



April 10, 2026

SENT BY FIRST CLASS AND CERTIFIED MAIL

Sheri L. Akin
Dominion Energy Virginia,
C/O McGuire Woods
1750 Tysons Boulevard, Suite 1800
Tysons, VA 22102

RE: **Zoning Determination Case:** ZNR2026-00134
Determination of County Code Section Sec. 32-201.11(2) and 32-201.12(b)
Property Address: 19000 Possum Point Road; **GPIN:** 8288-96-2368; **Acreage:** 714.11 acres

Dear Ms. Akin,

This is in response to the zoning determination and zoning verification application that you filed January 22, 2026, requesting zoning verification and determination that the two proposed battery energy storage (BESS) facilities to be located on the property identified above ("Property") are permitted under the existing zoning approvals and determinations and that no further special use permit ("SUP") or public facilities review (PFR) is required.

Zoning information for the Property:

1. The Property is split zoned M-1, Heavy Industrial, and A-1, Agricultural, and is subject to the approved conditions accepted by the Prince William County Board of Supervisors with the approval of special use permit #SUP1986-0035. The Property is regulated by Part 201, Part 301, Part 403, and Part 506 of the Prince William County Zoning Ordinance, found at the following link:
https://www.municode.com/library/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO.
2. The Property is not subject to any variances or verified nonconforming uses.
3. The Property is partially located within the Data Center Opportunity Zone Overlay District (DCOZOD). The portion of the Property located in the DCOZOD is generally located to the west/northwest across the railroad tracks from the electric power generation facilities.

Proposed Uses

You have stated in your letter that you are seeking to construct two new BESS facilities on the Property, one BESS facility consisting of a 125MWAC/500MWh 5-acre facility (BESS-1) and one BESS facility consisting of a 150MWAC/600MWh 6-acre facility (BESS-2). Both facilities would be fully integrated into the existing public facilities on the Property.

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 Zoning 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).

Chapter 32, Zoning Ordinance, Part 100. - DEFINITIONS

Electric Substation shall mean an electrical installation which contains generation or power-conversion equipment and associated electric equipment and parts, such as switchboards, switches, wiring, fuses, circuit breakers, compensators and transformers.

Chapter 32, Zoning Ordinance, PART 201. - PUBLIC USES AND USES OF A PUBLIC NATURE

County Code Sec. 32-201.11. - Public facilities permitted in all zoning districts, subject to review in accordance with Code of Virginia, § 15.2-2232.

2. Electric Substations may be located in any zoning district within the Data Center Opportunity Zone Overlay District, subject to the public facility review requirements of the Code of Virginia, § 15.2-2232 and this chapter. Electric substations may be permitted by Special Use Permit within any zoning district outside of the Data Center Opportunity Zone Overlay District.

County Code Sec. 32-201.12. - Exceptions and special provisions for public facility determinations under Code of Virginia, § 15.2-2232C. and D.

- (b) Paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporation facilities shall not require a public facility determination. For purposes of this section, widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall be subject to the requirement of a public facility determination.

Background

The Property is regulated, among other things, under SUP #SUP1986-0035 and multiple PFRs. #SUP1986-0035 was for the creation of the construction of a debris landfill on the Property. The SUP area of the debris landfill is approximately 5-6 acres and is not located near the proposed BESS facilities. The conditions associated with SUP #SUP1986-0035 (the debris landfill) do not impact the proposed BESS facilities.

The PFRs for the Property are in line with the existing use of the Property as an electric power station plant and supporting improvements including electric substations, water processing, and fly ash

disposal Pond D (formerly there were multiple ponds). The proposed BESS-1 and BESS-2 facilities impact approximately 11-acres of the 714-acre Property.

On June 2, 2023, Zoning Administration issued a zoning determination that utility-scale electric battery storage facilities meet the definition of "electric substation" under Part 100 of the Zoning Ordinance and should be regulated as such.

The Board of County Supervisors amended the Zoning Ordinance on May 17, 2016, which included the creation of the DCOZOD and created a requirement for a SUP for an electric substation located outside of the DCOZOD. A portion of the Property is located in the DCOZOD; however, the proposed locations for the BESS-1 and BESS-2 facilities are located outside of the DCOZOD.

Determination of Use

Following review of the determination request, the applicable Zoning Ordinance regulations, SUP #SUP1986-0035, and other applicable background information, I offer the following conclusions which are the basis for this zoning determination.

The Property is split zoned M-1, Heavy Industrial, and A-1, Agricultural, with an existing public facility on the Property. Any expansion/modification of a public facility would be regulated by County Code Sec. 32-201.12. You are proposing to install two BESS facilities on the Property. BESS facilities have previously been deemed an "electric substation" under Part 100 of the Zoning Ordinance. Under County Code Sec. 32-201.11(2), an electric substation is permitted in any zoning district located outside of the DCOZOD with a SUP.

Therefore, the proposed construction of the 11-acre BESS facilities on the Property would require a SUP. If the proposed BESS facilities were constructed on a portion of the Property located entirely within the DCOZOD, a SUP would not be required; however, a PFR may be required.

The determination of whether the proposed BESS facilities qualify for an exception from public facility review under Code of Virginia § 15.2-2232 and County Code Sec. 32-201.12(b) is deferred to the Planning Director.

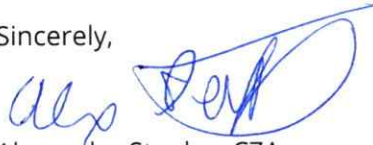
This determination is based on regulations that are in effect on the date of this letter, which are subject to change. Should you have any questions, please feel free to contact this office. State law mandates the following paragraph to be included in all determinations rendered by the Zoning Administrator.

The Zoning Ordinance allows that anyone aggrieved by a zoning determination of the Zoning Administrator may appeal the decision to the Board of Zoning Appeals. An appeal must be filed within thirty (30) days of receipt of this letter. The Board of Zoning Appeals will schedule and advertise a public hearing to consider an appeal within 90 days of the filing. 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 for the appeal will be in accordance with the fee schedule in effect at the time of filing the appeal application 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>

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April 10, 2026

Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Stanley", with a large, stylized flourish extending from the end of the name.

Alexander Stanley, CZA
Principal Planner Zoning Administration

cc: Joyce Fadeley, Department of Development Services, Land Development Division Chief
Tony Alston, Planning Office, Assistant Director County Wide Planning