



February 14, 2025

SENT BY FIRST CLASS & CERTIFIED MAIL

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

PWC Board of County Supervisors
1 County Complex Court
Woodbridge, VA 22192

Re: Zoning Verification and Determination Case # ZNR2025-00100

Determination of Rezoning #PLN2007-00535, Declaration for Innovation at Prince William County

Property Address: 9525 Hornbaker Road, Manassas, VA 20109 (the "Property")

Acreage: 6.2745; **GPIN:** 7595-87-3038; **Zoning District:** PBD, Planned Business District

Property Address: 11301 Inspiration Court, Manassas, VA 20109 (the "Property")

Acreage: 6.5554; **GPIN:** 7595-86-3280; **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 January 14, 2025, requesting a zoning verification and use determination for the above referenced properties on behalf of the property owner, PWC Board of County Supervisors. More specifically, you have requested confirmation that data center uses would be permitted by-right on the Property.

Zoning Verification for the Property:

1. The Property is zoned PBD, Planned Business District, and is subject to the proffers approved by the Prince William County Board of Supervisors on August 7, 2007, as part of Rezoning #PLN2007-00535, Declaration for Innovation at Prince William County. The Property is regulated by part 404 and part 500 of the Prince William County Zoning Ordinance: (https://www.municode.com/library/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO).
2. The Property is comprised of Landbays 12 and 13, as described in the PBD Zoning and is designated OC3 and 1C1 (O/F, O(H), and M-2)
3. The Property is located within the Technology Overlay District and within the Employment Center Office/R&D/Light Manufacturing (EL) Subdistricts.
4. The Property is not subject to any special use permits, variances or nonconforming uses.

5. Based on our records, which are complaint based, there are no zoning enforcement actions pending on the Property. However, no inspections of the Property have been conducted to determine if any violations exist.

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 August 7, 2007 as part of Rezoning #PLN2007-00535, Declaration for Innovation at Prince William County. 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 404 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).

Part 100 – Definitions

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 provided a list of uses (“Permitted Uses List”) as part of your application submitted on behalf of the property owner, for whom you are requesting this determination on behalf of. You have requested that this office verify all the uses listed in the letter provided.

Proffer Analysis

#PLN2007-00535, Declaration for Innovation at Prince William County: Based on the submitted Proposed Use narrative and the Permitted Uses List there are no prohibited uses identified for this property by the approved proffered documents of #PLN2007-00535. However, please be advised that development of the Property must adhere to all applicable conditions as set forth in proffers related to #PLN2007-00535, Declaration for Innovation at Prince William County.

Use Determination

Based on the provided Permitted Use List and the above referenced background information and analysis of the relevant sections of the Zoning Ordinance and proffers related to #PLN2007-00535, this office has verified the uses (By-right, Secondary, and Special Use) with the exceptions of:

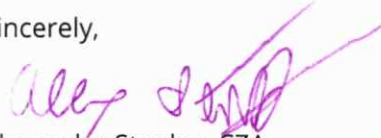
1. By-Right –
#13 Data Center and #30 Motor Vehicle Service (Limited); and
2. Secondary –
#20 Outside Storage of equipment, materials and products (secondary only).

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 or special use permit 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 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 Zoning Administration

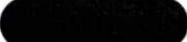
Attachment (5 pages)


cc: Board of County Supervisors (Attn. County Executive's Office)
Christina Winn, Department of Economic Development and Tourism, Executive Director
Joyce Fadeley, Department of Development Services, Land Development Division Chief

November 26, 2024


Permitted Uses

By-right Uses:

1. Alarm system operations, office.
2. Ambulance services, commercial.
3. Artist or photographer's studio, commercial.
4. Assembly (non-HAZMAT).
5. Bakery, industrial.
6. Brewery and Bottling Facility.
7. Business school.
8. Catering-commercial (off premises).
9. College, university or seminary.
10. Computer and network services.
11. Contractor or tradesman's shop (limited), no trash or refuse removal service.
12. Cultural Arts Center
13. 
14. Distillery (not to exceed production of 5,000 gallons per year)
15. Distribution and Fulfillment Center, less than 80,000 s.f.
16. Electronic components assembly and repair
17. Electronic equipment and component manufacturing, assembly, processing and distribution
18. Event center/meeting hall
19. Financial institution
20. Gunsmith shop
21. Hospital
22. Hotel or motel
23. Hotel or motel or short term lodging
24. Institute for special education and training

25. Institutional food service
26. Janitorial service
27. Locksmith
28. Medical or dental laboratory
29. Medical or dental office and clinic
30. 
31. Office
32. Pharmaceutical product manufacturing (non-HAZMAT)
33. Photographic processing laboratory
34. Publishing and printing
35. Radio or TV broadcasting station
36. Railroad passenger station
37. Recording studio
38. Research and development (non-HAZMAT)
39. School of special instruction
40. Trade or convention center
41. Trade, technical or vocational school
42. Travel agency
43. Warehouse (non-HAZMAT)
44. Wholesaling (non-HAZMAT)

Secondary uses.

1. Adult day-care facility
2. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only)
3. Bus station, commercial
4. Cafeteria/lunchroom/snack bar/automat
5. Catalog sales, contractor, tradesman, or industrial equipment (without showroom)
6. Catering (commercial on or off premises)
7. Child-care facility
8. Civic Club
9. Commercial artist or photographer's studio
10. Financial institution
11. Fraternity or sorority, secondary to college, university or seminary (on campus only)
12. Helistop
13. Live entertainment in accordance with the provisions of section 32-400.15
14. Locksmith
15. Medical care facility, specialized (secondary to hospital only)
16. Mortuary, funeral or wedding chapel
17. Motor vehicle fuel station (limited to vehicles associated with the primary business or use)
18. Nursing or convalescent care facility (secondary to hospital only)
19. Office equipment, sales, lease and service
20. 
21. Photographic processing laboratory
22. Quick service food store (not freestanding)
23. Quick service food store (not freestanding, unless approved as part of a motor vehicle fuel station, retail)
24. Recreation, commercial (indoor)
25. Recreation facility for employees
26. Recording studio
27. Restaurant

28. Restaurant, carry-out
29. Retail store
30. School of special instruction
31. Taxi or limousine dispatching
32. Travel agency
33. Warehousing (non-HAZMAT)
34. Watchman's dwelling
35. Wholesaling (non-HAZMAT)

Special uses.

1. Ambulance service maintenance facility
2. Bus station, commercial
3. Continuing care retirement community
4. Crematory, secondary to hospital only
5. Donated materials collection center
6. Electronic equipment and component manufacturing, assembly, processing and distribution
7. Helipad
8. Heliport
9. Heliport, secondary only
10. Hospital
11. Live entertainment and dancing
12. Manufacturing of musical instruments and toys
13. Marina
14. Radio or TV broadcasting station
15. Railroad passenger station, secondary only
16. Recyclable materials separation facility
17. Research and development (HAZMAT)
18. Restaurant, drive-in, drive-up or drive through
19. Stadium or arena, indoor or outdoor
20. Taxi or limousine dispatching
21. Taxi or limousine operations and service
22. Testing/experimental laboratories (HAZMAT)
23. Water transportation facility
24. Watchman's dwelling