



July 1, 2025

**SENT BY FIRST CLASS & CERTIFIED MAIL**

Thomas & Joyce Hall  
4931 Quintessence Court  
Haymarket, VA 20169

RE: **Zoning Verification Case #ZNR2025-00184**, Tenant Dwelling Unit Accessory to a Principal Bona Fide Agricultural Use (Nursery); Zoning District: A-1, Agricultural  
Property Address: 14515 Lightner Road; GPIN: 7399-33-9534; Acreage: 13.7 acres

Dear Property Owners:

This letter is in response to your submission received on May 19, 2025, requesting a zoning verification and determination letter, for a tenant dwelling unit as an accessory use to a principal bona fide agricultural use (nursery) on the above referenced property. The property contains 13.7 acres ("the Property") and I understand that the Property is used for the selling of produce, flowers, trees or other plant life raised to a mature state for harvest or through several growing seasons, as outlined in the zoning approval issued on February 18, 2025 (ZNA2025-03572). I also understand that you are keeping bees on the Property. Limited retail sales of incidental products and the storage and use of equipment to maintain plant life and bees shall be permitted. The Property is located within the A-1, Agricultural zoning district and contains one detached single-family dwelling unit, as reflected in the submission documents.

Information submitted with your application (ZNR2025-00184), confirms the principal use of the Property as bona fide agricultural. In addition, the Property has been assigned Farm #1255/Tract 2760, by the U.S. Department of Agriculture Farm Service Agency. You have also provided the required annual tax documentation to reflect that the existing nursery has one full-time employee, who is employed to support the approved principal bona fide agricultural use on the Property.

Since A-1 zoned property cannot have two principal uses, the identified bona fide agricultural use of the Property which exists on the Property will be deemed the principal use of the Property, and the existing residential use will be considered accessory to the identified bona fide agricultural use of the Property. Based on the application submission information submitted with ZNR2025-00184, you may now pursue County permits and approvals for the existing and any proposed detached structures that are specifically associated with and to support the identified bona fide agricultural use outlined in this paragraph.

The Zoning Ordinance permits single-family residential development in the A-1, Agricultural zoning district at a density of one dwelling unit per ten (10) acres (except for family land subdivisions pursuant to Section 25-6 of State Code). The tenant house provision in the Zoning Ordinance was created to allow a single-family residential dwelling unit for a tenant/employee of the principal bona fide agricultural use only accessory to the bona fide agricultural use on lots greater than ten (10) acres in size. The tenant house provision does not require a subdivision of a separate ten (10) acre lot for each of the permitted single-family dwelling units. Furthermore, provided an approved tenant house/dwelling unit continues to be

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used in accordance with the tenant house regulations and occupied by an employee of the active/operating bona fide agricultural use, no subdivision of a separate ten (10) acre parcel for the dwelling unit is required. However, if and when the tenant house/dwelling unit is no longer occupied by an employee of the bona fide agricultural use or if the bona fide agricultural use ceases operation or becomes inactive, the tenant house/dwelling unit is required to be in compliance with zoning regulations in effect at that time. These may include: 1) tenant house/dwelling be converted to a permitted detached accessory structure/building by the removal of all housekeeping elements (i.e. kitchen appliances and sink, laundry facilities, and all full bathrooms, leaving only a one-half bath) then the structure/building must be inspected for compliance and a Certificate of Zoning Approval obtained for the detached accessory structure/building; or 2) be platted and recorded on a separate portion of the Property in accordance with a family land subdivision, pursuant to Section 25-6 of State Code, so that the single family dwelling unit can become compliant with current Zoning Ordinance regulations governing single-family dwelling unit development in the A-1 zoning district.

