

KING GEORGE TECHNOLOGY CENTER

PLANNING COMMISSION MEETING
JULY 8, 2025





ZONING

- A-1 TO INDUSTRIAL
- WITHIN ROUTE 3 WEST SETTLEMENT AREA
- DATA CENTER USE
- COUNTY PARCEL

SPECIAL EXCEPTION

USE & HEIGHT

PLANNING COMMISSION MAY 13, 2025 CHANGES

- INCREASED FIRE TRUCK CASH CONTRIBUTION FROM \$2,100,000 TO \$2,700,000 AT FIRST BUILDING PERMIT
- INCREASED BERM HEIGHT FROM 12' TO 16'
- ADDED SOUND PROFFER TO INCLUDE NO LOADING/UNLOADING WITHIN 200' OF EXISTING RESIDENCE HOMES
- ADDED TEMPORARY WELL WITH PROFFER TO REPAIR/REPLACE ANY WELL ADJACENT WELL IF IMPACTED

PLANNING COMMISSION MAY 13, 2025 COMMENTS

PC COMMENT: Density

GEV RESPONSE:

Area, gross. The total area within a lot before dedication for roads, open spaces, or other public uses – but not including rights-of-way, easements owned by others, or marshlands/wetlands within a development.

Gross Site Area (Total Area – County parcel – Easements - wetlands)
352 Acres – 18 Acres – 5 Acres – 44 Acres = 285 Acres (12,414,600 sf)

Data Center Area
7,200,000 SF => FAR = 0.58

Data Center Area (Revised)
6,500,000 SF => FAR = 0.52

PLANNING COMMISSION MAY 13, 2025 COMMENTS



PC COMMENT: Density

GEV RESPONSE: Open Space

Total Area = 352.5 Ac
Data Center Site Area = 334.5 Ac

**Buildings, mechanical yards,
roads, and substations = ~225 Ac**

30-35% Open Space
Exclusive of county parcel


SUBSTATIONS

PLANNING COMMISSION COMMENTS

PC COMMENT: Air Quality

GEV RESPONSE:

Virginia's air quality regulations are stricter than the federal requirements.

Air quality is overseen by the Virginia Department of Environmental Quality (DEQ), which includes regulations on operating generators during power outages.

A DEQ permit is required, which includes monthly monitoring and testing, with results submitted to the agency. This also restricts emergency backup generators to only operate up to 500 hours per year.

The site is already located in an area that meets air quality attainment standards.

NEW PLAN & PROFFER CHANGES

- REDUCTION IN SQUARE FOOTAGE – 7,200,000 SF TO 6,500,000 SF (LESS DENSITY)
- INCREASED PERCENTAGE OF EVERGREENS FROM 22% TO 33% TO ADDRESS ADJACENT LANDOWNER COMMENTS
- ADDED QUARTERLY SOUND ANALYSIS BEGINNING AT 50% BUILD OUT
- ADDED WORKFORCE VOCATIONAL TRAINING CASH CONTRIBUTION (\$500,000)
- ADDED PARKS AND RECREATION CASH CONTRIBUTION (\$1,000,000)
- ESTABLISH PROPERTY OWNER ASSOCIATION
- ADJUSTED BLOOMSBURY ROAD ENTRANCE TO ADDRESS ADJACENT LANDOWNER COMMENTS
- PROFFER

