



PLANNING COMMISSION RESOLUTION

**July 15, 2026
Regular Meeting
Res. No. 26-xxx**

MOTION:

SECOND:

RE: DPA 2026-00006, ZONING TEXT AMENDMENT TO THE DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT (DCOZOD), COUNTY CODE SEC. 32-509.01 ET SEQ., AND ANY OTHER RELATED SECTIONS OF THE ZONING ORDINANCE, INCLUDING CORRESPONDING DCOZOD MAP AMENDMENTS

ACTION: RECOMMEND APPROVAL OF DPA2026-00006, ZONING TEXT AMENDMENT TO THE DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT, COUNTY CODE SEC. 32-509.01 ET SEQ. (DCOZOD), AND ANY OTHER RELATED SECTIONS OF THE ZONING ORDINANCE, INCLUDING CORRESPONDING DCOZOD MAP AMENDMENTS, AS INITIATED BY THE BOARD OF COUNTY SUPERVISORS ON JUNE 9, 2026, BY ADOPTION OF RESOLUTION NO. 26-374, AND RECOMMEND APPROVAL OF COUNTY STAFF'S RECOMMENDED CHANGES TO DPA2026-00006, ZONING TEXT AMENDMENT TO THE DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT, COUNTY CODE SEC. 32-509.01 ET SEQ., AND ANY OTHER RELATED SECTIONS OF THE ZONING ORDINANCE, INCLUDING CORRESPONDING DCOZOD MAP AMENDMENTS

WHEREAS, the Prince William Board of County Supervisors (“the Board”) adopted the Data Center Opportunity Zone Overlay District (“the DCOZOD”) on May 17, 2016, and amended development standards within the DCOZOD on June 18, 2019; and

WHEREAS, nearly ten years have elapsed since the creation of the DCOZOD, and nearly seven years have elapsed since its development standards were amended; and

WHEREAS, sufficient time has passed for the Board to examine whether further changes to the DCOZOD are appropriate to address changing land use patterns; and

WHEREAS, in accordance with Virginia Code Sections 15.2-2285 and 15.2-2286, the Board may amend the Zoning Ordinance whenever it determines that public necessity, convenience, general welfare, and good zoning practice requires such change; and

WHEREAS, on June 9, 2026, the Board of County Supervisors, by adoption of Resolution No. 26-374, initiated a zoning text amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 et seq., and any other related sections of the Zoning Ordinance to amend the data center uses permitted by-right and by special use permit; and

WHEREAS, pursuant to Resolution No. 26-374, County staff is directed to give the highest priority to this zoning text amendment with a target of bringing the final zoning text amendment back to the Board for a public hearing, Board consideration, and potential adoption in September 2026;

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WHEREAS, County staff recommends that the Planning Commission recommends approval of DPA2026-00006, Zoning text amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 *et seq.*, and corresponding DCOZOD map amendments, which was initiated by the Board on June 9, 2026, by adoption of Resolution No. 26-374; and

WHEREAS, County staff recommends that the Planning Commission recommends that the Board incorporate County staff's recommended changes to DPA2026-00006, Zoning Text Amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 *et seq.*, and corresponding DCOZOD map amendments, which was initiated by the Board on June 9, 2026, by adoption of Resolution No. 26-374, which are designed to preserve the intent of the zoning text amendment while providing additional clarity; and

WHEREAS, the Planning Commission finds that recommending that the Board amend the Zoning Ordinance for the above-referenced changes is required by public necessity, convenience, general welfare, and good zoning practice;

NOW, THEREFORE, BE IT RESOLVED that the Prince William County Planning Commission does hereby (i) close the public hearing, (ii) recommend that the Board approve the attached DPA2026-00006, Zoning text amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 *et seq.*, and corresponding DCOZOD map amendments, which was initiated by the Board on June 9, 2026 by adoption of Resolution No. 26-374; and (iii) recommend that the Board incorporate and approve the attached County staff recommended changes to DPA2026-00006, Zoning text amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 *et seq.*, and corresponding DCOZOD map amendments, which was initiated by the Board on June 9, 2026 by adoption of Resolution No. 26-374.

ATTACHMENTS:

DPA2026-00006, Zoning text amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 *et seq.*, and corresponding DCOZOD map amendments, and

County staff recommended changes to DPA2026-00006, Zoning text amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 *et seq.*, and corresponding DCOZOD map amendments.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

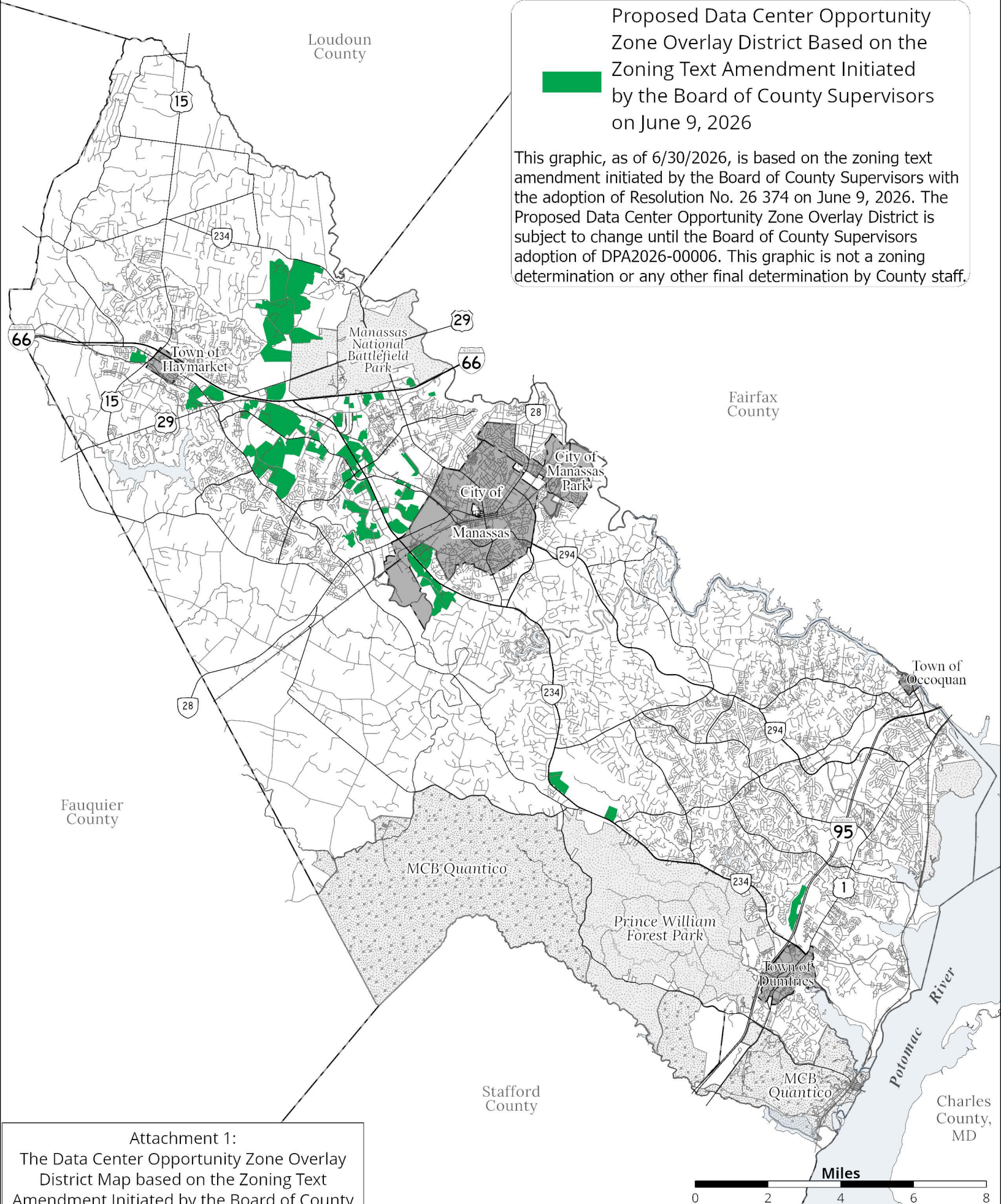
Director of Planning

ATTEST: _____

Clerk to the Planning Commission

Proposed Data Center Opportunity Zone Overlay District Based on the Zoning Text Amendment Initiated by the Board of County Supervisors on June 9, 2026

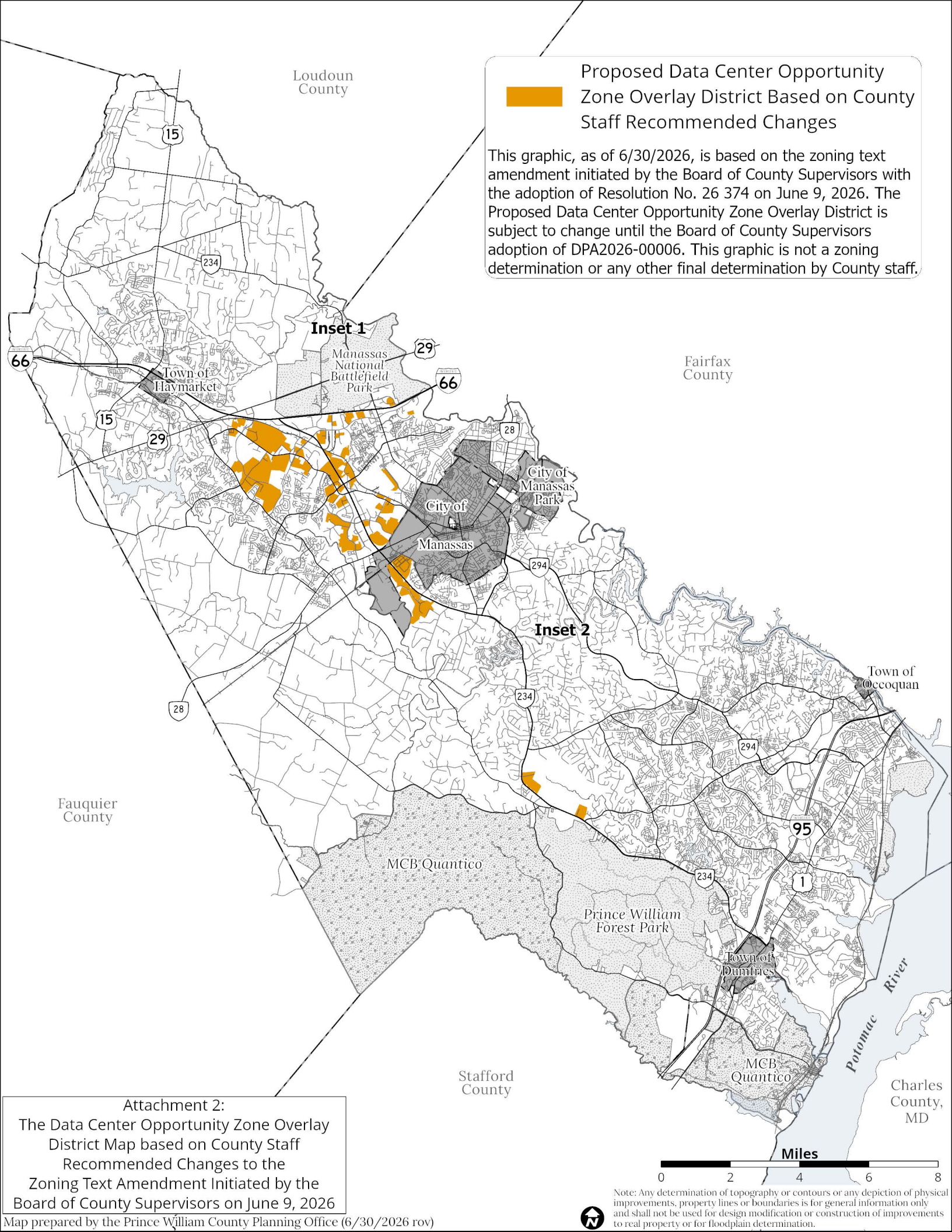
This graphic, as of 6/30/2026, is based on the zoning text amendment initiated by the Board of County Supervisors with the adoption of Resolution No. 26 374 on June 9, 2026. The Proposed Data Center Opportunity Zone Overlay District is subject to change until the Board of County Supervisors adoption of DPA2026-00006. This graphic is not a zoning determination or any other final determination by County staff.



Attachment 1:
The Data Center Opportunity Zone Overlay District Map based on the Zoning Text Amendment Initiated by the Board of County Supervisors on June 9, 2026



Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.



Proposed Data Center Opportunity Zone Overlay District Based on County Staff Recommended Changes

This graphic, as of 6/30/2026, is based on the zoning text amendment initiated by the Board of County Supervisors with the adoption of Resolution No. 26 374 on June 9, 2026. The Proposed Data Center Opportunity Zone Overlay District is subject to change until the Board of County Supervisors adoption of DPA2026-00006. This graphic is not a zoning determination or any other final determination by County staff.

Attachment 2:
 The Data Center Opportunity Zone Overlay District Map based on County Staff Recommended Changes to the Zoning Text Amendment Initiated by the Board of County Supervisors on June 9, 2026

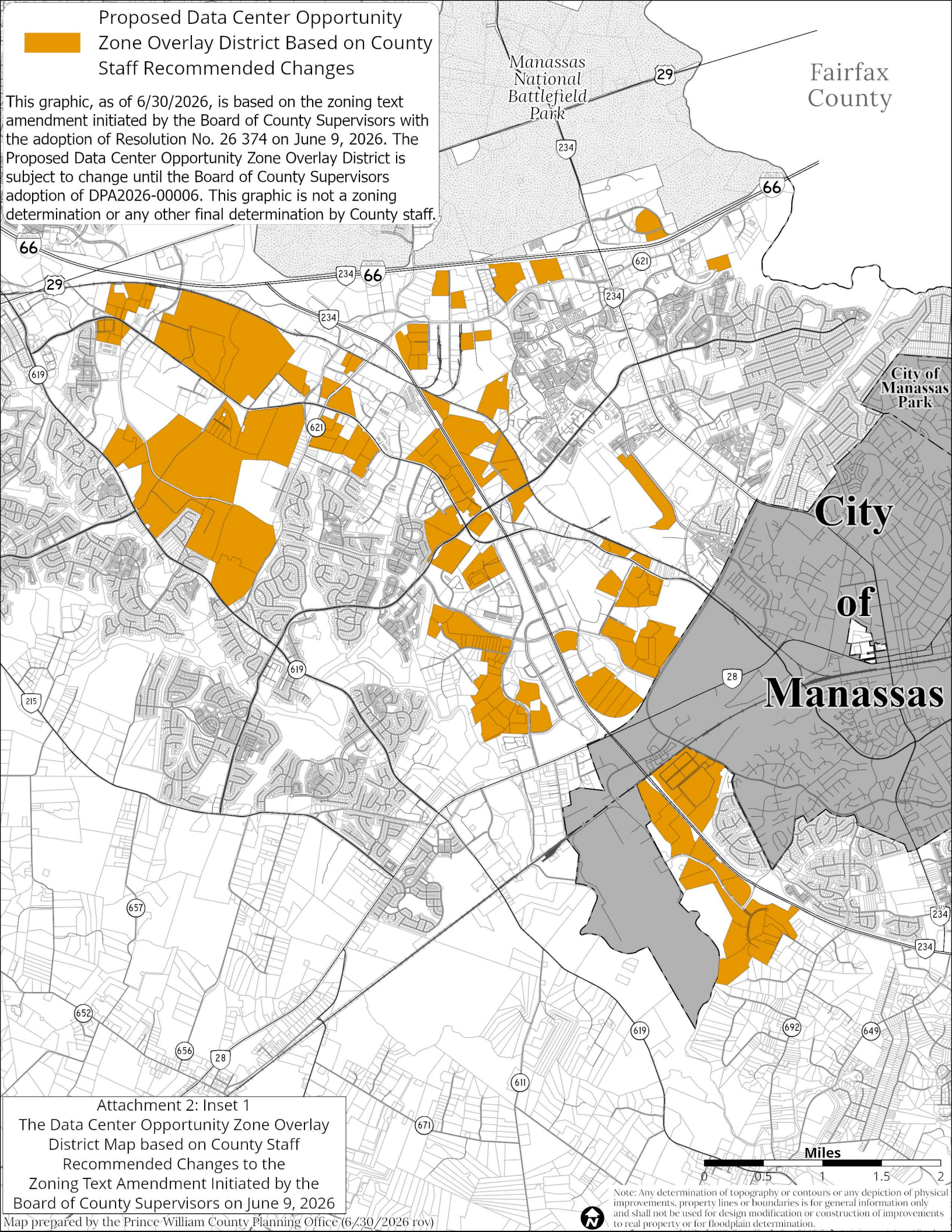


Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Proposed Data Center Opportunity
Zone Overlay District Based on County
Staff Recommended Changes



This graphic, as of 6/30/2026, is based on the zoning text amendment initiated by the Board of County Supervisors with the adoption of Resolution No. 26 374 on June 9, 2026. The Proposed Data Center Opportunity Zone Overlay District is subject to change until the Board of County Supervisors adoption of DPA2026-00006. This graphic is not a zoning determination or any other final determination by County staff.



Fairfax County

City of Manassas Park

City
of
Manassas

Attachment 2: Inset 1
The Data Center Opportunity Zone Overlay
District Map based on County Staff
Recommended Changes to the
Zoning Text Amendment Initiated by the
Board of County Supervisors on June 9, 2026

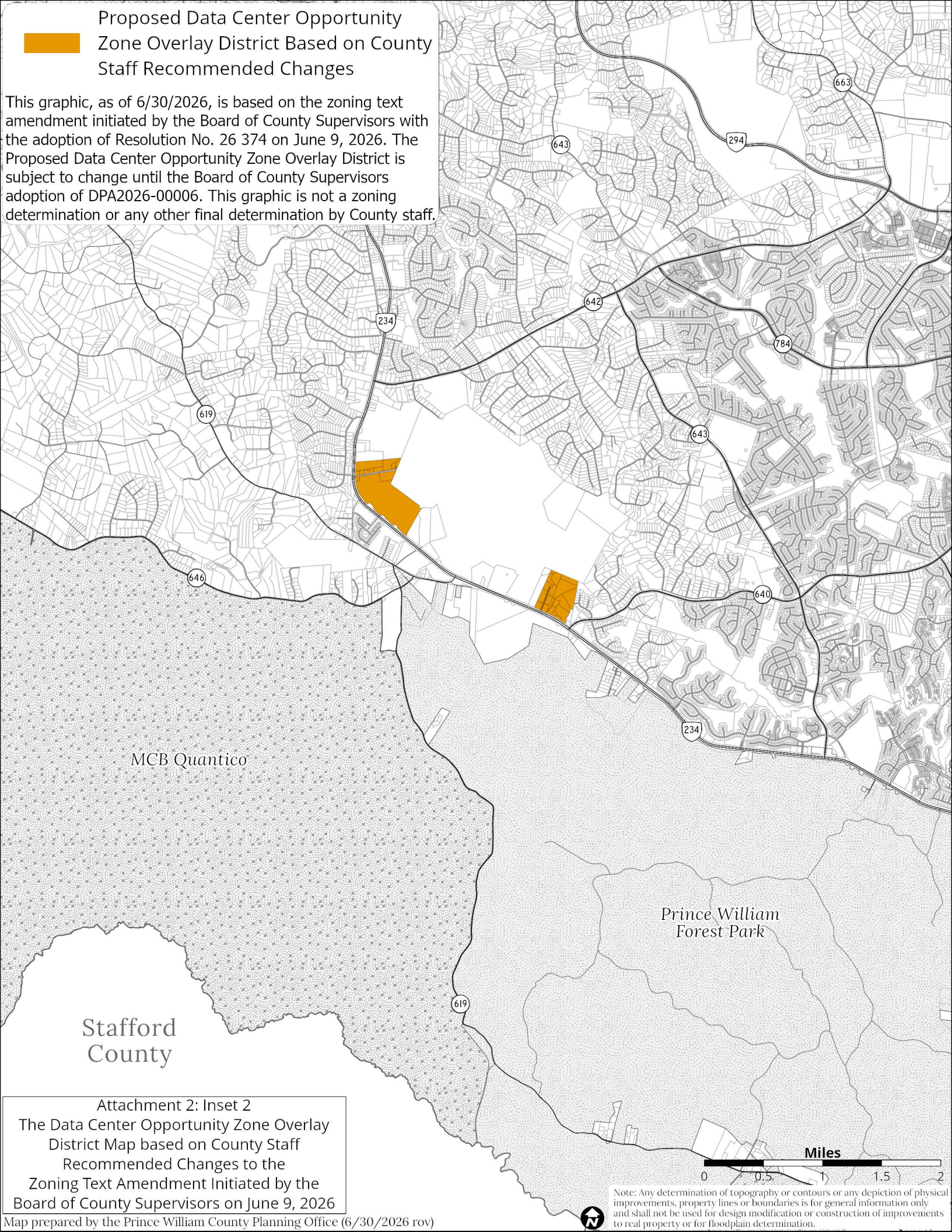
Map prepared by the Prince-William County Planning Office (6/30/2026 rev)

Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.

Proposed Data Center Opportunity
Zone Overlay District Based on County
Staff Recommended Changes



This graphic, as of 6/30/2026, is based on the zoning text amendment initiated by the Board of County Supervisors with the adoption of Resolution No. 26 374 on June 9, 2026. The Proposed Data Center Opportunity Zone Overlay District is subject to change until the Board of County Supervisors adoption of DPA2026-00006. This graphic is not a zoning determination or any other final determination by County staff.



MCB Quantico

Prince William
Forest Park

Stafford
County

Attachment 2: Inset 2
The Data Center Opportunity Zone Overlay
District Map based on County Staff
Recommended Changes to the
Zoning Text Amendment Initiated by the
Board of County Supervisors on June 9, 2026

Map prepared by the Prince William County Planning Office (6/30/2026 rev)



Note: Any determination of topography or contours or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for design modification or construction of improvements to real property or for floodplain determination.





STAFF REPORT

PC Meeting Date:	July 15, 2026
Agenda Title:	Amendment to Chapter 32, Section 509 of the Prince William County Zoning Ordinance, Data Center Opportunity Zone Overlay District (DCOZOD), and related sections and Associated Zoning Map Update
District Impact:	County-wide
Requested Action:	Recommend Approval of DPA2026-00006, Zoning Text Amendment to The Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 Et Seq. (DCOZOD), And Any Other Related Sections of the Zoning Ordinance, Including Corresponding DCOZOD Map Amendments, As Initiated by the Board of County Supervisors on June 9, 2026, By Adoption of Resolution No. 26-374, And Recommend Approval of County Staff's Recommended Changes to DPA2026-00006, Zoning Text Amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 Et Seq., and Other Related Sections of the Zoning Ordinance, Including Corresponding DCOZOD Map Amendments
Department Lead:	Planning Office
Staff Lead:	Tanya M. Washington, AICP, Director of Planning
Case Planner	Reza Ramyar, Principal Planner

EXECUTIVE SUMMARY

On March 3, 2026, the Board of County Supervisors (Board) adopted Resolution No. 26-125 to initiate a Zoning Text Amendment to revise the regulations governing data center uses within the Data Center Opportunity Zone Overlay District (DCOZOD) and related sections.

