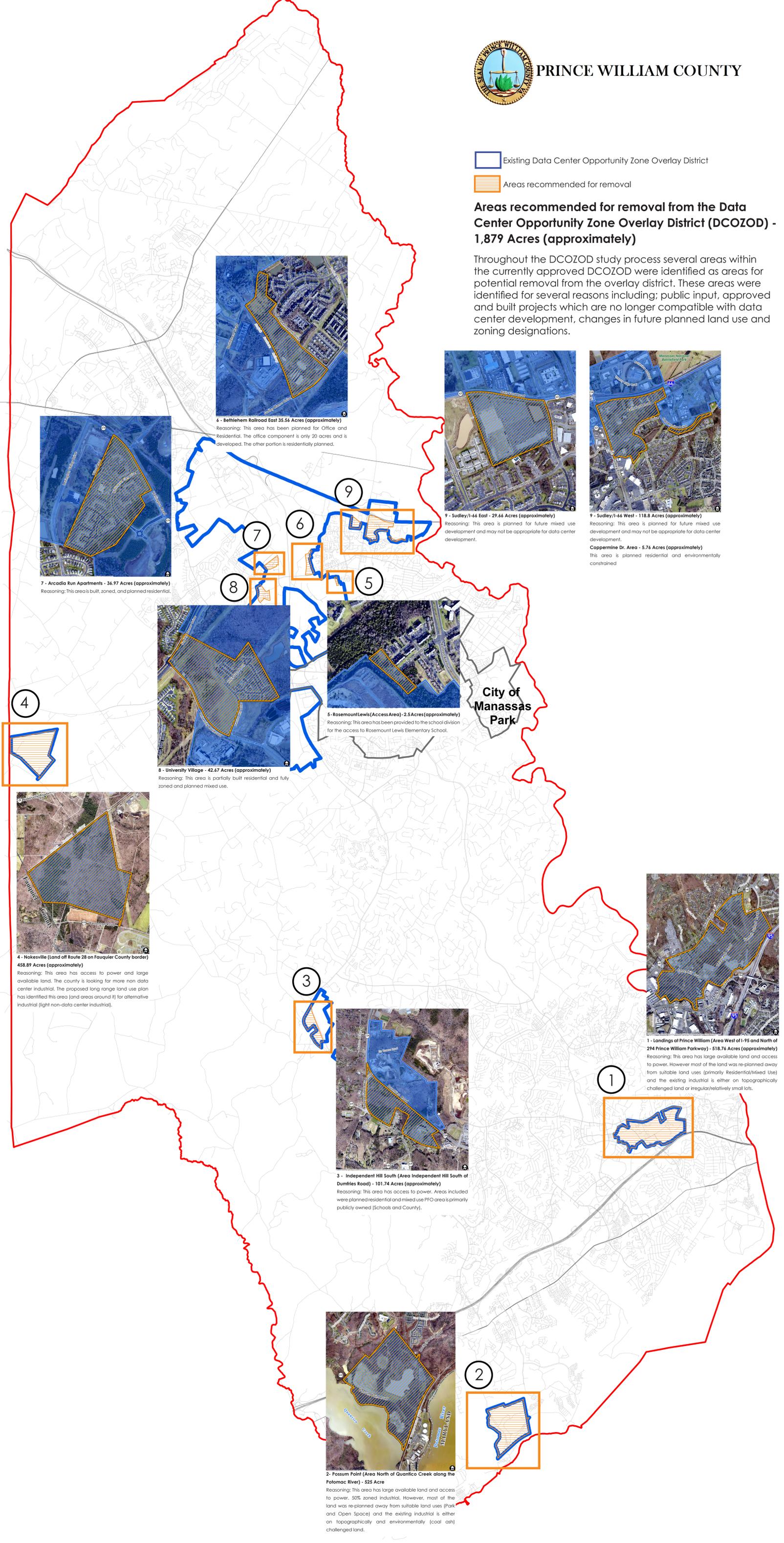




- Existing Data Center Opportunity Zone Overlay District
- Areas recommended for removal

**Areas recommended for removal from the Data Center Opportunity Zone Overlay District (DCOZOD) - 1,879 Acres (approximately)**

Throughout the DCOZOD study process several areas within the currently approved DCOZOD were identified as areas for potential removal from the overlay district. These areas were identified for several reasons including; public input, approved and built projects which are no longer compatible with data center development, changes in future planned land use and zoning designations.



