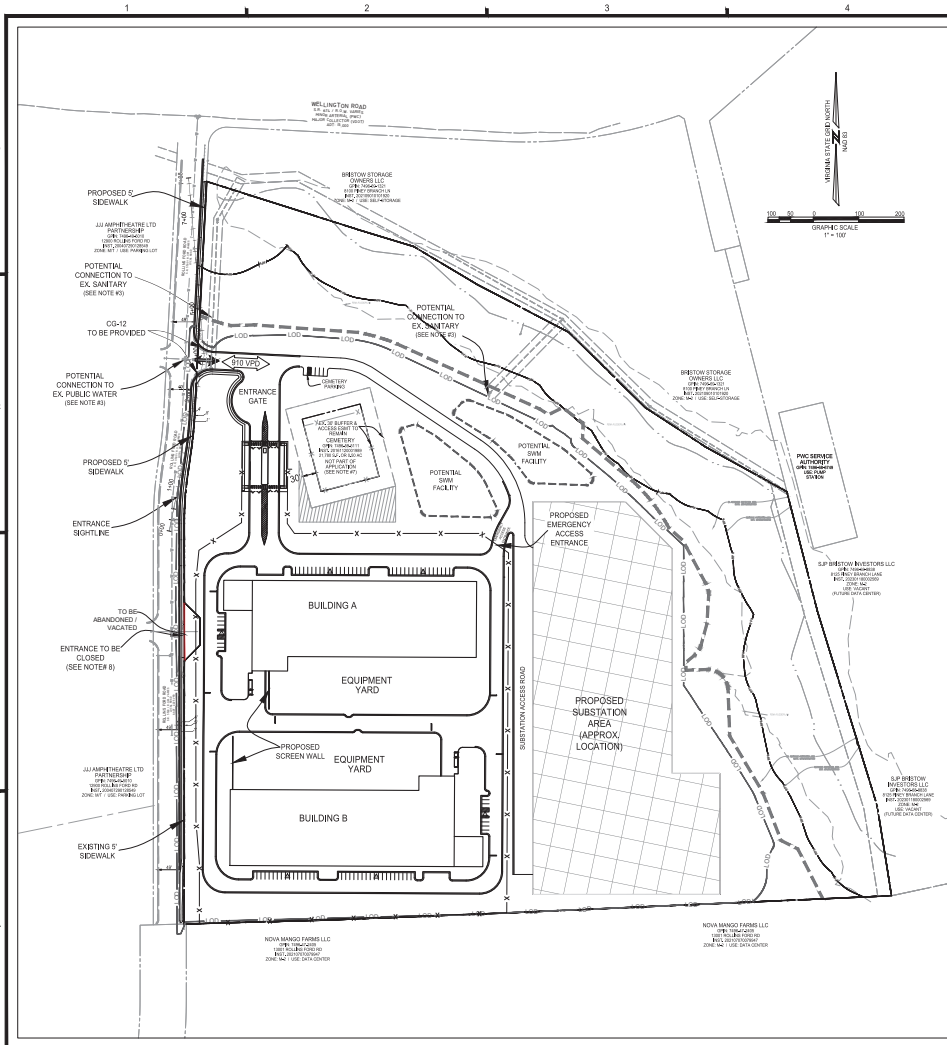
PROJECT INDUSTRY
GENERAL DEVELOPMENT PLAN
REZ #2025-00003
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

[illegible]

PROJECT No.: 24001860.00
 DRAWING No.: 113403
 DATE: 05/20/2024
 SCALE: AS NOTED
 DESIGN: BO
 DRAWN: GB/SG
 CHECKED: SG/CL

COVER SHEET

C000



LEGEND

PROPERTY BOUNDARY / AREA OF APPLICATION	STREAM CENTERLINE	EX. PUBLIC WATERLINES	PROPOSED LIMITS OF DISTURBANCE
INDEX CONTOUR (10')	WETLANDS	EX. CURB & GUTTER	PROPOSED SITE ACCESS
INTERMEDIATE CONTOUR (5')	EX. BUILDING	EX. GRAVEL ROAD	PROPOSED LAND BAY BOUNDARIES
RESOURCE PROTECTION AREA	EX. OVERHEAD UTILITY PIPE	EX. SWM PILES	PROPOSED SECURITY FENCE
EX. PUBLIC SANITARY SEWER MANHOLE	SUPPLEMENTAL PLANTING AREA	PROPOSED EXISTING SIDEWALK	

NOTE: LEGEND MAY INCLUDE ITEMS NOT DEPICTED ON THE SHEET.

- NOTES**
- THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
 - SEE THE SUBMITTED PROFFER STATEMENT FOR MORE INFORMATION REGARDING THE PROPOSED USE.
 - THE SUBJECT PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER. POTENTIAL CONNECTION LOCATIONS ARE DEPICTED BUT ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - ALL INTERNAL ROADS SHALL BE PRIVATELY MAINTAINED.
 - SWM / BMP TO BE PROVIDED USING A COMBINATION OF EXISTING AND PROPOSED ON-SITE SWMM/BMP FACILITIES. ADDITIONAL INFORMATION SHALL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION.
 - PARKING TO BE PROVIDED IN ACCORDANCE WITH THE DCMA. ADDITIONAL DETAILS WILL BE PROVIDED AT THE TIME OF SITE PLAN SUBMISSION. MIN. 5 PARKING SPACES WILL BE PROVIDED FOR CEMETERY.
 - EXISTING CEMETERY TO REMAIN AND ACCESS TO BE PROVIDED. ADDITIONAL DETAILS TO BE PROVIDED AT TIME OF FINAL SITE PLAN SUBMISSION.
 - EXISTING RIGHT OF WAY TO BE ABANDONED/ ACQUIRED FROM PWC BY APPLICANT.
 - A BIKE RACK WILL BE PROVIDED FOR BUILDING.
 - RETAINING WALLS WILL BE LOCATED ON SITE AS APPROPRIATE AT TIME OF FINAL SITE PLAN AND GRADING STUDY.
 - RIGHT OF WAY DEDICATION WILL OCCUR ALONG ROLLINS FORD ROAD TO ALLOW 1' FROM PROPERTY LINE TO EDGE OF SIDEWALK. THIS R.O.W. DEDICATION IS APPROXIMATELY 512 SF.

SITE TABULATIONS & DEVELOPMENT STANDARDS
M/T, INDUSTRIAL / TRANSPORTATION DISTRICT

REQUIREMENT / STANDARD	REQUIRED	PROPOSED
MINIMUM LOT SIZE	NO REQUIREMENT	42,289 ACRES (1,841,583 SQ. FT.)
MINIMUM LOT WIDTH OR DEPTH	NO REQUIREMENT	NOT APPLICABLE
MAXIMUM FLOOR AREA RATIO (FAR)	1.0 PER 32-606.02(4)(E)	0.36
MAXIMUM FLOOR AREA RATIO (CALCULATED)	11,841,583 SQ. FT. (MAX. GFA)	6,643,390 SQ. FT. (GFA)
MAXIMUM BUILDING HEIGHT	75 FEET	35 FEET (SEE NOTE #1 BELOW)
SETBACKS:		
FROM ANY STREET RIGHT-OF-WAY	20 FEET (50' AT 75' BLDG HT.)	30 FEET
SIDE REAR - ABUTTING COMMERCIAL / OFFICE DISTRICT	20 FEET (50' AT 75' BLDG HT.)	30 FEET
SIDE REAR - ABUTTING AGRICULTURAL OR RESIDENTIAL	50 FEET	NOT APPLICABLE
GREATER SETBACKS MAY BE REQUIRED DEPENDING ON ULTIMATE BUILDING HEIGHT PER SECTION 32-450.03 OF THE ZONING ORDINANCE.		

NOTES

- PROPOSED BUILDING HEIGHT TO 35 FEET FOR ALL ROOF MECHANICAL FEATURES BUT EXCLUSIVE OF ELEVATOR OVERHEAD.
- TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF SITE PLAN SUBMISSION. THE ULTIMATE PROPOSED BUILDING AREA, OPEN SPACE, PARKING, ETC., MAY VARY SUBJECT TO THE MAXIMUMS ALLOWED BY THE M/T DISTRICT OR APPROVED PROFFER STATEMENT.