On May 19, 2026, the Board of County Supervisors issued Directive DIR 26-11, which directed Staff to pause work on the March 3 initiated zoning text amendment, including postponing the then-scheduled June 10, 2026, Planning Commission public hearing.

On June 9, 2026, by adoption of Resolution No. 26-374, the Board initiated "a zoning text amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 et seq., and any other related sections of the Zoning Ordinance to amend the data center uses permitted by-right and by special use permit, including corresponding DCOZOD map amendments, in a form and substance substantially similar to, and consistent with the intent of, the attached draft zoning text amendment". The Board also "rescind[ed] its initiation of the zoning text amendment which it initiated by adoption of Resolution Number 26-125 on March 3, 2026."

The zoning text amendment initiated by the Board on June 9 by adoption of Resolution No. 26-374 (ZTA) includes updates to uses permitted by right and by Special Use Permit (SUP), as well as revisions to the DCOZOD boundary.

The ZTA substantially restructures the County's regulatory framework for data center development by redefining the role and function of the DCOZOD. Under the ZTA, properties included within the DCOZOD are determined based on a series of eligibility criteria intended to identify properties with established development status, prior approvals, existing development rights, or pending applications. Properties meeting one or more of the eligibility pathways may remain within the revised DCOZOD, while properties that do not satisfy the criteria would be removed from the Overlay District.

The initiated ZTA also modifies the approval for future data center development. Data center development within the revised DCOZOD would be limited to qualifying properties identified through the eligibility criteria. Outside the DCOZOD, new data center proposals may be considered through the Special Use Permit process in the zoning districts identified by the ordinance.

Staff recommends several revisions to the initiated ZTA to further improve clarity and assist staff with implementation of the ZTA. Staff recommends that the Planning Commission recommend approval of (i) the Zoning Text Amendment and associated map amendment, and (ii) staff's recommended changes to the ZTA.

BACKGROUND

On March 3, 2026, the Board of County Supervisors adopted Resolution No. 26-125, which initiated a Zoning Text Amendment to revise the uses permitted by right and by Special Use Permit within the DCOZOD and related sections of the Zoning Ordinance. The initiated ZTA also proposed revisions to the DCOZOD boundaries and approval framework for future data center development.

On May 19, 2026, the Board issued Directive DIR 26-11 which directed Staff to pause work on the ZTA which was initiated on March 3, including postponement of the then-scheduled June 10, 2026, Planning Commission public hearing, to allow additional time to refine the draft ZTA based on community, industry, and Board feedback.

On June 9, 2026, by adoption of Resolution No. 26-374, the Board initiated "a zoning text amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 et seq., and any other related sections of the Zoning Ordinance to amend the data center uses permitted by-right and by special use permit, including corresponding DCOZOD map amendments, in a form and substance substantially similar to, and consistent with the intent of, the attached draft zoning text amendment". The Board also "rescind[ed] its initiation of the zoning text amendment which it initiated by adoption of Resolution Number 26-125 on March 3, 2026."

STAFF RECOMMENDATION

A. Staff Evaluation of Proposed Request – Staff has conducted a comprehensive review of the ZTA, including an evaluation of the proposed regulatory framework, DCOZOD boundary revisions, implementation considerations, and potential land use impacts. Staff also performed a preliminary assessment of the ZTA's effect on the existing and future data center development pipeline. Detailed analysis is provided in Attachment A.

B. Staff Recommendation - Staff recommends that the Planning Commission recommend that the Board (i) approve the ZTA, and (ii) incorporate and approve staff's recommended changes to the ZTA.

Attachment C in this report shows the List of Properties Eligible to Remain in the DCOZOD, based on the ZTA initiated by the Board on June 9, 2026. Attachment D shows the List of Properties Eligible to Remain in the DCOZOD, based on staff-recommended changes to the ZTA.

C. Summary of Proposed Framework - The following summary outlines the ZTA:

Eligibility Criteria for Inclusion Within the Revised DCOZOD: Under the initiated ZTA, properties included within the revised DCOZOD must satisfy one or more of the eligibility criteria contained in Sec. 32-509.03(2). These criteria generally recognize properties with existing approvals, established development rights, prior administrative determinations, or certain pending legislative and development applications.

Inside the Revised DCOZOD: Under the ZTA, the DCOZOD functions primarily as a limited eligibility boundary recognizing a defined set of qualifying properties. Only properties included within the DCOZOD may continue to utilize the DCOZOD's by-right data center provisions. Properties that do not satisfy the eligibility criteria would not be included in the DCOZOD.

Outside the DCOZOD: Outside the DCOZOD, new data center applications would be governed by the special use permit provisions in the ZTA. New data center applications would be considered in the zoning districts identified by the ZTA through the SUP process, including the B 1, General Business, O(L), Office Low-Rise, O(H), Office High-Rise, O(M), Office Mid-Rise, O(F), Office/Flex, M 1, Heavy Industrial, M 2, Light Industrial, and M/T, Industrial/Transportation, zoning districts, and designated office or industrial land bays in PBD, Planned Business, and PMD, Planned Mixed Use, zoning districts, and subject to Board review and approval.

D. Stakeholder Input

Staff presented the zoning text amendment which was initiated by the Board on March 3, 2026, by adoption of Resolution No. 26-125, to the Design and Construction Standards (DCSM)/Zoning Ordinance Advisory Committee (DORAC) on April 23, 2026. Staff outlined the proposed DCOZOD and the associated regulatory framework. During that meeting, DORAC members requested an opportunity to review the

zoning text amendment with staff-recommended changes before taking a formal position, prior to the Planning Commission public hearing. In response, a special follow-up DORAC meeting was scheduled for May 28, 2026, dedicated exclusively to discussion and consideration of any staff-recommended changes to the zoning text amendment.

Prior to and following the April 23 DORAC meeting, the Planning Office also received written feedback submitted by individual DORAC members and development industry stakeholders. The written comments are summarized below and included in the public record for the ZTA. Across these submissions, two overarching themes emerge: procedural clarity and transitional protections for in process projects.

DORAC members raised the following issues in written feedback:

- Requested a detailed explanation of Section 32.509.3, focusing on the meaning, thresholds, and administrative application of the term “extensive obligations or substantial expenses.”
- Comments emphasizing that expressly identifying eligibility pathways tied to vested rights under Virginia Code §§ 15.2-2307 and 15.2-2303.B, while also maintaining at least one zoning district where new data centers may be considered through the Special Use Permit (SUP) process (M-2), is important to supporting the legal defensibility of the proposed ordinance amendments. The comments noted that these provisions help demonstrate that the County is not entirely foreclosing future opportunities for data center development, while still advancing the Board’s objective of increasing oversight and discretionary review of future facilities.

NAIOP (National Association of Industrial and Office Parks) Northern Virginia, the local chapter of the Commercial Real Estate Development Association, submitted comments, dated April 17, 2026, regarding the zoning text amendment initiated by the Board on March 3, emphasizing the importance of predictable transition rules for applicants who have already invested in entitlements under the current by right framework. Their feedback includes the following:

1. Removal or modification of the fixed final-plan deadline in Section 32-509.03.2(v), noting that external review agencies (e.g., VDOT, Health Department) can delay approvals beyond an applicant’s control.
2. Expansion of “grandfathering” provisions to include not only site plans but also rezonings and Special Use Permits that have been submitted and accepted, consistent with regional practice and Virginia vested-rights principles.
3. Authorization for administrative approval of minor amendments to previously approved and vested entitlements—such as modest height adjustments, footprint refinements, or phasing changes—without requiring a new SUP, provided the changes remain within defined limits.

The development industry commenters expressed concern that rigid deadlines and narrow grandfathering could strand substantial sunk costs, create appeals or legal exposure, and discourage investment across all development types, not just data centers. Their recommendations expressed an intention to ensure

that the County's modernization of the DCOZOD does not inadvertently undermine its reputation as a predictable and business-friendly jurisdiction.

Several of the concerns raised by individual DORAC members and industry stakeholders regarding the zoning text amendment initiated on March 3 have been addressed in the ZTA initiated on June 9, 2026. The ZTA expands the eligibility criteria in Sec. 32 509.03(2), particularly Criterion (v), to include rezonings, special use permits, proffer amendments, public facility reviews for electric substations, and other legislative applications that were filed and accepted for quality control review by the stated deadline. This revision responds directly to stakeholder requests for broader transitional protections and reduces the risk that in process applications could be excluded due to factors outside an applicant's control. The ZTA also includes the ability for an applicant to request a special use permit for data centers in multiple zoning districts—rather than limiting new SUP applications to the M-2 district.

Community Input

As of the date of this report, staff have not received any other verbal or written comments on the ZTA initiated by the Board on June 9, 2026.

Legal Issues

Legal Issues resulting from the Planning Commission's action are appropriately addressed by the County Attorney's Office.

Timing

Board Resolution No. 26-374 which initiated the ZTA directed County staff to give the highest priority to this zoning text amendment with a target of bringing the final zoning text amendment back to the Board for a public hearing, Board consideration, and potential adoption in September 2026.

STAFF CONTACT INFORMATION

Case Planner: Reza Ramyar, (703) 792-6981
rramyar@pwcgov.org

ATTACHMENTS

Attachment A: Staff Analysis & Recommendations for Initiated ZTA
Attachment B: Proposed Revised DCOZOD map as of June 29, 2026
Attachment C: List of Properties Eligible to Remain in DCOZOD, based on the ZTA initiated by the Board on June 9, 2026, as of June 30, 2026
Attachment D: List of Properties Eligible to Remain in DCOZOD, based on Staff's recommended changes to the ZTA, as of June 30, 2026
Attachment E: Initiated ZTA and Relevant Resolution
Attachment F: Revised Zoning Ordinance

Staff Analysis and Recommendations for Revised Initiated ZTA

1. Separation of DCOZOD Boundary Determination and Development Rights

Under the initiated ZTA, the eligibility criteria in Sec. 32-509.03(2) serve two separate functions:

1. Determining which properties remain within the DCOZOD; and
2. Determining eligibility for by-right data center development.

In staff's opinion, combining these functions within a single section could potentially create ambiguity regarding whether the criteria are intended to establish the DCOZOD boundaries, eligibility criteria, or both.

Staff recommends restructuring the ZTA by relocating the eligibility criteria currently contained in Sec. 32-509.03(2) to Sec. 32-509.02, which governs establishment of the DCOZOD. Under this approach, in staff's opinion, the criteria would be used solely to determine which properties are included within the DCOZOD boundary. Once a property is determined to be within the DCOZOD, the by-right use provisions of Sec. 32-509.03 would apply.

Staff believes this approach could provide several benefits:

- Simplifies staff administration by avoiding repeated eligibility determinations during future application reviews; and
- Better aligns the ZTA structure with the apparent intent of the ZTA.

2. Criterion (v) – Pending Applications Filed Within 90 Days of Adoption

The revised criterion (v) currently provides eligibility for properties where:

"a rezoning, special use permit, proffer amendment, an application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat for a data center(s) is filed ... and accepted ... for quality control review purposes by 11:59 P.M. on [90 calendar days from date of ordinance adoption]..."

In staff's opinion, as written, the provision could potentially be interpreted to include any rezoning, Special Use Permit, proffer amendment, or legislative application accepted during the 90-day period, regardless of whether the application relates to a data center proposal. Staff recommends clarifying that each listed application must specifically relate to a proposed data center development.

3. Determination of DCOZOD Boundaries

The initiated text of the ZTA provides that properties included within the DCOZOD shall be determined:

1. Using a map;
2. Pursuant to Sec. 32-509.03(2); and
3. Pursuant to Sec. 32-509.05.

Staff identified two implementation concerns:

A. Potential Expansion of the DCOZOD Boundary

In staff's opinion, Sec. 32-509.03(2) may not be interpreted as expressly limited to properties currently located within the DCOZOD and could be interpreted to allow properties outside the existing DCOZOD boundary to qualify for inclusion if they satisfy one or more eligibility criteria. Staff does not believe this interpretation reflects the apparent intent of the initiated ZTA. The initiating resolution focuses on revising the approval structure and reducing the DCOZOD boundary, rather than expanding the DCOZOD or adding new geographic areas to the DCOZOD. Staff recommends clarifying that eligible properties must also have been located within the DCOZOD immediately prior to adoption of the ordinance.

Staff recommends adding language such as:

"and have previously been included in the Data Center Opportunity Zone Overlay District on [the day before the date of ordinance adoption]."

B. Reference to Sec. 32-509.05

The ZTA also provides that DCOZOD properties shall be determined pursuant to Sec. 32-509.05. However, Sec. 32-509.05 establishes circumstances under which data centers may be approved through the special use permit process, which in staff's opinion means that a future Board approved SUP for a data center could be included in the DCOZOD. Because the apparent intent of the initiated ZTA is to establish a fixed DCOZOD boundary rather than create a process for future expansion, staff recommends removing the reference to:

"(iii) pursuant to County Code Sec. 32-509.05".

Proposed Staff Revisions

Sec. 32-509.03:

Existing Ordinance Language	Board-Initiated ZTA Language	Proposed Staff Revisions
<p>Sec. 32-509.02 1. A Data Center Opportunity Zone Overlay District may be established by the Board of County Supervisors on lands in proximity to high voltage transmission lines of 115kv or more and planned or zoned for office or industrial uses.</p>	<p>Sec. 32-509.02 1. A Data Center Opportunity Zone Overlay District shall be created and amended by ordinance upon resolution of the Board of County Supervisors. The properties included in the Data Center Opportunity Zone Overlay District</p>	<p>Sec. 32-509.02 1. A Data Center Opportunity Zone Overlay District shall be created and amended by ordinance upon resolution of the Board of County Supervisors. The properties included in the Data Center Opportunity Zone Overlay District boundaries shall be set (i) using a map (ii) pursuant to County Code Sec. 32-509.02(2) and (iii) pursuant to County Code Sec. 32-509.05. After [insert date of ordinance adoption], no request for an amendment(s) to the map to include a specific property(s) in the Data Center Opportunity Zone Overlay District boundaries shall be considered by the Board of County Supervisors. 2. The properties included in the Data Center Opportunity Zone Overlay District shall (i) have been included in the Data Center Opportunity Zone Overlay District on [the day immediately before</p>

<p>2. A Data Center Opportunity Zone Overlay District shall be created and amended by ordinance upon resolution of the Board of County Supervisors.</p>	<p>boundaries shall be set (i) using a map, (ii) pursuant to <u>County Code Sec. 32-509.03(2)</u>, and (iii) pursuant to <u>County Code Sec. 32-509.05</u>. After [insert date of ordinance adoption], no request for an amendment(s) to the map to include a specific property(s) in the Data Center Opportunity Zone Overlay District boundaries shall be considered by the Board of County Supervisors.</p>	<p>the date of ordinance adoption] and (ii) meet at least one of the following criteria:</p> <ul style="list-style-type: none"> a) the Board of County Supervisors has accepted proffers or proffered conditions which specify a data center(s) use related to a rezoning or proffer amendment by [insert date of ordinance adoption], the applicant relies in good faith on the rezoning or proffer amendment, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project; b) the designated County agent has approved a preliminary subdivision plat, preliminary site plan, or plan of development for a data center(s) by [insert date of ordinance adoption] and the applicant diligently pursues approval of the final plat or final site plan within a reasonable period of time under the circumstances, the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project; c) the designated County agent has approved a final site plan, final plat, or final plan of development for a data center(s) by [insert date of ordinance adoption], the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project; d) the zoning administrator or other administrative officer has issued a written order, requirement, decision, or determination regarding the permissibility of a data center use that is no longer subject to appeal and no longer subject to change, modification, or reversal under Virginia Code § 15.2-2311(C), the applicant relies in good faith on the written order, requirement, decision, or determination, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project; or e) a rezoning for a data center(s), special use permit for a data center(s), proffer amendment for a data center(s), an application for a public facilities review for an electric substation, or other legislative application for a data center(s); final site plan for a data center(s), or final plat for a data center(s) is filed with the designated County employee(s) and accepted by the designated County employee(s) for quality control review purposes by 11:59 P.M. on [90 calendar days from date of ordinance adoption] and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of said rezoning, special use permit, proffer amendment, application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat approval.
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Sec. 32-509.03 (2). Uses permitted by right.

Existing Ordinance Language	Board-Initiated ZTA Language	Proposed Staff Revisions
<p>2. Data centers shall be permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district.</p>	<p>2. Data centers shall be permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district <u>only if:</u> (i) <u>the Board of County Supervisors has accepted proffers or proffered conditions which specify a data center(s) use related to a rezoning or proffer amendment by [insert date of ordinance adoption], the applicant relies in good faith on the rezoning or proffer amendment, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;</u> (ii) <u>the designated County agent has approved a preliminary subdivision plat, preliminary site plan, or plan of development for a data center(s) by [insert date of ordinance adoption] and the applicant diligently pursues approval of the final plat or final site plan within a reasonable period of time under the circumstances, the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;</u> (iii) <u>the designated County agent has approved a final site plan, final plat, or final plan of development for a data center(s) by [insert date of ordinance adoption], the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;</u> (iv) <u>the zoning administrator or other administrative officer has issued a written order, requirement, decision, or determination regarding the permissibility of a data center use that is no longer subject to appeal and no longer subject to change, modification, or reversal under Virginia Code § 15.2-2311(C), the applicant relies in good faith on the written order, requirement, decision, or determination, and the applicant incurs extensive obligations or</u></p>	<p>2. Data centers shall be permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district only if: (i) the Board of County Supervisors has accepted proffers or proffered conditions which specify a data center(s) use related to a rezoning or proffer amendment by [insert date of ordinance adoption], the applicant relies in good faith on the rezoning or proffer amendment, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project; (ii) the designated County agent has approved a preliminary subdivision plat, preliminary site plan, or plan of development for a data center(s) by [insert date of ordinance adoption] and the applicant diligently pursues approval of the final plat or final site plan within a reasonable period of time under the circumstances, the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project; (iii) the designated County agent has approved a final site plan, final plat, or final plan of development for a data center(s) by [insert date of ordinance adoption], the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project; (iv) the zoning administrator or other administrative officer has issued a written order, requirement, decision, or determination regarding the permissibility of a data center use that is no longer subject to appeal and no longer subject to change, modification, or reversal under Virginia Code § 15.2-2311(C), the applicant relies in good faith on the written order, requirement, decision, or determination, and the applicant incurs extensive obligations or substantial</p>

	<p>substantial expenses in diligent pursuit of the specific project; or (v) a rezoning, special use permit, proffer amendment, an application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat for a data center(s) is filed with the designated County employee(s) and accepted by the designated County employee(s) for quality control review purposes by 11:59 P.M. on [90 calendar days from date of ordinance adoption] and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of said rezoning, special use permit, proffer amendment, application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat approval.</p>	<p>expenses in diligent pursuit of the specific project; or (v) a rezoning, special use permit, proffer amendment, an application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat for a data center(s) is filed with the designated County employee(s) and accepted by the designated County employee(s) for quality control review purposes by 11:59 P.M. on [90 calendar days from date of ordinance adoption] and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of said rezoning, special use permit, proffer amendment, application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat approval.</p>
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Proposed Revisions to Data Center Opportunity Zone Overlay District Map

The DCOZOD map on page 13, as of June 30, 2026, shows the proposed DCOZOD pursuant to the ZTA, which includes approximately 214 qualifying parcels totaling roughly 3,504 acres. This reflects a reduction of about 6,194 acres, or approximately 64 percent, compared to the existing Overlay boundary. Parcels are included on the DCOZOD map on page 13 only if they meet one or more of the five eligibility criteria identified in Sec. 32 509.03(2) of the revised ZTA. Of the approximately 214 qualifying parcels, 1 meets Criterion 1 (Approved Proffers) totaling 22 acres; 0 meet Criterion 2 (Approved Preliminary Plan); 82 meet Criterion 3 (Approved Final Plan) totaling 1,899 acres, 1 meets Criterion 4 (Final Zoning Determination) totaling 12 acres; and 130 meet Criterion 5 (Filed for Quality Control Review) totaling 1,570 acres. The DCOZOD map on pages 13 and 14 are subject to change before the Planning Commission and Board public hearings.

