

THE COUNTY OF CAROLINE, VIRGINIA



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

P.O. Box 424, Bowling Green, VA 22427

Planning/Zoning
Building Inspections
Fax

804-633-4303
804-633-9896
804-633-1766

April 2, 2010

Mr. Frederick K. Roseman
Ladysmith Investors, LLC
3863 Centerview Drive
Chantilly, Virginia 20151

Dear Mr. Roseman,

I am writing in response to your letter of March 19, 2010 concerning your property (TM 53-A-57). Approximately 110 acres of the subject property is zoned M-1 (Industrial) while the remainder is zoned RP (Rural Preservation). A portion of the property is designated as being within the Ladysmith Community Planning Area (Growth Area).

1. Is a "Data Center" (as hereinafter defined) a use permitted by right in the Industrial District (M-1), Manufacturing, of the County Zoning Ordinance?

While not specifically defined as a specific use, data centers fit within the definition of a storage warehouse and office, which are permitted uses as specified in Article X section 2.3 and 2.1, respectively, based upon the definition of a data center in your letter. As such, a data center is permitted in accordance with these sections.

2. What parking requirements are applicable to a Data Center pursuant to the County Zoning Ordinance or other applicable County statutes?

Parking requirements are contained in Article XIII of the Caroline County Zoning Ordinance. Based upon the type of use, I believe the parking requirements appropriate for this type of use are a combination of standards. An office component would need to meet the standards for offices contained in paragraph 1.11 which is one space per 200 square feet of floor area. The remainder of the facility could meet the standard of one space per two employees, contained in paragraph 1.18 of the regulations.

3. Is the Property or a portion thereof, located in a "Technology Zone" as established under Section 103-144 of the County Code?

As stated previously, a portion of the property, including all of the M-1 zoned property and some of the RP zoned property are designated as being within the Ladysmith Community Planning Area. That portion of the property within the "Growth Area" is designated as a Technology Zone.

I trust this answers your questions. Please do not hesitate to contact me if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Finchum". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael A. Finchum
Director,
Department of Planning
and Community Development