To conclude, based on the application submission and supplemental information submitted with ZNR2025-00184, a maximum of one tenant house/dwelling unit may be permitted on the Property. Such tenant house/dwelling unit may contain one kitchen and one laundry area for the exclusive use of the tenant/employee in support of the existing nursery use of the Property. The tenant dwelling unit is permitted on the Property only accessory to the bona fide agricultural use on the Property for as long as the bona fide agricultural use exists on the Property. Documentation submitted with the application reflects that the agricultural operation employs one full-time employee, which may utilize the tenant dwelling unit. However, such dwelling unit must be used in accordance with the tenant house regulations in addition to the regulations outlined in Section 32-300.13 of the Zoning Ordinance related to occupancy limitations and who can occupy such tenant dwelling unit. This approval is subject to the specific provisions and conditions contained within this letter as well as all local and state regulations and permits required for such residential development.

This determination is subject to the specific provisions and conditions contained within this letter, and subject to all relevant local and state regulations and permits required for the identified principal bona fide agricultural use and the accessory tenant house/dwelling unit use. All existing and proposed buildings/structures (i.e.; including fencing, bee hive boxes, barns, sheds, etc.) require the necessary County permits and approvals, such as but not limited to zoning approval. If you have any questions regarding required permits/approvals of the buildings/structures, please contact the Development Services Department at 703-792-6830 for further assistance. If you propose to do land disturbance of 2500 square feet or more, please contact the Environmental Services Division of Public Works at 703-792-7070 to discuss those details and if any permitting requirements.

As the property owners, and also the owners of the existing nursery on the subject Property, you have requested permission to construct a residential single-family dwelling unit for yourselves on the Property. This new dwelling unit would be in addition to the existing dwelling on the Property, constructed in 1987, that will be used as the permitted tenant house/dwelling on the Property. One additional residential single-family dwelling would be permitted on the property, conditioned on such dwelling unit being occupied by the property owner, business owner of the nursery use, or manager/operator of the nursery use. Such residential single-family dwelling would be permitted, subject to the issuance of all required local and state permits and approvals for such use, including but not limited to lot grading plan and Health

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Department approvals. However, if and when the bona fide agricultural use of the Property ceases operation or becomes inactive, the tenant house/dwelling unit and the second dwelling unit on the Property will be required to be in compliance with zoning regulations in effect at that time. These may include: 1) one of the two dwelling units on the Property be converted to a permitted detached accessory structure/building by the removal of all housekeeping elements (i.e. kitchen appliances and sink, laundry facilities, and all full bathrooms, leaving only a one-half bath) then the structure/building must be inspected for compliance and a Certificate of Zoning Approval obtained for the detached accessory structure/building; or 2) one of the two dwelling units on the Property be platted and recorded on a separate portion of the Property in accordance with a family land subdivision, pursuant to Section 25-6 of State Code, so that both of the single family dwelling units can become compliant with current Zoning Ordinance regulations governing single-family dwelling unit development in the A-1 zoning district.


Please be advised that pursuant to Part 510 of the Prince William County Zoning Ordinance, the use of the Property for a special event venue (i.e.; such as for weddings, receptions, business meetings, festivals and celebrations, etc.) will require the issuance of a Temporary Activity Permit, as outlined in Part 210 of the Prince William County Zoning Ordinance. Feel free to contact the Department of Development Services at 703-792-6830 for more information on the Temporary Activity Permit process.

The Zoning Ordinance provides that zoning determinations made by the Zoning Administrator may be appealed to the Board of Zoning Appeals. Appeals must be filed within thirty (30) days of the receipt of this letter. The Board of Zoning Appeals will schedule and advertise a public hearing to consider an appeal within ninety (90) days of the filing. The determination contained within this letter shall be final if an appeal is not filed within thirty (30) days. The application fee for an appeal is \$698.00 and appeal application forms are available on our web page at the following link:

<http://www.pwcgov.org/government/dept/planning/Documents/Fillable%20BZA%20Appeal.pdf>

The information contained within this letter is based on regulations that are in effect on the date of this letter, which are subject to change. Should you have additional concerns relating this issue, feel free to contact me.

Sincerely,



Lisa Fink-Butler, CZA, CTM  
Zoning Administrator

cc: Joyce Fadeley, Development Services, Land Development Division Chief  
Paul Lynch, Public Works, Neighborhood Services Division Chief  
Madan Mohan, Public Works, Environmental Services Division  
Allison Lindner, Finance, Real Estate Assessments  
George Harben, Development Services