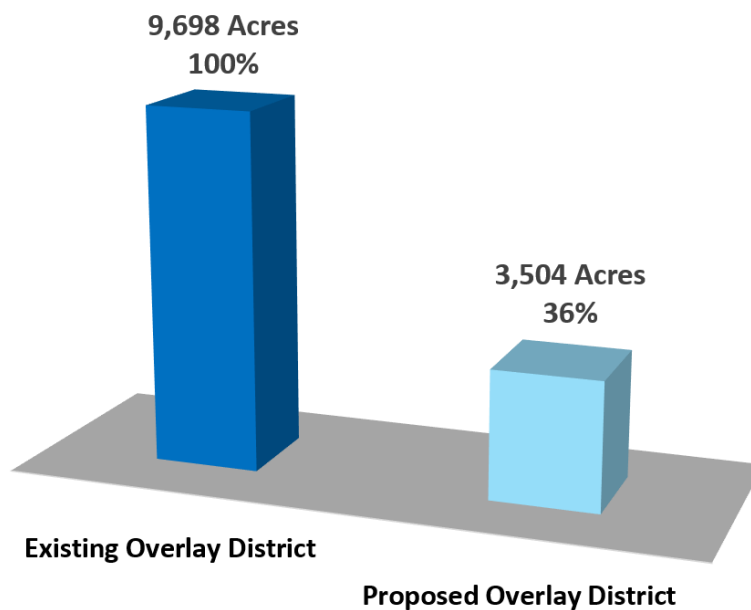


Diagram 1: Existing and Proposed Data Center Opportunity Zone Overlay District Comparison as of June 30, 2026

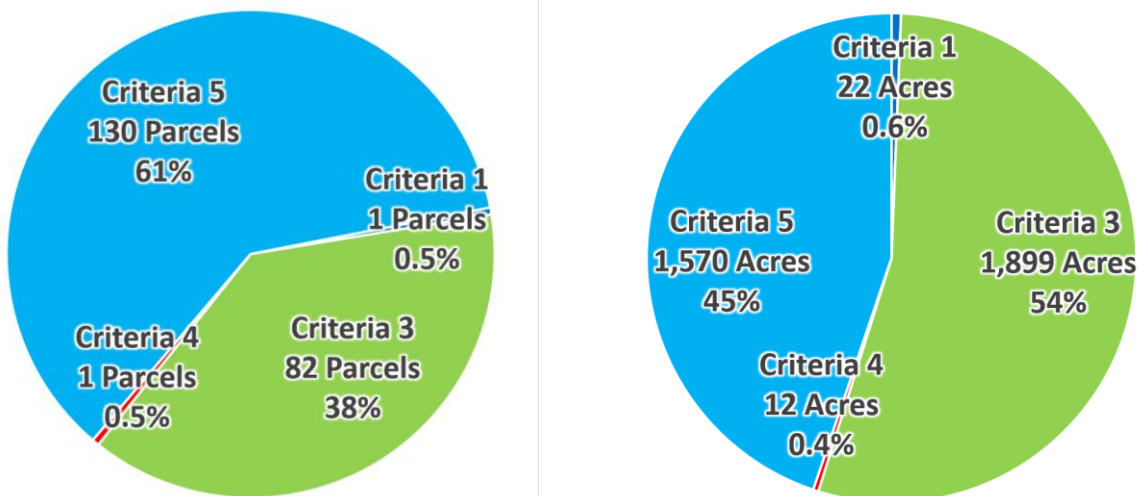
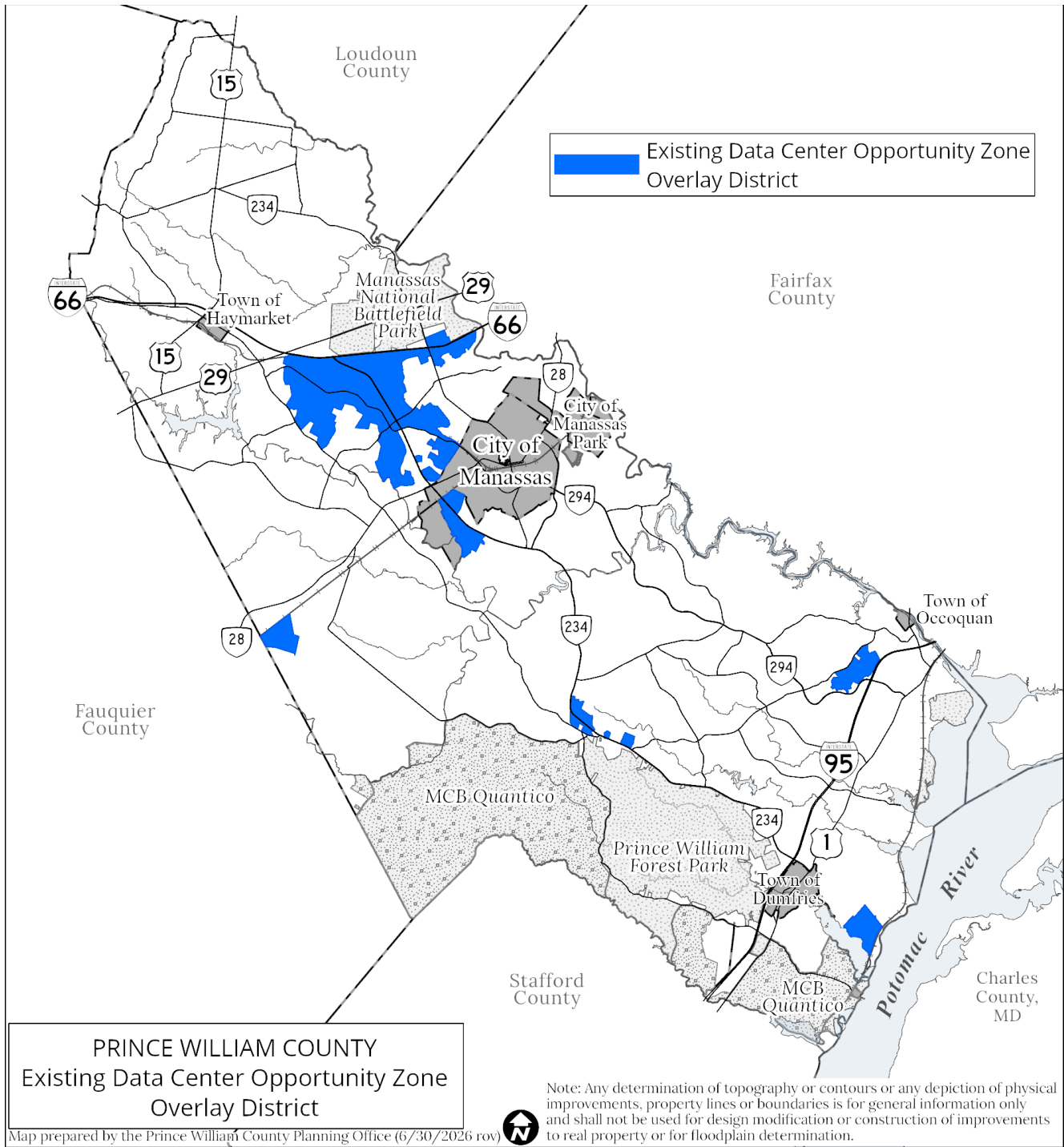


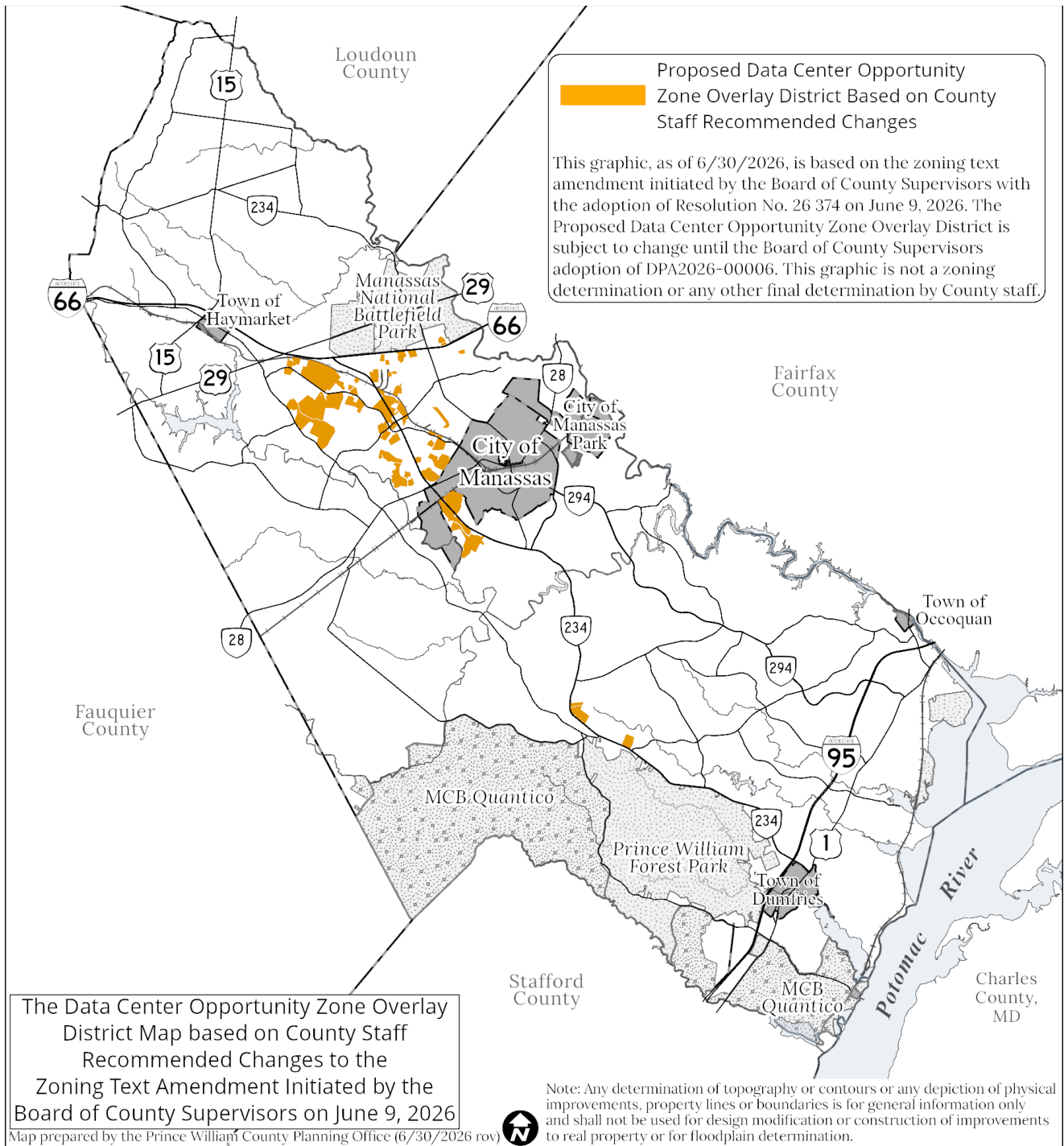
Diagram 2: Data Center parcel counts (left) and land acreage (right) by proposed criteria type, as of June 30, 2026

Existing Data Center Opportunity Zone Overlay District Map



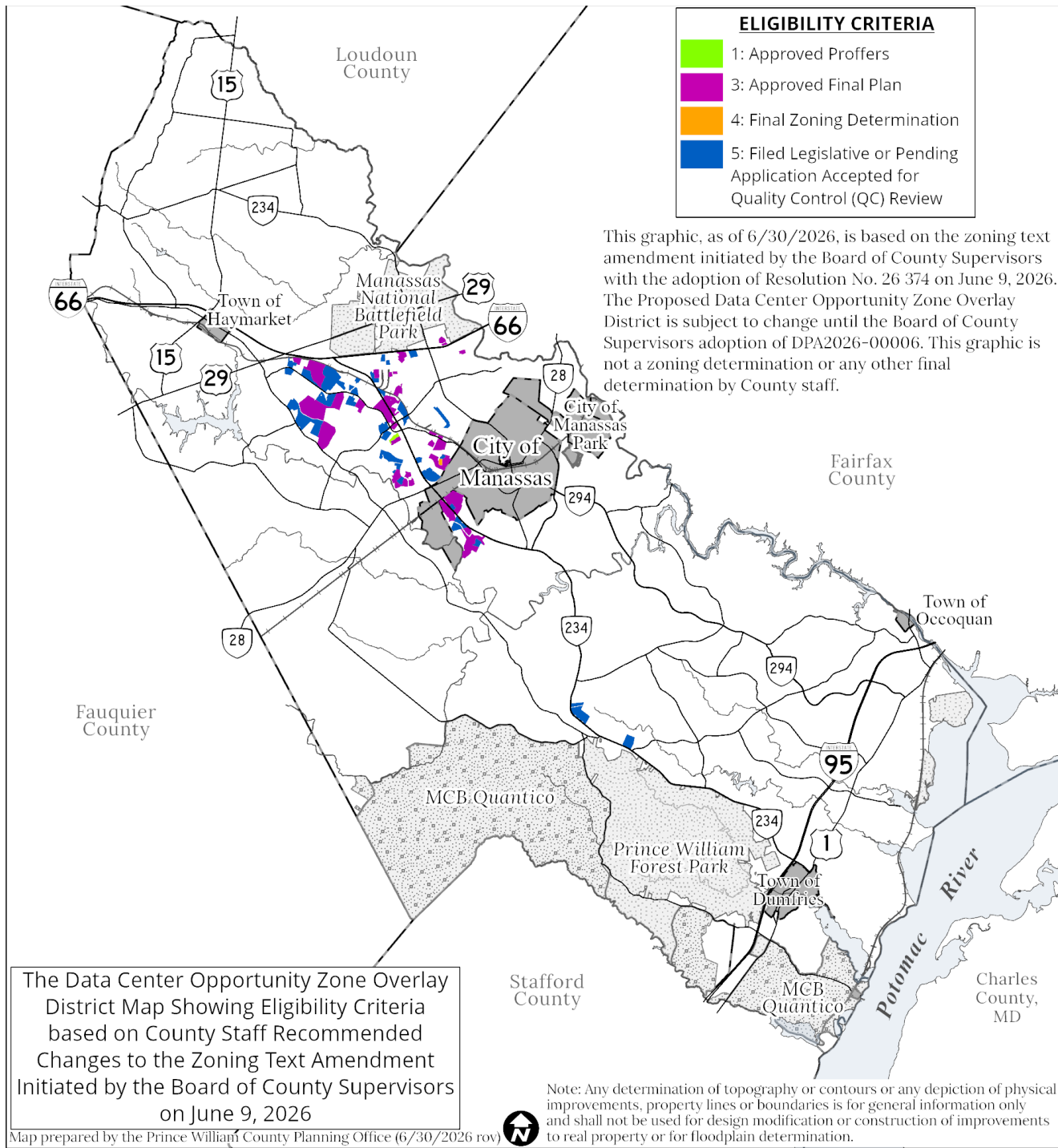
Existing Data Center Opportunity Zone Overlay District Map as of June 30, 2026

Attachment B: Proposed Data Center Opportunity Zone Overlay District Map



Attachment B: Proposed Data Center Opportunity Zone Overlay District Map Based on County Staff Recommended Changes (as of June 30, 2026)

Proposed Data Center Opportunity Zone Overlay District Map



Attachment B: Proposed Data Center Opportunity Zone Overlay District Map Based on County Staff Recommended Changes (as of June 30, 2026) Showing Eligibility Symbology (1–5) Identifying Which of the Five Criteria Each Property Meets.

Attachment C: List of Properties Eligible to Remain in DCOZOD, based on the ZTA initiated by the Board on June 9, 2026, as of June 30, 2026

NOTHING IN THIS ATTACHMENT IS A ZONING DETERMINATION OR OTHER FINAL DETERMINATION BY COUNTY STAFF

Attachment C: List of Properties Eligible to Remain in DCOZOD, based on the ZTA initiated by the Board on June 9, 2026, as of June 30, 2026

GPIN	Address	Case Name	Acreage	Case Number	Description
7497-03-1353	5451 WELLINGTON RD	5451 WELLINGTON ROAD WEST	4.85	SPR2026-00309	5451 WELLINGTON ROAD WEST - This plan proposed a 2-story data center.
7497-03-8369	5501 WELLINGTON RD	5451 WELLINGTON ROAD WEST	2.61	SPR2026-00309	5452 WELLINGTON ROAD WEST - This plan proposed a 2-story data center.
7497-04-7126	5531 WELLINGTON RD	5451 WELLINGTON ROAD WEST	12.85	SPR2026-00309	5453 WELLINGTON ROAD WEST - This plan proposed a 2-story data center.
7497-13-0156	5559 WELLINGTON RD	5451 WELLINGTON ROAD WEST	2.14	SPR2026-00309	5454 WELLINGTON ROAD WEST - This plan proposed a 2-story data center.
7697-75-5985	7901 COPPERMINE DR	EXETER PROPERTY GROUP - COPPERMINE DRIVE	12.97	SPR2023-00138	7901 COPPERMINE DR MANASSAS, VA 20109
7597-95-8953	10920 BALLS FORD RD	ADC BLACKBURN	28.33	SPR2024-00314	ADC BLACKBURN - CONSTRUCT DATA CENTER
7597-72-1867	7505 MASON KING CT	SOUTHERN REGIONAL INDUSTRIAL - COMP DATA CNTR PH 1	7.68	01-00046R02S01	ADMIN REVIEW FOR PH 1 COMPUTER DATA CENTER WITHIN EXISTING DATA CENTER
7694-96-2291	10061 HARRY J PARRISH BLVD	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	4.48	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-SITE PLAN FOR DATA CENTER
7694-87-3694	10100 HARRY J PARRISH BLVD	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	23.37	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-SITE PLAN FOR DATA CENTER
7794-06-4463	10740 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	24.40	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-SITE PLAN FOR DATA CENTER
7694-96-2732	10849 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	16.55	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-SITE PLAN FOR DATA CENTER
7694-97-1613	10850 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	7.23	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-SITE PLAN FOR DATA CENTER
7694-85-3066	10880 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	27.59	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-SITE PLAN FOR DATA CENTER
7694-95-7303.00	10900 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	9.78	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-SITE PLAN FOR DATA CENTER

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GPIN	Address	Case Name	Acreage	Case Number	Description
7694-95-2326.00	10910 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	11.41	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-SITE PLAN FOR DATA CENTER
7694-84-2446	10940 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	35.60	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-SITE PLAN FOR DATA CENTER
7497-43-7416	13490 UNIVERSITY BLVD	ARC WELLINGTON	117.21	SPR2023-00349	ARC WELLINGTON - FINAL SITE PLAN FOR DATA CENTER
8290-03-9812	16251 DUMFRIES RD	ATLANTIC FUNDING DEVELOPMENT PRA	61.48	REZ2026-00041	Atlantic Funding Development PRA & Atlantic Funding Development SUP
7595-85-3742	9720 HORNBAKER RD	AVANTI AT INNOVATION	12.05	SPR2021-00218	AVANTI AT INNOVATION - DATA CENTER - REVISION - ADDED BUILDING 3
7595-85-6929	9750 HORNBAKER RD	AVANTI AT INNOVATION	12.58	SPR2021-00218	AVANTI AT INNOVATION - DATA CENTER - REVISION - ADDED BUILDING 3
7595-65-9789.00	9570 HORNBAKER RD	AVANTI INNOVATION PHASE 2	14.24	SPR2022-00032	AVANTI INNOVATION PHASE 2 - FINAL SITE PLAN FOR DATA CENTER
7595-76-6544.00	9590 HORNBAKER RD	AVANTI INNOVATION PHASE 2	10.17	SPR2022-00032	AVANTI INNOVATION PHASE 2 - FINAL SITE PLAN FOR DATA CENTER
7595-75-3611	9640 HORNBAKER RD	AVANTI PHASE 3	16.42	SPR2024-00326	AVANTI PHASE 3 - SITE PLAN FOR DATA CENTER
7595-76-2590	9522 HORNBAKER RD	AVANTI PHASE 4	20.65	SPR2024-00205	AVANTI PHASE 4 - DATA CENTER DEVELOPMENT
7695-62-8723	10201 TANNER WAY	BRICKYARD - BUILDING A & BUILDING E	82.58	SPR2018-00002	BRICKYARD - BUILDING A & E - FINAL SITE PLAN FOR DATA CENTERS
7695-52-2047	10000 BRICKYARD WAY	BRICKYARD LOT 1 BUILDING 1	32.51	SPR2018-00197	BRICKYARD LOT 1 - BUILDINGS A1,A2,B1,B2 - FINAL SITE PLAN FOR DATA CENTER
7695-53-6537.00	10050 BRICKYARD WAY	BRICKYARD LOT 1 BUILDING 1	14.48	SPR2018-00197	BRICKYARD LOT 1 - BUILDINGS A1,A2,B1,B2 - FINAL SITE PLAN FOR DATA CENTER
7695-53-9602.00	10051 BRICKYARD WAY	BRICKYARD LOT 1 BUILDING 1	14.48	SPR2018-00197	BRICKYARD LOT 1 - BUILDINGS A1,A2,B1,B2 - FINAL SITE PLAN FOR DATA CENTER
7695-61-0567	9904 GODWIN DR	BRICKYARD SUBSTATION	11.07	SPR2024-00215	BRICKYARD SUBSTATION - PROPOSED DOMINION ENERGY BRICKYARD SUBSTATION
7596-64-6285	11451 ELEVATE DR	BUILDING VA10	5.11	SPR2023-00394	BUILDING VA10 - DEVELOPMENT OF A DATA CENTER
7596-66-0725	11560 HAYDEN RD	BUILDING VA2B1	16.72	SPR2018-00276	BUILDING VA2B1 - FINAL SITE PLAN FOR DATA CENTER
7596-56-1578	11630 HAYDEN RD	BUILDING VA2B1	11.82	SPR2018-00276	BUILDING VA2B1 - FINAL SITE PLAN FOR DATA CENTER
7596-47-9737	11650 HAYDEN RD	BUILDING VA2B1	35.86	SPR2018-00276	BUILDING VA2B1 - FINAL SITE PLAN FOR DATA CENTER
7596-74-2370	7729 WELLINGTON RD	BUILDING VA6	1.69	SPR2022-00344	BUILDING VA6 - FINAL SITE PLAN FOR DATA CENTER
7596-64-9220	7749 WELLINGTON RD	BUILDING VA6	13.94	SPR2022-00344	BUILDING VA6 - FINAL SITE PLAN FOR DATA CENTER

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GPIN	Address	Case Name	Acreage	Case Number	Description
7596-66-8266	8328 BETHLEHEM RD	BUILDING VA7	23.74	SPR2023-00055	BUILDING VA7 - FINAL SITE PLAN
7596-55-5297.00	11536 ELEVATE DR	BUILDING VA8/9	11.81	SPR2025-00187	BUILDING VA8/9 - FINAL SITE PLAN for one data center building
7596-65-0431.00	11550 ELEVATE DR	BUILDING VA8/9	14.15	SPR2025-00187	BUILDING VA8/9 - FINAL SITE PLAN for one data center building
7597-54-1893.01	7101 CENTURY PARK DR	CENTURY PARK PHASE 2 AND 3	16.72	SPR2026-00336	CENTURY PARK PHASE 2 AND 3 - SITE PLAN FOR DATA CENTER DEVELOPMENT
7597-54-9420.01	7300 CENTURY PARK DR	CENTURY PARK PHASE 2 AND 3	10.57	SPR2026-00336	CENTURY PARK PHASE 2 AND 3 - SITE PLAN FOR DATA CENTER DEVELOPMENT
7498-69-2830	12800 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	10.01	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-69-9942	12801 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	11.31	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-69-4389	12804 THORNTON DR	COMPASS DATACENTERS	2.91	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-69-0083	12808 THORNTON DR	COMPASS DATACENTERS	5.02	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-59-5979	12812 THORNTON DR	COMPASS DATACENTERS	5.04	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-78-2271	12821 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	10.14	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-59-1085	12850 THORNTON DR	COMPASS DATACENTERS	2.93	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-78-0732	12851 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	9.99	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-68-4733	12881 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	11.60	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-64-1129	12882 LIVIA DR	COMPASS DATACENTERS	2.24	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-63-6178	12884 LIVIA DR	COMPASS DATACENTERS	5.53	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-49-8156	12884 THORNTON DR	COMPASS DATACENTERS	1.87	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-64-5227	12888 LIVIA DR	COMPASS DATACENTERS	5.63	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-63-1122	12893 LIVIA DR	COMPASS DATACENTERS	16.17	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-64-1457	12894 LIVIA DR	COMPASS DATACENTERS	5.03	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-53-4833	12895 LIVIA DR	COMPASS DATACENTERS	4.89	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-55-8403	12898 LIVIA DR	COMPASS DATACENTERS	7.23	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-59-7717	12900 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	10.01	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-58-7523	12901 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	10.75	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1

