

COMMONWEALTH OF VIRGINIA
COUNTY of CHARLES CITY



BOARD OF SUPERVISORS

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COUNTY ADMINISTRATOR

Mr. Keith C. Rogers, Jr.

June 24, 2026

Maxwell H. Wiegard, Esq., Miles & Stockbridge P.C. Via Email: mwiegard@MilesStockbridge.com

Re: ZDL-01-2026, Zoning Determination Letter, Re: Tax Map Parcel Numbers 7-92, 7-93, 7-94B, 7-94D, 7-12-C, 4-13, and 7-133 (the "Property")

Dear Mr. Wiegard:

This letter responds to your request dated March 12, 2026 (corrected and marked received as of March 20, 2026), and your supplemental clarification letter dated May 26, 2026 with attachments thereto (together, the "Request"), submitted on behalf of PointOne Richmond, LLC (the "**PointOne**"), seeking the Zoning Administrator's official determination regarding (1) the proposed Data Center use on the Property with associated electrical substations; and (2) the proposed use of Distributed Generation Equipment on the Property, which the Request, as clarified on May 26, 2026, defines as "one of three categories [of] natural gas-fueled power generation equipment, or a combination thereof, to support operation of the Applicant's Data Center on the Subject Property: (i) natural gas turbines; (ii) natural gas fuel cells; and (iii) reciprocating natural gas internal combustion engines" (collectively, the "**Distributed Generation Equipment**"). This and other factual statements contained in the Request, including the documents enclosed for information purposes, are incorporated herein by reference as factual basis for this determination.

After careful review of your submissions, the applicable provisions of the Zoning Ordinance of Charles City County, Virginia (the "**Zoning Ordinance**"), relevant Virginia law, and the regulatory framework governing electric power generation facilities in the Commonwealth, in consultation with the County Attorney, I issue the following determination.

I. Permitted Uses

The Subject Property comprises seven parcels zoned M-1 (Light Industrial District) and M-2 (Heavy Industrial District), specifically: Parcels 7-92, 7-94B, 7-94D, and 7-133 (zoned M-1); and Parcels 7-

93, 7-12-C, and 4-13 (zoned M-2, with Parcel 4-13 carrying conditions). Section 3-1 of the Zoning Ordinance defines "Data Center" as "[a] facility used to house one or more large-scale systems of computer, network, and support infrastructure and supporting equipment typically used for remote data processing and storage." Under Sections 11-2(11) and 12-2(14) of the Zoning Ordinance, Data Center is listed as a Permitted Use in both the M-1 and M-2 Districts. Accordingly, I find that Data Centers are a permitted use on the Property, subject to any previously proffered conditions, and the prior zoning determination of November 24, 2025, is hereby affirmed in that respect.

The Zoning Ordinance's definition of Data Center expressly includes "electrical substations" as a component of the "support infrastructure" that is part of the Data Center use. Because electrical substations are explicitly enumerated within the Data Center definition, the electrical substations serving the proposed Data Center are properly considered part of the Data Center use itself and are permitted by right on the Property.

The use of Distributed Generation Equipment is not included within the definition of Data Center under the Zoning Ordinance – either expressly or by implication as part of the non-exhaustive listed contained therein. Nor is it an independently defined use under the Zoning Ordinance. Therefore, it is not a permitted use on the Property, and will only be authorized if it is accessory to the principal use on the Property in accordance with Section 11-2(26) and 12-2(35) of the Zoning Ordinance.

II. Threshold Legality — Regulatory Compliance Required

As a threshold matter, a use must be lawful before it can be permitted under the Zoning Ordinance. Before any form of power generation equipment, including the Distributed Generation Equipment, can be installed on the Property, PointOne must establish compliance with all applicable law, including: (a) Virginia State Corporation Commission requirements, including with respect to the construction of power generation facilities; (b) Virginia Department of Environmental Quality air permitting requirements; and (c) any other applicable federal, state, or local regulatory requirements, including fire safety codes and pipeline safety regulations.

This determination is expressly conditioned on PointOne first satisfying the above threshold requirement and demonstrating legality of the proposed use. The County does not and cannot make any determination as to regulatory compliance outside its jurisdiction. Nothing herein shall be construed as a finding that the proposed equipment complies with state or federal law.

