

August 30, 2023

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

Building Official (DS900)
County Archaeologist (DS940)
Crime Prevention Police (MA210)
Economic Development (MA286)
Fire Marshal's Office (DS920)
Historical Commission (DS940)
Land Development Case Manager (DS940)
Long Range Planning (DS940)
Parks and Recreation (EA795)
Planning Case Planner
Planning GIS Specialist - JBM (DS940)
Prince William Forest Park
Public Works Department (DS970)
Service Authority (SA317)
Transportation Department (DS990)
VDOT Fairfax (MA290)
Watershed Management (DS930)
Zoning Administrator (DS940)

RE: REZ2024-00006, MID-COUNTY INDUSTRIAL PARK
REZONING, NON-RESIDENTIAL

MAGISTERIAL DISTRICT: 10 - Coles

REQUEST: This is a request to rezone ±40.91 acres from A-1, Agricultural, to M-2, Light Industrial, to allow the development of an industrial park with data center use options, with other associated development waivers and modifications, including a building height increase of up to 80 feet. **1st Submission***

GPIN(s): 7991-34-8422 7991-34-3679 7991-34-8768
7991-34-2547 7991-44-1698 7991-34-6407
7991-34-5166 7991-34-3438 7991-34-4523
7991-35-9245 7991-45-0874

Your comments should:

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

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

Your comments should be directed to **Juana Lozano** and received no later than **October 30, 2023**. Your cooperation is appreciated.

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

**SUPERVISOR - YESLI VEGA
COMMISSIONER - JOSEPH FONTANELLA, JR.
BOARD CHAIRMAN - ANN B. WHEELER
COMMISSIONER AT LARGE - PATTY KUNTZ
ACTING DIRECTOR OF PLANNING - DAVID MCGETTIGAN
COUNTY ATTORNEY
PLANNING COMMISSION CHAIRMAN - CYNTHIA MOSES-NEDD**



June 28, 2023

RECEIVED

JUN (703) 86595134
sp@comptondueling.com

PLANNING OFFICE
VIA HAND DELIVERY COUNTY



Alex Venegas, Current Planning Manager
Prince William County Planning Office
Five County Complex Court
Prince William, VA 22192

Re: Rezoning – Mid-County Industrial Park

Dear Mr. Venegas,

On behalf of our client, Minnieville Capital Acquisition, LLC, enclosed, please find an application for a rezoning, which includes the following:

1. Application Forms with filing fee (\$18,171.68);
2. Fee Calculation Worksheet;
3. Request for Modifications Worksheet;
4. Interest Disclosure Affidavit;
5. Special Power of Attorney Affidavits;
6. Adjacent Property Owners Affidavit;
7. Adjacent Property Owners List;
8. Written Narrative for Rezoning dated June 30, 2023;
9. Cultural Resources Assessment Records Check Worksheet indicating not further work is necessary;
10. Traffic Impact Analysis Deferral Form;
11. Draft Proffers Statement dated June 23, 2023;
12. Zoning Plat prepared by Harold A. Logan Associates P.C., dated June 16, 2023 (3 copies);

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13. Environmental Constraints Analysis prepared by Virginia Waters & Wetlands, Inc. dated June 2023 (9 copies);
14. Generalized Development Plan prepared by Harold A. Logan Associates P.C., dated June 19, 2023 (15 copies).

Please review this submission package, and if you do not find everything in order, please call me immediately. Thank you for your attention to this matter.

Sincerely,

COMPTON & DULING, L. C.

Sherman Patrick, Jr.

Sherman Patrick, Jr., A.I.C.P.
Director of Zoning & Entitlements

Enclosures

cc: Minnieville Capital Acquisition, LLC

Application for: Rezoning Proffer Amendment

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

Project Name: Mid-County Industrial Park

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

GPIN	From:	To:	Acres
See attached list			

-OR-

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

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

The properties included in this application are approximately 300 feet northwest of the intersection of Dumfries Rd (Route 234) and Minnieville Rd.

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

Owner of Property*

Authorized Agent(s)*

Name: See attached list
 Mailing Address: _____
 City/State/Zip: _____
 Phone: _____
 Email: _____

Name: Compton & Duling, LC/Sherman Patrick, Jr.
 Mailing Address: 12701 Marblestone Dr #350
 City/State/Zip: Prince William, VA 22192
 Phone: (703) 565-5134
 Email: sp@comptonduling.com

Contract Purchaser/Lessee*

Engineer*

Name: Travis Turner, Minnieville Capital Acquisition
 Mailing Address: 1390 Chain Bridge Rd PMB500035
 City/State/Zip: McLean, VA 22101
 Phone: _____
 Email: _____

Name: Harold A. Logan Associates, PC
 Mailing Address: 9114 Industry Drive
 City/State/Zip: Manassas Park, VA 20111
 Phone: (703) 330-1988
 Email: loganassocharold@gmail.com

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

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

Signed this 21 day of June, 2023.

Signature of Owner 

Name Travis Turner

Title Member

Company Minnieville Capital Acquisitions, LLC

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

GPIN	Acerage	Parcel Address	Owner	From	To	Owner Address
7991-45-0874	4.166	14901 Dumfries Rd Manassas, VA 20112	Mosely Rodney & Solveig Mosely Surv	A-1	M-2	14901 Dumfries Rd Manassas, VA 20112
7991-35-9245	10	14903 Dumfries Rd Manassas, VA 20112	Antognoni Keith M	A-1	M-2	14903 Dumfries Rd Manassas, VA 20112
7991-44-1698	7.637	14945 Dumfries Rd Manassas, VA 20112	Sanchez Meliza L	A-1	M-2	14945 Dumfries Rd Manassas, VA 20112
7991-34-8768	5.5705	14927 Dumfries Rd Manassas, VA 20112	Simons Audra M & Timothy O Surv	A-1	M-2	14927 Dumfries Rd Manassas, VA 20112
7991-34-8422	6.428	14921 Dumfries Rd Manassas, VA 20112	Kincheloe William T & Linda Smith	A-1	M-2	14917 Dumfries Rd Manassas, VA 20112
7991-34-6407	0.9086	14917 Dumfries Rd Manassas, VA 20112	Kincheloe William T & Linda Smith	A-1	M-2	14921 Dumfries Rd Manassas, VA 20112
7991-34-4523	0.888	14915 Dumfries Rd Manassas, VA 20112	Cooper Gerald D	A-1	M-2	6933 Colchester Park Dr Manassas, VA 20112
7991-34-3438	1.869	14909 Dumfries Rd Manassas, VA 20112	Cooper Gerald D	A-1	M-2	6933 Colchester Park Dr Manassas, VA 20112
7991-34-5166	1.6992	14905 Dumfries Rd Manassas, VA 20112	Azalea Mobile Home Park LLC ETAL T-C	A-1	M-2	2824 Solomons Island Rd 2nd Fl Edgewater, MD 21037
7991-34-2547	0.3797	14893 Dumfries Rd Manassas, VA 20112	Cooper Thomas A Estate	A-1	M-2	14917 Dumfries Rd Manassas, VA 20112
7991-34-3679	1.3683	14895 Dumfries Rd Manassas, VA 20112	Azalea Mobile Home Park LLC ETAL T-C	A-1	M-2	2824 Solomons Island Rd 2nd Fl Edgewater, MD 21037

Request for Modification or Waiver of Standards

Whenever any standard imposed by any provision of the Zoning Ordinance or other County ordinance may be waived or modified by proffer approved by the Board of County Supervisors, this form must accompany an application for rezoning for such waiver or modification, and may constitute the whole of or a part of such application.

Applicant: Minnieville Capital Acquisitions, LLC

Case Name: Mid-County Industrial Park

Please indicate the requested modification(s) or waiver(s) below. Attach a written statement describing the requested modification or waiver, referencing the citation, and providing justification for each request.

- Waiver of specific requirements** of the Subdivision Ordinance, Zoning Ordinance, or Design and Construction Standards Manual (DCSM) as it relates to a Town Center Special Use Permit application. (See Section 32-280.34 of the Zoning Ordinance)

Modification of development standards

- Building height
- Floor Area Ratio (FAR)
- Signs (Sections 32-300.05, 32-400.03, 32-400.04 or 32-250.23 and 32-250.24 of the Zoning Ordinance)

- Modification or Waiver of large, freestanding retail use (big box) standards:** Architectural Design, Landscaping, Lighting, Operations, Parking, or Pedestrian Access (Section 32-400.15 of the Zoning Ordinance)

- Waiver of DCSM requirements (generally)**
Plans containing waivers or modifications of DCSM requirements should be coordinated with the Rezoning, Proffer Amendment, or Special Use Permit application. A list of waivers and a justification for each must be provided in the narrative statement.



Mid-County Industrial Park

Rezoning

Applicant: Minnieville Capital Acquisition

Property: GPINs 7991-45-0874, 7991-35-9245, 7991-44-1698, 7991-34-8768, 7991-34-8422, 7991-34-6407, 7991-34-4523, 7991-34-3438, 7991-34-5166, 7991-34-2547, and 7991-34-3679

Address: 14901, 14903, 14945, 14927, 14917, 14921, 14915, 14909, 14905, 14983, 14895 Dumfries Rd

±40.9143 acres
Coles Magisterial District
June 30, 2023

PROPOSAL

This is a request to rezone approximately 40 acres, that is currently designated I-3, Technology/Flex, from A-1, Agricultural to M-2, Industrial(Tech/Flex). The proposed M-2 zoning is to allow the development of an industrial park. The property is located on the north side of Dumfries Rd (Route 234), adjacent to the Prince William County Landfill and near the intersection of Minnieville Rd (Route 640).

LAND USE

The subject properties are located on the north side of Dumfries Rd (Route 234) near its intersection with Minnieville Rd (Route 640). The properties are currently zoned A-1, Agricultural. The proposed rezoning is for M-2, Industrial(Tech/Flex). The Long-Range Land Use designation of the property is I-3, Industrial Technology/Flex. The proposed rezoning is for M-2, which is compatible with the I-3 designation. The existing zoning is not consistent with the I-3 land use designation. The subject site is within the Data Center Opportunity Zone Overlay District and the Highway Corridor Overlay District. The subject site lies within the Powells Creek watershed.