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GPIN	Address	Case Name	Acreage	Case Number	Description
7499-63-0595	12901 LIVIA DR	COMPASS DATACENTERS	6.58	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-54-6132	12907 LIVIA DR	COMPASS DATACENTERS	5.35	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-55-4720	12908 LIVIA DR	COMPASS DATACENTERS	5.28	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-55-1912	12910 LIVIA DR	COMPASS DATACENTERS	5.72	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-44-8686	12912 LIVIA DR	COMPASS DATACENTERS	5.50	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-43-8370	12913 LIVIA DR	COMPASS DATACENTERS	1.88	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-44-8466	12914 LIVIA DR	COMPASS DATACENTERS	0.63	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-44-7009	12918 LIVIA DR	COMPASS DATACENTERS	15.25	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-53-4696	12919 LIVIA DR	COMPASS DATACENTERS	6.60	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-53-1462	12921 LIVIA DR	COMPASS DATACENTERS	5.07	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-53-1320	12923 LIVIA DR	COMPASS DATACENTERS	5.05	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-54-2867	12981 TRAPPERS RIDGE CT	COMPASS DATACENTERS	10.03	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-59-1812	13000 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	10.15	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-58-1650	13001 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	9.95	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-53-1385	13001 TRAPPERS RIDGE CT	COMPASS DATACENTERS	10.01	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-40-7510	13004 THORNTON DR	COMPASS DATACENTERS	10.03	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-40-4412	13008 THORNTON DR	COMPASS DATACENTERS	7.39	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-56-3513	13010 HADDONFIELD LN	COMPASS DATACENTERS	12.40	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-53-2739	13011 TRAPPERS RIDGE CT	COMPASS DATACENTERS	11.11	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-49-2873	13012 THORNTON DR	COMPASS DATACENTERS	7.68	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-49-2831	13018 THORNTON DR	COMPASS DATACENTERS	1.41	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-56-4551	13020 HADDONFIELD LN	COMPASS DATACENTERS	12.83	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-46-7192	13021 HADDONFIELD LN	COMPASS DATACENTERS	10.28	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-43-6254	13021 TRAPPERS RIDGE CT	COMPASS DATACENTERS	10.28	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-56-6583	13030 HADDONFIELD LN	COMPASS DATACENTERS	12.00	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1

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7498-44-8461	13030 TRAPPERS RIDGE CT	COMPASS DATACENTERS	10.00	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-43-1428	13031 TRAPPERS RIDGE CT	COMPASS DATACENTERS	10.21	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-57-9653	13036 HADDONFIELD LN	COMPASS DATACENTERS	7.71	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-57-6866	13040 HADDONFIELD LN	COMPASS DATACENTERS	5.93	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-44-2890	13040 TRAPPERS RIDGE CT	COMPASS DATACENTERS	10.01	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-43-0283	13041 TRAPPERS RIDGE CT	COMPASS DATACENTERS	10.34	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-57-4280	13044 HADDONFIELD LN	COMPASS DATACENTERS	5.92	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-47-8196	13050 HADDONFIELD LN	COMPASS DATACENTERS	14.15	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-34-9430	13050 TRAPPERS RIDGE CT	COMPASS DATACENTERS	10.00	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-38-7916	13060 HADDONFIELD LN	COMPASS DATACENTERS	18.50	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-37-9232	13070 HADDONFIELD LN	COMPASS DATACENTERS	9.99	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-47-6936	13071 HADDONFIELD LN	COMPASS DATACENTERS	10.03	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-49-2407	13100 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	9.95	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-48-5560	13101 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	11.07	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-38-7570	13151 DOMINIQUE ESTATES LN	COMPASS DATACENTERS	9.99	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-39-2117	13201 THORNTON DR	COMPASS DATACENTERS	8.45	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-44-3886	4851 SADDLE RIDGE RD	COMPASS DATACENTERS	6.93	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-44-3150	4863 SADDLE RIDGE RD	COMPASS DATACENTERS	5.14	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-43-2193	4875 SADDLE RIDGE RD	COMPASS DATACENTERS	6.10	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-61-2050	5302 PAGELAND LN	COMPASS DATACENTERS	2.50	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-61-1831	5304 PAGELAND LN	COMPASS DATACENTERS	2.53	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-61-0903	5306 PAGELAND LN	COMPASS DATACENTERS	4.67	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-60-0576	5308 PAGELAND LN	COMPASS DATACENTERS	2.95	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1

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GPIN	Address	Case Name	Acreage	Case Number	Description
7499-60-0754	5310 PAGELAND LN	COMPASS DATACENTERS	3.66	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7499-60-0528	5312 PAGELAND LN	COMPASS DATACENTERS	6.02	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-79-2374	5491 PAGELAND LN	COMPASS DATACENTERS	5.65	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-79-9567	5501 PAGELAND LN	COMPASS DATACENTERS	5.00	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-89-9349	5505 PAGELAND LN	COMPASS DATACENTERS	29.85	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-89-1468	5515 PAGELAND LN	COMPASS DATACENTERS	11.52	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-79-9114	5525 PAGELAND LN	COMPASS DATACENTERS	3.98	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-88-0681	5545 PAGELAND LN	COMPASS DATACENTERS	9.08	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-88-6189	5555 PAGELAND LN	COMPASS DATACENTERS	1.50	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-88-5864	5559 PAGELAND LN	COMPASS DATACENTERS	1.41	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-98-2194	5567 PAGELAND LN	COMPASS DATACENTERS	5.01	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-98-5857	5571 PAGELAND LN	COMPASS DATACENTERS	14.59	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-88-8729	5595 PAGELAND LN	COMPASS DATACENTERS	7.75	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-28-2871	5613 ARTEMUS RD	COMPASS DATACENTERS	10.00	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-88-0142	5615 PAGELAND LN	COMPASS DATACENTERS	5.20	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-28-8254	5617 ARTEMUS RD	COMPASS DATACENTERS	7.96	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-88-0218	5655 PAGELAND LN	COMPASS DATACENTERS	4.94	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-87-0698	5675 PAGELAND LN	COMPASS DATACENTERS	5.21	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-77-2681	5704 PAGELAND LN	COMPASS DATACENTERS	5.72	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-67-5657	5714 PAGELAND LN	COMPASS DATACENTERS	13.59	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-87-0965	5781 PAGELAND LN	COMPASS DATACENTERS	9.36	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-77-1839	5800 PAGELAND LN	COMPASS DATACENTERS	6.00	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-36-4869	5802 ARTEMUS RD	COMPASS DATACENTERS	10.06	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-76-0192	5830 PAGELAND LN	COMPASS DATACENTERS	10.16	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-36-5811	5840 ARTEMUS RD	COMPASS DATACENTERS	10.05	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-66-3583	5860 PAGELAND LN	COMPASS DATACENTERS	10.11	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-35-3911	5880 ARTEMUS RD	COMPASS DATACENTERS	10.10	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-66-2816	5880 PAGELAND LN	COMPASS DATACENTERS	10.09	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1

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7498-65-5820	5904 PAGELAND LN	COMPASS DATACENTERS	58.99	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-34-5957	5920 ARTEMUS RD	COMPASS DATACENTERS	10.59	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-35-9736	5960 ARTEMUS RD	COMPASS DATACENTERS	10.06	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-45-4762	6004 ARTEMUS RD	COMPASS DATACENTERS	11.30	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-55-0077	6011 ARTEMUS RD	COMPASS DATACENTERS	5.61	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-55-3343	6031 ARTEMUS RD	COMPASS DATACENTERS	2.83	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-55-5732	6061 ARTEMUS RD	COMPASS DATACENTERS	5.25	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7498-54-8408	6208 ARTEMUS RD	COMPASS DATACENTERS	16.16	REZ2022-00036	COMPASS DATA CENTERS PRINCE WILLIAM COUNTY CAMPUS 1
7596-58-8732	8170 BETHLEHEM RD	COPT DC-23 @ BETHLEHEM TECHNOLOGY PK BLDG 4	61.55	SPR2018-00052	COPT DC-23 @ BETHLEHEM TECHNOLOGY PK BLDG 4 - FINAL SITE PLAN FOR BUILDING 4
7695-36-6111	10675 UNIVERSITY BLVD	COVANCE	13.57	SPR2026-00287	COVANCE - Addition of a 2-story 201,000 SF bldg to an existing data center campus
7695-17-9607	9680 INNOVATION DR	COVANCE	31.08	SPR2026-00287	COVANCE - Addition of a 2-story 201,000 SF bldg to an existing data center campus
7695-26-4469	9700 INNOVATION DR	COVANCE	15.91	SPR2026-00287	COVANCE - Addition of a 2-story 201,000 SF bldg to an existing data center campus
7695-26-7645	9720 INNOVATION DR	COVANCE	15.54	SPR2026-00287	COVANCE - Addition of a 2-story 201,000 SF bldg to an existing data center campus
7695-36-1324	9740 INNOVATION DR	COVANCE	15.84	SPR2026-00287	COVANCE - Addition of a 2-story 201,000 SF bldg to an existing data center campus
7595-95-6147	11120 THOMASSON BARN RD	DC-F AT INNOVATION PARK LANDBAY 11	21.14	SPR2019-00029	DC-F AT INNOVATION - FINAL SITE PLAN FOR DATA CENTERS
7695-48-1668	9400 GODWIN DR	9400 Godwin Drive	12.40	ZNR2024-00014	Determination if Data Center Uses are Permitted along with setbacks
7496-63-4453	8900 DEVLIN RD	DEVLIN TECHNOLOGY PARK	119.29	SPR2026-00332	DEVLIN TECHNOLOGY PARK - Development of new data center campus
7496-51-8372	9000 DEVLIN RD	DEVLIN TECHNOLOGY PARK	65.54	SPR2026-00332	DEVLIN TECHNOLOGY PARK - Development of new data center campus
7599-13-0663	12128 MARBLE HILL LN	DIGITAL GATEWAY NORTH	9.93	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-50-2914	12816 THORNTON DR	DIGITAL GATEWAY NORTH	5.15	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-84-0870	4804 SUDLEY RD	DIGITAL GATEWAY NORTH	34.43	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-85-6806	4806 SUDLEY RD	DIGITAL GATEWAY NORTH	0.99	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-73-5646	4807 PAGELAND LN	DIGITAL GATEWAY NORTH	41.60	REZ2022-00032	DIGITAL GATEWAY NORTH

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7499-84-7796	4808 SUDLEY RD	DIGITAL GATEWAY NORTH	0.85	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-83-4804	4810 SUDLEY RD	DIGITAL GATEWAY NORTH	3.62	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-83-9783	4812 SUDLEY RD	DIGITAL GATEWAY NORTH	29.88	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-94-6530	4816 SUDLEY RD	DIGITAL GATEWAY NORTH	25.28	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-92-7290	4824 SUDLEY RD	DIGITAL GATEWAY NORTH	65.92	REZ2022-00032	DIGITAL GATEWAY NORTH
7599-04-3214	4860 SUDLEY RD	DIGITAL GATEWAY NORTH	9.96	REZ2022-00032	DIGITAL GATEWAY NORTH
7599-14-2313	4904 SUDLEY RD	DIGITAL GATEWAY NORTH	17.71	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-62-5386	5200 PAGELAND LN	DIGITAL GATEWAY NORTH	9.29	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-51-0789	5204 PAGELAND LN	DIGITAL GATEWAY NORTH	123.69	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-72-1255	5205 PAGELAND LN	DIGITAL GATEWAY NORTH	17.18	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-82-1020	5211 PAGELAND LN	DIGITAL GATEWAY NORTH	39.12	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-81-6203	5301 PAGELAND LN	DIGITAL GATEWAY NORTH	24.47	REZ2022-00032	DIGITAL GATEWAY NORTH
7499-70-3896	5305 PAGELAND LN	DIGITAL GATEWAY NORTH	77.87	REZ2022-00032	DIGITAL GATEWAY NORTH
7498-74-3579	6205 PAGELAND LN	DIGITAL GATEWAY SOUTH	9.96	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-84-6051	6305 PAGELAND LN	DIGITAL GATEWAY SOUTH	45.61	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-85-3325	6307 PAGELAND LN	DIGITAL GATEWAY SOUTH	6.68	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-85-7316	6309 PAGELAND LN	DIGITAL GATEWAY SOUTH	6.62	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-94-1180	6311 PAGELAND LN	DIGITAL GATEWAY SOUTH	5.99	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-42-6117	6312 PAGELAND LN	DIGITAL GATEWAY SOUTH	18.30	REZ2022-00033	DIGITAL GATEWAY SOUTH
7598-13-2096	6321 PAGELAND LN	DIGITAL GATEWAY SOUTH	15.34	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-94-5907	6331 PAGELAND LN	DIGITAL GATEWAY SOUTH	10.62	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-83-6698	6361 PAGELAND LN	DIGITAL GATEWAY SOUTH	10.15	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-74-6800	6371 PAGELAND LN	DIGITAL GATEWAY SOUTH	10.33	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-93-7484	6377 PAGELAND LN	DIGITAL GATEWAY SOUTH	5.00	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-93-5350	6381 PAGELAND LN	DIGITAL GATEWAY SOUTH	5.00	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-83-1869	6385 PAGELAND LN	DIGITAL GATEWAY SOUTH	12.69	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-83-1842	6389 PAGELAND LN	DIGITAL GATEWAY SOUTH	12.04	REZ2022-00033	DIGITAL GATEWAY SOUTH
7498-51-1835	6500 PAGELAND LN	DIGITAL GATEWAY SOUTH	167.15	REZ2022-00033	DIGITAL GATEWAY SOUTH

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GPIN	Address	Case Name	Acreage	Case Number	Description
7597-42-2107	11801 BREWERS SPRING RD	PATRIOT BUSINESS CENTER	10.05	08-00098R00S03	FINAL PLAN FOR INDUSTRIAL - DATA CENTER
7695-49-4848	9340 GODWIN DR	INNOVATION SUBSTATION	10.24	09-00093R00S03	FINAL SITE PLAN
7697-47-7005	7400 INFANTRY RIDGE RD	BECO DATA CENTER @ BATTLEFIELD	7.35	00-00300R00S03	FINAL SITE PLAN - 250,200 SQ. FT. - DATA CENTER REVIEW AREA 1
7697-47-3772	7777 INFANTRY RIDGE RD	BATTLEFIELD BUSINESS PARK LOT 21-MANASSAS TECH CTR	20.33	99-00242R00S03	FINAL SITE PLAN 226000 SQ.FT BLDG
7596-86-2550	8313 BETHLEHEM RD	DOMINION LIBERTY SUBSTATION	28.63	13-00137R00S03	FINAL SITE PLAN FOR CONSTRUCTION OF A NEW SUBSTATION
7497-57-7904	13750 UNIVERSITY BLVD	GAINESVILLE CROSSING DATA CENTER - BUILDING 5	23.65	SPR2024-00407	GAINESVILLE CROSSING DATA CENTER BUILDING 5 - PROPOSED 2-STORY DATA CENTER
7497-45-3874	13700 UNIVERSITY BLVD	GAINESVILLE CROSSING DATA CENTER PH 1	29.17	SPR2021-00096	GAINESVILLE CROSSING DATA CENTER PH 1 - FINAL SITE PLAN FOR COMMERCIAL
7497-45-9757	13720 UNIVERSITY BLVD	GAINESVILLE CROSSING DATA CENTER PH 1	20.32	SPR2021-00096	GAINESVILLE CROSSING DATA CENTER PH 1 - FINAL SITE PLAN FOR COMMERCIAL
7497-55-7796	13746 UNIVERSITY BLVD	GAINESVILLE CROSSING DATA CENTER PH 1	28.38	SPR2021-00096	GAINESVILLE CROSSING DATA CENTER PH 1 - FINAL SITE PLAN FOR COMMERCIAL
7497-36-8122	13770 UNIVERSITY BLVD	GAINESVILLE CROSSING DATA CENTER PH 1	0.13	SPR2021-00096	GAINESVILLE CROSSING DATA CENTER PH 1 - FINAL SITE PLAN FOR COMMERCIAL
7497-46-2858	13780 UNIVERSITY BLVD	GAINESVILLE CROSSING DATA CENTER PH 1	28.10	SPR2021-00096	GAINESVILLE CROSSING DATA CENTER PH 1 - FINAL SITE PLAN FOR COMMERCIAL
7497-14-5061	5547 WELLINGTON RD	GAINESVILLE RLC	12.71	SPR2025-00022	GAINESVILLE RLC - ONE 3-STORY DATA CENTER BUILDING
7497-24-1255	6900 RAIL LINE CT	GAINESVILLE RLC	7.33	SPR2025-00022	GAINESVILLE RLC - ONE 3-STORY DATA CENTER BUILDING
7497-14-8710	7000 RAIL LINE CT	GAINESVILLE RLC	2.04	SPR2025-00022	GAINESVILLE RLC - ONE 3-STORY DATA CENTER BUILDING
7497-24-0701	7100 RAIL LINE CT	GAINESVILLE RLC	2.11	SPR2025-00022	GAINESVILLE RLC - ONE 3-STORY DATA CENTER BUILDING
7496-79-2934	8125 PINEY BRANCH LN	GAINESVILLE TECH PARK	0.72	SPR2026-00085	GAINESVILLE TECH PARK - Site plan to add 4 buildings on site.
7496-68-8838	8125 PINEY BRANCH LN	GAINESVILLE TECH PARK	52.69	SPR2026-00085	GAINESVILLE TECH PARK - Site plan to add 4 buildings on site.
7497-23-7224	5845 WELLINGTON RD	GAINESVILLE WEST	0.24	SPR2023-00176	GAINESVILLE WEST - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7497-23-7429	5845 WELLINGTON RD	GAINESVILLE WEST	0.07	SPR2023-00176	GAINESVILLE WEST - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7497-32-5305	13255 SKYLARK VIEW WAY	GAINESVILLE WEST	58.30	SPR2023-00176	GAINESVILLE WEST - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7597-01-9654	7721 WELLINGFORD DR	HANSEN FARM NORTH	3.77	SPR2026-00153	HANSEN FARM NORTH - Site Plan for Data Center Development

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7597-11-2534	7751 WELLINGFORD DR	HANSEN FARM NORTH	8.39	SPR2026-00153	HANSEN FARM NORTH - Site Plan for Data Center Development
7497-90-1723	13042 HANSEN FARM RD	HANSEN FARM SOUTH	3.12	SPR2026-00161	HANSEN FARM SOUTH - Site Plan for Data Center Development
7497-80-5986	7800 PINEY BRANCH LN	HANSEN FARM SOUTH	22.23	SPR2026-00161	HANSEN FARM SOUTH - Site Plan for Data Center Development
7596-81-5396	9001 HORNBAKER RD	HORNBAKER ROAD	40.02	REZ2025-00014	Hornbaker Road - Rezone 40.02 acres from A-1 and PBD to M-2 to permit a data center
7496-43-8199	13301 CASEY LN	HUNTER TRUST	67.36	SPR2022-00287	HUNTER TRUST - SITE PLAN FINAL FOR DATA CENTER DEVELOPMENT
7496-17-5917	8223 LINTON HALL RD	HUNTER TRUST	16.55	SPR2022-00287	HUNTER TRUST - SITE PLAN FINAL FOR DATA CENTER DEVELOPMENT
7496-25-7319	8613 LINTON HALL RD	HUNTER TRUST	112.12	SPR2022-00287	HUNTER TRUST - SITE PLAN FINAL FOR DATA CENTER DEVELOPMENT
7695-38-4851	9351 FREEDOM CENTER BLVD	INNOVATION - MANASSAS DC - 4	19.37	SPR2022-00270	INNOVATION - MANASSAS DC - 4 - SITE PLAN TO DEVELOPMENT OF DC-4 DATA CENTER
7695-48-5650	9420 GODWIN DR	INNOVATION EXECUTIVE CENTER - MANASSAS DC-2 & DC-3	9.19	SPR2022-00267	INNOVATION EXECUTIVE CENTER - MANASSAS DC-2 & DC-3 - SITE PLAN FINAL FOR TWO DATA CENTERS
7695-58-1491	9480 GODWIN DR	INNOVATION EXECUTIVE CENTER - MANASSAS DC-2 & DC-3	32.31	SPR2022-00267	INNOVATION EXECUTIVE CENTER - MANASSAS DC-2 & DC-3 - SITE PLAN FINAL FOR TWO DATA CENTERS
7695-47-3376	9540 GODWIN DR	INNOVATION EXECUTIVE CENTER - MANASSAS DC-6	13.38	SPR2022-00385	INNOVATION EXECUTIVE CENTER - MANASSAS DC-6
7695-09-7902	11101 UNIVERSITY BLVD	INNOVATION ON THE PARKWAY	17.73	SPR2025-00339	INNOVATION ON THE PARKWAY - Redevelopment of the site into a 3-story data center
7596-47-5780	11680 HAYDEN RD	KESSINGER HUNTER - BUILDING 4	12.00	SPR2017-00032	KESSINGER HUNTER - BUILDING 4 - FINAL SITE PLAN FOR DATA CENTER
7694-87-2108	10101 HARRY J PARRISH BLVD	MANASSAS CORPORATE CENTER - MCC-7	22.51	SPR2024-00380	MANASSAS CORPORATE CENTER - MCC-7 - for construction of a Data Center (TARGETED)
7497-03-2210	13502 WELLINGTON CENTER CIR	MANASSAS DATA CENTER	11.11	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7497-02-7698	5524 WELLINGTON RD	MANASSAS DATA CENTER	5.07	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7497-12-1189	5600 WELLINGTON RD	MANASSAS DATA CENTER	3.34	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7497-02-9456	5650 WELLINGTON RD	MANASSAS DATA CENTER	0.24	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7497-02-1157	7645 LIMESTONE DR	MANASSAS DATA CENTER	5.03	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7497-02-5947	7655 LIMESTONE DR	MANASSAS DATA CENTER	5.69	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7597-80-0183	11461 CONNECTIVITY DR	MANASSAS POINT	0.02	SPR2023-00209	MANASSAS POINT - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT

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7597-70-9783	11461 CONNECTIVITY DR	MANASSAS POINT	0.12	SPR2023-00209	MANASSAS POINT - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7596-79-5885	11465 CONNECTIVITY DR	MANASSAS POINT	39.78	SPR2023-00209	MANASSAS POINT - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7596-62-9148.00	8881 MIKE GARCIA DR	MANASSAS TECH CENTER	21.87	REZ2025-00032	Manassas Tech Center- This is a request to rezone 11.5 5.98 acres
7595-49-8655	9250 INDUSTRIAL CT	MANASSAS TECH PARK NORTH	8.38	SPR2026-00196	MANASSAS TECH PARK NORTH - FINAL SITE PLAN FOR TWO PROPOSED DATA CENTER BUILDINGS
7596-50-2719	9251 INDUSTRIAL CT	MANASSAS TECH PARK NORTH	12.79	SPR2026-00196	MANASSAS TECH PARK NORTH - FINAL SITE PLAN FOR TWO PROPOSED DATA CENTER BUILDINGS
7695-50-9420	10400 HARRY J PARRISH BLVD	MDC 1-3 CENTER	30.24	SPR2024-00329	MDC 1-3 CENTER - Site plan revision to include a third building
7695-50-2882	10450 HARRY J PARRISH BLVD	MDC 1-3 CENTER	25.51	SPR2024-00329	MDC 1-3 CENTER - Site plan revision to include a third building
7695-41-6086	10470 HARRY J PARRISH BLVD	MDC 1-3 CENTER	29.64	SPR2024-00329	MDC 1-3 CENTER - Site plan revision to include a third building
7991-34-2547	14893 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	0.37	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-3679	14895 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	1.37	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-45-0874	14901 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	3.81	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-35-9245	14903 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	10.12	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-5166	14905 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	1.69	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-3438	14909 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	1.86	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-4523	14915 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	0.90	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-6407	14917 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	0.91	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-8422	14921 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	6.45	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-8768	14927 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	5.57	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-44-1698	14945 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	7.55	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.