III. Legal Standard for Accessory Uses

Section 3-1 of the Zoning Ordinance defines "Use, accessory" as "[a] subordinate use customarily incidental to the main use." Sections 11-2(26) and 12-2(35) list "Use, accessory" as a Permitted Use in the M-1 and M-2 Districts. Under Virginia law, an accessory use must satisfy three conjunctive elements: (1) it must be customary — commonly associated with and naturally adapted to the principal use; (2) it must be incidental — serving the principle use rather than functioning independently; and (3) it must be "clearly subordinate" — lesser in importance, size, and degree than the principal use. See *Wiley v. County of Hanover*, 209 Va. 153 (1968); *Capelle v. Orange County*, 269 Va.

60 (2005); *Orion Sporting Group, LLC v. Bd. of Supervisors*, 68 Va. Cir. 195 (Nelson Cir. Ct. 2005); *McLane v. Wiseman*, 84 Va. Cir. 10 (Fairfax Cir. Ct. 2011).

IV. Facts and Analysis

PointOne proposes to develop a Data Center campus on the Property consisting of six buildings with an aggregate footprint of approximately 2,465,438 square feet, together with two electrical substations and two Distributed Generation Mechanical Equipment Yards (the “Yards”). The Request states that the Yards will be located within the areas labeled as “Future Natural Gas Turbine Yard 1” and “Future Natural Gas Turbine Yard 2” on Sheet C-0.5 of the site plan that was submitted to the County September 10, 2025, which is attached hereto and incorporated herein for reference. The Request further states that these Yards will “occupy less than six percent (6%) of the total area (10,813,334 square feet) of the Subject Property and less than twenty-six (26%) percent of the aggregate footprint of the proposed Data Center buildings.”

Pursuant to the Request, the Distributed Generation Equipment within the Yards will provide primary power for the Data Center use initially, and “after the Data Center is connected to the electric power grid, the Distributed Generation Mechanical Equipment Yards will supply electric power to the Data Center on a backup basis in the event of electric power grid instability.” Based on these statements and conversations between County Staff and PointOne representatives, my understanding of the Request is that power from the Distributed Generation Equipment will not be sold or provided to any users other than the Data Center on the Property. Based upon these facts and those provided within the Request, my analysis of the accessory status of each of the three proposed forms of Distributed Generation Equipment is as follows:

1. Customary Association. The question of whether on-site power generation is “customarily incidental” to data center operations requires evidentiary support. The Zoning Ordinance’s definition of “Data Center” provides that “[s]upport infrastructure generally includes, but is not limited to, electrical substations, back-up batteries and power generators, cooling units, network communication infrastructure, fire suppression systems, and enhanced security features.” While the Zoning Ordinance’s Data Center definition references “back-up batteries and power generators” as examples of support infrastructure, this language contemplates backup and supplemental power generation equipment — not full-scale primary power plants comprising gas turbines, reciprocating engines, or fuel cells, such as the Distributed Generation Equipment. Accordingly, I have determined that the Distributed Generation Equipment does not fall within the definition of Data Center under the Zoning Ordinance. The distinction between a “power generator” as traditionally understood in a data center context (i.e., a diesel or natural gas backup generator that activates during grid outages) and a fully integrated power generation campus with a 638,430-square-foot footprint is a distinction of kind, not merely of degree. However, pursuant to the Request, this latter form of power generation, the Distributed Generation Equipment, is being used with “increasing frequency” by Data Center operators. The Request does not provide any specific examples of the frequency of the use of this equipment in Virginia or elsewhere, but I do note that natural gas turbine power is being proposed elsewhere in the Commonwealth but one deployed in one location — the Loudoun County Vantage II data center — and that PointOne has recently announced its plan to use natural gas fuel cells at its Remington campus in Fauquier County, Virginia.

See <https://www.pointonecorp.com/news/pointone-announces-plan-to-use-fuel-cell-technology-at-remington-technology-park-campus>.

