



May 15, 2025

SENT BY FIRST CLASS & CERTIFIED MAIL

SiteOne Landscape Supply LLC
300 Colonial Center Parkway, Suite 600
Roswell, GA 30076

Madera Farm LLC
13114 Cedar Ridge Drive
Clifton, VA 20124

Re: Zoning Determination Case #ZNR2025-00117

Determination of County Code Regulations Pertaining to a Specific Use

Property Address: 13250 Warrenton Road; GPIN: 7493-24-4694; Acreage: 125.8 acres

Zoning District: A-1, Agricultural

To Whom It May Concern:

This is in response to your letter and submission documents received on February 20, 2025, requesting a zoning determination for the above referenced parcel (the "Property"), as the lessee (SiteOne Landscape Supply LLC) of a portion of the Property. The application for a zoning determination requests a use designation for SiteOne's admitted existing use of the Property.

The submission documents state that the use is the on-site production and processing of mulch, compost, bloom (soil conditioner), and topsoil, with these materials being brought to the Property to be processed to a different substance that is then transported off-site for wholesale to customers.

Definitions & Applicable Sections of Zoning Ordinance

Part 100 of the current 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).

Zoning Ordinance Definitions, Article 1 - Definitions

Agriculture shall mean the tilling of soil, fish hatcheries and production facilities, raising for production and sale of crops, plants, shrubs and trees, such as fruit and nut trees, ornamental landscape trees, Christmas trees and nursery stock, wholesale horticulture operations, wholesale greenhouse operations, sod farms, keeping, raising, grazing and selling of livestock, including but not limited to, horses, beef or dairy cattle, pigs, goats, or poultry, including secondary agricultural industry or nonretail business uses necessary for the production or sale of the crops, plants, trees or livestock raised on the premises. Tree farms for the purpose of selling standing timber, forestry or silvicultural operations are excluded from this definition. Timbering, as defined in this chapter, is excluded from this definition.

Agricultural products shall mean any livestock, aquaculture, poultry, horticultural, floricultural, viticulture, silvicultural, or other farm crops.

Agricultural-related products shall mean items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to, all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing, and other items promoting the farm and agriculture in Virginia, and value-added agricultural products and production on-site.

Landscaping service shall mean an operation where equipment and materials are kept, and which provides yard and garden maintenance service. This may include an office or other buildings and structures to house inventory, equipment, and vehicles, but not a dump heap or landfill.

Manufacture, manufacturing shall mean the processing and converting of raw, unfinished materials or products, into articles or substances of different character, or for a different purpose.

Warehousing shall mean an operation from a structure, or part of a structure, for storing goods, wares, commodities, and merchandise, whether for the owner thereof or for others, and whether it is a public or private warehousing operation but excluding self-storage centers. Warehousing shall include shipping to non-residential uses.

Wholesaling shall mean the business of selling merchandise to retailers, to industrial, commercial, institutional, or professional business users, or to other wholesalers.

Analysis

On an A-1 zoned property, it is a permissible agricultural use to mulch trees that are grown on the property. However, it is not a permissible agricultural use to import such materials for processing and then to sell or transport the processed mulch or other substance offsite. That is a processing operation that falls within the definition of "*manufacture, manufacturing*" in the Zoning Ordinance, as defined above, and such principal use includes an accessory wholesaling use.

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The activities on the property, which include importing off-site mulch material and wood product, storing and processing those materials, and trucking such processed materials off-site, constitute a processing operation. The activities are not among the listed activities permitted by right in the A-1. Zoning Ordinance Section 32-301.02. Neither the lessee or property owner has zoning approval to conduct the operation on the Property.

Use Determination

Based on the above referenced information, the application submission information, and analysis of the relevant sections of the applicable Zoning Ordinance, it is concluded that such use of the Property is not a permitted use in the A-1, Agricultural zoning district. Pursuant to Section 32-403.13.9, such use would be permitted in the M-1, Heavy Industrial zoning district, as "manufacturing and processing, other (HAZMAT or non-HAZMAT)", subject special use permit approval by the Prince William County Board of Supervisors and the required site plan approval.

This determination is based on the regulations as outlined, 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,



Lisa Fink-Butler, CZA, CTM
Zoning Administrator