PROFFER SUMMARY

- **GENERAL**

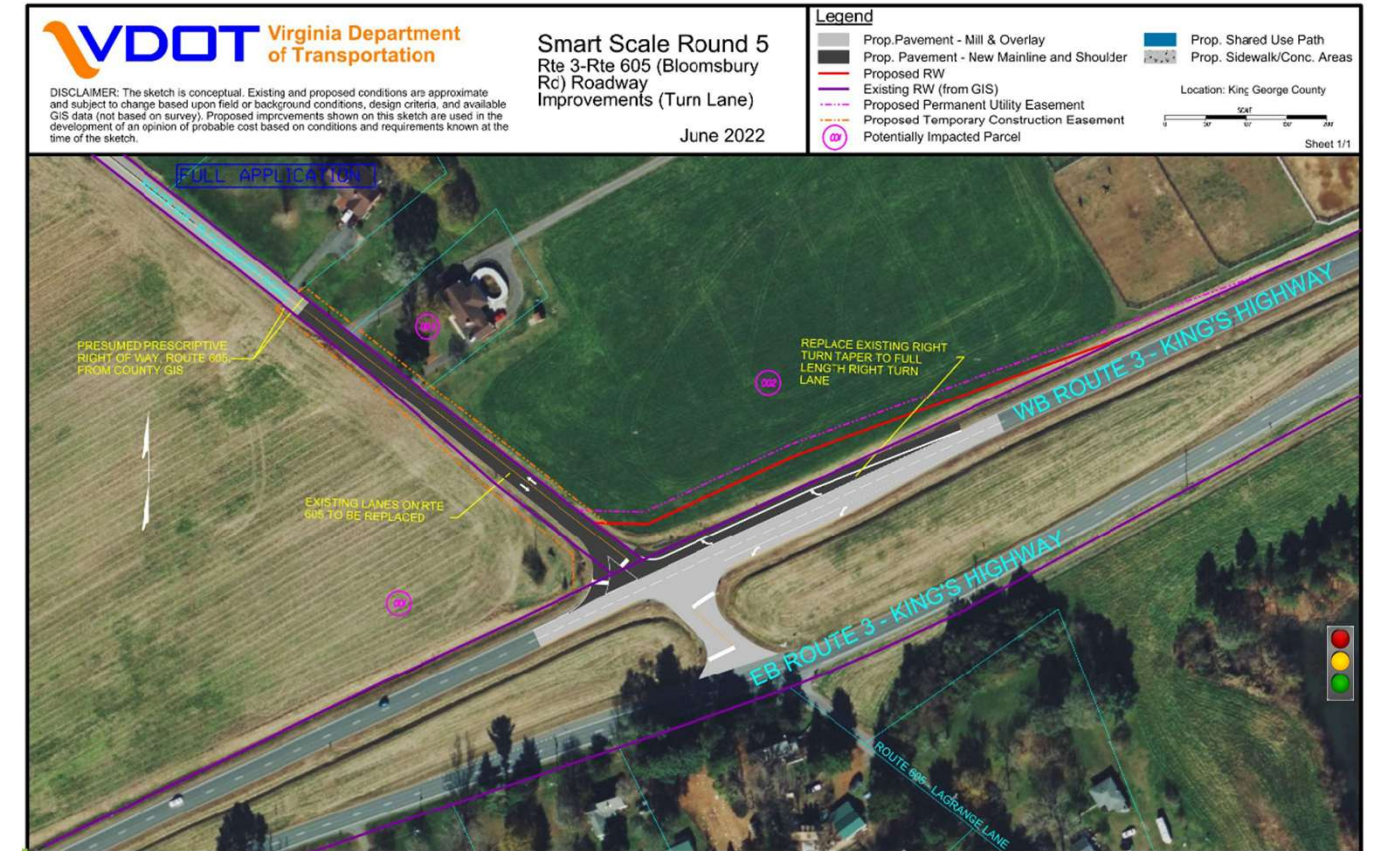
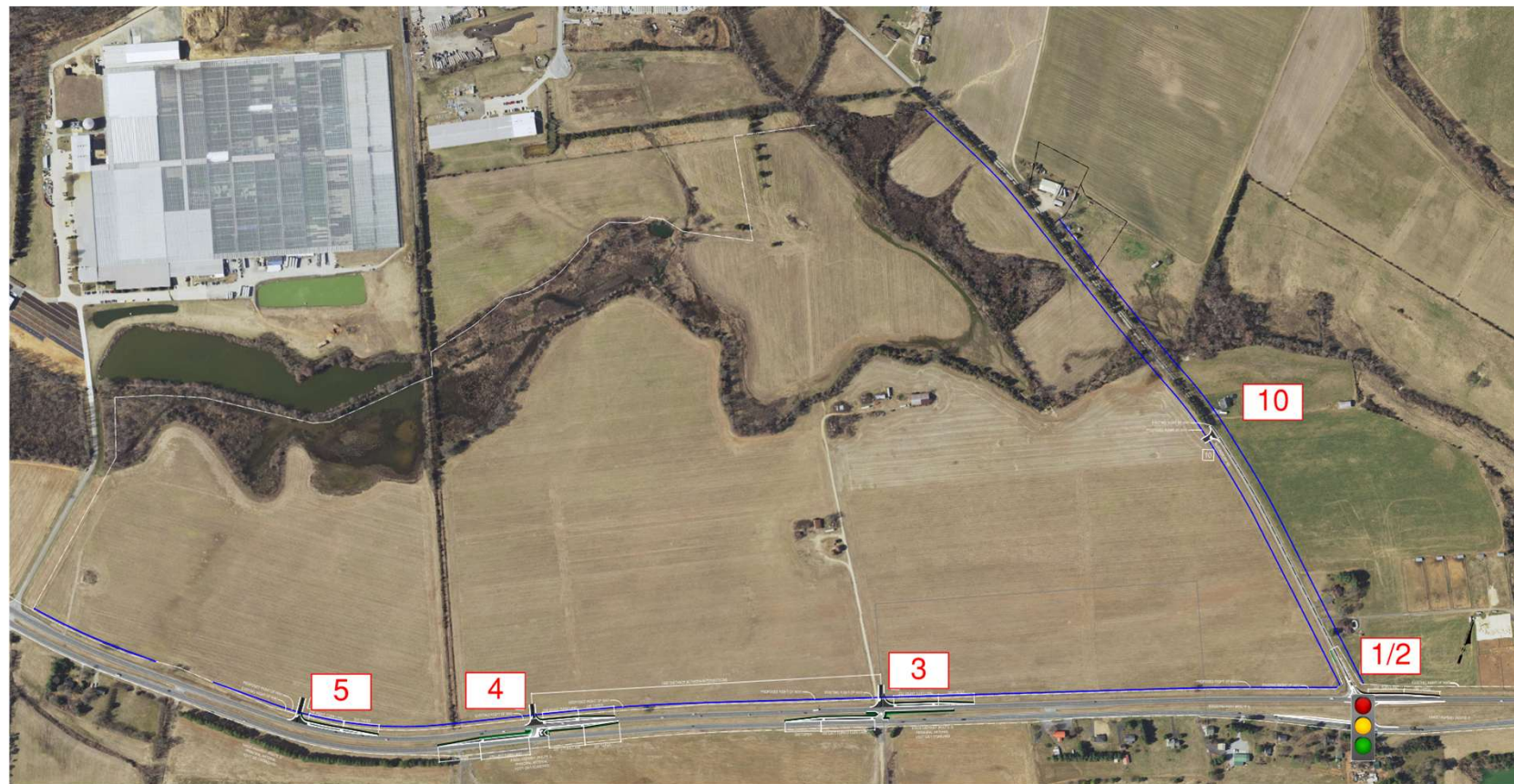
- FIRE TRUCK CASH CONTRIBUTION OF \$2,700,000 AT FIRST BUILDING PERMIT
- PAY UP TO \$100,000 TO HIRE AND TRAIN FIRE AND RESCUE PERSONNEL
- PAY ANNUAL SUM OF \$2 PER 100 FINISHED SQUARE FEET OF CONSTRUCTED FACILITIES
- 18 ACRE DEDICATION FOR COUNTY OR KGCSA USE
- NO GROUND WATER FOR COOLING OF DATA CENTER EQUIPMENT
- TEMPORARY WELL WITH PROFFER TO REPAIR/REPLACE ANY WELL ADJACENT WELL IF IMPACTED
- SOUND PROFFER TO INCLUDE NO LOADING/UNLOADING WITHIN 200' OF EXISTING RESIDENCE HOMES
- QUARTERLY SOUND ANALYSIS BEGINNING AT 50% BUILD OUT
- ADDED WORKFORCE VOCATIONAL TRAINING CASH CONTRIBUTION (\$500,000)
- ADDED PARKS AND RECREATION CASH CONTRIBUTION (\$1,000,000)
- ESTABLISH PROPERTY OWNER ASSOCIATION
- ADDED PROFFER THAT ONLY DIESEL ENGINES THAT MEET TIER 4 EMISSION STANDARDS OR BETTER