The requested rezoning is for the development of an industrial park. The proposed use is complimentary and supportive of an adjoining industrial park. The property is directly bordered to the east by 7 single family dwellings, to the north by the Prince William County landfill, to the west by an existing industrial park in the M/T zoning district, and to the south by Dumfries Rd (Route 234).

The applicant is requesting to waive zoning ordinance Sec. 32-250.31 to remove the 50-foot (50') buffer along the northern and western boundaries respectively. The justification for this waiver is the uses between the adjoining properties will now be consistent and compatible uses and the Prince William County Landfill has an existing buffer of approximately 500-feet (500') on its respective side of the boundary.

The applicant is requesting to waive zoning ordinance Sec. 32-403.24.d to allow for structures not to exceed 75 feet in height. The justification for this waiver is the adjoining properties in the M/T zoning district are allowed a height of up to 75 feet. Additionally, the adjoining property of the PWC Landfill has a finished elevation of more than 500 feet, well in excess of any finished elevations on the subject site plus the proposed 75-foot (75') of any structures. More succinctly, the PWC Landfill is the dominate feature of the surrounding landscape with structures not exceeding 100-feet (100') in height.

Various uses permitted in the M-2 zoning district are being excluded by proffer. The excluded uses are as follows:

2. Ambulance services
3. Artist or photographer's studio, commercial

7. Business school
8. Catering-commercial (off premises)
10. College, university or seminary
17. Electronic equipment and component manufacturing, assembly, processing and distribution
18. Greenhouse, nursery (wholesale)
19. Gunsmith shop
28. Pharmaceutical product manufacturing (non-HAZMAT)
29. Photographic processing laboratory
30. Publishing and printing
31. Radio or TV broadcasting station
32. Railroad passenger station
33. Recording studio
36. School of special instruction
40. Trade or convention center
41. Trade, technical or vocational school
42. Travel agency
43. Veterinary hospital

COMMUNITY DESIGN

The proposed rezoning addresses principles and standards of community design through the elements listed herein. The design shall incorporate Crime Prevention Through Environmental Design (CPTED) strategies. Parking lots will be located behind new structures away from public rights of way. Dedicated open space will be preserved where there is currently none on the subject site. All landscape plantings will be of native species. Due to the commercial, non-retail nature of this proposed rezoning, there is no need to provide pedestrian connectivity as a multi-use path exists along 234 on the south side of the subject site.

CULTURAL RESOURCES

VA Water prepared a cultural assessment and record check which is provided with this application. No known cemeteries are on the subject site.

ECONOMIC DEVELOPMENT

The subject site is currently in the A-1 zoning district, Agricultural, and has a total *Land – Market Value* of \$1,941,600.00. Using several adjoining industrial parcels to establish an average *Land – Market Value* of \$15.50 per square foot, the proposed zoning could increase the total tax assessed value to \$27,624,517.07 which, when calculated under the current FY24 assessed rate of \$0.966 per \$100 would result in potentially \$248,096.98 of additional annual revenue to Prince William County with minimum impacts on the level of service for Schools, Libraries, Parks, and Transportation. Significant additional taxes would be generated from improvements proposed and additional property taxes such as and levies such as the Computer & Peripherals

Tax and the BPOL. This proposed rezoning and its potential uses have several possibilities to further the County's targeted industries economic development initiatives.

ENVIRONMENT

VA Water prepared an environmental constraints analysis (ECA) which is provided with this application.

FIRE AND RESCUE

The closest Fire and Rescue Station is the Prince William County Department of Fire & Rescue Station 6, located approximately 3 miles from the subject site. Buildings constructed on the subject site would be new and meet the most recent building and fire safety codes. A monetary contribution for fire and rescue purposes is proposed.

HOUSING

No issues related to the goals and strategies of the Housing element of the Comprehensive Plan will result from the proposed rezoning.

LIBRARIES

The closest library is Independent Hill Library, located approximately 2 miles away from the subject site. The proposed use will have no impact on the services provided by the Prince William County Library System.

PARKS AND OPEN SPACE

The closest accessible park is the Independent Hill Ball Fields in front of the landfill and is approximately 1 mile away. The proposed use will have no impact on the services provided by Prince William County Department of Parks, Recreation and Tourism.

POLICE

The policies of the Police chapter encouraging all new developments utilize the principles of Crime Prevention Through Environmental Design (CPTED). CPTED strategies are routinely addressed during the final permitting stages and upon completion of construction. The proposed industrial park is a secure site and incorporates crime prevention strategies such as motion sensors to detect suspicious activity. Lighting is also installed in a manner that does not impact adjacent properties yet provides necessary security on the site.

POTABLE WATER

The site is within the Prince William County Service Authority service area for public water service. The subject site is currently served by private wells. The applicant has proffered to be responsible for on and off-site improvements required to provide such service.

SANITARY SEWER

The site is within the Prince William County Service Authority service area for public sewer. The subject site is currently served by several private septic systems. The applicant has proffered to be responsible for on and off-site improvements required to provide such service.

SCHOOLS

The proposed rezoning will have no impact on the school services provided by Prince William County Schools as this is a proposal with no residential elements thus having no student generation factors. The schools that serve the subject site are Coles Elementary, Benton Middle, and Colgan High School.

TELECOMMUNICATIONS

There are no known impacts related to the goals and strategies of the Telecommunications element of the Comprehensive Plan that will result from the proposed rezoning.

TRANSPORTATION

The site will have one or two full access entrance(s) from Colchester Park Dr, as shown on the GDP.

DRAFT PROFFER STATEMENT

RE: REZ2023-XXXXX, Mid-County Industrial Park

Record Owner: Rodney & Solveig Mosley, Keith Antognoni, Meliza Sanchez, Timothy Matics & Audra Simons, William T Kincheloe & Linda Smith Kincheloe, Gerald D Cooper, Estate of Thomas A Cooper, Azalea Mobile Home Park LLC ETAL T-C

Applicant: Minnieville Capital Acquisitions, LLC

Property: GPINs 7991-45-0874, 7991-35-9245, 7991-44-1698, 7991-34-8768, 7991-34-8422, 7991-34-6407, 7991-34-4523, 7991-34-3438, 7991-34-5166, 7991-34-2547, and 7991-34-3679 (the "Property")

Coles Magisterial District ±40.9143 acres A-1, Agricultural to M-2, Light Industrial

Date: June 23, 2023

The undersigned hereby proffers that the use and development of the subject Property shall be in substantial conformance with the following conditions. In the event the referenced rezoning is not granted as applied for by the Applicant, the below-described proffers shall be withdrawn and shall become null and void.

The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein shall be provided at the time of development of that portion of the site served by the improvement, unless otherwise specified. The term "Applicant" and "Developer" as referenced herein shall include within its meaning all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the General Development Plan ("GDP") shall be the plan prepared by Harold A. Logan Associates P.C. entitled "Mid-County Industrial Park," dated June 23, 2023.

USE & DEVELOPMENT

1. General Development Plan: The Property shall be developed in substantial conformance with the GDP, subject to changes approved by the County in connection with the final site plan review.
2. Use Parameters: The Property shall be developed in accordance with the M-2, Light Industrial Zoning District regulations. The foregoing shall not preclude consolidation of the Property with any adjacent property or preclude the development of an internal private travelway, the final design and location of which shall be shown on the final site plan, in accordance with the Prince William County Design and Construction Standards Manual ("DCSM"). All uses permitted in the M-2 Zoning District shall be permitted on the Property. Notwithstanding the above, the following uses shall be prohibited:
 - a) Ambulance services.
 - b) Artist or photographer's studio, commercial.
 - c) Business school.

- d) Catering-commercial (off-premises).
- e) College, university or seminary.
- f) Electronic equipment and component manufacturing, assembly, processing and distribution.
- g) Greenhouse, nursery (wholesale).
- h) Gunsmith shop.
- i) Pharmaceutical product manufacturing (non-HAZMAT).
- j) Photographic processing laboratory.
- k) Publishing and printing.
- l) Radio or TV broadcasting station.
- m) Railroad passenger station.
- n) Recording studio.
- o) School of special instruction.
- p) Trade or convention center.
- q) Trade, technical or vocational school.
- r) Travel agency.
- s) Veterinary hospital.

COMMUNITY DESIGN

3. Open Space: For purposes of calculating open space and tree canopy coverage, the entire Property shall be used, and not individual parcels. With each final site/subdivision plan submitted, the Applicant shall provide a cumulative tabulation of the open space and tree canopy coverage calculations for the entire Property, in order to ensure that Ordinance requirements have been satisfied upon full buildout. The total proposed impervious area is 16.56 acres or 40.5% of the site.
4. Materials for Front Façade: The primary materials utilized for the front façade of any building facing Route 234 (Dumfries Rd) shall be constructed of brick, stone, architectural concrete masonry unit (e.g. regal stone, split face, precision, ground face), stucco, architectural poured-in-place or precast concrete panels, or architectural metal panels, but not plain concrete block. Compliance with this proffer shall be evidenced with the submission of building elevations for review and approval at least two weeks prior to the issuance of the building permit release letter. Any substantive changes to the design and/or materials shall be submitted to the Planning Director for review and approval. Such approval shall be based on a determination that the changes result in a building of similar or greater quality.
5. Data Center Design Standards: Elevations: Any data center use shall be designed in accordance with the data center design standards and design guidelines set forth in Section 32-509.02.4(A) – (E) of the Zoning Ordinance.
6. Screening of Mechanical Equipment: If visible from any adjacent residentially zoned properties, ground-level mechanical equipment (including generators) 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.