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F: 703.993.9858
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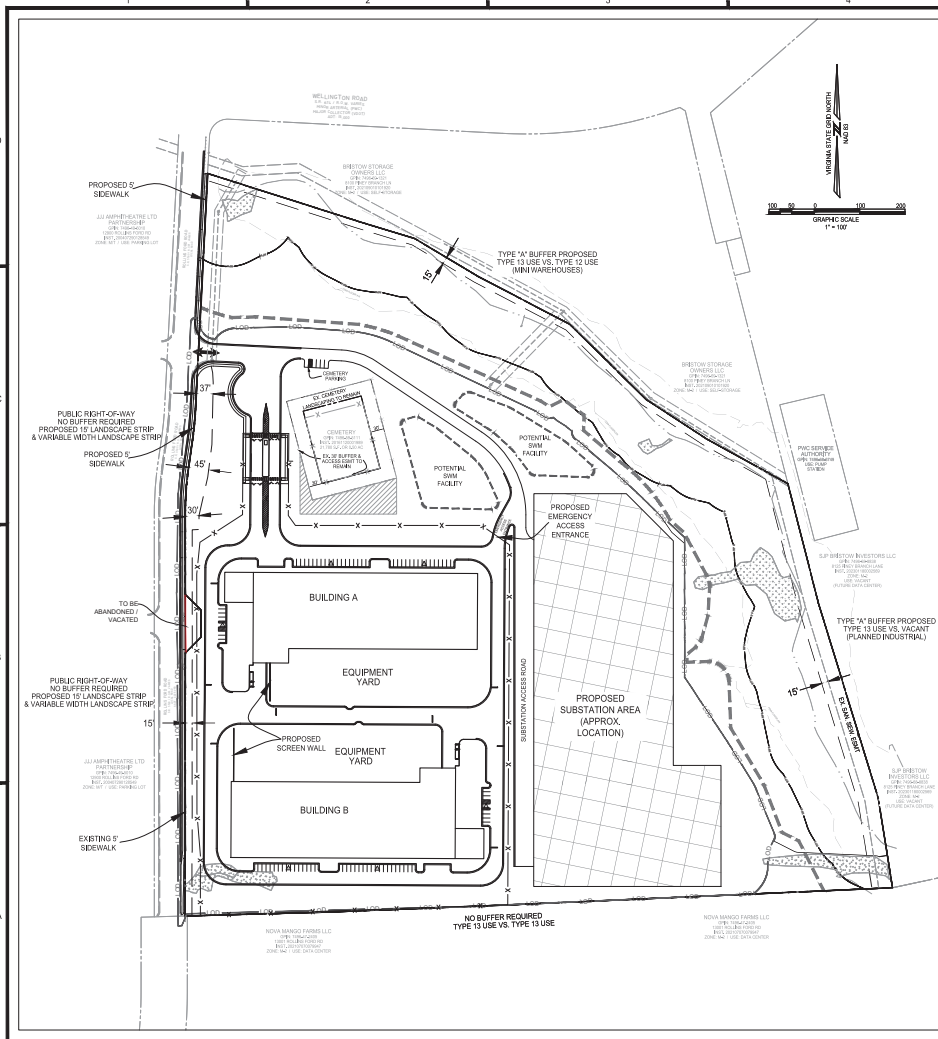
PROJECT INDUSTRY
GENERAL DEVELOPMENT PLAN
REZ #2025-00003
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	DESCRIPTION
2025-04-28	1ST SUBMISSION
2025-04-28	2ND SUBMISSION
2025-04-29	3RD SUBMISSION
2025-04-29	4TH SUBMISSION

PROJECT NO. 240186.03
DRAWING NO. 115403
DATE: 6/25/2024
SCALE: 1"=100'
DESIGN: BD
DRAWN: SESS
CHECKED: RSCD

GENERAL DEVELOPMENT PLAN

SHEET NO. **C200**



LEGEND

PROPERTY BOUNDARY / AREA OF APPLICATION	STREAM CENTERLINE	EX. PUBLIC WATERLINES	PROPOSED LIMITS OF DISTURBANCE
INDEX CONTOUR (10')	WETLANDS	EX. CURB & GUTTER	PROPOSED BUFFER
INTERMEDIATE CONTOUR (5')	EX. BUILDING	EX. GRAVEL ROAD	PROPOSED SITE ACCESS
RESOURCE PROTECTION AREA	EX. OVERHEAD UTILITY	EX. SANW PIPES	PROPOSED SECURITY FENCE
EX. PUBLIC SANITARY SEWER TANKHOLE	SUPPLEMENTAL PLANTING AREA		

NOTE: LEGEND MAY INCLUDE ITEMS NOT DEPICTED ON THIS SHEET.

- NOTES**
- THIS PLAN IS PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING.
 - SEE THE SUBMITTED PROFFER STATEMENT FOR MORE INFORMATION REGARDING THE PROPOSED USE.
 - EXISTING CEMETERY TO REMAIN AND ACCESS TO BE PROVIDED. EXISTING LANDSCAPING TO BE RETAINED AND/OR SUPPLEMENTED AS PROFFERED. ADDITIONAL DETAILS TO BE PROVIDED AT TIME OF FINAL SITE PLAN SUBMISSION.
 - INTERIOR PARKING LOT LANDSCAPING TO BE PROVIDED AS REQUIRED BY SECTION 800 OF THE DCSM.
 - SCREENING TO BE PROVIDED AS REQUIRED BY SECTION 802.46.3 OF THE DCSM.

PROPOSED OPEN SPACE TABULATIONS

REQUIREMENT / STANDARD	REQUIRED	PROPOSED
MAXIMUM LOT COVERAGE (PERCENTAGE)	85% (15% OPEN SPACE)	37% (25% OPEN SPACE)
MAXIMUM LOT COVERAGE (CALCULATED)	438.0 ACRES / 1,156,348 SQ. FT.	130.74 ACRES / 1,133,209 SQ. FT.
OPEN SPACE CALCULATION	276,237 SQ. FT. (WAC 802.0)	451,659 SQ. FT. (25%)

NOTE: TABULATIONS ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION AT THE TIME OF SITE PLAN SUBMISSION. THE ULTIMATE PROPOSED BUILDING AREA, OPEN SPACE, PARKING, ETC. MAY VARY SUBJECT TO THE MAXIMUM ALLOWED BY THE MT DISTRICT.

PROPOSED BUFFER DETAILS

NOTE: TREE TYPES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

TYPE "A" BUFFER
N.T.S.

PROPOSED PLANT UNITS = 110 P.U. PER 100 LINEAR FEET

NOTE: TREE PRESERVATION MAY BE USED IN CONJUNCTION WITH THIS PLANTING TO SATISFY THE PLANTING REQUIREMENT.

15' LANDSCAPE STRIP
N.T.S.

PROPOSED PLANT UNITS = 110 P.U. PER 100 LINEAR FEET

VARIABLE WIDTH LANDSCAPE STRIP
N.T.S.

PROPOSED PLANT UNITS = 110 P.U. PER 100 LINEAR FEET

PLANT LEGEND:

	PROPOSED LARGE DECIDUOUS TREES
	PROPOSED MEDIUM / SMALL DECIDUOUS TREES
	PROPOSED LARGE EVERGREEN TREES
	PROPOSED MEDIUM / SMALL EVERGREEN TREES
	PROPOSED SHRUBS

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PROJECT INDUSTRY

GENERAL DEVELOPMENT PLAN
REZ #2025-00003
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

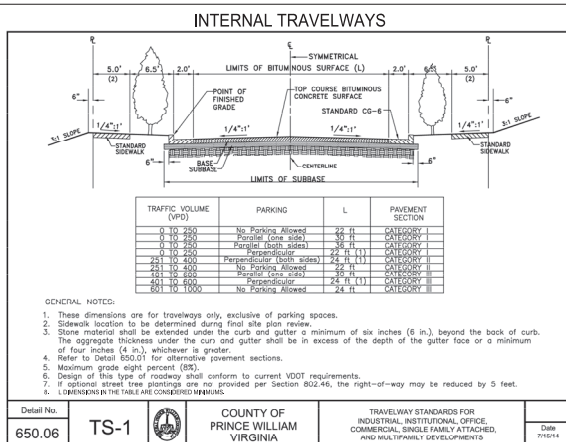
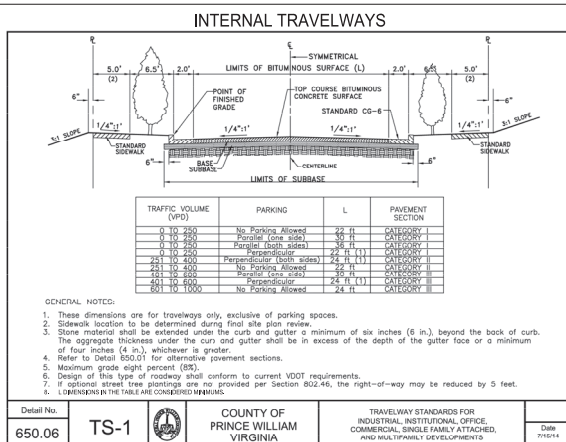
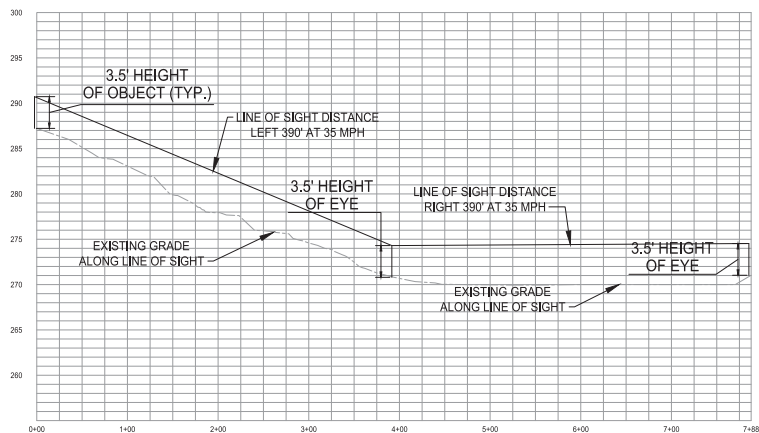
DATE	DESCRIPTION
2025-04-28	2ND SUBMISSION
2025-04-28	3RD SUBMISSION
2025-04-29	4TH SUBMISSION

PROJECT NO. 2401981.03
DRAWING NO. 113403
DATE: 8/20/2024
SCALE: 1"=100'
DESIGN: BD
DRAWN: GEGG
CHECKED: BGDL

CONCEPTUAL OPEN SPACE & BUFFER PLAN

SHEET NO.

