



July 14, 2026

SENT BY FIRST CLASS & CERTIFIED MAIL

Mr. Ben Wales
Curata Partners PLLC
2350 Corporate Park Drive, Suite 325
Herndon, VA 20171

Microsoft Corporation
1 Microsoft Way
Redmond, WA 98052

Re: Zoning and Proffer Determination Case #ZNR2026-00248
(Determination of Rezoning case #REZ2019-00008)
Property Address: 6651 Wellington Road, Bristow, VA 20136 (the "Property")
Acreage: 9.1191 acres; GPIN: 7496-89-6488
Property Address: 7745 Piney Branch Lane, Bristow, VA 20136 (the "Property")
Acreage: 2.00 acres; GPIN: 7497-80-6210
Zoning District: M-1 Heavy Industrial

To Whom It May Concern:

This is in response to the application that you submitted on May 7, 2026, requesting a zoning and proffer determination for the above referenced property on behalf of Microsoft Corporation (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 subject to the proffers approved by the Prince William County Board of Supervisors on June 18, 2019, as part of rezoning case #REZ2019-00008, Wellington Park (copy attached). The Property is not subject to any variances or special use permits. The Property is located within and subject to the Data Center Opportunity Zone 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.

Proffer Analysis

Rezoning REZ2019-00008: Based on the submitted Proposed Use narrative, the Proposed Use is not prohibited by the approved proffered documents of Rezoning #REZ2019-00008. However, please be advised that development of the Property must adhere to all applicable conditions as set forth in Rezoning #REZ2019-00008, including but not limited to:

- Proffered condition 2; The allowable building area on the Property shall be a maximum of 200,000 square feet, provided that all parking and loading requirements are met. Furthermore, the following uses on the property shall be prohibited: flea market, railroad freight depot, railroad passenger station, waterfront maritime uses, asphalt/concrete plant, extraction of mineral resources, marina, water transportation facility, and motor vehicle graveyard.
- Proffered condition 16; Any building on the Property shall not exceed 65 feet in height.

Use Determination

Based on the above referenced background information, analysis of the relevant sections of the Zoning Ordinance, and Rezoning #REZ2019-00008, the Proposed Use of a data center would be a permitted by-right use on the subject property, pursuant to the determination that:

1. The Property is zoned M-1, Heavy Industrial, and is located within the Data Center Opportunity Overlay District, and therefore a data center use would be a permitted by-right use, subject to site plan approval; and
2. The Property is subject to Rezoning #REZ2019-00008. Rezoning #REZ2019-00008 does not prohibit data center development on the Property; and

3. The Property must adhere to all applicable conditions as set forth in the proffered documents of the rezoning case, #REZ2019-00008.

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 proffer 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 receipt 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. 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

Attachments: Proffer Statement (REZ2019-00008, Wellington Park)

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

MOTION: LAWSON

**June 18, 2019
Regular Meeting
Ord. No. 19-23**

SECOND: CANDLAND

**RE: REZONING #REZ2019-00008, WELLINGTON PARK – BRENTSVILLE
MAGISTERIAL DISTRICT**

ACTION: APPROVED

WHEREAS, this is a request to rezone ±11.12 acres from B-1, General Business, to M-1, Heavy Industrial, to develop an industrial park and associated uses with a total allowable building area up to 200,000 SF; and

WHEREAS, the subject site is located north of Wellington Road, south of Piney Branch Lane, and northwest of the intersection of Wellington Road and Balls Ford Road, and is identified on County maps as GPINs 7496-89-6488 and 7497-80-6210; and

WHEREAS, the site is designated EI, Industrial Employment, in the Comprehensive Plan; and

WHEREAS, the site is located within the Data Center Opportunity Overlay District and Airport Safety Overlay District; and

WHEREAS, staff has reviewed the subject application and recommends approval, as stated in the staff report; and

WHEREAS, the Planning Commission, at its public hearing on May 8, 2019, recommended approval, as stated in Resolution No. 19-038; and

WHEREAS, a Board of County Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on June 18, 2019, and interested citizens were heard; and

WHEREAS, the Prince William Board of County Supervisors finds that public necessity, convenience, general welfare, and good zoning practice are served by the approval of the request;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby approves Rezoning #REZ2019-00008, Wellington Park, subject to the proffers dated June 10, 2019;

June 18, 2019
Regular Meeting
Ord. No. 19-23
Page Two

BE IT FURTHER ORDAINED that the Prince William Board of County Supervisors' approval and adoption of any proffered conditions does not relieve the applicant and/or subsequent owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

