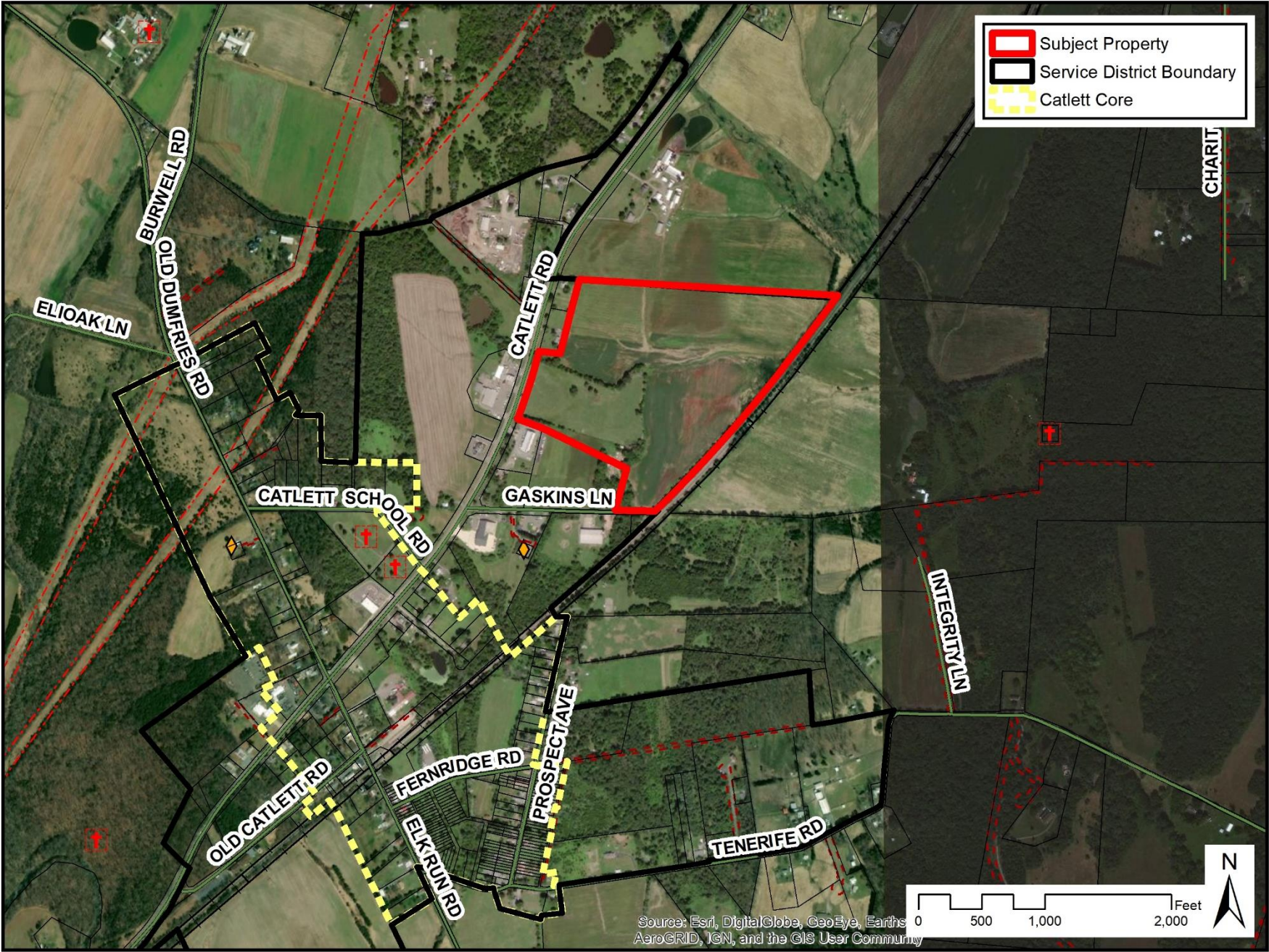


Catlett Data Center

Rezoning



REZN-20-014258



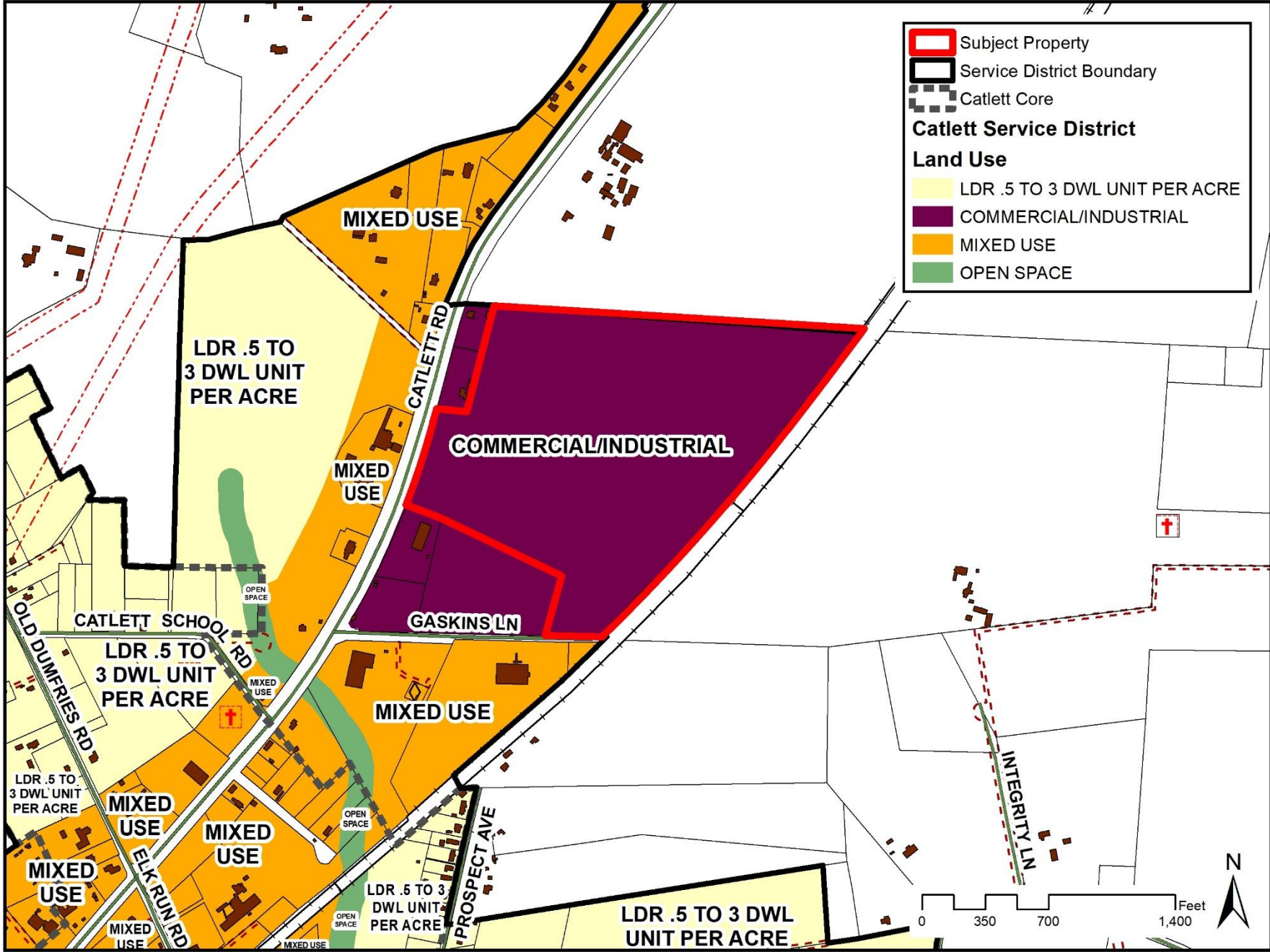
Subject Property:

- 60 Acres
- PIN: 7932-05-8458-000
- Frontage Along Catlett Road (Route 28)
- Frontage Along Gaskins Lane (Route 796)

Request:

