



PRINCE WILLIAM
COUNTY

DPA2026-00006, Data Center Opportunity Zone Overlay District (DCOZOD)

Countywide

Planning Office

July 23, 2026



Background

- Board initiated a ZTA on March 3, 2026.
- At the April 23, 2026, DORAC meeting, staff outlined the proposed DCOZOD ZTA.
- Board initiated a new ZTA on June 9, 2026, and rescinded initiation of its March 3, 2026.
- County staff is directed to give the highest priority to this ZTA 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 Understanding of Purpose of the ZTA

- Recognize a defined set of qualifying properties.
- Reduce and redefine the DCOZOD boundary.
- Transition future data center development to a SUP framework.

Properties Remaining in the DCOZOD Must Meet One of Five Criteria

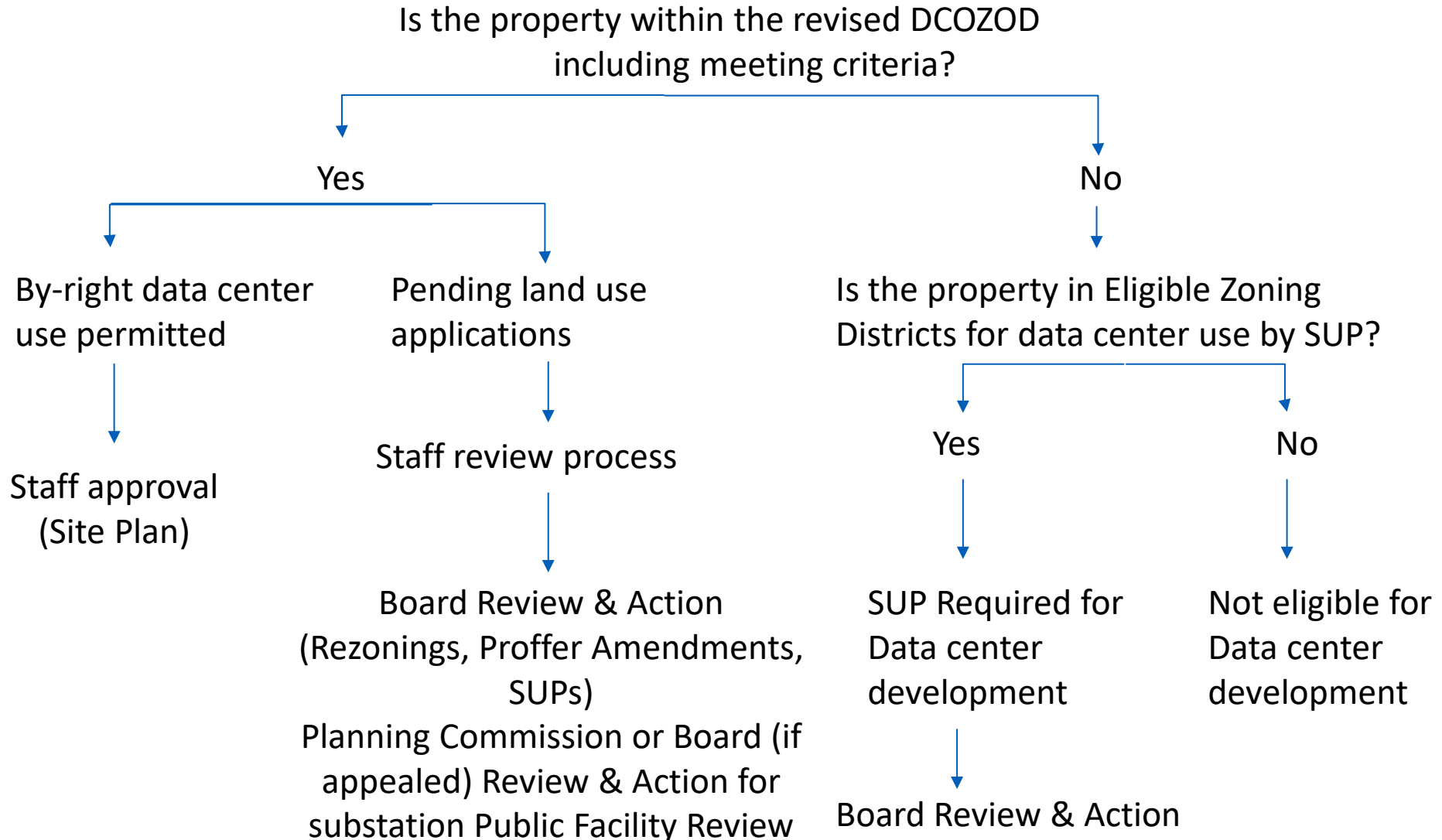
1. Approved proffers or proffered conditions specifying a data center use in a rezoning or proffer amendment by date of ordinance adoption.
2. Approved preliminary development plans (site plan, or plan of development) for a data center(s) by date of ordinance adoption.
3. Approved final site plan, final plat, or final plan of development for a data center(s) by date of ordinance adoption.
4. Final zoning determination for a data center(s).
5. Pending rezoning, special use permit or proffer amendment for a data center use, public facility review for electric substation, or final site plan/plat applications accepted for quality control review by 90 calendar days from date of ordinance adoption.

