



July 8, 2026

SENT BY FIRST CLASS & CERTIFIED MAIL

Mark Thomas
Pennoni Associates
1602 Village Market Boulevard SE, Suite 330
Leesburg, VA 20175

Equinix LLC
1 Lagoon Dr
Redwood City, CA 94065

Re: Zoning Determination Case: #ZNR2026-00191
Determination of the Zoning Ordinance and Referenced Proffer Amendment Cases
Property Address: 7400 Infantry Ridge Road, Manassas, VA 20109 (the "Property")
Acreage: 7.3091 acres; **GPIN:** 7697-47-7005
Property Address: 7200 Infantry Ridge Road, Manassas, VA 20109 (the "Property")
Acreage: 2.4473 acres; **GPIN:** 7697-47-2201
Zoning District: PBD, Planned Business District

To Whom It May Concern:

This is in response to the request for determination application that you filed on April 8, 2026, as amended by the submitted supplemental information dated June 26, 2026, for the above referenced Property on behalf of the property owner EQUINIX LLC. More specifically, you have requested confirmation that:

- 1) Please confirm that a data center will continue to be a by-right use on both parcels, and that if the Property was consolidated that data centers would still be a permitted by-right use;
- 2) Confirmation that the maximum height allowed on GPIN 7697-47-7005 extends to the newly consolidated lot;
- 3) Assuming recognition as a single legal lot, please confirm the maximum permitted FAR under the PBD zoning district and Section 32-509.02(4)(E) of the Data Center Opportunity Zone Overlay District will be 1.0 FAR, based on the total site area of the newly consolidated lot.

Background

The Property is zoned PBD, Planned Business District, and is subject to the proffered conditions approved by Prince William County Board of County Supervisors with the approval of rezoning #REZ1985-0042, and proffer amendment #REZ1988-0030. Additionally, the Property is subject to two proffer amendments. Proffer amendment #REZ1998-0027 regulates the Property identified as 7400 Infantry Ridge Road, and proffer amendment #REZ1999-0038 regulates the property identified as 7200 Infantry Ridge Road.

The development and use of the Property are regulated by the proffered conditions approved with the referenced rezoning and proffer amendment cases, as well as the applicable zoning regulations. The Property is located within Data Center Opportunity Zone Overlay District and E-Commerce Overlay District. A special use permit (#SUP1986-0048) for increased building height was approved by Prince William County Board of County Supervisors on July 1, 1986. However, there are no records of that special use permit being implemented on this Property or on any of the properties that were originally subject to special use permit #SUP1986-0048.

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.

Height, building shall mean the vertical distance from average grade to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between the eaves and the ridge for gable, hip, or gambrel roofs.

Sec. 32-509.02. - Establishment of Data Center Opportunity Zone Overlay District.

- 3) Said District shall overlay the existing zoning district. The regulations and requirements of the underlying zoning district and the Data Center Opportunity Zone Overlay District shall both apply, provided however, that when the regulations applicable to the Data Center Opportunity Zone Overlay District conflict with the regulations of an underlying zoning district, the Data Center Opportunity Zone Overlay District regulations shall apply.
- 4) Data Center Design Standards. Data Centers shall meet the following design guidelines:
 - a. Data Centers are permitted an increased FAR, within the Data Center Opportunity Zone Overlay District, up to 1.0 FAR provided all other development standards (excluding FAR limitations) for the underlying district are met. Data center outside of the Data Center Opportunity Zone Overlay District may request an increase in FAR through a special use permit process, as described and allowed in Section 32-400.04 of the Zoning Ordinance.

Historic Zoning Regulations 1986

32-700.55 Special Use Permit General Provisions

(2) After approval of a special use permit by the governing body, the applicant shall have one year to begin the use approved, provided that the governing body may allow, at the time of approval, a longer period than one year. If the use has not begun within one year (or other time period as set by the governing body), the special use permit shall be void, and the use may not thereafter be begun except upon approval of another special use permit.