7. Plantings: Supplemental plantings in buffers and landscaped areas shall be planted with plant species native to Virginia and drought resistant.
8. Lighting: Exterior lighting fixtures shall be energy-saving and shall include focused sharp cut-off designs that direct light downward and into the interior of the Property and away from adjacent roads and/or adjacent properties. Exterior fixtures shall be fully shielded to prevent glare from projecting onto the adjacent residential properties.
9. Sustainability Measures: As a condition of the first final site plan approval, the Applicant shall, in consultation with the County's Sustainability Officer or the appropriate County official, determine if site/building sustainability measures are appropriate for the Property. If they are appropriate, such measures shall be incorporated into the applicable site plan or building documents. Such measures may include, but are not limited to, the following:
 - a) Use of available recycled aggregate materials;
 - b) Aeration of ponds using solar power;
 - c) Recycling of construction material waste as accepted by recycling markets;
 - d) Use of available high recycled content construction materials;
 - e) LED site and interior lighting; or
 - f) Heat reflective roofing materials;
 - g) Work with the County, or their designees, to explore utilizing natural gas energy from the landfill to fuel reserve power sources.
10. Noise: Notwithstanding and in addition to the applicable Noise Ordinance, any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 7:00 a.m. and 10:00 p.m. weekdays and from 9:00 a.m. to 10:00 p.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 60 dBA (in residential and mixed-use zoning districts), 65 dBA (in commercial and office zoning districts), and 79 dBA (in industrial zoning districts). Any noise which emanates from any operation, activity, or source on the Property, including, but not limited to, heating and cooling system(s), between the hours of 10:00 p.m. and 7:00 a.m. weekdays and from 10:00 p.m. to 9:00 a.m. on Saturdays, Sundays, and legal holidays observed by the County government, shall be subject to the following maximum permissible sound levels: 55 dBA (in residential and mixed-use zoning districts), 60 dBA (in commercial and office zoning districts), and 72 dBA (in industrial zoning districts). Such levels shall be measured at the Property boundary or at any point within any other property affected by the noise. When a noise source can be identified and its noise measured in more than one zoning district classification, the limits of the most restrictive classification shall apply. Notwithstanding the above, any person, with lawfully obtained permits, who between the hours of 6:00 a.m. and 10:00 p.m. weekdays and between the hours of 9:00 a.m. and 10:00 p.m. on Saturdays, Sundays and legal holidays observed by county government operates or causes to be operated any equipment used in construction, repair, alteration or demolition work on buildings, structures, alleys or appurtenances thereto in the outdoors shall not be subject to the levels enumerated above. Additionally, persons performing construction of public projects, repair or maintenance work for such projects or persons

performing work for private or public utilities for the repair of facilities or restoration of services shall not be subject to the levels enumerated above. Furthermore, substations shall not be subject to the levels enumerated above or in Proffer 11 below.

11. Prominent Discrete Tone Noise: For any source of sound that has a prominent discrete tone component, the levels established by Proffer 11 above shall be reduced by 3 dBA. The term “prominent discrete tone” shall be defined as an instance when one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the 2 contiguous one-third octave bands by:
 - a) 5 dB for center frequencies of 500 Hz and above;
 - b) 8 dB for center frequencies between 160 and 400 Hz; or
 - c) 15 dB for center frequencies less than or equal to 125 Hz.

12. Emergency Operations: Emergency operations shall not be subject to the limitations outlined in Proffer 11 or Proffer 12 above. For the purposes of this section, the term “emergency” shall mean any situation arising from sudden and reasonably unforeseen events beyond the control of the facility, which situation requires the immediate use of the emergency generators to restore normal operation of the facility.

13. Sound / Noise Measurements: Sound or noise measurements may be taken to confirm compliance with Proffer 10 and Proffer 11 whenever a newly-constructed building becomes fully operational and then, upon request of the County, whenever there has been a change in the operations or use of the buildings on the project that could reasonably be expected to affect compliance with Proffer 10 and Proffer 11. There will be no more than one set of sound or noise measurements required in any one calendar year. Any sound or noise measurement above must be conducted by a professional third party acoustical consultant who has knowledge and experience taking such measurements (“Acoustical Consultant”). The Acoustical Consultant shall measure sound or noise with sound level meters which meet the standards prescribed by the ANSI: Type 1 or Type 2. The Acoustical Consultant shall only use sound level meters and other instruments that have been maintained in calibration and good working order. The Acoustical Consultant shall calibrate the sound level meter at the time of any noise measurement. The Acoustical Consultant shall only record measurements which were taken so as to provide a proper representation of the noise source and shall note and exclude extraneous noise events. During the measurement, the Acoustical Consultant will position the microphone so as not to create any unnatural enhancement or diminution of the measured noise and will use a windscreen for the microphone. Sound level measurements shall be based on the “Leq” during the measurement interval, using a minimum measurement interval of one minute for a constant sound source or a thirty-minute measurement for a noncontinuous sound source. During a measurement interval, the “Lmax” associated with facility may exceed the sound level limits of Proffers 10 and 11 above by no more than 15 dB(A). For the purposes of this section, the “Lmax” means the maximum sound over a measurement interval determined by using a sound level meter set to “fast” response time, and “Leq” means the equivalent sound level, that is the constant sound level in a given time. The engagement of the Acoustical Consultant shall be subject to County

approval, and the Applicant shall be responsible for the cost and expenses for said Acoustical Consultant to perform the work outlined in these proffers.

ELECTRIC SUBSTATION

14. Construction of Electric Substation: At the sole discretion of the Applicant, electric substation not to exceed ten (10) acres in size (hereinafter, the "Substation") shall be permitted on the Property or a portion of the Property to serve data center uses, as follows:
- a) The Applicant is proposing one (1) Substation to be located on the Property, or portion thereof with proximity to the existing high voltage transmission lines.
 - b) The Substation may consist of switching stations containing structures of varying heights.
 - c) The Substation shall be enclosed by a chain link security fence up to twelve feet (12') in height.
 - d) Pursuant to § 32-201.12(a)(2) of the Prince William County Zoning Ordinance, the GDP shall constitute a Plan of Development within the meaning of Va. Code Ann. § 15.2-2232 and § 15.2-2286(A)(8), and the public facility identified thereon shall be deemed approved and not subject to a separate public facilities review (PFR) and determination.
 - e) Adjustments to the foregoing standards in this proffer and/or location, number, size, and height of the Substation may be proposed by the Applicant and allowed by the Planning Director without the need for an amendment to the proffers and/or GDP or approval of a public facilities review.

ENVIRONMENT

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

their natural undisturbed condition with the exception of the installation and maintenance of crossings for: utility connections, electric lines running to/from the electric transmission lines, sanitary and storm outfalls, and supplemental planting as approved by the County. Clearing allowed pursuant to this Proffer shall be kept to a minimum. The foregoing restrictions shall not preclude the Applicant from utilizing the natural open space areas for stormwater management/BMP calculations and credits. The Property owner shall have the right to prune and remove objectionable vegetation, such as poison ivy, poison oak, etc., as well as damaged and/or diseased vegetation.

FIRE AND RESCUE

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

TRANSPORTATION

20. Access: Subject to Prince William County Department of Transportation ("PWCDOT") and the Virginia Department of Transportation ("VDOT") approval, access to the Property may be provided via multiple entrances. The final location and design of the entrances shall be shown on the applicable final site plan proposing such entrance(s).

WATER AND SANITARY SEWER

21. Private Wells: There shall be no wells drilled on the site for potable or irrigation purposes. All private wells shall be abandoned and capped in accordance with standards established by the Commonwealth of Virginia and Prince William County.
22. Private Septic Systems: All private septic systems shall be removed from the site in accordance with standards established by the Commonwealth of Virginia and Prince William County.
23. Future Water Utilities: All development on the Property shall be connected to public water and sewer service. The Applicant shall be responsible for the costs and construction of those on and off-site improvements required in order to provide such service for the demand generated by the development on the Property as determined in consultation with the Prince William County Service Authority.

MISCELLANEOUS

24. Final Rezoning: For purposes of this Proffer Statement, "final rezoning" shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if

contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal.

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

WAIVERS/MODIFICATIONS

26. Pursuant to Section 32-400.03.2, the maximum height of any building on the Property shall be limited to eighty feet (80') in height. Height shall be measured based on the existing definition of height in the Zoning Ordinance in effect at the time of approval of this rezoning. Notwithstanding the above, the rooftop mechanical equipment and screening walls shall be a maximum of fifteen feet (15') in height.

[SIGNATURE ON FOLLOWING PAGE]

SIGNATURE PAGE

Minnieville Capital Acquisitions, LLC

By: _____

Name: _____

Title: _____



Cultural Resources Assessment and Record Check for Pending Development Applications

This is a desk review of the project and is subject to change if additional information becomes available.
Contact the Planning Office at (703) 792-7615 or email planning@pwcgov.org for more information.

Applicant/ Project Information	Project Name Minnieville Capital Acquisition		Applicant Name Allison Austin	
	Email AAustin@vawaters.com		Phone (703) 220-8672	Fax
	GPIN(s) 7991-45-0874;7991-35-9245;7991-44-1698;7991-34-8768;7991-34-3679;7991-34-2547;7991-34-5166; 7991-34-			
	Visual Inspection Findings 7-residential lots with four vacant lots, forested with high power transmission lines overhead			

County Archaeologist Use Only

County Records Check (Verify reference to site on the following)

- | | | |
|---|---|--|
| 1. Prince William County Cultural Resources Map (GIS) | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. 1820 Prince William County Map (Wood)..... | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. 1901 Prince William County Map (Brown)..... | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. 1904 Army Maneuvers Map | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. 1915 - 1927 USGS 15 Minute Quad Maps..... | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. 1933 Virginia Highway Map | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Eugene Scheel's Historic Prince William Map | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Eugene Scheel's African American Heritage Map | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. County Register of Historic Sites (CRHS)..... | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 10. High Sensitivity Areas - Historic Sites Map | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 11. High Sensitivity Areas - Prehistoric Sites Map..... | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 12. The Official Military Atlas of the Civil War | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 13. Civil War Map from the Library of Congress | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 14. American Battlefield Protection Program Maps | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 15. Map of Fairfax, Loudoun, & Prince William Counties | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 16. USGS Topographic Maps | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 17. Cemetery (PWC GIS)..... | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 18. Other: 1923 USPS Rural Delivery Map and 1937 aerial depicts structure | | |

Comments
Structure on 1927 Map
Vicinity of "Juvenile Home" and "Independent Hill P.O. & Cole's Store"

Findings

- A CRHS or a Prehistoric High Sensitivity Area is checked on the list above, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.
- There is a medium to high potential for finding archaeological sites and or historic structures on the project area, therefore, a Phase I Cultural Resources Survey* must be submitted with Rezoning and Special Use Permit applications per Sections 32-700.20(9) and 32-700.50(3)(a) of the Zoning Ordinance.
- Archaeological and historic sites or graves are recorded on the project area, but no Cultural Resources Survey is required at this time.
- No archaeological and historic sites or graves are recorded on the project area.
- Further cultural resource review is not warranted at this time due to ground disturbance or recommendations of no further work from prior cultural resource survey reports.