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GPIN	Address	Case Name	Acreage	Case Number	Description
7991-36-4009	6920 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	0.70	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-35-2881	6924 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	2.17	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-35-1247	6928 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	2.08	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-35-5677	6937 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	4.17	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-35-3722	6955 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	2.57	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-2084	7033 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	2.23	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-25-9201	7034 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	3.55	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-0648	7053 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	1.89	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-24-7560	7054 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	2.09	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7298-51-0996	15425 JOHN MARSHALL HWY	MIDWOOD CENTER I	4.96	SPR2017-00060	MIDWOOD CENTER I - DATA CENTER - REVISION PLAN FOR PHASES I & II
7298-41-4524	15435 JOHN MARSHALL HWY	MIDWOOD CENTER I	38.53	SPR2017-00060	MIDWOOD CENTER I - DATA CENTER - REVISION PLAN FOR PHASES I & II
7597-62-3841	7510 MASON KING CT	IAD 11 DATA CTR-MASON KING CT-COMP DATA CTR PH 1	9.59	11-00069R00S01	MINOR SITE PLAN FOR INSTALLATION OF COOLING TOWERS & TRANSFORMER FOR DATA CENTER
7496-88-1217	13050 HANSEN FARM RD	MNZ03	83.15	SPR2023-00179	MNZ03 - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7595-75-7953	9650 HORNBAKER RD	NOVEC - HORNBAKER SUBSTATION	10.02	SPR2026-00050	NOVEC - HORNBAKER SUBSTATION
7595-85-1099	9680 HORNBAKER RD	NOVEC - HORNBAKER SUBSTATION	10.00	SPR2026-00050	NOVEC - HORNBAKER SUBSTATION
7496-18-4111	8221 LINTON HALL RD	NOVEC - LINTON HALL SUBSTATION EXPANSION	9.84	SPR2019-00323	NOVEC AT LINTON HALL - SUBSTATION EXPANSION - FINAL SITE PLAN
7596-77-9742	8301 BETHLEHEM RD	NOVEC RAILROAD SUBSTATION	18.67	15-00048R00S01	NOVEC RAILROAD SUBSTATION - FINAL SITE PLAN FOR SUBSTATION
7397-65-9830	13800 DAVES STORE LN	NTT GLOBAL DATA CENTER VA10	12.72	SPR2023-00188	NTT GLOBAL DATA CENTER VA10 - SITE PLAN FINAL
7397-56-8403	14300 JOHN MARSHALL HWY	NTT GLOBAL DATA CENTER VA10	90.90	SPR2023-00188	NTT GLOBAL DATA CENTER VA10 - SITE PLAN FINAL

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GPIN	Address	Case Name	Acreage	Case Number	Description
7696-41-6854	8926 WELLINGTON RD	NVA05C DATA CENTER	9.28	SPR2025-00052	NVA05C DATA CENTER - FINAL SITE PLAN FOR 176,558 SF data center
7696-40-3986	8940 WELLINGTON RD	NVA05C DATA CENTER	11.82	SPR2025-00052	NVA05C DATA CENTER - FINAL SITE PLAN FOR 176,558 SF data center
7696-41-5813	8954 WELLINGTON RD	NVA05C DATA CENTER	0.89	SPR2025-00052	NVA05C DATA CENTER - FINAL SITE PLAN FOR 176,558 SF data center
7696-41-9630	8958 WELLINGTON RD	NVA05C DATA CENTER	0.35	SPR2025-00052	NVA05C DATA CENTER - FINAL SITE PLAN FOR 176,558 SF data center
7696-51-0261	8962 WELLINGTON RD	NVA05C DATA CENTER	0.63	SPR2025-00052	NVA05C DATA CENTER - FINAL SITE PLAN FOR 176,558 SF data center
7696-42-1559	8819 WELLINGTON RD	NVA05D DATA CENTER	8.11	SPR2024-00165	NVA05D DATA CENTER - Site Plan for data center building
7696-23-5325	8625 WELLINGTON RD	NVA05E - STONEVIEW SITE PLAN	3.84	SPR2025-00195	NVA05E - STONEVIEW SITE PLAN - FINAL SITE PLAN For 326500 SF data center
7696-33-1105	8671 WELLINGTON RD	NVA05E - STONEVIEW SITE PLAN	8.53	SPR2025-00195	NVA05E - STONEVIEW SITE PLAN - FINAL SITE PLAN For 326500 SF data center
7696-31-9262	9005 FREEDOM CENTER BLVD	NVA13	23.25	SPR2022-00386	NVA13 - SITE PLAN - FOR DATA CENTER BUILDING AND ASSOCIATED PARKING INFRASTRUCTURE
7696-30-4783	9101 FREEDOM CENTER BLVD	NVA13	13.65	SPR2022-00386	NVA13 - SITE PLAN - FOR DATA CENTER BUILDING AND ASSOCIATED PARKING INFRASTRUCTURE
7298-51-5907	15395 JOHN MARSHALL HWY	HOPPMAN PROPERTY LOT 1 PHASE 2	28.28	06-00392R00S04	OFFICE / WAREHOUSE
7892-40-6524	14209 DUMFRIES RD	PARSONS BUSINESS PARK	0.89	SPR2026-00338	PARSONS BUSINESS PARK - Site plan for 6 data center buildings, 1 accessory buildings and substation pad.
7891-69-0322	14237 DUMFRIES RD	PARSONS BUSINESS PARK	89.97	SPR2026-00338	PARSONS BUSINESS PARK - Site plan for 6 data center buildings, 1 accessory buildings and substation pad.
7892-50-9839	7901 SIX TOWERS RD	PARSONS BUSINESS PARK	6.05	SPR2026-00338	PARSONS BUSINESS PARK - Site plan for 6 data center buildings, 1 accessory buildings and substation pad.
7597-41-3645	7760 DOANE DR	PATRIOT BUSINESS CENTER - PROJECT RESTO	5.90	SPR2026-00257	PATRIOT BUSINESS CENTER - Site Plan for 5-building existing data center campus and an adjacent Parcel
7597-31-9543	7780 DOANE DR	PATRIOT BUSINESS CENTER - PROJECT RESTO	6.70	SPR2026-00257	PATRIOT BUSINESS CENTER - Site Plan for 5-building existing data center campus and an adjacent Parcel
7597-43-5614	7600 DOANE DR	PATRIOT BUSINESS CENTER PH 1 BLDG "A"	0.01	14-00101R00S03	PATRIOT BUSINESS CENTER PH 1 BLDG "A"-FINAL SITE PLAN FOR DATA CENTER

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GPIN	Address	Case Name	Acreage	Case Number	Description
7597-42-1395	7600 DOANE DR	PATRIOT BUSINESS CENTER PH 1 BLDG "A"	7.89	14-00101R00S03	PATRIOT BUSINESS CENTER PH 1 BLDG "A"-FINAL SITE PLAN FOR DATA CENTER
7597-42-1456	11800 BREWERS SPRING RD	PATRIOT BUSINESS CENTER PH 1 BLDG B	7.85	13-00094R00S03	PATRIOT BUSINESS CENTER PH 1 BLDG B - FINAL SITE PLAN FOR 123,534 SQ FT WAREHOUSE BUILDING
7497-61-8568	6201 WELLINGTON RD	PROJECT ASTRID FINAL SITE PLAN	181.29	SPR2026-00360	PROJECT ASTRID FINAL SITE PLAN - Construction of two data center buildings
7696-21-7764	9000 FREEDOM CENTER BLVD	PROJECT BB	18.75	SPR2019-00011	PROJECT BB - FINAL SITE PLAN FOR TWO BUILDINGS
7695-39-0644	9301 FREEDOM CENTER BLVD	PROJECT DC-5	22.72	SPR2021-00143	PROJECT DC-5 - ALEXANDRA TECHNOLOGY CENTER
7497-41-7199	5945 WELLINGTON RD	PROJECT GAINESVILLE	58.54	SPR2022-00273	PROJECT GAINESVILLE - SITE PLAN FOR DATA CENTER DEVELOPMENT
7694-78-6585	10230 HARRY J PARRISH BLVD	PROJECT GULFSTREAM	13.45	SPR2026-00160	PROJECT GULFSTREAM - Site plan for 3 data centers and 1 gravel pad site.
7694-68-7035	10231 HARRY J PARRISH BLVD	PROJECT GULFSTREAM	20.92	SPR2026-00160	PROJECT GULFSTREAM - Site plan for 3 data centers and 1 gravel pad site.
7694-69-8742	10250 HARRY J PARRISH BLVD	PROJECT GULFSTREAM	17.10	SPR2026-00160	PROJECT GULFSTREAM - Site plan for 3 data centers and 1 gravel pad site.
7694-68-5291	10251 HARRY J PARRISH BLVD	PROJECT GULFSTREAM	13.44	SPR2026-00160	PROJECT GULFSTREAM - Site plan for 3 data centers and 1 gravel pad site.
7496-68-0342	12901 ROLLINS FORD RD	PROJECT INDUSTRY	15.64	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-48-8861	8000 INDUSTRIAL PARK CT	PROJECT INDUSTRY	3.01	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-59-2613	8001 INDUSTRIAL PARK CT	PROJECT INDUSTRY	3.38	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-0951	8010 INDUSTRIAL PARK CT	PROJECT INDUSTRY	3.02	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-2739	8020 INDUSTRIAL PARK CT	PROJECT INDUSTRY	3.02	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-4088	8021 INDUSTRIAL PARK CT	PROJECT INDUSTRY	1.37	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-4226	8030 INDUSTRIAL PARK CT	PROJECT INDUSTRY	2.72	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-6487	8031 INDUSTRIAL PARK CT	PROJECT INDUSTRY	4.84	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-6207	8040 INDUSTRIAL PARK CT	PROJECT INDUSTRY	3.82	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure

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GPIN	Address	Case Name	Acreage	Case Number	Description
7496-58-4265	8041 INDUSTRIAL PARK CT	PROJECT INDUSTRY	1.39	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-47-2505	13001 ROLLINS FORD RD	PROJECT MANGO PHASE 2	253.56	SPR2023-00007	PROJECT MANGO PHASE 2 - SITE PLAN FOR DATA CENTER
7596-59-1553	11800 PRINCE WILLIAM PKWY	HOPPER ENERGY CENTER	15.86	PFR2026-00006	Public Facilities Review - Hopper Energy Center
7596-85-7423	8351 BETHLEHEM RD	NOVEC Junkyard Renovation Substation	19.41	PFR2025-00003	PUBLIC FACILITY REVIEW - Junkyard Renovation Substation
7596-43-9061	11950 SUDLEY MANOR DR	NOVEC JAVELIN SUBSTATION	19.27	PFR2026-00007	Public Facility Review - NOVEC - Javelin Substation
7497-13-3597	5551 WELLINGTON RD	5451 WELLINGTON ROAD EAST	7.20	SPR2026-00322	REDEVELOPMENT OF EXISTING SITE TO CONSTRUCT A TWO-STORY DATA CENTER
7497-13-3869	5555 WELLINGTON RD	5451 WELLINGTON ROAD EAST	0.25	SPR2026-00322	REDEVELOPMENT OF EXISTING SITE TO CONSTRUCT A TWO-STORY DATA CENTER
7595-88-0961	11090 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	1.94	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-7384	11104 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	2.17	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-5881	11108 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	2.12	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-4591	11112 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	2.08	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-3088	11116 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	2.03	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-1595	11120 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	1.99	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-0192	11124 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	1.94	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-68-8696	11128 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	1.89	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-68-7096	11132 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	1.85	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-69-4800	11138 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	4.07	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-69-2101	11144 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	2.40	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-69-2565	11501 UNIVERSITY BLVD	REDSTONE TECH. PARK NORTH	28.56	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-88-0593	9280 HORNBAKER RD	REDSTONE TECH. PARK NORTH	4.97	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers

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7595-59-7124	9341 INDUSTRIAL CT	REDSTONE TECH. PARK NORTH	8.70	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-67-8821	9651 HAWKINS DR	REDSTONE TECH. PARK CENTRAL	4.66	SPR2026-00228	REDSTONE TECH. PARK CENTRAL - redevelopment of the site with two (2) one-story data centers
7595-78-7427	11091 INDUSTRIAL RD	REDSTONE TECH. PARK SOUTH	2.02	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-78-4035	11101 INDUSTRIAL RD	REDSTONE TECH. PARK SOUTH	4.25	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-78-0733	11111 INDUSTRIAL RD	REDSTONE TECH. PARK SOUTH	1.78	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-78-9620	9502 HORNBAKER RD	REDSTONE TECH. PARK SOUTH	2.05	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-77-7290	9506 HORNBAKER RD	REDSTONE TECH. PARK SOUTH	2.16	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-78-4202	9510 HORNBAKER RD	REDSTONE TECH. PARK SOUTH	2.00	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-77-5466	9512 HORNBAKER RD	REDSTONE TECH. PARK SOUTH	4.30	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7596-09-7967	6895 WELLINGTON RD	ROSE EAST	34.80	SPR2026-00155	ROSE EAST - Industrial Development at 6895 Wellington Road
7595-96-0662	9651 HORNBAKER RD	INNOVATION - POWER LOFT DATA CENTER	19.44	07-00164R00S04	SITE PLAN FOR POWER LOFT DATA CENTER
7596-27-0053	8300 BUCKEYE TIMBER DR	SOUTH POINT PHASE 2	10.15	SPR2022-00295	SOUTH POINT PHASE 2 - DATA CENTER
7596-16-5979	8400 BUCKEYE TIMBER DR	SOUTH POINT PHASE 2	12.06	SPR2022-00295	SOUTH POINT PHASE 2 - DATA CENTER
8190-90-6518	16401 DUMFRIES RD	SOUTHGATE SOUTH REZ & PRA	54.37	REZ2026-00044	Southgate South REZ & PRA and Southgate South SUP
8290-01-1415	16975 OLD STAGE RD	SOUTHGATE SOUTH REZ & PRA	25.67	REZ2026-00044	Southgate South REZ & PRA and Southgate South SUP
7596-17-3979	7056 WELLINGTON RD	SOUTHPOINT BUSINESS CENTER	23.48	SPR2020-00184	SOUTHPOINT BUSINESS CENTER- REVISION TO PROVIDE ADDITIONAL BUILDING
7596-52-6481	11951 SUDLEY MANOR DR	SUDLEY MANOR DRIVE DATA CENTER	34.78	SPR2026-00337	SUDLEY MANOR DRIVE DATA CENTER
7596-72-7564	8870 HORNBAKER RD	MANASSAS TECH CENTER	0.06	SPR2024-00026	THE PROJECT IS FOR THE CONSTRUCTION OF ONE TWO-STORY BUILDING.
7596-71-2979	8870 HORNBAKER RD	MANASSAS TECH CENTER	0.34	SPR2024-00026	THE PROJECT IS FOR THE CONSTRUCTION OF ONE TWO-STORY BUILDING.
7596-72-6327.00	8889 MIKE GARCIA DR	MANASSAS TECH CENTER	19.18	SPR2024-00026	THE PROJECT IS FOR THE CONSTRUCTION OF ONE TWO-STORY BUILDING.

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7596-61-8378.00	8890 MIKE GARCIA DR	MANASSAS TECH CENTER	4.94	SPR2024-00026	THE PROJECT IS FOR THE CONSTRUCTION OF ONE TWO-STORY BUILDING.
7892-40-6748	14205 DUMFRIES RD	Six Towers Industrial Park	0.92	REZ2026-00019	Rezone 23.82 acres from A-1 and M/T to PBD to allow for data center development
7892-60-4187	7830 SIX TOWERS RD	Six Towers Industrial Park	1.04	REZ2026-00019	Rezone 23.82 acres from A-1 and M/T to PBD to allow for data center development
7892-60-2881	7860 SIX TOWERS RD	Six Towers Industrial Park	1.05	REZ2026-00019	Rezone 23.82 acres from A-1 and M/T to PBD to allow for data center development
7892-60-0392	7900 SIX TOWERS RD	Six Towers Industrial Park	5.88	REZ2026-00019	Rezone 23.82 acres from A-1 and M/T to PBD to allow for data center development
7892-50-6168	7930 SIX TOWERS RD	Six Towers Industrial Park	1.93	REZ2026-00019	Rezone 23.82 acres from A-1 and M/T to PBD to allow for data center development
7892-50-1385	7960 SIX TOWERS RD	Six Towers Industrial Park	9.89	REZ2026-00019	Rezone 23.82 acres from A-1 and M/T to PBD to allow for data center development
7892-50-2561	8000 SIX TOWERS RD	Six Towers Industrial Park	0.94	REZ2026-00019	Rezone 23.82 acres from A-1 and M/T to PBD to allow for data center development
7892-50-1159	8010 SIX TOWERS RD	Six Towers Industrial Park	0.97	REZ2026-00019	Rezone 23.82 acres from A-1 and M/T to PBD to allow for data center development
7892-40-8953	8030 SIX TOWERS RD	Six Towers Industrial Park	0.98	REZ2026-00019	Rezone 23.82 acres from A-1 and M/T to PBD to allow for data center development
7696-46-3403	8552 ASHTON AVE	ASHTON DATA CENTER	51.80	REZ2022-00031	Rezone 51.85 acres from A-1 and R-6 to M/T and includes height modification for data center uses.
7397-25-6482	14260 GARDNER MANOR PL	GARDNER PROPERTY	15.67	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7397-35-2804	14280 GARDNER MANOR PL	GARDNER PROPERTY	5.05	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7397-44-0054	14300 GARDNER MANOR PL	GARDNER PROPERTY	1.75	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7397-34-9643	14306 GARDNER MANOR PL	GARDNER PROPERTY	0.52	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7397-34-7736	14318 GARDNER MANOR PL	GARDNER PROPERTY	1.28	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7397-34-9413	14392 MCGRAWS CORNER DR	GARDNER PROPERTY	1.21	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7397-34-3968	14414 MCGRAWS CORNER DR	GARDNER PROPERTY	5.48	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7397-24-9409	14501 MCGRAWS CORNER DR	GARDNER PROPERTY	18.00	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7397-24-7793	14560 MCGRAWS CORNER DR	GARDNER PROPERTY	6.14	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD

Attachment C: List of Properties Eligible to Remain in DCOZOD, based on the ZTA initiated by the Board on June 9, 2026, as of June 30, 2026

NOTHING IN THIS ATTACHMENT IS A ZONING DETERMINATION OR OTHER FINAL DETERMINATION BY COUNTY STAFF

GPIN	Address	Case Name	Acreage	Case Number	Description
7397-24-5358	14570 MCGRAWS CORNER DR	GARDNER PROPERTY	0.41	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7397-24-2642	14625 MCGRAWS CORNER DR	GARDNER PROPERTY	18.31	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7397-44-2126	7460 HILLWOOD DR	GARDNER PROPERTY	2.14	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7397-33-5378	7471 NOLAN RD	GARDNER PROPERTY	0.26	REZ2023-00018	Rezone 82.67 acres from A-1 and B-1 to PBD
7794-06-1635	9896 CHEVALLE DR	Manassas Corporate Center 8	7.26	REZ2026-00032	Rezone from A-1 to PBD for development of a data center use.
7694-96-9409	9898 CHEVALLE DR	Manassas Corporate Center 8	7.63	REZ2026-00032	Rezone from A-1 to PBD for development of a data center use.
7694-95-8381	9900 CHEVALLE DR	Manassas Corporate Center 8	6.53	REZ2026-00032	Rezone from A-1 to PBD for development of a data center use.
7694-95-9456	9902 CHEVALLE DR	Manassas Corporate Center 8	1.54	REZ2026-00032	Rezone from A-1 to PBD for development of a data center use.
7496-07-8757	8217 LINTON HALL RD	GAINESVILLE TECHNOLOGY CENTER (VULCAN TECH CENTER - AOL)	31.77	SPR2026-00333	VA5 LINTON HALL ROAD - Final site plan for an additional building onsite.
7397-35-8363	14425 JOHN MARSHALL HWY	VILLAGE PLACE TECHNOLOGY PARK	14.40	SPR2022-00071	VILLAGE PLACE TECHNOLOGY PARK - DATA CENTER BUILDINGS
7397-35-5597	14455 JOHN MARSHALL HWY	VILLAGE PLACE TECHNOLOGY PARK	10.09	SPR2022-00071	VILLAGE PLACE TECHNOLOGY PARK - DATA CENTER BUILDINGS
7397-36-2834	14475 JOHN MARSHALL HWY	VILLAGE PLACE TECHNOLOGY PARK	10.16	SPR2022-00071	VILLAGE PLACE TECHNOLOGY PARK - DATA CENTER BUILDINGS
7397-36-1468	14495 JOHN MARSHALL HWY	VILLAGE PLACE TECHNOLOGY PARK	10.54	SPR2022-00071	VILLAGE PLACE TECHNOLOGY PARK - DATA CENTER BUILDINGS
7496-98-3801	6894 WELLINGTON RD	WELL DATA CENTER	0.17	SPR2026-00108	WELL DATA CENTER - Development of Data Centers
7596-08-1375	6894 WELLINGTON RD	WELL DATA CENTER	9.38	SPR2026-00108	WELL DATA CENTER - Development of Data Centers
7596-08-0824	6898 WELLINGTON RD	WELL DATA CENTER	11.55	SPR2026-00108	WELL DATA CENTER - Development of Data Centers
7596-07-5471	6922 WELLINGTON RD	WELL DATA CENTER	10.00	SPR2026-00108	WELL DATA CENTER - Development of Data Centers
7496-97-8786	8019 DEVLIN RD	WELL DATA CENTER	13.01	SPR2026-00108	WELL DATA CENTER - Development of Data Centers
7596-54-4132	7728 WELLINGTON RD	WELLINGTON GLEN TECHNOLOGY PARK PHASE 2 PLAN	30.86	SPR2026-00138	WELLINGTON GLEN TECHNOLOGY PARK PHASE 2 PLAN - Proposed Data Center
7597-85-1215	11314 BALLS FORD RD	WESTVIEW 66 MNZ01	40.55	SPR2022-00107	WESTVIEW 66 MNZ01 - FINAL SITE PLAN FOR DATA CENTER
7595-54-7478	10145 LINTON HALL RD	YOUTH FOR TOMORROW	49.84	SPR2024-00146	YOUTH FOR TOMORROW - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT

Attachment D: List of Properties Eligible to Remain in DCOZOD, based on Staff's recommended changes to the ZTA, as of June 30, 2026

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Attachment D: List of Properties Eligible to Remain in DCOZOD, based on Staff's recommended changes to the ZTA, as of June 30, 2026.