32-404.18 Development Standards

(8) The maximum height of all structures shall be limited to 45 feet, provided that this maximum height may be increased to 70 feet, provided that all standards found in Section 404.18(9)(a), (b) and (d) are met.

(9) The Board of County Supervisors may increase maximum height of structures up to 100 feet by special use permit for any use, provided the following minimum standards are met. These conditions shall be deemed included in a special use permit:

(a) The site shall be served by a public sewerage and water supply system.

(b) A fire suppression system shall be installed to the specifications of the Director of the County Fire and Rescue Service. The Director of the Fire and Rescue Service shall certify in writing its approval of the plans for such a system before a building permit may be issued.

(d) Where a structure is proposed to be built to a height that the governing body believes may be hazardous to air traffic, the governing body may require the applicant to provide certification from the Federal Aviation Administration that such structure will not constitute a hazard to air traffic.

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

The Property is regulated by two proffer amendment cases: Proffer Amendment #REZ1998-0027 and Proffer Amendment #REZ1999-0038.

Proffer Amendment #REZ1998-0027: 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 above referenced case. There are no specific proffered conditions related to Maximum FAR on the Property.

Proffer Amendment #REZ1999-0038: 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 above referenced case. There are no specific proffered conditions related to Maximum FAR on the property

Special Use Permit Validity

Special Use Permit #SUP1986-0048 was approved on July 1, 1986. The special use permit was to allow a height modification for a height increase to 100 feet. This special use permit covered multiple properties. The special use permit does not have specific implementation language and therefore relies on the implementation regulations adopted in the Zoning Ordinance at the time of the special use permits approval. There is no record of a building being constructed and occupied within the one-year timeline required in Sec. 700.55 of the 1986 Zoning Ordinance. As a result, Special Use Permit #SUP1986-0048 is no longer valid and is therefore void.

Use Determination

Based on the above referenced background information, analysis of the relevant sections of the Zoning Ordinance, and the proffered conditions related to this Property, please see the answers to the requested questions below:

1. Data Center Usage

Data Center uses are permitted on the Property both as separate parcels and consolidated.

2. The Maximum Building Height

Special use permit #SUP1986-0048 is void. Development regulations for the Property need to meet current development standards. However, this Property is regulated under the PBD, Planned Business zoning district regulations, which do not have land bays with zoning district designations, whereas current PBD district height regulations are tied to land bays. Therefore, the Property cannot be regulated under current development standards and reverts to the development standards in effect at the time of the applicable rezoning/proffer amendment approval. These standards are located within Section 32-404.18(8) of the 1986 Zoning Ordinance as cited above.

3. Floor Area Ratio (FAR)

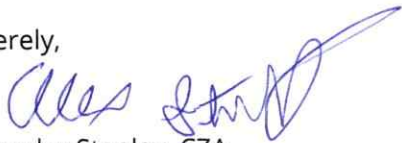
Assuming assemblage of the two parcels into one property, the maximum permitted Floor Area Ratio (FAR) on the Property is determined by the total 9.756 (combined) acres subject to Rezoning #REZ1985-0042, proffer amendments #REZ1988-0030, #REZ1998-0027, and #REZ1999-0038. None of the proffered conditions provide maximum FAR standards, therefore development regulations for the Property need to meet current development standards.

The current Zoning Ordinance regulates FAR through land bays with zoning district designations and does not provide an applicable FAR for general uses, however the Zoning Ordinance does provide for a development standard specifically for data centers inside of the Data Center Opportunity Zone Overlay District. That standard is 1.0 FAR. This FAR is calculated based on the total area/acreage of the Property.

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, currently \$986.90. Additional information regarding the filing of an appeal may be obtained at (703)792-3340 or by email to zoningadministration@pwcva.gov. The appeal form and fee schedule is available on our web page at the following link: <https://www.pwcva.gov/assets/2021-06/Application%20for%20an%20Appeal.pdf>

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alex Stanley', with a long, sweeping horizontal line extending to the right.

Alexander Stanley, CZA
Principal Planner | Zoning Administration

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