



July 23, 2025

SENT BY FIRST CLASS & CERTIFIED MAIL

Jonelle Cameron
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

Wellington Glen, LLC
1 Federal Street, 17th Floor
Boston, MA 02110

Re: Zoning and Proffer Determination Case # ZNR2025-00156

Determination of Rezoning #REZ2021-00014, Proffer Amendment #REZ2024-00044, &
Proffer Amendment #PLN2012-00105

Property Address: 8870 Hornbaker Road, Manassas, VA 20109 (the "Property")

Acreage: 46.39; **GPIN:** 7596-72-0522; **Zoning District:** PBD, Planned Business District and
PMD, Planned Mixed Use District

To Whom It May Concern:

This is in response to the zoning and proffer determination application that you filed April 24, 2025, requesting a zoning verification and use determination for the above referenced property on behalf of the property owner, Wellington Glen, LLC. More specifically, you have requested confirmation that data center uses would be permitted by-right on the Property.

Zoning Verification for the Property:

1. Approximately 40.4 acres of the Property is zoned PBD, Planned Business District, with a land bay designation of M-1, Heavy Industrial. It is subject to the proffers approved by the Prince William County Board of Supervisors on July 12, 2022, as part of the rezoning case #REZ2021-00014, Wellington Glen Parcel K. The Property is regulated by part 404 of the Prince William County Zoning Ordinance.
2. Approximately 3.4 acres of the Property is zoned PMD, Planned Mixed Use District, with a land bay designation of M-2, Light Industrial and O(F), Office Flex. It is subject to the proffers approved by the Prince William County Board of Supervisors on December 10, 2024, as part of the proffer amendment and rezoning case #REZ2024-00044, Wellington Glen Land Bay J. The Property is regulated by part 405 of the Prince William County Zoning Ordinance.
3. Approximately 2.63 acres of the Property is zoned PMD, Planned Mixed Use District, with a land bay designation of M-2, Light Industrial and O(F), Office Flex. It is subject to the proffers approved by the Prince William County Board of Supervisors on November 20, 2012, as part of

the proffer amendment case #PLN2012-00105, Wellington Glen. The Property is regulated by part 405 of the Prince William County Zoning Ordinance.

4. The Property is located within and subject to the Data Center Opportunity Overlay District, the Airport Safety Overlay District, and the E-Commerce Overlay District.
5. The Property is not subject to any special use permits, variances or nonconforming uses.
6. Based on our records, which are complaint based, there are no zoning enforcement actions pending on the Property. However, no inspections of the Property have been conducted to determine if any violations exist.

Background

On July 17, 2022, the Prince William Board of County Supervisors (the "BOCS") approved REZ2021-00014, Wellington Glen Park Parcel K to rezone the portion of the Property from PMD, Planned Mixed District to PBD, Planned Business District. The portion of the Property subject to REZ2021-00014 is designated as Parcel K on the Master Zoning Plan and has an M-1, Heavy Industrial Land Bay designation. Data centers within the Data Center Opportunity Zone Overlay District are permitted by-right in this Land Bay designation and the proffers do not prohibit a data center use on Parcel K. Additionally the applicant in REZ2021-00014 committed to developing the parcel in substantial conformance to the approved MZP and the Board of County Supervisors accepted this commitment.

On December 10, 2024, the Board of County Supervisors approved a Proffer Amendment for Parcel J. Parcel J of the Property is zoned PMD, with O(F), Office/Flex and M-2, Light Industrial Land Bay designations and is subject to proffers associated with, #REZ2024-00044, Wellington Glen Parcel J. Data centers within the Data Center Opportunity Zone Overlay District are permitted by-right in these Land Bay designations and the proffers do not prohibit data center use on Parcel J.

On February 18, 2025, the Board of County Supervisors approved the vacation and conveyance of Zelvovia Drive and a portion of Mike Garcia Drive rights-of-way. This portion of land was conveyed to Wellington Glen, LLC, with no amendments to the underlying zoning and/or proffers. Therefore, the area formally dedicated for public rights-of-way is regulated under its underlying zoning and proffers of referenced case #PLN2012-00105.

Definitions & Applicable Sections of Zoning Ordinance

Part 100 of the Prince William County Zoning Ordinance contains defined terms. The Zoning Administrator shall strictly construe the terms and definitions. In the event a term is not defined in this section, the Administrator shall refer to other chapters of the Prince William County Code and to the building code for guidance. If ambiguity remains, the Zoning Administrator shall then rely upon the conventional, recognized meaning of the word or phrase (e.g., current edition, Merriam-Webster's Dictionary).

Data Center shall mean a use involving a building/premise in which the majority of the use is occupied by computers and/or telecommunications and related equipment, including supporting equipment, where information is processed, transferred and/or stored.