2. Incidental to principal use. The "incidental to" element requires that the accessory use serve the principal use and not function as an independent enterprise. PointOne has represented that the Distributed Generation Equipment will exclusively serve the Data Center on the Property and will not provide power to external users or to the electric grid. If this representation is accurate, the Distributed Generation Equipment will not function as private power plant serving third parties, but rather as infrastructure dedicated exclusively to serving the Data Center's operational needs. This representation will need to be confirmed in binding agreement by PointOne in order to serve as the basis for an accessory use determination, as the materials included in the Request indicate that each of the three types of Distributed Generation Equipment have the ability to serve third party users beyond the Data Center once constructed (for example, the Natural Gas Fuel Cells can be operated in 'grid parrel' or 'islanded microgrid' configurations). Assuming this binding commitment is made, I find that the use would be incidental and sufficiently distinguished from a scenario in which a power generation facility operates as a merchant generator selling electricity on the open market — which would clearly constitute an independent principal use.

3. Subordination to the principal use. The Distributed Generation Equipment and Yards within which they are located must be subordinate to the principal Data Center use in not only size but also purpose and degree. With respect to the former, the Request indicates that the size of the Yards are limited to six percent (6%) of the total area the Property and less than twenty-six (26%) percent of the aggregate footprint of the proposed Data Center buildings, indicating subordination in size. But with respect to purpose and degree, the proposed accessory use must not generate impacts on public health, safety, and welfare that are more intense than those created by the proposed principal Data Center use itself. This criterion is derived from the fundamental purpose of accessory use regulation: to ensure that secondary uses do not introduce impacts beyond those reasonably associated with the approved principal use. I find that neither of the natural gas combustion facilities — namely the Natural Gas Turbines and the Natural Gas Reciprocating Engines — meet this criteria. Both are intensive uses, that generate significant levels of noise and emissions. Furthermore, the size of the facilities and the associated equipment required for them pursuant to the Request, such urea and aqueous ammonia storage tanks, compressed air/nitrogen systems, and dedicated administrative buildings indicate that they are functionally a private power plant — with the scale, complexity, and industrial character of an independent energy facility.

On the other hand, I find that the Natural Gas Fuel Cell's impact profile is qualitatively similar to — and in many respects less intense than — the cooling systems, HVAC equipment, and backup generators that are already encompassed within the Zoning Ordinance's Data Center definition as "support infrastructure." Unlike gas turbines that generate continuous combustion noise, significant exhaust, and industrial-scale impacts, the Request and supporting materials indicate that Fuel Cells operate quietly with near-zero local pollutant emissions.

V. Conclusion

Based on the foregoing, my determination as to as to the accessory status of each of the three proposed forms of Distributed Generation Equipment is as follows:

A. Natural Gas Turbines and Natural Gas Reciprocating Engines. I find that neither the proposed Natural Gas Turbines nor the Natural Gas Reciprocating Engines would be an accessory use to the principal Data Center use on the Property under the Zoning Ordinance. While Pointe One indicates that they are becoming increasingly common within the data center industry, I do not have sufficient evidence of their actual use in the industry to support this determination. Furthermore, while the Request does not contain specific noise data or emissions profiles for the facilities, the materials supporting the Request indicate industrial-scale combustion in these facilities that is qualitatively different from any equipment associated with Data Center operations (e.g. servers, HVAC, cooling systems). PointOne also has not indicated how many units of each type of engine would be installed on the Property, making the extent of their impact undefined. Nonetheless, based on the materials provided, I find that such natural gas turbines and engines providing primary power to the data centers on the Property would produce noise, emissions, heat, and vibration at levels that materially exceed those generated by the principal Data Center use. Accordingly, they are not subordinate to the principal use and therefore not an accessory use under the Zoning Ordinance.

B. Natural Gas Fuel Cells. Subject to foregoing qualifications, I find that Natural Gas Fuel Cells substantially similar to the Bloom Energy Server detailed in the Request materials would qualify as an accessory use to the proposed Data Center use on the Property, provided they are operated in islanded microgrid or behind-the-meter configurations that serve on-site facilities directly and exclusively. The Request indicates that these Fuel Cells operate without combustion through an electrochemical process with extremely limited emissions and noise levels comparable to normal conversation. No water is consumed during normal operation. These impacts are comparable to or less intense than the HVAC and cooling systems that constitute standard Data Center support infrastructure. PointOne has also represented that it is pursuing fuel cell technology at its Remington Technology Park project in Fauquier County. The non-combustion technology, near-zero criteria pollutant emissions, quiet operation, and compact footprint distinguish fuel cells fundamentally from gas turbines and reciprocating engines with respect to the subordinate nature of the use.

