



October 15, 2025

SENT BY FIRST CLASS & CERTIFIED MAIL

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

CASHVAD VENTURES, LLC
1212 New York Avenue, Suite 1000
Washington, D.C. 20005

Re: Zoning and Proffer Determination Case # ZNR2026-00048

Determination of Proffer Amendment and Rezoning #REZ2018-00001

Property Address: 10400 Harry J. Parrish Boulevard Manassas, VA 20110 (the "Property")

Acreage: 30.2201; **GPIN:** 7695-50-9420; **Zoning District:** M-2, Light Industrial

To Whom It May Concern:

This is in response to the zoning and proffer determination application that you filed August 27, 2025, requesting a zoning verification and use determination for the above referenced property on behalf of the property owner, CASHVAD VENTURES, 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. The Property is zoned M-2, Light Industrial, and is subject to the proffers approved by the Prince William County Board of Supervisors on March 6, 2018, as part of proffer amendment and rezoning case #REZ2018-00001, Ashwood Addition Rezoning and Proffer Amendment. The Property is also subject to the Minor Modification #MOD2021-00017, Manassas Data Center that permitted a revision to Proffer #17 associated with #REZ2018-00001, allowing the design of the building to be in general conformance with the revised architectural elevations. The Property is regulated by part 403 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 located within and subject to the Data Center Opportunity Overlay District, the Airport Safety Overlay District and the E-Commerce Overlay District.
3. The Property is not subject to any special use permits, variances or nonconforming uses.
4. 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 March 6, 2018, the Board of County Supervisors approved Proffer Amendment and Rezoning #REZ2018-00001, Ashwood Addition which amended the proffers of #REZ2017-00012 to revise floodplain, open space, and landscaping locations on the rezoning plan, add additional land area, and incorporate additional technical revisions; and to rezone approximately 1.09 acres from A-1, Agricultural to M-2, Light Industrial. On August 31, 2021, the Planning Director, pursuant to Section 32-700.30.6(c)(vii) of the Zoning Ordinance, approved a minor modification that allowed the design of the building to be in general conformance with revised architectural elevations.

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, is seeking confirmation that data center uses are permitted by-right on the Property.

Proffer Analysis

Proffer Amendment and Rezoning #REZ2018-00001: Based on the submitted Proposed Uses narrative, the Proposed Uses are not prohibited by the approved proffered documents of proffer amendment. However, please be advised that development of the Property must adhere to all applicable conditions as set forth in proffer amendment #REZ2018-00001, including but not limited to Community Design proffers.

Minor Modification #MOD2021-00017: This modification was entirely related to architectural design proffers (proffer 17) and did not impact what uses are permitted on the property. Therefore, it does not restrict data center development on this property.

Use Determination

Based on the above referenced background information and analysis of the relevant sections of the Zoning Ordinance and proffer amendment #REZ2018-00001, 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 M-2, Light Industrial and located within the Data Center Opportunity Zone Overlay District; and
2. The M-2, Light Industrial zoning district permit data center development by-right when located in the Data Center Opportunity Zone Overlay District; and
3. The Property is subject to rezone and proffer amendment #REZ018-00001 and #MOD2021-00017 which do not restrict data center development, but must adhere to all applicable conditions as set forth in the proffer statement of the proffer amendment case.

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 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,



Alexander Stanley, CZO
Principal Planner Zoning Administration

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