



August 18, 2025

SENT BY FIRST CLASS & CERTIFIED MAIL

Jessica Pfeiffer, Senior Planner
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

SI NVA05C, LLC
1700 Broadway Suite 1750
Denver, CO 80290

Re: Zoning Verification and Proffer Determination Case: #ZNR2026-00008
Determination of Rezoning Case #REZ2024-00042
Property Address: 8926 Wellington Road, Manassas, VA 20109 (the "Property")
Acreage: 9.998 acres; **GPIN:** 7696-41-6757; **Zoning District:** PBD, Planned Business District

To Whom It May Concern:

This is in response to the application that you filed on July 18, 2025, requesting a zoning verification and proffer determination for the above referenced Property on behalf of the property owner, SI NVA05C, LLC. More specifically, you have requested confirmation that: 1) The maximum permitted Floor Area Ratio (FAR) on the Property is determined by the total 23.83077 acres subject to Rezoning #REZ2024-00042 rather than a percentage of each subdivided parcel, which would allow for a total FAR of 0.6 for the entire rezoning area; and 2) Data center is a permitted by-right use on the Property.

Zoning Verification for the Property:

1. The Property is zoned PBD, Planned Business District, and is subject to the proffers approved by the Prince William County Board of Supervisors on February 4, 2025, as part of rezoning case #REZ2024-00042, NVA05C Rezoning (copy attached). The Property is regulated by Part 404 and Part 500 of the Prince William County Zoning Ordinance:
(https://www.municode.com/library/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO).
2. The Property is not subject to any variances, nonconforming uses, or special use permits.
3. The Property is located within the Airport Safety Overlay District and Data Center Opportunity Overlay District.
4. The Property is located within the Technology Overlay District ("TeOD") and located within the EO, Employment Center Office/R&D and HO, Higher Education Office/ R&D, TeOD Subdistricts.
5. 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

The Property is zoned PBD, Planned Business District, and is designated as Land Bay A on the Master Zoning Plan which has zoning designations of O(F), Office-Flex, and M-2, Light Industrial. The Property is subject to the proffers approved by the Prince William County Board of Supervisors on February 4, 2025, as part of Rezoning #REZ2024-00042 (copy attached), and is regulated by Part 404 and Part 500 of the Prince William County Zoning Ordinance.

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.

Floor area ratio (FAR) shall mean the ratio yielded by dividing the gross floor area of all buildings on a lot by the total area of the lot.

Part 402 – Office Districts

Part 403 – Industrial Districts

Part 404 – Planned Business District

Part 500 – Special Public Interest Overlay Districts, Generally

Proposed Use

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

Proffer Analysis & Determination

Rezoning #REZ2024-00042: Based on the submitted Proposed Use narrative, the Proposed Use of data center is not prohibited by the approved proffered documents. However, please be advised that development of the Property must adhere to all applicable conditions as set forth in the approved referenced rezoning case.

Furthermore, Proffer #2 states: *The maximum Floor Area Ratio (FAR) on the Property is 0.60. The FAR shall be calculated as the cumulative total on the Property and not on a percentage of each subdivided parcel. In*

addition, at the time each site plan is filed on the Property, a running tabulation of the approved uses on the balance of the Property, and as reflected on approved final site plans, shall be provided to evidence compliance with this proffer.

Therefore, the maximum permitted FAR on the Property is determined by the cumulative FAR on the total 23.83077 acres subject to Rezoning #REZ2024-00042, not to exceed a FAR of 0.6 for the entire rezoning area.

Use Determination

Based on the above referenced background information and analysis of the relevant sections of the Zoning Ordinance and the proffers related to #REZ2024-00042, 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 is designated as Land Bay A on the Master Zoning Plan, which has an M-2, Light Industrial, zoning designation and is located within the Data Center Opportunity Zone Overlay District; and
2. The M-2, Light Industrial, zoning district permits data center use by-right when located in the Data Center Opportunity Zone Overlay District; and
3. The Property is subject to the conditions of approval associated with Rezoning #REZ2024-00042, and all development must adhere to the conditions outlined in the proffer statement of the rezoning case and all applicable local and state regulations to be demonstrated during the required site plan approval process.

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 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 schedule and advertise a public hearing to 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,

Lisa Fink-Butler/RT

Lisa Fink-Butler, CZA, CTM
Zoning Administrator

Attachment

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