Utilization of Natural Gas Fuel Cells as an accessory use on the Property would be subject to the following conditions to assure consistency with the premises upon which this determination is based:

- (a) All electric power generated must be consumed exclusively by Data Center operations on the Property. No power may be sold, transmitted, or distributed to any off-site user or to the electric grid, except as incidental to grid interconnection for reliability purposes.
- (b) The aggregate installed capacity of fuel cells shall not exceed the electric load capacity of the Data Center buildings constructed on the Property at the time of installation.
- (c) All fuel cell equipment and associated infrastructure must comply with all applicable performance standards established in Section 20-3 of the Zoning Ordinance, including noise standards.

(d) PointOne shall submit to the County a pre-installation cumulative noise assessment demonstrating that the combined noise output of the data center cooling systems, fuel cells, and all associated equipment will comply with Section 20-3 at all property boundaries.

(e) PointOne shall obtain and submit to the County all required DEQ permits or exemptions prior to installation and shall provide documentation thereof to the Department of Community Development.

(f) Pointe one shall obtain and submit to the County documentation of fire safety compliance in coordination with the County's fire marshal.

(g) This approval is limited to fuel cell technology operating without combustion as detailed in the Request. Any substitution of combustion-based equipment shall require a new determination.

VI. Appeal Rights

This determination is issued pursuant to the authority vested in the Zoning Administrator under the Zoning Ordinance and Virginia Code § 15.2-2286. Any person aggrieved by this determination may appeal to the Charles City County Board of Zoning Appeals within thirty (30) days of the date of this letter, in accordance with Virginia Code § 15.2-2311 and Section 28.5 of the Zoning Ordinance. Such an appeal must be filed with the Zoning Administrator within thirty (30) days from the date of the decision, and must specify the grounds upon which the petitioner is aggrieved. This determination shall be final and unappealable if not appealed within 30 days. The appeal and applications shall be accompanied by a filing fee of \$1,000.00, made payable to the Charles City County Treasurer for the Administrative Appeal. Additional information regarding the filing of an appeal may be obtained by contacting the Community Development Department, located at 10900 Courthouse Rd, Charles City, VA 23030, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, or contact me by phone at 804-652-4771 or by email at sadams@charlescityva.us.

Thank you for your inquiry and feel free to contact me with any questions.

Sincerely,



Sheri Adams, CZA
Interim Zoning Administrator
Charles City County Department of Community Development
P. O. Box 66
Charles City, Virginia 23030

cc: Christopher M. Mackenzie, Esq. (via email)

Emily C.R. Bittner, Esq. (via email)



Maxwell H. Wiegard
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March 12, 2026
Corrected March 20, 2026

US MAIL AND EMAIL

Charles City County Department of Community Development
P.O. Box 66
Charles City, VA 23030
Attn: Sheri Adams, Deputy Zoning Administrator and Transportation Planner
sadams@charlescityva.us

Re: Request for Confirmation that Data Center with Electrical Substations and Distributed Generation Mechanical Equipment Yards are Permitted Uses at 5900 Chambers Road, Charles City, VA 23030, Tax Map Nos. 7-92, 7-93, 7-94B, 7-94D, 7-12-C, 4-13, and 7-133, (collectively, the “**Subject Property**”)

Dear Ms. Adams,

On behalf of our client, PointOne Richmond, LLC (the “**Applicant**”), we respectfully submit this letter to request the Zoning Administrator’s official determination that the development of a Data Center on the Subject Property constitutes a Permitted Use and that the proposed distributed generation mechanical equipment yards (the “**Distributed Generation Mechanical Equipment Yards**”) and electrical substations serving the principal Data Center use on the Subject Property also qualify as Permitted Uses under the Zoning Ordinance of Charles City County, Virginia (the “**Zoning Ordinance**”), whether as primary or accessory uses. To confirm, this request is intended to supplement the letter dated November 24, 2025, issued by Gary D. Mitchell, former Director of Community Development, in which he determined that Data Center is a Permitted Use on the Subject Property (the “**Prior Zoning Determination**”), and to affirm that the full scope of the proposed Data Center operation, including its accessory uses and supporting mechanical equipment, are permitted by right on the Subject Property.

