



October 8, 2025

**CERTIFIED MAIL**

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

**Re: Zoning Verification Case #ZNR2026-00047**  
**Property Address:** 10900 Airman Avenue; **Acreage:** 9.7801; **GPIN:** 7694-95-7303.00

To whom it may concern:

This is in response to the zoning determination application that you filed on August 20, 2025, requesting zoning verification and determination confirming that data center and computer and network services would be a by-right use of the above referenced property. To the best of our knowledge, the following information is true:

1. The Property is zoned PBD, Planned Business District - Mixed Nonresidential, pursuant to approval of Rezoning Case #PLN2002-00025, Airport Gateway Commerce Center II. A Minor Modification to PLN2002-00025 (MOD2020-00008) that increased the allowable Floor Area Ratio to from .35 to .45 was approved for the Airport Gateway Commerce Center II project on December 17, 2019. The development and use of the property are regulated by the approved proffers accepted by the Prince William County Supervisors with the referenced rezoning. The Property is regulated by part 404 of the Prince William County Zoning Ordinance: ([https://library.municode.com/va/prince\\_william\\_county/codes/code\\_of\\_ordinances?nodeId=CH32ZO\\_ARTIVCOOFINDI\\_PT404PLDEBDPLBUDI](https://library.municode.com/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO_ARTIVCOOFINDI_PT404PLDEBDPLBUDI))
2. The Property is designated as Landbay 2 (OC3 and IC1 uses) on the Airport Gateway Commerce Center II Master PBD Zoning Plan approved with #PLN2002-00025. According to the Zoning Ordinance in effect in 2003, the OC3 uses are designated as O(F) Office Flex and O(H) Office High Rise, while the IC1 uses are designated as O(F) Office Flex and M-2 Light Industrial.
3. The Property is located in the Data Center Opportunity Overlay District, E-Commerce Overlay District, and Airport Safety Overlay District.
4. The Property is not subject to any special use permits, or variances.
5. There are no pending rezonings, special use permits, or variances pertaining to this Property.
6. Based on our records, which are complaint based, there are no zoning enforcement actions pending on the Property. Please be advised that zoning verification requests do not involve any inspection of the subject Property to determine if violations exist.

7. In the event of casualty, the building and structures that are in conformance with the Zoning Ordinance in effect at the time of casualty may be rebuilt to the current use and density allowed under such Ordinance. If the existing buildings and structures on the property are nonconforming or become nonconforming pursuant to Sections 32-601.10.3 of the Ordinance, the damaged buildings and structures may be restored in accordance with the provisions of Section 32-601.33 of the Ordinance.

For your convenience, please find the attached proffer and zoning use determination issued for this property, dated March 10, 2023 and October 22, 2020. (Attachments)

This verification is based on regulations that are in effect on the date of this letter, which are subject to change. Furthermore, this verification is not intended to be and shall not be deemed an official order, requirement, decision, or determination made by or on behalf of the Zoning Administrator and is not subject to any appeal. Should you have any questions, please feel free to contact me at 703-792-3340

Sincerely,



Alexander Stanley, CZA, CTM  
Principal Planner

Attachments:

Attachment A: ZNR2023-00148

Attachment B: ZNR2021-00057

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



March 10, 2023

**CERTIFIED MAIL**

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

**Re: Zoning Verification Case # ZNR2023-00148**  
**Property Address: 10900 Airman Avenue; Acreage: 9.7801; GPIN: 7694-95-7303.00**

To whom it may concern:

This is in response to the zoning determination application that you filed on February 14, 2023, requesting zoning verification and determination confirming that data center and computer and network services would be a by-right use of the above referenced property. To the best of our knowledge, the following information is true:

