PLANNING COMMISSION

TUESDAY, MAY 13, 2025, AT 6:30 P.M.
BOARD ROOM OF THE REVERCOMB BUILDING
10459 COURTHOUSE DRIVE
KING GEORGE, VA 22485

MEETING AGENDA

CALL TO ORDER

- Roll call and determination of Quorum
- Pledge of Allegiance
- Invocation

APPROVAL OF MINUTES

- April 8, 2025

CITIZEN PUBLIC COMMENT PERIOD

- Comments will be limited to three minutes per person, to afford everyone an opportunity to speak. If comments relate to a specific public hearing item, please offer them at the time of the public hearing.

DISCUSSION ON PUBLIC COMMENT

COMMUNITY PLANNING LIASON OFFICER, NAVAL SUPPORT FACILITY SOUTH POTOMAC, DAHLGREN

- Mr. Adam Lynch

OLD BUSINESS

- **Action on Resolution PC-04-25, Application Z-2024-00239 TRW Marine Rezoning** (deferred from April 8, 2025 meeting)

PUBLIC HEARING

- **Resolution PC-08-25, Ordinance Amendment OA-01-25**

NEW BUSINESS

- **Action on Resolution PC-05-25, Application Z-2022-00021, Green Energy Ventures Rezoning Application** (deferred from April 8, 2025 meeting)
- **Action on Resolution PC-06-25, Application Z-2024-00194, Green Energy Ventures Special Exception Application** (deferred from April 8, 2025 meeting)
- **Action on Resolution PC-07-25, Green Energy Ventures HCOD Exception request** (deferred from April 8, 2025 meeting)

STAFF REPORTS

- May 2025 Director's Report attached

COMMITTEE REPORTS

COMMISSION REPORTS

OTHER/FUTURE BUSINESS

ADJOURNMENT

- The Planning Commission's next regular meeting is scheduled for Tuesday, June 10, 2025 at 6:30 P.M.

ACTION MINUTES

King George County Planning Commission

Tuesday, April 8, 2025, 6:30 p.m.

Planning Commission Members Present	Jason Williams, Chair Denise Flatley, Vice Chair Joseph DaCorta Roger Kniceley Shawn Palivoda Kristofer Parker Gary Kendrick Brett Maffett Kevin Myers
Members Absent	Ian Fox

A Quorum was established.

Staff Present	Kelli LeDuc, Community Development Director Richard Stuart, County Attorney

Invocation & Pledge

Mr. Williams led the Invocation and Pledge.

Approval of Minutes and Agenda

The minutes from March 11, 2025 meeting were approved unanimously.

The agenda for April 8, 2025 was approved with a unanimous vote.

Old Business

Mr. Thurman presented updates to application Z-2024-00219, Davis Hill Development.
The board held a discussion.
Ms. Flatley made a motion to approve PC Resolution 03-25 with conditions as amended by the Commission, seconded by Mr. Kendrick. Motion passed 8-1-0.

Public Hearings

Ms. LeDuc provided a brief overview of application Z-2024-00239 TRW Marine rezoning.

Mr. Whitaker and Mr. Welford Presented.

The Commission held a discussion, with counsel and the applicant regarding the willingness of the applicant to exclude some of the by-right uses in the C-2 zoning district. The applicant asked for a deferral in order to submit proffers.

A motion was made by Mr. Palivoda to defer to the next scheduled meeting, seconded by DaCorta. The motion passed unanimously.

Mr. Parker left at approximately 9:30pm

Ms. Foroughi provided an overview of application Z-2022-00021 And Z-2024-00194 Green Energy Ventures rezoning and special exception request.

Mr. Mitchell and Mr. Leming presented.

The floor was opened to the public for comment on the rezoning. There were many public comments given. The public comment period was closed.

The Commission held a discussion.

Mr. Palivoda made a motion to defer the rezoning request to the next scheduled meeting, seconded by Mr. DeCorta. The motion passed unanimously.

The floor was opened to the public for comment on the special exception request. There were many public comments given. The public comment period was closed.

The Commission held a discussion.

Mr. Meyers made a motion to defer the special exception request to the next scheduled meeting, seconded by Mr. Maffett. The The motion passed unanimously.

New Business

Green Energy Ventures Highway Corridor Overlay District exception request.

Mr. Myers motioned to defer to the HCOD exception request to the next scheduled meeting, seconded by Dacorta. The motion passed unanimously.

Staff Report

Ms. LeDuc presented the staff report.

Committee Reports

Mr. Williams spoke about social media usage.

Mr. Palivoda gave an update on the Zoning Ordinance Text Amendment Committee meetings.

Adjournment

A motion to adjourn was made by Mr. Maffett seconded by Ms. Flatley. The motion passed unanimously.

The meeting was adjourned at 11:01 PM

The verbatim minutes can be found **HERE**

The recording of the meeting can be found **HERE**

STAFF MEMORANDUM

TO: **King George County Planning Commission**

SUBJECT: **Application Number Z-2024-00239, TRW Marine/Whitaker**

REQUEST

Taylor Whitaker/TRW Marine (applicant and property owner) has requested the Rezoning from R-1 (Single-Family Dwelling) to C-2 (General Commercial), of approximately 2.39 acres of land.

At the April 8, 2025 Planning Commission meeting, the applicant agreed to have his rezoning case deferred to the May meeting in order to come back with a voluntary proffer statement. The statement was submitted to staff on April 28 and can be found on the following pages.

SUGGESTED MOTIONS FOR APPLICATION Z-2024-00239, TRW Marine Rezoning

1. I move to adopt Resolution No. PC-04-25 to forward application Z-2024-00239 to the King George County Board of Supervisors with a favorable recommendation.

OR

2. I move to forward application Z-2024-00239 to the King George County Board of Supervisors with an unfavorable recommendation for the following reasons:
   a. _____
   b. _____
   c. _____

Attachment:

- Voluntary proffer statement dated May 13, 2025

PC-04-25

PLANNING COMMISSION

COUNTY OF KING GEORGE

VIRGINIA

At the regular meeting of the Planning Commission of the County of King George, in the Boardroom of the Administration Building in King George, Virginia, on the 13th day of May, 2025:

Present:	Vote:
Joseph Dacorta	
Ian Fox	
Jason Williams	
Shawn Palivoda	
Gary Kendrick	
Bret Maffett	
Denise Flatley	
Kevin Myers	
Roger Kniceley	

Motion was made by _____, seconded by _____, which carried _____, to adopt the following Resolution:

A RESOLUTION TO RECOMMEND APPROVAL OF REZONING APPLICATION Z-2024-00239, TRW MARINE/TAYLOR WHITAKER, TO REZONE APPROXIMATELY 2.39 ACRES OF LAND WITH VOLUNTARY PROFFERS, FROM R-1 TO C-2

WHEREAS, Taylor and Kristen Whitaker (property owner and applicant) have submitted a "Rezoning Application" dated October 28, 2024; and

WHEREAS, said application requests the rezoning of approximately 2.39 acres identified on the King George County digital map as Tax Map 9-76; and

WHEREAS, the applicant has submitted a Voluntary Proffer Statement dated May 13, 2025; and

WHEREAS, subsequent to receiving a complete application and within the timeframes established by Code, the Planning Commission scheduled and conducted a formal and duly advertised public hearing, carefully considering the public comment received; and

WHEREAS, the King George County Planning Commission has made the following findings regarding this application:

- The proposed use is not prejudicial to the character of the neighborhood.

- The proposed use will not adversely affect the general plans for the physical development of the County as embodied in the Comprehensive Plan.

- The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood, nor will it impair the value of buildings or property in surrounding areas.

WHEREAS, the King George County Planning Commission finds that approval of Application Z-2024-00239 would address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County.

NOW THEREFORE, BE IT RESOLVED that on this, the 13th day of May, 2025, by the King George County Planning Commission, that Rezoning Application Z-2024-00239, submitted by Taylor and Kristen Whitaker (property owner and applicant) be forwarded to the King George County Board of Supervisors with a recommendation to amend the King George County Zoning Map to reclassify Tax Parcel 9-76 as C-2, General Commercial.

BE IT FURTHER RESOLVED that the Planning Commission recommends that Tax Parcel 9-76 be subject to the proffers voluntarily offered by the applicant and attached hereto.

Attested:

_____

Mr. Jason Williams, Chairman
King George County Planning Commission

VOLUNTARY PROFFER STATEMENT

Applicant:	TRW Marine 4509 James Madison Highway King George, VA 22485
Owner:	Taylor R. & Kristen M. Whitaker 4509 James Madison Highway King George, VA 22485
Engineer:	Welford Engineering Associates, Inc. 11905 Bowman Dr. Suite 501 Fredericksburg, VA 22408
Project Name:	TRW Marine (the "Project")
Property:	King George Tax Map Parcel Number 9-76 (the "Property")
Date:	May 13, 2025
Request:	Rezoning Tax Map Parcel Number 9-76 from the R-1 (Residential) Zoning District, to the C-2 (General Trade) Zoning District, subject to the conditions proffered herein.

I. General Information.

The Applicant[1] hereby proffers that the use and development of the Property shall be in general conformance with the Generalized Development Plan and the following proffered conditions ("Proffers"), provided that the King George County Board of Supervisors (the "Board") reclassifies the Property as applied for the Applicant, without amendment except that expressly authorized in writing by the Applicant. In the event the referenced reclassification is not approved by the Board as applied for by the Applicant, the below described Proffers shall be automatically withdrawn and are null and void and of no force and effect. The Applicant acknowledges that these conditions are voluntary and reasonable in accordance with Sections 15.2-2302, 15.2-2298 and 15.2-2303, et al. of the Code of Virginia (1950), as amended. Each proffer made herein is made voluntarily and complies with applicable

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[1] For ease of reference, these proffers use the term "Applicant" to collectively refer to the Applicant and Owners defined above and all future owners, assignees, and/or successors in interest of the Property.

law. No agent of King George County (the "County") has suggested or demanded a proffer that is unreasonable under applicable law. The Proffers shall be deemed accepted by the Board upon reclassification, as applied for by the Applicant, after the expiration of the 30-day appeal period following the Board's approval. These Proffers are the only conditions offered for this reclassification and any and all prior proffered conditions on the Property are hereby void and of no further force and effect.

II. Excluding Permitted Uses.

The permitted primary use of the Property will be as Equipment Sales, Rental, and Repair (Heavy), and Stores, all Types. If reclassified to the requested zoning district C-2 General Trade, the following uses shall hereby not be permitted:

(a) Adult Use as defined in Commercial Use Standards Section 7-5-1.
(b) Brewery Distillery, Micro.
(c) Car Wash.
(d) Self-Storage Facility.
(e) Winery, Micro.
(f) Sale of Vape or Tobacco products.
(g) Personal Services including Massage and/or Salon Services
(h) Office, Medical Clinic providing treatment for drug dependencies.

TRW Marine
(Applicant)

By: _____
Taylor R. Whitaker
(Title)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Taylor R.Whitaker, in his capacity as Owner of TRW Marine has signed the foregoing document and has personally acknowledged the same before me in my aforesaid jurisdiction for the company.

GIVEN under my hand and seal this _____day of _____, 2025.

_____
Notary Public

My Commission Expires: _____

Taylor R. & Kristen M. Whitaker
(Property Owners)

By: _____
Taylor R. Whitaker
Property Owner

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Taylor R. Whitaker, in his capacity as Property Owner has signed the foregoing document and has personally acknowledged the same before me in my aforesaid jurisdiction for the company.

GIVEN under my hand and seal this _____day of _____, 2025.

_____
Notary Public

My Commission Expires: _____
_____

Taylor R. & Kristen M. Whitaker
(Property Owners)

By: _____
Kristen M. Whitaker
Property Owner

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kristen M. Whitaker, in her capacity as Property Owner has signed the foregoing document and has personally acknowledged the same before me in my aforesaid jurisdiction for the company.

GIVEN under my hand and seal this _____day of _____, 2025.

_____
Notary Public

My Commission Expires: _____

STAFF MEMORANDUM

TO: **King George County Planning Commission**

SUBJECT: **Ordinance Amendment OA-01-25, Amendment to the King George County Zoning Ordinance (Section 4-7-1)**

REQUEST The Commission will consider an amendment to the King George County Zoning Ordinance to allow increased building heights of greater than 50 feet in the Industrial Zoning Districts upon the issuance of a Special Exception Permit.

PUBLIC HEARINGS

Planning Commission: May 13, 2025, 6:30 p.m., County Boardroom

Board of Supervisors: Tentatively scheduled for June 17, 2025, 5:30 p.m., County Boardroom

BACKGROUND

The Board of Supervisors of King George County, Virginia, on April 1st 2025, initiated a text amendment of the King George County Code, Industrial District Regulations, and directed staff to prepare such amendments for consideration by the Planning Commission and the Board of Supervisors. The Planning Commission shall hold at least one public hearing on the consideration of amendment(s) of said Ordinance and shall forward its recommendation to the Board of Supervisors in accordance with the law.

Section 4-7-1. Industrial District Regulations.

Table IV-6. Industrial District Regulations

	I-1	I
Minimum Lot Area:		
All lots	3 acres	10 acres
Minimum Site Area for a Use:		
All uses	40,000 sq. ft.	80,000 sq. ft.
Minimum Lot Width:		
All lots	100 ft.	150 ft.
Minimum Required Setbacks:		
Front		
All structures	50 ft.	50 ft.
Side		
Principal structures	20 ft.	20 ft.
Accessory structures	20 ft.	20 ft.
Rear		
Principal structures	20 ft.	20 ft.
Accessory structures	20 ft.	20 ft.
Maximum Structure Height:		
Principal structures[1]	35 ft.	35 ft.
Accessory structures	No taller than principal structure	No taller than principal structure

Note:

[1] Buildings may be erected to a height of 50 ft.; provided that required front, side, and rear setback minimum standards shall be increased 1 foot for each foot in height over 35 ft.

2. Buildings may be erected to a height greater than 50 ft upon the issuance of a Special Exception by the Board of Supervisors

Foot note #2

SUGGESTED MOTIONS FOR ORDINANCE AMENDMENT OA-01-25

1. I move to adopt Resolution No. PC-08-25 to forward ordinance Amendment OA-01-25 to the King George County Board of Supervisors with a favorable recommendation.

OR

2. I move to forward ordinance Amendment OA-01-25 to the King George County Board of Supervisors with an unfavorable recommendation for the following reasons:
   a. _____
   b. _____
   c. _____

Attachments:

- Resolution PC-08-25

PC-08-25

PLANNING COMMISSION

COUNTY OF KING GEORGE

VIRGINIA

At the regular meeting of the Planning Commission of the County of King George, in the Boardroom of the Administration Building in King George, Virginia, on the 13th day of May 2025:

Present:	Vote:
Joseph Dacorta	
Ian Fox	
Jason Williams	
Gary Kendrick	
Bret Maffett	
Denise Flatley	
Kevin Myers	
Roger Kniceley	
Shawn Palivoda	

Motion was made by _____, seconded by _____, which carried ___, to adopt the following resolution:

A RESOLUTION TO RECOMMEND APPROVAL OF ORDINANCE TEXT AMENDMENT OA-01-25, TO ALLOW BUILDING HEIGHTS OF GREATER THAN 50 FEET IN THE INDUSTRIAL ZONING DISTRICTS UPON THE ISSUANCE OF A SPECIAL EXCEPTION PERMIT

WHEREAS, The Board of Supervisors of King George County, Virginia, on April 1st 2025, initiated a building height text amendments of the King George County Code, Industrial District Regulations; and

WHEREAS, The Board of Supervisors directed staff to prepare such amendments for consideration by the Planning Commission; and

WHEREAS, The Planning Commission held at least one public hearing on the consideration of amendment; and

WHEREAS, the Planning Commission shall forward its recommendation to the Board of Supervisors in accordance with the law; and

WHEREAS, the Commission finds that approval of Amendment OA-01-25 is appropriate to address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County and the health, safety, and general welfare of the Citizens in the County;

NOW THEREFORE, BE IT RESOLVED that on this, the 13th day of May, 2025, by the King George County Planning Commission, that ordinance Amendment OA-01-25 shall be forwarded to the King George County Board of Supervisors with a recommendation of approval:

Attested:

_____

Mr. Jason Williams, Chairman
King George County Planning Commission

KING GEORGE TECHNOLOGY CENTER

GEV RESPONSE TO PUBLIC HEARING QUESTIONS

MAY 13, 2025

PLANNING COMMISSION COMMENTS

PC COMMENT: Questioned sufficiency of Fire & Rescue contribution of $2,100,000, when cost for new ladder truck is $2,700,000 and the ability to access taller buildings.

GEV RESPONSE: ***updated Proffer VII. Public Safety (2):***

Fire and Rescue Contributions – increase contribution from $2,100,000 to $2,700,000 at building permit.

The fire truck will provide adequate access to the roofs of these data centers.

PLANNING COMMISSION COMMENTS

PC COMMENT: Expressed concern that GEV wells may affect neighboring property owner's wells.

GEV RESPONSE: updated Proffer V. Site Design (8):

"Failure of Adjacent Property Well: After installation of the well(s) referenced above, in the event the failure of an established well on an adjacent property can be demonstrated to have been caused by installation or operation of the Applicant's well(s), the Applicant agrees to repair or replace the well at its sole cost and expense or connect the property to public water supplied by the KGCSA. This requirement will cease at such time that the Applicant connects to a water system operated by the KGCSA and use of the groundwater wells ceases."

PLANNING COMMISSION COMMENTS

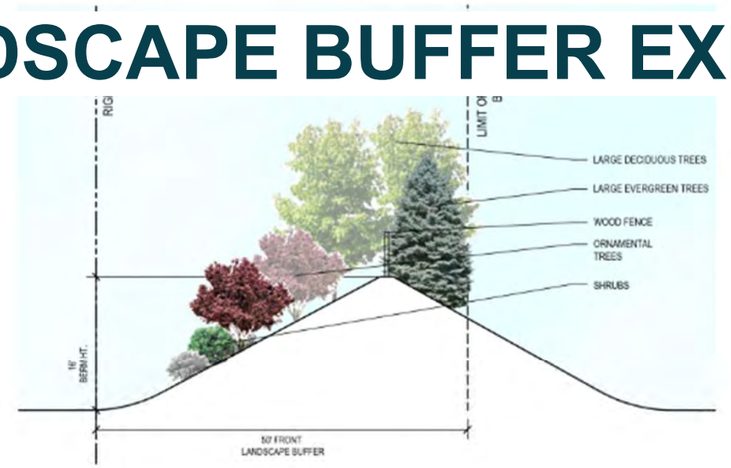
PC COMMENT: Expressed concern of visual impact from King Highway (Route #3) and Bloomsbury Road (Route #605).

GEV RESPONSE: Amended Zoning Plan and updated Proffer V. Site Design (5)(b): (berm 12' to 16')

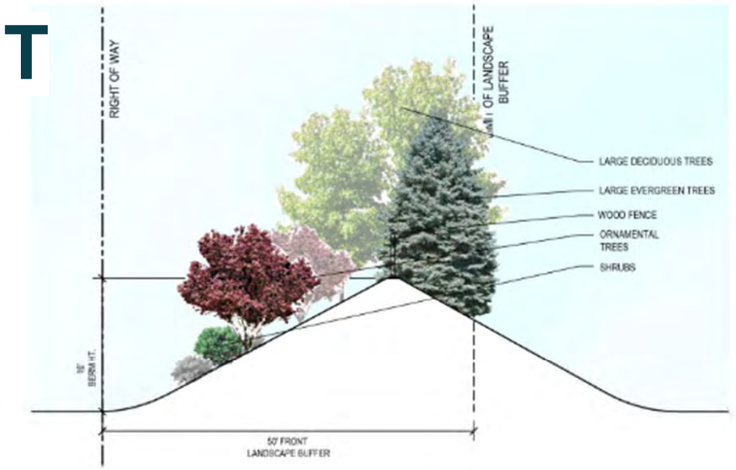
"The landscape buffer shall include berms in general conformance with those depicted on Sheet 6 of the Zoning Plan which shall be constructed to a minimum height of sixteen feet (16') in front of data centers, with tapers at the access points, as shown on the Zoning Plan."

LANDSCAPE BUFFER EXHIBIT

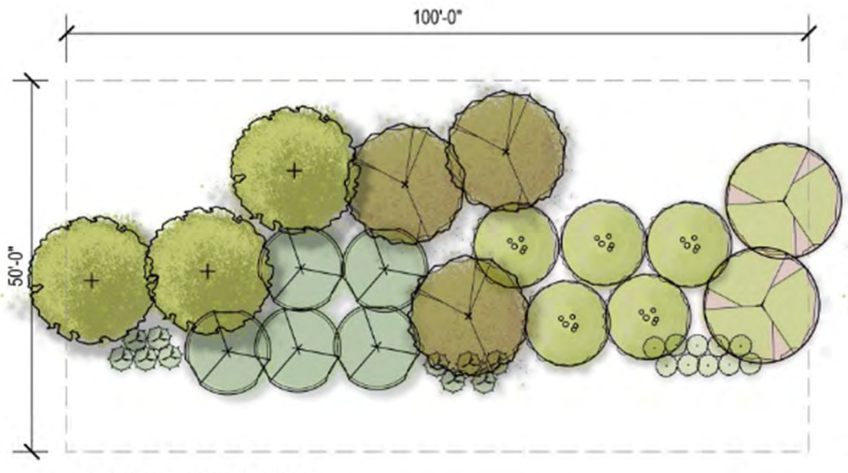
TYPE C
COUNTY REQUIREMENT



ENHANCED TYPE C



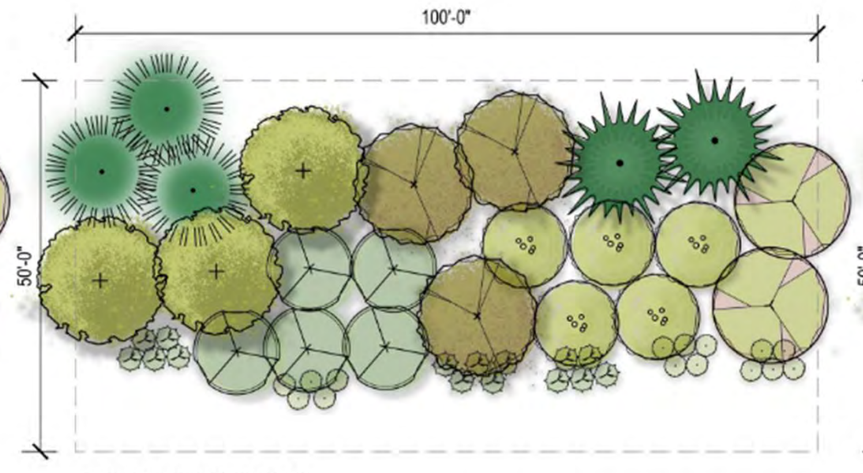
ENHANCED TYPE C
(LARGER CALIPER)
PROPOSED PROFFER



LARGE DECIDUOUS TREES
- (100%) 2" CALIPER: (8) PER 100 LF

ORNAMENTAL TREES
- (100%) 2" CALIPER: (10) PER 100 LF

SHRUBS
- 18" HT. SHRUBS: (20) PER 100 LF



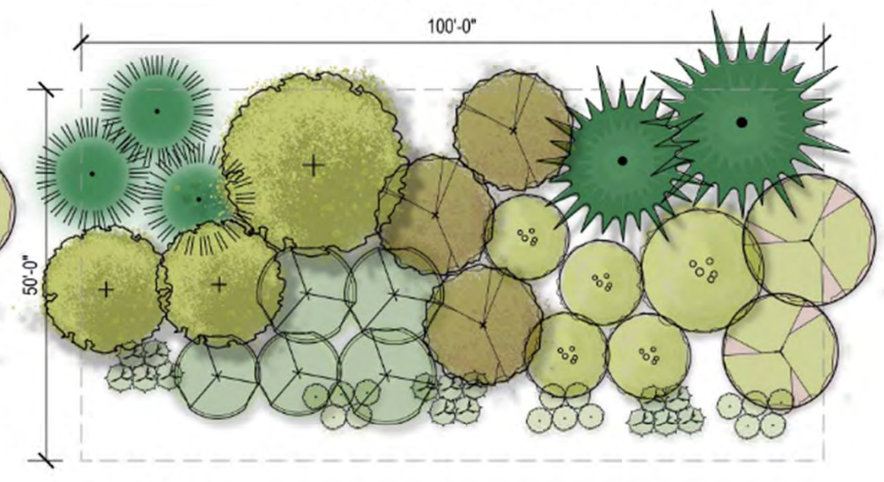
LARGE DECIDUOUS TREES
- (100%) 2" CALIPER: (8) PER 100 LF

ORNAMENTAL TREES
- (100%) 2" CALIPER: (10) PER 100 LF

ENHANCEMENT:

LARGE EVERGREEN TREES
- 6' HT.: (5) PER 100 LF

SHRUBS
- 18" HT.: (30) PER 100 LF



ENHANCEMENT:

LARGE DECIDUOUS TREES
- (60%) 2" CALIPER: (5) PER 100 LF
- (30%) 3" CALIPER: (2) PER 100 LF
- (10%) 5" CALIPER: (1) PER 100 LF

ORNAMENTAL TREES
- (60%) 2" CALIPER: (6) PER 100 LF
- (30%) 3" CALIPER: (3) PER 100 LF
- (10%) 5" CALIPER: (1) PER 100 LF

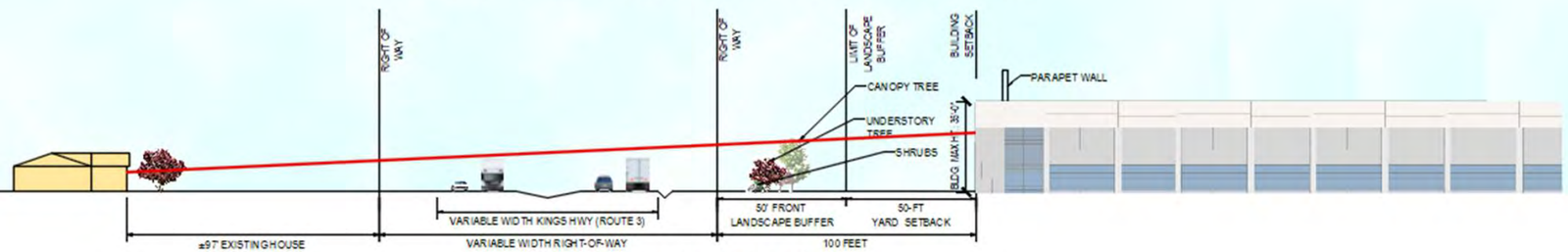
LARGE EVERGREEN TREES
- (60%) 6' HT.: (3) PER 100 LF
- (20%) 8' HT.: (1) PER 100 LF
- (20%) 10' HT.: (1) PER 100 LF

SHRUBS
- 24" HT.: (30) PER 100 LF

KING GEORGE
TECHNOLOGY CENTER

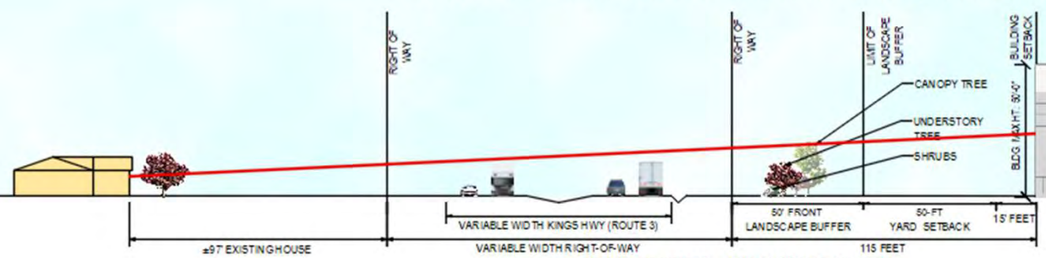
KING GEORGE TECH CENTER
CROSS SECTION EXHIBIT
RESIDENTIAL SIGHT LINE

PER ZONING ORDINANCE
LANDSCAPE PER ZONING ORDINANCE REQUIREMENTS



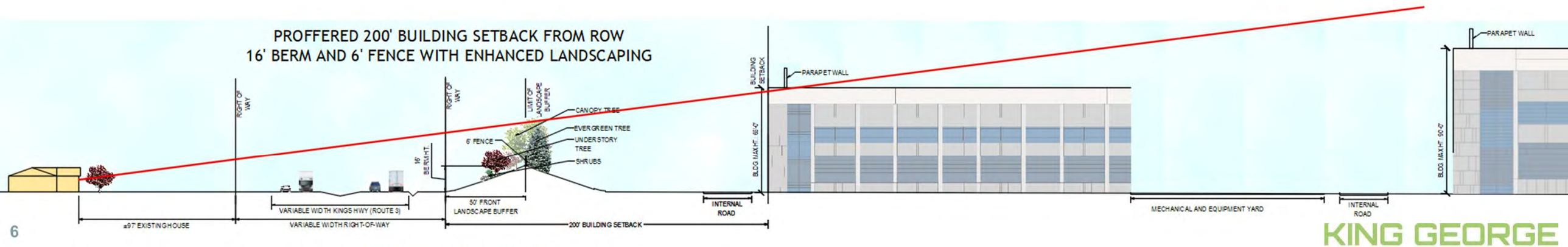
CROSS SECTION - 35' BUILDING HEIGHT

PER ZONING ORDINANCE WITH 1' ADDITIONAL SETBACK PER 1' BLDG HEIGHT (50' MAX HGT)
LANDSCAPE PER ZONING ORDINANCE REQUIREMENTS



CROSS SECTION - 50' BUILDING HEIGHT

PROFFERED 200' BUILDING SETBACK FROM ROW
16' BERM AND 6' FENCE WITH ENHANCED LANDSCAPING



CROSS SECTION - 65' BUILDING HEIGHT

KING GEORGE
TECHNOLOGY CENTER

PLANNING COMMISSION COMMENTS

PC COMMENT: Questions about stormwater management, water quality and protection of watershed.

