



January 23, 2026

SENT BY FIRST CLASS & CERTIFIED MAIL

Jonelle Cameron
Walsh, Colucci, Lubeley, & Walsh
4310 Prince William Parkway, Suite 300
Woodbridge, VA 22192

Re: Zoning and Determination Case #ZNR2026-00108
Determination of County Code Sec. 32-400.13
Property Address: 7709 Well Street, 7707 Well Street, 7614 Centreville Road
GPIN: 7897-11-9369, 7897-11-9482, 7897-21-3391; **Acreage:** 4.38
Zoning District: B-1, General Business

To Whom It May Concern:

This is in response to your application submission received on November 17, 2026, requesting a determination for the Property, on behalf of your client (the property owner), in which you wanted to know whether car haulers, would be permitted on the property by-right as essential to the nature of the use, motor vehicle sales, rental, or lease (limited).

Background

On December 10, 2019, the Board of County Supervisors ("BOCS") approved a rezoning (#REZ2019-00027) and a special use permit (#SUP2019-00040). The rezoning rezoned the Property from M-1, Heavy Industrial and B-1, General Business to B-1, General Business. The special use permit allows for motor vehicle sales, rental, or lease (limited).

Proposed Uses

The Applicant proposes a motor vehicle sales, rental, or lease (limited) where sales can take place online and motor vehicles are then either picked up by the customer in person at the dealership, or have the vehicle delivered to their location via car hauler.

The car haulers are intended to deliver inventory (vehicles less than 7,500 pounds) from the Property to the customer. These car haulers would then be stored on the Property overnight. Based on your submission materials the car haulers are single car haulers and weigh approximately 26,000 gross pounds. You have expressed belief that the car hauler should be classified as tow trucks.

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 towing shall mean a principal use or accessory to another use with more than two salvaging vehicles such as tow trucks, cranes, and flatbed trucks used to tow or haul motor vehicles.

PART 401. – Commercial Districts

Sec. 32-401.13. - Special uses

Use Determination

This determination is based on the analysis of the relevant sections of the Zoning Ordinance, as well as the rezoning and special use permit documentation, including the BOCS resolution approving the rezoning of the Property to the B-1, General Business zoning district and the BOCS resolution approving the special use permit for the Property, authorizing motor vehicle sales, rental, or lease (limited) as a permitted use on the Property.

Based on the rezoning and SUP, motor vehicle sales (limited) use is permitted on the Property. Motor vehicle towing for the purpose of delivering vehicles sold on the Property would be deemed a permitted accessory use, limited to a maximum of 2 salvaging vehicles such as tow trucks, cranes, and flatbed trucks. The use of car haulers to deliver those vehicles would fall into that category of vehicles. The use of more than 2 such salvaging vehicles requires special use permit approval, which would be a permitted use in the B-1, General Business zoning district pursuant to 32-401.13.28.

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 me at this office. The following paragraph is mandated to be in all determinations rendered by the Zoning Administrator, whether such determination includes the desired outcome.

The Zoning Ordinance allows that anyone aggrieved by a zoning determination of the Zoning Administrator may appeal the decision to the Board of Zoning Appeals. An appeal must be filed within thirty (30) days of receipt of this letter. The Board of Zoning Appeals will schedule and advertise a public hearing to consider an appeal within 90 days of the filing. 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 for the appeal will be in accordance with the fee schedule in effect at the

time of filing the appeal application 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 blue ink that reads "alex Stanley" followed by a stylized flourish.

Alexander Stanley, CZA
Principal Planner Zoning Administration

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