



June 30, 2025

**SENT BY FIRST CLASS AND CERTIFIED MAIL**

Mr. Cameron Calder  
Purnell, McKennett and Menke  
9214 Center Street, Suite 101  
Manassas, VA 20110

Innovation Industrial Venture LLC  
4747 Bethesda Ave Ste 650  
Bethesda, MD 20814

RE: **Proffer Determination and Zoning Verification Case:** ZNR2025-00193  
**Property Address:** 10671 University Boulevard; **GPIN:**7695-37-4637; **Acreage:** 11.7309

Dear Mr. Calder,

This is in response to the zoning and proffer determination application that you filed June 12, 2025, requesting zoning verification and use determination for the above referenced property on behalf of the property owner, Innovation Industrial Venture, LLC. More specifically, you have requested confirmation that warehousing, distribution, and the manufacture of herbal food supplements, skin care products, pet supplements, pet food and treats are within the permissible uses for the property.

**Zoning Verification for the Property:**

1. The Property is zoned PBD, Planned Business District with a designation of O(F), Office Flex, O(H) Office High, and M-2 light industrial and is subject to the approved proffered conditions accepted by the Prince William County Board of Supervisors with the approval of rezoning case #REZ1989-0039 and proffer amendment case #PLN2007-00749 (copies attached). The Property is regulated by Part 404 of the Prince William County Zoning Ordinance.  
[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 special use permits, variances or nonconforming uses.
3. The Property is located within the Technology Overlay District with subdistrict EM, Employment Center R&D/Manufacturing, the Airport Safety Overlay District, and the Environmental Resource Protection Overlay District.

**Proposed Uses**

The applicant/tenant proposes the following uses:

1. Warehousing, distribution (receiving and shipping), and the manufacture of food supplements;

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2. Warehousing and storage of bulk ingredients to be used in the manufacturing process;
3. Rebottling of bulk skin care products for distribution to consumers;
4. Warehousing, distribution and the manufacture of pet supplements;
5. Warehousing, distribution of the manufacture of dry pet food; and
6. General Office space to include, a kitchenette, restrooms, breakroom, and reception area.

The applicant/tenant will be storing these ingredients and finished products in a warehouse dedicated space and packaging and shipping them out to customers using standard national carriers (e.g. Amazon shipping, UPS, USPS, DHL).

### **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).

Based on the terminology of the Prince William County Zoning Ordinance, in alphabetical order your uses appear to be "bakery, industrial"; "distribution and fulfillment center"; "office"; "pharmaceutical product manufacturing"; and "warehousing". See definitions below:

Bakery, industrial – Not defined

Distribution and fulfillment center shall mean a facility where goods or products are stored on-site temporarily, for the purpose of delivery to a neighborhood retail and fulfillment center or residential property. Such facilities may include automated systems, office space, and a pick and pack area to be used by employees for sorting and packaging goods and products for delivery from available, on-site inventory. Distribution and fulfillment center may include Warehousing and is not defined as Retail uses with an accessory delivery component.

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.

Pharmaceutical product manufacturing shall mean establishments primarily engaged in manufacturing, packaging or finishing pharmaceutical products intended for internal and external consumption in dose forms, such as ampoules, tablets, capsules, vials, ointments, powders, solutions and suspensions.

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.

### **Proposed Uses**

Based on the above definitions, the county would categorize the proposed uses on this property under the following principal uses:

- "Bakery, industrial" is not defined in the Zoning Ordinance. However, based on our understanding of the process, materials, and impacts, we believe that the making of dry dog food falls under the Bakery, industrial use.
- "Distribution and fulfillment center" includes multiple components/activities that include the delivery and consumer product from the facility to the individual end user and the delivery of the finished products created under the other permitted use to individual customers is included under this definition. Additionally, the breaking down and repackaging of finished bulk products into individual packaging for individual customers is permitted. However, manipulation of the product other than repackaging would not be permitted under this definition. Based on our understanding of the process of rebottling of bulk skin care products for distribution to consumers falls under the Distribution and fulfillment center use.
- "Office".
- "Pharmaceutical product manufacturing" is not restricted to humans or pets. Both human and pet supplements would be included under the definition of pharmaceutical product manufacturing.
- "Warehousing".

The existing zoning of the Property will permit multiple principal uses on one property.

### **Determination of Use**

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

The Property is zoned PBD and is located within the "Employment Center R&D/Manufacturing" land bay designation of the Innovation Park plan. As described in the application submission, the proposed uses are permitted in the PBD with land bay designation of O(F), Office Flex, O(H) Office High, and M-2 light industrial. Furthermore, there are no prohibitions of any of these uses within the Technology Overlay District with subdistrict EM, Employment Center R&D/Manufacturing or the proffered documents of the above referenced rezoning and proffer amendment cases.

Therefore, the proposed uses would be permitted by-right uses on the Property, subject to compliance with the applicable Zoning Ordinance regulations, the approved proffered conditions, and all other local and County requirements associated with the required site plan review and approval process.

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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,



Alexander Stanley, CZA

Principal Planner Zoning Administration

cc: Christina Winn, Department of Economic Development, Director

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