ATTACHMENT: Proffers, dated June 10, 2019

Votes:

Ayes: Anderson, Angry, Caddigan, Candland, Lawson, Nohe, Principi, Stewart

Nays: None

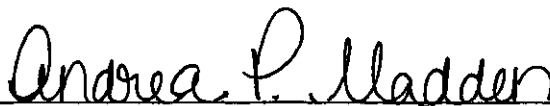
Absent from Vote: None

Absent from Meeting: None

For Information:

Planning Director
Pete Ebert
P.O. Box 3112
Oakton, VA 22124

ATTEST: _____



Clerk to the Board

EXHIBIT A

PROFFER STATEMENT

Wellington Park, #REZ2019-00008

Applicant:	Piney Branch, LC and Wellington Road LC
Record	Piney Branch, LC and Wellington Road LC
Owner:	GPIN# 7496-89-6488 and 7497-80-6210,
Property:	approximately 11.12 acres in the Brentsville Magisterial District, Prince William County, Virginia (the "Property")
Rezoning Requested:	B-1, General Business to M-1 Heavy Industrial Brentsville Magisterial District, Prince William County, Virginia

Date: June 10, 2019

The undersigned hereby proffers that the use and development of the Property shall be in substantial conformance with the following conditions. In the event the above-referenced rezoning is not granted as applied for by the Applicant, this Proffer Statement shall be withdrawn and become null and void. The headings of the Proffer Statement set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provisions of the Proffer Statement. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of reference in this Proffer Statement, the General Development Plan (GDP) shall be the plan prepared by Ross, France, entitled "Wellington Park" and dated August 30, 2018, and revised through December 10, 2018 and revised through February 26, 2019.

Rezoning #REZ2019-00008, Wellington Park
Approved by BOCS: 06.18.2019



Planning Office

USES AND SITE DEVELOPMENT

1. The Property, consisting of +/-11.12 acres, shall be developed in accordance with the M-1, Heavy Industrial, Zoning District regulations. Development of the Property shall be in substantial conformance with the GDP. However, development may be subject to minor changes approved by Prince William County (the "County") in connection with plan review, including subdivision of the Property into two or more lots.
2. The allowable building area on the Property shall be a maximum of 200,000 square feet, provided that all parking and loading requirements are met. Furthermore, the following uses on the property shall be prohibited: flea market, railroad freight depot, railroad passenger station, waterfront maritime uses, asphalt/concrete plant, extraction of mineral resources, marina, water transportation facility, and motor vehicle graveyard.

TRANSPORTATION

3. Access to the Property shall be provided from Wellington Road, in substantial conformance to the GDP, and as approved by the Virginia Department of Transportation (VDOT) and the County.
4. Prior to the issuance of the first certificate of occupancy, the Applicant shall provide right-of-way up to 64 feet from the center line of Wellington Road and shall construct a turn lane along the Property's Wellington Road frontage as shown on the GDP, and as approved by VDOT and the County. Such improvements shall be shown on the approved final site plan.
5. Prior to final site plan approval, the Applicant shall dedicate up to 25 feet of right of way from center line along the Piney Branch Lane frontage as shown on the GDP, as approved by the County and/or VDOT. No improvements shall be required or made to Piney Branch Lane.

Rezoning #REZ2019-00008, Wellington Park
Approved by BOCS: 06.18.2019



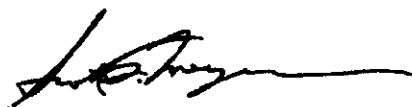
Planning Office

6. The Applicant shall provide handicap spaces in conformance with Design and Construction Standards Manual.
7. The Applicant shall provide a \$15,000 monetary contribution to the Prince William Board of County Supervisors for the installation of the pedestrian crossing and signal enhancement to connect to the existing pedestrian trail located directly across Balls Ford Road at the existing Sheetz gas station and store located at GPIN 7496-99-5193.

