



May 5, 2026

SENT BY FIRST CLASS & CERTIFIED MAIL

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

Unicorn Retail LLC
1212 New York Avenue NW, Suite 550
Washington, DC 20005

Re: Zoning and Proffer Determination Case # ZNR2026-00182
Determination of Proffer Amendment case #REZ2024-00025
Property Address: 10101 Harry J. Parrish Boulevard, Manassas, VA 20110 (the "Property")
GPIN: 7694-87-2108; Acreage: 22.5163; Zoning District: PBD, Planned Business District

To Whom It May Concern:

This is in response to the zoning and proffer determination application that you filed on March 23, 2026, requesting a zoning verification and use determination for the above referenced Property on behalf of the property owner, Unicorn Retail, LLC. More specifically, you have requested confirmation that data center and computer and network services uses would be permitted by-right on the Property.

Background

The Property is zoned PBD, Planned Business District, and is subject to the proffers approved by the Prince William County Board of Supervisors on July 29, 2025, as part of Proffer Amendment case #REZ2024-00025, Manassas Corporate Center MCC-7. The development and use of the Property are regulated by the proffers approved with the referenced proffer amendment case, as well as the applicable zoning regulations, including Part 400 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).

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.

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 402 – Office Districts

Part 403 – Industrial Districts

Part 404 – Planned Business District

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 and computer and network services uses are permitted by-right uses of the Property.

Proffer Analysis

Proffer Amendment case #REZ2024-00025: Based on the submitted Proposed Uses narrative, the Proposed Uses are not prohibited by the approved proffered documents of Proffer Amendment case #REZ2024-00025. However, please be advised that development of the Property must adhere to all applicable conditions as set forth in Proffer Amendment case #REZ2024-00025, including but not limited to Community Design proffers.

Use Determination

Based on the above-referenced background information, analysis of the relevant sections of the Zoning Ordinance, and Proffer Amendment case #REZ2024-00025, the Proposed Uses of data center and computer and network services development 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 located within Landbay B-1 which permits all by-right uses, secondary uses, accessory uses, and those uses requiring a special use permit in the PBD zoning district, Office/Flex (O/F), Office/Highrise (OH) and Office/Midrise (O/M) zoning district, and Light Industrial (M-2) zoning district; and

2. The M-2, Light Industrial, and O/F, Office/Flex), Office/Highrise (OH) and Office/Midrise (O/M) zoning districts permit computer and network services development by-right and data center development by-right when located in the Data Center Opportunity Overlay District; and
3. The Property is subject to Proffer Amendment case #REZ2024-00025 and 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 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>

Sincerely,



Alexander Stanley, CZA
Principal Planner

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