- Rezone 60 Acres from Industrial Park (I-1) to Business Park (BP) with Proffers

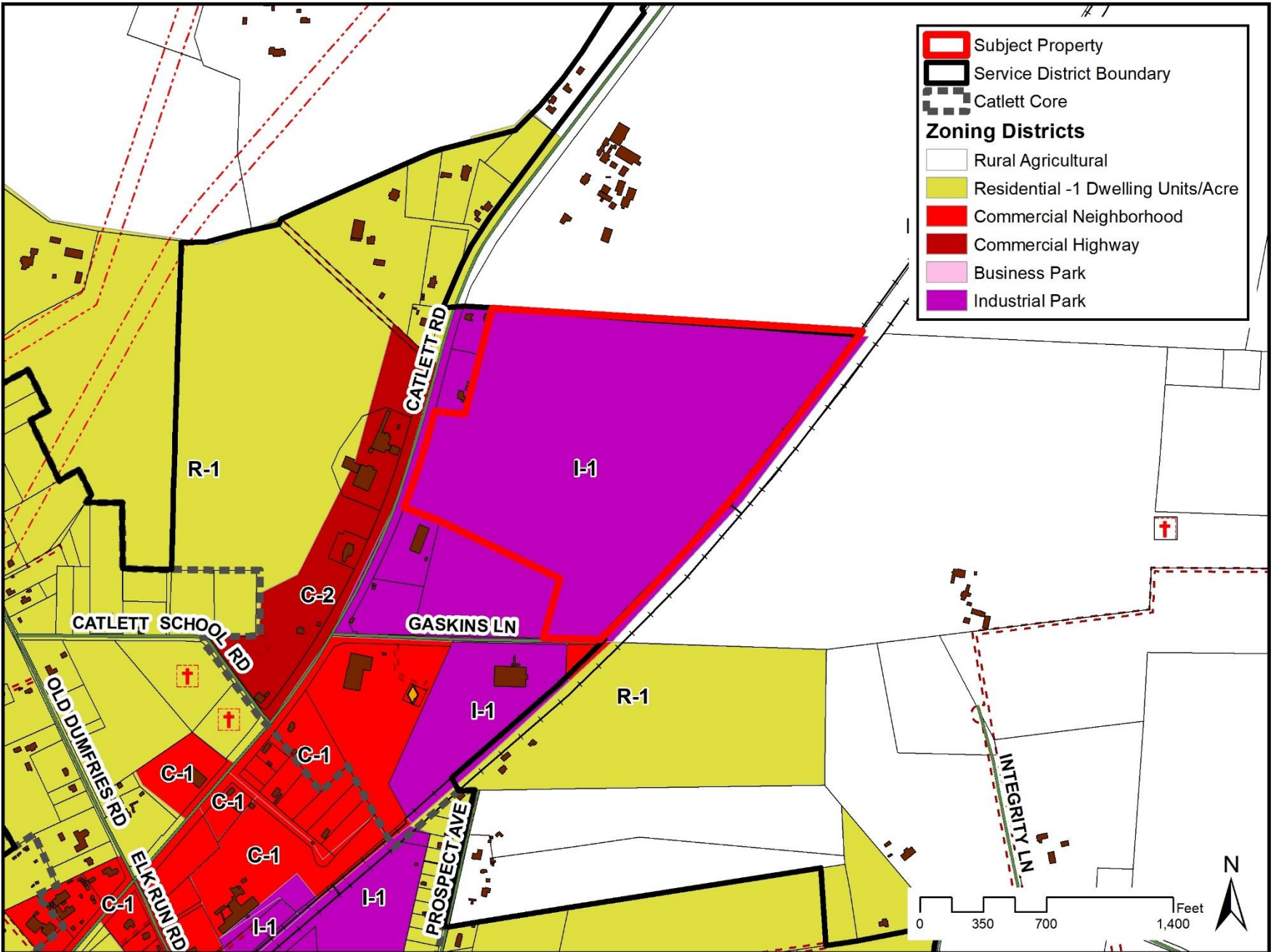
EXISTING LAND USE MAP



Land Use

- Catlett Service District:
Commercial/Industrial Land Use
 - Cleaner, Lower Impact Modern Industrial & Commercial Uses
- Commercial uses anticipated along Route 28
 - Situated Close to the Road to Identify the Transition into the Service District
- Industrial Uses Should be Effectively Screened From Adjacent Uses & Entry Gateways
 - A Significant Buffer of Industrial Properties Along Rt 28 - Screen Industrial Uses from Residents or
- Industrial properties should not directly access Route 28.
 - Gaskins Lane should be utilized