- **SITE**

- DATA CENTER SQUARE FOOTAGE – 6,500,000 SF
- 16' BERM HEIGHT
- ENHANCED LANDSCAPING (33% EVERGREEN TREES)
- 200' SETBACK FROM ROW
- 8' HIGH SECURITY FENCE
- ARCHITECTURAL DESIGN PROFFER

PROFFER SUMMARY

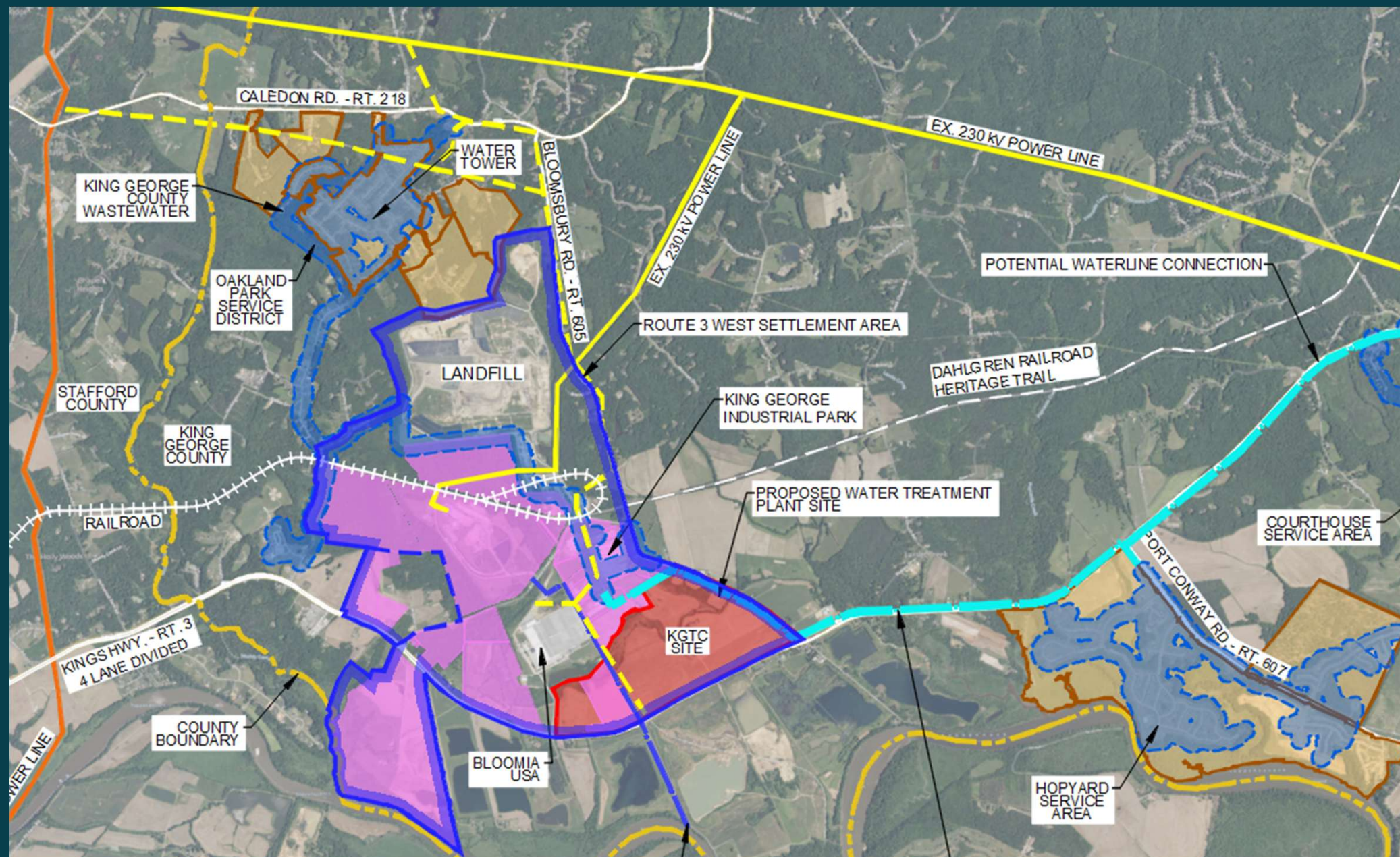
- TRANSPORTATION IMPROVEMENTS
- PROVIDE 100' ROW ALONG KINGS HWY
- PROVIDE 60' ROW ALONG BLOOMSBURY ROAD
- RIGHT TURN AND TRAFFIC SIGNAL AT KINGS HWY AND BLOOMSBURY ROAD (**UNFUNDED VDOT PROJECT**)
- RESTRICTED ACCESS ALONG KINGS HWY FOR SITE ENTRANCES 3 AND 4