1. The Property is zoned PBD, Planned Business District - Mixed Nonresidential, pursuant to approval of Rezoning Case #PLN2002-00025, Airport Gateway Commerce Center II. A Minor Modification to PLN2002-00025 (MOD2020-00008) that increased the allowable Floor Area Ratio to from .35 to .45 was approved for the Airport Gateway Commerce Center II project on December 17, 2019. The development and use of the property are regulated by the approved proffers accepted by the Prince William County Supervisors with the referenced rezoning. The Property is regulated by part 404 of the Prince William County Zoning Ordinance: ([https://library.municode.com/va/prince\\_william\\_county/codes/code\\_of\\_ordinances?nodeId=CH32ZO\\_ARTIVCOOFINDI\\_PT404PLDEBDPLBUDI](https://library.municode.com/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO_ARTIVCOOFINDI_PT404PLDEBDPLBUDI))
2. The Property is designated as Landbay 2 (OC3 and IC1 uses) on the Airport Gateway Commerce Center II Master PBD Zoning Plan approved with #PLN2002-00025. According to the Zoning Ordinance in effect in 2003, the OC3 uses are designated as O(F) Office Flex and O(H) Office High Rise, while the IC1 uses are designated as O(F) Office Flex and M-2 Light Industrial.
3. The Property is located in the Data Center Opportunity Overlay District, E-Commerce Overlay District, and Airport Safety Overlay District.
4. The Property is not subject to any special use permits, or variances.
5. There are no pending rezonings, special use permits, or variances pertaining to this Property.
6. Based on our records, which are complaint based, there are no zoning enforcement actions pending on the Property. Please be advised that zoning verification requests do not involve any inspection of the subject Property to determine if violations exist.

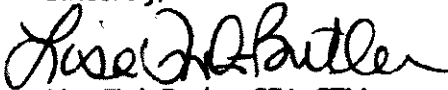
March 10, 2023

7. In the event of casualty, the building and structures that are in conformance with the Zoning Ordinance in effect at the time of casualty may be rebuilt to the current use and density allowed under such Ordinance. If the existing buildings and structures on the property are nonconforming or become nonconforming pursuant to Sections 32-601.10.3 of the Ordinance, the damaged buildings and structures may be restored in accordance with the provisions of Section 32-601.33 of the Ordinance.

For your convenience, please find the attached proffer and zoning use determination issued for this property, dated October 22, 2020. (Attachment)

This verification is based on regulations that are in effect on the date of this letter, which are subject to change. Furthermore, this verification is not intended to be and shall not be deemed an official order, requirement, decision, or determination made by or on behalf of the Zoning Administrator and is not subject to any appeal. Should you have any questions, please feel free to contact me at 703-792-7615.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Fink-Butler", written in a cursive style.

Lisa Fink-Butler, CZA, CTM  
Zoning Administrator

Attachment



**PRINCE WILLIAM  
COUNTY**

Planning Office

October 22, 2020

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

I certify that this letter, dated 10-22-20  
verifying the zoning of GPIN # 7694-95-7303.00  
is still accurate and valid as of 3-01-23  
Seen and Agreed: Lisa Fink-Isotuer for 9:78 ac.  
By: Lisa Fink-Isotuer  
Print: LISA FINK-ISOTUER  
Title: ZONING ADMINISTRATOR

Re: Proffer and Zoning Use Determination for Airport Gateway Commerce Center II  
Property Address: 10900 Airman Avenue; GPIN: 7694-95-4716; Acreage: 21.1929  
ZNR2021-00057

Dear Ms. Cameron:

This is in response to your letter of September 25, 2020, requesting a proffer and zoning use determination, on behalf of the property owner, for the above referenced property. The specific request proposes that data center and computer network service uses are permitted uses on the subject property. The above referenced property is part of the Airport Gateway Commerce Center II project and was rezoned to PBD (Planned Business District) associated with Rezoning PLN2002-00025 on September 2, 2003. The development and use of the property are regulated by the proffers approved with the referenced rezoning.

The above referenced parcel is identified as part of Land bay 2 on the approved Master PBD Zoning Plan for Airport Gateway Commerce Center II. In addition, the subject property is located within the Airport Safety Overlay District and the Data Center Opportunity Overlay District. Based on our records, the property is not subject to any special use permit or variance approvals and there are no known zoning enforcement action pending on the property. Land bay 2 is designated with OC3 and IC1 uses. According to the Zoning Ordinance in effect in 2003, the OC3 uses are designated as O(F) Office Flex and O(H), Office High-Rise while the IC1 uses are designated as O(F) Office Flex and M-2 Light Industrial. A Minor Modification to Rezoning PLN2002-00025 (MOD2020-00008) that increased the allowable floor area ratio from .35 to .45 was approved for the Airport Gateway Commerce Center II project on December 17, 2019.

Following review of the proffered documents associated with the above referenced rezoning cases and the Prince William County Zoning Ordinance that was in effect at the time of the rezoning, it is determined that *Computer and Network Services* and *Data Center* as defined in Part 100 of the current Zoning Ordinance (copy attached), and *Data and Computer Services* as defined in Part 100 of the 2003 Zoning Ordinance (copy attached) are permitted by-right uses on the subject property, subject to compliance with all proffered conditions and required site plan approval associated with any proposed development of the property.