C300





1 PROPOSED FRONT ELEVATION

Scale: 1"=20'-0"

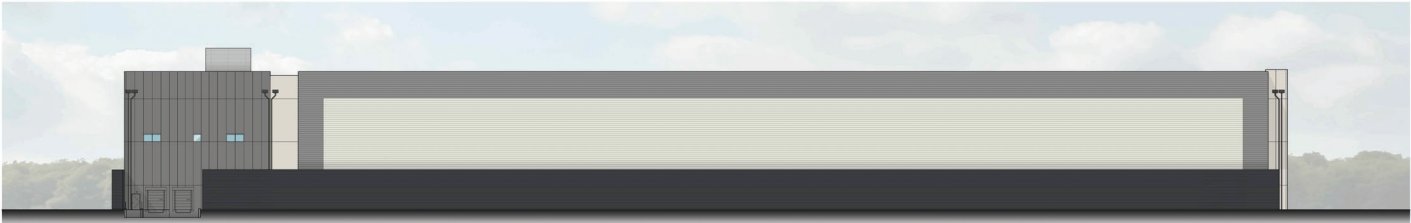


2 PROPOSED OFFICE ENTRY ELEVATION

Scale: 1"=20'-0"

3 PROPOSED CONSTRUCTION LOADING ELEVATION

Scale: 1"=20'-0"



4 PROPOSED YARD-FACING ELEVATION

Scale: 1"=20'-0"



PENNEY DESIGN GROUP
8120 Mountcrest Avenue | Suite 410 | Bethesda, Maryland 20814
p.301.578.7600 | f.301.710.6384 | www.penneydesigngroup.com

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CONCEPT ELEVATIONS

06/22/2026

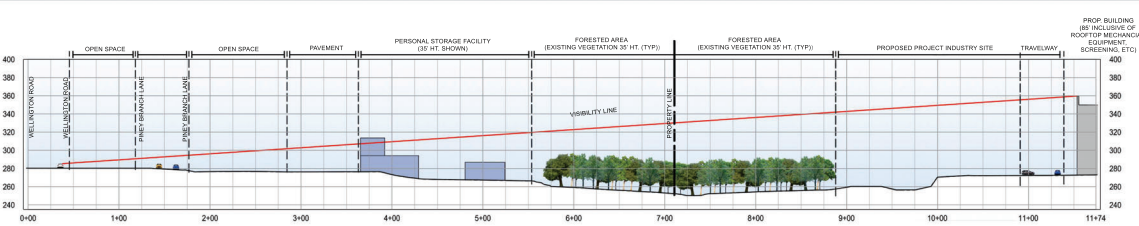
PEL-1 ALT
SCALE:
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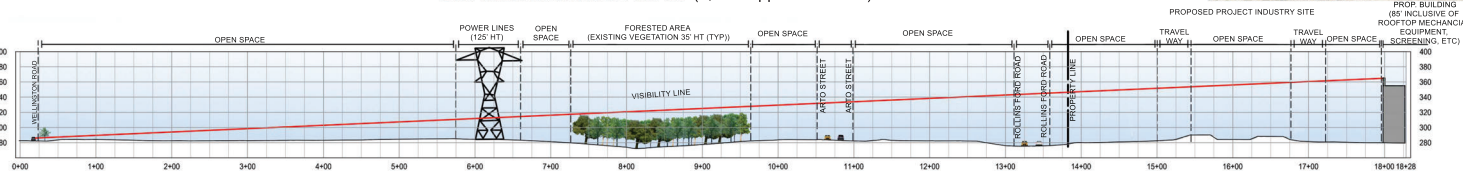
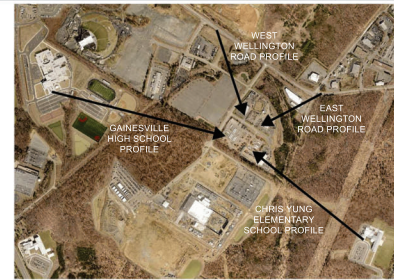
GOOGLE STREET VIEW (EXISTING CONDITION)



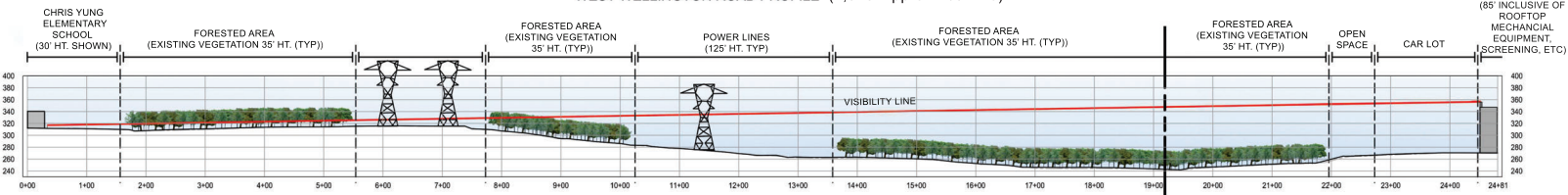
PROJECT INDUSTRY BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA • PERSPECTIVES • CHRIS YUNG ES
 PN 2024136 | 06.18.2025 | BLACKCHAMBER GROUP



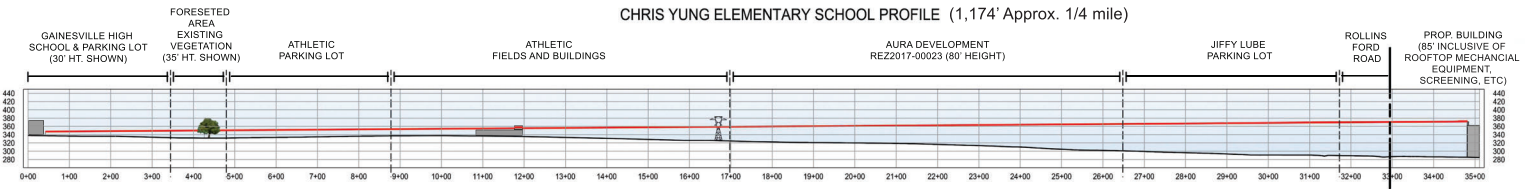
EAST WELLINGTON ROAD PROFILE (2,481' Approx. 1/2 mile)



WEST WELLINGTON ROAD PROFILE (1,828' Approx. 1/3 mile)



CHRIS YUNG ELEMENTARY SCHOOL PROFILE (1,174' Approx. 1/4 mile)

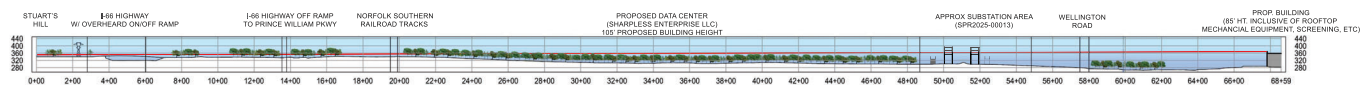


GAINESVILLE HIGH SCHOOL PROFILE (3,511' Approx. 2/3 mile)



Line-of-Sight Exhibits
Project Industry
Prince William County, VA

Date: 04-29-2025
Project #: 24001860.00
Drawing #: 113425
Drawn/Checked: GB



STUARTS HILL PROFILE (6,859' APPROX. 1 1/3 mile)



Stuarts Hill Line-of-Sight
Project Industry
Prince William County, VA

Date: 09-05-2025
Project #: 24001860.00
Drawing #: 113425
Drawn/Checked: GB

Notes:
1. This rendering is for illustrative purposes only.
2. Proposed structure dimensions, orientation, and location were determined by others.
3. 1+00 = 100 FEET / 68+59 = 6,859 FEET

VIRGINIA ACTS OF ASSEMBLY — CHAPTER

An Act to amend the Code of Virginia by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4, relating to siting of data centers; site assessment; high energy use facility.

[H 153]

Approved

Be it enacted by the General Assembly of Virginia:
1. That the Code of Virginia is amended by adding in Article 1 of Chapter 22 of Title 15.2 a section numbered 15.2-2209.4 as follows:

§ 15.2-2209.4. Siting of data centers; site assessment.

A. As used in this section, "high energy use facility" or "HEUF" means a facility that an applicant reasonably anticipates at the time of filing a rezoning application, special exception application, or special use permit application will require 100 megawatts or more of electrical power from an electric utility providing retail service to the facility.

B. Prior to any approval of a rezoning application, special exception, or special use permit for the siting of a new HEUF, a locality shall require that an applicant perform and submit a site assessment to examine, to the extent practicable and within the timeline provided by subdivision A 7 of § 15.2-2286, the sound profile of the HEUF on residential units and schools located within 500 feet of the HEUF property boundary. A locality may also require that a site assessment examine, to the extent practicable and within the timeline provided by subdivision A 7 of § 15.2-2286, the effect of the proposed facility on (i) ground and surface water resources, (ii) agricultural resources, (iii) parks, (iv) registered historic sites, and (v) forestland on the HEUF site or immediately contiguous land.

C. Prior to any approval of a rezoning application, special exception, or special use permit for the siting of a new HEUF, a locality shall require that the electric utility providing retail service to the new HEUF, to the extent known and practicable and within the timeline provided by subdivision A 7 of § 15.2-2286, submit to the locality a form describing (i) any new or existing substations that will be used to serve the HEUF and (ii) the anticipated transmission voltage required to serve the HEUF.

D. Site assessments submitted to a locality under subsections B and C shall be used by the locality to assess consistency with the policies of the locality's comprehensive plan, if any, and compliance with the locality's adopted noise ordinances, zoning ordinance provisions, and other applicable laws and regulations, if any.

E. A locality's site assessment regarding an HEUF shall not be construed to change, replace, or impact any authority or jurisdiction of the State Corporation Commission, or otherwise delegate any of the State Corporation Commission's authority or jurisdiction to any locality.

F. This section shall not apply to a site with an existing legislative or administrative approval where an applicant is seeking an expansion or modification of an already existing or approved facility and such expansion does not exceed an additional 100 megawatts or more of electrical power.

G. Nothing in this section shall be construed to prohibit, limit, or otherwise supersede existing local zoning authority.

ENROLLED

HB153ER

High Energy Use Facility (HEUF) Information Form (For Rezoning and Special Use Permit Applications)

Project Name	Project Industry
Application Number	REZ2025-00003
Applicant/Owner	Industrial Park Court, LLC
Representative/Agent	
Property Address/GPINS	7496-59-2613, 7496-58-4088, 7496-58-6487, 7496-48-8861, 7496-58-0951, 7496-58-2739, 7496-58-4226, 7496-58-6207, 7496-58-4265, 7496-68-0342, & County ROW

High Energy Use Determination Information

1) Is the anticipated electrical demand for the HEUF over 100 megawatts (MW)?



Yes



No

- If the response to #1 is "Yes", fill out the remainder of the form.
- If the response to #1 is "No", skip to and complete the Certification section. No additional information is needed.