- ESTIMATED COST - \$2,500,000

KING GEORGE TECHNOLOGY CENTER

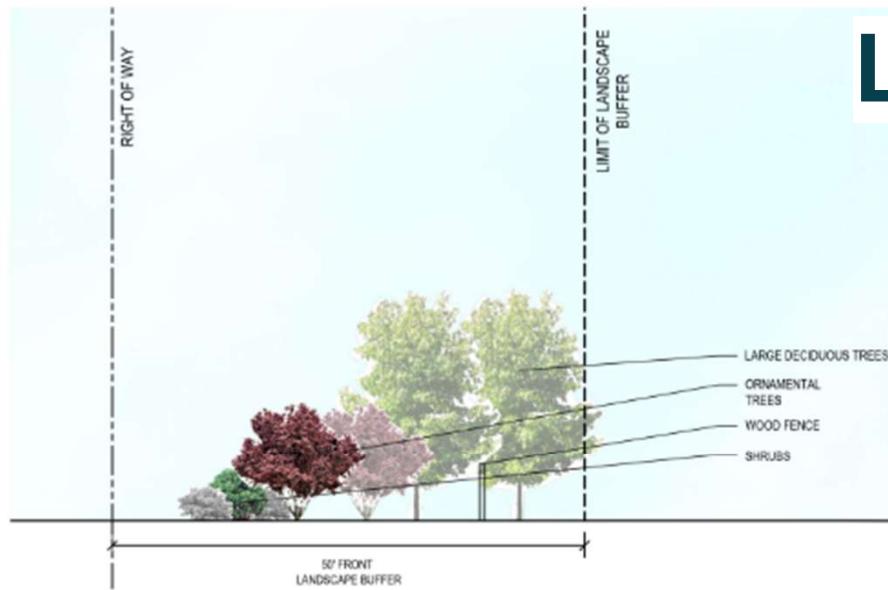
QUESTIONS?