COMMUNITY DESIGN

8. The facade of any building on the Property that is within 200 feet of Wellington Road or Balls Ford Road shall be constructed of brick, stone, architectural concrete masonry unit (e.g., regal stone, split face, and/or precision ground face), and/or pre-cast concrete panels, but not plain concrete block. EIFS (Exterior Insulation and Finish System) architectural metal paneling may be used as secondary building material on facades. Other materials may be used, if approved in advance in writing by the Planning Director or his/her designee.
9. All building walls within 200 feet of Wellington Road or Balls Ford Road that are greater than 150 feet in length shall contain window openings, pilasters, or other architectural features that provide visual breaks along said walls.
10. Compliance with the architectural controls outlined in Proffers #8 and #13, shall be evidenced with the submission to the Planning Office of building elevations prior to the issuance of the building permit release letter in connection with the issuance of a building permit.
11. Where loading and/or outdoor storage are oriented toward Wellington Road, said areas shall be fully screened with landscaping, walls, or fencing. All outside storage and loading areas shall be shown on the sketch and final site

Rezoning #REZ2019-00008, Wellington Park
Approved by BOCS: 06.18.2019



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plan(s).

12. The Applicant shall provide a 35' buffer along Wellington Road and Balls Ford Road. The Applicant shall preserve trees within the Balls Ford Road buffer in accordance with the limit of clearing and/or grading shown on the GDP. The Applicant shall attempt to preserve existing trees wherever possible within the Wellington Road buffer, but such preservation shall be subject to final engineering. If and where preservation in either buffer is insufficient to meet the intent of a landscaped buffer, supplemental planting shall be provided to meet a planning standard of 225 plant units (pu) / 100 linear feet (lf) with plant units as outlined in Table 8-3 of DCSM Section 800. Planting shall emphasize evergreen trees and shrubs.
13. All freestanding signs on the Property shall be monument style and shall not exceed 10 feet in height. The base of each monument sign shall be constructed of materials that are compatible with the materials of the principal building served by said sign. All signs may be illuminated and shall be subject to approval of a sign permit.
14. Building lighting and parking lot lighting shall be compliant with the Zoning Ordinance and DCSM.
15. The landscape buffer under the Dominion Energy power lines shall be planted in conformance with Dominion Energy planting guidelines.
16. Any building on the Property shall not exceed 65 feet in height.
17. All outside storage shall be oriented to the rear of the main building structure on each lot and shall be completely screened with opaque fencing.
18. The Applicant shall provide an entry wall sign feature with landscaping at the base in substantial conformance with the conceptual exhibit entitled "Wellington Park – Main Entry Wall Elevation," as provided, subject to minor changes approved by the County in connection with final site plan approval.

Rezoning #REZ2019-00008, Wellington Park
Approved by BOCS: 06.18.2019



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ENVIRONMENTAL

19. Prior to, and as a condition of, final site plan approval(s), the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$75.00 per acre for water quality monitoring, stream restoration projects, and/or drainage improvements.
20. Stormwater management facilities (SWM) and Best Management Practices (BMP) for the Property shall be provided on site.
21. A spill contingency plan shall be prepared in coordination with the Fire Marshal's Office prior to final site plan approval and approved prior to issuance of occupancy permit for any proposed use.

FIRE AND RESCUE

22. Prior to issuance of any site development permit and as a condition of final site plan approval(s), the Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of \$0.61 per square foot of gross building area for fire and rescue purposes.

WATER AND SEWER

23. The Property shall be served by public sanitary sewer and water. The Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.
24. The Applicant shall install a County/PWCSA approved, adequately sized, and appropriately designed cross-connection back-flow prevention device on the water service line.

Rezoning #REZ2019-00008, Wellington Park
Approved by BOCS: 06.18.2019



Planning Office

25. The Applicant shall construct an additional water main to serve the Property if required, to provide adequate fire protection hydrant coverage and fire flows.

MISCELLANEOUS

26. The Applicant agrees to remove any graffiti from the Property. Graffiti shall be deemed any inscription or markings on walls, buildings or structures not permitted by the sign regulations in Section 32-250.21 *et. seq.* of the zoning ordinance. Any graffiti is to be reported to the Prince William County Police Department before removal. Access to the roof shall be designed to prevent scaling of walls by covering and/or enclosing drain pipes among similar measures.
27. The Owner/Applicant shall maintain the Property and shall pick up trash, litter, and debris on a daily basis, and more frequently if needed.

MONETARY ESCALATION

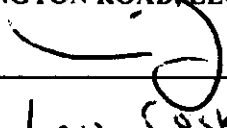
28. In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William Board of County Supervisors within 18 months of the approval of this rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following the approval of this rezoning shall be adjusted in accordance with the Urban Consumer Price Index ("CPI-U") published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date 18 months after the approval of this rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

Rezoning #REZ2019-00008, Wellington Park
Approved by BOCS: 06.18.2019



Planning Office

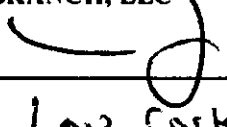
WELLINGTON ROAD, LLC

By: 

Name: Lou Cocks Sr.