Part 403 – Industrial Districts

Part 500 – Special Public Interest Overlay Districts, Generally

Proposed Uses

You have stated in your application that the property owner, for whom you are requesting this determination on behalf of, Wellington Glen LLC is seeking confirmation that data center uses are permitted by-right on the Property.

Proffer Analysis

Rezoning #REZ2021-00014: Based on the submitted Proposed Uses narrative, the Proposed Use (data center use) is not prohibited by the approved proffered documents of the rezoning. However, please be advised that development of the Property must adhere to all applicable conditions as set forth in rezoning #REZ2021-00014, including but not limited to Community Design proffers and the approved MZP, including the current alignment of Mike Garcia Drive and Zelkovia Drive.

Proffer Amendment and Rezoning #REZ2024-00044: Based on the submitted Proposed Uses narrative, the Proposed Use (data center use) is not prohibited by the approved proffered documents or proffer amendment and rezoning. However, please be advised that development of the Property must adhere to all applicable conditions as set for in proffer amendment and rezoning #REZ2024-00044, including but not limited to Community Design proffers.

Rezoning #PLN2012-00105: Based on the submitted Proposed Uses narrative, the Proposed Use (data center use) is not prohibited by the approved proffered documents or proffer amendment and rezoning. However, please be advised that development of the Property must adhere to all applicable conditions as set for in proffer amendment and rezoning #PLN2012-00105, including but not limited to Community Design proffers and Proffer 6:

“The Applicant shall provide for a public street connection from Parcel J to the Hornbaker Industrial Park property to connect to Mike Garcia Drive.”

While this requirement was removed from the area regulated by #REZ2024-00044, it was not subsequently removed from the area formerly dedicated to those Rights-of-way.

Use Determination

Based on the above referenced background information and analysis of the relevant sections of the Zoning Ordinance, rezoning and/or proffer amendment case #REZ2021-00014, the Proposed Use of

data center would be permitted by-right on the subject property, pursuant to the determination that:

1. The Property is zoned PBD, Planned Business District and located within the Data Center Opportunity Zone Overlay District; and
2. The PBD, Planned Business zoning district permits data center development by-right when located in the Data Center Opportunity Zone Overlay District; and
3. The Property is subject to rezoning #REZ2021-00014 and must adhere to all applicable conditions as set forth in the proffer statement of the rezoning case.

Based on the above referenced background information and analysis of the relevant sections of the Zoning Ordinance and proffer amendment and rezoning #REZ2024-00044, the Proposed Use of data center would be permitted by-right on the subject property, pursuant to the determination that:

1. The Property is zoned PMD, Planned Mixed Use District and located within the Data Center Opportunity Zone Overlay District; and
2. The PMD, Planned Mixed Use zoning district permits data center development by-right when located in the Data Center Opportunity Zone Overlay District; and
3. The Property is subject to proffer amendment and rezoning #REZ2024-00044 and must adhere to all applicable conditions as set forth in the proffer statement of the rezoning case.

Based on the above referenced background information and analysis of the relevant sections of the Zoning Ordinance and proffer amendment and rezoning #PLN2012-00105, the proposed use of data center would be permitted by-right on the subject property, pursuant to the determination that:

1. The Property is zoned PMD, Planned Mixed Use District and located within the Data Center Opportunity Zone Overlay District; and
2. The PMD, Planned Mixed Use zoning district permits data center development by-right when located in the Data Center Opportunity Zone Overlay District; and
3. The Property is subject to proffer amendment and rezoning #PLN2012-00105 and must adhere to all applicable conditions as set forth in the proffer statement of the rezoning case. Including but not limited to proffer 6:

“The Applicant shall provide for a public street connection from Parcel J to the Hornbaker Industrial Park property to connect to Mike Garcia Drive.”

This determination is based on regulations that are in effect on the date of this letter, which are subject to change. Should you have any questions, please feel free to contact this office. State law mandates the following paragraph to be included in all determinations rendered by the Zoning Administrator.

The Zoning Ordinance allows that anyone aggrieved by a proffer or special use permit determination of the Zoning Administrator may appeal the decision to the Board of County Supervisors (BOCS). An appeal must be filed within 30 days of receipt of this letter with the clerk to the board and the zoning administrator. The BOCS will consider an appeal within 30 days unless

there is no regular meeting scheduled, in which case the BOCS shall act at its next regular meeting. The determination contained within this letter shall be final if an appeal is not filed within 30 days of receipt of this letter. The application fee and the appeal application form is available on our web page at the following link:

<https://www.pwcva.gov/assets/2021-06/Application%20for%20an%20Appeal.pdf>

Sincerely,



Alexander Stanley, CZA
Principal Planner Zoning Administration

cc: Joyce Fadeley, Department of Development Services, Land Development Division Chief