Comments:

County Archaeologist Signature: Justin S. Patton Digitally signed by Justin S. Patton Date: 2023.05.08 09:32:33 -04'00' Date: 5/8/2023

This assessment is valid for one year from the County Archaeologist's signature date.

*All scopes of work must be approved by the County Archaeologist prior to initiation of work.

Application for Deferral of Traffic Impact Analysis (TIA)

To be completed with assistance from PWC Transportation Department
www.pwcva.gov/department/transportation or 703.792.6825

To be completed by applicant:

Applicant Name: Minnieville Capital Acquisitions, LLC Phone: (703) 565-5134

Proposed Use: 353,200 gsf Industrial Park (26.4 acres of 41.60 acres) -- replacing current M/T uses

Address: 14893-14945 Dumfries Road (11 parcels) Lot Size: 41.60

Select One: Rezoning Special Use Permit Other: Rezoning all parcels from A-1 to M-2

To be completed by applicant:				To be completed by PWC Transportation Department:				
Tract/Use	Area	Zoning	Land Use	ITE Code	(ITE Latest Edition Trip Rate)	Trips - 24 Hours	Trips - AM Peak	Trips - PM Peak
11 parcels	26.40	M-2	Ind. Pk.					
Existing M/T uses (existing traffic count)						710	76	71
Proposed Use - Industrial Park (353,200 GSF)				130		180	120	120
New trips						1,100	44	49
Total						1,100	44	49
1200 Daily Trips or 100 Peak Hour Trips						Yes		
						No	X	X

*

FOR OFFICE USE ONLY

- A TIA (three copies and two information disks) is required to be submitted with the application. The consultant preparing the analysis must meet with the PWC Department of Transportation and VDOT to discuss the scope and requirements of the analysis before beginning the analysis. Additionally, at the scoping session, VDOT will determine whether a 527 review is required, as well as the applicable fee.
- A TIA is not required to be submitted at this time. The traffic generated by the proposed development does not appear to exceed the thresholds established in §602.01 of the Prince William County Design and Construction Standards Manual (DCSM). However, a TIA may be required later in the rezoning/special use permit process or during the site plan review process if subsequent details warrant a TIA. The applicant should also be aware that a 527 review may be required by VDOT and may want to contact VDOT to verify whether a 527 review will be warranted.

A TIA has been waived by the Director for the following reasons: _____

Reviewed by (print name): George Phillips Date: 6/27/2023

Additional Notes: * The net traffic increase for the proposed use does not exceed the DCSM daily or peak hour thresholds and the road network adjacent to the site includes two lanes on Dumfries Road onto Colchester Park Drive. A traffic study is not required with this application.

VETTRA Co. *Transportation Planning & Engineering Services*

11535 Gunner Court
Woodbridge, Virginia 22192

Tel: 703-590-4932

Email: vettraco@gmail.com

DATE: June 23, 2023 *via Email*

TO: Mr. George Phillips *(email) GPhillips@pwcgov.org*
PWC Dept. of Transportation

FROM: Vern Torney

RE: **Mid-County Industrial Park (14893-14945 Dumfries Rd.)
Prince William County, VA**

SUBJ: **TIA Deferral Request -- Rezoning**

On behalf of my client and applicant, Minnieville Capital Acquisitions, LLC, I am requesting a TIA Deferral for a rezoning (from A-1 to M-2) of 11 parcels ("site") totaling 41.6 acres located along Rt.234 (Dumfries Rd.) approximately 300 feet northwest of the Rt.234/Minnieville Rd. signalized intersection.

Existing 2023 Traffic Conditions

The "site" is primarily accessed via Colchester Park Drive off Rt.234 and is currently occupied by a variety of M/T uses. Existing peak period traffic counts were conducted by VETTRA Company on Tuesday, May 16, 2023. We measured 76 (AM pk. hr.) and 71 (PM pk hr.) vehicles during these mid-week peak periods. Using a 0.10 PM "K" factor, the estimated daily traffic on Colchester Park Drive is **710 VPD** (vehicles per day).

Proposed "Site" Traffic

The new development proposed for the "site" is 353,200 gsf (gross square feet) floor area of "Industrial Park" (ITE Code #130) uses. These uses will replace the existing M/T uses on the "site". Per ITE Trip Generation (11th Edition) average trip rates, the following trips are forecasted:

<u>Proposed Use</u>	<u>ITE Code</u>	<u>AM Pk.Hr.</u>	<u>PM Pk.Hr.</u>	<u>Daily (VPD)</u>
Industrial Park	#130	120	120	1,800 1,810 (fitted curve) ←

Thus the **"new" added trips for this rezoning** are estimated as:

<u>Proposed Use</u>	<u>ITE Code</u>	<u>AM Pk.Hr.</u>	<u>PM Pk.Hr.</u>	<u>Daily (VPD)</u>
Industrial Park	#130	44	49	1,090

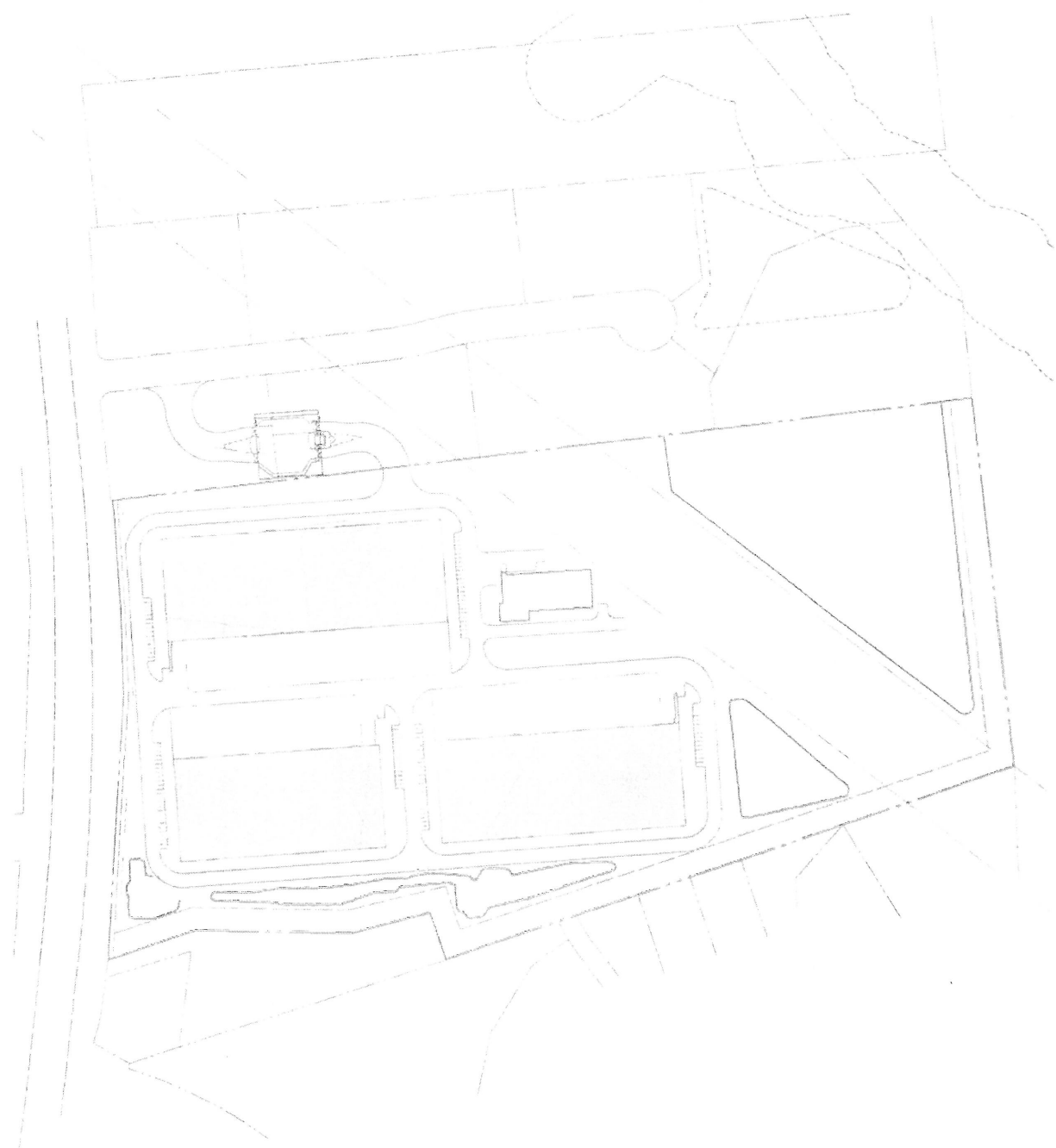
Results

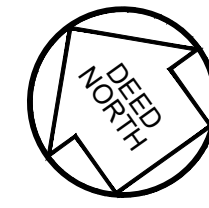
The net "site" vehicles expected to be generated by this rezoning request will be less than the PWC thresholds for a TIA, thus a deferral is respectfully requested. The TIA Deferral Form is attached.