GPIN	Address	Case Name	Acreage	Case Number	Description
7496-07-8757	8217 LINTON HALL RD	GAINESVILLE TECHNOLOGY CENTER (VULCAN TECH CENTER - AOL)	31.77	SPR2026-00333	VA5 LINTON HALL ROAD - Final site plan for an additional 155,427 SQ. FT. building onsite.
7496-17-5917	8223 LINTON HALL RD	HUNTER TRUST	16.55	SPR2022-00287	HUNTER TRUST - SITE PLAN FINAL FOR DATA CENTER DEVELOPMENT (eReview starting at S06)
7496-18-4111	8221 LINTON HALL RD	NOVEC - LINTON HALL SUBSTATION EXPANSION	9.84	SPR2019-00323	NOVEC AT LINTON HALL - SUBSTATION EXPANSION - FINAL SITE PLAN
7496-25-7319	8613 LINTON HALL RD	HUNTER TRUST	112.12	SPR2022-00287	HUNTER TRUST - SITE PLAN FINAL FOR DATA CENTER DEVELOPMENT (eReview starting at S06)
7496-43-8199	13301 CASEY LN	HUNTER TRUST	67.36	SPR2022-00287	HUNTER TRUST - SITE PLAN FINAL FOR DATA CENTER DEVELOPMENT (eReview starting at S06)
7496-47-2505	13001 ROLLINS FORD RD	PROJECT MANGO PHASE 2	253.56	SPR2023-00007	PROJECT MANGO PHASE 2 - SITE PLAN FOR DATA CENTER
7496-48-8861	8000 INDUSTRIAL PARK CT	PROJECT INDUSTRY	3.01	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-51-8372	9000 DEVLIN RD	DEVLIN TECHNOLOGY PARK	65.54	SPR2026-00332	DEVLIN TECHNOLOGY PARK - Development of new data center campus
7496-58-0951	8010 INDUSTRIAL PARK CT	PROJECT INDUSTRY	3.02	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-2739	8020 INDUSTRIAL PARK CT	PROJECT INDUSTRY	3.02	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-4088	8021 INDUSTRIAL PARK CT	PROJECT INDUSTRY	1.37	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-4226	8030 INDUSTRIAL PARK CT	PROJECT INDUSTRY	2.72	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-4265	8041 INDUSTRIAL PARK CT	PROJECT INDUSTRY	1.39	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-6207	8040 INDUSTRIAL PARK CT	PROJECT INDUSTRY	3.82	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-58-6487	8031 INDUSTRIAL PARK CT	PROJECT INDUSTRY	4.84	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-59-2613	8001 INDUSTRIAL PARK CT	PROJECT INDUSTRY	3.38	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure

Attachment D: List of Properties Eligible to Remain in DCOZOD, based on Staff's recommended changes to the ZTA, as of June 30, 2026

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GPIN	Address	Case Name	Acreage	Case Number	Description
7496-63-4453	8900 DEVLIN RD	DEVLIN TECHNOLOGY PARK	119.29	SPR2026-00332	DEVLIN TECHNOLOGY PARK - Development of new data center campus
7496-68-0342	12901 ROLLINS FORD RD	PROJECT INDUSTRY	15.64	SPR2026-00265	PROJECT INDUSTRY - Two data center buildings, Substation, and associated infrastructure
7496-68-8838	8125 PINEY BRANCH LN	GAINESVILLE TECH PARK	52.69	SPR2026-00085	GAINESVILLE TECH PARK - Site plan to add 4 buildings on site.
7496-79-2934	8125 PINEY BRANCH LN	GAINESVILLE TECH PARK	0.72	SPR2026-00085	GAINESVILLE TECH PARK - Site plan to add 4 buildings on site.
7496-88-1217	13050 HANSEN FARM RD	MNZ03	83.15	SPR2023-00179	MNZ03 - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7496-97-8786	8019 DEVLIN RD	WELL DATA CENTER	13.01	SPR2026-00108	WELL DATA CENTER - Development of Data Centers and associated infrastructure
7496-98-3801	6894 WELLINGTON RD	WELL DATA CENTER	0.17	SPR2026-00108	WELL DATA CENTER - Development of Data Centers and associated infrastructure
7497-02-1157	7645 LIMESTONE DR	MANASSAS DATA CENTER	5.03	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7497-02-5947	7655 LIMESTONE DR	MANASSAS DATA CENTER	5.69	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7497-02-7698	5524 WELLINGTON RD	MANASSAS DATA CENTER	5.07	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7497-02-9456	5650 WELLINGTON RD	MANASSAS DATA CENTER	0.24	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7497-03-1353	5451 WELLINGTON RD	5451 WELLINGTON ROAD WEST	4.85	SPR2026-00309	5451 WELLINGTON ROAD WEST - This plan proposed a 2-story data and associated infrastructure.
7497-03-2210	13502 WELLINGTON CENTER CIR	MANASSAS DATA CENTER	11.11	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7497-03-8369	5501 WELLINGTON RD	5451 WELLINGTON ROAD WEST	2.61	SPR2026-00309	5451 WELLINGTON ROAD WEST - This plan proposed a 2-story data and associated infrastructure.
7497-04-7126	5531 WELLINGTON RD	5451 WELLINGTON ROAD WEST	12.85	SPR2026-00309	5451 WELLINGTON ROAD WEST - This plan proposed a 2-story data and associated infrastructure.
7497-12-1189	5600 WELLINGTON RD	MANASSAS DATA CENTER	3.34	SPR2026-00221	MANASSAS DATA CENTER - Site plan for data center development
7497-13-0156	5559 WELLINGTON RD	5451 WELLINGTON ROAD WEST	2.14	SPR2026-00309	5451 WELLINGTON ROAD WEST - This plan proposed a 2-story data and associated infrastructure.
7497-13-3597	5551 WELLINGTON RD	5451 WELLINGTON ROAD EAST	7.20	SPR2026-00322	REDEVELOPMENT OF EXISTING SITE TO CONSTRUCT A TWO-STORY DATA CENTER
7497-13-3869	5555 WELLINGTON RD	5451 WELLINGTON ROAD EAST	0.25	SPR2026-00322	REDEVELOPMENT OF EXISTING SITE TO CONSTRUCT A TWO-STORY DATA CENTER
7497-14-5061	5547 WELLINGTON RD	GAINESVILLE RLC	12.71	SPR2025-00022	GAINESVILLE RLC - ONE 3-STORY DATA CENTER BUILDING
7497-14-8710	7000 RAIL LINE CT	GAINESVILLE RLC	2.04	SPR2025-00022	GAINESVILLE RLC - ONE 3-STORY DATA CENTER BUILDING

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GPIN	Address	Case Name	Acreage	Case Number	Description
7497-23-7224	5845 WELLINGTON RD	GAINESVILLE WEST	0.24	SPR2023-00176	GAINESVILLE WEST - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7497-23-7429	5845 WELLINGTON RD	GAINESVILLE WEST	0.07	SPR2023-00176	GAINESVILLE WEST - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7497-24-0701	7100 RAIL LINE CT	GAINESVILLE RLC	2.11	SPR2025-00022	GAINESVILLE RLC - ONE 3-STORY DATA CENTER BUILDING
7497-24-1255	6900 RAIL LINE CT	GAINESVILLE RLC	7.33	SPR2025-00022	GAINESVILLE RLC - ONE 3-STORY DATA CENTER BUILDING
7497-32-5305	13255 SKYLARK VIEW WAY	GAINESVILLE WEST	58.30	SPR2023-00176	GAINESVILLE WEST - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7497-41-7199	5945 WELLINGTON RD	PROJECT GAINESVILLE	58.54	SPR2022-00273	PROJECT GAINESVILLE - SITE PLAN FOR DATA CENTER DEVELOPMENT
7497-43-7416	13490 UNIVERSITY BLVD	ARC WELLINGTON	117.21	SPR2023-00349	ARC WELLINGTON - FINAL SITE PLAN FOR DATA CENTER
7497-61-8568	6201 WELLINGTON RD	PROJECT ASTRID FINAL SITE PLAN	181.29	SPR2026-00360	PROJECT ASTRID FINAL SITE PLAN - Construction of two data center buildings
7497-80-5986	7800 PINEY BRANCH LN	HANSEN FARM SOUTH	22.23	SPR2026-00161	HANSEN FARM SOUTH - Site Plan for Data Center Development
7497-90-1723	13042 HANSEN FARM RD	HANSEN FARM SOUTH	3.12	SPR2026-00161	HANSEN FARM SOUTH - Site Plan for Data Center Development
7595-49-8655	9250 INDUSTRIAL CT	MANASSAS TECH PARK NORTH	8.38	SPR2026-00196	MANASSAS TECH PARK NORTH - FINAL SITE PLAN FOR TWO PROPOSED DATA CENTER BUILDINGS
7595-59-7124	9341 INDUSTRIAL CT	REDSTONE TECH. PARK NORTH	8.70	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-65-9789.00	9570 HORNBAKER RD	AVANTI INNOVATION PHASE 2	14.24	SPR2022-00032	AVANTI INNOVATION PHASE 2 - FINAL SITE PLAN FOR DATA CENTER
7595-67-8821	9651 HAWKINS DR	REDSTONE TECH. PARK CENTRAL	4.66	SPR2026-00228	REDSTONE TECH. PARK CENTRAL - redevelopment of the site with two (2) one-story data center buildings
7595-68-7096	11132 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	1.85	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-68-8696	11128 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	1.89	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-69-2101	11144 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	2.40	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-69-2565	11501 UNIVERSITY BLVD	REDSTONE TECH. PARK NORTH	28.56	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-69-4800	11138 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	4.07	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers

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GPIN	Address	Case Name	Acreage	Case Number	Description
7595-75-3611	9640 HORNBAKER RD	AVANTI PHASE 3	16.42	SPR2024-00326	AVANTI PHASE 3 - SITE PLAN FOR DATA CENTER
7595-75-7953	9650 HORNBAKER RD	NOVEC - HORNBAKER SUBSTATION	10.02	SPR2026-00050	NOVEC - HORNBAKER SUBSTATION
7595-76-2590	9522 HORNBAKER RD	AVANTI PHASE 4	20.65	SPR2024-00205	AVANTI PHASE 4 - DATA CENTER DEVELOPMENT
7595-76-6544.00	9590 HORNBAKER RD	AVANTI INNOVATION PHASE 2	10.17	SPR2022-00032	AVANTI INNOVATION PHASE 2 - FINAL SITE PLAN FOR DATA CENTER
7595-77-5466	9512 HORNBAKER RD	REDSTONE TECH. PARK SOUTH	4.30	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-77-7290	9506 HORNBAKER RD	REDSTONE TECH. PARK SOUTH	2.16	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-78-0192	11124 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	1.94	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-0733	11111 INDUSTRIAL RD	REDSTONE TECH. PARK SOUTH	1.78	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-78-1595	11120 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	1.99	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-3088	11116 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	2.03	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-4035	11101 INDUSTRIAL RD	REDSTONE TECH. PARK SOUTH	4.25	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-78-4202	9510 HORNBAKER RD	REDSTONE TECH. PARK SOUTH	2.00	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-78-4591	11112 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	2.08	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-5881	11108 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	2.12	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-7384	11104 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	2.17	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-78-7427	11091 INDUSTRIAL RD	REDSTONE TECH. PARK SOUTH	2.02	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-78-9620	9502 HORNBAKER RD	REDSTONE TECH. PARK SOUTH	2.05	SPR2026-00246	REDSTONE TECH. PARK SOUTH. Multi Parcel Consolidation and Data Center Site Plan
7595-85-1099	9680 HORNBAKER RD	NOVEC - HORNBAKER SUBSTATION	10.00	SPR2026-00050	NOVEC - HORNBAKER SUBSTATION
7595-85-3742	9720 HORNBAKER RD	AVANTI AT INNOVATION	12.05	SPR2021-00218	AVANTI AT INNOVATION - DATA CENTER - REVISION - ADDED BUILDING 3

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GPIN	Address	Case Name	Acreage	Case Number	Description
7595-85-6929	9750 HORNBAKER RD	AVANTI AT INNOVATION	12.58	SPR2021-00218	AVANTI AT INNOVATION - DATA CENTER - REVISION - ADDED BUILDING 3
7595-88-0593	9280 HORNBAKER RD	REDSTONE TECH. PARK NORTH	4.97	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-88-0961	11090 INDUSTRIAL RD	REDSTONE TECH. PARK NORTH	1.94	SPR2026-00299	REDSTONE TECH PARK NORTH - Consolidation of several lots to develop data centers
7595-95-6147	11120 THOMASSON BARN RD	DC-F AT INNOVATION PARK LANDBAY 11	21.14	SPR2019-00029	DC-F AT INNOVATION - FINAL SITE PLAN FOR TWO BUILDINGS AND GUARD HOUSE - DATA CENTER
7595-96-0662	9651 HORNBAKER RD	INNOVATION - POWER LOFT DATA CENTER	19.44	07-00164R00S04	SITE PLAN FOR POWER LOFT DATA CENTER
7596-07-5471	6922 WELLINGTON RD	WELL DATA CENTER	10.00	SPR2026-00108	WELL DATA CENTER - Development of Data Centers and associated infrastructure
7596-08-0824	6898 WELLINGTON RD	WELL DATA CENTER	11.55	SPR2026-00108	WELL DATA CENTER - Development of Data Centers and associated infrastructure
7596-08-1375	6894 WELLINGTON RD	WELL DATA CENTER	9.38	SPR2026-00108	WELL DATA CENTER - Development of Data Centers and associated infrastructure
7596-09-7967	6895 WELLINGTON RD	ROSE EAST	34.80	SPR2026-00155	ROSE EAST - Industrial Development at 6895 Wellington Road
7596-16-5979	8400 BUCKEYE TIMBER DR	SOUTH POINT PHASE 2	12.06	SPR2022-00295	SOUTH POINT PHASE 2 - DATA CENTER
7596-17-3979	7056 WELLINGTON RD	SOUTHPOINT BUSINESS CENTER	23.48	SPR2020-00184	SOUTHPOINT BUSINESS CENTER- REVISION TO PROVIDE ADDITIONAL BUILDING - DATA CENTER
7596-27-0053	8300 BUCKEYE TIMBER DR	SOUTH POINT PHASE 2	10.15	SPR2022-00295	SOUTH POINT PHASE 2 - DATA CENTER
7596-43-9061	11950 SUDLEY MANOR DR	NOVEC JAVELIN SUBSTATION	19.27	PFR2026-00007	Public Facility Review - NOVEC - Javelin Substation
7596-47-5780	11680 HAYDEN RD	KESSINGER HUNTER - BUILDING 4	12.00	SPR2017-00032	KESSINGER HUNTER - BUILDING 4 - FINAL SITE PLAN FOR DATA CENTER
7596-47-9737	11650 HAYDEN RD	BUILDING VA2B1	35.86	SPR2018-00276	BUILDING VA2B1 - FINAL SITE PLAN FOR DATA CENTER
7596-50-2719	9251 INDUSTRIAL CT	MANASSAS TECH PARK NORTH	12.79	SPR2026-00196	MANASSAS TECH PARK NORTH - FINAL SITE PLAN FOR TWO PROPOSED DATA CENTER BUILDINGS
7596-52-6481	11951 SUDLEY MANOR DR	SUDLEY MANOR DRIVE DATA CENTER	34.78	SPR2026-00337	
7596-54-4132	7728 WELLINGTON RD	WELLINGTON GLEN TECHNOLOGY PARK PHASE 2 PLAN	30.86	SPR2026-00138	WELLINGTON GLEN TECHNOLOGY PARK PHASE 2 PLAN - Proposed Data Center
7596-55-5297.00	11536 ELEVATE DR	BUILDING VA8/9	11.81	SPR2025-00187	BUILDING VA8/9 - FINAL SITE PLAN FOR Targeted Industry site plan for one data center building
7596-56-1578	11630 HAYDEN RD	BUILDING VA2B1	11.82	SPR2018-00276	BUILDING VA2B1 - FINAL SITE PLAN FOR DATA CENTER

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GPIN	Address	Case Name	Acreage	Case Number	Description
7596-58-8732	8170 BETHLEHEM RD	COPT DC-23 @ BETHLEHEM TECHNOLOGY PK BLDG 4	61.55	SPR2018-00052	COPT DC-23 @ BETHLEHEM TECHNOLOGY PK BLDG 4 - FINAL SITE PLAN FOR BUILDING 4
7596-59-1553	11800 PRINCE WILLIAM PKWY	HOPPER ENERGY CENTER	15.86	PFR2026-00006	Public Facilities Review - Hopper Energy Center
7596-61-8378.00	8890 MIKE GARCIA DR	MANASSAS TECH CENTER	4.94	SPR2024-00026	THE PROJECT IS FOR THE CONSTRUCTION OF ONE TWO-STORY BUILDING, A SUBSTATION, AND ONE GUARD HOUSE.
7596-62-9148.00	8881 MIKE GARCIA DR	MANASSAS TECH CENTER	21.87	REZ2025-00032	Manassas Tech Center- rezone ±5.98 acres from PMD to PBD to allow development of data centers.
7596-64-6285	11451 ELEVATE DR	BUILDING VA10	5.11	SPR2023-00394	BUILDING VA10 - DEVELOPMENT OF A DATA CENTER
7596-64-9220	7749 WELLINGTON RD	BUILDING VA6	13.94	SPR2022-00344	BUILDING VA6 - FINAL SITE PLAN FOR DATA CENTER
7596-65-0431.00	11550 ELEVATE DR	BUILDING VA8/9	14.15	SPR2025-00187	BUILDING VA8/9 - FINAL SITE PLAN FOR Targeted Industry site plan for one data center building
7596-66-0725	11560 HAYDEN RD	BUILDING VA2B1	16.72	SPR2018-00276	BUILDING VA2B1 - FINAL SITE PLAN FOR DATA CENTER
7596-66-8266	8328 BETHLEHEM RD	BUILDING VA7	23.74	SPR2023-00055	BUILDING VA7 - FINAL SITE PLAN
7596-71-2979	8870 HORNBAKER RD	MANASSAS TECH CENTER	0.34	SPR2024-00026	THE PROJECT IS FOR THE CONSTRUCTION OF ONE TWO-STORY BUILDING, A SUBSTATION, AND ONE GUARD HOUSE.
7596-72-6327.00	8889 MIKE GARCIA DR	MANASSAS TECH CENTER	19.18	SPR2024-00026	THE PROJECT IS FOR THE CONSTRUCTION OF ONE TWO-STORY BUILDING, A SUBSTATION, AND ONE GUARD HOUSE.
7596-72-7564	8870 HORNBAKER RD	MANASSAS TECH CENTER	0.06	SPR2024-00026	THE PROJECT IS FOR THE CONSTRUCTION OF ONE TWO-STORY BUILDING, A SUBSTATION, AND ONE GUARD HOUSE.
7596-74-2370	7729 WELLINGTON RD	BUILDING VA6	1.69	SPR2022-00344	BUILDING VA6 - FINAL SITE PLAN FOR DATA CENTER
7596-77-9742	8301 BETHLEHEM RD	NOVEC RAILROAD SUBSTATION	18.67	15-00048R00501	NOVEC RAILROAD SUBSTATION - FINAL SITE PLAN FOR SUBSTATION
7596-79-5885	11465 CONNECTIVITY DR	MANASSAS POINT	39.78	SPR2023-00209	MANASSAS POINT - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7596-85-7423	8351 BETHLEHEM RD	NOVEC Junkyard Renovation Substation	19.41	PFR2025-00003	PUBLIC FACILITY REVIEW - Junkyard Renovation Substation
7596-86-2550	8313 BETHLEHEM RD	DOMINION LIBERTY SUBSTATION	28.63	13-00137R00S03	FINAL SITE PLAN FOR CONSTRUCTION OF A NEW SUBSTATION
7597-01-9654	7721 WELLINGFORD DR	HANSEN FARM NORTH	3.77	SPR2026-00153	HANSEN FARM NORTH - Site Plan for Data Center Development

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GPIN	Address	Case Name	Acreage	Case Number	Description
7597-11-2534	7751 WELLINGFORD DR	HANSEN FARM NORTH	8.39	SPR2026-00153	HANSEN FARM NORTH - Site Plan for Data Center Development
7597-31-9543	7780 DOANE DR	PATRIOT BUSINESS CENTER - PROJECT RESTO	6.70	SPR2026-00257	PATRIOT BUSINESS CENTER - PROJECT RESTO - The site includes a 5-building existing data center campus.
7597-41-3645	7760 DOANE DR	PATRIOT BUSINESS CENTER - PROJECT RESTO	5.90	SPR2026-00257	PATRIOT BUSINESS CENTER - PROJECT RESTO - The site includes a 5-building existing data center campus.
7597-42-1395	7600 DOANE DR	PATRIOT BUSINESS CENTER PH 1 BLDG "A"	7.89	14-00101R00S03	PATRIOT BUSINESS CENTER PH 1 BLDG "A"-FINAL SITE PLAN FOR DATA CENTER
7597-42-1456	11800 BREWERS SPRING RD	PATRIOT BUSINESS CENTER PH 1 BLDG B	7.85	13-00094R00S03	PATRIOT BUSINESS CENTER PH 1 BLDG B - FINAL SITE PLAN FOR 123,534 SQ FT WAREHOUSE BUILDING
7597-42-2107	11801 BREWERS SPRING RD	PATRIOT BUSINESS CENTER	10.05	08-00098R00S03	FINAL PLAN FOR INDUSTRIAL - DATA CENTER
7597-43-5614	7600 DOANE DR	PATRIOT BUSINESS CENTER PH 1 BLDG "A"	0.01	14-00101R00S03	PATRIOT BUSINESS CENTER PH 1 BLDG "A"-FINAL SITE PLAN FOR DATA CENTER
7597-54-1893.01	7101 CENTURY PARK DR	CENTURY PARK PHASE 2 AND 3	16.72	SPR2026-00336	CENTURY PARK PHASE 2 AND 3 - SITE PLAN FOR DATA CENTER DEVELOPMENT
7597-54-9420.01	7300 CENTURY PARK DR	CENTURY PARK PHASE 2 AND 3	10.57	SPR2026-00336	CENTURY PARK PHASE 2 AND 3 - SITE PLAN FOR DATA CENTER DEVELOPMENT
7597-62-3841	7510 MASON KING CT	IAD 11 DATA CTR- MASON KING CT- COMP DATA CTR PH 1	9.59	11-00069R00S01	MINOR SITE PLAN FOR INSTALLATION OF COOLING TOWERS & TRANSFORMER FOR DATA CENTER
7597-70-9783	11461 CONNECTIVITY DR	MANASSAS POINT	0.12	SPR2023-00209	MANASSAS POINT - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7597-72-1867	7505 MASON KING CT	SOUTHERN REGIONAL INDUSTRIAL - COMP DATA CNTR PH 1	7.68	01-00046R02S01	ADMIN REVIEW FOR PH 1 COMPUTER DATA CENTER WITHIN EXISTING 106,935 SQ FT BUILDING - DATA CENTER
7597-80-0183	11461 CONNECTIVITY DR	MANASSAS POINT	0.02	SPR2023-00209	MANASSAS POINT - FINAL SITE PLAN FOR DATA CENTER DEVELOPMENT
7597-85-1215	11314 BALLS FORD RD	WESTVIEW 66 MNZ01	40.55	SPR2022-00107	WESTVIEW 66 MNZ01 - FINAL SITE PLAN FOR DATA CENTER
7597-95-8953	10920 BALLS FORD RD	ADC BLACKBURN	28.33	SPR2024-00314	ADC BLACKBURN - CONSTRUCT DATA CENTER
7694-68-5291	10251 HARRY J PARRISH BLVD	PROJECT GULFSTREAM	13.44	SPR2026-00160	PROJECT GULFSTREAM - Site plan for 3 data centers and 1 gravel pad site.
7694-68-7035	10231 HARRY J PARRISH BLVD	PROJECT GULFSTREAM	20.92	SPR2026-00160	PROJECT GULFSTREAM - Site plan for 3 data centers and 1 gravel pad site.
7694-69-8742	10250 HARRY J PARRISH BLVD	PROJECT GULFSTREAM	17.10	SPR2026-00160	PROJECT GULFSTREAM - Site plan for 3 data centers and 1 gravel pad site.