2) Provide the anticipated electrical demand: 150 MW.

Note: If the project is identified as a HEUF, prior to approval of a rezoning, special exception, or special use permit, the siting of a new HEUF, the applicant must perform and submit a site assessment. An applicant will need to provide an assessment to examine, to the extent practicable and within the applicable statutory review timeline, the **sound profile** of the HEUF on residential units and schools within **500 feet of the HEUF property boundary**.

Sound Profile Assessment

- ☐ Sound profile assessment for the proposed HEUF.
- ☐ Identification of all residential units within 500 feet of the HEUF property boundary.
- ☐ Identification of all schools within 500 feet of the HEUF property boundary.
- ☐ Map showing the HEUF property boundary and the 500-foot study area.
- ☐ Existing ambient noise conditions, if available.
- ☐ Anticipated operational noise sources, including but not limited to cooling equipment, generators, transformers, substations, and related mechanical or electrical equipment.
- ☐ Projected noise levels at residential units and schools within the 500-foot study area.
- ☐ Description of proposed mitigation measures, if needed.
- ☐ Statement evaluating consistency with applicable County noise ordinance requirements, zoning ordinance standards, and other applicable regulations.

In addition, prior to any approval of a rezoning application, special exception, or special use permit for the siting of a new HEUF, the Applicant will submit to the locality, to the extent known and practicable and within the timeline provided by subdivision A 7 of § 15.2-2286, a letter from the electric utility providing retail service indicating (i) any new or existing substations that will be used to serve the HEUF and (ii) the anticipated transmission voltage required to serve the HEUF.

Certification

I certify that the information provided in this form is accurate to the best of my knowledge and reflects the current understanding of the proposed utility service needs for the High Energy Use Facility.

Applicant/Representative Name: Industrial Park Court, LLC , a Virginia limited liability company

Title: VICE PRESIDENT

Signature: *Quah Niu*

Date: 7-13-2026

STAFF USE ONLY

Application Type:

☐ Rezoning

☐ Special Use Permit

☐ Proffer Amendment

☐ Other: _____

Reviewed by: _____

Date Received: _____

Comments:



Subject Parcel GPINs: 7496-48-8861, 7496-58-0951, 7496-58-2739, 7496-58-4088, 7496-58-4226, 7496-58-4265, 7496-58-6207, 7496-58-6487, 7496-59-2613, 7496-68-0342



PO Box 2710 • Manassas, VA 20108-0875 • (703) 335-0500

July 14, 2026

Prince William County
Planning Office
5 County Complex Court
Suite 210
Prince William, VA 22192

To whom it may concern:

Northern Virginia Electric Cooperative (NOVEC) has an obligation to serve all entities requesting electric service in our service territory. We are committed to providing safe and reliable service without prejudice and in a manner that reasonably minimizes impacts on the communities we serve.

This letter confirms NOVEC's obligation and ability to provide electric service to support the potential High Energy Use Facility at 8001 Industrial Park Ct, Bristow, VA 20136 which is within NOVEC's service territory. The specific infrastructure requirements and any additional construction necessary to serve the facility will depend on its final load requirements and the requested in-service date. However, facilities requesting 100 megawatts or more of electrical power typically require a new substation served at 230 kilovolts.

Sincerely,

Arnold Singleton
VP Engineering
Northern Virginia Electric Cooperative

Cc: Rene Gonzalez, NOVEC
Matt Coleman, NOVEC
Heather Anderson, NOVEC

Business Center

10323 Lomond Drive
Manassas, VA 20109-3113

Corporate Center

10432 Balls Ford Road, Suite 220
Manassas, VA 20109-2516

Technical Center

5399 Wellington Branch Drive
Gainesville, VA 20155-4004

Northern Virginia Electric Cooperative is an equal opportunity provider and employer.

MOTION: BAILEY

**October 28, 2025
Regular Meeting
Res. No. 25-537**

SECOND: VEGA

RE: AUTHORIZE INCLUSION OF APPROXIMATELY 2,348 SQUARE FEET OF COUNTY-OWNED PROPERTY, LOCATED AT THE INTERSECTION OF ROLLING FORD ROAD AND INDUSTRIAL PARK COURT, IN THE APPLICATION FOR PROPOSED REZONING REZ2025-00003, PROJECT INDUSTRY – BRENTSVILLE MAGISTERIAL DISTRICT

ACTION: APPROVED

WHEREAS, Industrial Park Court, LLC (Applicant), has applied to rezone certain property by rezoning REZ2025-00003, Project Industry (the “Rezoning”), consisting of 42.6 acres of land, more or less, and properties bearing GPINs 7496-59-2613, 7496-58-4088, 7496-58-6487, 7496-48-8861, 7496-58-0951, 7496-58-2739, 7496-58-4226, 7496-58-6207, 7496-58-4265, and 7496-68-0342 (collectively the “Property”), located on Rollins Ford Road at its intersection with Industrial Park Court; and

WHEREAS, the Rezoning is for the purpose of amending existing proffers on the Property currently zoned M/T, Industrial/Transportation, and subject to a previous proffer statement approved as part of PLN2003-00242, Bristow Industrial Park; and

WHEREAS, Industrial Park Court was originally platted as a public street and title to the right-of-way therefore was dedicated to the Prince William Board of County Supervisors (Board) by Instrument #201206210058196 and #201206210058197, and a connection was built to link Industrial Park Court and Rollins Ford Road; and

WHEREAS, in 2015, approximately 96% of Industrial Park Court was privatized and the right-of-way previously dedicated to the Board was vacated and title thereto reverted to the adjacent property owners thereof by Instrument #201509020073638 and #201509020073639; and

WHEREAS, that vacation did not include an area comprising approximately 2,348 square feet of land that constituted the connection of Industrial Park Court to Rollins Ford Road (“the Connection Property”); and

WHEREAS, in September of 2023, Industrial Park Court, LLC, purchased all of the Property; and

WHEREAS, as currently proposed, the Rezoning will, if approved by the Board, result in the closure of the connection, and all access to the site will be provided from an altogether different location, which may render the connection no longer necessary to the Applicant, the County, and/or Virginia Department of Transportation (VDOT); and

October 28, 2025
Regular Meeting
Res. No. 25-537
Page Two

WHEREAS, the Applicant wishes to include the Connection Property in its Rezoning and has asked the Board to consent thereto; and

WHEREAS, County staff recommends approval of this resolution only for the purpose of reviewing and considering the inclusion of the County-owned property as part of the Rezoning; and

WHEREAS, the Board is willing to grant such consent, provided, however, that the Applicant acknowledges in writing that this consent constitutes no obligation or indication of any kind whatsoever on the part of the Board as to the ultimate disposition of the Rezoning and that the Board retains its full legislative authority and discretion with respect thereto;

NOW, THEREFORE BE IT RESOLVED that the Prince William Board of County Supervisors hereby authorizes the inclusion of the Connection Property in the Rezoning and the County Executive or their designee is hereby authorized to execute any document(s) as may be required, necessary, and/or appropriate to include the Connection Property as part of the Rezoning, REZ2025-00003, Project Industry;

BE IT FURTHER RESOLVED that this consent shall apply only to this Rezoning application, and no other, and the authority hereby granted to the County Executive shall expire upon the ultimate disposition of Rezoning, REZ2025-00003, Project Industry by the Prince William Board of County Supervisors.

Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Gordy, Jefferson, Vega

Nays: None

Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director

ATTEST:



Clerk to the Board



PLANNING COMMISSION RESOLUTION

MOTION: CARROLL

SECOND: SHEIKH

**RE: REZONING AND PROFFER AMENDMENT #REZ2025-00003
PROJECT INDUSTRY
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: DEFERRAL TO A DATE CERTAIN OF MAY 20, 2026

**April 22, 2026
Regular Meeting
Res. No. 26-048**

WHEREAS, this is a request to rezone ±42.28 acres from M/T, Industrial/Transportation, to M/T, Industrial/Transportation, and to amend/supersede the proffers associated with #PLN2003-00242 to allow for the development of data centers with an associated request for increased building height of up to 85 feet (including rooftop mechanical equipment and rooftop screening walls) and an electrical substation; and

WHEREAS, the ±42.28-acre subject project area is located south of Wellington Road and ±200 feet south and southeast of the intersection of Wellington Road and Rollins Ford Road. The site is currently addressed as 8000, 8001, 8010, 8020, 8021, 8030, 8031, 8040, 8041 Industrial Park Court, and 12901 Rollins Ford Road. The site is identified on County maps as the following GPINs: 7496-48-8861; 7496-58-0951; 7496-58-2739; 7496-58-4088; 7496-58-4226; 7496-58-4265; 7496-58-6207; 7496-58-6487; 7496-59-2613; and 7496-68-0342; and residual County right-of-way; and

WHEREAS, the site is currently designated I-4, Heavy Industrial, with a T-4 Transect that recommends a range of 0.57 to 1.38 floor area ratio (FAR), and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan; and

WHEREAS, the subject site is currently zoned M/T, Industrial/Transportation, with proffers associated with REZ #PLN2003-00242. It is also located within the Data Center Opportunity Zone Overlay District, E-Commerce Overlay District, and Airport Safety Overlay District; and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this rezoning/proffer amendment for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on April 22, 2026; and

WHEREAS, the Prince William County Planning Commission finds that public necessity, convenience, general welfare, and good zoning practice are served by the deferral of this request to a date certain of May 20, 2026, as requested by the Applicant;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby defer consideration of Rezoning and Proffer Amendment #REZ2025-00003, Project Industry, to a date certain of May 20, 2026.