Title: MANAGING MEMBER

PINEY BRANCH, LLC

By: 

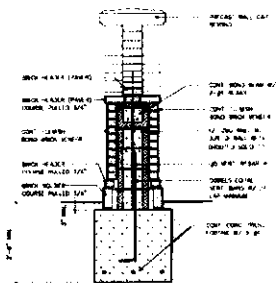
Name: Lou Cocks Sr.

Title: MANAGING MEMBER

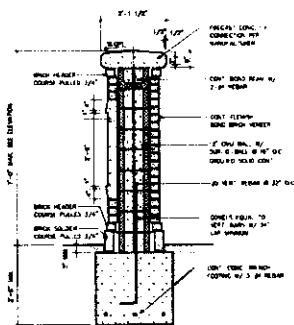
Rezoning #REZ2019-00008, Wellington Park
Approved by BOCS: 06.18.2019



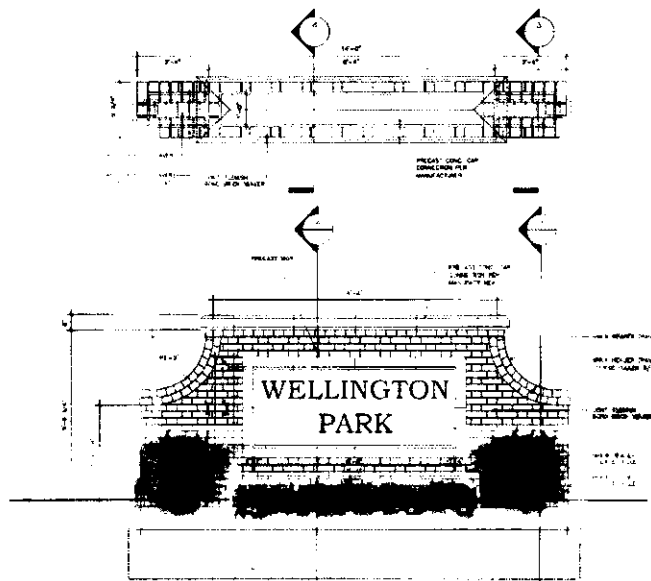
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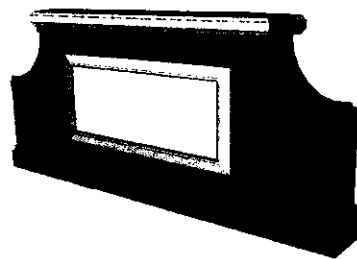
3 TYP. WALL DETAIL
3/4" - 1' - 0"



4 TYP. WALL DETAIL
AT SIGNAGE
3/4" - 1' - 0"



MAIN ENTRY WALL ELEVATION



Rezoning 4RFZ2019-00008, Wellington Park
Approved by BOCS: 06.18.2019

[Signature]
Planning Office

2. MINERALITY TESTS AND RECORDS SHOULD BE TAKEN FROM DRILLING TESTS AND
PLACES OF ACCESS AND RECORDS SHOULD BE KEPT IN THE OFFICE. TELL HUNTERS
AND TRAP SETTERS TO REPORT ANY MINERAL ACTIVITY TO THE OFFICE. TELL HUNTERS
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3. PROPOSED ZONE M-1:
4. HAZEL AND BERNARD ACQUEDUCTS:
FIND:
AREA:
USE:
5. HUNTER/POWDER AREA (AT 100' TO 150')
6. MINERAL ACTIVITY:
7. MINERAL ACTIVITY:
8. THE PROPOSED ZONE M-1 IS A 100' ZONE. AREA IS BOUNDARIED BY THE
HUNTER/POWDER AREA (AT 100' TO 150') AND THE HUNTER/POWDER AREA
IS BOUNDARIED BY THE HUNTER/POWDER AREA (AT 100' TO 150').
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APPLICANT:
CENTE BRAND LLC

CURVE 1

[illegible]