Proposed Eligibility Pathways

Revised DCOZOD

- An owner of property in the DCOZOD that meets eligibility criteria under Sec. 32-509.03(2)(i)-(iv) could pursue data center development by right.
- An owner of property in the DCOZOD that meets eligibility criteria under Sec. 32-509.03(2)(v) would be required to obtain, as applicable:
 - Board approval of the data center use (ex. rezoning, proffer amendment, or SUP),
 - Planning Commission or Board approval (if appealed) of the public facility review for an electric substation, or
 - County staff approval of the final site plan or final plat for the data center(s).
- An owner of property outside of the DCOZOD that is in the B-1, O(L), O(H), O(M), O(F), M-1, M-2, M/T, and designated office or industrial land bays in the PBD or PMD zoning districts may apply for a SUP for a data center(s).

Future Data Center Development



Current Framework vs. Proposed Framework



Zoning District	Inside Existing DCOZOD	Outside Existing DCOZOD	Inside Proposed DCOZOD*	Outside Proposed DCOZOD
B-1, General Business	SUP	SUP	SUP	SUP
O(L), Office Low-Rise	By-right	SUP	By-right	SUP
O(H), Office High-Rise	By-right	SUP	By-right	SUP
O(M), Office Mid-Rise	By-right	SUP	By-right	SUP
O(F), Office Flex	By-right	SUP	By-right	SUP
M-1, Heavy Industrial	By-right	SUP	By-right	SUP
M-2, Light Industrial	By-right	SUP	By-right	SUP
M/T, Industrial/Transportation	By-right	SUP	By-right	SUP

*For qualifying properties

Staff Analysis and Recommended Revisions



1. Separation of Boundary Determination and Development Rights

- In Staff's opinion current draft uses the same criteria to (at Sec. 32-509.03 (2)):
 - Define DCOZOD boundaries; and
 - Grant by-right data center eligibility .

Staff recommends separating these functions under different sections, in Sec. 32-509.02 (Establishment of the DCOZOD) and Sec. 32-509.03 (Uses Permitted by Right).

