

## 6.52 ACRES ON LEE HWY IN CENTREVILLE

15500 Lee Hwy  
Centreville, VA 20120



Seek and you will find. This redevelopment opportunity answers the call for the high demand in finding a church site. Formerly a motel, this 6.5 acre lot has existing buildings that could be repurposed or scrapped with water and sewer connections. Located on US 29 Lee Highway in Centreville near the Interstate 66 interchange, this property has 700 feet of frontage on Lee Highway and a traffic count of 15,000 vehicles per day. Ideally situated for a church, school or daycare with a special use permit.

Sales Price: \$2,500,000

Tax Id#: 0641-01-006

Other uses with a special use permit or exemption may include the following: Church, School, Veterinary, Daycare, Agritourism, Horse Stable, Single Family Dwelling, Group Residential Facility, Congregate Living Facility, Community Center, Recreation Club, Museum, Church, Heavy or Light Utility Facility, Animal Shelter, Kennel, Bed and Breakfast, Campground, Outdoor Recreation or Playground.



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*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*



6.52 Acres











### 3. Use Table for Residential, Commercial, and Industrial Districts

**TABLE 4101.1: Use Table for Residential, Commercial, and Industrial Districts**

P = permitted; SE = special exception; SP = special permit; blank cell = not allowed

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Use	Residential Districts															Commercial Districts								Industrial Districts						Use-Specific Standards NOTE: General Standards also apply
	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6		
<b>AGRICULTURAL AND RELATED USES</b>																														
<b>Agricultural and Related Uses: activities related to the growing or raising of plants or animals for food or other comparable activities, including agritourism and other similar use types. This category also includes riding or boarding stables.</b>																														
Agricultural Operation	P	P	P	P																										4102.2.A
Agritourism	A	A	A	A																									4102.1.I	
	AP	AP	AP	AP																									4102.2.B	
Farm Winery, Limited Brewery, or Limited Distillery	P	P	P	P																									4102.2.C	
	SE	SE	SE	SE																										
Stable, Riding or Boarding	SE	SE	SE	SE																									4102.2.D	
	SP	SP	SP	SP																										
<b>RESIDENTIAL USES</b>																														
<b>Household Living: uses characterized by residential occupancy of a dwelling unit that functions as a single household</b>																														
Dwelling, Multifamily										P	P	P	P																	
Dwelling, Multifamily – ADU Development								P	P	P	P	P	P																	
Dwelling, Single-Family Attached								P	P	P	P	P																	4102.3.B	
Dwelling, Single-Family Attached - ADU Development					P	P	P	P	P	P	P	P																		
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P				P																	
Dwelling, Stacked Townhouse										P	P	P	P																4102.3.B	



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	R-A	R-C	R-E	R-1	R-2	R-3	R-4	R-5	R-8	R-12	R-16	R-20	R-30	R-MHP	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	I-1	I-2	I-3	I-4	I-5	I-6			
Convention or Conference Center																														4102.4.G	
Cultural Facility or Museum		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P			SE	SE	SE				
Public Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Religious Assembly		SP	SP	SP	SP	SP	SP	SP	SP	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.H	
Religious Assembly with Private School, Specialized Instruction Center, or Child Care Center		SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	SP SE	P	P	P	P	P	P	P	P	P	SE SE	P SE	P SE	P SE	P SE	P SE	4102.4.I	
School, Private		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P	P	P	SE	P	P	P	P	4102.4.J	
Specialized Instruction Center				SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	P			P	P	P	P	SE	4102.4.K	
<b>Funeral and Mortuary Services: establishments that provide services related to the death of a human being or an animal</b>																															
Cemetery			SP	SP	SP	SP	SP																							4102.4.L	
Crematory			SP	SP	SP	SP	SP																					P	P	P	4102.4.M
Funeral Home			SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			P	P	P	P	P	P			P	P	P	P	P		4102.4.N	
<b>Health Care: uses providing health care services, including surgical or other intensive care and treatment, various types of medical treatment, and nursing care</b>																															
Adult Day Care Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.O	
Continuing Care Facility																														4102.4.P	
Independent Living Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE												4102.4.Q	
Medical Care Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	4102.4.R	
<b>Transportation: uses associated with the operation of airplanes, trains, and buses</b>																															
Airport				SE																		SE		SE	SE	SE	SE	SE	SE	4102.4.S 4102.4.T	
Helipad			SE	SE													SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	4102.4.S	
Transit Facility			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	4102.4.S 4102.4.U	