Votes:

Ayes: Brown, Carroll, Justice, Landrum, Ross, Scheufler, Sheikh, Sherman

Nays: None

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: None

MOTION CARRIED

Attest:



Oly Peña

Clerk to the Planning Commission



PLANNING COMMISSION RESOLUTION

MOTION: CARROLL

SECOND: LANDRUM

**RE: REZONING AND PROFFER AMENDMENT #REZ2025-00003
PROJECT INDUSTRY
BRENTSVILLE MAGISTERIAL DISTRICT**

ACTION: RECOMMEND DENIAL

**May 20, 2026
Regular Meeting
Res. No. 26-062**

WHEREAS, this is a request to rezone ±42.28 acres from M/T, Industrial/Transportation, to M/T, Industrial/Transportation, and to amend/supersede the proffers associated with #PLN2003-00242 to allow for the development of data centers with an associated request for increased building height of up to 85 feet (including rooftop mechanical equipment and rooftop screening walls, exclusive of elevator overrides) and an electrical substation up to 110 feet; and

WHEREAS, the ±42.28-acre subject project area is located south of Wellington Road and ±200 feet south and southeast of the intersection of Wellington Road and Rollins Ford Road. The site is currently addressed as 8000, 8001, 8010, 8020, 8021, 8030, 8031, 8040, 8041 Industrial Park Court, and 12901 Rollins Ford Road. The site is identified on County maps as the following GPINs: 7496-48-8861; 7496-58-0951; 7496-58-2739; 7496-58-4088; 7496-58-4226; 7496-58-4265; 7496-58-6207; 7496-58-6487; 7496-59-2613; and 7496-68-0342; and residual County right-of-way; and

WHEREAS, the site is currently designated I-4, Heavy Industrial, with a T-4 Transect that recommends a range of 0.57 to 1.38 floor area ratio (FAR), and is partially located within the Environmental Resource Protection Overlay of the Comprehensive Plan; and

WHEREAS, the subject site is currently zoned M/T, Industrial/Transportation, with proffers associated with REZ #PLN2003-00242. It is also located within the Data Center Opportunity Zone Overlay District, E-Commerce Overlay District, and Airport Safety Overlay District; and

WHEREAS, the Prince William County Planning Commission, at its April 22, 2026 public hearing, deferred consideration to a date certain of May 20, 2026, as requested by the Applicant (Res. No. 26-048); and

WHEREAS, County staff recommends that the Planning Commission recommend approval of this rezoning and proffer amendment for the reasons stated in the staff report; and

WHEREAS, the Prince William County Planning Commission duly ordered, advertised, and held a public hearing on May 20, 2026, at which time public testimony was received and the merits of the above-referenced case were considered; and

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

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby close the public hearing and recommend denial of Rezoning and Proffer Amendment #REZ2025-00003, Project Industry.

Votes:

Ayes: Carroll, Landrum, Ross

Nays: Brown, Scheufler, Sherman

Abstain from Vote: None

Absent from Vote: None

Absent from Meeting: Justice, Sheikh

MOTION FAILED

Attest:

Oly Peña

Oly Peña

Clerk to the Planning Commission



Rezoning and Proffer Amendment #REZ2025-00003 Project Industry

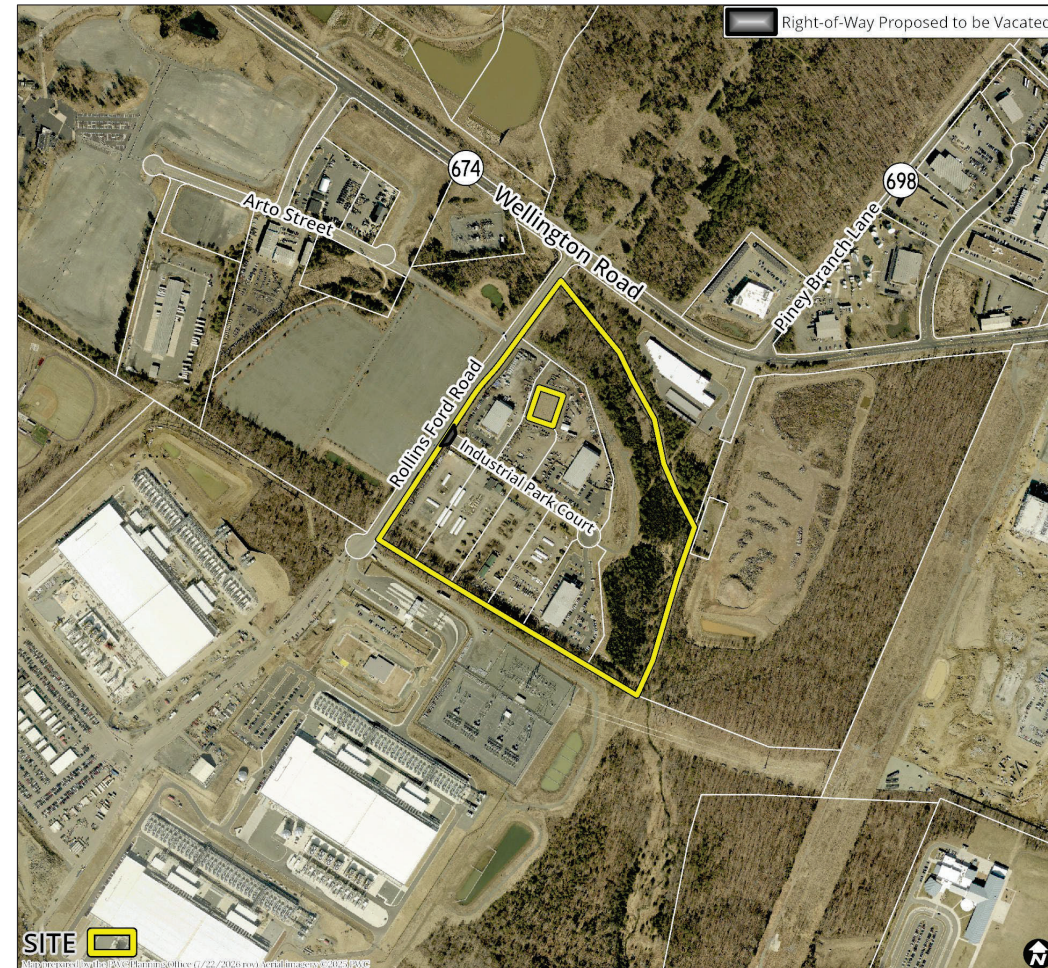
Brentsville Magisterial District

Board of County Supervisors
September 1, 2026

Scott F. Meyer
Planning Office

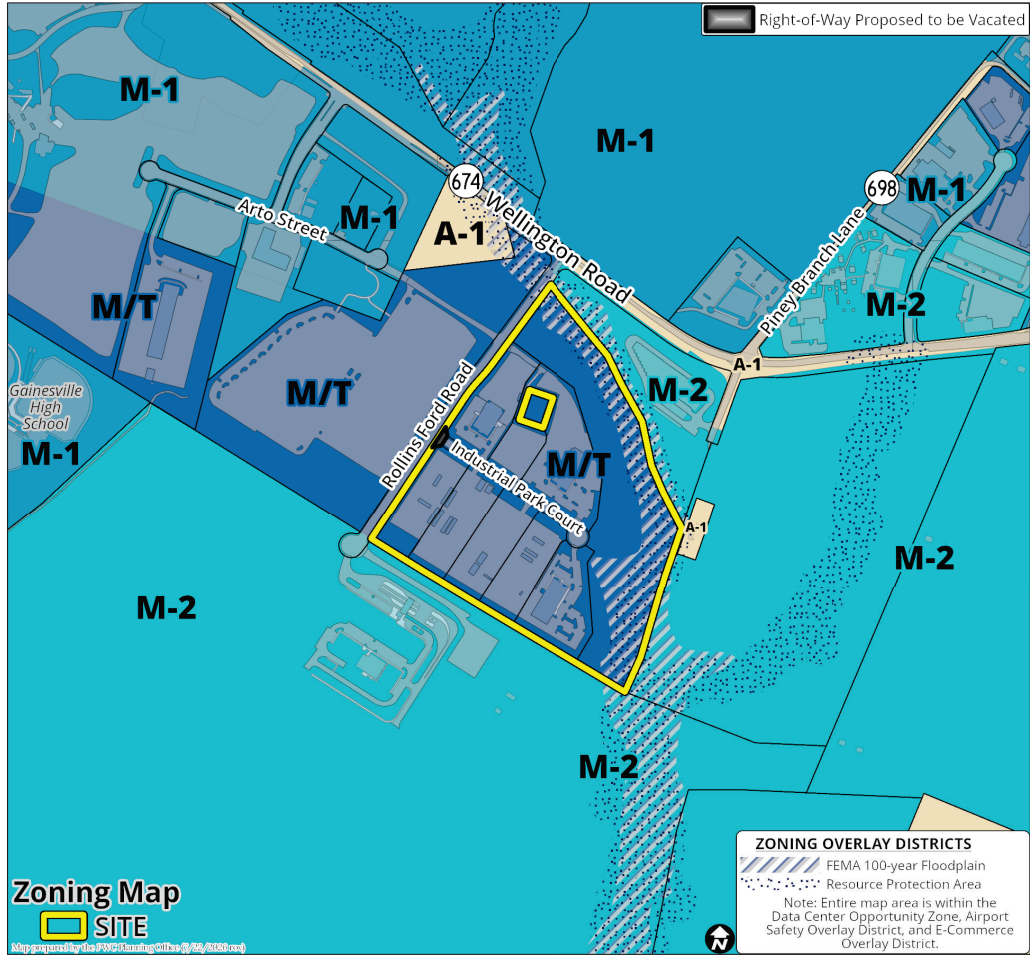
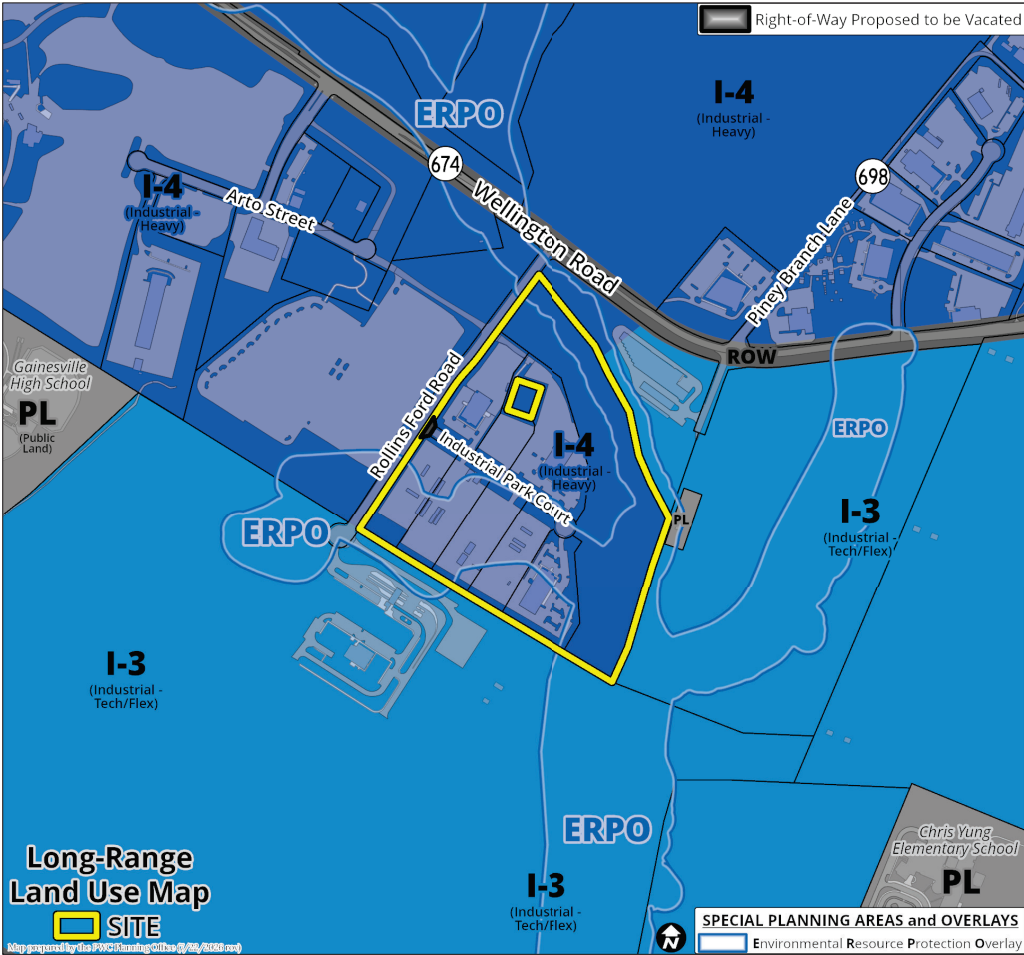
#REZ2025-00003, Project Industry