The Zoning Ordinance allows 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 the date 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. Appeal application forms are available in the Planning Office and on our web page and the filing fee is \$698.00. The determination contained within this letter shall be final if an appeal is not filed within 30 days. This determination is based on regulations that are in effect on the date of this letter, which are subject to change.

Page Two  
RE: ZNR2021-00057  
October 22, 2020

Should you have any questions or comments, please feel free to contact me at (703) 792 6839.

Sincerely,

PR

A handwritten signature in black ink, appearing to be 'LFB', written over a horizontal line.

Lisa Fink-Butler, CZA, CTM  
Zoning Administrator

ZNR2021-00057AirmenAV10900

*Clinic* shall mean a facility for the medical, dental or similar examination, diagnosis and treatment of persons as outpatients. See "Medical or dental office or clinic".

*Cluster* shall mean a development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, or preservation of environmentally sensitive features.

*Cold storage facility (general public use)* shall mean a facility primarily engaged in renting refrigerated locker space to individuals for storage purposes.

*Cold storage facility (industrial)* shall mean a facility primarily engaged in the warehousing and storage of goods under refrigeration, may include incidental processing, preparing or packaging of items for storage.

*College, university or seminary* shall mean an institution of higher education, including teaching and research, and offering a course of general studies leading to advanced academic degrees, which may include related facilities such as, but not limited to, classroom buildings; libraries; laboratories (functioning within zoning district limits); dormitories (except when specifically prohibited); administration, physical plant; dining hall; campus center; theater; student gymnasium; stadium; fieldhouse.

*Commercial artist or photographer's studio* shall mean Facility primarily engaged in painting, photographic, graphic art and other art forms or video services. Film development facilities shall occupy 25 percent or less of the gross floor area of the principal use.

*Commercial bus station* shall mean facility for the pick up and discharge of passengers and freight for buses; includes ticket sales and may include administrative offices.

*Commercial bus terminal* shall mean a facility which includes equipment and garage for the maintenance, storage, and refueling of buses.

*Commercial parking* shall mean an off-street parking lot or structure, available to the public for compensation, but may also be used to accommodate employees, customers and clients.

*Commercial use* shall mean an occupation, employment, enterprise or activity that is carried on for profit or not for profit by the owner, lessee or licensee.

*Commercial vehicle* shall mean any vehicle with a gross vehicle weight registered with the Virginia Department of Motor Vehicles or any other state or government agency as 10,100 pounds or more and used for commercial purposes, or any vehicle, regardless of capacity, which displays advertising thereon or which is licensed as a "for hire" vehicle, or any limousine used as a common or contract carrier. For the purpose of this chapter, commercial vehicles shall not be deemed to include any of the following: police vehicle; emergency vehicle, commuter van, farm vehicle or farm equipment located on property used for agricultural purposes; motor home, camping trailer, tent trailer, boat trailer, horse trailer or similar recreational equipment used as personal property and not for hire; school van or bus.

*Company vehicle* shall mean passenger motor vehicles or light duty trucks (motor vehicles less than 7,500 pounds gross vehicle weight exclusively used in a business or commercial activity). "Company vehicle" shall not include contractor's equipment or other heavy equipment.

*Company vehicle service facility* shall mean a nonretail motor vehicle service facility for fleet vehicles, accessory to the principal business of the facility operator.

*Comprehensive Plan* shall mean the Comprehensive Plan of Prince William County, Virginia, including those maps, plats, charts, and descriptive matter that have been formally adopted by the Board of County Supervisors, pursuant to the provisions of the Code of Virginia.

*Computer and Network Services* shall mean a use involving a building/premise in which a majority of the use is occupied by people and staff engaged in activities related to work that is focused on supporting computers and/or telecommunications and related equipment where information is processed, transferred and/or stored. This includes satellite dish facilities, internet service providers, network operations centers and web teleconferencing facilities, but shall not include a Data Center

(current 20)

*Crematory, crematorium* shall mean an establishment containing a furnace for the purpose of reducing dead bodies to ashes by burning.

*Cul-de-sac* shall mean a circular turnaround at the end of a dead end street

*Cultural arts center* shall mean establishment for the presentation of art, scientific, cultural or historical materials, music, or live theatrical or musical productions, but not including dinner theaters; this includes, but is not limited to, museums, noncommercial art galleries, arboreta, aquariums, botanical or zoological gardens, auditoriums, and music conservatories, to include amphitheaters when accessory to such establishments.