VICINITY MAP

TABLE 1. $T = 2.000^\circ\text{C}$ 

**ROSS-
FRANCE**

CIVIL ENGINEERING • LAND SURVEYING
112 BROADWAY DRIVE, MANASSAS, VA 20108
703/791-0070



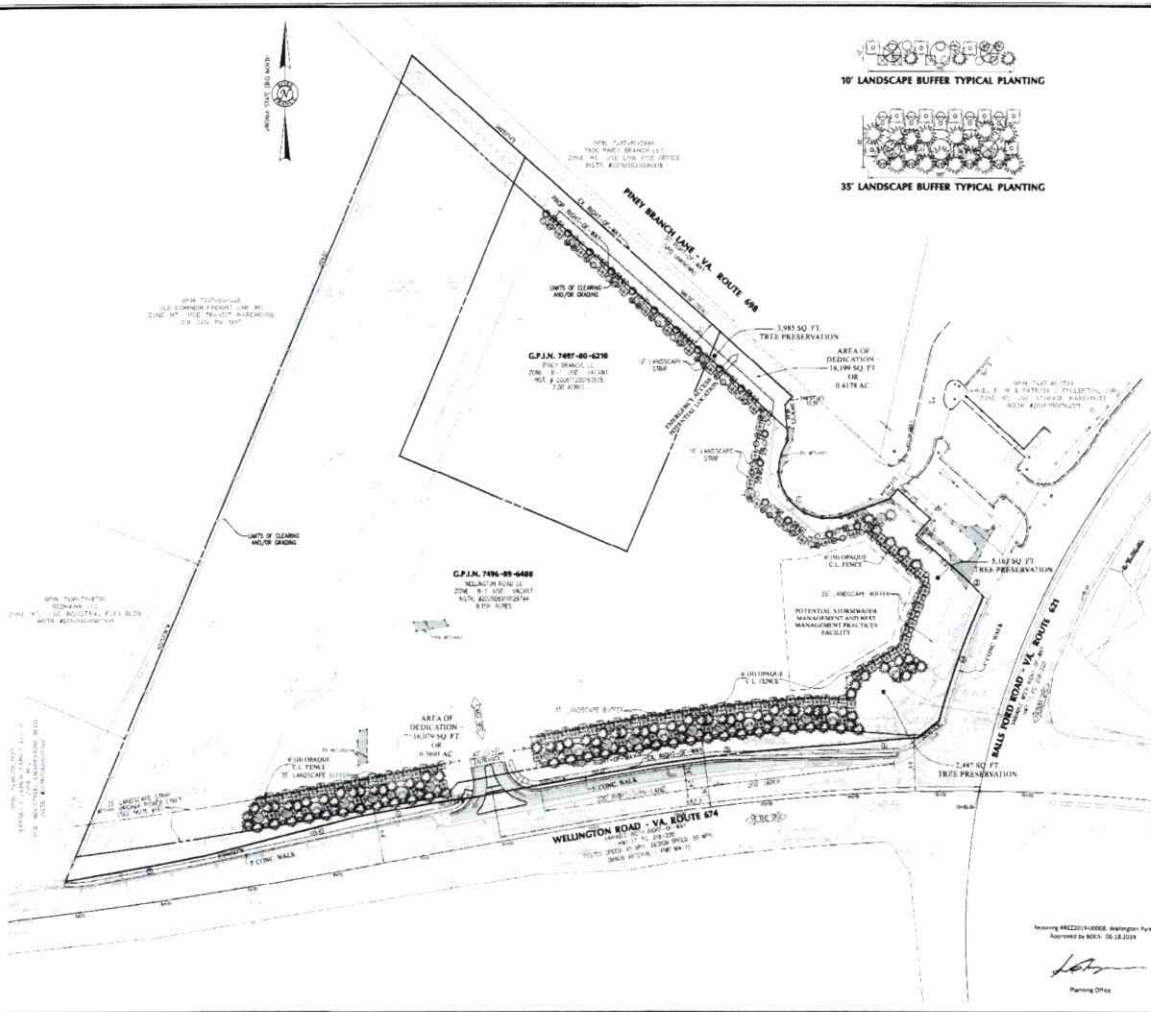
PARK

WELLINGTON

GENERALIZED DEVELOPMENT PLAN

[illegible]

SCHEDULE D	
TREE COVER CALCULATIONS	
Tree Cover Required:	
1. TOTAL SITE AREA	453,600 SQ. FT.
2. PERCENT OF TREE COVER REQUIRED	40%
3. TOTAL AREA OF TREE COVER REQUIRED	181,440 SQ. FT.
Tree Cover Provided:	
4. TREE COVER FROM LANDSCAPING	38,550 SQ. FT.
5. TREE COVER FROM PRESERVATION	11,840 SQ. FT.
6. TOTAL TREE CANOPY PROVIDED	50,390 SQ. FT. (11.2%)



10' LANDSCAPE BUFFER TYPICAL PLANTING

35' LANDSCAPE BUFFER TYPICAL PLANTING