I trust this provides the information required. Please let me know if you have any questions.

attachment: TIA Deferral Form

\\mcp\itia_deferral_request_memo.doc



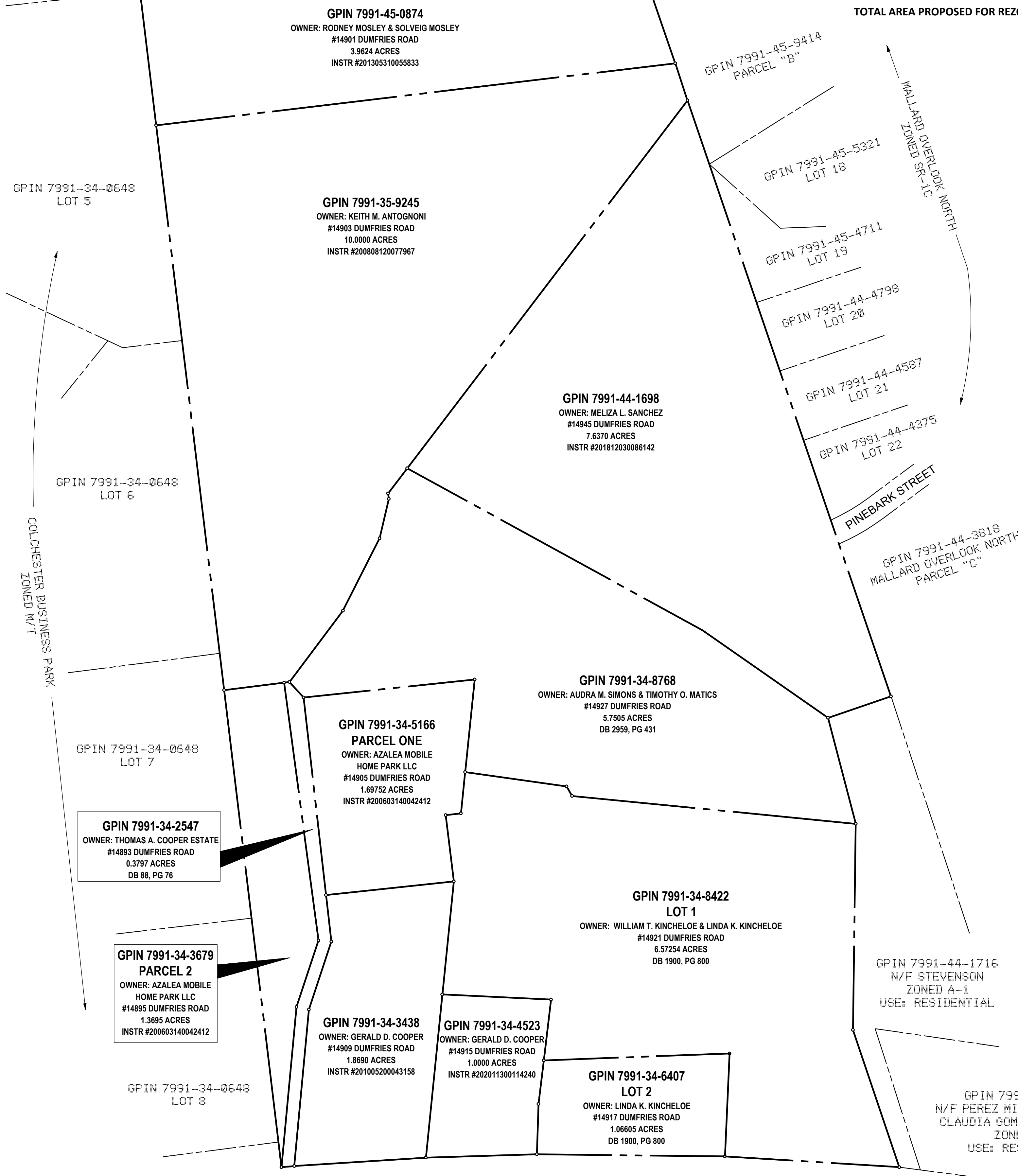


GPIN 7991-09-6721
N/F PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS
ZONED A-1
USE: CEMETARY ON PARCEL LANDFILL BUFFER

PARCEL INFORMATION

GPIN	AREA	CURRENT ZONE	PROPOSED ZONE
7991-45-0874	3.96 AC	A-1	M-T
7991-35-9245	10.00 AC	A-1	M-T
7991-44-1698	7.6370 AC	A-1	M-T
7991-34-2547	0.3797 AC	A-1	M-T
7991-34-8768	5.7505 AC	A-1	M-T
7991-34-5166	1.6975 AC	A-1	M-T
7991-34-3679	1.3695 AC	A-1	M-T
7991-34-8422	6.5725 AC	A-1	M-T
7991-34-3438	1.8690 AC	A-1	M-T
7991-34-4523	1.0000 AC	A-1	M-T
7991-34-6407	1.0660 AC	A-1	M-T

TOTAL AREA PROPOSED FOR REZONING = 41.3 AC ±



GPIN 7991-45-0874
PTC METROPOLITAN SETTLEMENT, INC.
7700 LEEBURG PIKE, SUITE 155
FALLS CHURCH, VA 22043

Consideration \$469,900.00
Assessment Value \$384,400.00
Tax Map No: 7991-45-0874
Grantee Address: 14891 DUMFRIES ROAD
Manassas, VA 20112

Document Prepared By:
THOMAS GENTILE, ESQ.
VA BAR NO. 16287

201305310055833
Prince William County, VA
05/31/2013 2:32:39PM
Grantee Tax Pd
Michelle B. McGuire, Clerk \$475.00

This Deed, made this May 29, 2013, by and between BRUCE THOMAS SEITZ MARRIED, Grantor, and RODNEY MOSLEY and SOLVEIG MOSLEY, Grantees.

Witnesseth
That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantees, as tenants by the entirety with common law right of survivorship, all the following-described lot or parcel of land together with improvements thereon, lying and being in the County of Prince William, Commonwealth of Virginia:

BEGINNING AT A FOUND PIPE MARKING THE NORTHWESTERLY-MOST CORNER TO NOW OR FORMERLY (N/F) ESTELLA M. MALLARD and JOANNA K. M. WOOD, SAID POINT IN THE SOUTHERLY LINE OF N/F PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS; THENCE WITH THE WESTERLY LINE OF SAID N/F ESTELLA M. MALLARD and JOANNA K. M. WOOD, SOUTH 17 DEGREES 17' 32" WEST, 216.61 FEET TO A FOUND PIPE MARKING A CORNER TO N/F JOSEPHINE P. SCHRUM; THENCE DEPARTING THE LINE OF SAID MALLARD and WOOD and WITH THE LINE OF N/F JOSEPHINE P. SCHRUM, NORTH 80 DEGREES 27' 20" WEST, 832.96 FEET TO A FOUND PIPE IN THE EASTERLY LINE OF N/F COLCHESTER CORPORATION; THENCE WITH THE EASTERLY LINE OF N/F COLCHESTER CORPORATION, NORTH 29 DEGREES 40' 33" EAST, 214.74 FEET TO A FOUND PIPE IN THE SOUTHERLY LINE OF N/F PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS; THENCE WITH THE SOUTHERLY LINE OF N/F PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS, SOUTH 60 DEGREES 13' 55" EAST, 786.50 FEET TO THE POINT AND PLACE OF BEGINNING; AND CONTAINING 3.9624 ACRES OF GROUND, MORE OR LESS, AS SHOWN ON THE PLAT MADE BY LARRY N. SCARTZ, C.L.S., DATED JANUARY 14, 2003.

TOGETHER WITH AND SUBJECT TO A 20' WIDE EASEMENT AND RIGHT OF WAY OF INGRESS AND EGRESS AS DESCRIBED IN DEED OF EASEMENT DATED JANUARY 23, 2003 AND RECORDED JANUARY 28, 2003 IN INSTRUMENT NUMBER 200301280020769, AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

MAP TAX ID: 7991-45-0874
BEING the same property conveyed to BRUCE THOMAS SEITZ, MARRIED from JONATHAN BALLARD, DIVORCED AND NOT REMARRIED, by Deed dated October 6, 2011, and recorded on October 24, 2011, as Instrument No. 201110240087083.

GPIN 7991-35-9245

Consideration \$0.00
Tax Map No: 7991-35-9245
Grantee Address: 14903 DUMFRIES ROAD
Manassas, Virginia 20112

Document Prepared By:
Robert R. Sullivan, Esq.
2240 D Galloway Road
Vienna, Virginia 22182
File #: T08-0138

This Deed of Gift, made this August 7, 2008, by and between TINA L. CROTTIS, unmarried and KEITH M. ANTOGNONI, unmarried, also known of record as Keith M. Antognini, parties of the first part ("Grantors"); and KEITH M. ANTOGNONI, unmarried, party of the second part ("Grantees").

Witnesseth
As a Gift, and not for consideration, the Grantors do hereby give, gift, grant, and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantee, as sole tenant, all of that certain lot or parcel of land together with improvements thereon, lying and being in Prince William County, Virginia and more particularly described as follows:

THE PROPERTY OF JOSEPHINE P. SCHRUM, Coles Magisterial District, Prince William County, Virginia, as shown on a Survey by Larry N. Scartz, C.L.S., dated November 17, 1998, attached hereto and made a part hereof; and more particularly described as follows:

BEGINNING at an iron pipe marking the northeasterly most corner of the land of N/F John J. Kachmar, and in the westerly edge of the twenty foot outlet road; thence with N/F Kachmar, North 60 degrees 44' 20" West 106.00 feet to a line in the land N/F owned by Clara Davis; thence with the line of N/F Davis, North 29 degrees 32' 40" East 905.85 to an iron pipe; thence through the land of N/F Cooper, South 60 degrees 27' 20" East 832.96 feet to an iron pipe in the line of N/F Mallard; thence with the line of N/F Mallard, South 13 degrees 09' 30" West 62.29 feet to an iron pipe and thence with the southerly side of a VEPCC right-of-way, South 73 degrees 39' 50" West 786.50 feet to an iron pipe; thence with the northerly side of the twenty-foot outlet road the following courses and distances: South 28 degrees 47' 30" West 8.67 feet; South 49 degrees 36' 30" West 64.52 feet; South 63 degrees 11' 50" West 128.00 feet; South 73 degrees 14' 40" West 142.07 feet to the point of beginning, and containing 10.00 acres of land.