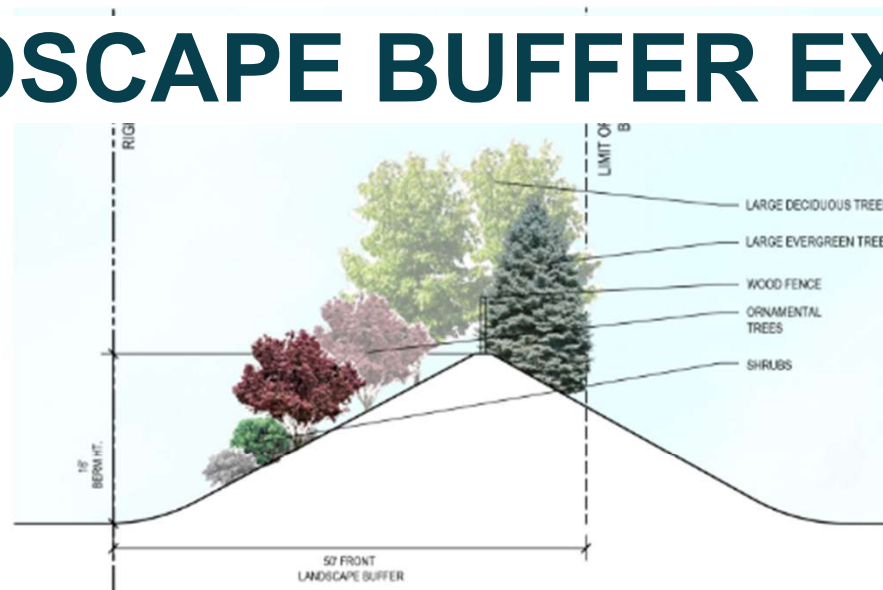
KING GEORGE TECHNOLOGY CENTER

EXTRA SLIDES

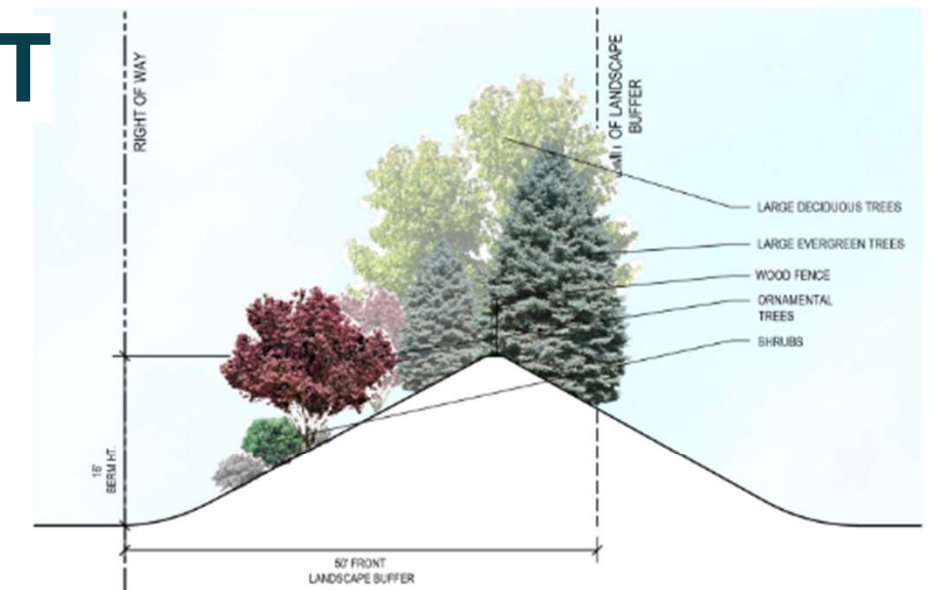
LANDSCAPE BUFFER EXHIBIT



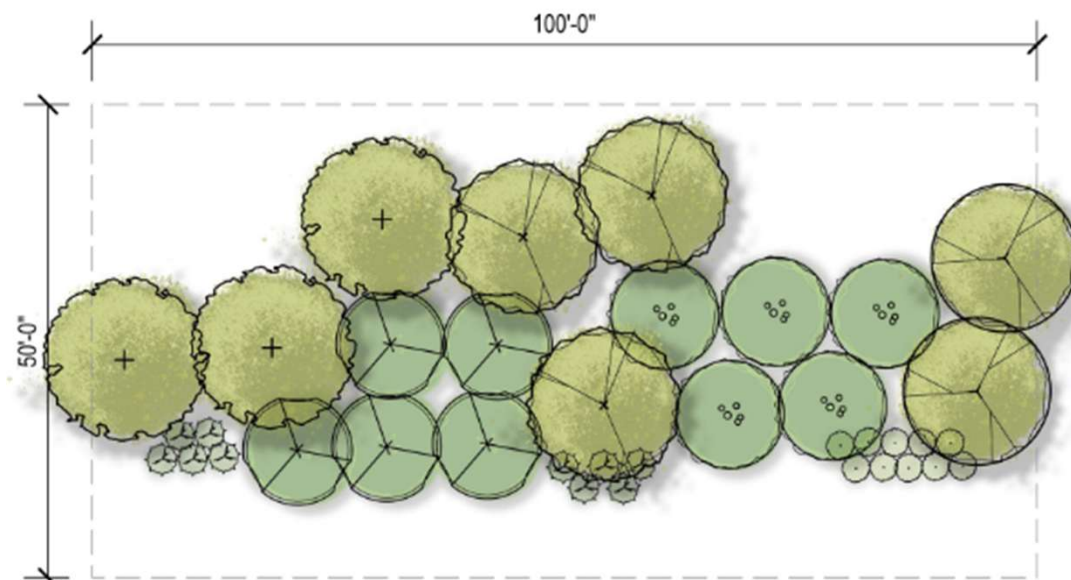
**TYPE C
COUNTY REQUIREMENT**



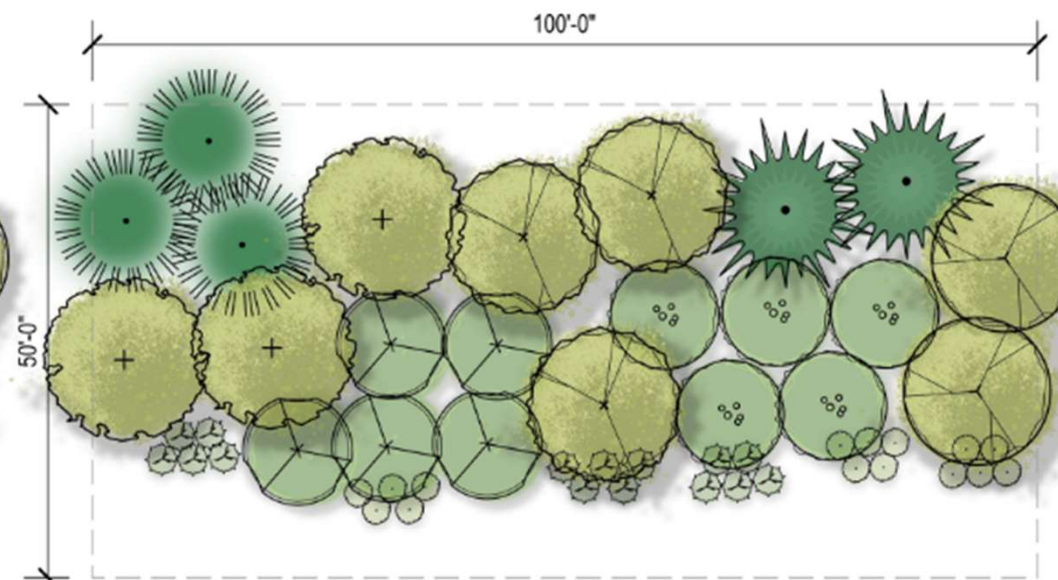
ENHANCED TYPE C