The Subject Property is composed of Seven 7 parcels, which are zoned as follows:

- 7-92—M-1 (Light Industrial District)
- 7-93—M-2 (Heavy Industrial District)
- 7-94B—M-1 (Light Industrial District)
- 7-94D—M-1 (Light Industrial District)
- 7-12-C—M-2 (Heavy Industrial District)
- 4-13—M-2-C (Heavy Industrial District with Conditions)
- 7-133— M-1 (Light Industrial District)

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The Applicant proposes to develop a Data Center which, upon completion, will include six (6) buildings, two (2) electrical substations, and two (2) Distributed Generation Mechanical Equipment Yards that will house certain distributed electric power generation equipment (collectively, the **“Distributed Generation Equipment”**). Such Distributed Generation Equipment to be located within the Distributed Generation Mechanical Equipment Yards could include various types of mechanical equipment utilized for on-site electric power generation, including but not limited to (i) natural gas turbines, (ii) natural gas reciprocating engines, (iii) fuel cells, and (iv) battery storage systems. In addition to the Distributed Generation Equipment, the Distributed Generation Mechanical Equipment Yards will house(a) electrical distribution equipment, (b) administrative buildings for use by the operators of the Distributed Generation Equipment, and (c) certain systems serving the Distributed Generation Equipment, including but not limited to natural gas gate stations, diesel fuel storage vessels, urea and aqueous ammonia storage tanks, and compressed air/nitrogen systems. The entire operation will be located on the Subject Property and will comply with all requirements of the Zoning Ordinance, including the performance standards established in Section 20-3 thereof. Site Plan #2 is currently under review by the Charles City County Department of Community Development.

I. Data Center as a Permitted Use

Section 3-1 of the Zoning Ordinance defines “Data Center” as the following: “A facility used to house one or more large-scale systems of computer, network, and support infrastructure and supporting equipment typically used for remote data processing and storage. Support infrastructure generally includes, but is not limited to, electrical substations, back-up batteries and power generators, cooling units, network communication infrastructure, fire suppression systems, and enhanced security features. Data centers may be multistory buildings with a maximum allowable height of 100 feet to the top of the roof, plus the height of any equipment screening parapet walls or screening devices of roof-mounted equipment.”

The Applicant proposes six buildings housing computing facilities such as servers, routers, and switches typically used by organizations for remote storage, processing, or distribution of large amounts of data, along with supporting components such as fire suppression and HVAC systems. The buildings will be approximately 3,000,00,000 square feet in the aggregate. Because the main structures will house large-scale computer and network systems, the project qualifies as a Data Center under the Section 3-1 definition.

Under Sections 11-2(11) and 12-2(14) of the Zoning Ordinance, Data Center is listed as a Permitted Use in the M-1 District and the M-2 District, respectively. In fact, the County’s industrial zones (M-1, M-2, and PD-IP) are the only zones that include Data Center as a permitted use, highlighting the fact that industrial areas are especially suited to accommodate the proposed Data Center use. The entire Subject Property is zoned for industrial use, whether M-1 or M-2, and therefore, Data Center should be deemed a Permitted Use on the Subject Property in accordance with the Prior Zoning Determination.

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II. Electrical Substations and Distributed Generation Mechanical Equipment Yards as Permitted Accessory Uses

In connection with its development of a Data Center on the Subject Property, the Applicant also proposes to utilize electrical substations and Distributed Generation Mechanical Equipment Yards to support the principal Data Center use on the Subject Property.

Included in the definition of Data Center within Section 3-1 of the Zoning Ordinance, as noted above, is: “. . . *and support infrastructure and supporting equipment typically used for remote data processing and storage. Support infrastructure generally includes, but is not limited to, electrical substations, back-up batteries and power generators, cooling units, network communication infrastructure, fire suppression systems, and enhanced security features.*”

As the Zoning Ordinance expressly includes electrical substations as part of the Data Center definition, electrical substations should be deemed a Permitted Use on the Subject Property, for the reasons detailed above. Although Distributed Generation Equipment is not expressly referenced in the Data Center definition set forth in Section 3-1 of the Zoning Ordinance, the language used in such definition of the Data Center use contemplates including similar supporting mechanical equipment infrastructure, such as natural gas generators, under the scope of the Data Center definition. Here the proposed Distributed Generation Equipment, to be located in the proposed Distributed Generation Mechanical Equipment Yards, will be used to provide electric power supporting the Data Center operation on the Subject Property, in a substantially similar fashion to the electric power to be provided to the Data Center use by the “back-up batteries and power generators” expressly included in the Data Center definition, which by its terms is non-exhaustive.