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GPIN	Address	Case Name	Acreage	Case Number	Description
7694-78-6585	10230 HARRY J PARRISH BLVD	PROJECT GULFSTREAM	13.45	SPR2026-00160	PROJECT GULFSTREAM - Site plan for 3 data centers and 1 gravel pad site.
7694-84-2446	10940 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	35.60	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-FINAL SITE PLAN FOR DATA CENTER BUILDINGS
7694-85-3066	10880 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	27.59	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-FINAL SITE PLAN FOR DATA CENTER BUILDINGS
7694-87-2108	10101 HARRY J PARRISH BLVD	MANASSAS CORPORATE CENTER - MCC-7	22.51	SPR2024-00380	MANASSAS CORPORATE CENTER - MCC-7 - for construction of a Data Center (TARGETED)
7694-87-3694	10100 HARRY J PARRISH BLVD	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	23.37	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-FINAL SITE PLAN FOR DATA CENTER BUILDINGS
7694-95-2326.00	10910 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	11.41	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-FINAL SITE PLAN FOR DATA CENTER BUILDINGS
7694-95-7303.00	10900 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	9.78	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-FINAL SITE PLAN FOR DATA CENTER BUILDINGS
7694-95-8381	9900 CHEVALLE DR	Manassas Corporate Center 8	6.53	REZ2026-00032	This is a request to rezone from A-1 (Agricultural) to PBD for development of data center use.
7694-95-9456	9902 CHEVALLE DR	Manassas Corporate Center 8	1.54	REZ2026-00032	This is a request to rezone from A-1 (Agricultural) to PBD for development of data center use.
7694-96-2291	10061 HARRY J PARRISH BLVD	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	4.48	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-FINAL SITE PLAN FOR DATA CENTER BUILDINGS
7694-96-2732	10849 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	16.55	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-FINAL SITE PLAN FOR DATA CENTER BUILDINGS
7694-96-9409	9898 CHEVALLE DR	Manassas Corporate Center 8	7.63	REZ2026-00032	This is a request to rezone from A-1 (Agricultural) to PBD for development of data center use.
7694-97-1613	10850 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	7.23	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-FINAL SITE PLAN FOR DATA CENTER BUILDINGS
7695-09-7902	11101 UNIVERSITY BLVD	INNOVATION ON THE PARKWAY	17.73	SPR2025-00339	INNOVATION ON THE PARKWAY - Redevelopment of the site into a 3-story data center
7695-17-9607	9680 INNOVATION DR	COVANCE	31.08	SPR2026-00287	COVANCE - Addition of a 2-story 201,000 SF bldg to an existing data center campus
7695-26-4469	9700 INNOVATION DR	COVANCE	15.91	SPR2026-00287	COVANCE - Addition of a 2-story 201,000 SF bldg to an existing data center campus

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GPIN	Address	Case Name	Acreage	Case Number	Description
7695-26-7645	9720 INNOVATION DR	COVANCE	15.54	SPR2026-00287	COVANCE - Addition of a 2-story 201,000 SF bldg to an existing data center campus
7695-36-1324	9740 INNOVATION DR	COVANCE	15.84	SPR2026-00287	COVANCE - Addition of a 2-story 201,000 SF bldg to an existing data center campus
7695-36-6111	10675 UNIVERSITY BLVD	COVANCE	13.57	SPR2026-00287	COVANCE - Addition of a 2-story 201,000 SF bldg to an existing data center campus
7695-38-4851	9351 FREEDOM CENTER BLVD	INNOVATION - MANASSAS DC - 4	19.37	SPR2022-00270	INNOVATION - MANASSAS DC - 4 - SITE PLAN TO DEVELOPMENT OF DC-4 DATA CENTER
7695-39-0644	9301 FREEDOM CENTER BLVD	PROJECT DC-5	22.72	SPR2021-00143	PROJECT DC-5 - ALEXANDRA TECHNOLOGY CENTER
7695-41-6086	10470 HARRY J PARRISH BLVD	MDC 1-3 CENTER	29.64	SPR2024-00329	MDC 1-3 CENTER - Site plan revision for previously approved SPR2021-00106 to include a third building.
7695-47-3376	9540 GODWIN DR	INNOVATION EXECUTIVE CENTER - MANASSAS DC-6	13.38	SPR2022-00385	INNOVATION EXECUTIVE CENTER - MANASSAS DC-6
7695-48-1668	9400 GODWIN DR	9400 Godwin Drive	12.40	ZNR2024-00014	Determination if Data Center Uses are Permitted along with set-backs
7695-48-5650	9420 GODWIN DR	INNOVATION EXECUTIVE CENTER - MANASSAS DC-2 & DC-3	9.19	SPR2022-00267	INNOVATION EXECUTIVE CENTER - MANASSAS DC-2 & DC-3 - SITE PLAN FINAL FOR TWO DATA CENTER BUILDINGS
7695-49-4848	9340 GODWIN DR	INNOVATION SUBSTATION	10.24	09-00093R00503	FINAL SITE PLAN
7695-50-2882	10450 HARRY J PARRISH BLVD	MDC 1-3 CENTER	25.51	SPR2024-00329	MDC 1-3 CENTER - Site plan revision for previously approved SPR2021-00106 to include a third building.
7695-50-9420	10400 HARRY J PARRISH BLVD	MDC 1-3 CENTER	30.24	SPR2024-00329	MDC 1-3 CENTER - Site plan revision for previously approved SPR2021-00106 to include a third building.
7695-52-2047	10000 BRICKYARD WAY	BRICKYARD LOT 1 BUILDING 1	32.51	SPR2018-00197	BRICKYARD LOT 1 - BUILDINGS A1,A2,B1,B2 - FINAL SITE PLAN FOR DATA CENTER
7695-53-6537.00	10050 BRICKYARD WAY	BRICKYARD LOT 1 BUILDING 1	14.48	SPR2018-00197	BRICKYARD LOT 1 - BUILDINGS A1,A2,B1,B2 - FINAL SITE PLAN FOR DATA CENTER
7695-53-9602.00	10051 BRICKYARD WAY	BRICKYARD LOT 1 BUILDING 1	14.48	SPR2018-00197	BRICKYARD LOT 1 - BUILDINGS A1,A2,B1,B2 - FINAL SITE PLAN FOR DATA CENTER
7695-58-1491	9480 GODWIN DR	INNOVATION EXECUTIVE CENTER - MANASSAS DC-2 & DC-3	32.31	SPR2022-00267	INNOVATION EXECUTIVE CENTER - MANASSAS DC-2 & DC-3 - SITE PLAN FINAL FOR TWO DATA CENTER BUILDINGS
7695-61-0567	9904 GODWIN DR	BRICKYARD SUBSTATION	11.07	SPR2024-00215	BRICKYARD SUBSTATION - PROPOSED DOMINION ENERGY BRICKYARD SUBSTATION
7695-62-8723	10201 TANNER WAY	BRICKYARD - BUILDING A & BUILDING E	82.58	SPR2018-00002	BRICKYARD - BUILDING A & E - FINAL SITE PLAN FOR 2

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GPIN	Address	Case Name	Acreage	Case Number	Description
					BUILDINGS AND PUMP STATION - DATA CENTER
7696-21-7764	9000 FREEDOM CENTER BLVD	PROJECT BB	18.75	SPR2019-00011	PROJECT BB - FINAL SITE PLAN FOR TWO BUILDINGS
7696-23-5325	8625 WELLINGTON RD	NVA05E - STONEVIEW SITE PLAN	3.84	SPR2025-00195	NVA05E - STONEVIEW SITE PLAN - FINAL SITE PLAN For 326500 SF data center
7696-30-4783	9101 FREEDOM CENTER BLVD	NVA13	13.65	SPR2022-00386	NVA13 - SITE PLAN - FOR DATA CENTER BUILDING AND ASSOCIATED PARKING INFRASTRUCTURE
7696-31-9262	9005 FREEDOM CENTER BLVD	NVA13	23.25	SPR2022-00386	NVA13 - SITE PLAN - FOR DATA CENTER BUILDING AND ASSOCIATED PARKING INFRASTRUCTURE
7696-33-1105	8671 WELLINGTON RD	NVA05E - STONEVIEW SITE PLAN	8.53	SPR2025-00195	NVA05E - STONEVIEW SITE PLAN - FINAL SITE PLAN For 326500 SF data center
7696-40-3986	8940 WELLINGTON RD	NVA05C DATA CENTER	11.82	SPR2025-00052	NVA05C DATA CENTER - FINAL SITE PLAN FOR 176,558 SF data center
7696-41-5813	8954 WELLINGTON RD	NVA05C DATA CENTER	0.89	SPR2025-00052	NVA05C DATA CENTER - FINAL SITE PLAN FOR 176,558 SF data center
7696-41-6854	8926 WELLINGTON RD	NVA05C DATA CENTER	9.28	SPR2025-00052	NVA05C DATA CENTER - FINAL SITE PLAN FOR 176,558 SF data center
7696-41-9630	8958 WELLINGTON RD	NVA05C DATA CENTER	0.35	SPR2025-00052	NVA05C DATA CENTER - FINAL SITE PLAN FOR 176,558 SF data center
7696-42-1559	8819 WELLINGTON RD	NVA05D DATA CENTER	8.11	SPR2024-00165	NVA05D DATA CENTER - Site Plan for data center building
7696-46-3403	8552 ASHTON AVE	ASHTON DATA CENTER	51.80	REZ2022-00031	This is a request to rezone 51.85 acres from A-1, Agricultural and R-6 to M/T, to allow for data center uses.
7696-51-0261	8962 WELLINGTON RD	NVA05C DATA CENTER	0.63	SPR2025-00052	NVA05C DATA CENTER - FINAL SITE PLAN FOR 176,558 SF data center
7697-47-3772	7777 INFANTRY RIDGE RD	BATTLEFIELD BUSINESS PARK LOT 21-MANASSAS TECH CTR	20.33	99-00242R00S03	FINAL SITE PLAN 226000 SQ.FT BLDG
7697-47-7005	7400 INFANTRY RIDGE RD	BECO DATA CENTER @ BATTLEFIELD	7.35	00-00300R00S03	FINAL SITE PLAN - 250,200 SQ. FT. - DATA CENTER REVIEW AREA 1
7697-75-5985	7901 COPPERMINE DR	EXETER PROPERTY GROUP - COPPERMINE DRIVE	12.97	SPR2023-00138	7901 COPPERMINE DR MANASSAS, VA 20109
7794-06-1635	9896 CHEVALLE DR	Manassas Corporate Center 8	7.26	REZ2026-00032	This is a request to rezone from A-1 (Agricultural) to PBD for development of data center use.
7794-06-4463	10740 AIRMAN AVE	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR	24.40	12-00004R00S03	AIRPORT GATEWAY COM CTR I & II - MANASSAS CORP CTR-FINAL SITE PLAN FOR DATA CENTER BUILDINGS

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GPIN	Address	Case Name	Acreage	Case Number	Description
7891-69-0322	14237 DUMFRIES RD	PARSONS BUSINESS PARK	89.97	SPR2026-00338	PARSONS BUSINESS PARK - Site plan for 6 data center buildings, 1 accessory buildings and substation pad.
7892-40-6524	14209 DUMFRIES RD	PARSONS BUSINESS PARK	0.89	SPR2026-00338	PARSONS BUSINESS PARK - Site plan for 6 data center buildings, 1 accessory buildings and substation pad.
7892-40-6748	14205 DUMFRIES RD	Six Towers Industrial Park	0.92	REZ2026-00019	This is a request to rezone 23.82 acres from A-1, Agricultural, and M/T, to PBD to allow for data center development
7892-40-8953	8030 SIX TOWERS RD	Six Towers Industrial Park	0.98	REZ2026-00019	This is a request to rezone 23.82 acres from A-1, Agricultural, and M/T, to PBD to allow for data center development
7892-50-1159	8010 SIX TOWERS RD	Six Towers Industrial Park	0.97	REZ2026-00019	This is a request to rezone 23.82 acres from A-1, Agricultural, and M/T, to PBD to allow for data center development
7892-50-1385	7960 SIX TOWERS RD	Six Towers Industrial Park	9.89	REZ2026-00019	This is a request to rezone 23.82 acres from A-1, Agricultural, and M/T, to PBD to allow for data center development
7892-50-2561	8000 SIX TOWERS RD	Six Towers Industrial Park	0.94	REZ2026-00019	This is a request to rezone 23.82 acres from A-1, Agricultural, and M/T, to PBD to allow for data center development
7892-50-6168	7930 SIX TOWERS RD	Six Towers Industrial Park	1.93	REZ2026-00019	This is a request to rezone 23.82 acres from A-1, Agricultural, and M/T, to PBD to allow for data center development
7892-50-9839	7901 SIX TOWERS RD	PARSONS BUSINESS PARK	6.05	SPR2026-00338	PARSONS BUSINESS PARK - Site plan for 6 data center buildings, 1 accessory buildings and substation pad.
7892-60-0392	7900 SIX TOWERS RD	Six Towers Industrial Park	5.88	REZ2026-00019	This is a request to rezone 23.82 acres from A-1, Agricultural, and M/T, to PBD to allow for data center development
7892-60-2881	7860 SIX TOWERS RD	Six Towers Industrial Park	1.05	REZ2026-00019	This is a request to rezone 23.82 acres from A-1, Agricultural, and M/T, to PBD to allow for data center development
7892-60-4187	7830 SIX TOWERS RD	Six Towers Industrial Park	1.04	REZ2026-00019	This is a request to rezone 23.82 acres from A-1, Agricultural, and M/T, to PBD to allow for data center development
7991-24-7560	7054 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	2.09	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-25-9201	7034 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	3.55	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-0648	7053 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	1.89	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.

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7991-34-2084	7033 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	2.23	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-2547	14893 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	0.37	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-3438	14909 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	1.86	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-3679	14895 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	1.37	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-4523	14915 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	0.90	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-5166	14905 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	1.69	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-6407	14917 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	0.91	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-8422	14921 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	6.45	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-34-8768	14927 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	5.57	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-35-1247	6928 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	2.08	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-35-2881	6924 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	2.17	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-35-3722	6955 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	2.57	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-35-5677	6937 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	4.17	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-35-9245	14903 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	10.12	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-36-4009	6920 COLCHESTER PARK DR	MID-COUNTY INDUSTRIAL PARK	0.70	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-44-1698	14945 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	7.55	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.
7991-45-0874	14901 DUMFRIES RD	MID-COUNTY INDUSTRIAL PARK	3.81	SPR2026-00297	MID-COUNTY INDUSTRIAL PARK - Site plan for 2 data center building and substation pad.

Attachment E

MOTION:	GORDY	June 2, 2026
SECOND:	BODDYE	Regular Meeting
RE:	Res. No. 26-374	
ACTION:	APPROVED	

WHEREAS, the Prince William Board of County Supervisors (Board) adopted the Data Center Opportunity Zone Overlay District (the DCOZOD) on May 17, 2016, and amended development standards within the DCOZOD on June 18, 2019; and

WHEREAS, nearly ten years have elapsed since the creation of the DCOZOD, and nearly seven years have elapsed since its development standards were amended; and

WHEREAS, sufficient time has passed for the Board to examine whether further changes to the DCOZOD are appropriate to address changing land use patterns; and

WHEREAS, in accordance with Virginia Code Sections 15.2-2285 and 15.2286, the Board may amend the Zoning Ordinance whenever it determines that public necessity, convenience, general welfare, and good zoning practice requires such change; and

WHEREAS, on March 3, 2026, by adoption of Resolution Number (Res. No.) 26-125, the Board initiated a zoning text amendment to the DCOZOD; and

WHEREAS, on May 19, 2026, the Board issued Directive DIR 26-11, which among other things, directed the County Executive and staff to stop work on the zoning text amendment which the Board initiated by adoption of Res. No. 26-125; and

WHEREAS, the Board desires to initiate a new zoning text amendment to the DCOZOD; and

WHEREAS, the Board finds that initiation and consideration of a zoning text amendment in a form and substance substantially similar to the attached draft is required by public necessity, convenience, general welfare, and good zoning practice; and

WHEREAS, the Board desires to initiate a zoning text amendment to amend the uses permitted by right and by special use permit in the DCOZOD in a form and substantially similar to the attached draft;

June 2, 2026
Regular Meeting
Res. No. 26-374
Page Two

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby initiates a zoning text amendment to the Data Center Opportunity Zone Overlay District, County Code Sec. 32-509.01 *et seq.*, and any other related sections of the Zoning Ordinance to amend the data center uses permitted by-right and by special use permit, including corresponding DCOZOD map amendments, in a form and substance substantially similar to, and consistent with the intent of, the attached draft zoning text amendment, with changes if appropriate, including, but not limited to, based on the input of stakeholders;

BE IT FURTHER RESOLVED that County staff is directed to give the highest priority to this zoning text amendment with a target of bringing the final zoning text amendment back to the Board for a public hearing, Board consideration, and potential adoption in September 2026;

BE IT FURTHER RESOLVED that the Board rescinds its initiation of the zoning text amendment which it initiated by adoption of Resolution Number 26-125 on March 3, 2026.

ATTACHMENT: Chapter 32 – Zoning Text Amendment (DRAFT)

Votes:

Ayes: Angry, Bailey, Boddye, Gordy, Jefferson, LaCroix, Stewart

Nays: None

Absent from Vote: Vega

Absent from Meeting: None

For Information:

County Executive
Planning Director
County Attorney

ATTEST: _____



Clerk to the Board

Chapter 32 - ZONING
ARTICLE V. - OVERLAY DISTRICTS
PART 509. DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT

Sec. 32-509.01. Purpose and intent.

The Data Center Opportunity Zone Overlay District was created for the purpose of promoting development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. This District continues the County's efforts to attract and advance high-tech industrial development while limiting negative impacts to communities.

Sec. 32-509.02. Establishment of Data Center Opportunity Zone Overlay District.

1. ~~A Data Center Opportunity Zone Overlay District may be established by the Board of County Supervisors on lands in proximity to high voltage transmission lines of 115kv or more and planned or zoned for office or industrial uses.~~
2. ~~A Data Center Opportunity Zone Overlay District shall be created and amended by ordinance upon resolution of the Board of County Supervisors. The properties included in the Data Center Opportunity Zone Overlay District boundaries shall be set (i) using a map, (ii) pursuant to County Code Sec. 32-509.03(2), and (iii) pursuant to County Code Sec. 32-509.05. After [insert date of ordinance adoption], no request for an amendment(s) to the map to include a specific property(s) in the Data Center Opportunity Zone Overlay District boundaries shall be considered by the Board of County Supervisors.~~
- 3 2. Said District shall overlay the existing zoning district. The regulations and requirements of the underlying zoning district and the Data Center Opportunity Zone Overlay District shall both apply, provided however, that when the regulations applicable to ~~the Data Center Opportunity Zone Overlay District~~ this Section 32-509.02 conflict with the regulations of an underlying zoning district, the ~~Data Center Opportunity Zone Overlay District~~ regulations of this Section 32-509.02 shall apply.
- 4 3. Data Center Design Standards. Data Centers shall meet the following design guidelines:
 - (A) Principal building façades. Principal building façades shall include all building façades that face adjacent major arterials or interstates. When a building has more than one principal façade, such principal building façades shall be consistent in terms of design, materials, details, and treatment. Principal building façades associated with new construction shall meet the following standards:
 - (1) Principal building façades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements:
 - a. change in building height;
 - b. building step-backs or recesses;
 - c. fenestration;
 - d. change in building material, pattern, texture, color; or
 - e. use of accent materials.
 - (B) Screening of mechanical equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened from major arterials, interstates and abutting residentially zoned or planned properties. This screening may be provided by a principal building or existing vegetation that will remain on the property or is within a landscaping/buffer easement on an adjacent property. Mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or

other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Director, shall not be required to be screened.

- (C) Buffer yard requirement. A buffer yard is required in order to screen the data center from adjacent residentially zoned or planned properties. In lieu of the buffer yard requirement in DCSM Section 800, any side/rear yard abutting property that is not planned or developed with commercial or industrial uses shall include a buffer yard required plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 2:1, planted to a type C DCSM buffer standard. The buffer yard plantings shall be installed in accordance with the requirements of the DCSM. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six foot tall solid fence, may be substituted for the above requirements when found by the Planning Director to provide visual screening from adjacent land uses at the density, depth, and height equivalent to the buffer yard with earthen berm.
- (D) Fencing. Fencing of the property is permitted, provided that fencing along public or private streets is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Chain-link fencing or barbed wire fencing are prohibited along public or private street frontages. This fencing allowance does not relieve a property owner from complying with all fire and access code requirements. The Planning Director may allow for alternative compliance with this requirement, provided the applicant demonstrates that the fencing visibility is reduced, through the use of landscaping and other methods to reduce visibility. Examples of permitted fencing include the following:



- (E) Data Centers are permitted an increased FAR, within the Data Center Opportunity Zone Overlay District, up to 1.0 FAR provided all other development standards (excluding FAR limitations) for the underlying district are met and only if the data center(s) is permitted pursuant to County Code Sec. 32-509.03(2). ~~Data center outside of the Data Center Opportunity Zone Overlay District may request an increase in FAR through a special use permit process, as described and allowed in Section 32-400.04 of the Zoning Ordinance.~~
- (F) Substations. Substations shall be screened from adjacent major roads or residentially zoned/planned properties as follows:
- (1) Ten-foot-tall opaque fencing facing residentially zoned/planned properties.
 - (2) All other buffering and landscaping requirements of the DCSM shall still apply.
- (G) Building façades facing County registered historic site Manassas Battlefield Park. Building façades facing Manassas Battlefield Park, that are visible from viewshed anchors as identified in the Manassas Battlefields Viewshed Preservation Study, shall be non-reflective and dark green or dark brown in color. The Planning Director may approve other

colors provided the colors are demonstrated to be earth tones that will help the building façade blend into the tree line.