EXISTING ZONING MAP



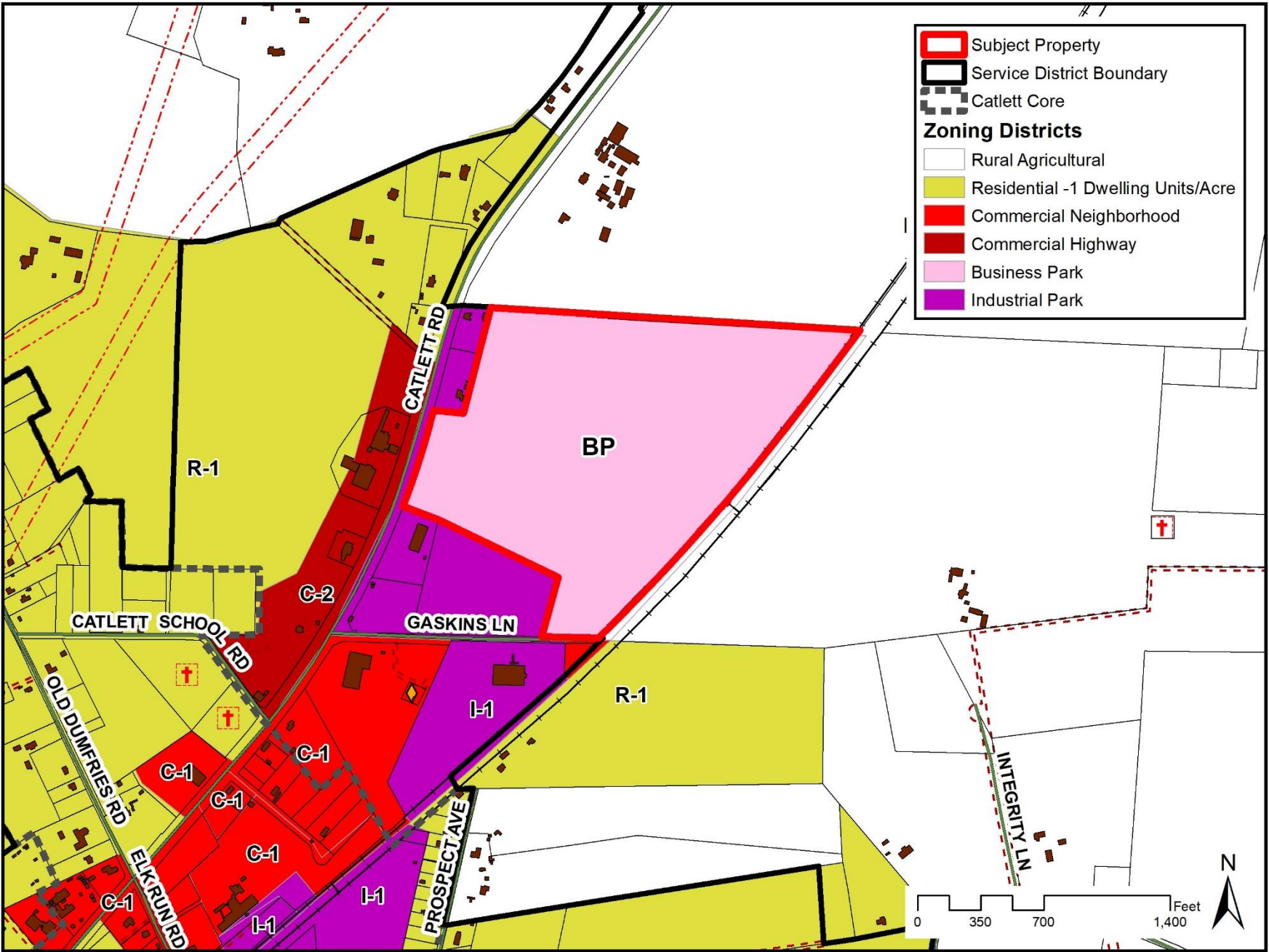
Zoning and Use

- Industrial Park (I-1)
 - Vacant, used for Agriculture

Surrounding Properties

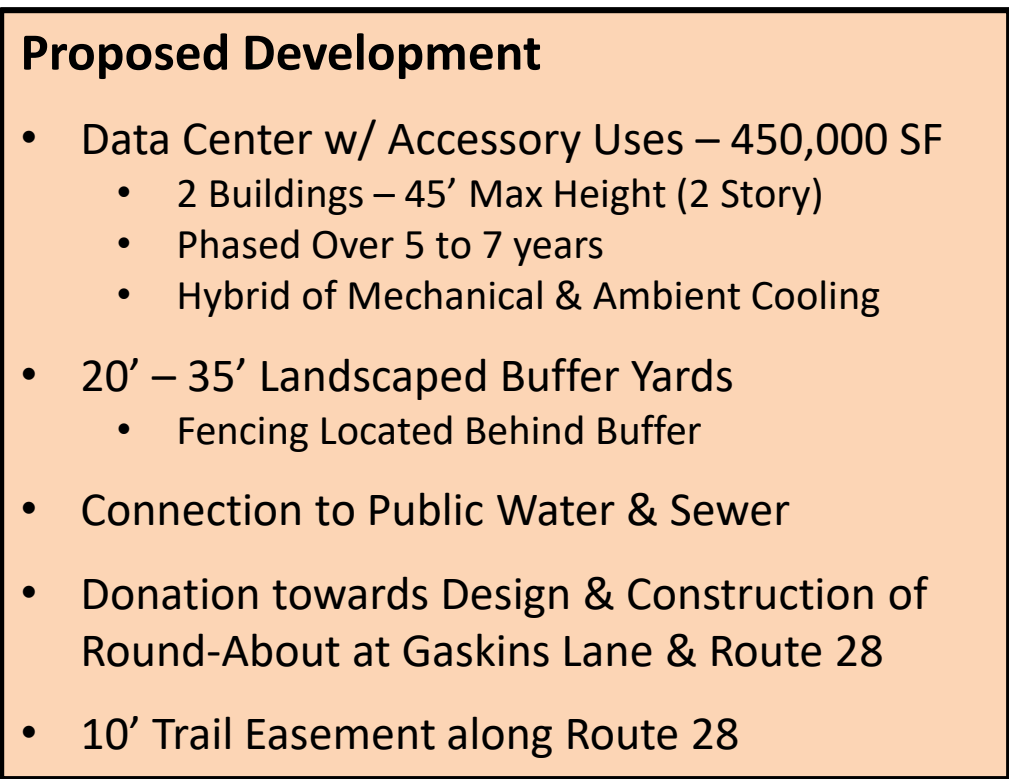
- Industrial Park (I-1)
 - Golden Rule Builders; E-Z Treat, Vacant
- Commercial Neighborhood (C-1)
 - Catlett VFD, Cell Tower, Catlett Collection Site, Dollar General, Residential
- Commercial Highway (C-2)
 - Trenis Fuel & Hardware, Catlett Market & Deli, Artic Sun HVAC, Residential & Vacant
- Residential – 1 Du/Ac (R-1)
 - Residential, Cemetery & Vacant
- Rural Agricultural (RA)
 - Agriculture

PROPOSED ZONING MAP



Proposed Zoning

- Business Park (BP) w/ Proffers
- Data Center Development
 - Recycled Water for Cooling
 - All New Power Lines Placed Underground
 - Accessory Uses
- Aboveground Water and Sewer Pumping Storage Facilities
 - Only if Needed to Meet Fire Flow Requirements
 - Requires SE Approval



**Equipment
Yard**