In any case, both the M-1 and M-2 Districts also permit by right “Use, accessory” under Sections 11-2(25) and 12-2(35) of the Zoning Ordinance. Section 3-1 defines “Use, accessory” as: “A subordinate use customarily incidental to the main use.” Based on this definition, we may assume three conjunctive criteria in defining “Accessory Use”—each of which the Natural Gas Mechanical Equipment Yards satisfies:

1. Subordinate Use

The proposed Distributed Generation Mechanical Equipment Yards are located entirely within the boundaries of the Subject Property—the parcels on which the Applicant will develop and operate its Data Center—and will share all site access and stormwater infrastructure approved for the principal Data Center use. The planned square footage of Data Center buildings to be built on the Subject Property is 2,465,438 square feet, which dwarfs the combined 638,430 square-foot area of Distributed Generation Mechanical Equipment Yards, which will occupy less than six percent (6%) of the total area (10,813,334 square feet) of the Subject Property and less than twenty-six (26%) percent of the aggregate footprint of the proposed Data Center buildings. Thus, the

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Distributed Generation Equipment Yards are plainly subordinate in scale and purpose to the principal Data Center use.

2. Customary

Use of natural gas generators and natural mechanical equipment is becoming increasingly common within the Data Center industry, as Data Centers require on-site electric power generation to supply sufficient electric power to meet their customers' growing demands for data storage and the corresponding electric power consumption requirements that outpace existing electric utility capacity. As on-site generation of electric power using Distributed Generation Equipment provides better fuel efficiency and lower CO₂ emissions than certain other sources of electric power, Data Center operators are using Distributed Generation Equipment for primary electric power supplies with increasing frequency, in addition to their traditional use as backup power supplies. Therefore, the use of Distributed Generation Equipment is a customary accessory use to support a principal Data Center use.

3. Incidental to the Main Use

Continuous, high-quality electric power is a necessity for Data Center operations because such operations cannot endure power interruption. The proposed Natural Gas Mechanical Equipment Yards lessens the risk of data loss, hardware damage, and contractual penalties, thereby directly supporting the convenience and necessity of the principal Data Center use. Moreover, using the Distributed Generation Mechanical Equipment Yards to provide primary power to the Applicant's Data Center campus will enable the Applicant to meet its customers' growing demand for data storage services in a timely manner.

The function of the Distributed Generation Mechanical Equipment Yards is to supply efficient and uninterrupted electric power supporting the operation of the principal Data Center use on the Subject Property. Initially, the Distributed Generation Mechanical Equipment Yards will supply electric power to the Applicant's Data Center on a primary basis. Later, after the Data Center is connected to the electric power grid, the Distributed Generation Mechanical Equipment Yards will supply electric power to the Data Center on a backup basis in the event of electric power grid instability. The proposed Distributed Generation Mechanical Equipment Yards, therefore, are "incidental to" and "in conjunction with" the principal Data Center use.

III. Conclusion

For the reasons stated above, the Applicant requests that the Prior Zoning Determination that Applicant's proposed Data Center constitutes a Permitted Use on the Subject Property be affirmed. In addition, the Applicant requests confirmation its proposed electrical substations and Distributed Generation Mechanical Equipment Yards are permitted by right as supporting infrastructure to the Data Center, included within the Data Center definition. In the alternative, the Applicant requests a determination that the proposed Distributed Generation Mechanical Equipment Yards are fully compliant with the Zoning Ordinance as a permitted Accessory Use to

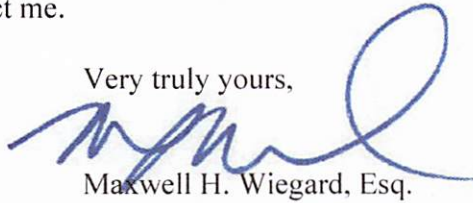
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the principal Data Center use on the Subject Property. As detailed above, the Distributed Generation Mechanical Equipment Yards are subordinate to, customarily associated with, and incidental to the operation of a principal Data Center use; it therefore conforms in all respects to the Zoning Ordinance.

We respectfully request written confirmation of these determinations so that the Applicant may proceed confidently with future submissions and applications to develop its Data Center on the Subject Property.

Thank you for your consideration of this matter. Should you require additional information, please do not hesitate to contact me.

