

COMPREHENSIVE PLAN AMENDMENT

STAFFORD TECHNOLOGY CAMPUS

<u>Applicant:</u>	Stafford Technology LC
<u>Owner:</u>	Stafford Technology LC and Susanne Bradley Geslois, Trustee of the Susanne Bradley Geslois Revocable Trust, dated December 18, 2017
<u>Amendment Request:</u>	Revisions to the Urban Service Area and Central Stafford Targeted Development Area
<u>Project Name:</u>	Stafford Technology Campus
<u>Date:</u>	March 1, 2023

The applicant, Stafford Technology LC (the “Applicant”), is the owner of the property identified as Tax Map Number 38 124, which is comprised of approximately 496.7 acres. The Applicant is the contract purchaser of Tax Map Number 38 29A, which is comprised of approximately 27.2 acres. Collectively, these parcels are approximately 523.94 acres (the “Property”). The proposal is to reclassify the Property from A-1, Agricultural, to M-1, Light Industrial, and amend the Comprehensive Plan for a portion of the Property to include it in the Urban Service Area and Central Stafford Targeted Development Area.

The Applicant’s proposal includes a phased data center campus which will contain approximately 5.5 million square feet of data center uses at full buildout. An Overall Illustrative Plan is included with the GDP package with the zoning reclassification and shows how the Property could potentially be developed.

Utilities: The Property will be served by public water and sewer. The Applicant is in discussions with the County’s Department of Utilities to review the utility infrastructure and looking at ways in which the surrounding infrastructure can be improved through a partnership with the Applicant.

Public Water: The Property is partially located within the Central and Falmouth Pro Rata Water Pressure Zones. Public water for the Property will be provided by existing public water infrastructure located along Eskimo Hill Road. The need to upgrade offsite water infrastructure will be determined at time of site plan. More information, including gallons per day, can be provided in connection with site plan and building permit review.

Sewer: The Property is partially located within the Potomac Creek Sewershed. Public sewer for the Property not currently located within the Potomac Creek Sewershed is proposed to be provided by extending sewer infrastructure to the unserved area of the Property and expanding the Urban Service Area. More information, including gallons per day, can be provided in connection with site plan and building permit review.