**4**

**4 - Nokesville (Land off Route 28 on Fauquier County border) - 458.89 Acres (approximately)**  
Reasoning: This area has access to power and large available land. The county is looking for more non data center industrial. The proposed long range land use plan has identified this area (and areas around it) for alternative industrial (light non-data center industrial).

**7**

**7 - Arcadia Run Apartments - 36.97 Acres (approximately)**  
Reasoning: This area is built, zoned, and planned residential.

**6**

**6 - Bethlehem Railroad East 35.54 Acres (approximately)**  
Reasoning: This area has been planned for Office and Residential. The office component is only 20 acres and is developed. The other portion is residentially planned.

**8**

**8 - University Village - 42.67 Acres (approximately)**  
Reasoning: This area is partially built residential and fully zoned and planned mixed use.

**5**

**5 - Rosemount Lewis (Access Area) - 2.5 Acres (approximately)**  
Reasoning: This area has been provided to the school division for the access to Rosemount Lewis Elementary School.

**3**

**3 - Independent Hill South (Area Independent Hill South of Dumfries Road) - 101.74 Acres (approximately)**  
Reasoning: This area has access to power. Areas included were planned residential and mixed use PFO area is primarily publicly owned (Schools and County).

**2**

**2 - Possum Point (Area North of Quantico Creek along the Potomac River) - 525 Acre**  
Reasoning: This area has large available land and access to power. 50% zoned industrial. However, most of the land was re-planned away from suitable land uses (Park and Open Space) and the existing industrial is either on topographically and environmentally (coal ash) challenged land.

**9**

**9 - Sudley/I-66 East - 29.66 Acres (approximately)**  
Reasoning: This area is planned for future mixed use development and may not be appropriate for data center development.

**9**

**9 - Sudley/I-66 West - 118.8 Acres (approximately)**  
Reasoning: This area is planned for future mixed use development and may not be appropriate for data center development.

**Coppermine Dr. Area - 5.76 Acres (approximately)**  
This area is planned residential and environmentally constrained

**1**

**1 - Landings of Prince William (Area West of I-95 and North of 294 Prince William Parkway) - 518.76 Acres (approximately)**  
Reasoning: This area has large available land and access to power. However most of the land was re-planned away from suitable land uses (primarily Residential/Mixed Use) and the existing industrial is either on topographically challenged land or irregular/relatively small lots.

**2**

**2 - Possum Point (Area North of Quantico Creek along the Potomac River) - 525 Acre**  
Reasoning: This area has large available land and access to power. 50% zoned industrial. However, most of the land was re-planned away from suitable land uses (Park and Open Space) and the existing industrial is either on topographically and environmentally (coal ash) challenged land.