GEV RESPONSE: Stormwater Management, water quality and protection of watershed to meet King George County requirements consistent with state law.

QUALITY AND PROTECTION OF WATERSHED

- Floodplain and 100’ Resource Protection Area buffer

  (Wetland Confirmation by COE)
- Quality
  - Existing – Existing Farmland with minimal protection
  - Proposed – DCR Requirements to treat development
  - (Establish RPA, cisterns, filtering devices, hydrodynamic devices, bioretention, etc.)
- Quantity
  - Existing – Existing Farmland with no stormwater controls
  - Proposed – DCR Requirements to treat development assuming pre-development forested conditions
  - (hold water onsite with controlled release)

PLANNING COMMISSION COMMENTS

PC COMMENT: Questions about noise testing and attenuation.

GEV RESPONSE: Added Proffer X. Sound:

Added proffer X. Sound for testing procedures.

Will not exceed sound level limits as set forth in Appendix A, Article VIII, Division 10 of the King George County Code.

Initial testing prior to the issuance of a final certificate of occupancy permit for each data center building on the Property in accordance with the King George County Industrial Noise Standards.

Annual testing to verify compliance in accordance with the King George County Industrial Noise Standards.

Additionally, no operational loading/unloading activities may be allowed within 200 feet of an existing single-family residence.

PLANNING COMMISSION COMMENTS

PC COMMENT: Question about lighting.

GEV RESPONSE: Lighting to meet King George County requirements.

Lighting shall be dark sky compliant with full cutoff luminaire and aimed and controlled such that light is directed inward to the property and confined to the object intended to be illuminated.

Maximum lighting at property line not to exceed 0.5 footcandles

Exterior lighting shall not exceed 30 feet in Industrial districts.

PLANNING COMMISSION COMMENTS

PC COMMENT: Expressed concern that King George County residents will see their Dominion Energy rates increase.

GEV RESPONSE: outreach to both Dominion Energy Virgina and the Virginia SCC.

Confirmation that electric rates for Dominion Energy users in Virginia are statewide, not local or per County. Dominion Energy's electric rates in Virginia are determined in rate cases conducted by the State Corporation Commission. Once approved by the SCC, rates are uniform across all Dominion Energy customers in Virginia.

PLANNING COMMISSION COMMENTS

PC COMMENT: Expressed concern that King George County residents are subsidizing the new GEV data center campus through rate increases.

GEV RESPONSE: Since rates are calculated statewide, King George County residents are to some degree subsidizing data centers throughout Virginia in all counties other than King George. The King George Technology Center will provide revenue for the King George County residents, so residents will be sharing in the data center revenue through taxes and other economic development, rather than subsidizing data centers in other counties without participating in the economic benefits.

PLANNING COMMISSION COMMENTS

PC COMMENT: Questions how the economic benefits were calculated.

GEV RESPONSE: Economic Impact Analysis, by King George County third party consultant MuniCap, Inc.

Planning Commission Meeting

King George Technology Center

May 13, 2025

MuniCap, Inc.

PUBLIC FINANCE

ASSUMPTIONS

Development density:

7,200,000 square feet of data center development

17,500 square foot water treatment plan (assumed exempt)

Construction timing:

- Start dates – 2027
- Completion – 2037

METHODOLOGY

Development:

Review development density and timing with developer

Economic Impacts:

Review each line item from the County adopted budget

Evaluate line items impacted by the future development

Project increases in future revenues applying "case study approach" or "service factor approach"

Base Line Assumptions (e.g., real property values, personal property values, and estimated jobs):

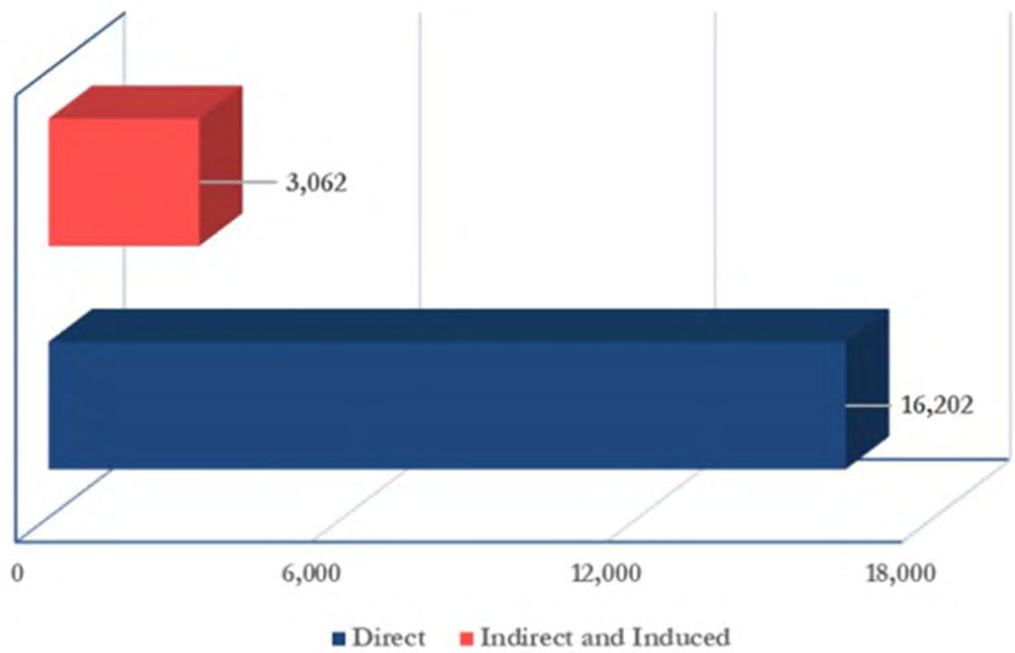
Research accessible and comparable market data in King George County

Research third party market data

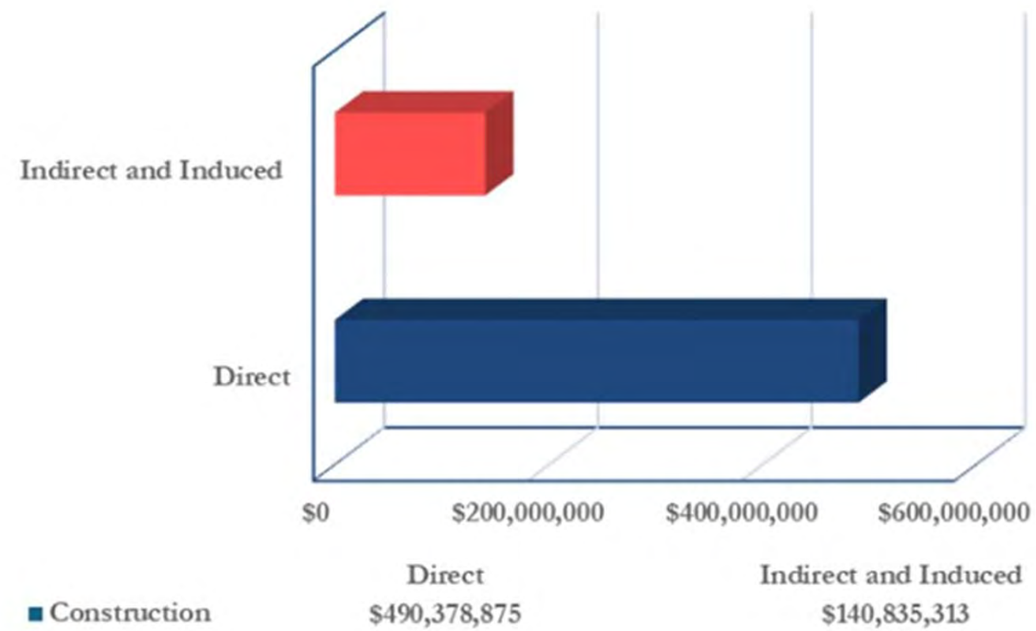
Research comparable county source data

Results – Temporary Jobs

Construction Period Jobs Impacts

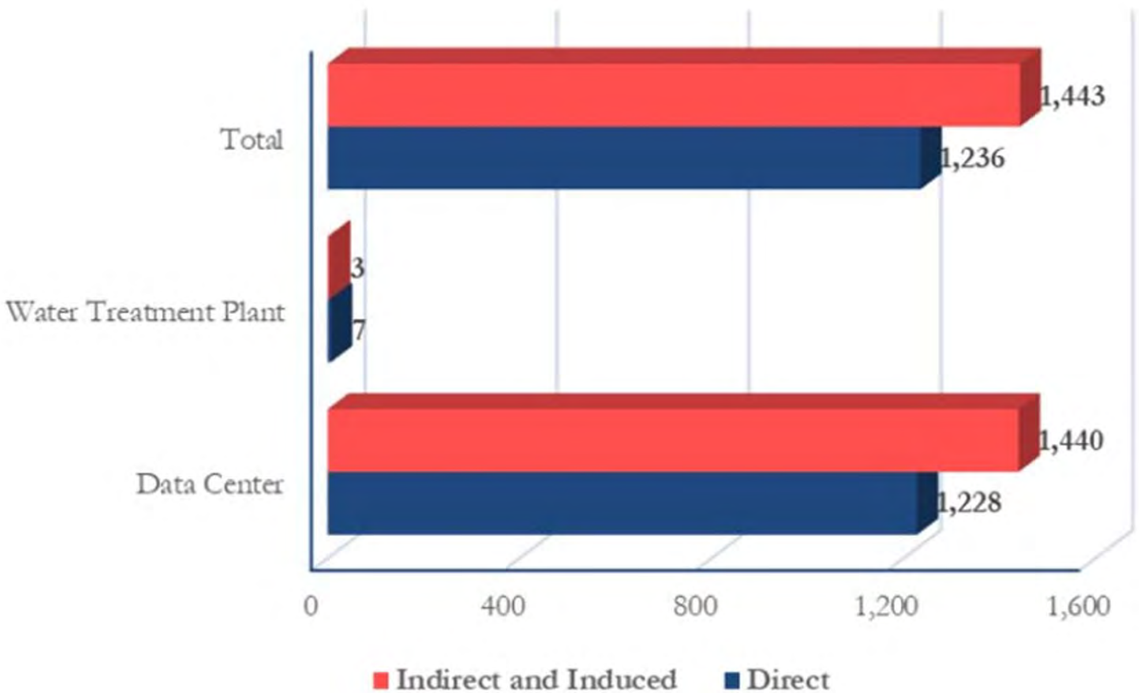


Construction Period Jobs Income/Wages Outputs

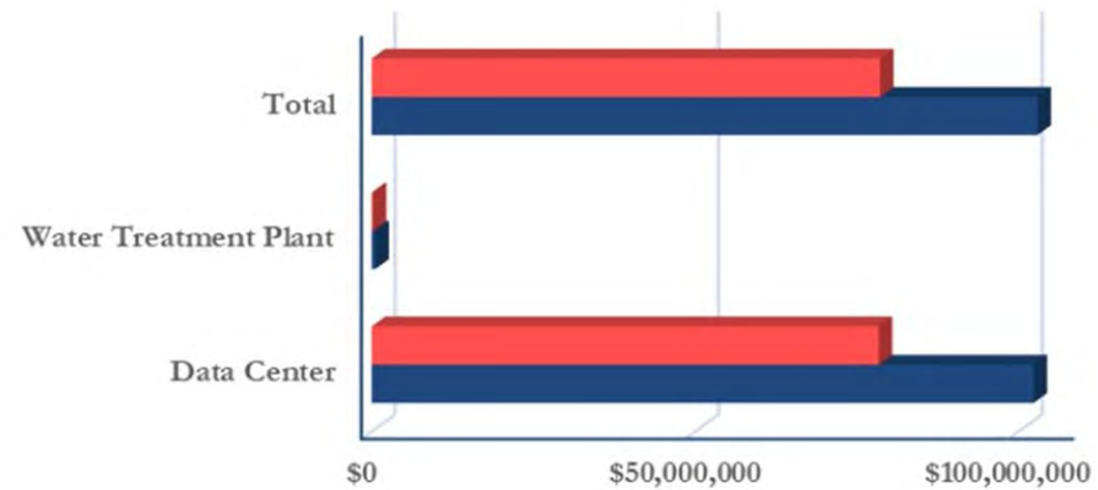


Results – Permanent Jobs

Permanent Jobs Impacts



Permanent Jobs Income/Wages Outputs



	Data Center	Water Treatment Plant	Total
Indirect and Induced	$78,395,536	$211,764	$78,607,300
Direct	$102,314,608	$610,153	$102,924,761

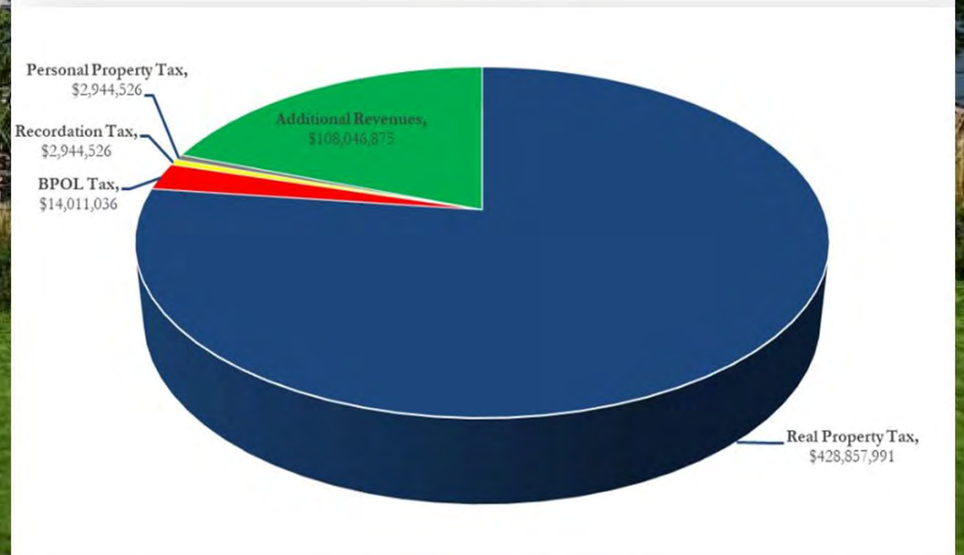
Results - Revenues

Schedule VIII: Total Projected General Fund Revenues to King George County

Fiscal Year Ending	Real Property Tax (Schedule III-B)	BPOL Tax Revenues (Schedule IV)	Recordation Tax Revenues (Schedule V-B)	Personal Property Tax Revenues (Schedule VI)	Additional Tax Revenues (Schedule VII-B)	Estimated Total Revenues
30-Jun-26	$0	$0	$0	$0	$0	$0
30-Jun-27	$0	$0	$0	$0	$0	$0
30-Jun-28	$0	$0	$0	$0	$0	$0
30-Jun-29	$474,577	$20,508	$93,054	$0	$2,777	$590,916
30-Jun-30	$1,423,730	$61,524	$186,109	$281,250	$7,663	$1,960,275
30-Jun-31	$2,847,460	$123,048	$279,163	$796,875	$15,206	$4,061,752
30-Jun-32	$4,623,274	$184,572	$302,175	$1,500,000	$23,048	$6,633,069
30-Jun-33	$6,164,365	$246,095	$302,175	$2,062,500	$31,198	$8,806,333
30-Jun-34	$7,705,456	$307,619	$302,175	$2,484,375	$39,664	$10,839,290
30-Jun-35	$9,246,548	$369,143	$302,175	$3,000,000	$48,457	$12,966,322
30-Jun-36	$11,676,887	$430,667	$327,084	$3,609,375	$57,585	$16,101,598
30-Jun-37	$13,345,014	$492,191	$327,084	$4,312,500	$67,060	$18,543,848
30-Jun-38	$15,013,141	$553,715	$327,084	$4,875,000	$76,890	$20,845,829
30-Jun-39	$16,014,017	$590,629	$196,250	$4,453,125	$83,623	$21,337,644
30-Jun-40	$16,334,297	$590,629	$0	$4,265,625	$85,295	$21,275,846
30-Jun-41	$16,334,297	$590,629	$0	$4,312,500	$87,001	$21,324,427
30-Jun-42	$16,334,297	$590,629	$0	$4,593,750	$88,741	$21,607,417
30-Jun-43	$16,334,297	$590,629	$0	$4,875,000	$90,516	$21,890,442
30-Jun-44	$17,680,768	$590,629	$0	$4,453,125	$92,326	$22,816,849
30-Jun-45	$17,680,768	$590,629	$0	$4,265,625	$94,173	$22,631,195
30-Jun-46	$17,680,768	$590,629	$0	$4,312,500	$96,056	$22,679,954
30-Jun-47	$17,680,768	$590,629	$0	$4,593,750	$97,977	$22,963,125
30-Jun-48	$19,138,232	$590,629	$0	$4,875,000	$99,937	$24,703,798
30-Jun-49	$19,138,232	$590,629	$0	$4,453,125	$101,936	$24,283,922
30-Jun-50	$19,138,232	$590,629	$0	$4,265,625	$103,974	$24,098,461
30-Jun-51	$19,138,232	$590,629	$0	$4,312,500	$106,054	$24,147,415
30-Jun-52	$20,715,838	$590,629	$0	$4,593,750	$108,175	$26,008,392
30-Jun-53	$20,715,838	$590,629	$0	$4,875,000	$110,338	$26,291,806
30-Jun-54	$20,715,838	$590,629	$0	$4,453,125	$112,545	$25,872,137
30-Jun-55	$20,715,838	$590,629	$0	$4,265,625	$114,796	$25,686,888
30-Jun-56	$22,423,489	$590,629	$0	$4,312,500	$117,092	$27,443,710
30-Jun-57	$22,423,489	$590,629	$0	$4,593,750	$119,434	$27,727,302
Total	$428,857,991	$14,011,036	$2,944,526	$108,046,875	$2,279,536	$556,139,964

MuniCap, Inc. *:point.com/sites/ALLSTAFF/CONSULTING/Green Energy Ventures/King George Technology Center/Projections/[King George Tech Center EIA Projections No. 2.xlsx]VIII*
15-Mar-24

Projected Total Cumulative Revenues (30 Years)
($556,804,954)



MuniCap, Inc.
Public Finance

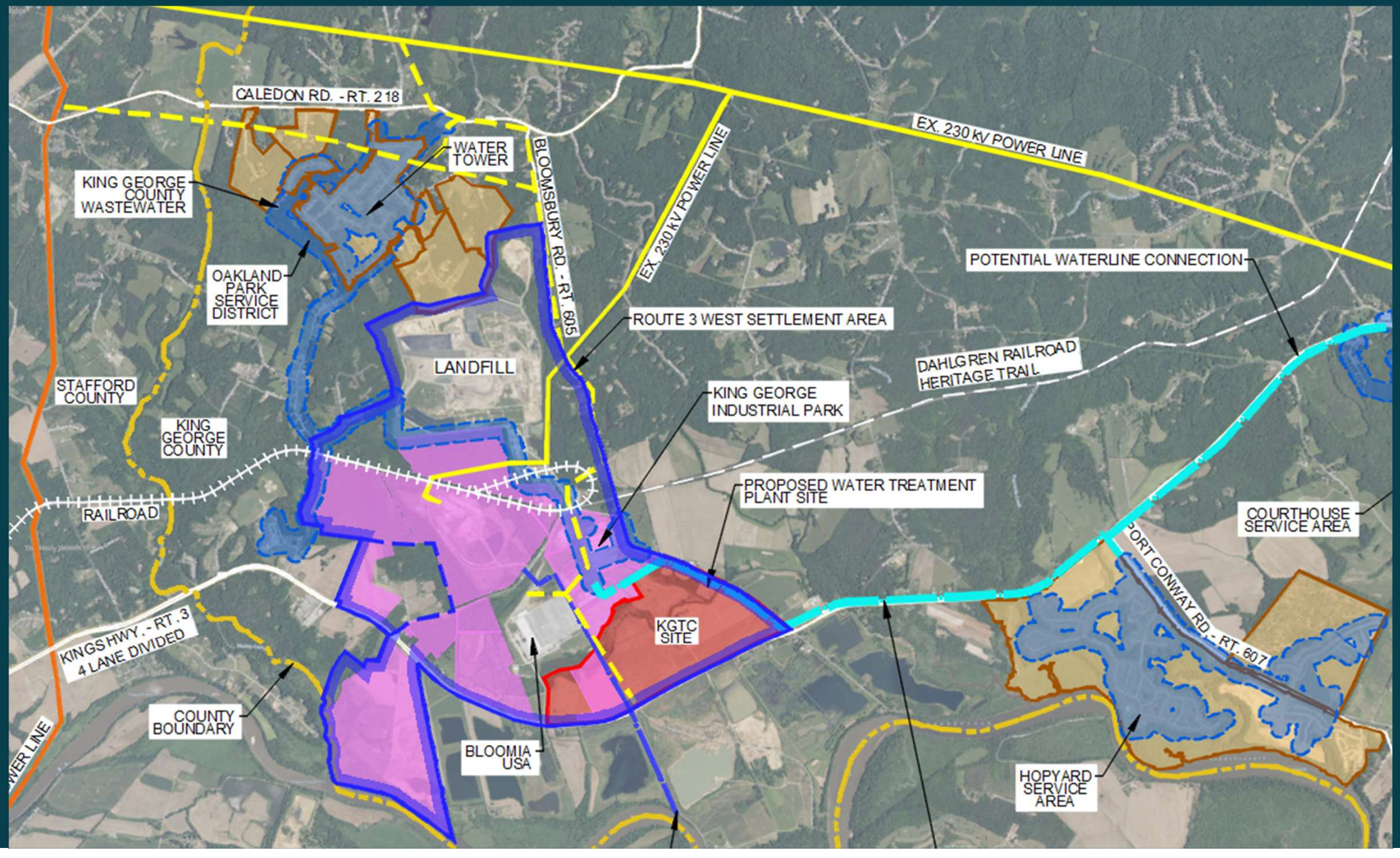
COMMUNITY OUTREACH AND MEETINGS

- **July 24, 2024 –Community Meeting Hopyard Farm**
- **November 21, 2024 – Community Meeting L.E. Smoot Memorial Library**
- **December 10, 2024 – Planning Commission Business Meeting**
- **January 14, 2025 – Planning Commission Business Meeting**
- **April 8, 2025 – Planning Commission Public Hearing**

- **Continued Community Outreach**

KING GEORGE TECHNOLOGY CENTER

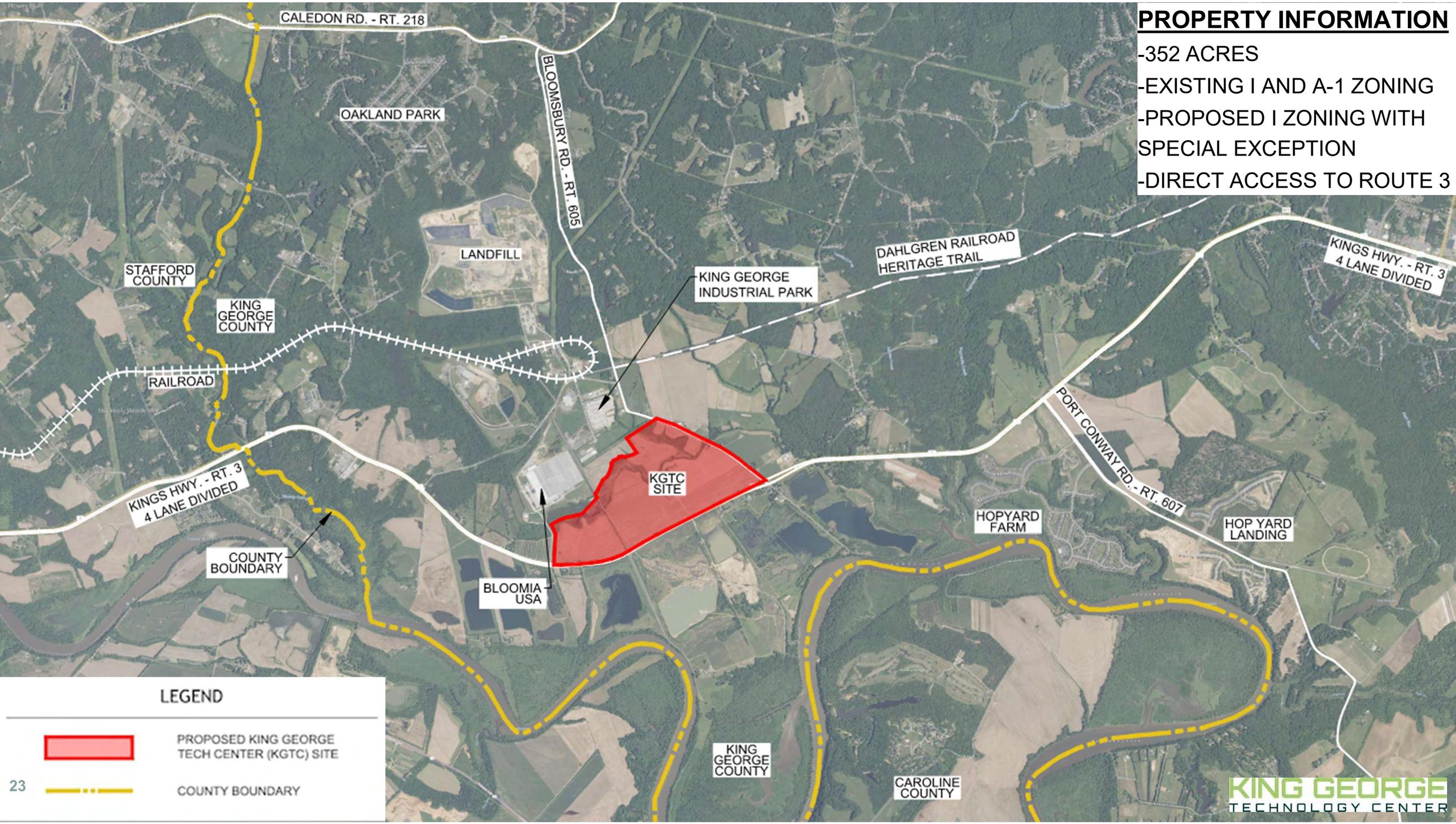
QUESTIONS?