- ❖ **Request:** To rezone ±42.28 acres from M/T, Industrial/Transportation, to M/T, Industrial/Transportation, and to amend/supersede the proffers associated with #PLN2003-00242 to allow for development of data centers with an associated request for increased building height of up to 85 feet (including rooftop mechanical equipment and rooftop screening walls, exclusive of elevator overrides) and an electrical substation up to 110 feet.
- ❖ **Location:** The ±42.28-acre subject project area is located south of Wellington Road and ±200 feet south and southeast of the intersection of Wellington Road and Rollins Ford Road. The site is currently addressed as 8000, 8001, 8010, 8020, 8021, 8030, 8031, 8040, 8041 Industrial Park Court, and 12901 Rollins Ford Road; and is identified on County maps as the following GPINs: 7496-48-8861; 7496-58-0951; 7496-58-2739; 7496-58-4088; 7496-58-4226; 7496-58-4265; 7496-58-6207; 7496-58-6487; 7496-59-2613; and 7496-68-0342; and residual County right-of-way.
- ❖ **Recommendation:** **Approval**



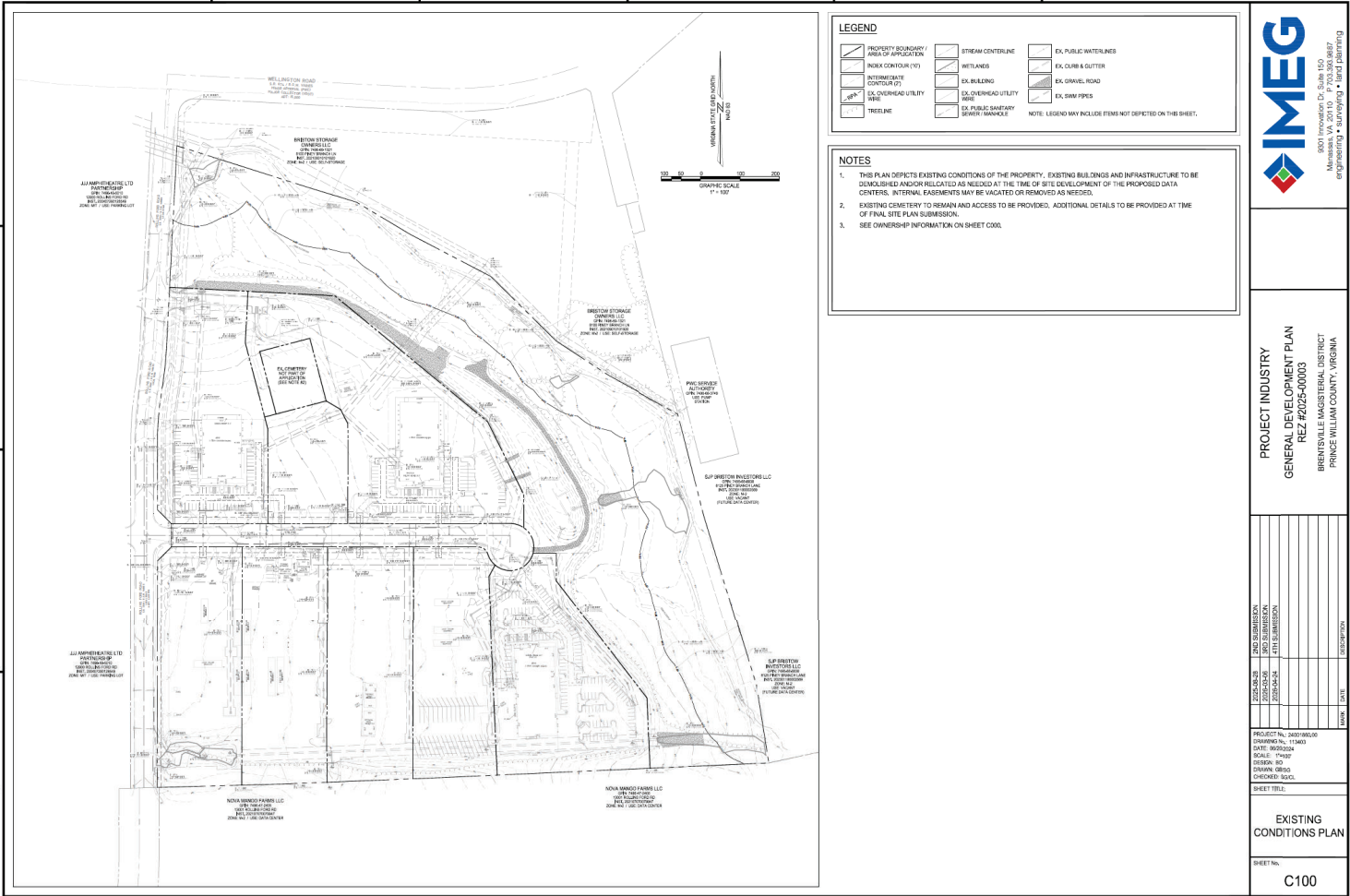
#REZ2025-00003, Project Industry

PRINCE WILLIAM
COUNTY



Background & Updates:

- ❖ **Original Approval:** Currently subject to proffers and GDP associated with REZ #PLN2003-00242, Bristow Industrial Park, which limited the building height of structures on the property to 45 feet.
- ❖ **Current Proposal:** To amend and supersede the proffers associated with REZ #PLN2003-00242 to allow for development of data centers with an associated request for increased building height of up to 85 feet (including rooftop mechanical equipment and rooftop screening walls, exclusive of elevator overrides) and an electrical substation up to 110 feet, and with a floor area ratio (FAR) up to 0.35.
- ❖ **Unique Aspects of Proposal:**
 1. Both a Rezoning and Proffer Amendment request. The proffers are being amended to change development options for the site as data centers and with excluded uses, while retaining base zoning of M/T and with a slight area increase, to include residual County owned right-of-way.
 2. On October 28, 2025, a separate legislative/consent item went to afternoon session for the County Executive at the Board of County Supervisors (BOCS) meeting to request the BOCS to allow inclusion of 2,348 SF right-of-way portion to be included in project area to be rezoned (BOCS Res. No. 25-537).
- ❖ **Planning Commission:** At the May 20, 2026 Planning Commission public hearing, a motion was made to deny, which failed, and with no substitute motion. No official action was taken within the 90-day timeline, which reverts to statutory presumption of approval.
- ❖ **Applicant Updates:**
 - ❖ Provided High Energy Use Facility (HEUF) related information, to adhere to new VA General Assembly statute/provision (HB 153).
 - ❖ Updated Building Elevations to include additional fenestration or faux fenestration to be located on Building A's façade facing cemetery;
 - ❖ Updated Proffer 6.B to reference the additional supplemental planting area;
 - ❖ Updated Note 7 on the GDP to provide minimum of 5 additional parking spaces for cemetery;
 - ❖ Updated GDP to show additional landscaping near cemetery;
 - ❖ Updated dates of GDP, Concept Elevations, and in Proffer Statement; and
 - ❖ Revised Proffers 7.F and 7.G. to reference the correct proffer number.