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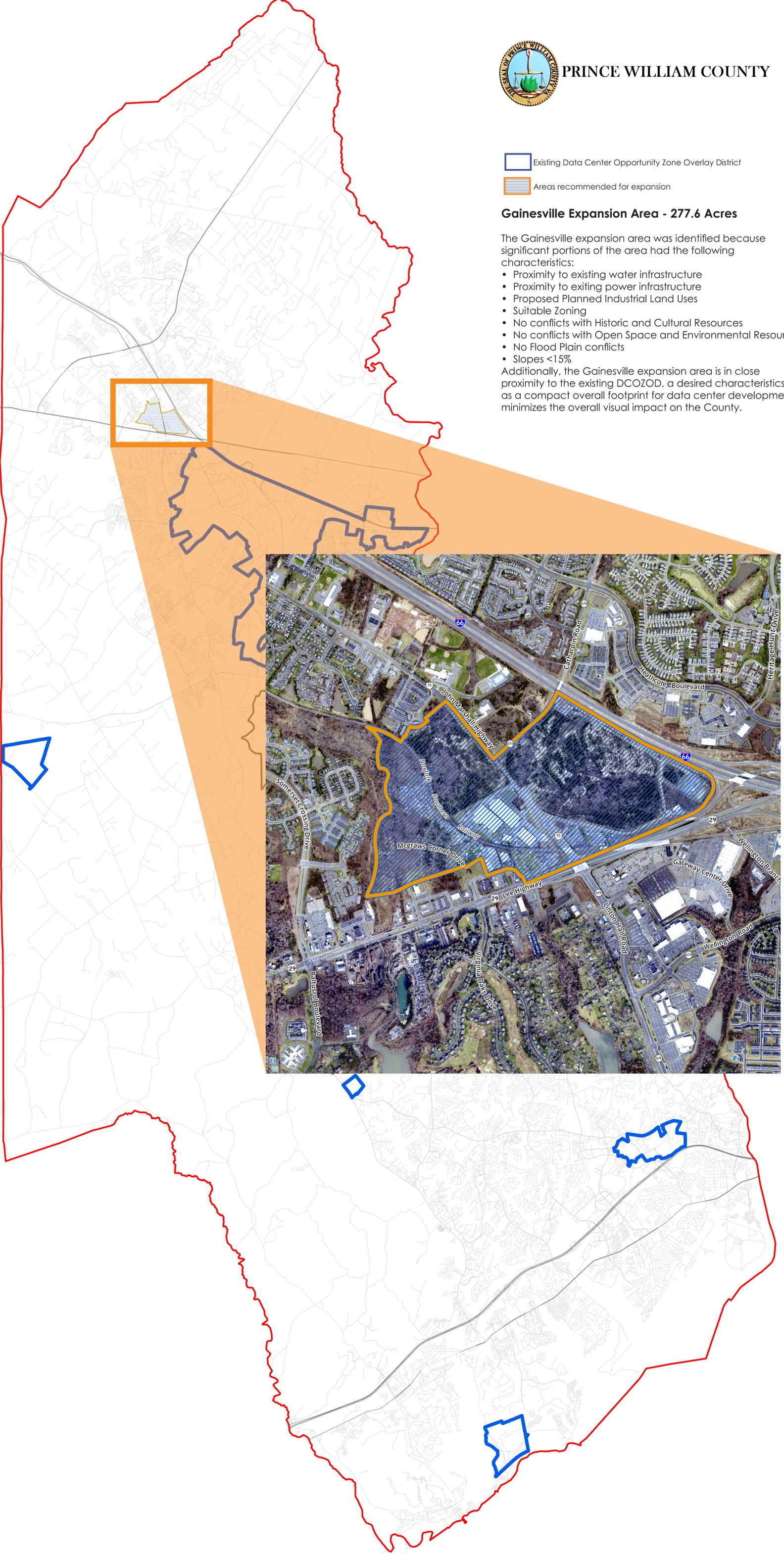
- Existing Data Center Opportunity Zone Overlay District
- Areas recommended for expansion

**Gainesville Expansion Area - 277.6 Acres**

The Gainesville expansion area was identified because significant portions of the area had the following characteristics:

- Proximity to existing water infrastructure
- Proximity to existing power infrastructure
- Proposed Planned Industrial Land Uses
- Suitable Zoning
- No conflicts with Historic and Cultural Resources
- No conflicts with Open Space and Environmental Resources
- No Flood Plain conflicts
- Slopes <15%

Additionally, the Gainesville expansion area is in close proximity to the existing DCOZOD, a desired characteristics as a compact overall footprint for data center development minimizes the overall visual impact on the County.





- Existing Data Center Opportunity Zone Overlay District
- Areas recommended for expansion

**Linton Hall Expansion Area - 269.9 Acres**

The Linton Hall expansion area was identified because significant portions of the area had the following characteristics:

- Proximity to existing water infrastructure
- Proximity to existing power infrastructure
- Proposed Planned Industrial Land Uses
- No conflicts with Historic and Cultural Resources
- No conflicts with Open Space and Environmental Resources
- No Flood Plain conflicts
- Slopes <15%

Additionally, the Linton Hall expansion area is in close proximity to the existing DCOZOD, a desired characteristics as a compact overall footprint for data center development minimizes the overall visual impact on the County.