*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

*Density* shall mean the number of dwelling units per acre, except in the RPC, Residential Planned Community, Zoning District where it shall mean the number of persons per acre

*Department store* shall mean a store selling a wide variety of retail goods arranged in general departments.

*Development* shall mean the division of land or construction, or substantial alteration of residential, commercial, industrial, institutional, recreational, transportation, or utility facilities or structures.

*Distillery* shall mean a facility for distillation of fermented products to produce distilled beverages with a high alcohol content. Such facility may include bottling, packaging, warehousing and distribution

*District* shall mean a geographic area of the County within which certain zoning or development regulations apply.

*Donated materials collection center:* A building where donated items are accepted, processed, and sold to the general public. The term shall not include any such use that is accessory to or located in the same lot as a place of religious worship or assembly.

*Donation drop-off box:* Any container, storage unit or unoccupied structure, other than an accessory building or structure, that is located outside of a building intended or used for the holding of charitable or for-profit donated items by the general public, including but not limited to clothing, toys, books, and newspapers, with the collection of donated items made at a later date or time. This term shall not include recycling collection points.

*Dormitory* shall mean a building used as group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, orphanage, convent, monastery, or other similar institutional use; group kitchen facilities only are permitted.

*Drive-in facility* shall mean an establishment that, by design, physical facilities, or by service or packaging procedures, encourages or permits customers to receive services, obtain goods, or be entertained while remaining in motor vehicles.

*Dry cleaning/garment processing facility, retail* shall mean a commercial facility serving the general public which utilizes chemical solvents to clean and process garments and household fabrics on the premises, where garments and household fabrics are received and returned directly to the general public only, and not as a wholesale facility used by other dry cleaning shops. The processing area which is used for the actual cleaning/treatment of garments and household fabrics shall not exceed 40 percent of the gross floor area, and the remainder shall include the public lobby garment and household fabrics storage area, and accessory uses as a tailor or shoe repair. Such establishment may not serve as a wholesale facility for any garments other than those left directly by the general public and may not be over 3,000 square feet in size unless located within an industrial zone.

*Dry cleaning/garment processing plant, wholesale facility* shall mean an industrial processing facility which utilizes chemical solvents to process and clean garments and household fabrics for distribution to retail outlets, such as dry cleaning pick-up facilities, or dry cleaning/garment processing retail establishment. Such facility is at least 3,000 square feet in size and is not principally available to the general public.

(current 20)



**Country club:** A land area and buildings containing recreational facilities, club house and usual accessory uses, primarily open to members and their guests for a membership fee; may include but are not limited to swimming pools, tennis courts, squash courts, golf courses, stables and riding facilities, polo and equestrian events but not racetracks, and if a golf course with at least eighteen (18) holes is part of the facility, overnight lodging accommodations shall be allowed with a maximum of twelve (12) guest rooms and dining facilities with a maximum of eighty (80) seats, which may also include a lounge, a conference room, and a bar all of which may be for use by members, guests, and the general public.

**Coverage:** The area of a lot occupied by structures, off-street parking, driveways, outside storage, or any other improvements not considered open space.

**Crematory, crematorium:** An establishment containing a furnace for the purpose of reducing dead bodies to ashes by burning.

**Cul-de-sac:** A circular turnaround at the end of a dead end street.

**Cultural arts center:** Establishment for the presentation of art, scientific, cultural or historical materials, music, or live theatrical or musical productions, but not including dinner theaters; this includes, but is not limited to, museums, noncommercial art galleries, arboreta, aquariums, botanical or zoological gardens, auditoriums, and music conservatories, to include amphitheaters when accessory to such establishments.

**Dairy:** A commercial establishment for the manufacture and distribution of dairy products.

**Data and Computer Services:** A use involving a building and premises in which the majority of the space is occupied by computers and/or telecommunications and related equipment and where information is processed, transferred and/or stored. May include data centers, data technology centers, internet service providers, network operations centers, web hosting facilities and other similar establishments primarily engaged in providing direct access through telecommunications networks to computer-held information.

**Day-care center:** See "Child-care facility" as defined herein.

**Debris landfill:** A landfill used to dispose of only the following materials when expressly permitted by the board of county supervisors: Tree stumps, brush, logs, limbs, and root material; construction and/or demolition rubble; excavation material; major household appliances; ash (thoroughly quenched); machinery and metals. Ash ponds shall be deemed debris landfills.

**Density:** The number of dwelling units per acre, except in the RPC, Residential Planned Community, zoning district where it shall mean the number of persons per acre.

(2003 Zoning Ordinance)