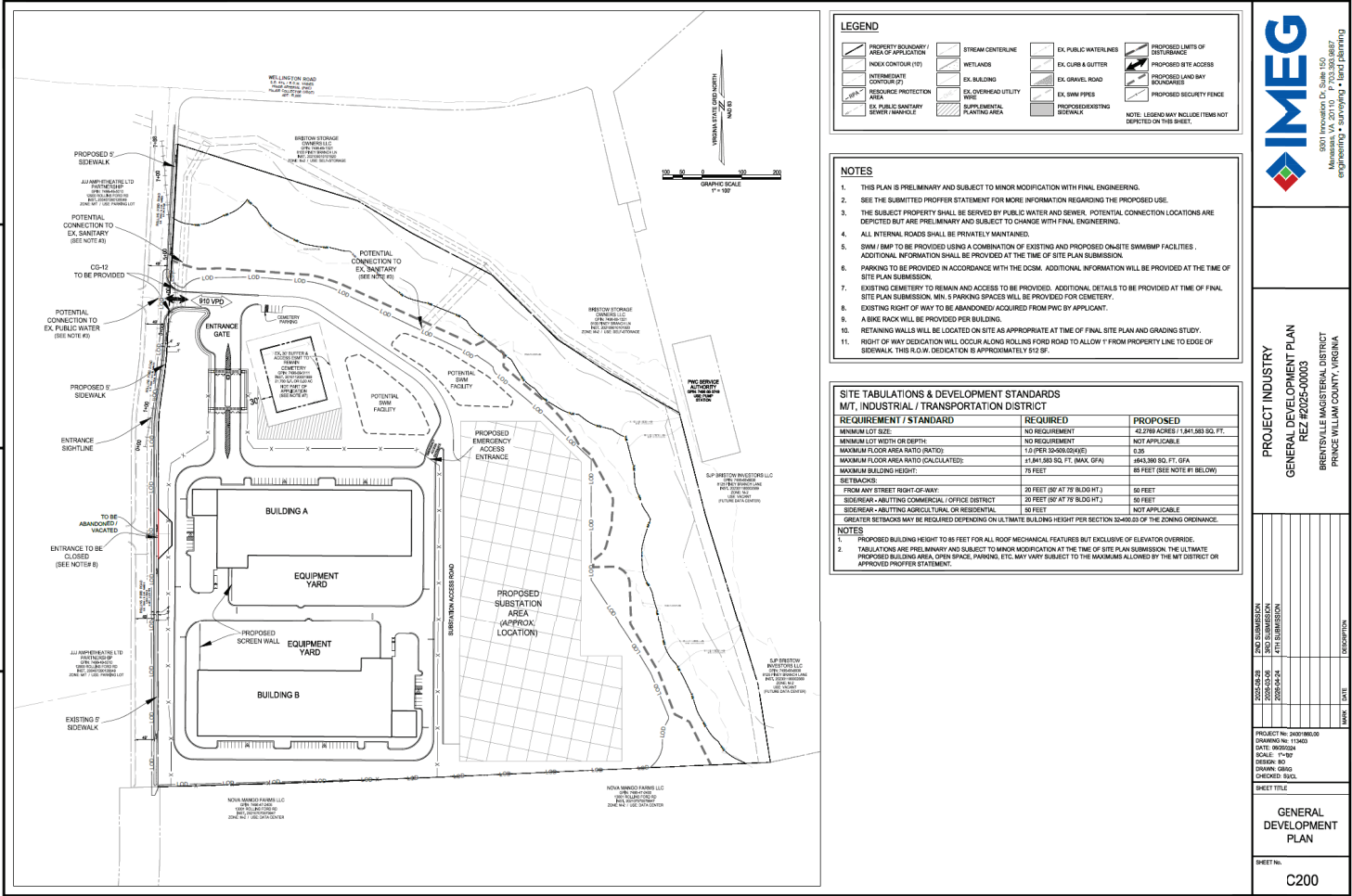


PROJECT INDUSTRY
GENERAL DEVELOPMENT PLAN
REZ #2025-00003
BRENTSVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

DATE	BY	DESCRIPTION
2025-05-08	MEG	FINAL SUBMISSION
2025-05-08	MEG	FINAL SUBMISSION
2025-05-08	MEG	FINAL SUBMISSION
2025-05-08	MEG	FINAL SUBMISSION
2025-05-08	MEG	FINAL SUBMISSION
2025-05-08	MEG	FINAL SUBMISSION
2025-05-08	MEG	FINAL SUBMISSION
2025-05-08	MEG	FINAL SUBMISSION
2025-05-08	MEG	FINAL SUBMISSION
2025-05-08	MEG	FINAL SUBMISSION

PROJECT No.: 24051802000
DRAWING No.: 111403
DATE: 06/05/2024
SCALE:
DESIGN: R0
CHECKED: R0
DRAWN: R0
CHECKED: R0

SHEET TITLE:
SHEET No.:



1801 Invasion Dr. Suite 150
Manassas, VA 20108
engineering • surveying • land planning

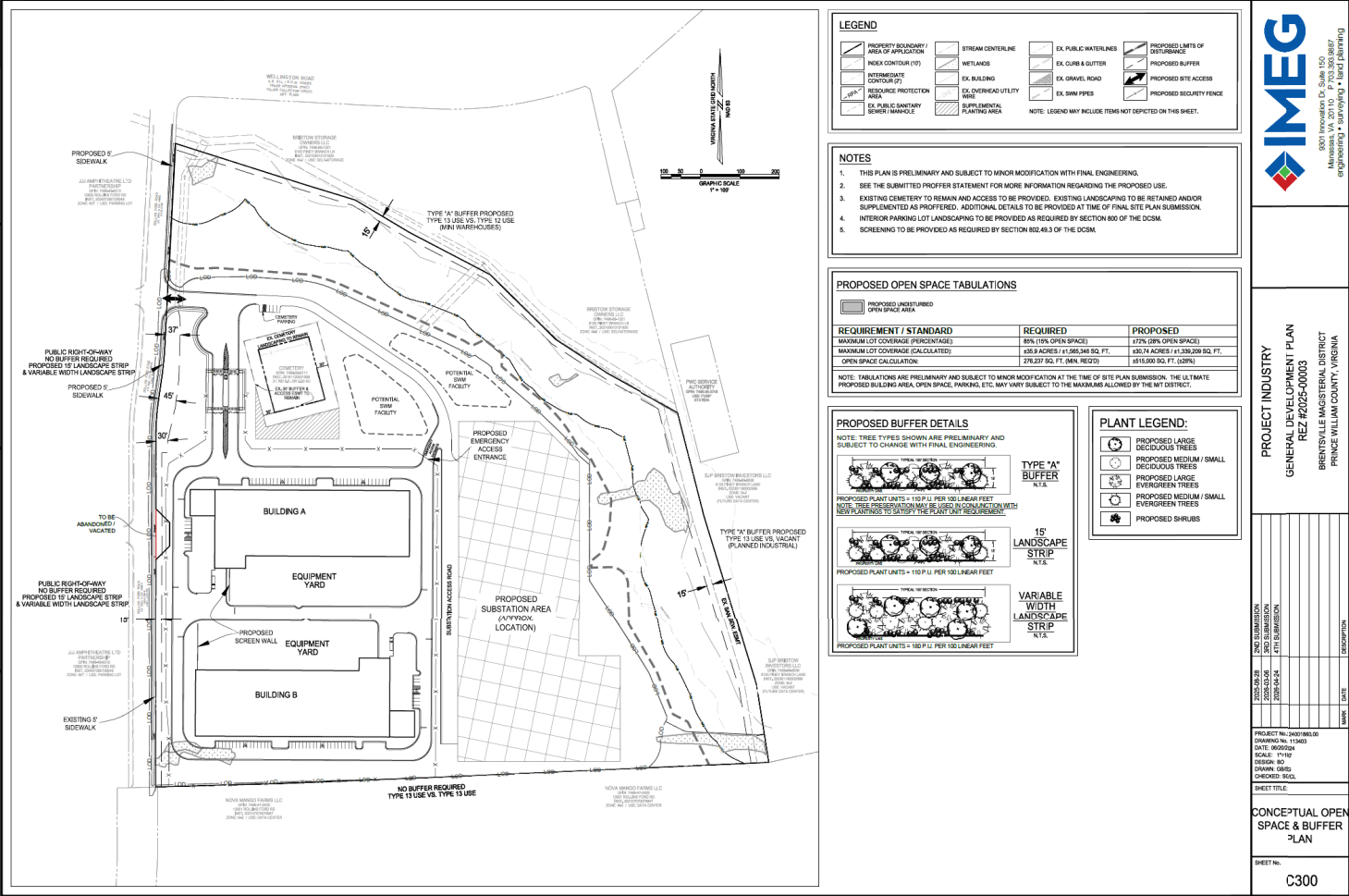
PROJECT INDUSTRY
GENERAL DEVELOPMENT PLAN
REZ 2025-00003
BRENTVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