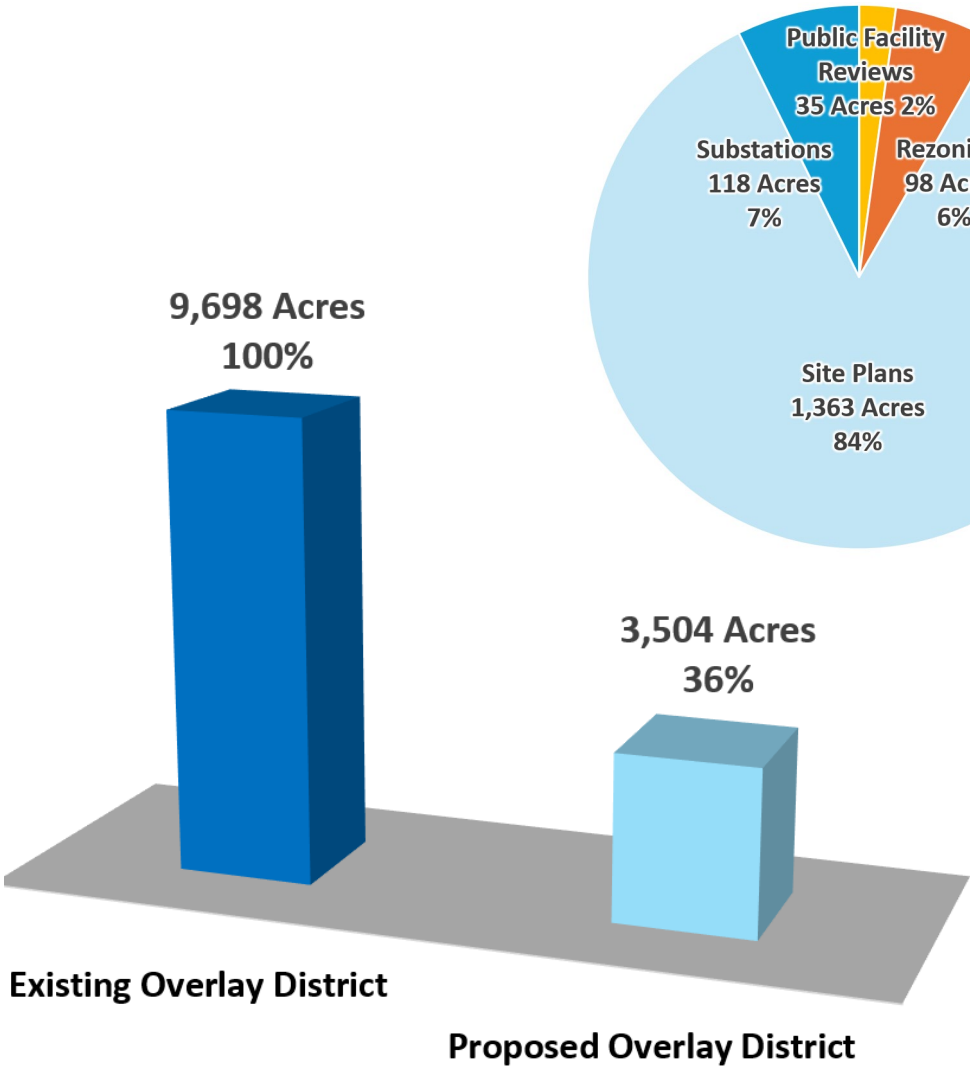
2. Criterion (v) Clarifications

- Further clarify that all listed applications must be for a data center proposal.

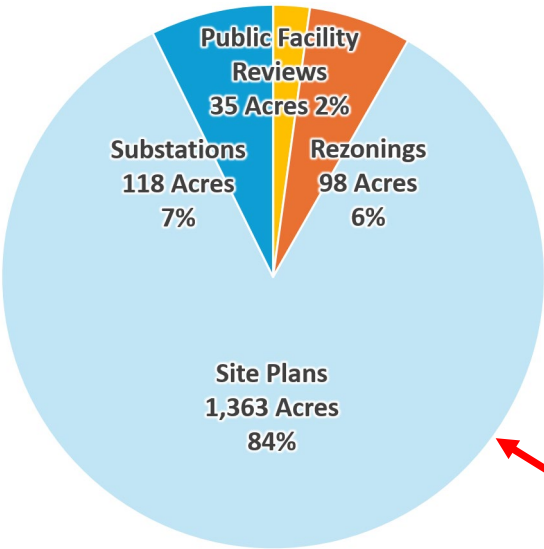
3. Overlay Boundary Interpretation

- Further clarify that eligibility evaluation applies only to properties within the existing DCOZOD as of the day before the ZTA is approved by the Board.

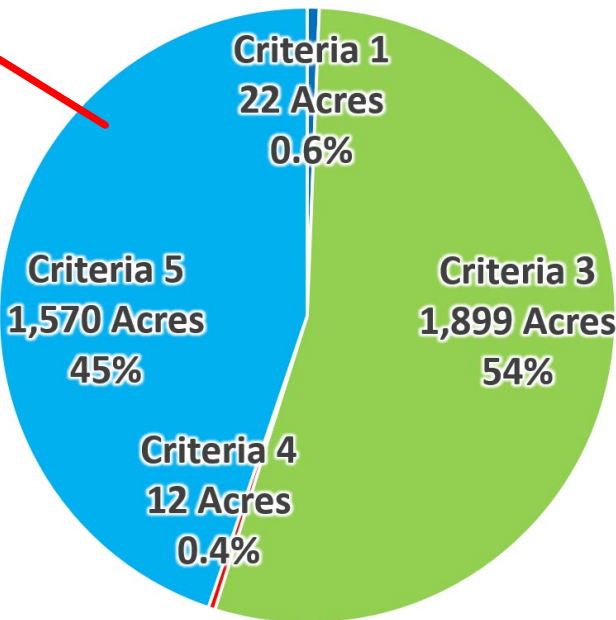
Acreage—Existing & Proposed DCOZOD, as of June 30, 2026