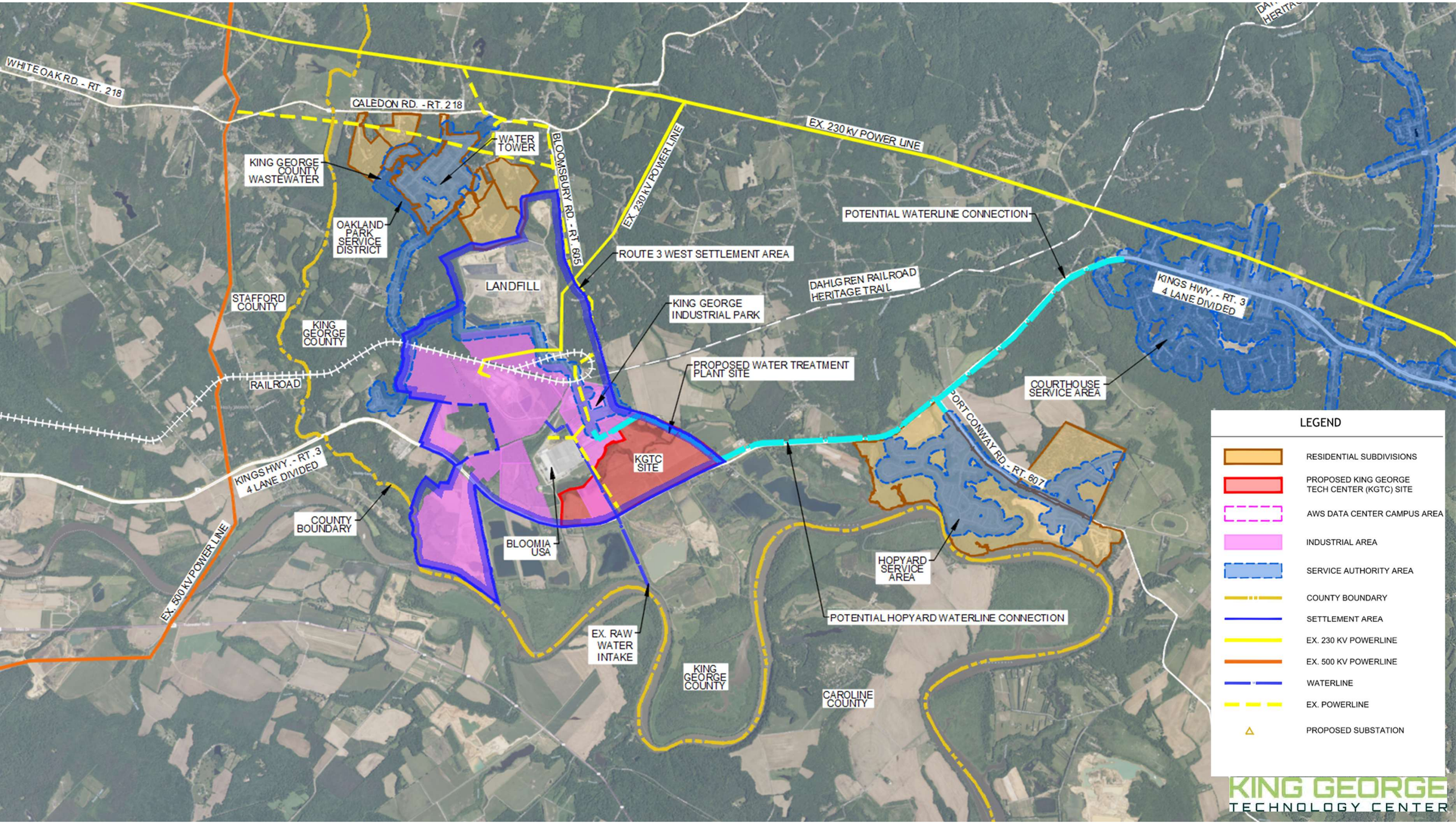


KING GEORGE TECHNOLOGY CENTER

KING GEORGE TECHNOLOGY CENTER

EXTRA SLIDES


PROPERTY INFORMATION
-352 ACRES
-EXISTING I AND A-1 ZONING
-PROPOSED I ZONING WITH SPECIAL EXCEPTION
-DIRECT ACCESS TO ROUTE 3
CALEDON RD. - RT. 218
OAKLAND PARK
BLOOMSBURY RD. - RT. 605
LANDFILL
STAFFORD COUNTY
KING GEORGE COUNTY
RAILROAD
KING GEORGE INDUSTRIAL PARK
DAHLGREN RAILROAD HERITAGE TRAIL
KINGS HWY. - RT. 3 4 LANE DIVIDED
KGTC SITE
PORT CONWAY RD. - RT. 607
HOPYARD FARM
HOP YARD LANDING
COUNTY BOUNDARY
BLOOMIA USA
KING GEORGE COUNTY
CAROLINE COUNTY
LEGEND
PROPOSED KING GEORGE TECH CENTER (KGTC) SITE
COUNTY BOUNDARY
KING GEORGE
TECHNOLOGY CENTER


WHITE OAK RD. - RT. 218
CALEDON RD. - RT. 218
WATER TOWER
KING GEORGE COUNTY WASTEWATER
OAKLAND PARK SERVICE DISTRICT
BLOOMSBURY RD. - RT. 605
EX. 230 KV POWER LINE
EX. 230 KV POWER LINE
POTENTIAL WATERLINE CONNECTION
ROUTE 3 WEST SETTLEMENT AREA
LANDFILL
DAHLGREN RAILROAD HERITAGE TRAIL
KINGS HWY. - RT. 3 4 LANE DIVIDED
STAFFORD COUNTY
KING GEORGE COUNTY
KING GEORGE INDUSTRIAL PARK
PROPOSED WATER TREATMENT PLANT SITE
RAILROAD
COURTHOUSE SERVICE AREA
PORT CONWAY RD. - RT. 607
KGTC SITE
KINGS HWY. - RT. 3 4 LANE DIVIDED
COUNTY BOUNDARY
BLOOMIA USA
HOPYARD SERVICE AREA
EX. 500 KV POWER LINE
POTENTIAL HOPYARD WATERLINE CONNECTION
EX. RAW WATER INTAKE
KING GEORGE COUNTY
CAROLINE COUNTY
LEGEND
RESIDENTIAL SUBDIVISIONS
PROPOSED KING GEORGE TECH CENTER (KGTC) SITE
AWS DATA CENTER CAMPUS AREA
INDUSTRIAL AREA
SERVICE AUTHORITY AREA
COUNTY BOUNDARY
SETTLEMENT AREA
EX. 230 KV POWERLINE
EX. 500 KV POWERLINE
WATERLINE
EX. POWERLINE
PROPOSED SUBSTATION
KING GEORGE
TECHNOLOGY CENTER

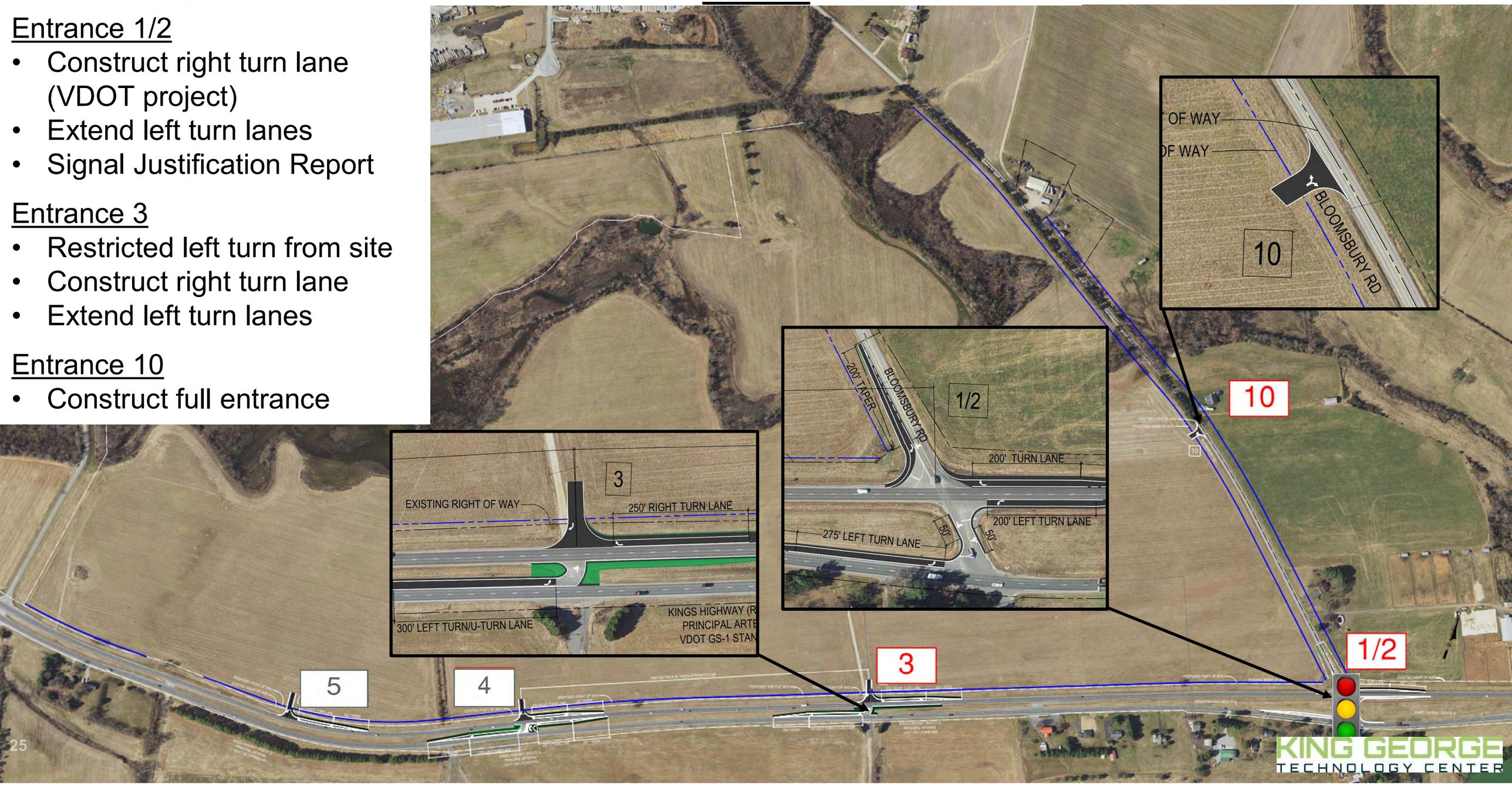
TRANSPORTATION IMPROVEMENTS

PHASE 1

Entrance 1/2
- Construct right turn lane (VDOT project)
- Extend left turn lanes
- Signal Justification Report

Entrance 3
- Restricted left turn from site
- Construct right turn lane
- Extend left turn lanes

Entrance 10
- Construct full entrance

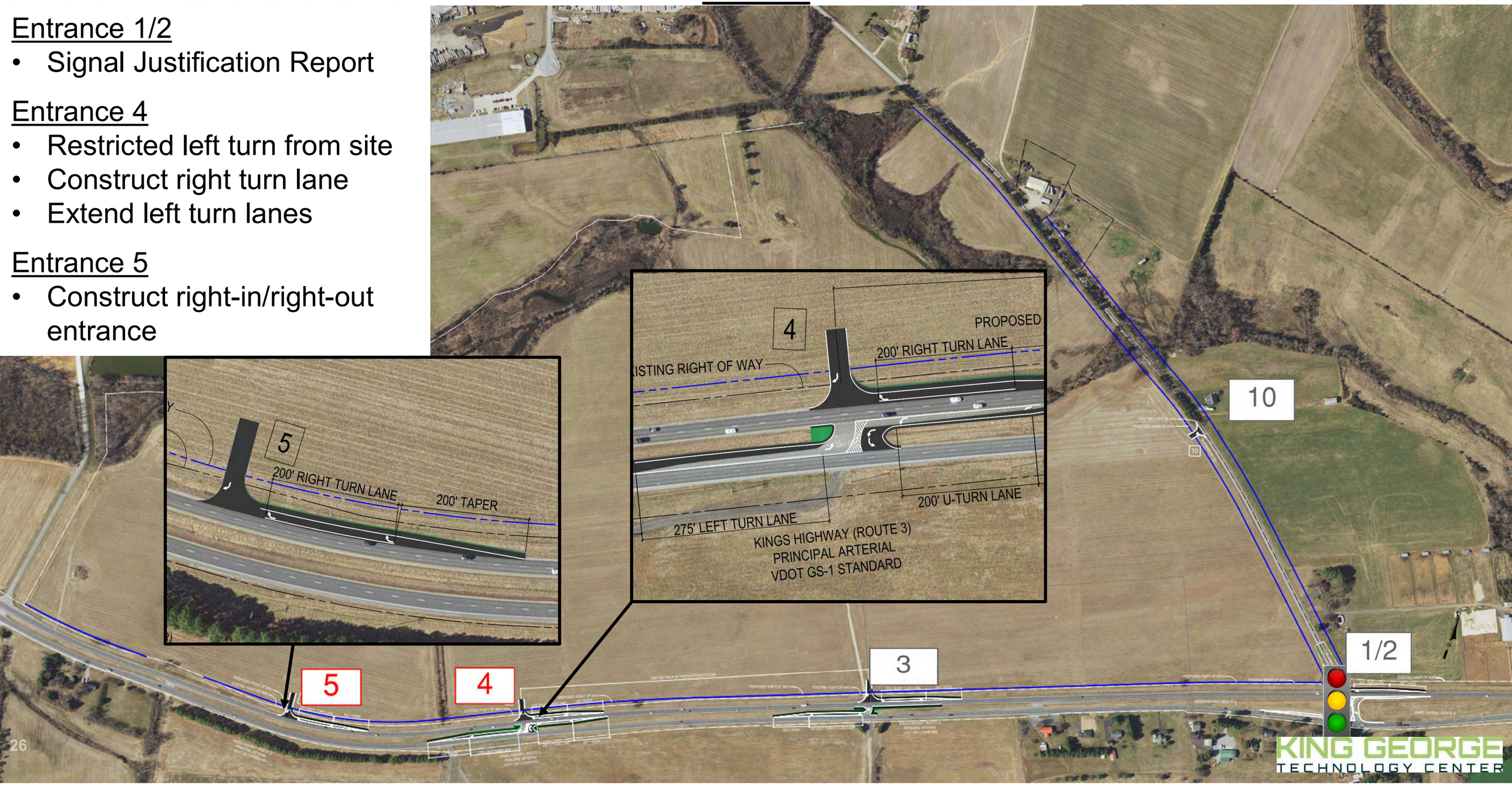


TRANSPORTATION IMPROVEMENTS
PHASE 2

Entrance 1/2
- Signal Justification Report

Entrance 4
- Restricted left turn from site
- Construct right turn lane
- Extend left turn lanes

Entrance 5
- Construct right-in/right-out entrance



KINGS HIGHWAY

KING GEORGE
TECHNOLOGY CENTER

KINGS HIGHWAY

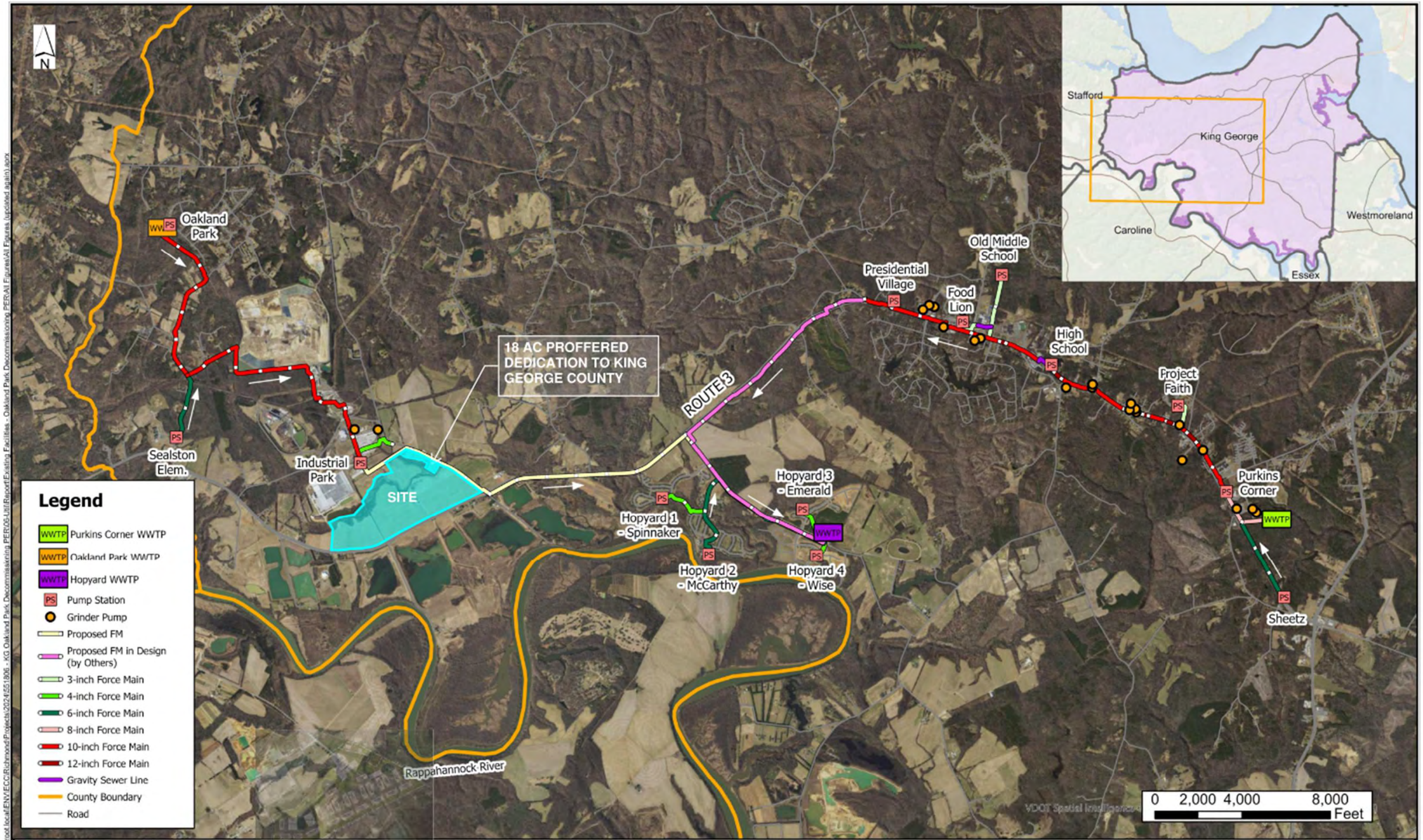
KING GEORGE
TECHNOLOGY CENTER

BLOOMSBURY ROAD

KING GEORGE
TECHNOLOGY CENTER

KINGS HIGHWAY

KING GEORGE
TECHNOLOGY CENTER



TRC
TRC ENGINEERS, INC.

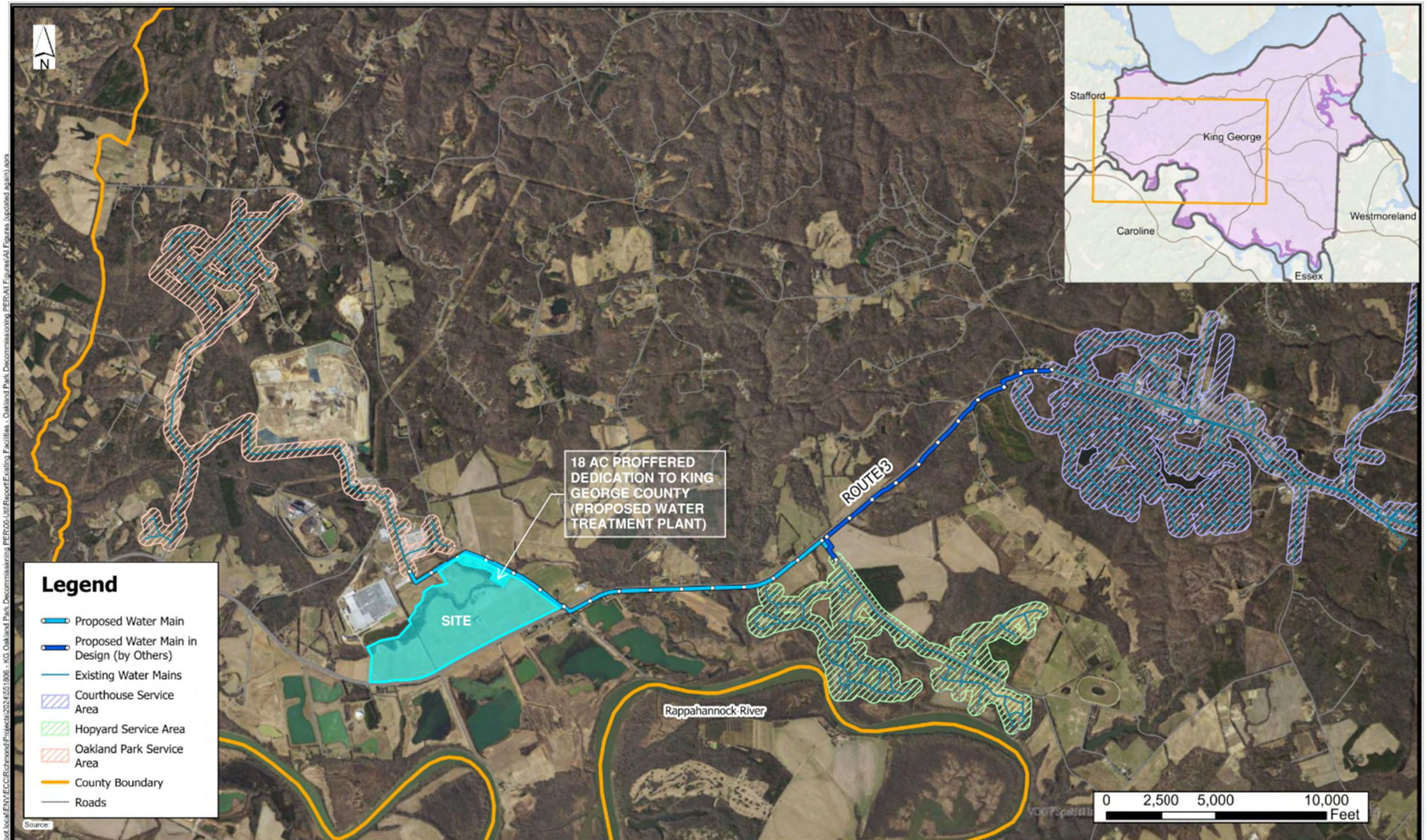
Oakland Park Wastewater Treatment Plant Decommissioning Preliminary Engineering Report
Proposed Wastewater Improvements

Figure 3

TRC # 51806

KING GEORGE TECHNOLOGY CENTER

ORIGINAL EXHIBIT PREPARED BY TRC. J2 ADDED KGTC SITE BOUNDARY AND WTP SITE LOCATION FOR REFERENCE.