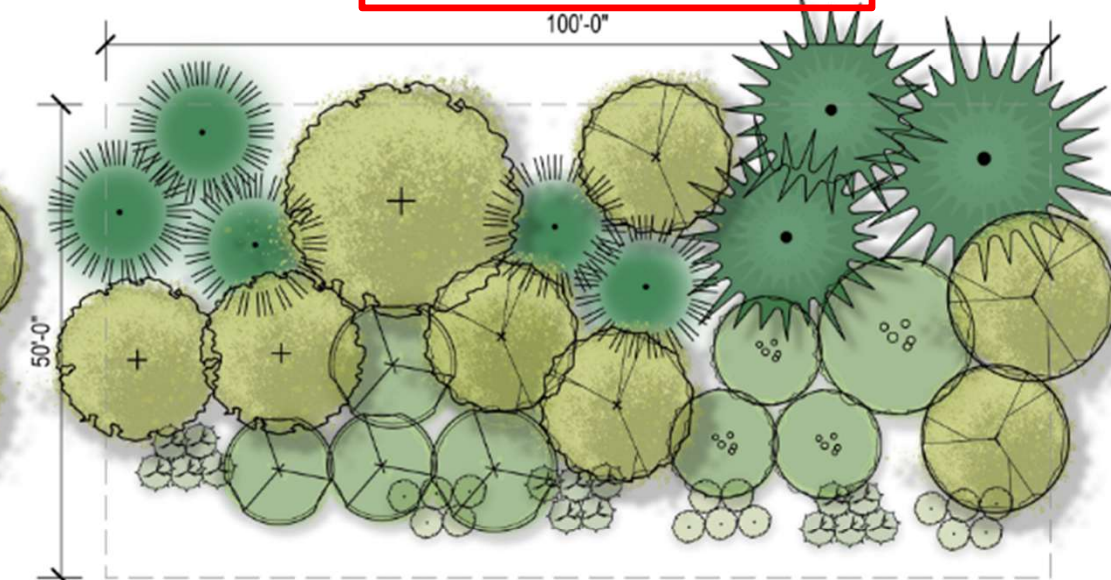
**ENHANCED TYPE C
(LARGER CALIPER)
PROPOSED PROFFER**



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

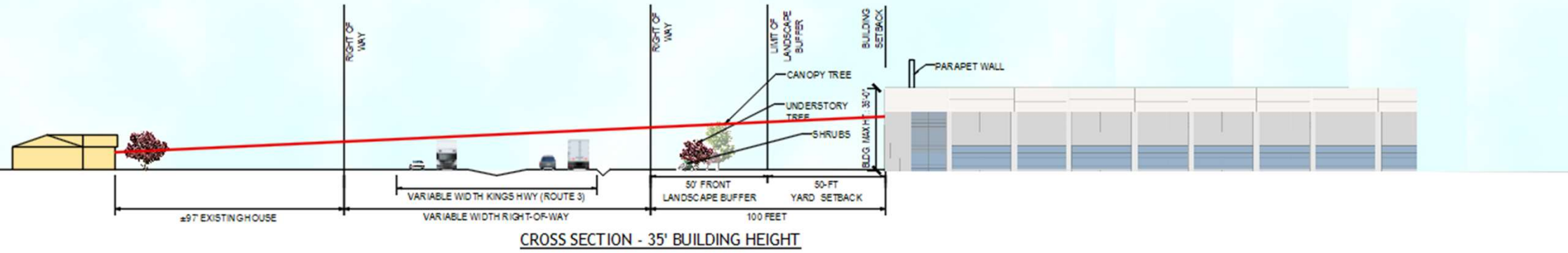
- LARGE EVERGREEN TREES**
- (60%) 6' HT.: (5) PER 100 LF
 - (30%) 8' HT.: (2) PER 100 LF
 - (10%) 10' HT.: (1) PER 100 LF