Existing and Proposed Data Center Opportunity Overlay District Comparison as of June 30, 2026



Criteria 5 Land Acreage by Application/Development Type, as of June 30, 2026

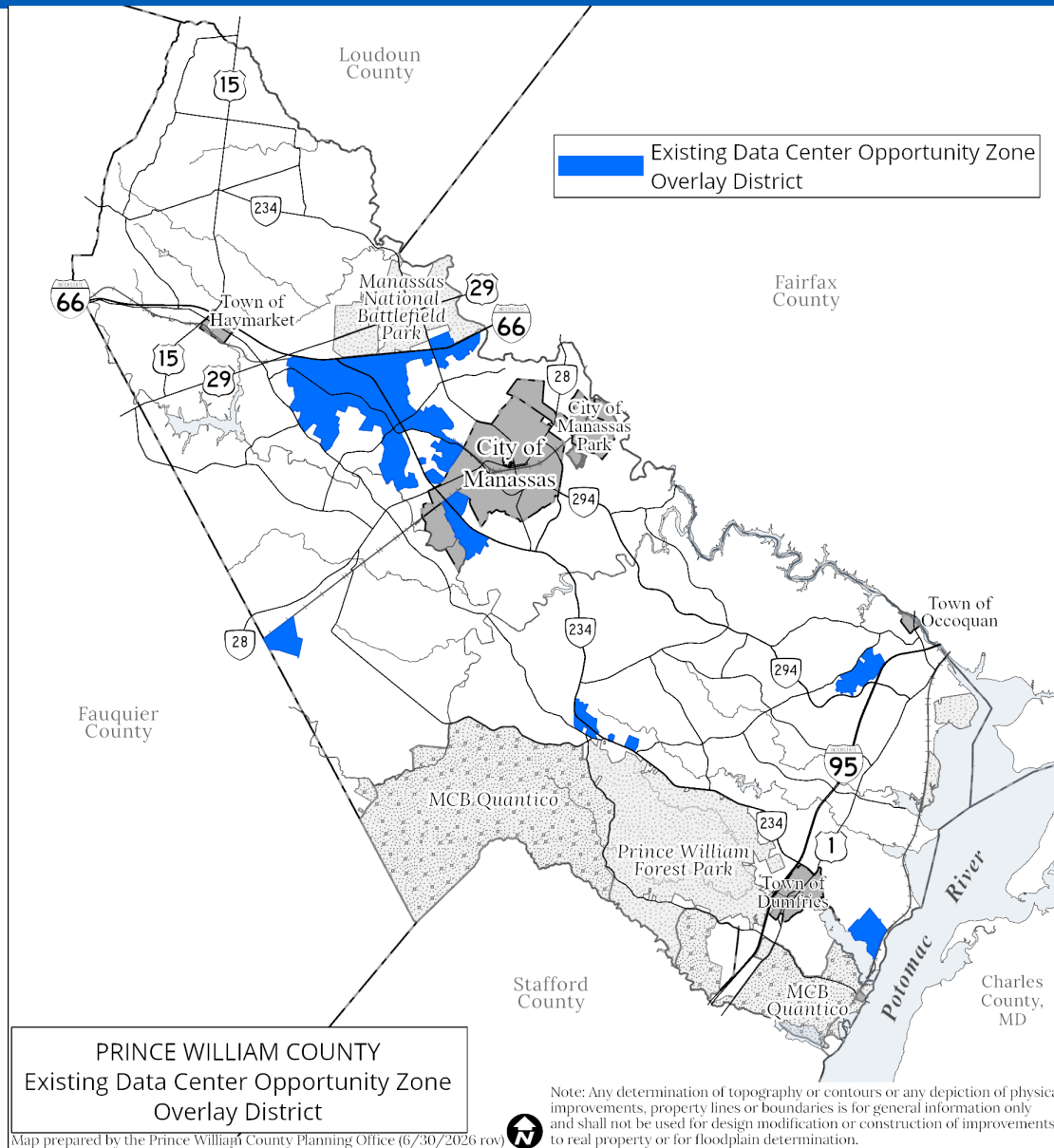


Data Center Land Acreage by Proposed Criteria Type as of June 30, 2026

Existing DCOZOD Map as of June 30, 2026



