



January 23, 2026

**SENT BY FIRST CLASS AND CERTIFIED MAIL**

Virginia S. Smith, Principal Broker  
Arlington Realty, Inc.  
701 23<sup>rd</sup> Street, South  
Arlington, VA 22202

Caton Properties I, LLC  
2605 Caton Hill Road  
Woodbridge, VA 22192

RE: **Proffer Determination and Zoning Verification Case:** ZNR2026-00104  
**Property Address:** 2607 Caton Hill Road; **GPIN:**8292-64-8775; **Acreage:** 0.6351

Dear Ms. Smith,

This is in response to the proffer determination and zoning verification application that you filed November 10, 2025, requesting zoning verification and use determination for the above referenced Property on behalf of the property owner, Caton Properties I, LLC. More specifically, you have requested confirmation that motor vehicle sales (unlimited), hotel and shopping center are permitted uses for the Property.

**Zoning Verification for the Property:**

1. The Property is zoned M-1, Heavy Industrial and is subject to the approved proffered conditions accepted by the Prince William County Board of Supervisors with the approval of rezoning case #REZ1980-0023 and special use permit #SUP1980-0026 (copies attached). The Property is regulated by Part 403 of the Prince William County Zoning Ordinance, found at the following link: [https://www.municode.com/library/va/prince\\_william\\_county/codes/code\\_of\\_ordinances?nodeId=CH32ZO](https://www.municode.com/library/va/prince_william_county/codes/code_of_ordinances?nodeId=CH32ZO).
2. The Property is not subject to any variances or nonconforming uses.
3. The Property is located within the Data Center Opportunity Overlay District.

**Proposed Uses**

You have stated in your application submission that you are seeking confirmation that the following uses would be permitted on the Property:

1. Motor vehicle sales, rental or lease (unlimited);
2. Small hotel by right;
3. Shopping center by right;

You also requested clarity on the difference between Motor vehicle sales, rental or lease (unlimited) and Motor vehicle sales, rental or lease (limited).

### **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).

Motor vehicle sales (limited) shall mean an establishment primarily engaged in the retail sale of new or used automobiles and light duty trucks, as defined by Code of Virginia, § 46.2-100, (7,500 pounds gross vehicle weight); includes repair department, with parts inventory and sales, body and upholstery shop, tires, etc. Secondary sales of larger on-road vehicles permitted.

Motor vehicle sales (unlimited) shall mean establishment for the sale, repair or servicing of new and used vehicles, of unlimited size or weight; also, off-road or on-road construction equipment, cranes, tractor-trailer rigs, static machinery, as well as any type of motor vehicle is permitted.

Hotel or motel shall mean a facility offering transient lodging accommodations to the general public which may provide additional services such as restaurants, meeting rooms, and recreation facilities.

Shopping center shall mean a group of five or more retail/commercial uses, located in a zoning district where retailing is permitted as a principal use and having any or all of the following characteristics:

(1)

The uses are connected by party walls, partitions, canopies, and, similar features, or

(2)

Some or all of the uses are located in separate buildings which are designed as a single commercial group sharing common parking areas and vehicular travelways and are connected by walkways and accessways designed to encourage customer interchange between uses, and otherwise present the appearance of a continuous commercial area without regard to ownership, or

(3)

The uses are under the same management or association for the purpose of enforcing reciprocal agreements controlling management, parking, site coverage, advertising and similar agreements.

Shopping centers shall be grouped according to size, as follows:

Shopping center—A (less than 50,000 gross square feet);

Shopping center—B (from 50,000 gross square feet up to 120,000 square feet);

Shopping center—C (from 120,000 gross square feet up to and including 400,000 gross square feet);

Shopping center—D (over 400,000 gross square feet).

### **Proffer Analysis**

This property is subject to the proffered conditions approved with Rezoning #REZ1980-0023. This Property may also be subject to Special Use Permit, #SUP1980-0026, to allow for liquid propane gas to be located on the Property. As the proffered conditions are applicable to any proposed use of the Property, three of the proffered conditions are the most relevant to any use of the Property and they are as follows:

*Proffered condition b. – All features are shown on the Plan. No Buildings are proposed, and no water and sewer is proposed.*

*Proffered condition k. – This property will be leased to Doxol Propane, as their storage facility. Doxol Propane's existing storage facility, located at 2251 Davis Ford Road, near Lake Ridge, will be abandoned and relocated to this site.*

*Proffered condition l. – I hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission, unless an amendment thereto is mutually agreed upon by the Board of County Supervisors and the undersigned.*

### **Determination of Use**

Following review of the application submission, the applicable Zoning Ordinance regulations, proffered documents of the above referenced rezoning and special use permit cases, and other applicable background information, I offer the following conclusions which are the basis for this proffer determination.

