



July 14, 2026

SENT BY FIRST CLASS & CERTIFIED MAIL

Mr. Robert P. Beaman
Troutman Pepper Locke
222 Central Park Avenue, Suite 2000
Virginia Beach, VA 23462

Sharpless Enterprises LLC
2711 Centerville Road, Suite 300
Wilmington, DE 19808

Re: Zoning Determination Case #ZNR2026-00254

Property Address: 6201 Wellington Road, Bristow, VA 20136 (the "Property")
Acreage: 181.2871 acres; GPIN: 7497-61-8568
Zoning District: M-1 Heavy Industrial

To Whom It May Concern:

This is in response to the application that you submitted on June 5, 2026, requesting a zoning determination for the above referenced property on behalf of Sharpless Enterprises LLC (the owner). More specifically, you have requested confirmation that a data center use would be a permitted use of the Property.

Background

The Property is zoned M-1, Heavy Industrial, and is not subject to any proffered or special use permit conditions. 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, and is regulated by Part 403 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).

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 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 use is a permitted use of the Property.

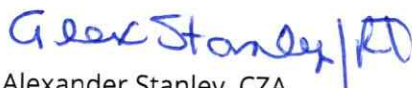
Use Determination

Based on the above referenced background information and analysis of the relevant sections of the Zoning Ordinance, the proposed data center use would be a permitted by-right use on the subject property, subject to site plan approval.

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,



Alexander Stanley, CZA
Principal Planner | Zoning Administration

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