Sec. 32-509.03. Uses permitted by right.

1. All non-data center uses permitted by right in the underlying zoning district shall be permitted in the Data Center Opportunity Zone Overlay District.

2. Data centers shall be permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district only if:

(i) the Board of County Supervisors has accepted proffers or proffered conditions which specify a data center(s) use related to a rezoning or proffer amendment by [insert date of ordinance adoption], the applicant relies in good faith on the rezoning or proffer amendment, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;

(ii) the designated County agent has approved a preliminary subdivision plat, preliminary site plan, or plan of development for a data center(s) by [insert date of ordinance adoption] and the applicant diligently pursues approval of the final plat or final site plan within a reasonable period of time under the circumstances, the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;

(iii) the designated County agent has approved a final site plan, final plat, or final plan of development for a data center(s) by [insert date of ordinance adoption], the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;

(iv) the zoning administrator or other administrative officer has issued a written order, requirement, decision, or determination regarding the permissibility of a data center use that is no longer subject to appeal and no longer subject to change, modification, or reversal under Virginia Code § 15.2-2311(C), the applicant relies in good faith on the written order, requirement, decision, or determination, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project; or

(v) a rezoning, special use permit, proffer amendment, an application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat for a data center(s) is filed with the designated County employee(s) and accepted by the designated County employee(s) for quality control review purposes by 11:59 P.M. on [90 calendar days from date of ordinance adoption] and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of said rezoning, special use permit, proffer amendment, application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat approval.

Sec. 32-509.04. Secondary uses.

All permitted secondary uses in the underlying zoning district shall be permitted in the Data Center Opportunity Zone Overlay District.

Sec. 32-509.05. Uses permitted by Special Use Permit.

1. All permitted non-data center special uses in the underlying zoning district shall be permitted by special use permit in the Data Center Opportunity Zone Overlay District.

2. Unless otherwise permitted pursuant to County Code Sec. 32-509.03(2), data centers shall be permitted in the B-1, O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district by special use permit.

Sec. 32-509.06. Prohibited Districts.

Data centers shall be prohibited in agricultural, residential, PMR, B-2, B-3, and V districts.

Sec. 32-401.13. - Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit: . . .

10. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the B-1 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.11. - Uses permitted by right.

The following uses shall be permitted by right in the O(L) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.13. - Special uses.

The following uses shall be permitted in the O(L) District with a Special Use Permit: . . .

4. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(L) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.21. - Uses permitted by right.

The following uses shall be permitted by right in the O(H) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.23. - Special uses.

The following uses shall be permitted in the O(H) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(H) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.31. - Uses permitted by right.

The following uses shall be permitted by right in the O(M) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.33. - Special uses.

The following uses shall be permitted in the O(M) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(M) zoning district, an applicant may request, and the

Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.41. - Uses permitted by right.

The following uses shall be permitted by right in the O(F) District: . . .

8. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.43. - Special uses.

The following uses shall be permitted in the O(F) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(F) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.11. - Uses permitted by right.

The following uses shall be permitted by right in the M-1 District: . . .

19. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-403.13. - Special uses.

The following uses shall be permitted in the M-1 District with a Special Use Permit, including any other manufacturing, processing or wholesaling use not otherwise permitted by this chapter; including any use involving the storage of petroleum, propane or natural gas products or hazardous materials. . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M-1 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.21. - Uses permitted by right.

The following uses shall be permitted by right in the M-2 District: . . .

13. Data Center within the Data Center Opportunity Zone Overlay District only if permitted under County Code Sec. 32-509.03(2).

Sec. 32-403.23. - Special uses.

The following uses shall be permitted in the M-2 District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M-2 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.31. - Uses permitted by right.

The following uses shall be permitted by right in the M/T District: . . .

21. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-403.33. - Special uses.

The following uses shall be permitted in the M/T District with a Special Use Permit, including any other manufacturing, processing, or wholesaling use not otherwise permitted by this chapter, including any use involving the storage of petroleum, propane or natural gas products or hazardous materials. . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M/T zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

DRAFT

Chapter 32 - ZONING
ARTICLE V. - OVERLAY DISTRICTS
PART 509. DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT

Sec. 32-509.01. Purpose and intent.

The Data Center Opportunity Zone Overlay District was created for the purpose of promoting development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. This District continues the County's efforts to attract and advance high-tech industrial development while limiting negative impacts to communities.

Sec. 32-509.02. Establishment of Data Center Opportunity Zone Overlay District.

1. ~~A Data Center Opportunity Zone Overlay District may be established by the Board of County Supervisors on lands in proximity to high voltage transmission lines of 115kv or more and planned or zoned for office or industrial uses.~~
2. ~~A Data Center Opportunity Zone Overlay District shall be created and amended by ordinance upon resolution of the Board of County Supervisors. The properties included in the Data Center Opportunity Zone Overlay District boundaries shall be set (i) using a map, (ii) pursuant to County Code Sec. 32-509.03(2), and (iii) pursuant to County Code Sec. 32-509.05. After [insert date of ordinance adoption], no request for an amendment(s) to the map to include a specific property(s) in the Data Center Opportunity Zone Overlay District boundaries shall be considered by the Board of County Supervisors.~~
- 3 2. Said District shall overlay the existing zoning district. The regulations and requirements of the underlying zoning district and the Data Center Opportunity Zone Overlay District shall both apply, provided however, that when the regulations applicable to ~~the Data Center Opportunity Zone Overlay District~~ this Section 32-509.02 conflict with the regulations of an underlying zoning district, the ~~Data Center Opportunity Zone Overlay District regulations of this Section 32-509.02~~ shall apply.
- 4 3. Data Center Design Standards. Data Centers shall meet the following design guidelines:
 - (A) Principal building façades. Principal building façades shall include all building façades that face adjacent major arterials or interstates. When a building has more than one principal façade, such principal building façades shall be consistent in terms of design, materials, details, and treatment. Principal building façades associated with new construction shall meet the following standards:
 - (1) Principal building façades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements:
 - a. change in building height;
 - b. building step-backs or recesses;
 - c. fenestration;
 - d. change in building material, pattern, texture, color; or
 - e. use of accent materials.
 - (B) Screening of mechanical equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened from major arterials, interstates and abutting residentially zoned or planned properties. This screening may be provided by a principal building or existing vegetation that will remain on the property or is within a landscaping/buffer easement on an adjacent property. Mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or

other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Director, shall not be required to be screened.

- (C) Buffer yard requirement. A buffer yard is required in order to screen the data center from adjacent residentially zoned or planned properties. In lieu of the buffer yard requirement in DCSM Section 800, any side/rear yard abutting property that is not planned or developed with commercial or industrial uses shall include a buffer yard required plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 2:1, planted to a type C DCSM buffer standard. The buffer yard plantings shall be installed in accordance with the requirements of the DCSM. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six foot tall solid fence, may be substituted for the above requirements when found by the Planning Director to provide visual screening from adjacent land uses at the density, depth, and height equivalent to the buffer yard with earthen berm.
- (D) Fencing. Fencing of the property is permitted, provided that fencing along public or private streets is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Chain-link fencing or barbed wire fencing are prohibited along public or private street frontages. This fencing allowance does not relieve a property owner from complying with all fire and access code requirements. The Planning Director may allow for alternative compliance with this requirement, provided the applicant demonstrates that the fencing visibility is reduced, through the use of landscaping and other methods to reduce visibility. Examples of permitted fencing include the following:



- (E) Data Centers are permitted an increased FAR, within the Data Center Opportunity Zone Overlay District, up to 1.0 FAR provided all other development standards (excluding FAR limitations) for the underlying district are met and only if the data center(s) is permitted pursuant to County Code Sec. 32-509.03(2). ~~Data center outside of the Data Center Opportunity Zone Overlay District may request an increase in FAR through a special use permit process, as described and allowed in Section 32-400.04 of the Zoning Ordinance.~~
- (F) Substations. Substations shall be screened from adjacent major roads or residentially zoned/planned properties as follows:
 - (1) Ten-foot-tall opaque fencing facing residentially zoned/planned properties.
 - (2) All other buffering and landscaping requirements of the DCSM shall still apply.
- (G) Building façades facing County registered historic site Manassas Battlefield Park. Building façades facing Manassas Battlefield Park, that are visible from viewshed anchors as identified in the Manassas Battlefields Viewshed Preservation Study, shall be non-reflective and dark green or dark brown in color. The Planning Director may approve other

colors provided the colors are demonstrated to be earth tones that will help the building façade blend into the tree line.

Sec. 32-509.03. Uses permitted by right.

1. All non-data center uses permitted by right in the underlying zoning district shall be permitted in the Data Center Opportunity Zone Overlay District.

2. Data centers shall be permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district only if:

(i) the Board of County Supervisors has accepted proffers or proffered conditions which specify a data center(s) use related to a rezoning or proffer amendment by [insert date of ordinance adoption], the applicant relies in good faith on the rezoning or proffer amendment, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;

(ii) the designated County agent has approved a preliminary subdivision plat, preliminary site plan, or plan of development for a data center(s) by [insert date of ordinance adoption] and the applicant diligently pursues approval of the final plat or final site plan within a reasonable period of time under the circumstances, the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;

(iii) the designated County agent has approved a final site plan, final plat, or final plan of development for a data center(s) by [insert date of ordinance adoption], the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;

(iv) the zoning administrator or other administrative officer has issued a written order, requirement, decision, or determination regarding the permissibility of a data center use that is no longer subject to appeal and no longer subject to change, modification, or reversal under Virginia Code § 15.2-2311(C), the applicant relies in good faith on the written order, requirement, decision, or determination, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project; or

(v) a rezoning, special use permit, proffer amendment, an application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat for a data center(s) is filed with the designated County employee(s) and accepted by the designated County employee(s) for quality control review purposes by 11:59 P.M. on [90 calendar days from date of ordinance adoption] and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of said rezoning, special use permit, proffer amendment, application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat approval.

Sec. 32-509.04. Secondary uses.

All permitted secondary uses in the underlying zoning district shall be permitted in the Data Center Opportunity Zone Overlay District.

Sec. 32-509.05. Uses permitted by Special Use Permit.

1. All permitted non-data center special uses in the underlying zoning district shall be permitted by special use permit in the Data Center Opportunity Zone Overlay District.

2. Unless otherwise permitted pursuant to County Code Sec. 32-509.03(2), data centers shall be permitted in the B-1, O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district by special use permit.

Sec. 32-509.06. Prohibited Districts.

Data centers shall be prohibited in agricultural, residential, PMR, B-2, B-3, and V districts.

Sec. 32-401.13. - Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit: . . .

10. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the B-1 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.11. - Uses permitted by right.

The following uses shall be permitted by right in the O(L) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.13. - Special uses.

The following uses shall be permitted in the O(L) District with a Special Use Permit: . . .

4. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(L) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.21. - Uses permitted by right.

The following uses shall be permitted by right in the O(H) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.23. - Special uses.

The following uses shall be permitted in the O(H) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(H) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.31. - Uses permitted by right.

The following uses shall be permitted by right in the O(M) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.33. - Special uses.

The following uses shall be permitted in the O(M) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(M) zoning district, an applicant may request, and the

Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.41. - Uses permitted by right.

The following uses shall be permitted by right in the O(F) District: . . .

8. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.43. - Special uses.

The following uses shall be permitted in the O(F) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(F) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.11. - Uses permitted by right.

The following uses shall be permitted by right in the M-1 District: . . .

19. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-403.13. - Special uses.

The following uses shall be permitted in the M-1 District with a Special Use Permit, including any other manufacturing, processing or wholesaling use not otherwise permitted by this chapter; including any use involving the storage of petroleum, propane or natural gas products or hazardous materials. . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M-1 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.21. - Uses permitted by right.

The following uses shall be permitted by right in the M-2 District: . . .

13. Data Center within the Data Center Opportunity Zone Overlay District only if permitted under County Code Sec. 32-509.03(2).

Sec. 32-403.23. - Special uses.

The following uses shall be permitted in the M-2 District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M-2 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.31. - Uses permitted by right.

The following uses shall be permitted by right in the M/T District. . . .

21. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-403.33. - Special uses.

The following uses shall be permitted in the M/T District with a Special Use Permit, including any other manufacturing, processing, or wholesaling use not otherwise permitted by this chapter, including any use involving the storage of petroleum, propane or natural gas products or hazardous materials. . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M/T zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

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Chapter 32 - ZONING
ARTICLE V. - OVERLAY DISTRICTS
PART 509. DATA CENTER OPPORTUNITY ZONE OVERLAY DISTRICT

Sec. 32-509.01. Purpose and intent.

The Data Center Opportunity Zone Overlay District was created for the purpose of promoting development of data centers within areas of the County where there is existing infrastructure that could adequately support the proposed use. This District continues the County's efforts to attract and advance high-tech industrial development while limiting negative impacts to communities.

Sec. 32-509.02. Establishment of Data Center Opportunity Zone Overlay District.

1. ~~A Data Center Opportunity Zone Overlay District may be established by the Board of County Supervisors on lands in proximity to high voltage transmission lines of 115kv or more and planned or zoned for office or industrial uses.~~
2. ~~A Data Center Opportunity Zone Overlay District shall be created and amended by ordinance upon resolution of the Board of County Supervisors. The boundaries properties included in the Data Center Opportunity Zone Overlay District boundaries shall be set using a map, and pursuant to County Code Sec. 32-509.02(2). After [insert date of ordinance adoption], no request for an amendment(s) to the map to include a specific property(s) in the Data Center Opportunity Zone Overlay District boundaries shall be considered by the Board of County Supervisors.~~
2. The properties included in the Data Center Opportunity Zone Overlay District shall (i) have been included in the Data Center Opportunity Zone Overlay District on [the day immediately before the date of ordinance adoption] and (ii) meet at least one of the following criteria:
 - a) the Board of County Supervisors has accepted proffers or proffered conditions which specify a data center(s) use related to a rezoning or proffer amendment by [insert date of ordinance adoption], the applicant relies in good faith on the rezoning or proffer amendment, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;
 - b) the designated County agent has approved a preliminary subdivision plat, preliminary site plan, or plan of development for a data center(s) by [insert date of ordinance adoption] and the applicant diligently pursues approval of the final plat or final site plan within a reasonable period of time under the circumstances, the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;
 - c) the designated County agent has approved a final site plan, final plat, or final plan of development for a data center(s) by [insert date of ordinance adoption], the applicant relies in good faith on the approval, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project;
 - d) the zoning administrator or other administrative officer has issued a written order, requirement, decision, or determination regarding the permissibility of a data center use that is no longer subject to appeal and no longer subject to change, modification, or reversal under Virginia Code § 15.2-2311(C), the applicant relies in good faith on the written order, requirement, decision, or determination, and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of the specific project; or

- e) a rezoning for a data center(s), special use permit for a data center(s), proffer amendment for a data center(s), an application for a public facilities review for an electric substation, or other legislative application for a data center(s); final site plan for a data center(s), or final plat for a data center(s) is filed with the designated County employee(s) and accepted by the designated County employee(s) for quality control review purposes by 11:59 P.M. on [90 calendar days from date of ordinance adoption] and the applicant incurs extensive obligations or substantial expenses in diligent pursuit of said rezoning, special use permit, proffer amendment, application for a public facilities review for an electric substation, or other legislative application; final site plan; or final plat approval.
- 3 ~~2~~. Said District shall overlay the existing zoning district. The regulations and requirements of the underlying zoning district and the Data Center Opportunity Zone Overlay District shall both apply, provided however, that when the regulations applicable to ~~the Data Center Opportunity Zone Overlay District~~ this Section 32-509.02 conflict with the regulations of an underlying zoning district, the ~~Data Center Opportunity Zone Overlay District~~ regulations of this Section 32-509.02 shall apply.
- 4 ~~3~~. Data Center Design Standards. Data Centers shall meet the following design guidelines:
- (A) Principal building façades. Principal building façades shall include all building façades that face adjacent major arterials or interstates. When a building has more than one principal façade, such principal building façades shall be consistent in terms of design, materials, details, and treatment. Principal building façades associated with new construction shall meet the following standards:
- (1) Principal building façades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements:
- a. change in building height;
 - b. building step-backs or recesses;
 - c. fenestration;
 - d. change in building material, pattern, texture, color; or
 - e. use of accent materials.
- (B) Screening of mechanical equipment. In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment shall be screened from major arterials, interstates and abutting residentially zoned or planned properties. This screening may be provided by a principal building or existing vegetation that will remain on the property or is within a landscaping/buffer easement on an adjacent property. Mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Planning Director, shall not be required to be screened.
- (C) Buffer yard requirement. A buffer yard is required in order to screen the data center from adjacent residentially zoned or planned properties. In lieu of the buffer yard requirement in DCSM Section 800, any side/rear yard abutting property that is not planned or developed with commercial or industrial uses shall include a buffer yard required plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 2:1, planted to a type C DCSM buffer standard. The buffer yard plantings shall be installed in accordance with the requirements of the DCSM.

Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six foot tall solid fence, may be substituted for the above requirements when found by the Planning Director to provide visual screening from adjacent land uses at the density, depth, and height equivalent to the buffer yard with earthen berm.

- (D) Fencing. Fencing of the property is permitted, provided that fencing along public or private streets is not chain-link, with or without slatted inserts, and does not include barbed wire or other similarly visibly intrusive deterrence device. Chain-link fencing or barbed wire fencing are prohibited along public or private street frontages. This fencing allowance does not relieve a property owner from complying with all fire and access code requirements. The Planning Director may allow for alternative compliance with this requirement, provided the applicant demonstrates that the fencing visibility is reduced, through the use of landscaping and other methods to reduce visibility. Examples of permitted fencing include the following:



- (E) Data Centers are permitted an increased FAR, within the Data Center Opportunity Zone Overlay District, up to 1.0 FAR provided all other development standards (excluding FAR limitations) for the underlying district are met and only if the data center(s) is permitted pursuant to County Code Sec. 32-509.03(2). ~~Data center outside of the Data Center Opportunity Zone Overlay District may request an increase in FAR through a special use permit process, as described and allowed in Section 32-400.04 of the Zoning Ordinance.~~
- (F) Substations. Substations shall be screened from adjacent major roads or residentially zoned/planned properties as follows:
 - (1) Ten-foot-tall opaque fencing facing residentially zoned/planned properties.
 - (2) All other buffering and landscaping requirements of the DCSM shall still apply.
- (G) Building façades facing County registered historic site Manassas Battlefield Park. Building façades facing Manassas Battlefield Park, that are visible from viewshed anchors as identified in the Manassas Battlefields Viewshed Preservation Study, shall be non-reflective and dark green or dark brown in color. The Planning Director may approve other colors provided the colors are demonstrated to be earth tones that will help the building façade blend into the tree line.

Sec. 32-509.03. Uses permitted by right.

1. All non-data center uses permitted by right in the underlying zoning district shall be permitted in the Data Center Opportunity Zone Overlay District.
2. Data centers shall be permitted by right in the Data Center Opportunity Zone Overlay District in the O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district.

Sec. 32-509.04. Secondary uses.

All permitted secondary uses in the underlying zoning district shall be permitted in the Data Center Opportunity Zone Overlay District.

Sec. 32-509.05. Uses permitted by Special Use Permit.

1. All permitted non-data center special uses in the underlying zoning district shall be permitted by special use permit in the Data Center Opportunity Zone Overlay District.
2. Unless otherwise permitted pursuant to County Code Sec. 32-509.03(2), data centers shall be permitted in the B-1, O(L), O(H), O(M), O(F), M-1, M-2, and M/T zoning districts and in designated office or industrial land bays in the PBD and PMD district by special use permit.

Sec. 32-509.06. Prohibited Districts.

Data centers shall be prohibited in agricultural, residential, PMR, B-2, B-3, and V districts.

Sec. 32-401.13. - Special uses.

The following uses shall be permitted in the B-1 District with a Special Use Permit: . . .

10. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the B-1 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.11. - Uses permitted by right.

The following uses shall be permitted by right in the O(L) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.13. - Special uses.

The following uses shall be permitted in the O(L) District with a Special Use Permit: . . .

4. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(L) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.21. - Uses permitted by right.

The following uses shall be permitted by right in the O(H) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.23. - Special uses.

The following uses shall be permitted in the O(H) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(H) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.31. - Uses permitted by right.

The following uses shall be permitted by right in the O(M) District: . . .

6. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.33. - Special uses.

The following uses shall be permitted in the O(M) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(M) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-402.41. - Uses permitted by right.

The following uses shall be permitted by right in the O(F) District: . . .

8. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-402.43. - Special uses.

The following uses shall be permitted in the O(F) District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the O(F) zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.11. - Uses permitted by right.

The following uses shall be permitted by right in the M-1 District: . . .

19. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-403.13. - Special uses.

The following uses shall be permitted in the M-1 District with a Special Use Permit, including any other manufacturing, processing or wholesaling use not otherwise permitted by this chapter; including any use involving the storage of petroleum, propane or natural gas products or hazardous materials. . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M-1 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.21. - Uses permitted by right.

The following uses shall be permitted by right in the M-2 District: . . .

13. Data Center within the Data Center Opportunity Zone Overlay District only if permitted under County Code Sec. 32-509.03(2).

Sec. 32-403.23. - Special uses.

The following uses shall be permitted in the M-2 District with a Special Use Permit: . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M-2 zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

Sec. 32-403.31. - Uses permitted by right.

The following uses shall be permitted by right in the M/T District. . . .

21. Data Center within the Data Center Opportunity Zone Overlay District only if permitted pursuant to County Code Sec. 32-509.03(2).

Sec. 32-403.33. - Special uses.

The following uses shall be permitted in the M/T District with a Special Use Permit, including any other manufacturing, processing, or wholesaling use not otherwise permitted by this chapter, including any use involving the storage of petroleum, propane or natural gas products or hazardous materials. . . .

3. Data Center unless otherwise permitted pursuant to County Code Sec. 32-509.03(2). As part of a special use permit for a data center(s) in the M/T zoning district, an applicant may request, and the Board of County Supervisors may approve, an increase in FAR through the special use permit process, as described and allowed in County Code Sec. 32-400.04(3).

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