TOGETHER WITH the use of a twenty-foot outlet road to State Route 234.

SUBJECT TO: A twenty-foot, Ingress-Egress Easement as shown Deed of Easement dated January 23, 2003 in Instrument No. 2003012800230769.

AND BEING the same property conveyed to Grantors by Deed dated January 31, 2003, and recorded on February 6, 2003, in Instrument No. 20030206027209, among the land records of Prince William County, Virginia.

This Deed is exempt from recordation taxes pursuant to Code of Virginia, Section 58.1-811(D), as amended.

Consideration: \$560,000.00
Assessed Value: \$442,800.00
Tax Map: 7991 44 1698

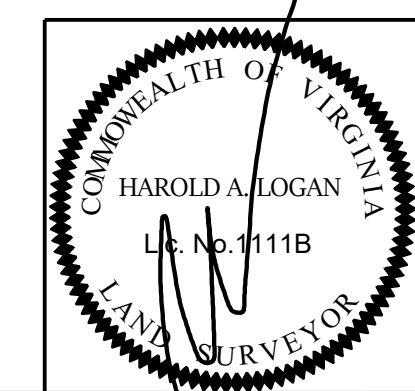
GPIN 7991-44-1698
201812030086142
Prince William County, VA
12/03/2018 03:19 PM Pages: 4
Jacqueline C Smith, Esq., Clerk
Grantor Tax: \$560.00

DEED
THIS DEED made this 30th day of November, 2018, by and between: Richard M. LATTIMER, JR., and Melissa L.K. LATTIMER, husband and wife, hereinafter called "Grantor"; and Meliza L. SANCHEZ, unmarried, hereinafter called "Grantee".

WITNESSETH:
THAT the said Grantor, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable consideration in hand paid to the Grantor, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby give, grant, and convey with GENERAL WARRANTY OF TITLE and English covenants unto the Grantee, in fee simple as sole owner, the following described real estate to-wit:
All of that certain real property with improvements situate, lying and being in the County of Prince William, Virginia, more particularly described as:

EXHIBIT A
BEGINNING AT AN iron pipe in Mallard's line and said point being a corner with Lot No. 1; THENCE with the Northern line of Lot 1 N. 72 deg. 27' 15" W. and 105.83 to an iron pipe by a marked tree in the Western line of a forty foot (40 foot) right of way for an outlet road to State Route No. 234 N. 19 deg. 37' 33" W. and 239.49 feet to an iron pipe; THENCE N. 24 deg. 26' 13" W. and 539.92 feet to an iron pipe in line with Schrum's other property; THENCE with lines of Schrum's other property N. 73 deg. 39' 50" E. and 736.18 feet to an iron pipe; THENCE N. 18 deg. 00' 48" E. and 62.30 feet to an iron pin in the point of beginning and containing 7.6370 acres, more or less, among the land records of Prince William County, Virginia.

NOTES:
1. NO TITLE REPORT FURNISHED.
2. THE AREAS FOR REZONING AS SHOWN HEREON ARE BASED UPON DEED/ PLATS OF RECORD AND DOES NOT PURPORT TO REPRESENT A FIELD RUN BOUNDARY SURVEY BY HAROLD A. LOGAN ASSOCIATES, P.C. AT THIS TIME.
3. THE PROPOSED REZONING IS BY THE ENTIRETY OF THE SUBJECT PARCELS, AND NOT BY METES AND BOUNDS OR AREAS, ALL OF WHICH ARE SUBJECT TO MINOR REVISIONS BASED UPON A CURRENT FIELD RUN BOUNDARY SURVEY.

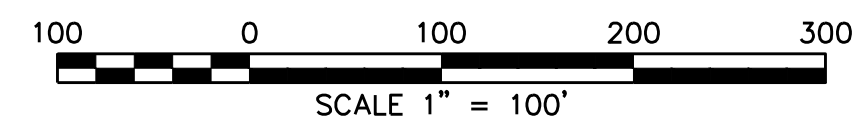


SCALE: 1" = 100'
DATE: 06-16-2023
DESIGNED: N/A
DRAFTED: MB
REVISIONS:

MID-COUNTY INDUSTRIAL PARK
PRINCE WILLIAM COUNTY, VIRGINIA
REZONING PLAT

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

SHEET 1 OF 3
RP 3453



GPIN 7991-34-8768

2959 PG 0431

14668

58945

DEED OF GIFT

THIS DEED OF GIFT is made this 25 day of September, 2000 by AUDRA M. SIMONS, Grantor and AUDRA M. SIMONS and TIMOTHY O. MATICS, Grantees.

WITNESSETH:

That for and in consideration of love and affection and other valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, sell, bargain and convey IN FEE SIMPLE with GENERAL WARRANTY OF TITLE, unto the Grantees as joint tenants with the full common law right of survivorship the following property located in the County of Prince William, State of Virginia, and described as follows:

See Attached Schedule "A"

GPIN #7991-34-8768

This conveyance is made subject to the restrictions, easements, rights-of-way and conditions contained in the deeds forming the chain of title to the property.

The grantor covenants that she has the right to convey the aforesaid property unto the grantees, that the grantees shall have quiet possession thereof that the grantor has done no act to encumber the said property except as herein stated and that she will execute such further assurances of land as may be requisite.

LEGAL DESCRIPTION EXHIBIT A

BEGINNING AT AN IRON PIPE CORNER WITH J. EDWARD MCGARLICK; THENCE WITH NORTH EDGE OF 20 FOOT WIDE LANE, N. 73°14'40"E, 142.07 FEET, N. 63°11'50" E, 129.00 FEET, N. 49°36'30" E, 64.52 FEET, AND N. 28°47'30" E, 8.67 FEET TO A POINT; THENCE WITH SOUTH SIDE OF VEPCO RIGHT-OF-WAY, N. 73°39'50" E, 50.41 FEET TO AN IRON ROD; THENCE WITH THE WEST SIDE OF A 40' RIGHT-OF-WAY EASEMENT S. 24°28'12" E, 539.92 FEET TO AN IRON ROD; THENCE S. 19°37'33" E, 239.45 FEET TO AN IRON ROD; THENCE S. 21°32'13" W, 174.56 FEET TO AN IRON PIN AT THE CORNER OF W. KINCHELOE; THENCE APPROXIMATELY WITH OLD FENCE, N. 48°01'19" W, 453.87 FEET TO A STAKE; THENCE N. 05°43'47" E, 17.70 FEET TO A STAKE; THENCE WITH A FENCE N. 45°33'43" W, 163.10 FEET TO AN IRON PIPE; THENCE WITH A FENCE N. 42°11'42" E, 148.00 FEET TO AN IRON PIPE; THENCE N. 59°39'45" W, 273.37 FEET TO AN IRON PIPE; THENCE N. 05°56'53" W, 33.50 FEET TO THE STARTING POINT CONTAINING 5.7505 ACRES, MORE OR LESS.

GPIN 7991-34-8422

LOT 1 MK1900 PG0800

88773

DEED OF GIFT

This Deed of Gift made this 7th day of May, 1992, by and between WILLIAM T. KINCHELOE and LINDA K. KINCHELOE, formerly known as LINDA K. SMITH, his wife, Grantors, parties of the first part; and LINDA K. KINCHELOE, married, Grantee, party of the second part;

WITNESSETH:

That for and in consideration of the mutual love and affection, the said parties of the first part do hereby give and convey with GENERAL WARRANTY OF TITLE, unto the said party of the second part, all that certain lot or parcel of land, together with improvements thereon, being situate and lying in the Coles Magisterial District, Prince William County, State of Virginia, to-wit:

Lot 2, containing 1.06605 acres of land, as more fully described in Schedule "A" attached.

AND BEING a portion of the same property conveyed to William T. Kincheloe and Linda K. Smith by virtue of a deed dated October 11, 1983, and recorded in Deed Book 1244, at Page 451, among the land records of Prince William County, Virginia.

SUBJECT to a deed of trust dated October 11, 1983, recorded against the parent parcel containing 7.8495 acres, securing a loan in the original amount of \$40,000.00.

This conveyance is made subject to the restrictions, easements, rights-of-way and conditions contained in the deeds forming the chain of title to the property.

The grantors covenants that they have the right to convey the aforesaid property unto the grantee; that the grantee shall have quiet possession thereof; that the said grantors have done no act to encumber the said property except as herein stated and that they will execute such further assurances of land as may be requisite.