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

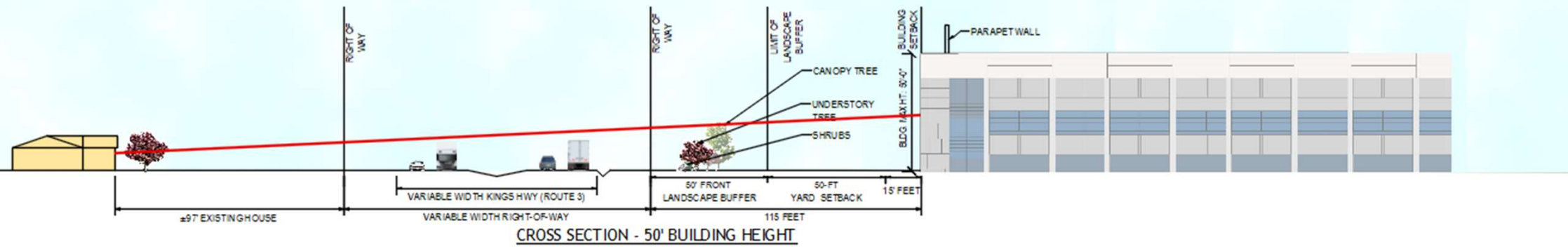
**KING GEORGE
TECHNOLOGY CENTER**

KING GEORGE TECH CENTER
CROSS SECTION EXHIBIT
RESIDENTIAL SIGHT LINE

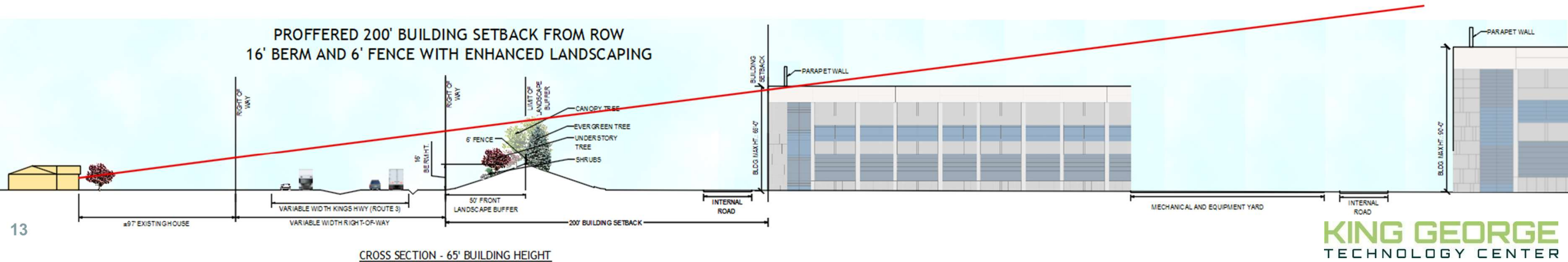
PER ZONING ORDINANCE
LANDSCAPE PER ZONING ORDINANCE REQUIREMENTS

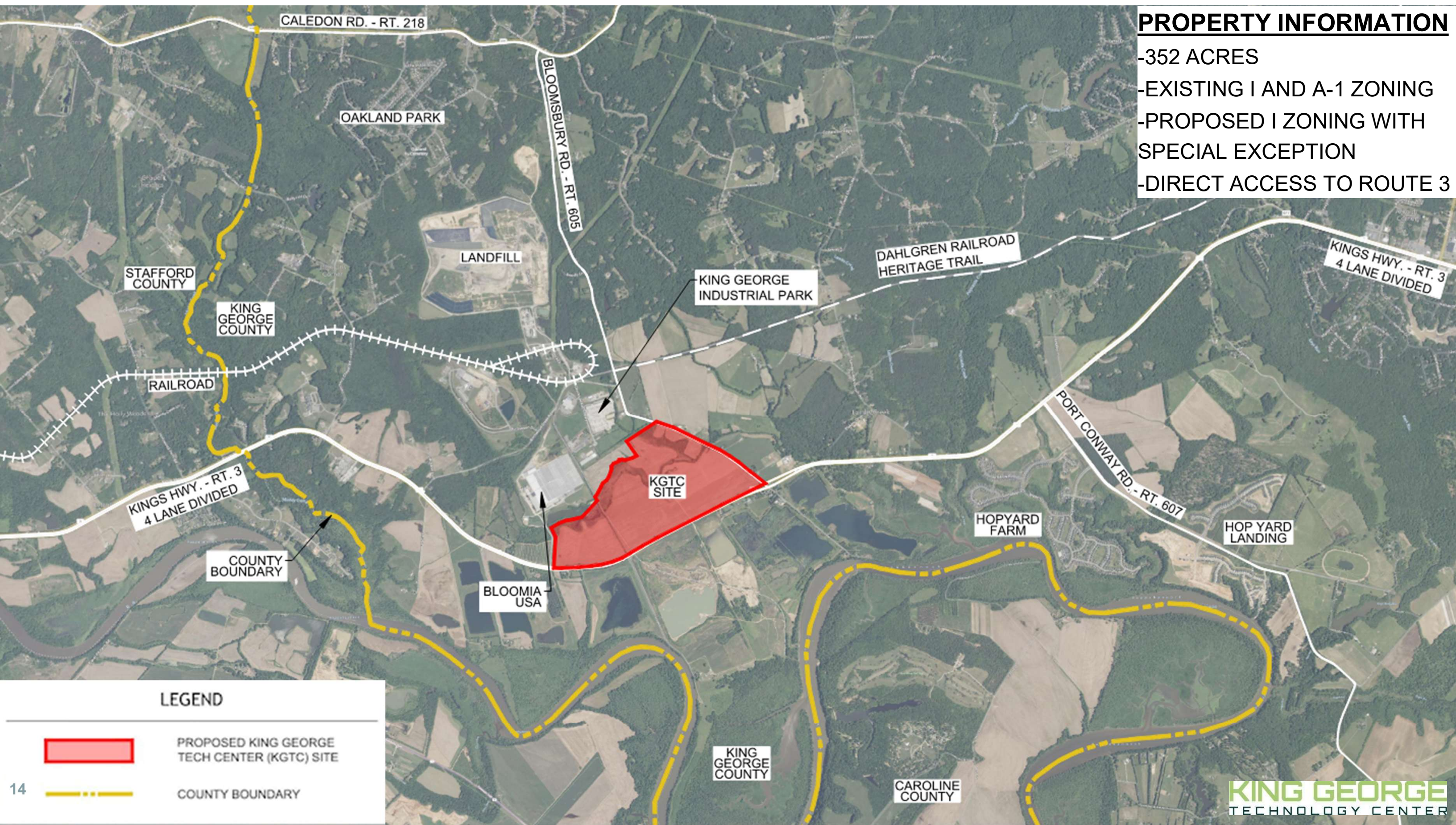


PER ZONING ORDINANCE WITH 1' ADDITIONAL SETBACK PER 1' BLDG HEIGHT (50' MAX HGT)
LANDSCAPE PER ZONING ORDINANCE REQUIREMENTS



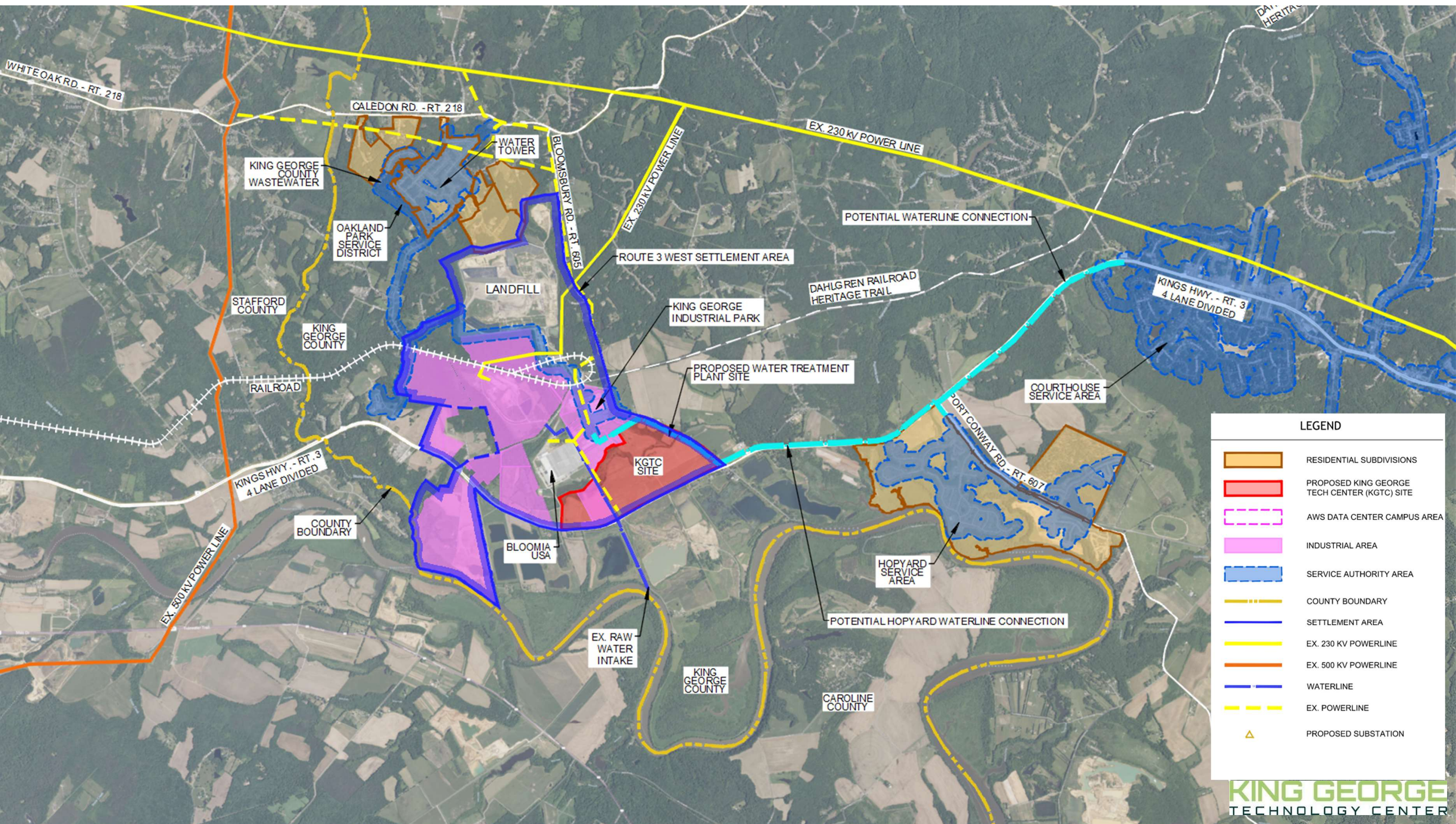
PROFFERED 200' BUILDING SETBACK FROM ROW
16' BERM AND 6' FENCE WITH ENHANCED LANDSCAPING