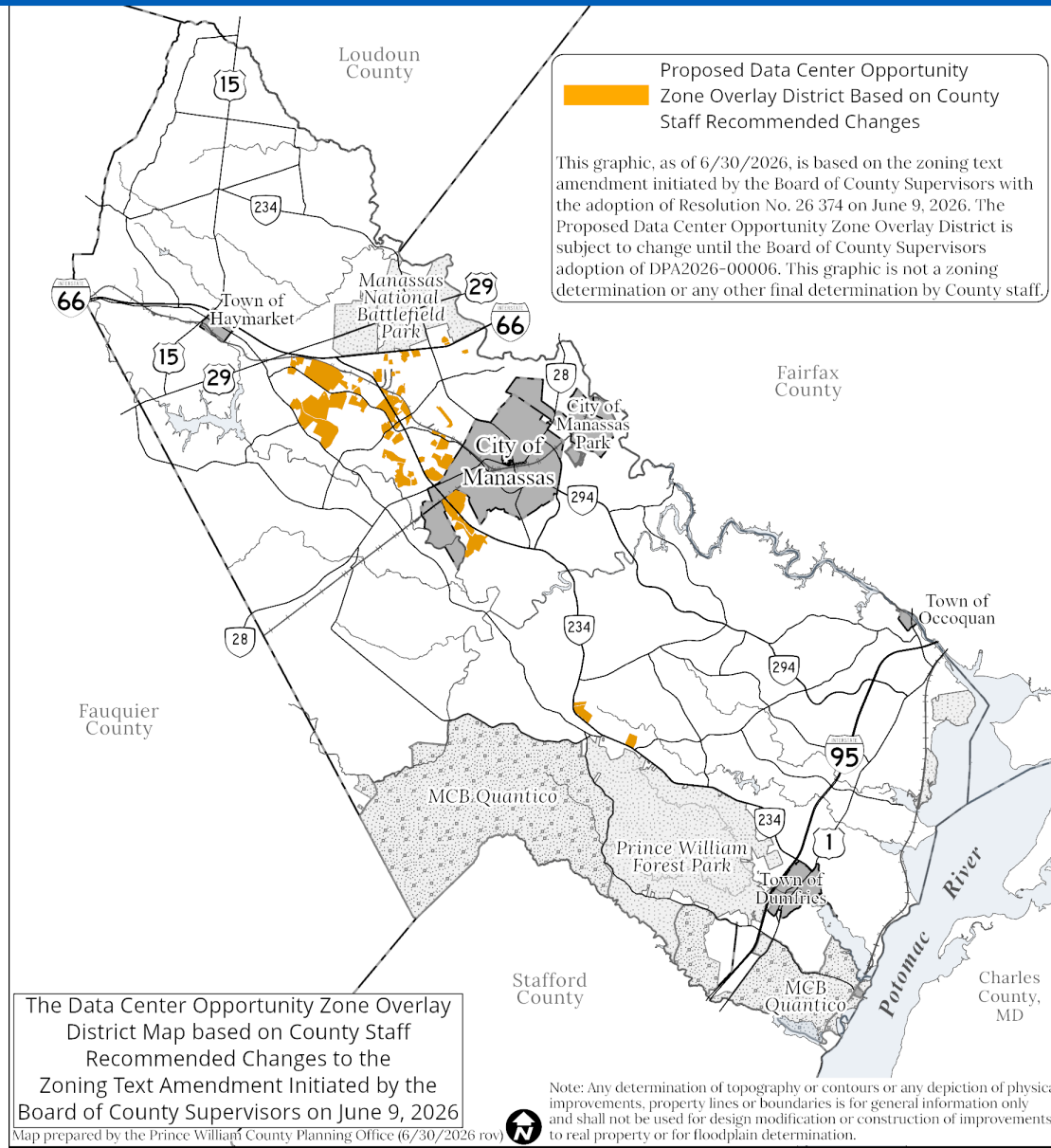
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Proposed DCOZOD Map as of June 30, 2026



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Next Steps

Initiation resolution for ZTA directed staff to bring the ZTA for potential Board action in September.