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<b>Utilities: uses including heavy utilities (infrastructure services that provide regional or community-wide service), light utilities (infrastructure services that need to be located in or near where the service is provided), solar power facilities, and wireless facilities</b>																															
Solar Power Facility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	P	P	4102.4.V	
Utility Facility, Heavy		SE	SE	SE	SE																		SE	SE	SE	SE	P	SE	P	4102.4.W	
Utility Facility, Light	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.4.X	
Wireless Facility	See standards in 4102.4.Y for different permissions.																										4102.4.Y				
<b>COMMERCIAL USES</b>																															
<b>Animal-Related Services: uses related to the provision of medical services, general care, and boarding services for household pets and domestic animals</b>																															
Animal Shelter	SE	SE	SE	SE															P	P	P	P								4102.5.A	
Kennel	SE	SE	SE	SE															P	P	P	P			P	P	P	P		4102.5.A	
Pet Grooming Establishment																			P	P	P	P								4102.5.B	
Veterinary Hospital	SE	SE	SE	SE													P	P	P	P	P	P			P	P	P	P		4102.5.C	
<b>Food and Lodging: establishments primarily engaged in the preparation and serving of food or beverages for on or off premises consumption, or providing lodging units or rooms for transient stays of 30 days or less</b>																															
Bed and Breakfast	P	P	P	P	SE																									4102.5.D	
Catering																	P	P	P	P	P	P			P	P	P	P		4102.5.E	
Hotel or Motel																	P	P		SE	P	P		SE	SE	SE	SE			4102.5.F	
Restaurant																									SE	SE	SE	SE	SE		4102.5.G
Restaurant, Carryout																	A+	SE	P	P	P	P	P		SE	SE	SE	SE	SE	4102.1.G	
Restaurant, Carryout																	A+	SE	P	P	P	P	P		A+	A+	A+	SE	SE	4102.5.H	
Restaurant, Carryout																												SE	SE	4102.1.G	
Restaurant with Drive-Through																				SE	SE	SE	SE					SE	SE	4102.5.I	
Retreat Center			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE		SE	SE	SE				4102.5.J	
<b>Office and Financial Institutions: buildings housing activities conducted in an office setting, generally focusing on the provision of professional services (e.g., lawyers, accountants, engineers, architects), financial services (e.g., banks, lenders, brokerage houses, tax preparers), research and development, and medical and dental services</b>																															
Alternative Lending Institution																												P	P		4102.5.K

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Drive-Through Financial Institution																SE	SE	SE	P SE	P SE	P SE	P SE				SE	SE	SE	SE	4102.5.L
Financial Institution															P	P	P	P	P	P	P	P		P	P	P	P	P		
Office															P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P	P	P	P	P	P	4102.5.M	
Office in a Residential District				SE	SE	SE	SE	SE	SE				SE																4102.5.N	
<b>Personal and Business Services: businesses that primarily provide routine business support functions for the day-to-day operations of other businesses or frequent or recurrent needed services of a personal nature to individuals</b>																														
Business Service															A+	A+	A+	A+	P	P	P	P		A+	A+	A+	A+	A+	4102.1.G	
Household Repair and Rental Service																			P	P	P	P								
Massage Therapy Establishment															P	P	P	P	P	P	P	P	P	P	P	P	P	P	4102.5.O	
Personal Service												A+	A+	A+	A+	A+	A+	A+	P	P	P	P		A+	A+	A+	A+	A+	4102.5.P 4102.1.G	
<b>Recreation and Entertainment: uses providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members</b>																														
Banquet or Reception Hall															SE	SE	SE	SE	P	P	P	P								
Campground		SP	SP	SP																									4102.5.Q	
Commercial Recreation, Indoor																	P SP SE	P SP SE	P	P	P	P		SP SE	SP SE	SP SE	SP SE	SP SE	4102.5.R	
Commercial Recreation, Outdoor		SP SE	SP SE	SP SE													SE	SE	SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.5.S	
Entertainment, Adult																						SP							4102.5.T	
Entertainment, Public																			SE	SE	SE	SE		SE	SE	SE	SE	SE	4102.5.U	
Golf Course or Country Club		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE							4102.5.V	
Health and Exercise Facility, Large																	P SP	P SP	P	P	P	P			SP	SP	SP	SP	4102.5.W	

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Health and Exercise Facility, Small															P	P	P	P	P	P	P	P			P	P	P	P		
Marina, Commercial		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE					SE	SE	SE	SE			SE	SE	SE			
Marina, Private Noncommercial		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					SP	SP	SP	SP			SP	SP	SP			
Quasi-Public Park, Playground, or Athletic Field	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE	P SE			P SE	P SE	P SE	P SE	P SE	
Smoking Lounge																			P	P	P	P			SP SE	SP SE	SP SE	SP SE	SP SE	
Stadium or Arena																					SE	SE			SE	SE	SE	SE	SE	
Zoo or Aquarium			SP	SP																	SP	SP								
<b>Retail Sales: uses involved in the sale, rental, and incidental servicing of goods and commodities that are generally delivered or provided on the premises to a consumer</b>																														
Convenience Store															A+	A+														
															A+	A+	A+	A+	P SE	P SE	P SE	P SE			A+	A+	A+	SE A+	SE A+	
Drive-Through, Other																														
Drive-Through Pharmacy																														
Drug Paraphernalia Establishment																														
Garden Center			SE	SE	SE																									
Pawnshop																														
Retail Sales, General																														
Retail Sales, Large																														
<b>Vehicle-Related Uses: uses for the maintenance, sale, or rental of motor vehicles and related equipment</b>																														
Car Wash																														
Commercial Off-Street Parking																														
New Vehicle Storage																														