The Property is zoned M-1, Heavy Industrial and in the M-1 zoning district the motor vehicle sales (unlimited) use has an additional restriction of "excluding passenger motor vehicles less than 7,500 pounds gross vehicle weight". Your other two requested uses, hotel or motel and shopping center, are not listed as permitted uses in the M-1, Heavy Industrial zoning district. Therefore, the uses of hotel and shopping center are not permitted in the M-1 zoning district by-right or by special use permit. Further, Motor vehicle sales, rental or lease (unlimited) is permitted on site with a restriction excluding passenger motor vehicles less than 7,500 pounds gross vehicle weight.

However, based on the approved proffered conditions associated with Rezoning #REZ1980-0023, the only use that is currently permitted on the Property is for the storage of liquid propane gas on site. Therefore, any proposed change in use from "storage of liquid propane gas" to any other use, including those included in your submission, would require that the Property be rezoned to a different zoning district that would support the proposed change in use.

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 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,

A handwritten signature in black ink, appearing to read "Alex Stanley", with a stylized flourish at the end.

Alexander Stanley, CZA  
Principal Planner Zoning Administration

Attachments: Res. 80-22-42 and Proffered Conditions (REZ1980-0023)

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

MOTION: WHITE

July 15, 1980  
Regular Meeting  
Res. No. 80-22-42

SECOND: READING

RE: REZ #80-23 & SUP #80-25 - JOHN L. CATON - APPROVED

WHEREAS, this is an application for the rezoning of the property of John L. Caton from A-1, Agricultural and B-1, Business to M-1, Heavy Industrial consisting of .63<sup>+</sup> acres; and

WHEREAS, this is an application for a Special Use Permit to allow storage of liquid propane gas located on the same parcel; and

WHEREAS, the Staff has reviewed subject application and recommended approval subject to comments as outlined in the Staff Report dated March 31, 1980; and

WHEREAS, the Planning Commission held a Public Hearing on this item on April 16, 1980 at which time they recommended deferral for clarification of the School Administrative Staff and Fire Marshal comments; and

WHEREAS, several meetings were held between the applicant, the Fire Marshal and the Planning Office; and

WHEREAS, the Planning Commission continued the Public Hearing on this item on June 18, 1980 and recommended approval of both the rezoning and the Special Use Permit; and

WHEREAS, Notice of Public Hearing before the Board of County Supervisors appeared in a newspaper having general circulation for two consecutive weeks; and

WHEREAS, this item appeared on the Board of County Supervisors Agenda of July 15, 1980;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby approve Rez. #80-23 and Special Use Permit #80-25 subject to staff comments.

VOTE:

AYES: McCoart, Pfitzner, Reading, Seefeldt, White

NAYS: Kidwell, Stout

ABSENT DURING VOTE: None

ABSENT DURING MEETING: None

For Information:

\*\*\*CERTIFIED COPY\*\*\*

Applicant, Planning, Public Works,  
VDH&T, Zoning

Clerk to the Board

REZ 80-23

January 22, 1980

REZONING APPLICATION - J. Leo Caton  
Mixed (B-1 & A-1) to M-1  
Horner Road, Occoquan Magisterial District

TEXT TO ACCOMPANY GENERAL DEVELOPMENT PLAN

- a. Topography shown on Plan is five foot interval, extrapolated from Prince William County Topographic Map.
- b. All features are shown on Plan. No buildings are proposed, and no water and sewer is proposed.
- c. No areas affected by this plan have scenic assets or natural features to preserve. However, positive screening will be maintained between this property and the Garber property, in the form of natural trees and vegetation.
- d. This development appears to be in conformance with the adopted Comprehensive Plan for the County. No Plan was available for comparison; however, large tracts of M-1 property exist near this area, particularly along Telegraph Road. This property is presently zoned B-1, basically, and is adjacent to an existing gasoline station owned by the same individual. Therefore, the use is quite similar.
- e. See item c., above.
- f. No buildings are proposed.
- g. No dwelling units are proposed.
- h. No special amenities are needed or proposed.
- i. No off-site improvements are anticipated.
- j. All construction will be performed in one phase. There will be no wastewater generated by this facility.
- k. This property will be leased to Doxel Propane, as their storage facility. Doxel Propane's existing storage facility, located at 2251 Davis Ford Road, near Lake Ridge, will be abandoned and relocated to this site.

public  
water  
hookup  
required

**APPROVED**  
**PROFFER/DEVELOPMENT PLAN**  
by BOCs *RKS*  
7/15/80  
**OFFICE OF PLANNING**

- l. I hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission, unless an amendment thereto is mutually agreed upon by the Board of Supervisors and the undersigned.

\* John Leo Caton

\* Original signed by applicant

80-23