TRC
TRC ENGINEERS, INC.

Oakland Park Wastewater Treatment Plant Decommissioning Preliminary Engineering Report
Proposed Water System Improvements

Figure 3-

KING GEORGE TECHNOLOGY CENTER

ORIGINAL EXHIBIT PREPARED BY TRC. J2 ADDED KGTC SITE BOUNDARY AND WTP SITE LOCATION FOR REFERENCE.

NOISE ATTENUATION

Table VIII-11. Maximum Industrial Use Noise

Within ½ mile of:	Maximum dBA at the property line, Daytime (6 a.m. – 10 p.m.)	Maximum dBA at the property line, Nighttime (10 p.m. – 6 a.m.)

• A-1, A-2, A-3, R-1, R-2, R-3, R-C, and M-U zoning districts;
• Residential and agricultural uses as stated in Article VI, Division 3;
• Residential and agricultural designations on the future land use map;
• Parcels with approved development plans or plats for residential subdivisions;
• Parcels zoned or designated residential or agricultural in adjacent jurisdictions; or
• The following public, civic, and recreational uses as stated in Article VI, Division 3:
  ○ Campground
  ○ Education facilities
  ○ Hospitals
  ○ Recreational facilities
  ○ Religious assembly
  ○ Wildlife conservations/reserves
	60	55

Parcels zoned or designated commercial or business in adjacent jurisdictions.	65	60

Noise testing shall be completed in accordance with provisions of the Zoning Ordinance to include initial testing, annual testing, and timing of generator testing.

NOISE ATTENUATION

Section 8-10-5. Testing.

Initial Testing.

Uses shall not receive a Certificate of Occupancy until conformance with the requirements of this section is confirmed.

Annual Testing.

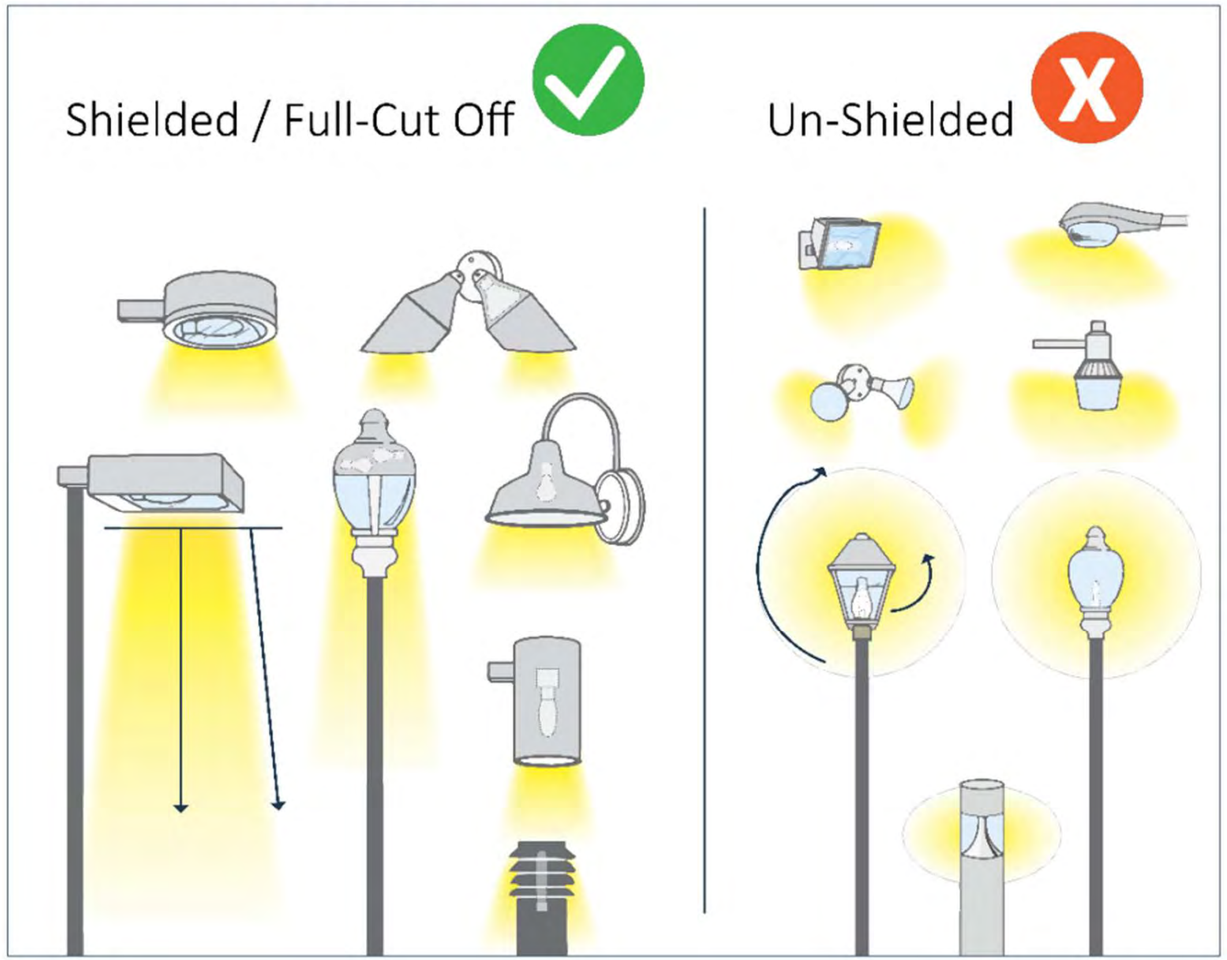
Submit no later than July 1 of each calendar year for the life of the use and 48 hours to mitigate if noise levels exceed permitted dBA or Certificate of Occupancy will be suspended until such time noise levels are in compliance.

Complaint-Based Testing.

Upon five (5) verified noise complaints to the Zoning Administrator regarding an industrial use within a seven (7) day period, the County shall hire a qualified acoustical consultant to conduct a sound test.

LIGHTING

Figure VIII-2. Lighting Examples



Section 8-2-3. Standards.

- *Lighting shall be dark sky compliant with full cutoff luminaire and aimed and controlled such that light is directed inward to the property and confined to the object intended to be illuminated.*
- *Maximum lighting at property line not to exceed 0.5 footcandles*
- *Exterior lighting shall not exceed 30 feet in Industrial districts.*

PLAN STATUS

DATE	DESCRIPTION
09/20/2022	1ST SUBMISSION TO KING GEORGE COUNTY
08/02/2023	ADDRESS COUNTY COMMENTS
11/10/2023	ADDRESS COUNTY COMMENTS
04/10/2024	3RD SUBMISSION TO KING GEORGE COUNTY
06/07/2024	4TH SUBMISSION TO KING GEORGE COUNTY
10/04/2024	5TH SUBMISSION TO KING GEORGE COUNTY
12/10/2024	6TH SUBMISSION TO KING GEORGE COUNTY
01/17/2025	7TH SUBMISSION TO KING GEORGE COUNTY
02/21/2025	8TH SUBMISSION TO KING GEORGE COUNTY
05/01/2025	ADDRESS PLANNING COMMISSION COMMENTS

ZONING PLAN

KING GEORGE TECHNOLOGY CENTER

RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

GENERAL NOTES

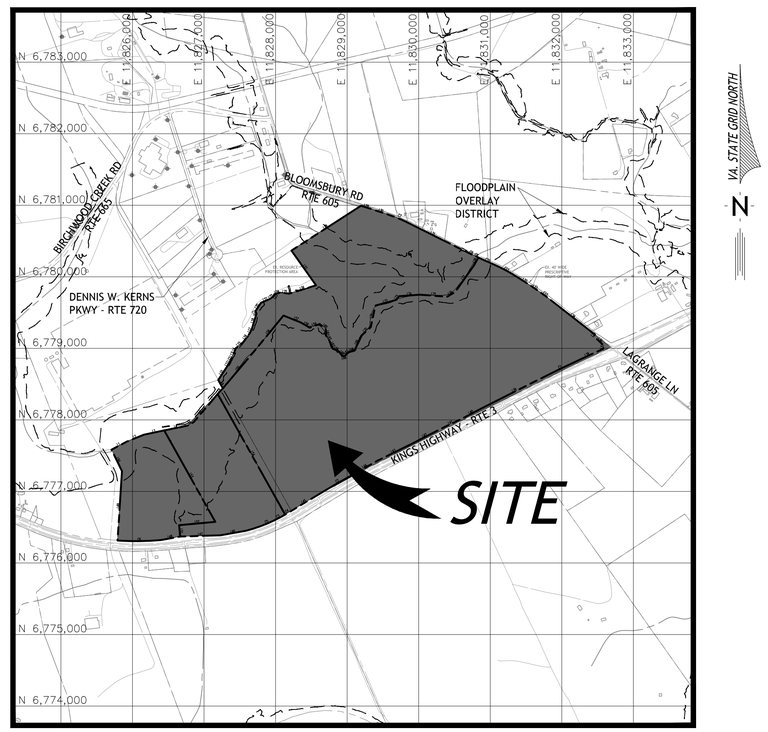
1. THE SUBJECT PROPERTIES SHOWN HEREON ALL FALL WITHIN THE RAPPAHANNOCK AND POTOMAC ELECTION DISTRICTS. THE PARCELS ARE ADMINISTERED UNDER THE KING GEORGE COUNTY ZONING ORDINANCE. SOURCE OF TITLE CAN BE FOUND AT THE DEED BOOK AND PAGE BELOW WITHIN THE LAND RECORDS OF KING GEORGE COUNTY:

PARCEL ID	DEED BOOK & PAGE	ZONING
21 49	DB. 0304, PG. 768	A1
21 49A	DB. 0304, PG. 768	I
22 46A	DB. 0305, PG. 225	A1
21 73	DB. 0305, PG. 225	A1

2. PARCELS 21 49, 22 46A, AND 21 73 ARE ZONED A1 AND PARCEL 21 49A IS ZONED I, ALL OF WHICH ARE SUBJECT TO THE KING GEORGE COUNTY ZONING ORDINANCE.
3. BOUNDARY DATA SHOWN HEREON IS TAKEN FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY J2 DATED MARCH 24, 2024. ALL BEARINGS AND NORTH MERIDIAN ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) VIRGINIA STATE PLANE (NORTH ZONE).
4. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN AERIAL SURVEY PREPARED BY MCKENZIE SNYDER, INC DATED MARCH 20, 2024. THE CONTOUR INTERVAL EQUALS TWO (2) FEET ON VERTICAL DATUM NGVD 88.
5. THERE IS A FLOODPLAIN ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF KING GEORGE COUNTY COMMUNITY PANEL NUMBER FOR THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS 51099C0050E, EFFECTIVE DECEMBER 2, 2021. THE DEPICTED BOUNDARY OF THE EXISTING FLOODPLAIN IS BASED ON KING GEORGE COUNTY GIS MAPS.
6. WETLANDS DO EXIST WITHIN THE SITE. WETLANDS DELINEATION WAS PERFORMED BY TNT ENVIRONMENTAL ON JUNE 4, 2024.
7. ALL ENTRANCES WILL BE SHOWN ON THE SITE PLANS AND DESIGNED TO VDOT AND KING GEORGE COUNTY REQUIREMENTS.
8. BUFFERS MAY BE REDUCED PER TABLE VIII-4.
9. ALL INTERNAL ROADS ARE PROPOSED AS PRIVATE ROADS AND WILL BE PRIVATELY MAINTAINED.
10. ALL CONSTRUCTION SHALL CONFORM TO CURRENT KING GEORGE COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
11. PER "KING GEORGE TECHNOLOGY CENTER ECONOMIC IMPACT ANALYSIS," PREPARED BY MUNICAP, INC., DATED MARCH 15, 2024, BUILD OUT IS ASSUMED TO COMMENCE IN 2027 AND WOULD CONTINUE ANNUALLY WITH COMPLETION EXPECTED TO OCCUR IN 2037. THE INITIAL SITE PLAN SHALL BE A MINUMUM OF 250,000 SF AND A MAXIMUM OF 2,500,000 SF WITH ACCESS AT ENTRANCE 3 AS SHOWN ON SHEET 8.
12. DURING BUILD OUT PHASE I, TEMPORARY DRAIN FIELDS WILL BE USED TO MEET SANITARY NEEDS FROM THE SITE. DRAIN FIELDS WILL BE LOCATED WITHIN SUITABLE AREAS RESERVED FOR FUTURE PHASES, SUBJECT TO CHANGE WITH FINAL ENGINEERING. CONNECTION TO PUBLIC SANITARY SEWER WILL BE ESTABLISHED ONCE AVAILABLE.
13. THE ANTICIPATED PHASE I DEVELOPMENT SHOULD OCCUR WITHIN 5 YEARS FROM FIRST OCCUPANCY AND THE ULTIMATE DEVELOPMENT (WHICH INCLUDES THE OTHER ENTRANCES) SHOULD OCCUR WITHIN 10 YEARS. THIS IS SUBJECT TO MARKET CONDITIONS.
14. AN ARCHAEOLOGICAL ASSESSMENT OF THE SUBJECT PROPERTY WAS PREPARED BY THE OTTERY GROUP IN SEPTEMBER, 2024 THE ASSESSMENT IDENTIFIED SIX (6) POTENTIAL CULTURAL RESOURCES (44KG0058, 44KG0069, 44KG0249, 44KG0250, 44KG0252, AND 44KG0253) AND ONE (1) ARCHITECTURAL RESOURCE (048-5267: IDENTIFIED AS NOT ELIGIBLE FOR LISTING IN THE NRHP) WITHIN THE SUBJECT PROPERTY. FIVE (5) OF THE SITES ARE CONSIDERED TO HAVE POTENTIAL TO BE EVALUATED FOR NATIONAL REGISTER ELIGIBILITY. THOSE SITES ARE IDENTIFIED AS 44KG0058, 44KG0069, 44KG0249, 44KG0250, AND 44KG0252.

ZONING TABLE

PROPOSED ZONING:	**INDUSTRIAL (SEE PROFFERS FOR PROPOSED USES)**	
EXISTING ZONED PARCELS:	21-49A	
PROPOSED ZONED PARCELS:	21-49, 21-49A, 21-73, 22-46A	
TOTAL PARCELS AREA:	352.474 AC	
	REQUIRED	**PROVIDED**
MINIMUM LOT AREA:	10 AC	**10 AC MIN**
MINIMUM SITE AREA:	80,000 SF	**80,000 SF MIN**
MINIMUM WIDTH:	150 FEET	**150 FEET MIN**
GROSS FLOOR AREA, SF (LOT 1):	NA	**7,200,000 MAX**
FAR	0.60 MAX	**+/- 0.50**
GROSS FLOOR AREA, SF (LOT 2):	NA	**28,800**
FAR	NA	**NA**
MINIMUM YARD:	**REQUIRED**	
FRONT:	50 FEET MIN FROM ANY STREET/HWY/ROW EXCEPT FOR SIGNS.	**50 FEET MIN, 200' BUILDING SETBACK FROM ROW FOR DATA CENTERS**
REAR:	20 FEET MIN	**20 FEET MIN, 60' BUILDING SETBACK FROM ROW FOR DATA CENTERS**
SIDE:	20 FEET MIN	**20 FEET MIN, 60' BUILDING SETBACK FROM ROW FOR DATA CENTERS**
SETBACKS/BUFFERS:	**REQUIRED**	**PROVIDED**
PARKING:	10 FEET FROM ROW, AGRICULTURAL OR RESIDENTIAL DISTRICT	**10 FEET FROM ROW, AGRICULTURAL OR RESIDENTIAL DISTRICT**
BUILDING:	50 FEET FROM ANY STREET/ROW/HWY	**200 FEET FROM ROW FOR DATA CENTERS**
LANDSCAPE BUFFER:	50 FEET TYPE C TO A-1, A-2, A-3, R-1, R-2, C-1, C-2	**50 FEET FROM ROW**
ROW LANDSCAPE BUFFER:	30 FEET TYPE B	**50 FEET FROM ROW**
HCOD BUILDING SETBACK (HWY CORRIDOR OVERLAY DIST.)	30 FEET MIN FROM (RT.3 AND RT.301)	**200 FEET FROM ROW FOR DATA CENTERS**
OPEN SPACE:	N/A	-
BUILDING HEIGHT:	35 FEET, MAY BE ERECTED TO A HEIGHT OF 50 FEET, PROVIDED THAT REQUIRED FRONT, SIDE, AND REAR SETBACK MINIMUM STANDARDS SHALL BE INCREASED 1 FOOT FOR EACH FOOT IN HEIGHT OVER 35 FEET.	**2-STORY BUILDING: 65 FEET 3-STORY BUILDING: 90 FEET**



VICINITY MAP
SCALE : 1"=1000'

SHEET INDEX

01 COVER SHEET
02 EXISTING CONDITIONS
03 GENERAL DEVELOPMENT PLAN
04 ILLUSTRATIVE PLAN
05 OVERALL UTILITY PLAN
06 CROSS SECTIONS
07 POTENTIAL EXTERIOR ELEVATIONS
08 CONCEPTUAL LAYOUT AND ACCESS PLAN
09 TRANSPORTATION IMPROVEMENT PLAN

OWNER
PLENTIFUL FARM FAMILY LIMITED PARTNERSHIP LLP
PO BOX 152
KING GEORGE, VA

OWNER
TAYLOR FRANK B LIMITED FAMILY PARTNERSHIP
PO BOX 152
KING GEORGE, VA

OWNER
MOUNT VIEW FAMILY LIMITED PARTNERSHIP
PO BOX 152
KING GEORGE, VA

APPLICANT
GREEN ENERGY VENTURES LLC
3901 CENTERVIEW DRIVE, SUITE L
CHANTILLY, VA 20151

ENGINEER/PLANNER
J2
13241 WOODLAND PARK ROAD, SUITE 250
HERNDON, VIRGINIA 20171
(703) 361-1550

TRANSPORTATION PLANNER
WELLS + ASSOCIATES, INC.
1420 SPRING HILL ROAD
SUITE 610
TYSONS, VA 22102
(703) 917-6620

J2 Engineers, Inc.
13241 Woodland Park Road
Suite 250
Herndon, Va. 20171

703.361.1550 (office)
703.956.6845 (fax)
www.J2engineers.com

COMMONWEALTH OF VIRGINIA
ANDREW J. GORECKI
Lic. No. 041404
05/01/2025
PROFESSIONAL ENGINEER

PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT.= N/A
SCALE: 1" = 1,000'

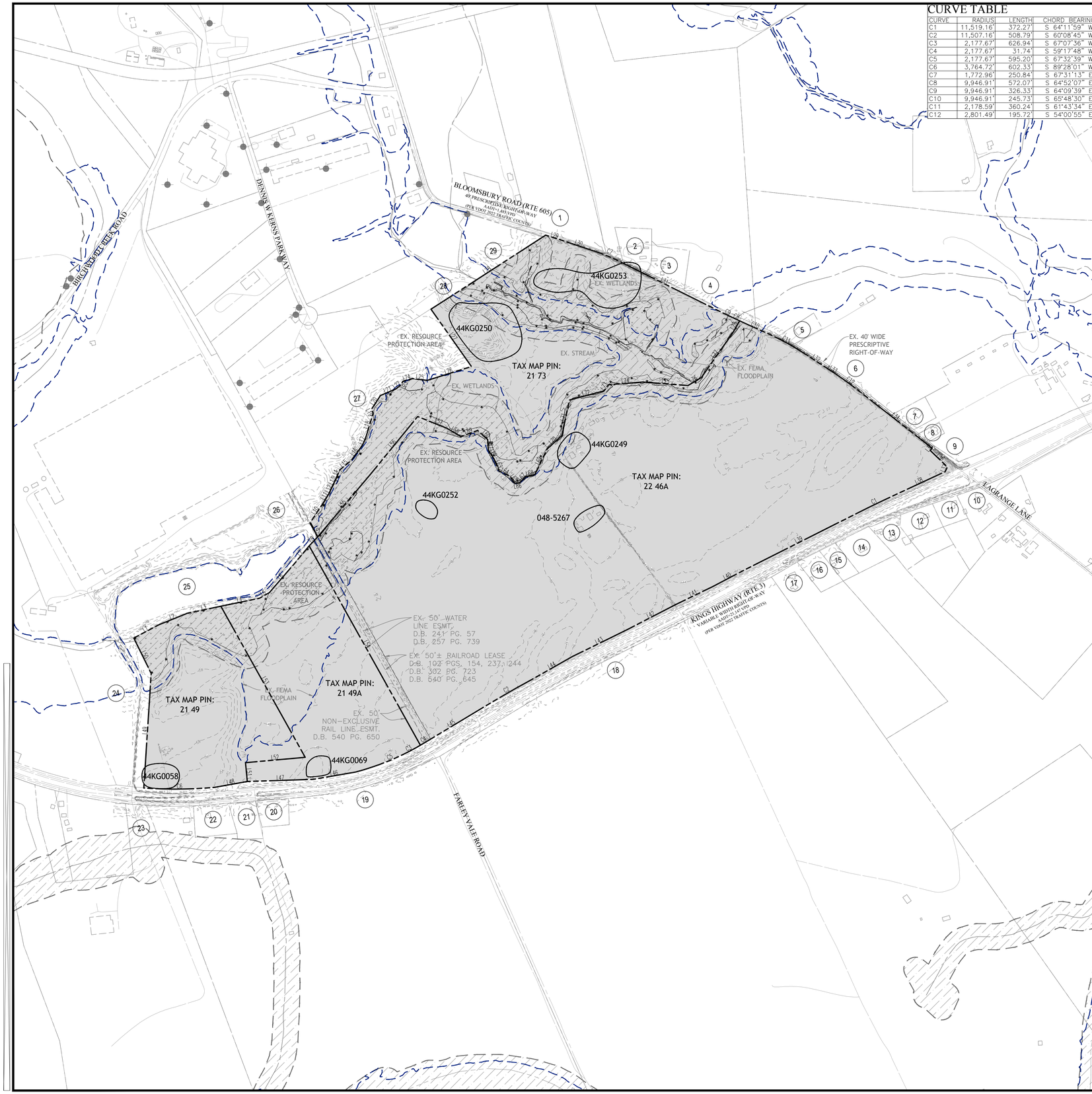
PLAN DATE
09/20/2022
08/02/2023
11/10/2023
04/10/2024
06/07/2024
10/04/2024
12/10/2024
1/17/2025
02/21/2025
05/01/2025

COVER SHEET
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET 01 OF 09



CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA ANGLE	TANGENT
C1	11,519.16'	372.27'	S 64°11'59" W	372.26'	1°51'06"	186.15'
C2	11,507.16'	508.79'	S 60°08'45" W	508.75'	2°32'00"	254.43'
C3	2,177.67'	626.94'	S 67°07'36" W	624.77'	16°29'42"	315.65'
C4	2,177.67'	31.74'	S 59°17'48" W	31.74'	0°50'06"	15.87'
C5	2,177.67'	595.20'	S 67°32'39" W	593.35'	15°39'36"	299.47'
C6	3,764.72'	602.33'	S 89°28'01" W	601.69'	9°10'01"	301.81'
C7	1,772.96'	250.84'	S 67°31'13" E	250.63'	8°06'23"	125.63'
C8	9,946.91'	572.07'	S 64°52'07" E	571.99'	3°17'43"	286.11'
C9	9,946.91'	326.33'	S 64°09'39" E	326.32'	1°52'47"	163.18'
C10	9,946.91'	245.73'	S 65°48'30" E	245.73'	1°24'56"	122.87'
C11	2,178.59'	360.24'	S 61°43'34" E	359.83'	9°28'27"	180.53'
C12	2,801.49'	195.72'	S 54°00'55" E	195.68'	4°00'11"	97.90'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 62°04'37" W	240.46'
L2	S 67°59'15" W	259.77'
L3	S 78°12'07" W	289.64'
L4	S 78°12'07" W	333.91'
L5	N 60°29'15" E	96.40'
L6	S 40°50'50" W	325.96'
L7	S 39°39'28" W	192.75'
L8	S 43°30'54" W	105.28'
L9	S 28°38'05" E	134.56'
L10	S 33°20'36" W	223.12'
L11	S 30°51'50" W	66.80'
L12	S 25°17'02" W	82.25'
L13	S 26°01'33" W	65.66'
L14	S 20°29'20" W	72.46'
L15	S 50°42'57" W	133.87'
L16	S 36°00'51" W	160.58'
L17	N 23°52'22" E	64.38'
L18	S 16°43'23" W	219.89'
L19	S 24°53'01" E	34.71'
L20	N 32°57'12" E	140.59'
L21	N 66°50'37" E	143.61'
L22	N 51°10'16" E	49.58'
L23	N 30°36'03" E	38.14'
L24	S 73°41'38" W	80.67'
L25	N 83°20'37" W	129.58'
L26	S 72°38'04" W	391.81'
L27	S 35°12'14" E	593.88'
L28	S 57°07'41" W	1155.22'
L29	S 72°29'04" E	146.65'
L30	N 71°34'24" W	281.79'
L31	N 63°28'05" W	792.58'
L32	S 56°59'07" E	230.60'
L33	S 56°00'58" E	113.54'
L34	S 51°57'52" E	815.06'
L35	N 37°58'17" E	25.55'
L36	N 46°19'05" W	201.00'
L37	N 25°47'45" E	44.93'
L38	N 65°07'32" E	465.99'
L39	N 63°16'26" E	1055.95'
L40	S 62°19'09" W	300.04'
L41	N 64°05'32" E	350.04'
L42	N 62°38'14" E	450.03'
L43	N 63°49'00" E	527.72'
L44	N 60°30'21" E	374.23'
L45	N 58°52'45" E	573.53'
L46	N 80°07'44" E	361.00'
L47	N 88°09'02" E	561.46'
L48	N 79°44'26" E	278.91'
L49	S 03°42'44" W	971.42'
L50	S 26°11'00" E	333.85'
L51	S 05°27'13" E	159.94'
L52	S 84°50'50" W	507.21'
L53	S 29°10'39" E	1463.87'
L54	S 29°10'38" E	1932.13'
L55	N 40°07'34" W	698.91'
L56	N 39°14'25" E	625.19'
L57	N 68°12'57" W	265.69'
L58	S 59°25'47" E	140.09'
L59	S 69°37'54" W	149.69'
L60	N 47°37'11" W	114.61'
L61	S 03°33'12" E	89.28'
L62	N 32°58'32" W	90.37'
L63	N 22°16'59" W	109.19'
L64	S 65°02'27" E	95.53'
L65	N 36°14'51" W	78.72'
L66	S 83°12'47" W	40.91'
L67	S 45°45'22" W	73.79'
L68	S 77°23'08" W	78.27'
L69	S 25°40'26" W	240.06'
L70	S 47°50'17" W	169.09'
L71	S 11°53'57" W	307.73'
L72	N 75°07'31" E	303.15'
L73	N 36°15'23" E	64.31'
L74	S 85°31'12" W	291.20'
L75	N 85°35'19" W	383.38'
L76	N 59°04'37" E	131.28'
L77	S 35°09'33" W	458.24'
L78	N 29°48'48" E	121.38'

NOTE:
AN ARCHAEOLOGICAL ASSESSMENT OF THE SUBJECT PROPERTY WAS PREPARED BY THE OTTERY GROUP IN SEPTEMBER, 2024 THE ASSESSMENT IDENTIFIED SIX (6) POTENTIAL CULTURAL RESOURCES (44KG0058, 44KG0069, 44KG0249, 44KG0250, 44KG0252, AND 44KG0253) AND ONE (1) ARCHITECTURAL RESOURCE (048-5267: IDENTIFIED AS NOT ELIGIBLE FOR LISTING IN THE NRHP) WITHIN THE SUBJECT PROPERTY. FIVE (5) OF THE SITES ARE CONSIDERED TO HAVE POTENTIAL TO BE EVALUATED FOR NATIONAL REGISTER ELIGIBILITY. THOSE SITES ARE IDENTIFIED AS 44KG0058, 44KG0069, 44KG0249, 44KG0250, AND 44KG0252.

VA. STATE GRID NAD83 NORTH

N

GRAPHIC SCALE

0 200 400 800

(IN FEET)
1 INCH =400 FEET

LEGEND

- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- SUBJECT PROPERTY
- APPLICATION AREA
- EXISTING LOT LINE
- EXISTING FEMA FLOODPLAIN
- EXISTING WETLANDS
- EXISTING RESOURCE PROTECTION AREA
- EXISTING EDGE OF PAVEMENT
- EXISTING STREAM
- EXISTING BODY OF WATER
- EXISTING OVERHEAD LINE
- EXISTING WATERLINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS ESMT & LABEL
- EXISTING COMMUNICATION ESMT & LABEL
- EXISTING WATER ESMT & LABEL
- EXISTING STORM

NOTE: METES AND BOUNDS FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY J2 DATED MARCH 24, 2024.

ADJACENT PROPERTY OWNERS

1	WILLIAM AGNES M OR H DALE PIN: 21 72 ZONING: A2 9223 BLOOMSBURY RD KING GEORGE, VA 22485	16	MARSHALL ROBERT R PIN: 22 49B DB. 522, PG. 1 ZONING: A2 3412 KINGS HWY KING GEORGE, VA 22485
2	WILLIAMS ROGER K OR D MICHELLE PIN: 21 71C ZONING: A2 8621 BLOOMSBURY RD KING GEORGE, VA 22485	17	DEBERNARD SARA A PIN: 22 49 DB. 0088, PG. 701 ZONING: A1 11620 LAGRANGE LN KING GEORGE, VA 22485
3	WILLIAMS ROGER K OR D MICHELLE PIN: 21 71D ZONING: A2 8621 BLOOMSBURY RD KING GEORGE, VA 22485	18	FARLEY VALE LLC PIN: 22 49A ZONING: A1 3090 MCNEAL RD WOODBINE, MD 21797
4	WILLIAMS AGNES MARIE PIN: 21 71 DB. 0285, PG. 742 ZONING: A2 9223 BLOOMSBURY RD KING GEORGE, VA 22485	19	TAYLOR FRANK B LIMITED FAMILY PARTN PIN: 29 4 DB. 0304, PG. 768 ZONING: A1 PO BOX 152 KING GEORGE, VA 22485
5	COULOMBE DARRIN A OR MARY ANN PIN: 22 24C PLAT BOOK 17, PG. 191 ZONING: A3 11371 BLOOMSBURY RD KING GEORGE, VA 22485	20	NAVE CEMETARY PIN: 29 4B ZONING: A1
6	CLYNES CHARLES THOMAS III; TR PIN: 22 24D ZONING: A1 5200 GREEN LN MARBURY, MD 20658 KING GEORGE, VA 22485	21	SOUTHERN RESOURCES MANAGEMENT INC PIN: 29 4A DB. 0293, PG. 866 ZONING: A1 2340 KINGS HWY KING GEORGE, VA 22485
7	BURTON RALPH W & ETHEL M PIN: 22 24B DB. 0130, PG. 559 ZONING: A1 11497 BLOOMSBURY RD KING GEORGE, VA 22485	22	CLARK RAYMOND M OR ROSA ANN PIN: 29 4C DB. 0301, PG. 106 ZONING: A1 2318 KINGS HWY KING GEORGE, VA 22485
8	BURTON BRAD W OR MOORE TACY L PIN: 22 24A PLAT BOOK 7, PG. 40 ZONING: A1 11511 BLOOMSBURY RD KING GEORGE, VA 22485	23	KING GEORGE HYDROPONICS FARM LLC PIN: 29 3 PLAT BOOK 384, PG. 21 ZONING: A1/I 2294 KINGS HWY KING GEORGE, VA 22485
9	CACCIAVILLANI FRANCISCO OR MERCEDES PIN: 22 24 ZONING: A1 4089 KINGS HWY KING GEORGE, VA 22485	24	HORTI-GROUP USA LLC PIN: 21 49D PLAT BOOK 15, PG. 268 ZONING: A1 2259 KINGS HIGHWAY KING GEORGE, VA 22485
10	STEVENS FREDERICK C PIN: 22 45 DB. 590, PG. 918 ZONING: A2 11580 LAGRANGE LN KING GEORGE, VA 22485	25	HORTI-GROUP USA LLC PIN: 21 49C ZONING: A1 2259 KINGS HIGHWAY KING GEORGE, VA 22485
11	PAYNE JOYCE L & RICHARD K PIN: 22 46 DB. 0068, PG. 221 ZONING: A2 3524 KINGS HWY KING GEORGE, VA 22485	26	HORTI-GROUP USA LLC PIN: 21 49B ZONING: A1 2259 KINGS HIGHWAY KING GEORGE, VA 22485
12	GREEN JEFFREY L PIN: 22 47A DB. 0085, PG. 381 ZONING: A2 603 PAYTON DR FREDERICKSBURG, VA 22405	27	ECONOMIC DEV AUTHORITY OF KG COUNTY PIN: 21 73A DB. 581, PG. 366 ZONING: I 10459 COURTHOUSE DR STE 200 KING GEORGE, VA 22485
13	PAYNE RICHARD K JR OR PATRICIA T PIN: 22 47 DB. 0206, PG. 754 ZONING: A2 3456 KINGS HWY KING GEORGE, VA 22485	28	ECONOMIC DEV AUTHORITY OF KG COUNTY PIN: 21 4 17 PLAT BOOK 513, PG. 147 ZONING: I 10459 COURTHOUSE DR STE 200 KING GEORGE, VA 22485
14	ALDRICH GWENDOLYN BROOKE PAYNE PIN: 22 48 PLAT BOOK 393, PG. 73 ZONING: A2 3442 KINGS HWY KING GEORGE, VA 22485	29	ECONOMIC DEV AUTHORITY OF KG COUNTY PIN: 21 4 5 ZONING: I 10459 COURTHOUSE DR STE 200 KING GEORGE, VA 22485
15	MARSHALL ROBERT R PIN: 22 48A DB. 0093, PG. 360 ZONING: A2 3412 KINGS HWY KING GEORGE, VA 22485		

J2 Engineers, Inc.
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703.956.6845 (fax)
www.j2engineers.com

COMMONWEALTH OF VIRGINIA
ANDREW J. GORECKI
Lic. No. 041404
05/01/2025
PROFESSIONAL ENGINEER

PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT.= 2'
SCALE: 1" = 400'

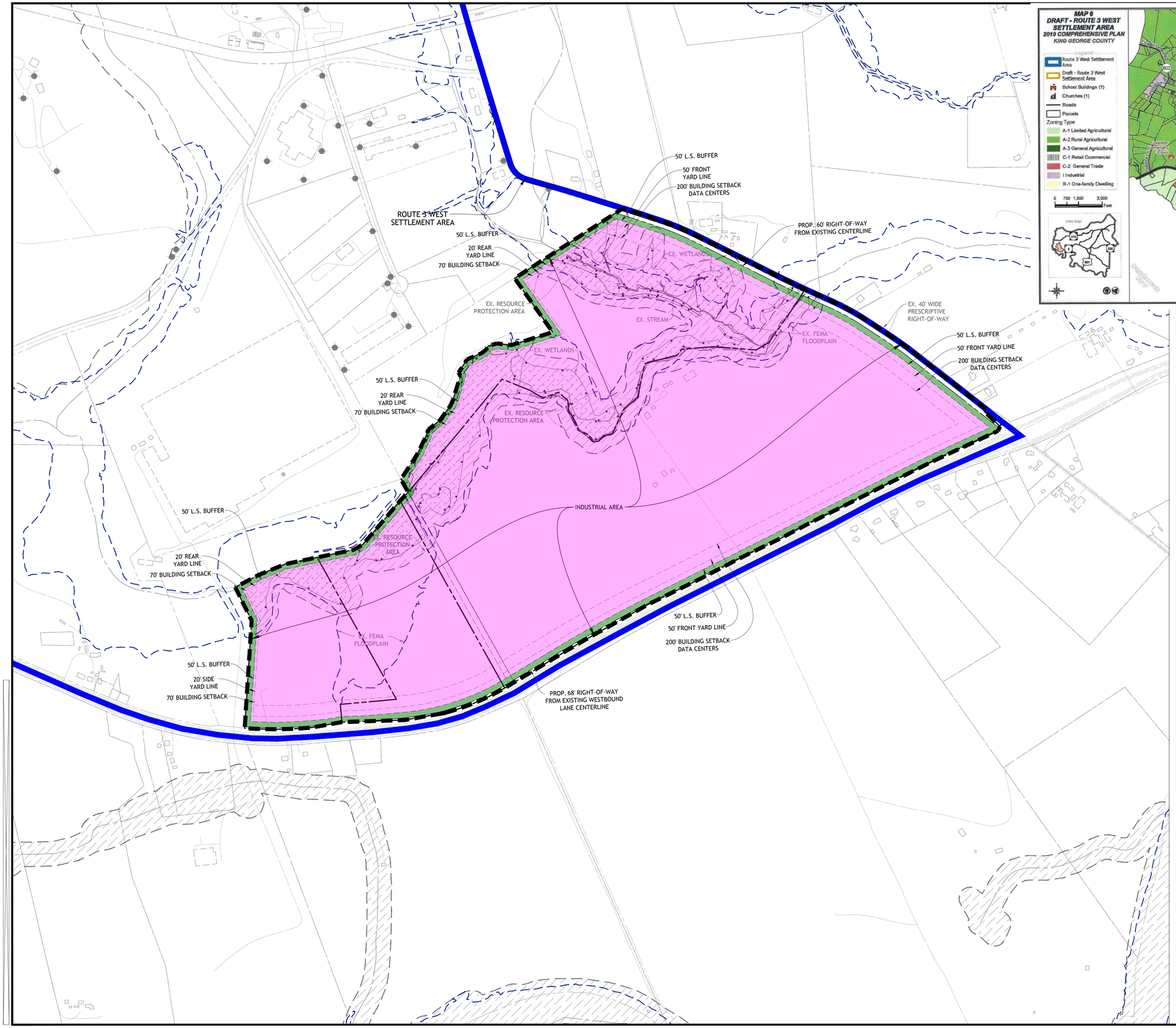
PLAN DATE
09/20/2022
03/02/2023
11/10/2023
04/10/2024
06/07/2024
08/12/2024
12/12/2024
01/17/2025
02/21/2025
03/01/2025

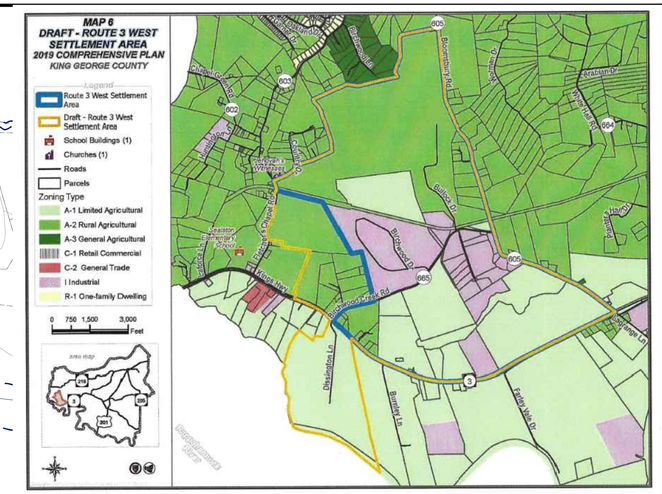
EXISTING CONDITIONS
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

No.	DATE	DESCRIPTION

REVISIONS

SHEET
02
OF
09





LEGEND

- INDUSTRIAL AREA
- OPEN SPACE
- WEST SETTLEMENT AREA LINE

GRAPHIC SCALE

0 200 400 800

(IN FEET)
1 INCH =400 FEET

VA. STATE GRID NAD 83 NORTH

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PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT.= N/A
SCALE: AS NOTED

PLAN DATE
09/20/2022
08/02/2023
11/10/2023
04/10/2024
06/07/2024
12/04/2024
01/17/2025
02/21/2025
03/01/2025

GENERAL DEVELOPMENT PLAN

ZONING PLAN

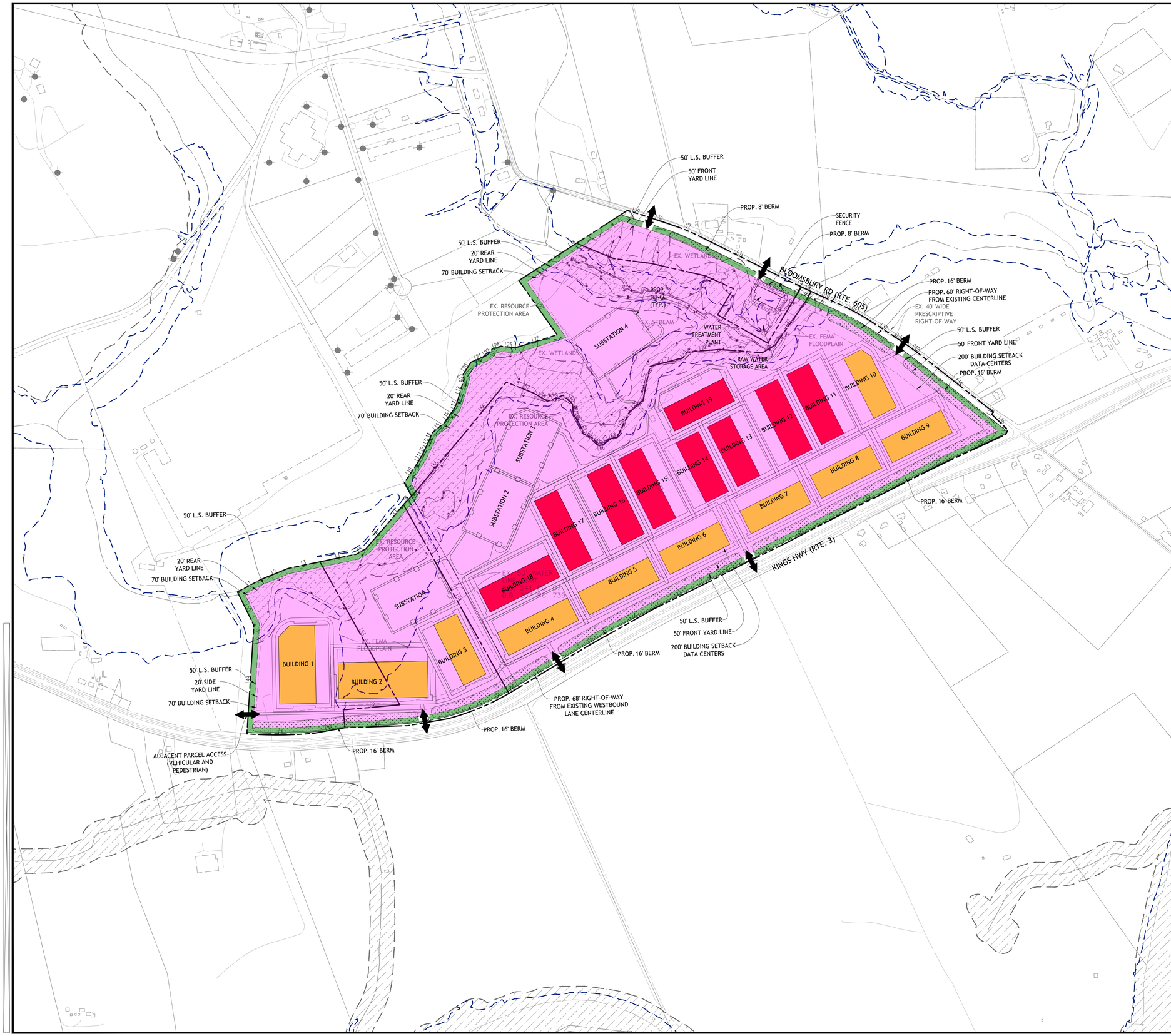
KING GEORGE TECHNOLOGY CENTER

RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET
03
OF
09

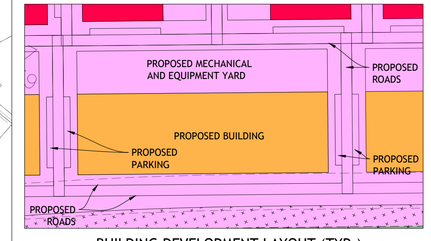


LEGEND

- INDUSTRIAL AREA
- OPEN SPACE
- POTENTIAL STORM WATER MANAGEMENT FACILITY
- UP TO A 2-STORY DATA CENTER BUILDING
- UP TO A 3-STORY DATA CENTER BUILDING
- BERM
- ACCESS POINT

GENERAL NOTES

1. PROPOSED LAYOUT, NUMBER AND SIZE OF BUILDINGS AND/OR SUBSTATIONS, AND ROAD ALIGNMENTS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. ALL CONSTRUCTION SHALL CONFORM TO CURRENT KING GEORGE COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
3. ALL ENTRANCES WILL BE SHOWN ON THE SITE PLANS AND DESIGNED TO VDOT AND KING GEORGE COUNTY REQUIREMENTS.
4. ALL INTERNAL ROADS ARE PROPOSED AS PRIVATE ROADS AND WILL BE PRIVATELY MAINTAINED.
5. COMMON AREAS / OPEN SPACE WILL BE MAINTAINED BY THE PROPERTY OWNER.
6. ALL ONSITE OUTDOOR LIGHTING SHALL MEET KING GEORGE COUNTY REQUIREMENTS.
7. ALL ONSITE SIGNS SHALL MEET KING GEORGE COUNTY REQUIREMENTS.
8. THERE IS AN EXISTING CULVERT/STREAM CROSSING AT THE PROPOSED STREAM CROSSING.
9. PROPOSED SUBSTATION 4 WILL USE THE EXISTING ACCESS ROAD WITHIN THE RESOURCE PROTECTION AREA.
10. PROPOSED TRASH ENCLOSURES TO BE BEHIND BUILDINGS AWAY FROM THE PUBLIC RIGHT-OF-WAY.



BUILDING DEVELOPMENT LAYOUT (TYP.)
SCALE: 1"=200'

GRAPHIC SCALE
0 200 400 800
(IN FEET)
1 INCH = 400 FEET

VA. STATE COORD NAD 83 NORTH
N

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05/01/2025
PROFESSIONAL ENGINEER

PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT.= N/A
SCALE: 1"=400'

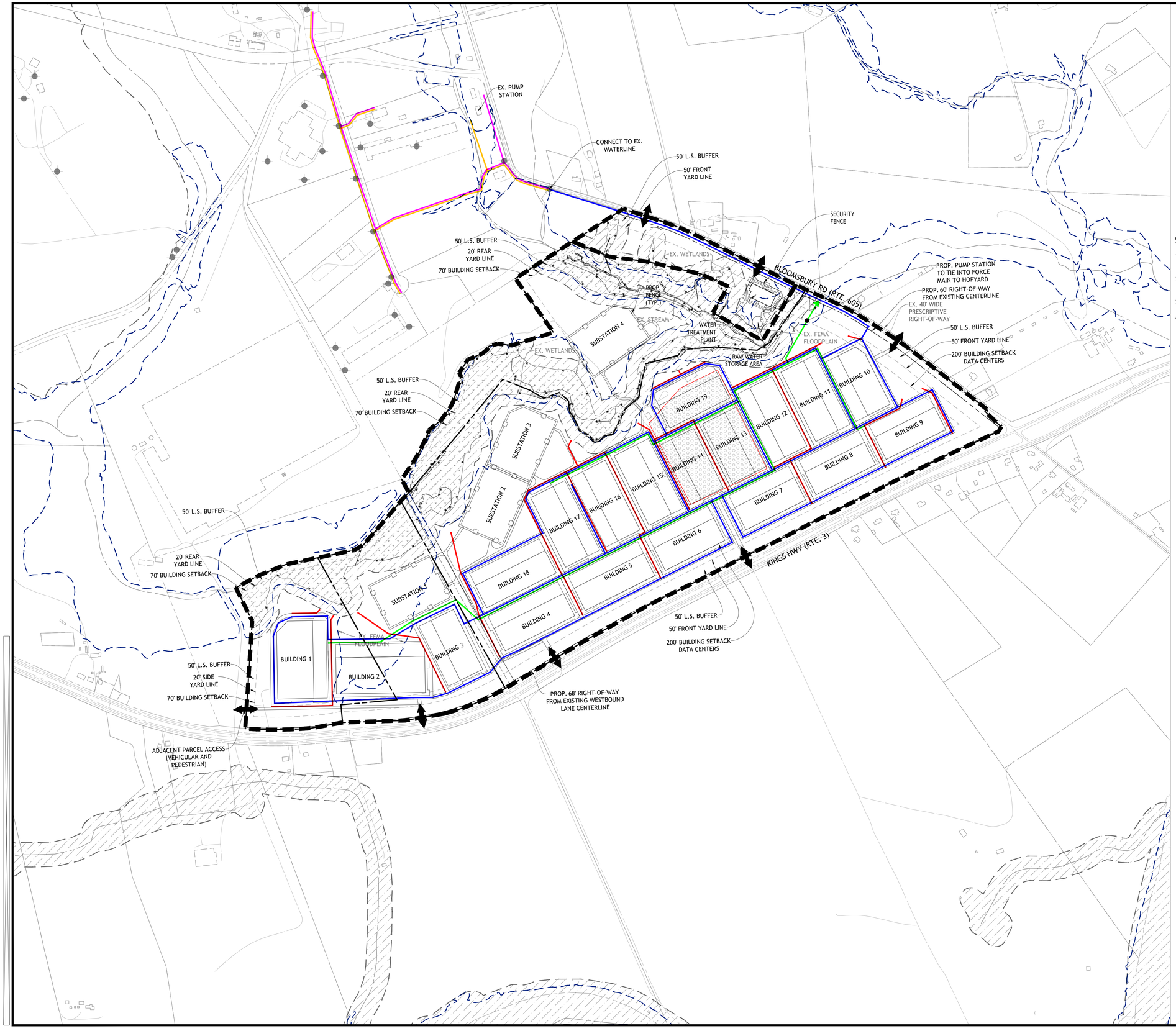
PLAN DATE
09/20/2022
08/02/2023
11/10/2023
04/12/2024
06/07/2024
08/26/2024
12/12/2024
01/17/2025
02/21/2025
05/01/2025

ILLUSTRATIVE PLAN
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET
04
OF
09



LEGEND

- POTENTIAL STORM WATER MANAGEMENT FACILITY
- EX. WATERLINE (PER KGC GIS)
- EX. SANITARY SEWER (PER KGC GIS)
- PROP. WATERLINE
- PROP. SANITARY SEWER
- PROP. STORM SEWER
- APPROX LOCATION PROPOSED TEMPORARY DRAINFIELD

GENERAL NOTES

1. PROPOSED LAYOUT, NUMBER AND SIZE OF BUILDINGS AND/OR SUBSTATIONS, AND ROAD ALIGNMENTS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. ALL CONSTRUCTION SHALL CONFORM TO CURRENT KING GEORGE COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
3. PROPOSED UTILITY LAYOUT SUBJECT TO CHANGE WITH FINAL ENGINEERING.
4. PROPOSED TEMPORARY DRAINFIELD LOCATION SUBJECT TO CHANGE WITH FINAL ENGINEERING.

GRAPHIC SCALE

0 200 400 800

(IN FEET)
1 INCH = 400 FEET

VA. STATE GRID NAD 83 NORTH

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CONTOUR INT.= N/A
SCALE: 1"=400'

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09/20/2022
08/02/2023
11/10/2023
04/12/2024
06/07/2024
09/04/2024
12/10/2024
01/17/2025
02/21/2025
05/01/2025

OVERALL UTILITY PLAN

ZONING PLAN

KING GEORGE TECHNOLOGY CENTER

RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

REVISIONS

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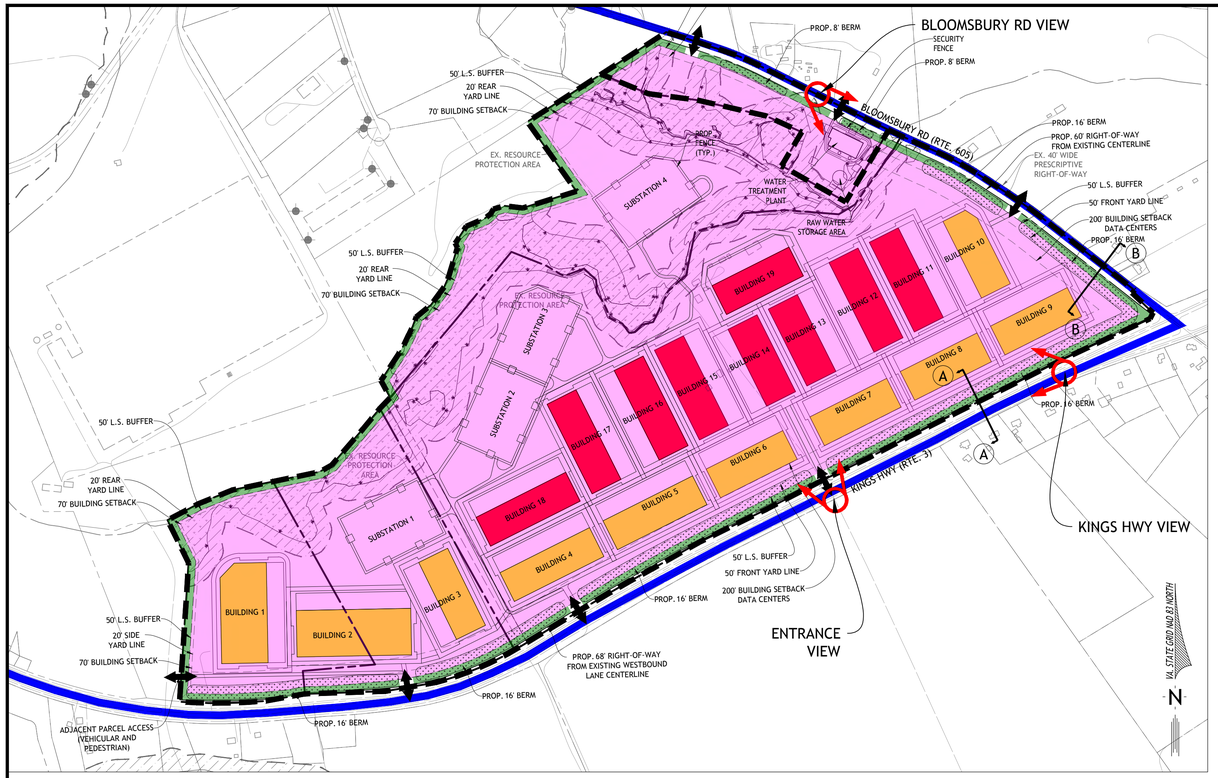


OVERALL ILLUSTRATIVE PLAN

SCALE: 1"=500'

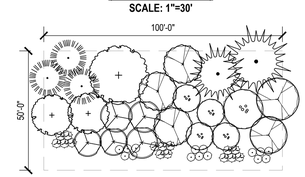
GRAPHIC SCALE

0 250 500 1000

(IN FEET)
1 INCH = 500 FEET

LANDSCAPE BUFFER ENHANCED TYPE C (LARGER CALIPER)

SCALE: 1"=30'



ENHANCEMENT:

LARGE DECIDUOUS TREES
- (60%) 2" CALIPER: (5) PER 100 LF
- (30%) 3" CALIPER: (2) PER 100 LF
- (10%) 5" CALIPER: (1) PER 100 LF

ORNAMENTAL TREES
- (60%) 2" CALIPER: (6) PER 100 LF
- (30%) 3" CALIPER: (3) PER 100 LF
- (10%) 5" CALIPER: (1) PER 100 LF

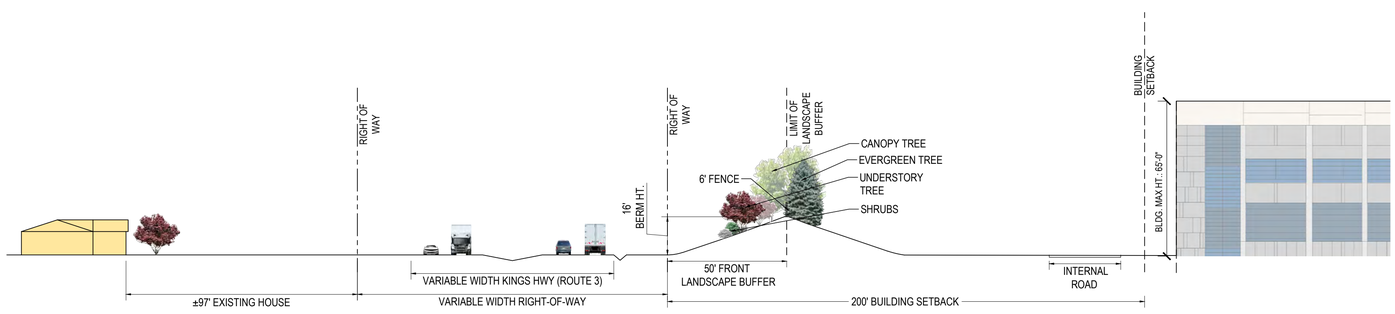
LARGE EVERGREEN TREES
- (60%) 8' HT.: (3) PER 100 LF
- (20%) 8' HT.: (1) PER 100 LF
- (20%) 10' HT.: (1) PER 100 LF

SHRUBS
- 24" HT.: (30) PER 100 LF

KINGS HWY VIEW

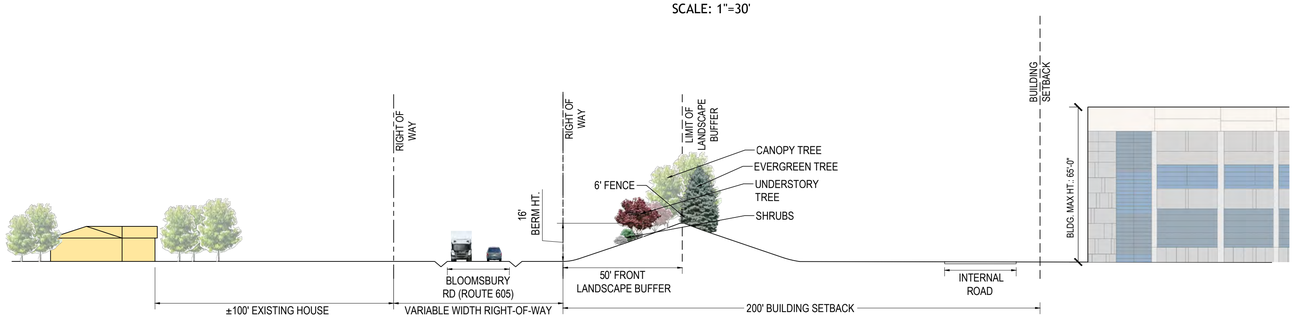
BLOOMSBURY RD VIEW

ENTRANCE VIEW



CROSS SECTION A-A

SCALE: 1"=30'



CROSS SECTION B-B

SCALE: 1"=30'

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05/01/2025
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PLAN# GEV2201
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CONTOUR INT.= N/A
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02/21/2025
05/01/2025

CROSS SECTIONS
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

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06
OF
09

POTENTIAL EXTERIOR ELEVATIONS

POTENTIAL EXTERIOR ELEVATIONS

POTENTIAL SCREENING ELEVATIONS

POTENTIAL SECURITY FENCE

POTENTIAL BERM FENCE

GENERAL NOTES

1. POTENTIAL CONCEPT AND SCREEN ELEVATIONS ARE REPRESENTATIVE OF THE GENERAL BUILDING ELEVATIONS AND SUBJECT TO CHANGE DURING FINAL DESIGN
2. SEE PROFFERS FOR ARCHITECTURAL DESIGN CRITERIA.

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CONTOUR INT.= N/A
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11/10/2023
04/10/2024
06/07/2024
10/04/2024
12/10/2024
01/17/2025
02/21/2025
05/01/2025

POTENTIAL EXTERIOR ELEVATIONS

ZONING PLAN

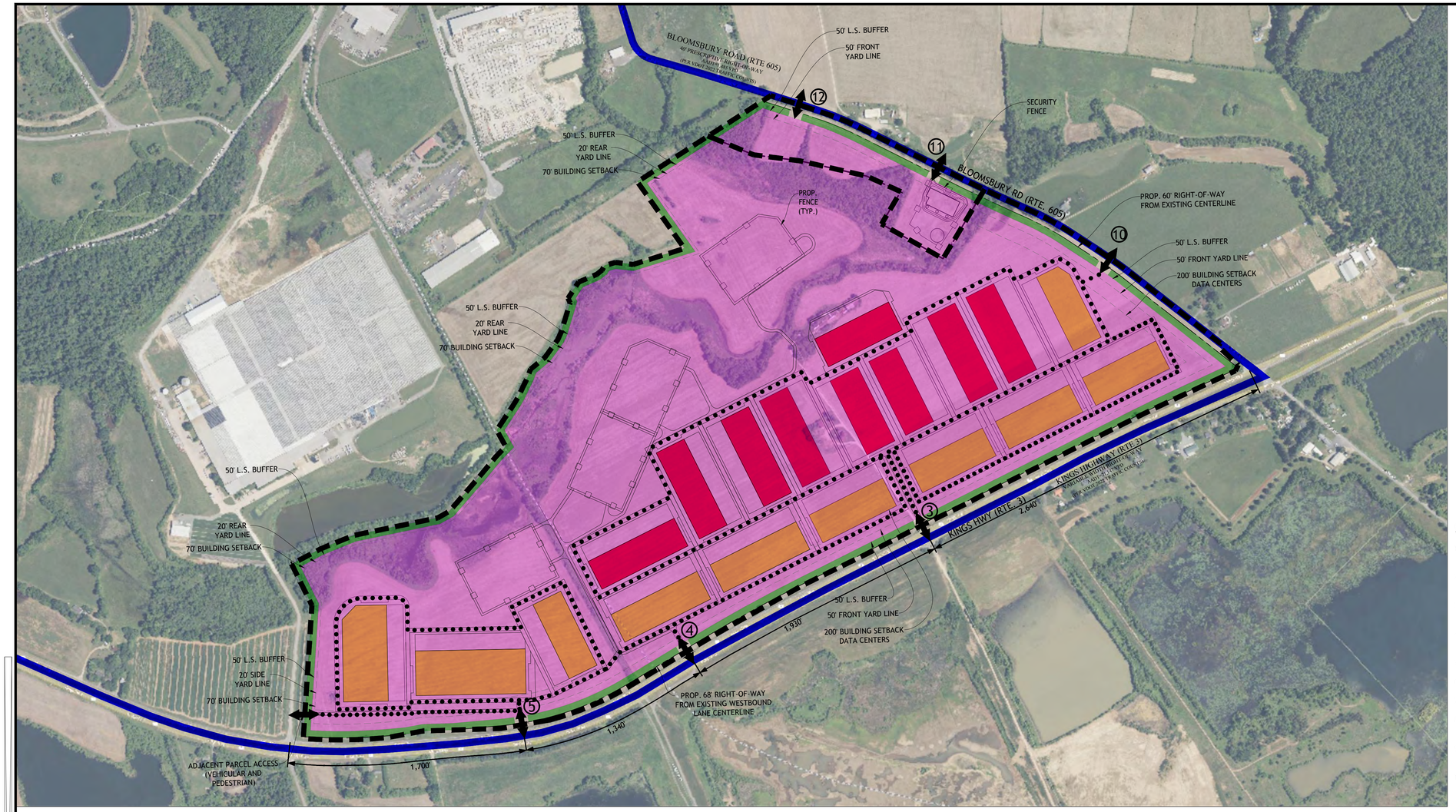
KING GEORGE TECHNOLOGY CENTER

RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET
07
OF
09



LEGEND

- INDUSTRIAL AREA
- OPEN SPACE
- POTENTIAL STORM WATER MANAGEMENT FACILITY
- 2-STORY DATA CENTER BUILDING
- 3-STORY DATA CENTER BUILDING
- WEST SETTLEMENT AREA LINE
- INTERNAL VEHICULAR CIRCULATION
- (5) ACCESS POINT - RIGHT-IN/RIGHT-OUT
- (4) ACCESS POINT - RESTRICTED ACCESS
- (3) ACCESS POINT - RESTRICTED ACCESS
- (10) ACCESS POINT - FULL ACCESS
- (11) ACCESS POINT - FULL ACCESS
- (12) ACCESS POINT - FULL ACCESS

GRAPHIC SCALE

0 200 400 800

(IN FEET)
1 INCH =400 FEET

VA. STATE GRID NAD 83 NORTH

N

GENERAL NOTES

1. PROPOSED LAYOUT, NUMBER AND SIZE OF BUILDINGS AND/OR SUBSTATIONS, AND ROAD ALIGNMENTS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. ALL CONSTRUCTION SHALL CONFORM TO CURRENT KING GEORGE COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
3. ALL ENTRANCES WILL BE SHOWN ON THE SITE PLANS AND DESIGNED TO VDOT AND KING GEORGE COUNTY REQUIREMENTS.
4. ALL INTERNAL ROADS ARE PROPOSED AS PRIVATE ROADS AND WILL BE PRIVATELY MAINTAINED.
5. COMMON AREAS / OPEN SPACE WILL BE MAINTAINED BY THE PROPERTY OWNER.
6. ALL ONSITE OUTDOOR LIGHTING SHALL MEET KING GEORGE COUNTY REQUIREMENTS.
7. ALL ONSITE SIGNS SHALL MEET KING GEORGE COUNTY REQUIREMENTS.
8. THERE IS AN EXISTING CULVERT/STREAM CROSSING AT THE PROPOSED STREAM CROSSING.
9. PROPOSED SUBSTATION 4 WILL USE THE EXISTING ACCESS ROAD WITHIN THE RESOURCE PROTECTION AREA.
10. PROPOSED TRASH ENCLOSURES TO BE BEHIND BUILDINGS AWAY FROM THE PUBLIC RIGHT-OF-WAY.

Functional Classification	Design Speed (See Note 2)	Minimum Spacing (Distance) in Feet			
		Type 1 (Signalized)	Type 2 (Unsignalized/ Full Crossover)	Type 3 (Full Access /Directional Crossover)	Type 4 (Partial Access)
Principal Arterial	≤ 30 mph	1,050	880	440	250
	35 to 45 mph	1,320	1,050	565	305
	≥ 50 mph	2,640	1,320	750	495
Minor Arterial	≤ 30 mph	880	660	355	200
	35 to 45 mph	1,050	660	470	250
	≥ 50 mph	1,320	1,050	555	425
Collector	≤ 30 mph	660	440	225	200
	35 to 45 mph	660	440	335	250
	≥ 50 mph	1,050	660	445	360
Local Street	See Note 1				

TABLE 2-2 MINIMUM SPACING STANDARDS FOR COMMERCIAL ACCESSES, INTERSECTIONS AND MEDIAN CROSSOVERS[1]

NARRATIVE

PER SECTION 5-4-5(B) OF THE KING GEORGE COUNTY ZONING ORDINANCE, AN ACCESS PLAN IS NEEDED WHEN MORE THAN ONE ACCESS POINT HAS BEEN PROPOSED ON A HIGHWAY CORRIDOR OVERLAY DISTRICT (HCOD).

THIS PLAN PROPOSES THREE SITE ACCESS POINTS ALONG KINGS HIGHWAY ROUTE 3, WHICH INCLUDES 2 RESTRICTED ACCESS ROADS AND 1 RIGHT IN/RIGHT OUT ACCESS. THE RESTRICTED ACCESS POINTS HAVE BEEN PLACED AT EXISTING CROSSOVERS THAT MEET MINIMUM SPACING REQUIREMENTS FOR TYPE 3 SPACING AND THE RIGHT IN/RIGHT OUT ACCESS FOLLOWING THE TYPE 4 SPACING A LONG A PRINCIPAL ARTERIAL ROADWAY WITH POSTED SPEED OF 60 MPH PER VDOT ROAD DESIGN MANUAL. REFER TO TABLE 2.2 IN THIS SHEET.

THE RIGHT IN/ RIGHT OUT ACCESS COMPLIES WITH SECTION 5-4-5(B) OF THE SAME MANUAL, CONSIDERING THE RIGHT IN/ RIGHT OUT CURB CUTS BETWEEN AN EXISTING CROSSOVER ALONG ROUTE 3 (HCOD ROADWAY) AND THE PROPOSED SITE CAUSES MINIMUM VEHICULAR CIRCULATION NOT AFFECTING LEVEL OF SERVICE.

KINGS HIGHWAY (ROUTE 3) IS AN EXISTING FOUR LANE DIVIDED PRIMARY ARTERIAL ROAD WITH 21,147 AADT BASED ON THE 2022 VDOT TRAFFIC DATA. PER THE COMPREHENSIVE PLAN, WE ARE PROPOSING A 68' WIDE RIGHT-OF-WAY FROM THE EXISTING WESTBOUND LANE CENTERLINE OF THE ROAD. THEREFORE, A MINIMUM OF 100' FROM THE CENTER OF THE WESTBOUND/EASTBOUND LANES IS BEING PROVIDED.

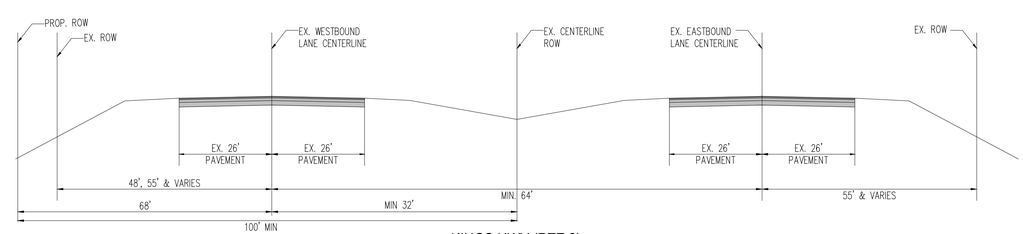
WE ANTICIPATE THE FOLLOWING VEHICLE TRIPS FROM THE PROPOSED ENTRANCES ON KINGS HIGHWAY:

- ENTRANCE 5: 686 VPD
- ENTRANCE 4: 1,528 VPD
- ENTRANCE 3: 1,987 VPD

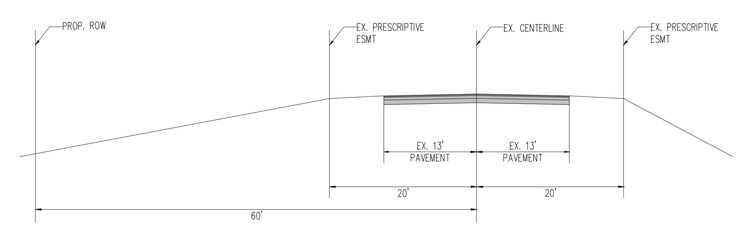
BLOOMSBURY ROAD (ROUTE 605) IS AN EXISTING TWO LANE UNDIVIDED MINOR COLLECTOR ROAD WITH 1,485 AADT BASED ON THE 2022 VDOT TRAFFIC DATA. PER THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY J2 DATED MARCH 24, 2024 THERE IS AN EXISTING 40' PRESCRIPTIVE RIGHT-OF-WAY. PER THE COMPREHENSIVE PLAN, WE ARE PROPOSING A 60' WIDE RIGHT-OF-WAY FROM THE EXISTING CENTERLINE OF THE ROAD.

WE ANTICIPATE THE FOLLOWING VEHICLE TRIPS FROM THE PROPOSED ENTRANCES ON BLOOMSBURY ROAD:

- ENTRANCE 10: 1,199 VPD
- ENTRANCE 11: 354 VPD
- ENTRANCE 12: FUTURE ENTRANCE



KINGS HWY (RTE 3)
NOT TO SCALE



BLOOMSBURY RD (RTE 605)
NOT TO SCALE

J2 Engineers, Inc.
13241 Woodland Park Road
Suite 250
Herndon, Va. 20171

703.361.1550 (office)
703.956.6845 (fax)
www.j2engineers.com

COMMONWEALTH OF VIRGINIA
ANDREW J. GORECKI
Lic. No. 041404
05/01/2025
PROFESSIONAL ENGINEER

PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT.= N/A
SCALE: 1"=400'

PLAN DATE
09/20/2022
08/02/2023
11/13/2023
04/12/2024
06/07/2024
08/26/2024
12/12/2024
01/17/2025
02/21/2025
05/01/2025

CONCEPTUAL LAYOUT AND ACCESS PLAN

ZONING PLAN

KING GEORGE TECHNOLOGY CENTER

RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

REVISIONS

No.	DATE	DESCRIPTION

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OF
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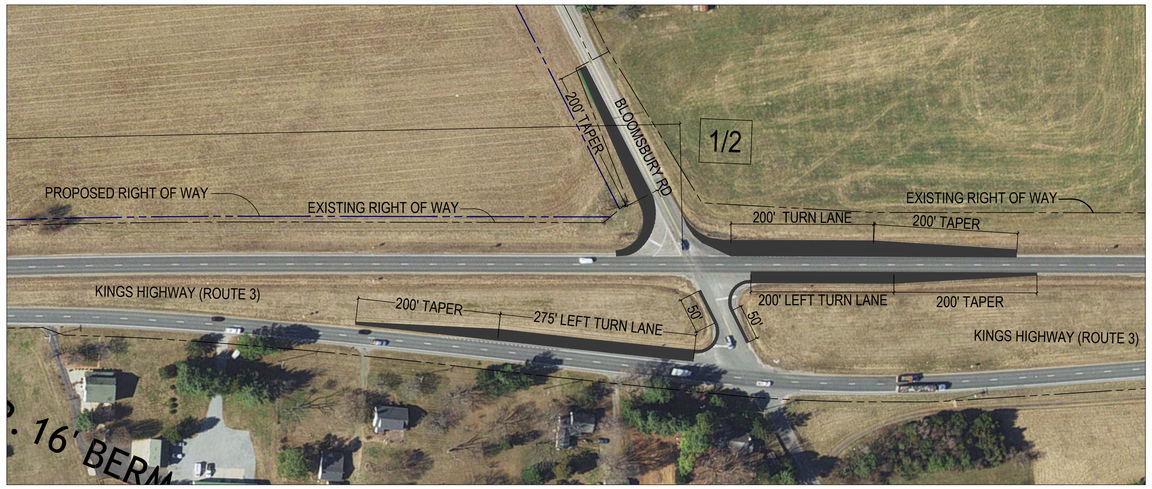
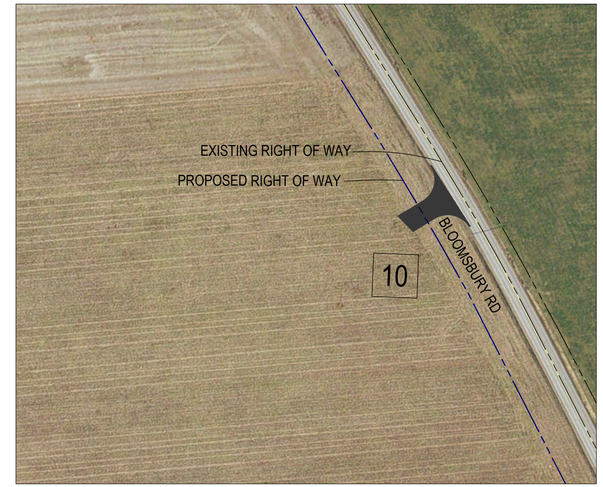




LEGEND

1/2	ACCESS POINT - FULL ACCESS
3	ACCESS POINT - RESTRICTED ACCESS
4	ACCESS POINT - RESTRICTED ACCESS
5	ACCESS POINT - RIGHT-IN/RIGHT-OUT
10	ACCESS POINT - FULL ACCESS

GRAPHIC SCALE

0 200 400 800

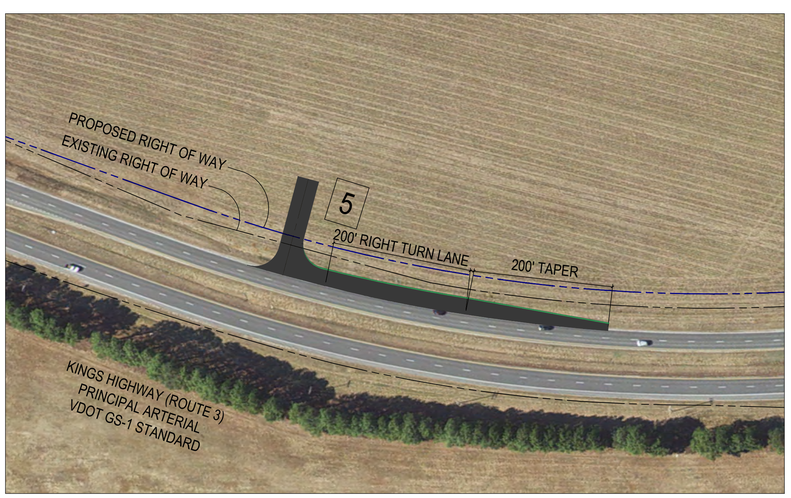
(IN FEET)
1 INCH = 400 FEET

VA STATE GRID NAD 83 NORTH

N

GENERAL NOTES

1. FRONTAGE IMPROVEMENTS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. ALL CONSTRUCTION SHALL CONFORM TO CURRENT KING GEORGE COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
3. ALL ENTRANCES WILL BE SHOWN ON THE SITE PLANS AND DESIGNED TO VDOT AND KING GEORGE COUNTY REQUIREMENTS.



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COMMONWEALTH OF VIRGINIA
ANDREW J. GORECKI
Lic. No. 041404
05/01/2025
PROFESSIONAL ENGINEER

PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT.= N/A
SCALE: 1"=100'

PLAN DATE
09/20/2022
08/02/2023
11/13/2023
04/12/2024
06/07/2024
10/04/2024
12/16/2024
01/17/2025
02/21/2025
05/01/2025

TRANSPORTATION IMPROVEMENT PLAN
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

REVISIONS

No.	DATE	DESCRIPTION

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OF
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PC-05-25

PLANNING COMMISSION

COUNTY OF KING GEORGE

VIRGINIA

At the regular meeting of the Planning Commission of the County of King George, in the Boardroom of the Administration Building in King George, Virginia, on the 13th day of May, 2025:

Present:	Vote:
Joseph Dacorta	
Ian Fox	
Jason Williams	
Gary Kendrick	
Bret Maffett	
Denise Flatley	
Kevin Myers	
Roger Kniceley	
Shawn Palivoda	

Motion was made by _____, seconded by _____, which carried _____, to adopt the following resolution:

A RESOLUTION TO RECOMMEND APPROVAL OF REZONING APPLICATION Z-2022-00021, GREEN ENERGY VENTURES, TO REZONE APPROXIMATELY 317 ACRES OF LAND WITH VOLUNTARY PROFFERS FROM A-1 TO INDUSTRIAL AND TO SUBJECT APPROXIMATELY 39 ACRES ZONED INDUSTRIAL TO THE SAME VOLUNTARY PROFFERS

WHEREAS, Green Energy Ventures, LLC (Applicants) have submitted a "Rezoning Application" dated September 26, 2022, which has been revised multiple times; and

WHEREAS, said application requests the rezoning with voluntary proffers of approximately 317 acres identified on the King George County digital map as Tax Map & Parcels 21-49, 22-46A, and 21-73; and

WHEREAS, said application also requests Tax Map & Parcel 21-49A (zoned Industrial) be subjected to the same voluntary proffers; and

WHEREAS, Green Energy Ventures, LLC (Applicants) have submitted a Voluntary Proffer Statement dated May 5, 2025; and

WHEREAS, subsequent to receiving a complete application and within the timeframes established by Code, the Planning Commission scheduled and conducted a formal and duly advertised public hearing, carefully considering the public comment received; and

WHEREAS, the King George County Planning Commission has made the following findings regarding this application:

- The proposed use is not prejudicial to the character of the neighborhood.
- The proposed use will not adversely affect the general plans for the physical development of the County as embodied in the Comprehensive Plan.
- The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood, nor will it impair the value of buildings or property in surrounding areas.

WHEREAS, the King George County Planning Commission finds that approval of Application Z-2022-00021 would address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County.

NOW THEREFORE, BE IT RESOLVED that on this, the 13th day of May, 2025, by the King George County Planning Commission, that Rezoning Application Z-2022-00021, submitted by Green Energy Ventures (Applicants) be forwarded to the King George County Board of Supervisors with a recommendation to amend the King George County Zoning Map to reclassify Tax Map & Parcels 21-49, 22-46A, and 21-73 as I, Industrial.

BE IT FURTHER RESOLVED that the Planning Commission recommends that Tax Map & Parcels 21-49, 22-46A, 21-73, and 21-49A be subject to the proffers voluntarily offered by the applicant and attached hereto.

Attested:

_____

Mr. Jason Williams, Chairman
King George County Planning Commission

Attachment:
Voluntary Proffer Statement dated 5-5-2025

VOLUNTARY PROFFER STATEMENT

Applicant:	Green Energy Ventures, LLC 3901 Centerview Dr. Suite L Chantilly, VA 20151
Owners:	Plentiful Farm Family Limited Partnership, LLP Mount View Family Limited Partnership, LLP Frank B. Taylor Limited Partnership P.O. Box 152 King George, VA 22485
Representative:	H. Clark Leming, Leming and Healy, P.C. 233 Garrisonville Road, Suite 104, Stafford, Virginia 22554 P.O. Box 445 Garrisonville, Virginia 22463
Project Name:	King George Technology Center (the "Project")
Property:	King George Tax Map Parcel Numbers 21-49, 21-73, 22-46(A), and 21-49(A) (collectively, the "Property")
Date:	May 5, 2025
Request:	Rezoning Tax Map Parcel Numbers 21-49, 21-73, 22-46A, from the A-1 (Agricultural) Zoning District, to the I (General Industrial) Zoning District, subject to the conditions proffered herein. Tax Map Parcel 21-49(A), while already zoned to the I (General Industrial) Zoning District, shall also be subject to the conditions proffered herein.

I. General Information.

The Applicant[1] hereby proffers that the use and development of the Property shall be in conformance with the following proffered conditions ("Proffers"), provided that the King George County Board of Supervisors (the "Board") reclassifies the Property as applied for the Applicant, without amendment except that expressly authorized in writing by the Applicant. In the event the referenced reclassification is not approved by the Board as applied for by the Applicant, the below described Proffers shall be automatically withdrawn and are null and void and of no force and effect. The Applicant acknowledges that these conditions are voluntary and reasonable in accordance with Sections 15.2-2302, 15.2-2298 and 15.2-2303, et al. of the Code of Virginia (1950), as amended. Each proffer made herein is made voluntarily and complies with applicable

[1] For ease of reference, these proffers use the term "Applicant" to collectively refer to the Applicant and Owners defined above and all future owners, assignees, and/or successors in interest of the Property.

law. No agent of King George County (the "County") has suggested or demanded a proffer that is unreasonable under applicable law. The Proffers shall be deemed accepted by the Board upon reclassification, as applied for by the Applicant, after the expiration of the 30-day appeal period following the Board's approval. These Proffers are the only conditions offered for this reclassification and any and all prior proffered conditions on the Property are hereby void and of no further force and effect.

II. Permitted uses.

The permitted primary use of the Property is as a data center and accessory uses. Notwithstanding the foregoing, the approximately eighteen (18) acre dedicated site identified on the Zoning Plan may be used by the County or the King George County Service Authority ("KGCSA"), as applicable, for public uses as more particularly described in Proffer VIII below.

III. Development of the Property.

(a) Zoning Plan: The Development of the Property shall generally conform to the Zoning Plan submitted by the Applicant, entitled "Zoning Plan King George Technology Center", prepared by J2 Engineers, Inc., dated September 20, 2022, with a revision date of May 1, 2025, incorporated by reference herein (the "Zoning Plan"). All proposed parcel lines, parcel sizes, building envelopes and footprints, access points, building sizes, building locations, travel way locations, utility and substation locations and quantities, storm water management facilities, and dimensions of undeveloped areas shown on the Zoning Plan may be relocated and/or amended by the Applicant to fulfill requirements of final engineering, operation and design requirements and/or compliance with applicable state agency regulations including, but not limited to the County, the Virginia Department of Transportation ("VDOT"), the Department of Environmental Quality ("DEQ"), the Virginia Department of Health ("VDH"), etc., and in compliance with the requirements of the County's development regulations and design standards manual and any matters of record. Notwithstanding the foregoing, any material adjustments to the Zoning Plan not consistent with the foregoing shall be subject to the approval by the County's Zoning Administrator, and in no event shall approved adjustments to the Zoning Plan relieve the Applicant from providing or complying with any of the Proffers set forth herein.

(b) Phasing and Intensity: The Applicant shall construct no more than 7,200,000 square feet of data center buildings on the Property, which square footage does not include the construction of public facilities (including substations) and other utility infrastructure to serve the data center use. The Applicant will develop the Project in two Phases as follows:

(i) Phase 1: The Applicant shall construct no more than 2.5 million square feet of data center buildings on the Property as part of Phase 1. The Applicant may submit site plans to build out Phase 1 in subphases, provided that each site plan/subphase proposes the construction of no less than 250,000 square feet of data center buildings.

(ii) Phase 2: The Applicant will construct the remaining data center buildings not constructed in Phase 1 as part of Phase 2, subject to the 7.2 million square foot maximum limitation above. The Applicant may submit site plans to build out Phase 2 in subphases, provided that each site plan/subphase proposes the construction of no less than 250,000 square feet of data center buildings.

IV. Transportation.

(1) Principal access points shall be provided in the approximate locations depicted on the Zoning Plan, with the final locations and design subject to approval by VDOT and the County during the site plan review and approval process. Notwithstanding the foregoing, Phase 1 of the Project shall be accessed by the full-service driveway identified as Access Point 3 on the Zoning Plan until the Phase 2 transportation improvements proffered herein have been completed in accordance with County and VDOT standards. Emergency access shall also be provided at said principal access points, subject to VDOT and County approval during the site plan review and approval process.

(2) The Applicant will dedicate right-of-way across the Bloomsbury Road frontage of the Property, measuring a distance of sixty-feet (60') from the existing centerline of Bloomsbury Road, free and clear of any liens or encumbrances, as generally depicted on the Zoning Plan. The Applicant will dedicate right-of-way across the Route 3 frontage of the Property, measuring a distance of one-hundred-feet (100') from the existing centerline of Route 3, free and clear of any liens or encumbrances, as generally depicted on the Zoning Plan Said dedications will be made prior to the issuance of the final Certificate of Occupancy for the first data center building constructed on the Property.

(3) The Applicant will do as follows prior to receiving a Certificate of Occupancy for the first data center building constructed on the Property:

(a) The Applicant will construct at its expense a westbound right turn lane at the intersection of Route 3 and the full-service driveway identified as Access Point 3 on the Zoning Plan in accordance with County and VDOT standards.

(b) The Applicant will construct at its expense a westbound right turn lane at the intersection of Route 3 and Bloomsbury Road in accordance with County and VDOT standards.

(c) The Applicant will submit to the County and VDOT a traffic signal warrant analysis (signal justification report ("SJR")) prepared in accordance with County and VDOT standards to determine if any signal warrant and traffic signalization improvements are necessary to serve the intersection of Route 3 and the full-service driveway identified as Access Point 3 on the Zoning Plan (the "Access Point 3 Warrant Analysis"). In addition, the Applicant will submit to the County and VDOT an "R-Cut" design for entrance 3, as illustrated on Sheet 9 of the Zoning Plan. In the event

the "R-Cut" is approved and constructed as part of Phase I the Applicant shall not be required to conduct an additional SJR.

(d) The Applicant will submit to the County and VDOT an SJR prepared in accordance with County and VDOT standards to determine if any signal warrant and traffic signalization improvements are necessary to serve the intersection of Route 3 and Bloomsbury Road (the "Route 3 Bloomsbury Warrant Analysis")

(4) The Applicant will do as follows prior to receiving a Certificate of Occupancy for the first data center building constructed within Phase 2 of the Project:

(a) The Applicant will construct at its expense a westbound right turn lane at the intersection of Route 3 and the full-service driveway identified on the Zoning Plan as Access Point 5 in accordance with County and VDOT standards.

(b) The Applicant will construct at its expense a westbound right turn lane at the intersection of Route 3 and the full-service driveway identified on the Zoning Plan as Access Point 4 in accordance with County and VDOT standards.

(c) The Applicant will submit to the County and VDOT an SJR prepared in accordance with County and VDOT standards to determine if any signal warrant and traffic signalization improvements are necessary to serve the intersection of Route 3 and the full-service driveway identified as Access Point 4 on the Zoning Plan (the "Access Point 4 Warrant Analysis"). In addition, the Applicant will submit to the County and VDOT an "R-Cut" design for entrance 4, as illustrated on Sheet 9 of the Zoning Plan. In the event the "R-Cut" is approved and constructed as part of Phase I the Applicant shall not be required to conduct an additional SJR. . Whichever improvement is approved by VDOT and the County shall be constructed at Applicant's sole cost and expense.

(d) The Applicant will construct at its expense any signal warrant and traffic signalization improvements determined to be warranted by the Route 3 Bloomsbury Warrant Analysis in accordance with County and VDOT standards.

(5) Prior to receiving a Certificate of Occupancy for the 7.2 millionth square foot of data center buildings constructed on the Property, the Applicant will submit to the County and VDOT an updated Route 3 Bloomsbury Warrant Analysis and will construct at its expense any signal warrant and traffic signalization improvements determined to be warranted by the updated Route 3 Bloomsbury Warrant Analysis in accordance with County and VDOT standards.

V. Site Design.

(1) Buildings: The number, size, number of stories, and location of the buildings constructed on the Property shall be in general conformance with the Zoning Plan, subject to the adjustments authorized by Proffer III(a) herein.

(2) Building height: The maximum height of any building developed on the Property shall not exceed sixty-five (65) feet for the two-story buildings identified in the Zoning Plan and shall not exceed ninety (90) feet for the three-story buildings identified in the Zoning Plan, exclusive of parapets and other screening or sound attenuation equipment located on rooftops. No building constructed on the Property shall exceed three-stories or 90 feet in height, exclusive of parapets and other screening or sound attenuation equipment located on rooftops.

(3) Construction Mitigation: A Construction Mitigation Plan shall be developed by the Applicant and submitted to the Zoning Administrator for review concurrent with each site plan submission for the Project. The plan shall address, at minimum, construction traffic control measures, including any mitigation measures to be implemented during weekday peak AM and PM hours and school bus travel times along shared construction truck routes to and from the Property.

(4) Setbacks. All buildings shall be set back at a distance of at least 200 feet from all public rights-of-way and a distance of at least 70 feet from adjacent property lines. Access, erosion and stormwater structures, and utility infrastructure may be located in the setback areas to the extent permitted by the County's Zoning Ordinance.

(5) Buffer requirements. Buffers and landscaping shall be provided as generally depicted on the Zoning Plan. A minimum 50-foot-wide buffer shall be provided along the perimeter of the Property as generally depicted on the Zoning Plan. A final Landscaping Plan shall be approved at the time of final plan approval (for each site plan). The Landscaping Plan shall include the following minimum standards:

(a) Existing trees and vegetation within the landscape buffer shall be preserved to the greatest extent possible. Where existing vegetation is not adequate to achieve the visual screen, additional plants shall be installed as necessary to screen industrial uses on the Property. All landscaping installed on the Property shall include only species native to Virginia or other species as approved by the Zoning Administrator or his designee.

(b) The landscape buffer shall include berms in general conformance with those depicted on Sheet 6 of the Zoning Plan which shall be constructed to a minimum height of sixteen feet (16'), with tapers at the access points, as shown on the Zoning Plan.

(c) Final Landscaping Plans shall include a tree preservation plan which identifies the scope and use of existing vegetation and identify the height and caliper of trees at the time of installation and as expected at full maturity.

(d) The Applicant shall submit a Landscape Maintenance Plan to the Zoning Administrator for approval concurrent with each site plan submission for the Project. The Landscape Plan shall include requirements to ensure that all existing vegetation and planted materials are tended to and maintained in a healthy growing condition, and that dead or dying materials shall be replaced during the next planting season. The Applicant shall provide a Landscape Security in a form approved by the County Attorney, in an amount sufficient to ensure performance of the Landscape Maintenance Plan until such time as the landscaping has reached maturity. If existing trees and vegetation are disturbed, new plantings shall be provided for the buffer.

(6) Fencing: The developed area shall be enclosed by security fencing not less than eight (8) feet in height. Fencing must be installed on the interior of the landscape buffer so that it is screened from the ground level view of adjacent property owners at buffer maturity. The fencing shall be maintained at all times while the Project is in operation.

(7) Water: The potable water needs for the Project may initially be served by temporary groundwater well(s) (the "temporary groundwater wells") permitted and constructed by the Applicant in accordance with VDH, DEQ, and all other applicable regulations. The groundwater supplied by the temporary groundwater wells will be used primarily to serve employees and other general facility uses, . but in no event will said groundwater be used for the water-cooling of data center equipment. This groundwater use is considered temporary until a community/public water system owned and operated by the KGCSA ("KGCSA water system") becomes available to serve the Project. If a KGCSA water system becomes available to serve the Property, the Applicant will abandon and discontinue the use of the temporary groundwater wells in accordance with applicable regulations and will connect to the KGCSA water system in accordance with County and KGCSA requirements and policies.

(8) Failure of Adjacent Property Well: After installation of the well(s) referenced above, in the event the failure of an established well on an adjacent property can be demonstrated to have been caused by installation or operation of the Applicant's well(s), the Applicant agrees to repair or replace the well at its sole cost and expense or connect the property to public water supplied by the KGCSA. This requirement will cease at such time that the Applicant connects to a water system operated by the KGCSA and use of the groundwater wells ceases.

(9) Sewer: The Project will be served by onsite sewage systems permitted, constructed, operated, and maintained by the Applicant in accordance with VDH and all other applicable regulations until such time as a public sewer system owned and operated by the KGCSA ("KGCSA sewer system") becomes available to serve the Property. If the KGCSA sewer system becomes available to serve the Property in the future, the Applicant will abandon and discontinue the use of the foregoing onsite sewage systems in accordance with applicable laws and will connect to the KGCSA sewer system in accordance with County and KGCSA requirements and policies.

VI. Environment.

(1) A Phase II archaeological evaluation prepared in accordance with state law requirements shall be provided by the Applicant at the time of the initial site plan for the Project for those sites identified as 44KG0058, 44KG0069, 44KG0249, 44KG0250, 44KG0252 in that certain "Archeological Assessment - King George Technology Center in King George County, Virginia," dated September 2024, prepared by the Ottery Group (collectively the "cultural sites"). The Applicant shall comply with any and all mitigation measures identified and required by the Phase II archaeological evaluation for the cultural sites. Unless otherwise required by state or federal law, any historical artifacts removed from the Property shall be retained by a County museum or other appropriate recipient as may be identified by the Zoning Administrator.

(2) Intentional discharge of fuel, oil solvents, anti-freeze and/or other pollutants, hazardous materials, or flammable substances shall be strictly prohibited. These materials shall be properly stored, maintained and disposed of in accordance with all applicable federal, state, and local laws.

(3) The Applicant shall submit a wetland delineation of the Property prepared in accordance with United States Army Corps of Engineers ("USACE") regulations and standards at the time of submission of the initial site plan for the Project. Any disturbance into delineated wetlands, floodplain areas, or resource protection areas on the Property shall comply with all applicable federal, state, and local laws.

VII. Public Safety.

(1) The Applicant shall submit an Emergency Action Plan to the County Department of Fire, Rescue & Emergency Services (the "Department") at the time of each site plan review for the uses identified on such site plan. The Emergency Action Plan shall address, at minimum, emergency access, emergency response planning, any departmental training requirements, and any specific Fire, Rescue and/or EMS impacts associated with any use(s) of the Property identified in the site plan. The Emergency Action Plan shall be developed in coordination with the Department and

shall be approved by the Department in connection with the corresponding site plan. The Emergency Action Site Plan shall include all fire protection facilities, in-building fire suppression sprinkler facilities, fire hydrants, and other fire suppression facilities determined by the Department to be necessary to adequately serve the uses identified in the corresponding site plan. The Applicant shall install at the Applicant's expense all such fire suppression equipment/facilities identified in the Emergency Action Plan prior to receiving a Certificate of Occupancy for the first building on the corresponding approved site plan.

(2) The Applicant agrees to pay the County Two Million Seven Hundred Thousand Dollars ($2,700,000) to mitigate potential public safety impacts generated by the development of the Property. The Applicant will pay the foregoing sum to the County at the time of the County's issuance of a building permit for the first data center building proposed to be constructed on the Property. In the event that the County does not use the foregoing cash payment for the purposes articulated in this proffer, the County may, in its sole discretion, utilize the cash payment for other public safety purposes deemed appropriate by the County.

(3) After the final inspection and upon the County's issuance of a temporary or final Certificate of Occupancy permit for data center facilities that exceed 250,000 square feet (excluding accessory uses), the Applicant agrees to make a monetary contribution to the County in the amount determined by the Department to be necessary to hire and train Department personnel to mitigate the public safety impacts generated by the Project, including the purchase of public safety equipment, provided that such amount does not exceed $100,000.00. The payment shall be made by the applicant within sixty (60) days of the County's written request for such payment. Notwithstanding the foregoing, no temporary or final Certificate of Occupancy permit for any three-story data center building will be granted until the foregoing cash proffer payment has been made by the Applicant, provided the county has requested the payment. In the event that the County does not use the foregoing cash payment for the purposes articulated in this proffer, the County may, in its sole discretion, utilize the cash payments for other public safety purposes deemed appropriate by the County.

(4) Upon the County's issuance of a Certificate of Occupancy for the first 250,000 square feet of data center facilities and accessory uses constructed on the Property, the Applicant shall make a monetary contribution to the County in the amount of $2 per 100 square feet of data center facilities and accessory structures constructed on the Property to mitigate the public safety and public utility impacts generated by the Project. The foregoing monetary contribution shall recur annually during operation of the Project and shall be calculated based on the total square footage of completed data center facilities and accessory structures constructed on the Property on the due date of such annual payment, with such annual due date determined by the County. In the event that the County does not use the foregoing cash payment for the purposes articulated in this proffer, the County may, in its sole discretion, utilize the cash payments for other public safety or public utility purposes deemed appropriate by the County.

VIII. Dedicated Site

Upon the County's issuance of an approval of the first site plan for the Project, the Applicant shall dedicate to the County or the KGCSA, as applicable, an approximately eighteen (18) acre site in the approximate location depicted on the Zoning Plan (the "Dedicated Site"). The Dedicated Site may be used to accommodate the construction of an approximately 50,000 square foot public safety facility, the development of a public park, the development of a water treatment facility or other public uses determined by the County or the KGCSA (as applicable) to be appropriate for the Dedicated Site. In the event that the KGCSA elects to accept the portion of the Dedicated Site identified on the Zoning Plan as designated for a future water treatment facility, the Applicant will convey that portion of the Dedicated Site to the KGCSA and will convey the remainder of the Dedicated Site to the County upon the County's issuance of an approval for the first site plan for the Project. The Applicant shall further convey all easements necessary for access to the Dedicate Site simultaneous with such dedication(s). The buffers described in this Proffer Statement shall not apply to the Dedicated Site. After said dedication(s), the County or the KGCSA (as applicable) will be responsible for any construction, operation, and maintenance of the Dedicated Site. In the event that the County or the KGCSA (as applicable_ elects not to utilize the Dedicated Site for the purposes articulated in this proffer within ten (10) years of the date of Applicant's conveyance thereof, or by a later date mutually agreed upon by the parties, the County or the KGCSA (as applicable) will reconvey the Dedicated Site to the Applicant.

IX. Architecture and Building Facades.

(a) The general architectural features for the Project will be consistent with the aesthetic design, character, materials, and quality of the building elevations depicted on Sheet 7 of the Zoning Plan (the "Elevations"). The Elevations are illustrative only and do not depict the final building design details and elements for the Project.

(b) The architectural design features of each data center building constructed on the Property will further conform to the following criteria:

(1) The data center buildings will incorporate design techniques to break up the facade of each building, including but not limited to the use of awnings, eaves, or overhangs. The data center buildings will avoid designs that result in blank or unarticulated exterior walls.

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(5) The roof design for the data center buildings will incorporate heat island reduction elements such as light-colored, reflective materials.

X. Sound.

The maximum A-weighted sound pressure level emitted from data center operations (whether one data center building or multiple located on a subject parcel), as measured 1.5 meters above ground at the property line per ANSI S1.13-2020 (American National Standard - Measurement of Sound Pressure Levels in Air), will not exceed sound level limits as set forth in Appendix A, Article VIII, Division 10 of the King George County Code (”King George County Industrial Noise Standards”). Additionally, no operational loading/unloading activities may be allowed within 200 feet of an existing single-family residence.

The Applicant will provide a Sound Analysis (the “Sound Analysis”) prior to the issuance of a final certificate of occupancy permit for each data center building on the Property in accordance with the King George County Industrial Noise Standards. Measurement procedures for the Sound Analysis will be in accordance with Sections 8-10-4 and 8-10-5 of the King George County Industrial Noise Standards, as well as with relevant portions of the American National Standards Institute S12.18 standard, “Procedures for Outdoor Measurement of Sound Pressure Level” (“ANSI S12.18”). To differentiate project noise from frequently high levels of existing background noise present in the vicinity of the project, correction methods for background sound included in ANSI S12.18 will be utilized. If deemed necessary, alternative measurements of background sound will be developed in accordance with ANSI S12.9 Part 3 (“Quantities and Procedures for Description and Measurement of Environmental Sound – Part 3: Short-term Measurements with an Observer Present”). The Applicant will submit the Sound Analysis to the County’s Zoning Administrator for review.

Notwithstanding the foregoing, all sound produced by (i) necessary repair, restoration, maintenance, testing, replacement, or alteration of data center, public facilities/utilities, and related accessory uses, and (ii) use of electrical power generators during electrical power utility outages (i.e., consistent with Chapter 10, Article I, Section 10-8 of the King George County Code, “Noise Ordinance”) are exempt from these requirements.

I hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

Green Energy Ventures, LLC
Applicant

By: _____
Leonard Mitchel
(Title)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Leonard Mitchel, in his capacity as _____ of Green Energy Ventures, LLC has signed the foregoing document and has personally acknowledged the same before me in my aforesaid jurisdiction for the company.

GIVEN under my hand and seal this _____ day of _____, 2025.

_____
Notary Public

My Commission Expires: _____

Plentiful Farm Family Limited Partnership, LLP
Mount View Family Limited Partnership, LLP
Frank B. Taylor Limited Partnership
Owners

By: _____
Laura S. Taylor
General Partner

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Laura S. Taylor, in her capacity as General Partner of Plentiful Farm Family Limited Partnership, LLP and Mount View Family Limited Partnership, LLP has signed the foregoing document and has personally acknowledged the same before me in my aforesaid jurisdiction for the company.

GIVEN under my hand and seal this _____ day of _____, 2025.

_____
Notary Public

My Commission Expires: _____

VOLUNTARY PROFFER STATEMENT

Applicant:	Green Energy Ventures, LLC 3901 Centerview Dr. Suite L Chantilly, VA 20151
Owners:	Plentiful Farm Family Limited Partnership, LLP Mount View Family Limited Partnership, LLP Frank B. Taylor Limited Partnership P.O. Box 152 King George, VA 22485
Representative:	H. Clark Leming, Leming and Healy, P.C. 233 Garrisonville Road, Suite 104, Stafford, Virginia 22554 P.O. Box 445 Garrisonville, Virginia 22463
Project Name:	King George Technology Center (the "Project")
Property:	King George Tax Map Parcel Numbers 21-49, 21-73, 22-46(A), and 21-49(A) (collectively, the "Property")
Date:	~~February 21, 2025~~May 5, 2025
Request:	Rezoning Tax Map Parcel Numbers 21-49, 21-73, 22-46A, from the A-1 (Agricultural) Zoning District, to the I (General Industrial) Zoning District, subject to the conditions proffered herein. Tax Map Parcel 21-49(A), while already zoned to the I (General Industrial) Zoning District, shall also be subject to the conditions proffered herein.

I. General Information.

The Applicant[1] hereby proffers that the use and development of the Property shall be in conformance with the following proffered conditions ("Proffers"), provided that the King George County Board of Supervisors (the "Board") reclassifies the Property as applied for the Applicant, without amendment except that expressly authorized in writing by the Applicant. In the event the referenced reclassification is not approved by the Board as applied for by the Applicant, the below described Proffers shall be automatically withdrawn and are null and void and of no force and effect. The Applicant acknowledges that these conditions are voluntary and reasonable in accordance with Sections 15.2-2302, 15.2-2298 and 15.2-2303, et al. of the Code of Virginia (1950), as amended. Each proffer made herein is made voluntarily and complies with applicable

[1] For ease of reference, these proffers use the term "Applicant" to collectively refer to the Applicant and Owners defined above and all future owners, assignees, and/or successors in interest of the Property.

law. No agent of King George County (the "County") has suggested or demanded a proffer that is unreasonable under applicable law. The Proffers shall be deemed accepted by the Board upon reclassification, as applied for by the Applicant, after the expiration of the 30-day appeal period following the Board's approval. These Proffers are the only conditions offered for this reclassification and any and all prior proffered conditions on the Property are hereby void and of no further force and effect.

II. Permitted uses.

The permitted primary use of the Property is as a data center and accessory uses. Notwithstanding the foregoing, the approximately eighteen (18) acre dedicated site identified on the Zoning Plan may be used by the County or the King George County Service Authority ("KGCSA"), as applicable, for public uses as more particularly described in Proffer VIII below.

III. Development of the Property.

(a) Zoning Plan: The Development of the Property shall generally conform to the Zoning Plan submitted by the Applicant, entitled "Zoning Plan King George Technology Center", prepared by J2 Engineers, Inc., dated September 20, 2022, with a revision date of ~~January 17, 2025~~May 1, 2025, incorporated by reference herein (the "Zoning Plan"). All proposed parcel lines, parcel sizes, building envelopes and footprints, access points, building sizes, building locations, travel way locations, utility and substation locations and quantities, storm water management facilities, and dimensions of undeveloped areas shown on the Zoning Plan may be relocated and/or amended by the Applicant to fulfill requirements of final engineering, operation and design requirements and/or compliance with applicable state agency regulations including, but not limited to the County, the Virginia Department of Transportation ("VDOT"), the Department of Environmental Quality ("DEQ"), the Virginia Department of Health ("VDH"), etc., and in compliance with the requirements of the County's development regulations and design standards manual and any matters of record. Notwithstanding the foregoing, any material adjustments to the Zoning Plan not consistent with the foregoing shall be subject to the approval by the County's Zoning Administrator, and in no event shall approved adjustments to the Zoning Plan relieve the Applicant from providing or complying with any of the Proffers set forth herein.

(b) Phasing and Intensity: The Applicant shall construct no more than 7,200,000 square feet of data center buildings on the Property, which square footage does not include the construction of public facilities (including substations) and other utility infrastructure to serve the data center use. The Applicant will develop the Project in two Phases as follows:

(i) Phase 1: The Applicant shall construct no more than 2.5 million square feet of data center buildings on the Property as part of Phase 1. The Applicant may submit site plans to build out Phase 1 in subphases, provided that each site

plan/subphase proposes the construction of no less than 250,000 square feet of data center buildings.

(ii) Phase 2: The Applicant will construct the remaining data center buildings not constructed in Phase 1 as part of Phase 2, subject to the 7.2 million square foot maximum limitation above. The Applicant may submit site plans to build out Phase 2 in subphases, provided that each site plan/subphase proposes the construction of no less than 250,000 square feet of data center buildings.

IV. Transportation.

(1) Principal access points shall be provided in the approximate locations depicted on the Zoning Plan, with the final locations and design subject to approval by VDOT and the County during the site plan review and approval process. Notwithstanding the foregoing, Phase 1 of the Project shall be accessed by the full-service driveway identified as Access Point 3 on the Zoning Plan until the Phase 2 transportation improvements proffered herein have been completed in accordance with County and VDOT standards. Emergency access shall also be provided at said principal access points, subject to VDOT and County approval during the site plan review and approval process.

(2) The Applicant will dedicate right-of-way across the Bloomsbury Road frontage of the Property, measuring a distance of sixty-feet (60') from the existing centerline of Bloomsbury Road, free and clear of any liens or encumbrances, as generally depicted on the Zoning Plan. The Applicant will dedicate right-of-way across the Route 3 frontage of the Property, measuring a distance of one-hundred-feet (100') from the existing centerline of Route 3, free and clear of any liens or encumbrances, as generally depicted on the Zoning Plan Said dedications will be made prior to the issuance of the final Certificate of Occupancy for the first data center building constructed on the Property.

(3) The Applicant will do as follows prior to receiving a Certificate of Occupancy for the first data center building constructed on the Property:

(a) The Applicant will construct at its expense a westbound right turn lane at the intersection of Route 3 and the full-service driveway identified as Access Point 3 on the Zoning Plan in accordance with County and VDOT standards.

(b) The Applicant will construct at its expense a westbound right turn lane at the intersection of Route 3 and Bloomsbury Road in accordance with County and VDOT standards.

(c) The Applicant will submit to the County and VDOT a traffic signal warrant analysis (signal justification report ("SJR")) prepared in accordance with County and VDOT standards to determine if any signal warrant and traffic signalization improvements are necessary to serve the intersection of Route 3 and the full-service driveway identified as Access Point 3 on the Zoning Plan (the "Access Point 3 Warrant

Analysis"). In addition, the Applicant will submit to the County and VDOT an "R-Cut" design for entrance 3, as illustrated on Sheet 9 of the Zoning Plan. In the event the "R-Cut" is approved and constructed as part of Phase I the Applicant shall not be required to conduct an additional SJR.

(d) The Applicant will submit to the County and VDOT an SJR prepared in accordance with County and VDOT standards to determine if any signal warrant and traffic signalization improvements are necessary to serve the intersection of Route 3 and Bloomsbury Road (the "Route 3 Bloomsbury Warrant Analysis")

(4) The Applicant will do as follows prior to receiving a Certificate of Occupancy for the first data center building constructed within Phase 2 of the Project:

(a) The Applicant will construct at its expense a westbound right turn lane at the intersection of Route 3 and the full-service driveway identified on the Zoning Plan as Access Point 5 in accordance with County and VDOT standards.

(b) The Applicant will construct at its expense a westbound right turn lane at the intersection of Route 3 and the full-service driveway identified on the Zoning Plan as Access Point 4 in accordance with County and VDOT standards.

(c) The Applicant will submit to the County and VDOT an SJR prepared in accordance with County and VDOT standards to determine if any signal warrant and traffic signalization improvements are necessary to serve the intersection of Route 3 and the full-service driveway identified as Access Point 4 on the Zoning Plan (the "Access Point 4 Warrant Analysis"). In addition, the Applicant will submit to the County and VDOT an "R-Cut" design for entrance 4, as illustrated on Sheet 9 of the Zoning Plan. In the event the "R-Cut" is approved and constructed as part of Phase I the Applicant shall not be required to conduct an additional SJR. . Whichever improvement is approved by VDOT and the County shall be constructed at Applicant's sole cost and expense.

(d) The Applicant will construct at its expense any signal warrant and traffic signalization improvements determined to be warranted by the Route 3 Bloomsbury Warrant Analysis in accordance with County and VDOT standards.

(5) Prior to receiving a Certificate of Occupancy for the 7.2 millionth square foot of data center buildings constructed on the Property, the Applicant will submit to the County and VDOT an updated Route 3 Bloomsbury Warrant Analysis and will construct at its expense any signal warrant and traffic signalization improvements determined to be warranted by the updated Route 3 Bloomsbury Warrant Analysis in accordance with County and VDOT standards.

V. Site Design.

(1) Buildings: The number, size, number of stories, and location of the buildings constructed on the Property shall be in general conformance with the Zoning Plan, subject to the adjustments authorized by Proffer III(a) herein.

(2) Building height: The maximum height of any building developed on the Property shall not exceed sixty-five (65) feet for the two-story buildings identified in the Zoning Plan and shall not exceed ninety (90) feet for the three-story buildings identified in the Zoning Plan, exclusive of parapets and other screening or sound attenuation equipment located on rooftops. No building constructed on the Property shall exceed three-stories or 90 feet in height, exclusive of parapets and other screening or sound attenuation equipment located on rooftops.

(3) Construction Mitigation: A Construction Mitigation Plan shall be developed by the Applicant and submitted to the Zoning Administrator for review concurrent with each site plan submission for the Project. The plan shall address, at minimum, construction traffic control measures, including any mitigation measures to be implemented during weekday peak AM and PM hours and school bus travel times along shared construction truck routes to and from the Property.

(4) Setbacks. All buildings shall be set back at a distance of at least 200 feet from all public rights-of-way and a distance of at least 70 feet from adjacent property lines. Access, erosion and stormwater structures, and utility infrastructure may be located in the setback areas to the extent permitted by the County's Zoning Ordinance.

(5) Buffer requirements. Buffers and landscaping shall be provided as generally depicted on the Zoning Plan. A minimum 50-foot-wide buffer shall be provided along the perimeter of the Property as generally depicted on the Zoning Plan. A final Landscaping Plan shall be approved at the time of final plan approval (for each site plan). The Landscaping Plan shall include the following minimum standards:

(a) Existing trees and vegetation within the landscape buffer shall be preserved to the greatest extent possible. Where existing vegetation is not adequate to achieve the visual screen, additional plants shall be installed as necessary to screen industrial uses on the Property. ~~Any and~~ A~~a~~ll landscaping installed on the Property shall include only species native to Virginia or other species as approved by the Zoning Administrator or his designee.

(b) The landscape buffer shall include berms in general conformance with those depicted on Sheet 6 of the Zoning ~~Plan which~~Plan which shall be constructed

to a minimum height of sixteen feet (16'), with tapers at the access points, as shown on the Zoning Plan.

(c) Final Landscaping Plans shall include a tree preservation plan which identifies the scope and use of existing vegetation and identify the height and caliper of trees at the time of installation and as expected at full maturity.

(d) The Applicant shall submit a Landscape Maintenance Plan to the Zoning Administrator for approval concurrent with each site plan submission for the Project. The Landscape Plan shall include requirements to ensure that all existing vegetation and planted materials are tended to and maintained in a healthy growing condition, and that dead or dying materials shall be replaced during the next planting season. The Applicant shall provide a Landscape Security in a form approved by the County Attorney, in an amount sufficient to ensure performance of the Landscape Maintenance Plan until such time as the landscaping has reached maturity. If existing trees and vegetation are disturbed, new plantings shall be provided for the buffer.

(6) Fencing: The developed area shall be enclosed by security fencing not less than eight (8) feet in height. Fencing must be installed on the interior of the landscape buffer so that it is screened from the ground level view of adjacent property owners at buffer maturity. The fencing shall be maintained at all times while the Project is in operation.

(7) Water: The potable water needs for the Project may initially be served by temporary groundwater well(s) (the "temporary groundwater wells") permitted and constructed by the Applicant in accordance with VDH, DEQ, and all other applicable regulations. The groundwater supplied by the temporary groundwater wells will be used primarily to serve employees and other general facility uses, . but in no event will said groundwater be used for the water-cooling of data center equipment. This groundwater use is considered temporary until a community/public water system owned and operated by the KGCSA ("KGCSA water system") becomes available to serve the Project. If a KGCSA water system becomes available to serve the Property, the Applicant will abandon and discontinue the use of the temporary groundwater wells in accordance with applicable regulations and will connect to the KGCSA water system in accordance with County and KGCSA requirements and policies.

(8) Failure of Adjacent Property Well: After installation of the well(s) referenced above, in the event the failure of an established well on an adjacent property can be demonstrated to have been caused by installation or operation of the Applicant's well(s), the Applicant agrees to repair or replace the well at its sole cost and expense or connect the property to public water supplied by the

KGCSA. This requirement will cease at such time that the Applicant connects to a water system operated by the KGCSA and use of the groundwater wells ceases.

~~(7)~~(9) Sewer: The Project will be served by onsite sewage systems permitted, constructed, operated, and maintained by the Applicant in accordance with VDH and all other applicable regulations until such time as a public sewer system owned and operated by the KGCSA ("KGCSA sewer system") becomes available to serve the Property. If the KGCSA sewer system becomes available to serve the Property in the future, the Applicant will abandon and discontinue the use of the foregoing onsite sewage systems in accordance with applicable laws and will connect to the KGCSA sewer system in accordance with County and KGCSA requirements and policies.

VI. Environment.

(1) A Phase II archaeological evaluation prepared in accordance with state law requirements shall be provided by the Applicant at the time of the initial site plan for the Project for those sites identified as 44KG0058, 44KG0069, 44KG0249, 44KG0250, 44KG0252 in that certain "Archeological Assessment - King George Technology Center in King George County, Virginia," dated September 2024, prepared by the Ottery Group (collectively the "cultural sites"). The Applicant shall comply with any and all mitigation measures identified and required by the Phase II archaeological evaluation for the cultural sites. Unless otherwise required by state or federal law, any historical artifacts removed from the Property shall be retained by a County museum or other appropriate recipient as may be identified by the Zoning Administrator.

(2) Intentional discharge of fuel, oil solvents, anti-freeze and/or other pollutants, hazardous materials, or flammable substances shall be strictly prohibited. These materials shall be properly stored, maintained and disposed of in accordance with all applicable federal, state, and local laws.

(3) The Applicant shall submit a wetland delineation of the Property prepared in accordance with United States Army Corps of Engineers ("USACE") regulations and standards at the time of submission of the initial site plan for the Project. Any disturbance into delineated wetlands, floodplain areas, or resource protection areas on the Property shall comply with all applicable federal, state, and local laws.

VII. Public Safety.

(1) The Applicant shall submit an Emergency Action Plan to the County Department of Fire, Rescue & Emergency Services (the "Department") at the time of each site plan

review for the uses identified on such site plan. The Emergency Action Plan shall address, at minimum, emergency access, emergency response planning, any departmental training requirements, and any specific Fire, Rescue and/or EMS impacts associated with any use(s) of the Property identified in the site plan. The Emergency Action Plan shall be developed in coordination with the Department and shall be approved by the Department in connection with the corresponding site plan. The Emergency Action Site Plan shall include all fire protection facilities, in-building fire suppression sprinkler facilities, fire hydrants, and other fire suppression facilities determined by the Department to be necessary to adequately serve the uses identified in the corresponding site plan. The Applicant shall install at the Applicant's expense all such fire suppression equipment/facilities identified in the Emergency Action Plan prior to receiving a Certificate of Occupancy for the first building on the corresponding approved site plan.

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(5) The roof design for the data center buildings will incorporate heat island reduction elements such as light-colored, reflective materials.

~~**X.**~~ Sound. ~~**Noise.**~~

The maximum A-weighted sound pressure level emitted from data center operations (whether one data center building or multiple located on a subject parcel), as measured 1.5 meters above ground at the property line per ANSI S1.13-2020 (American National Standard - Measurement of Sound Pressure Levels in Air), will not exceed sound level limits as set forth in Appendix A, Article VIII, Division 10 of the King George County Code ("King George County Industrial Noise Standards"). Additionally, no operational loading/unloading activities may be allowed within 200 feet of an existing single-family residence.

The Applicant will provide a Sound Analysis (the "Sound Analysis") prior to the issuance of a final certificate of occupancy permit for each data center building on the Property in accordance with the King George County Industrial Noise Standards. Measurement procedures for the Sound Analysis will be in accordance with Sections 8-10-4 and 8-10-5 of the King George County Industrial Noise Standards, as well as with relevant portions of the American National Standards Institute S12.18 standard, "Procedures for Outdoor Measurement of Sound Pressure Level" ("ANSI S12.18"). To differentiate project noise from frequently high levels of existing background noise present in the vicinity of the project, correction methods for background sound included in ANSI S12.18 will be utilized. If deemed necessary, alternative measurements of background sound will be developed in accordance with ANSI S12.9 Part 3 ("Quantities and Procedures for Description and Measurement of Environmental Sound – Part 3: Short-term Measurements with an Observer Present"). The Applicant will submit the Sound Analysis to the County's Zoning Administrator for review.

Notwithstanding the foregoing, all sound produced by (i) necessary repair, restoration, maintenance, testing, replacement, or alteration of data center, public facilities/utilities, and related accessory uses, and (ii) use of electrical power generators during electrical power utility outages (i.e., consistent with Chapter 10, Article I, Section 10-8 of the King George County Code, "Noise Ordinance") are exempt from these requirements.~~The maximum A-weighted sound pressure emitted from the Project shall not exceed: (a) 60 db(A) between 6 a.m. and 10 p.m.; and (b) 55 db(A) between 10 p.m. and 6 a.m. The sound pressure shall be measured 1.5 meters above ground at the Property line in accordance with the requirements of ANSI S1.13.2020 (American National Standard – Measurement of Sound Pressure Levels in Air) or equivalent standard. Compliance with the foregoing standard will be demonstrated through the Applicant's submission of sound studies conducted after construction and final inspection but prior to the~~

~~County's issuance of the Certificate of Occupancy for each data center building constructed pursuant to each corresponding approved site plan for the Project. Compliance with the foregoing standard will be demonstrated during operation of the Project through the annual administration and submission of updated sound studies to the County Zoning Administrator in accordance with ANSI S1.13.2020 or equivalent standard. The Applicant will bear all expenses associated with preparation and submission of the initial and updated sound studies.~~

I hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

Green Energy Ventures, LLC
Applicant

By: _____
Leonard Mitchel
(Title)

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Leonard Mitchel, in his capacity as _____ of Green Energy Ventures, LLC has signed the foregoing document and has personally acknowledged the same before me in my aforesaid jurisdiction for the company.

GIVEN under my hand and seal this _____ day of _____, 2025.

_____
Notary Public

My Commission Expires: _____

Plentiful Farm Family Limited Partnership, LLP
Mount View Family Limited Partnership, LLP
Frank B. Taylor Limited Partnership
Owners

By: _____
Laura S. Taylor
General Partner

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Laura S. Taylor, in her capacity as General Partner of Plentiful Farm Family Limited Partnership, LLP and Mount View Family Limited Partnership, LLP has signed the foregoing document and has personally acknowledged the same before me in my aforesaid jurisdiction for the company.

GIVEN under my hand and seal this _____ day of _____, 2025.

_____
Notary Public

My Commission Expires: _____

PC-06-25

PLANNING COMMISSION

COUNTY OF KING GEORGE

VIRGINIA

At the regular meeting of the Planning Commission of the County of King George, in the Boardroom of the Administration Building in King George, Virginia, on the 13th day of May, 2025:

Present:	Vote:
Joseph Dacorta	
Ian Fox	
Jason Williams	
Gary Kendrick	
Bret Maffett	
Denise Flatley	
Kevin Myers	
Roger Kniceley	
Shawn Palivoda	

Motion was made by _____, seconded by _____, which carried _____, to adopt the following resolution:

A RESOLUTION TO RECOMMEND APPROVAL OF SPECIAL EXCEPTION APPLICATION Z-2024-00194, GREEN ENERGY VENTURES, TO AUTHORIZE THE CONSTURCTION OF A DATA CENTER AND ACCESSORY USES ON APPROXIMATELY 356 ACRES IN THE POTOMAC AND RAPPAHANNOCK MAGESTERIAL DISTRICTS

WHEREAS, Green Energy Ventures, LLC (Applicants) have submitted a "Special Exception Permit Application" dated April 19, 2024, which has been revised multiple times; and

WHEREAS, said application requests a special exception permit to construct a data center and accessory uses on approximately 356 acres, specifically identified on the King George County digital map as Tax Map & Parcels 21-49, 21-49A, 22-46A, and 21-73; and

WHEREAS, subsequent to receiving a complete application and within the timeframes established by Code, the Planning Commission scheduled and conducted a formal and duly advertised public hearing, carefully considering the public comment received; and

WHEREAS, the Planning Commission has evaluated the application based on the current zoning of the parcels, which is Industrial, the proffers subject to Tax Map & Parcels 21-49, 21-49A, 22-46A, and 21-73, and the standards set forth in the Special Exception Permit Provisions of the Zoning Ordinance (Article III, Division 4 et. Seq.); and

WHEREAS, the King George County Planning Commission finds that approval of Application Z-2024-00194 would address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County.

NOW THEREFORE, BE IT RESOLVED that on this, the 13th day of May, 2025, by the King George County Planning Commission, that Special Exception Permit Application Z-2024-00194, submitted by Green Energy Ventures (Applicants) be forwarded to the King George County Board of Supervisors with a recommendation of approval.

Attested:

_____

Mr. Jason Williams, Chairman
King George County Planning Commission

PC-07-25

PLANNING COMMISSION

COUNTY OF KING GEORGE

VIRGINIA

At the regular meeting of the Planning Commission of the County of King George, in the Boardroom of the Administration Building in King George, Virginia, on the 13th day of May, 2025:

Present:	Vote:
Joseph Dacorta	
Ian Fox	
Jason Williams	
Gary Kendrick	
Bret Maffett	
Denise Flatley	
Kevin Myers	
Roger Kniceley	
Shawn Palivoda	

Motion was made by _____, seconded by _____, which carried _____, to adopt the following resolution:

A RESOLUTION TO RECOMMEND APPROVAL OF A REQUEST BY GREEN ENERGY VENTURES, LLC FOR MORE THAN ONE DIRECT ACCESS TO A HIGHWAY CORRIDOR OVERLAY DISTRICT ROADWAY, PER SECTION 5-4-3 OF THE KING GEORGE COUNTY CODE

WHEREAS, Green Energy Ventures, LLC (Applicants) have submitted a request for Exception pursuant to Section 5-4-3(B) of the King George County Zoning Ordinance dated March 26, 2025; and

WHEREAS, said request is to allow more than one direct access point to Route 3, a HCOD roadway, to serve the proposed data center complex on Tax Map & Parcels 21-49, 21-49A, 22-46A, and 21-73; and

WHEREAS, the King George County Planning Commission has evaluated the exception request and finds that approval of the request would address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County.

NOW THEREFORE, BE IT RESOLVED that on this, the 13th day of May, 2025, by the King George County Planning Commission, that the Exception request submitted by Green Energy Ventures be forwarded to the King George County Board of Supervisors with a recommendation of approval.

Attested:

_____

Mr. Jason Williams, Chairman
King George County Planning Commission

Community Development

DIRECTOR'S REPORT – MAY 2025 –PLANNING COMMISSION

Department Staff:

Planning/Zoning
Kelli Le Duc, Director of Community Development, Subdivision Agent
Kenneth Vaughan, Jr., Zoning Administrator, Senior Planner
Lucie Tuthill, Planner

GIS
Kyle Conboy, GIS Manager
Dave Birge, GIS Analyst

Building
Rick Herron, Building Official
Travis Self, Deputy Building Official
Kyle Wagner, Building Inspector
Charles Bullock, Building Inspector

Permit Technicians
Chandra Arellano, Senior Certified Permit Technician/Office Manager
Kyle Critzer, Permit Technician
Corinne Phillips, Permit Technician

April Permit intake:

Residential Permits	Monthly Total	Last Month YTD Total	Current Month YTD Total
New SF Dwellings	10	35	45
Duplex/ Triplex	0	0	0
Townhouse	0	0	0
Apt. Build	0	0	0
Occupancy Permits	17	40	57
Deck/Porch/Sunroom	8	25	33
Garage/Shed	8	8	16
Finished Basement	4	6	10
Pool	3	1	4

Solar Panels	4	8	12
Elec/Plumb/Mech	21	45	66
Amendments	10	20	30
Misc. Building	9	39	48
Commercial Permits	Monthly Total	Last Month YTD Total	Current Month YTD Total
New Commercial	1	1	2
Misc. Commercial	7	21	28

Other	Monthly Total	Last Month YTD Total	Current Month YTD Total
Public W/S	0	16	16
Private Wells	11	11	22
Demo	0	0	1
Farm Exemption Permits	3	9	12
Zoning Permits/Home Occupation	10	29	39

Total Permits (this includes connections to the Service Authority System)	128	309	437

Planning and Zoning Applications	**Boundary Line Adjustments/Single Lot Subdivisions**	**Minor Subdivision**	**Major Subdivisions**	**Family Subdivisions**	**Site Plans and Land Disturbance Permits**
April 2024	0	0	0	0	1
April 2025	3	2	4	1	2

April Inspections:

Month	Number of Inspections	Daily Average
April 2021	434	19.73
April 2022	574	27.33
April 2023	460	23.00
April 2024	506	25.30
April 2025	429	19.50

Current Rezoning Requests & Special Exceptions Applications:

Davis Hill Development/Daisy Lane Solar, Tax Map 15, Parcel 16. Application is for a Special Exception for a solar energy, medium scale facility. (Planning Commission recommended approval. BOS public hearing scheduled for June 3, 2025)

Gibson Solar Special Exception, Tax Map 33, 34, 35, 39 and 40, totaling 47 parcels in the Shiloh District. 132-Megawatt utility scale solar project. The applicant is Open Road Renewables. (PC recommended approval, BOS public hearing April 1, 2025. BOS deferred action)

Green Energy Ventures, Tax Map 21 Parcels 49 & 73 and Tax Map 22 Parcel 46A from A-1 to Industrial (I) with proffers. Tax Map 22, Parcel 49A to be included in proffer statement. Proposed uses include a data center, water treatment plant, and other industrial uses. The applicant is Green Energy Ventures, LLC. (April 8, 2025 PC public hearings, action deferred)

Dahlgren Innovation Hub Special Exception, Text Amendment, Comprehensive Plan Amendment, and Rezoning, Tax Map 17, Parcels 24, 27, 27A, and 72. Proposed use is a data center campus and associated substations. The applicant is Dahlgren Innovation Hub. (PC Presentation February 11, 2025, tentatively scheduled for Public Hearing in June)

TRW Marine/Whitaker, Tax Map 9, Parcel 76. The application is to rezone the property from R-1 to C-2 and proposed use is Equipment Sales (boats), Rental and Repair. (April 8, 2025 PC public hearing, action deferred)

Caledon Solar Special Exception, Tax Map 8, Parcel 1. Application is for a Special Exception for a solar energy, utility scale facility. (Under staff review)

Northern Neck Leasing Rezoning, Tax Map 25, Parcel 134. Application is to rezone parcel from C-2 to Industrial (PC presentation tentatively scheduled for June)

Berthaville Monopole Special Exception, Tax Map 17-1. Application is for a Telecommunications Facility (175' monopole with a 4' lightening rod for an overall height of 179'). (1st submittal under review)

Westbrooke Homes Rezoning/Arnold's Corner, Tax Map 24, Parcels 15J, 15S, 15T, 15F, 15N, 15B. Request to conditionally rezone 19.01 acres from R-1 and R-3 to R-3 and C-1. Proposed development of 121 single family attached townhome units, 8,500 SF of commercial retail space and 3,582 SF of commercial fast food restaurant space with drive thru. The property is accessed by Route 3 Kings Highway and Hoover Drive. Public Water and Sewer. Proffers, Fiscal Impact Analysis and Traffic Impact Analysis provided. (Awaiting resubmittal from applicant)