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Truck Rental Establishment																			SE	SE	SE	SE				SE	P	P	4102.5.MM	
Vehicle Fueling Station																		SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	4102.5.NN
Vehicle Repair and Maintenance, Heavy																						SE					P	P		
Vehicle Repair and Maintenance, Light																			SE	P SE	P SE	P SE					P SE	P SE	4102.5.OO	
Vehicle Sales, Rental, and Service																		P SE	P SE		P SE	P SE			SE	SE	SE		4102.5.PP	
Vehicle Transportation Service																				P SE	P SE	P SE				P	P	P	4102.5.QQ	

**INDUSTRIAL USES**

**Freight Movement, Warehousing, and Wholesale Distribution: uses involving the movement, storage, and distribution of goods. Goods are generally delivered to other firms or the final consumer.**

Data Center																			P SE	P SE					P SE	P SE	P	P	P	4102.6.A
Freight Distribution Hub																										P	P	P		
Goods Distribution Hub																		P SE	P SE	P SE	P SE	P SE	P SE							4102.6.B
Self-Storage																					SE				P	P	P	P	4102.6.C	
Warehouse																									SE	P	P	P	4102.6.D	
Wholesale Facility																					SE	P		A	SE A	P	P	P	4102.6.E	

**Industrial Services and Extraction of Materials: uses involving the repair or servicing of industrial, business, or consumer machinery equipment, products or by-products, or uses involving the extraction of natural resources from the ground. Few customers from the general public come to the site.**

Building Materials Storage and Sales																											P	P		
Contractor's Office and Shop																							P			P	P	P	P	4102.6.F



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Accessory Living Unit	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP																				4102.1.I 4102.7.B	
Child Care Center for Occasional Care																					A	A	A						4102.7.C	
Donation Drop-off Box	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	4102.7.D	
Electric Vehicle Charging	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4102.7.E	
Family Health Care Structure		AP	AP	AP	AP	AP	AP	AP	AP					AP															4102.1.I 4102.7.F	
Garage Sale or Yard Sale	A	A	A	A	A	A	A	A	A	A	A	A	A	A															4102.7.G	
Gardening and Composting	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Home-Based Business	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP															4102.1.I 4102.7.H	
Home Day Care Facility	SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP															4102.7.I	
Keeping of Animals	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP	A SP		A SP	A SP	A SP	A SP	A SP	4102.7.J	
Limited Riding or Boarding Stable	A AP	A AP	A AP	A AP																									4102.1.I 4102.7.K	
Residence for Manager or Employee	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	AP SE SP	4102.7.L		
Sawmilling	SP		SP	SP																									4102.7.M	
Short-Term Lodging		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP															4102.1.I 4102.7.N	
Solar Collection System	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	4102.7.O	
<b>TEMPORARY USES</b>																														
Community Garden	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	A AP SP		A AP SP	A AP SP	A AP SP	A AP SP	A AP SP	4102.1.I 4102.8.B	
Construction Site Office and Storage		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP		AP	AP	AP	AP	AP	4102.1.I 4102.8.C	
Farmers Market	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP		AP	AP	AP	AP	AP	4102.1.I 4102.8.D	

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Food Truck	AP	SE SP	AP SE	AP SE	AP SE	AP SE	AP SE	AP SE	AP SE	AP SE	AP SE	AP SE	AP SE	AP SE	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	4102.1.I 4102.8.E	
Interim Off-Street Parking in Metro Station Area			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	4102.8.F
Model Home Sales or Leasing Office		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP															4102.1.I 4102.8.G	
Portable Storage Container	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP	A AP			A AP	A AP	A AP	A AP	A AP	4102.1.I 4102.8.H
Special Event	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP	AP SP			AP SP	AP SP	AP SP	AP SP	AP SP	4102.1.I 4102.8.I
Temporary Dwelling or Manufactured Home		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP			AP	AP	AP	AP	AP	4102.1.I 4102.8.J
<b>OTHER USES</b>																														
Alternative Use of Historic Building	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE			SE	SE	SE	SE	SE	4102.1.H

(Ord. 112.1-2021-2, 06/22/2021; Ord. 112.1-2021-3, 07/13/2021; Ord. 112.1-2022-5, 02/22/2022)

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