WITNESS the following signatures and seals:

William T. Kincheloe (SEAL) WILLIAM T. KINCHELOE

Linda K. Kincheloe (SEAL) LINDA K. KINCHELOE

GPIN 7991-34-6407

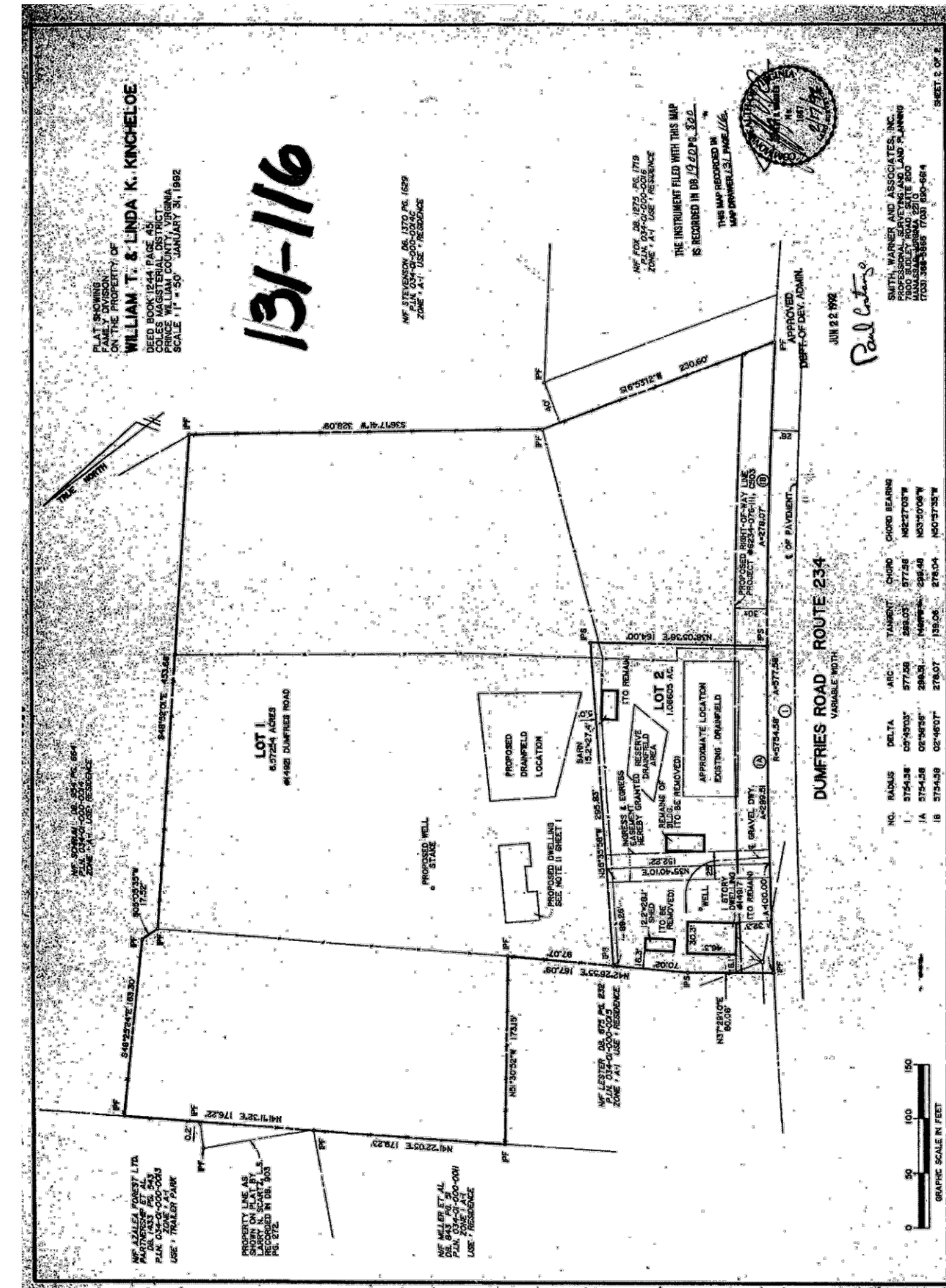
LOT 2 MK1900 PG0802

SCHEDULE "A"

Beginning at an iron pipe found on the easterly right-of-way line of Dumfries Road Route 234 (variable width), said point being a southerly corner of the now or formerly Lester property; thence N 37° 29' 10" E 80.06 feet, departing the easterly right-of-way line of Dumfries Road and with a southerly line of the Lester property to an iron pipe set; thence N 42° 26' 55" E 70.02 feet, continuing with the Lester property to an iron pipe set; thence through the Kincheloe property the following courses and distances:

S 56° 35' 58" E 295.83 feet to an iron pipe set; S 38° 05' 36" W 164.00 feet to an iron pipe set

on the aforesaid easterly right-of-way line of Dumfries Road; thence with the easterly right-of-way line along the arc of a circle 5754.58' in radius, curving to the left an arc distance of 299.51', the chord of said arc running N 53° 50' 06" W 299.46 feet to the point of beginning and containing 1.06605 acres of land.



GPIN 7991-34-4523

202011300114240

Prince William County, VA 11/30/2020 12:57 PM Pages: 3 Jacqueline C Smith, Esq., Clerk Grantor Tax: \$385.00

GRANTEE ADDRESS: 6933 Colchester Park Dr. Manassas, VA 20112

PREPARED BY: Solid Rock Law Firm, PLLC Maria K. Boyles, Esq. VSB No. 86466

TITLE INSURANCE UNDERWRITER: Title Insurer Not Required Under Virginia Code Section 17.1-223B(ii)

CONSIDERATION: \$385,000.00 ASSESSED VALUE: \$291,600.00 GPIN: 7991-34-4523

DEED

THIS GENERAL WARRANTY DEED, made and dated this 25th day of November, 2020, by and between Sharon L. LESTER, surviving tenant by the entirety ("the Grantor"), and Gerald D. COOPER ("the Grantee");

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey, with General Warranty and English Covenants of Title, unto the Grantee, in fee simple, all that certain lot or parcel of land, together with improvements thereon, situate, lying and being in Prince William County, Virginia, being the Grantor's entire interest, and more particularly described as follows:

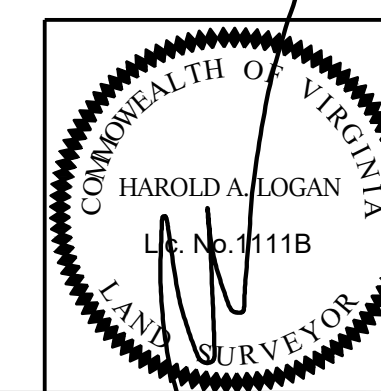
Beginning at an iron pipe found in the northeasterly line of Route 234 and being the southeast corner of a lot heretofore conveyed by Thomas A. Cooper to Robert A. Cooper, and running, thence with the southeast side of the Robert A. Cooper lot N 42° 11' 20" E, 260.00 feet to an iron pipe, thence running through the land of Thomas A. Cooper, S 50° 50' 20" E 173.34 feet to an iron pipe, thence S 43° 13' 40" W 167.50 feet to an iron pipe and, thence S 38° 22' 50" W 80.06 feet to an iron pipe in the northeasterly line of Route 234 and being a corner to land retained by Thomas A. Cooper, thence running along the northeasterly line of Route 234 on a curve to the left, whose radius is 5754.58 feet an arc distance of 176.74 feet to the point of beginning, and containing 1.0000 acres, more or less, and being the same land shown on a plat and survey made by M. W. Secord on the 1st day of August, 1960, and recorded with Deed in Deed Book 262, at page 520, among the land records of Prince William County, Virginia.

1

LESS AND EXCEPT that portion take under Certificate of Take recorded in Deed Book 2869, at page 305.

AND BEING a portion of the same property conveyed to Jerry L. Lester and Sharon L. Lester, husband and wife, as tenants by the entirety with the common law right of survivorship, by Deed from Herbert C. Anderson and Helen V. Anderson, husband and wife, dated March 14, 1973 and recorded August 8, 1973 in Deed Book 675, at page 232, among the land records of Prince William County, Virginia; Jerry L. Lester died on or about February 15, 2019, leaving Sharon L. Lester surviving tenant by the entirety.

Return to: Freedom Title Inc. 6900 Grant Avenue, Suite 103 Manassas, VA 20110 703-398-2266 FT29M31CTS



SCALE: N/A DATE: 06-16-2023 DESIGNED: N/A DRAFTED: MB REVISIONS:

MID-COUNTY INDUSTRIAL PARK PRINCE WILLIAM COUNTY, VIRGINIA REZONING PLAT HAROLD A. LOGAN ASSOCIATES P.C. LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN SHEET 2 OF 3 RP 3453

MID- COUNTY INDUSTRIAL PARK GENERALIZED DEVELOPMENT PLAN

REZ

COLES MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1"= 2,000'

OWNER/ APPLICANT

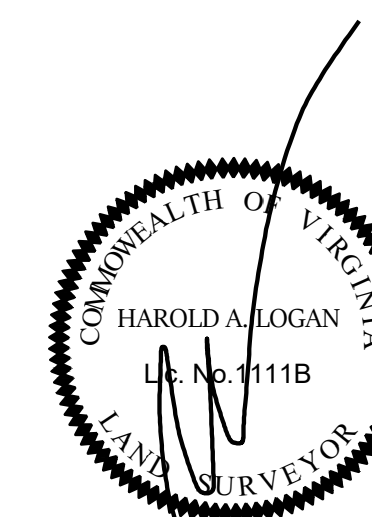
MINNIEVILLE CAPITAL ACQUISITIONS LLC
1390 CHAIN BRIDGE RD
PMB 50035
MCLEAN, VA 22101

LAND SURVEYOR

HAROLD A LOGAN ASSOCIATES, P.C.
9114 INDUSTRY DRIVE
MANASSAS PARK VA 20111
PHONE: 703-330-1988
CONTACT: HAROLD A LOGAN

SHEET INDEX

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN



DATE : 06-19-2023

NOTES:

1. PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE DCSM REQUIREMENTS AND SHALL BE DETERMINED WITH FINAL SITE PLAN APPROVAL.
2. BUFFER AREAS WILL ENHANCE AND BUILD UPON EXISTING VEGETATION TO EXTENT POSSIBLE.
3. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH DCSM REQUIREMENTS AND SHALL BE DETERMINED WITH FINAL SITE PLAN APPROVAL.
4. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR MODIFICATIONS AND WAIVERS OF ANY ZONING OR DCSM REQUIREMENTS TO FACILITATE THE DEVELOPMENT OF THE PROPERTY AT TIME OF SITE PLAN SUBMISSION.
5. ALL PROPOSED ENTRANCES ONTO VDOT MAINTAINED STREETS WILL COMPLY WITH VDOT ENTRANCE STANDARDS.
6. ALL PROPOSED SITE LIGHTING SHALL CONFORM WITH THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.
7. ALL SIGNAGE WILL COMPLY WITH DCSM AND ZONING ORDINANCE REQUIREMENTS AND SEPARATE PERMITS AND APPROVALS WILL BE OBTAINED AS NECESSARY.
8. THE FINAL LIMITS OF CLEARING AND GRADING WILL BE DETERMINED BY SITE PLAN APPROVAL.
9. THE SUBJECT PROPERTY SHALL BE SERVED BY PUBLIC SEWER AND WATER UTILITIES.
10. THE PUBLIC WATER AND SEWER DESIGNS SHALL BE DETERMINED BASED ON THE FINAL SITE PLAN DESIGN WITH COORDINATION AND APPROVAL BY PWCSA.
11. THE STORM WATER MANAGEMENT SYSTEM CONFIGURATION AND LOCATION WILL BE SUBJECT TO THE FINAL SITE PLAN DESIGN AND COMPLY WITH DEQ REGULATIONS AND ADEQUATE OUTFALL STANDARDS PER THE DCSM.
12. THE DEVELOPMENT CONCEPT PRESENTED IS SUBJECT TO CHANGE AND RE-CONFIGURATION TO DEPICT ALTERNATE BUILDING SIZES, LOCATIONS, AND TRAFFIC CIRCULATION PATTERNS AT THE TIME OF FINAL SITE PLAN APPROVAL.
13. THE SUBJECT PROPERTY MAY BE DEVELOPED IN PHASES OR SECTIONS AND AS A SECURE CAMPUS WITH PERIMETER FENCING AND GATED ACCESS AS DEPICTED.
14. ONE OR MORE ELECTRICAL SUBSTATIONS MAY BE CONSTRUCTED TO PROVIDE SUPPLEMENTAL POWER TO THE SITE AS REQUIRED.