Very truly yours,



Maxwell H. Wiegard, Esq.

cc: Christopher M. Mackenzie, Esq. (*via email only*)



Maxwell H. Wiegard
(804) 905-6932
mwiegard@MilesStockbridge.com

May 26, 2026

US MAIL AND EMAIL

Charles City County Department of Community Development
P.O. Box 66
Charles City, VA 23030
Attn: Sheri Adams, Deputy Zoning Administrator and Transportation Planner
sadams@charlescityva.us

Re: Clarification to Request for Confirmation that Data Center with Electrical Substations and Distributed Generation Mechanical Equipment Yards are Permitted Uses at 5900 Chambers Road, Charles City, VA 23030, Tax Map Nos. 7-92, 7-93, 7-94B, 7-94D, 7-12-C, 4-13, and 7-133, (collectively, the “**Subject Property**”)

Dear Ms. Adams,

On behalf of our client, PointOne Richmond, LLC (the “**Applicant**”), we respectfully submit this clarification to the Applicant’s request for the Zoning Administrator’s official determination related to the development of a Data Center on the Subject Property, which was filed on March 12, 2026, and corrected on March 20, 2026 to confirm the parcels comprising the Subject Property.

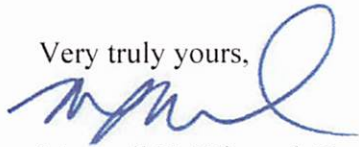
As discussed with the County Attorney and County representatives on May 21, 2026, the Applicant proposes to use of one of three categories natural gas-fueled power generation equipment, or a combination thereof, to support operation of the Applicant’s Data Center on the Subject Property: (i) natural gas turbines; (ii) natural gas fuel cells; and (iii) reciprocating natural gas internal combustion engines (collectively, the “**Distributed Generation Equipment**”). To confirm, such Distributed Generation Equipment would be located within the areas labeled as “Future Natural Gas Turbine Yard 1” and “Future Natural Gas Turbine Yard 2” on Sheet C-0.5 the site plan that was submitted September 10, 2025.

Enclosed for informational purposes are publicly available marketing materials from Bloom Energy, manufacturer of natural gas fuel cells; Solar Turbines, manufacturer of natural gas turbines; and Stewart & Stevenson, manufacturer of reciprocating natural gas combustion engines. The Applicant does not commit to using any of these manufacturers’ products in the Distributed Generation Mechanical Equipment Yards located on the Subject Property but stipulates that they are representative of the products it intends to use as the electric power generation equipment supporting its Data Center operations.

May 26, 2026
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Thank you for your consideration of this matter. Should you require additional information, please do not hesitate to contact me.

Very truly yours,



Maxwell H. Wiegard, Esq.

Enclosures

cc: Christopher M. Mackenzie, Esq. (*via email only*)
Emily C.R. Bittner, Esq. (*via email only*)



POINTONE DATA CENTER RICHMOND CAMPUS PHASING

PHASE 1
 BUILDING R1C1 (60 MW)
 BUILDING R1C2 (48 MW)
 SANITARY SEWER PUMP STATION 1 AND FOREBAY
 WELL SHED FOR NATURAL GAS TURBINE YARD 1
 GRADED PAD FOR FUTURE ELECTRICAL STATION
 GRADED PAD FOR FUTURE NATURAL GAS FACILITY
 GRADED PAD FOR FUTURE BUILDING R1C3 AND R1C4

PHASE 2
 BUILDING R2C5 (48 MW)
 BUILDING R2C6 (72 MW)
 SANITARY SEWER PUMP STATION 2 AND FOREBAY
 GRADED PAD FOR FUTURE NATURAL GAS TURBINE YARD 2

PHASE 3
 BUILDING R3C1 (36 MW)
 BUILDING R3C2 (72 MW)

PHASE 4
 WASTEWATER TREATMENT FACILITY IMPROVEMENTS



CONSTRUCTION REVISION SUMMARY			
NO.	DATE	DESCRIPTION	
1			
2			
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6			
7			
8			
9			
10			

OVERALL PHASED SITE PLAN
 POINTONE DATA CENTER
 RICHMOND CAMPUS, PHASE 1
 DISTRICT 1
 CHARLES CITY COUNTY, VIRGINIA



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 Richmond, VA 23220

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