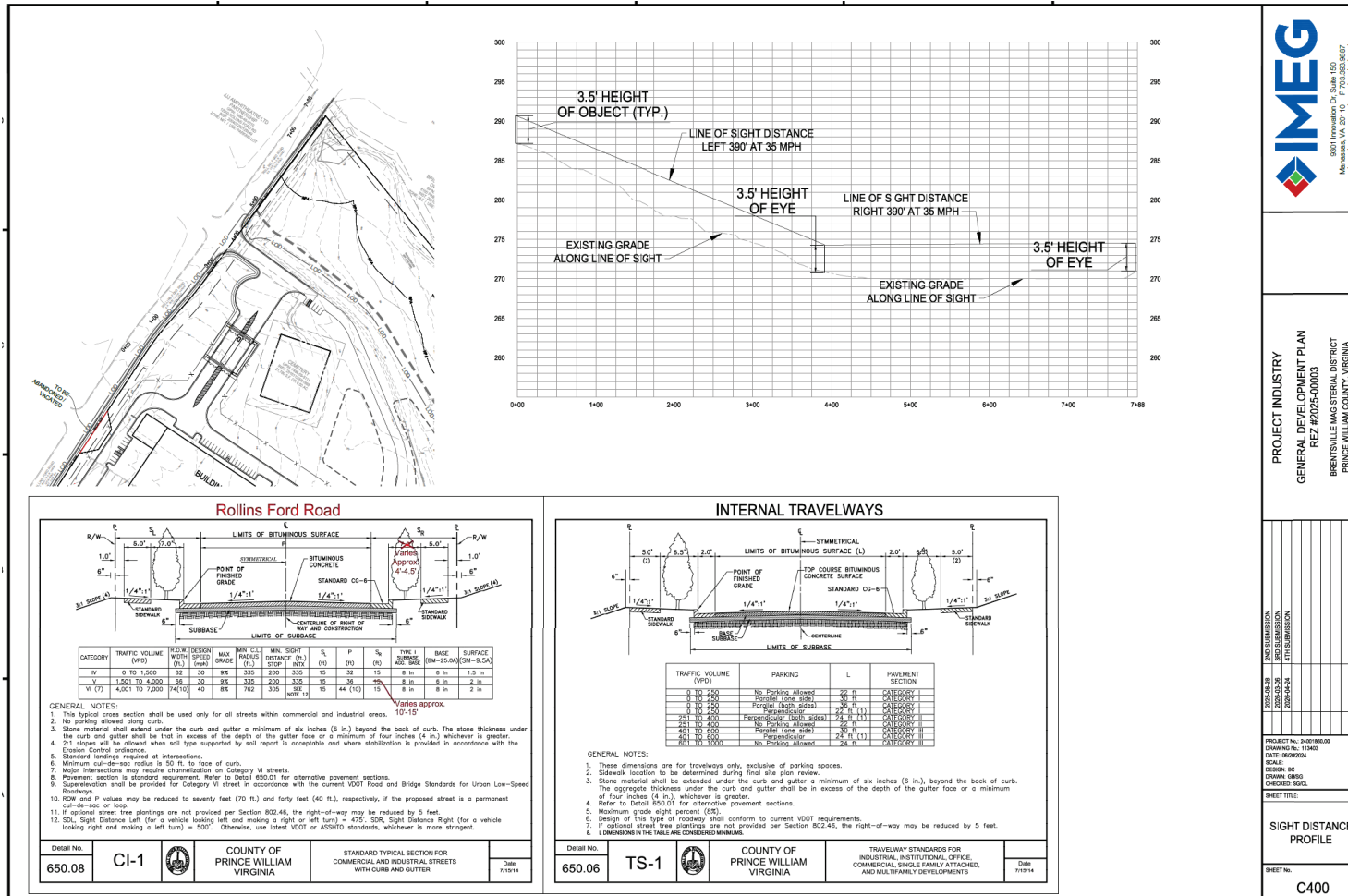
DATE	DESCRIPTION
2025-01-28	FINAL SUBMISSION
2025-01-28	2ND SUBMISSION
2025-01-28	1ST SUBMISSION

PROJECT No: 2407196.00
DRAWING No: 11540
DATE: 9/20/2024
SCALE: 1"=50'
DESIGN: RDG
CHECKED: BMD

SHEET TITLE
GENERAL DEVELOPMENT PLAN

SHEET No:
C200







KEY PLAN



GOOGLE STREET VIEW (EXISTING CONDITION)

PROJECT INDUSTRY BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA • PERSPECTIVES • WELLINGTON DR & ROLLINS FORD RD
PN 2024136 | 06.18.2025 | BLACKCHAMBER GROUP

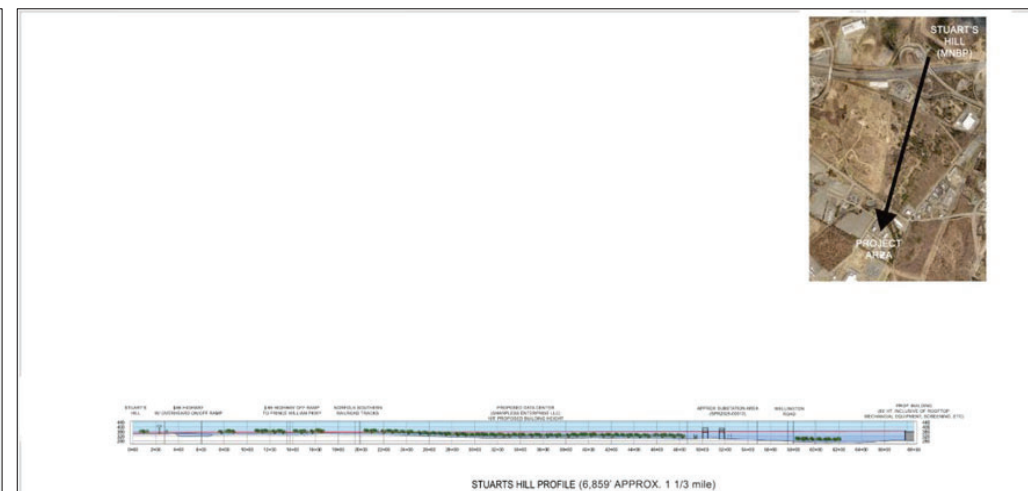
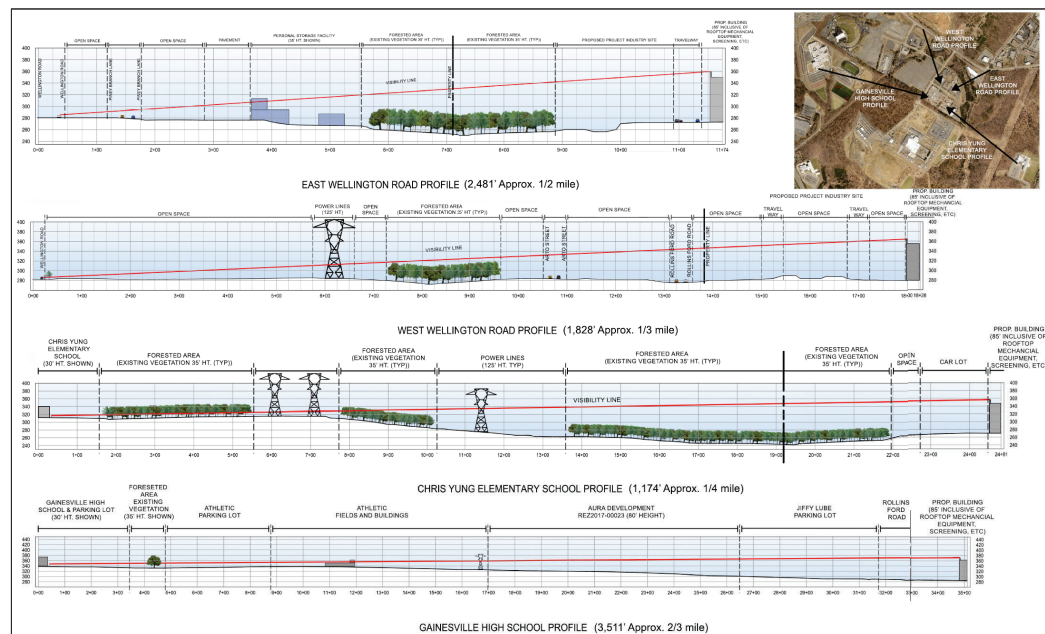
LandDesign.



PROJECT INDUSTRY BRENTSVILLE DISTRICT, PRINCE WILLIAM COUNTY, VA • PERSPECTIVES • CHRIS YUNG ES
PN 2024136 | 06.18.2025 | BLACKCHAMBER GROUP

#REZ2025-00003, Project Industry

PRINCE WILLIAM
COUNTY





1 PROPOSED FRONT ELEVATION

Scale: 1"=20'-0"



2 PROPOSED OFFICE ENTRY ELEVATION

Scale: 1"=20'-0"

3 PROPOSED CONSTRUCTION LOADING ELEVATION

Scale: 1"=20'-0"



4 PROPOSED YARD-FACING ELEVATION

Scale: 1"=20'-0"

#REZ2025-00003, Project Industry

Comprehensive Plan Sections	Plan Consistency
Long-Range Land Use	Yes
Community Design	Yes
Cultural Resources	Yes
Economic Development	Yes
Electrical Utility Services	Yes
Environment	Yes
Fire and Rescue	Yes
Parks, Open Space and Trails	Yes
Police	Yes
Potable Water	Yes
Sanitary Sewer	Yes
Transportation	Yes

Noteworthy Weakness:

Community Design -

- Preclusions for Building Height: As currently proffered, while the maximum height of any data center building on the property shall not exceed 85 feet, inclusive of any rooftop mechanical equipment and rooftop screening walls, it is important to note that this does not apply to any elevator override(s).
 - As such, there will be additional resulting height extensions that can protrude above the 85-foot height limit. To more effectively mitigate height impacts, staff believes that since this provision is not being included in the overall height limit, like with rooftop equipment, staff considers it to be a design weakness.

Recommendations:

- ❖ **Planning Commission: Failed motion to recommend Denial; No action taken; (Deemed approval)**
- ❖ **Planning Office: Approval** of Rezoning and Proffer Amendment #REZ2025-00003, Project Industry, subject to the revised proffers dated August 14, 2026, for the following reasons:
 - The project location is within an area that is planned for heavy industrial uses, and is among other data centers, electrical substations, and other existing heavy industrial uses.
 - The property is located within the Data Center Opportunity Zone Overlay District, where such data center facilities are deemed to be appropriate uses and are anticipated.
 - As proffered, there are enhanced mitigation measures proposed to offset the impacts while being sensitive to surrounding uses – such as height/FAR controls, enhanced landscaping measures, quality building design themes, parameters for electric substation, site development provisions, specific use parameters, and access improvements.
 - The proposal will facilitate the delivery of a data center campus, which is identified as a “targeted industry”, that favorably aligns with strategic goals for economic development and the adopted County’s 2025-2028 Strategic Plan, while increasing the industrial/commercial tax base and increasing at-place employment options.