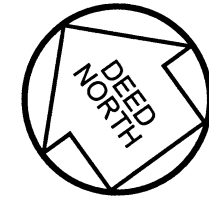
ZONING M-2 REQUIREMENTS:

MAXIMUM LOT COVERAGE = 80%
MINIMUM REQUIRED OPEN SPACE = 20%
MAXIMUM FLOOR AREA RATION = 0.50
MAXIMUM BUILDING HEIGHT = 60' (80' PROPOSED)
MINIMUM SETBACK = 20' FROM STREET RIGHT-OF-WAY
MINIMUM SIDE AND REAR SETBACK = 50' ABUTS AN AGRICULTURAL AND/ OR RESIDENTIAL DISTRICT

PARCEL INFORMATION





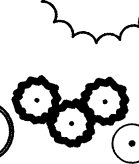
GPIN	AREA	CURRENT ZONE	PROPOSED ZONE
7991-45-0874	3.96 AC	A-1	M-2
7991-35-9245	10.00 AC	A-1	M-2
7991-44-1698	7.6370 AC	A-1	M-2
7991-34-2547	0.3797 AC	A-1	M-2
7991-34-8768	5.7505 AC	A-1	M-2
7991-34-5166	1.6975 AC	A-1	M-2
7991-34-3679	1.3695 AC	A-1	M-2
7991-34-8422	6.5725 AC	A-1	M-2
7991-34-3438	1.8690 AC	A-1	M-2
7991-34-4523	1.0000 AC	A-1	M-2
7991-34-6407	1.0660 AC	A-1	M-2

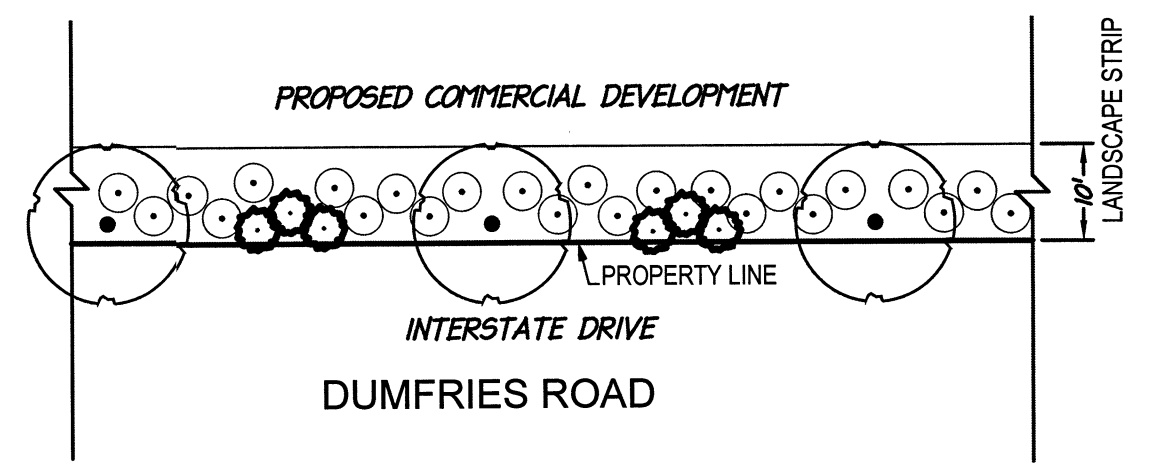
TOTAL AREA PROPOSED FOR REZONING = 41.3 AC ±



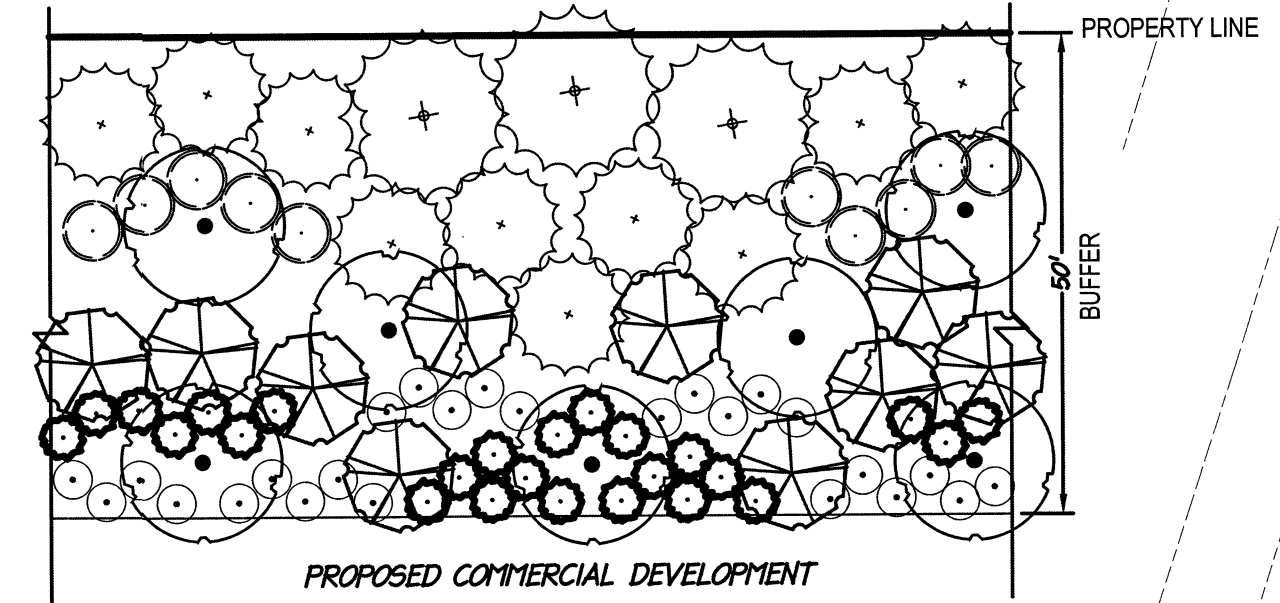
GPIN 7991-09-6721
N/F PRINCE WILLIAM COUNTY BOARD OF SUPERVISORS
ZONED A-1
USE: CEMETARY ON PARCEL LANDFILL BUFFER

LEGEND

-  LARGE DECIDUOUS TREE
-  MEDIUM/COMPACT DECIDUOUS TREE
-  LARGE EVERGREEN TREE
-  MEDIUM/COMPACT EVERGREEN TREE
-  SHRUBS



10' LANDSCAPE STRIP - 80 PU/ 100 LF N.T.S.



50' TYPE-C LANDSCAPE BUFFER - 320 PU/ 100 LF N.T.S.

NOTE "A":

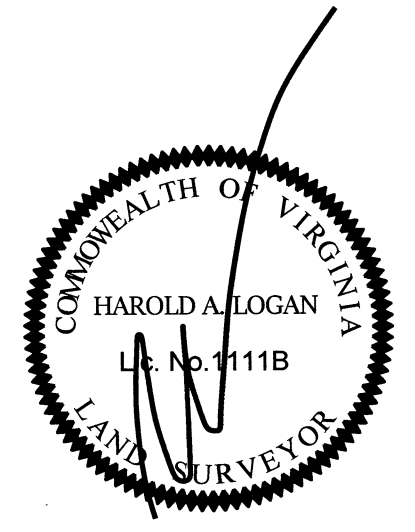
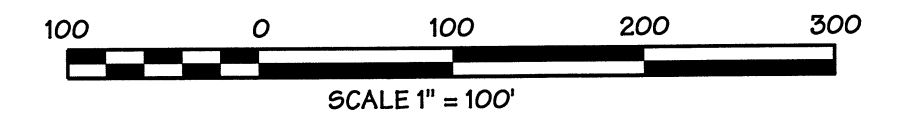
MATURE TREE PRESERVATION AREA.
ALL REASONABLE EFFORTS WILL BE MADE TO PRESERVE THESE MATURE TREE AREAS WITH FINAL AREAS TO BE DETERMINED AT SITE PLAN

IMPERVIOUS AREA CALCULATION

BUILDING ENVELOPE 1= 95,831 S.F.
BUILDING ENVELOPE 2 = 113,914 S.F.
BUILDING ENVELOPE 3 = 131,039 S.F.
SKI LODGE = 16,849 S.F.
PARKING/PAVING AREAS = 363,930 S.F.
TOTAL IMPERVIOUS AREA = 721,363 S.F. = 16.56 AC ±

OWNER/ APPLICANT

MINNIEVILLE CAPITAL ACQUISITIONS LLC
1390 CHAIN BRIDGE RD
PMB 50035
MCLEAN, VA 22101



SCALE: 1" = 100'
DATE: 06-19-2023
DESIGNED: HAL
DRAFTED: MB
REVISIONS:

MID-COUNTY INDUSTRIAL PARK
PRINCE WILLIAM COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN

HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA. 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM

