



September 18, 2024

SENT BY FIRST CLASS & CERTIFIED MAIL

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

Church of the Word Gainesville Inc
7500 Logos Way
Gainesville, VA 20155

Re: Zoning Determination Case #ZNR2025-00006
Determination of County Code Sec.32-100
Property Address: 7500 Logos Way, Gainesville, VA 20155; (the "Property")
Acreage: 2.5563; **GPIN:** 7397-43-9947
Zoning Districts: B-1, General Business and M-1, Heavy Industrial

To Whom It May Concern:

This is in response to your letter received July 2, 2024, requesting a determination for the Property, on behalf of the contract purchaser, Timber Ridge Development, Inc., who is in discussions with a prospective tenant regarding a proposed use on the subject property.

Background

The Property is partially zoned B-1, General Business and partially zoned M-1, Heavy Industrial. The front portion of the Property is zoned B-1 and regulated by the proffered conditions approved with REZ1993-0024, Leading Creek Center. Whereas the rear portion of the Property is zoned M-1 and is not subject to proffered conditions. The Property is within the Highway Corridor Overlay District and the development and use of the Property are regulated by Part 401, Part 403 and Part 503 of the Prince William County Zoning Ordinance.

Proposed Use

The applicant is proposing to operate a Greensite Concrete Washout facility on the M-1 portion of the property. The proposed use includes the storage of equipment for the purposes of concrete washouts. This equipment (Attachment A) includes wash out containers and pump trucks. This equipment would be transported to and from construction sites. The containers are placed on construction sites, wastewater (water used to washout concrete trucks) is then removed via pump trucks. The wastewater from the pump trucks are then emptied into containers on the Property for temporary storage. The wastewater is temporarily stored on the

Property in the storage containers until the PH levels drop to an acceptable level determined by DEQ. Once acceptable levels are reached the water is discharged from the temporary storage containers into the storm system. CO2 may be used to shock the water to accelerate the PH level balancing, but no other chemicals are used. Hard materials remain on the construction sites and can be taken directly to recycle centers. However, on rare occasions bins with hard materials are stored on the Property until such bins can be delivered to an off-site recycling center.

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).

Part 100

Equipment and material storage shall mean a structure or lot where material, construction equipment and other mobile equipment is stored.

Recyclable materials separation facility shall mean a facility for the collection, separation, compaction, sorting, temporary storage and transfer for reprocessing of residentially and commercially generated recyclable materials, including but not limited to glass, paper, plastic and polystyrene. Separation may include both hand and mechanized sorting with all activities other than unloading and loading to occur inside an enclosed building.

Recycling plant shall mean a facility that is not a junkyard and in which recoverable resources, such as newspapers, magazines, books, and other paper products; glass; metal cans; and other products, are located, reprocessed, and treated to return such products to a condition in which they may again be used for production. All activities except loading or unloading shall be conducted inside a building.

Part 403 – Industrial Districts

Use Determination

Based on the above referenced background information, application documentation outlining the proposed use, and analysis of the relevant sections of the Zoning Ordinance, the Proposed Use would be the principal use of “recyclable materials separation facility” with an accessory use of “equipment and material storage”. The Proposed uses would be permitted by-right on the M-1 portion of the Property, but these uses would not be permitted on the B-1 portion of the Property.

The Proposed Use of the property requires compliance with all County, state and federal regulations, including but not limited to site plan approval and subsequent occupancy permit

issuance for "Recyclable Materials Separation Facility" with an accessory use of "Equipment and Material Storage". Per the definition of Recyclable Materials Separation Facility, "...all activities other than unloading and loading to occur inside an enclosed building." Contact the Land Development Division of Department of Development Services at 703-792-6830 for any site plan related questions.

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,



Alexander Stanley, CZO
Principal Planner Zoning Administration

cc: Joyce Fadeley, Department of Development Services, Land Development Division Chief
Juan Bernal, Zoning Counters Principal Planner