



July 21, 2026

SENT BY FIRST CLASS & CERTIFIED MAIL

Evan Pritchard
Wire Gill LLP
700 N. Fairfax St., Suite 600
Alexandria, VA 22314

Re: Zoning Determination Case: #ZNR2026-00216
(Zoning Determination of Zoning Ordinance Sections 32-400.16 and Part 100)
Property Address: 4911 Prince William Parkway
Acreage: 1.2366 acres; GPIN: 8093-92-5307
Property Address: 4921 Prince William Parkway
Acreage: 0.3061 acres; GPIN: 8093-92-4710
Property Address: 4931 Prince William Parkway
Acreage: 0.4496 acres; GPIN: 8093-92-5127
Property Address: 4935 Prince William Parkway
Acreage: 0.671 acres; GPIN: 8093-92-4008
Combined Acreage: 2.66 acres (the "Property")
Zoning District: A-1, Agricultural

To Whom It May Concern:

This is in response to the application that you submitted on April 20, 2026, with supplemental information submitted on July 1, 2026, requesting a zoning determination for the above referenced Property as the authorized agent of the Property Owners (C.B. Lucas Co. Inc. & Roadcap Family Ltd. Ptschp.). More specifically, you have requested a determination whether specific proposed uses are consistent with the Prince William County Zoning Ordinance regulations.

Background

The Property is zoned A-1, Agricultural, and is not subject to proffered or special use permit conditions approved by Prince William County Board of County Supervisors. The four parcels that make up the Property currently do not meet the development standards of the A-1 Zoning District, specifically lot size. Separate from this application and prior to the rezoning of these parcels, the property owner should verify the lawful status through the nonconforming lot verification process. This is to ensure that these parcels were not created as part of an illegal subdivision.

The Property is located within the Highway Corridor Overlay District and the Environmental Resource Protection Overlay District. We understand that the property owners propose to rezone the Property to the MXD-C, Mixed Use District – Community zoning district.

Proposed Use

You have stated in your application that the property owners (identified above), for whom you are requesting this determination on behalf of, are seeking confirmation that the proposed use is consistent with the County's zoning regulations for self-storage center use.

You have proposed two options. Both options include the self-storage use and proposed additional uses/activities with the self-storage center use:

Option 1

- Self-Storage center use with internal loading areas, exterior drive-up storage units with doors designed to accommodate work trucks; and
- Limited on-site parking associated with the self-storage center use; and
- Approximately 750 square feet of office space and parking to support facility management and related administrative functions; and
- Office use, working space, meeting areas, and professional business addresses suitable for plumbers, electricians, HVAC contractors, landscapers, and other tradespeople.
 - Provides practical operational support for small contractors; and
 - Office area for administrative tasks, scheduling, meeting clients, coordinating projects, and other customary office functions; and
 - No business activity would occur within the storage units themselves, which would remain limited to the storage of goods.

Option 2

- Self-Storage center use with small business offices.

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).

Contractor or tradesman shall mean building or service industry contractors, including but not limited to plumbing, heating, air conditioning, carpentry, electrical, masonry, and metal working.

Contractor or tradesman's shop (limited) shall mean a shop that does not involve millwork, operation of heavy equipment, furnaces or heating pots, or the dipping of furniture. Cabinetmaking, floor work, duct work, framing and other similar light work on or off-site is permitted.

Office shall mean the facility in which the administrative activities, recordkeeping, clerical work and other similar affairs of a business, professional service, industry, or government are conducted and, in the case of professions such as dentists, physicians, lawyers or engineers, the facility where such professional services are rendered.

Self-storage center shall mean a building or group of buildings divided into separate compartments used to meet the temporary storage needs of small businesses, apartment dwellers and other residential uses; and may include refrigerated facilities. See also "Cold storage facility".

Sec. 32-400.16. - General provisions for self-storage centers.

Where permitted, self-storage centers shall meet the following standards:

1. Only dead-storage activities shall be permitted. For the purposes of this section, "dead storage" shall mean the keeping of goods not in use and not associated with any office, retail or other business activity conducted on-premise. Conducting an office, retail or other business use from a storage unit shall be prohibited. One office facility, and one dwelling unit for a resident manager, shall be permitted within the center in appropriately designed structures. If included, any dwelling unit must be an integral part of the center, and shall not be freestanding.
2. All storage shall be inside a building. Vehicle parking shall be for tenants and employees only, while they are on the site. Motor vehicles shall not be parked overnight or otherwise stored outside within the center.
3. When facing public roadways, buildings shall be constructed to include significant brick facades, or facades of similar materials and design. The height of any individual storage unit, from floor to ceiling, shall not exceed ten feet. Landscaping shall be provided in all yards facing public roadways in accordance with standards set forth in section 800 of the Design and Construction Standards Manual. Site lighting shall be at roof level or below.
4. The maximum size for any individual storage unit shall be 400 square feet of gross floor area. No loading docks or motorized materials-handling equipment shall be permitted.
5. Storage of gasoline and similar petroleum products, radioactive materials, explosives, and flammable or hazardous chemicals shall be prohibited. The operator of the self-storage center shall include a provision to this effect in any lease used to rent the storage units and shall post notices to such effect at places likely to be seen, or both.
6. Minimum lot size for a self-storage center shall be one acre.
7. The standards in subsection 6. above may be modified or waived by the Board of County Supervisors as part of the approval of a Special Use Permit, and the modifications or waivers shall be included therein.

Use Determination

Based on the above referenced background information and analysis of the relevant sections of the Zoning Ordinance, please see the conclusion and determination provided below:

Option 1

The use described in Option 1 does not meet the definition of self-storage center use. Specifically, pursuant to Section 32-400.16, the general provisions for self-storage center use, only dead storage

activities are permitted. Furthermore, the storage of goods shall not be used or associated with any office, retail, or other business activity conducted on-premise. Additionally, only one office facility associated with the self-storage use shall be permitted within the center.

Furthermore, the locating of an office of a contractor or tradesman business and a warehouse/storage associated with that business, regardless of size, would change the use to a contractor or tradesman's shop use. Contractor tradesman's shop is not a use permitted in MXD-C, Mixed Use District – Community zoning district.

Option 2

The use described in Option 2 would be permitted as two separate principal uses, Self-storage center use and Office use. To ensure that both uses can operate on the Property together and in compliance with Sec 32-400.16(1), both uses should be operated separately. The individual business offices are required to be separated from the self-storage center use. This separation does not need to be a physically separate building and could be separated by a floor or distinct entrance, as long as it is not associated with the center. Office is a use permitted by right and self-storage center is permitted by special use permit in the MXD-C, Mixed Use District – Community zoning district.

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 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, currently \$986.90. Additional information regarding the filing of an appeal may be obtained at (703)792-3340 or by email to zoningadministration@pwcva.gov. The appeal form and fee schedule is available on our web page at the following link: <https://www.pwcva.gov/assets/2021-06/Application%20for%20an%20Appeal.pdf>

Sincerely,



Alexander Stanley, CZA
Principal Planner | Zoning Administration

cc: Alexander Vanages, Planning Office, Assistant Director Land Use Review
Joyce Fadeley, Department of Development Services, Land Development Division Chief