PROPERTY INFORMATION

- 352 ACRES
- EXISTING I AND A-1 ZONING
- PROPOSED I ZONING WITH SPECIAL EXCEPTION
- DIRECT ACCESS TO ROUTE 3



TRANSPORTATION IMPROVEMENTS

PHASE 1

Entrance 1/2

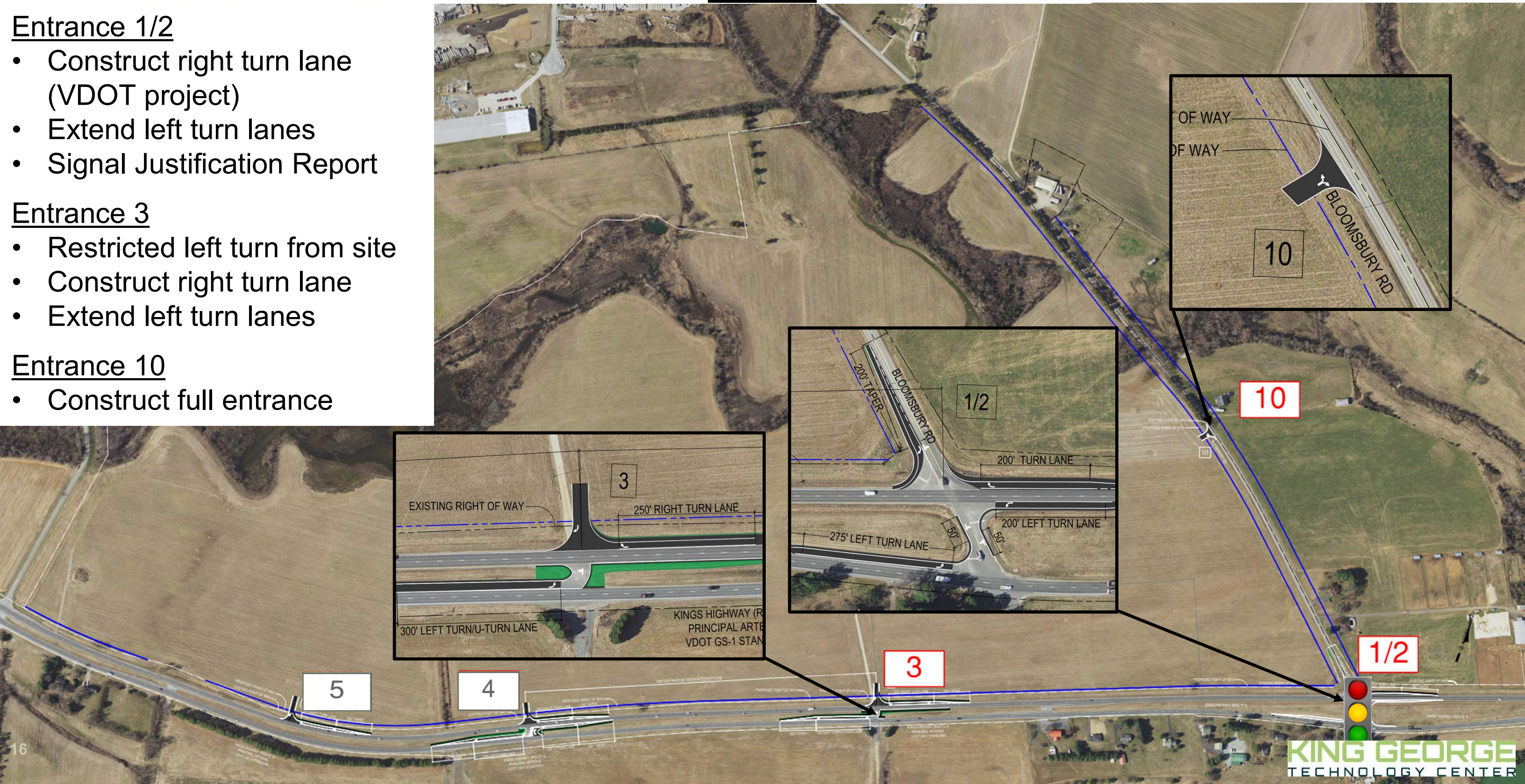
- Construct right turn lane (VDOT project)
- Extend left turn lanes
- Signal Justification Report

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

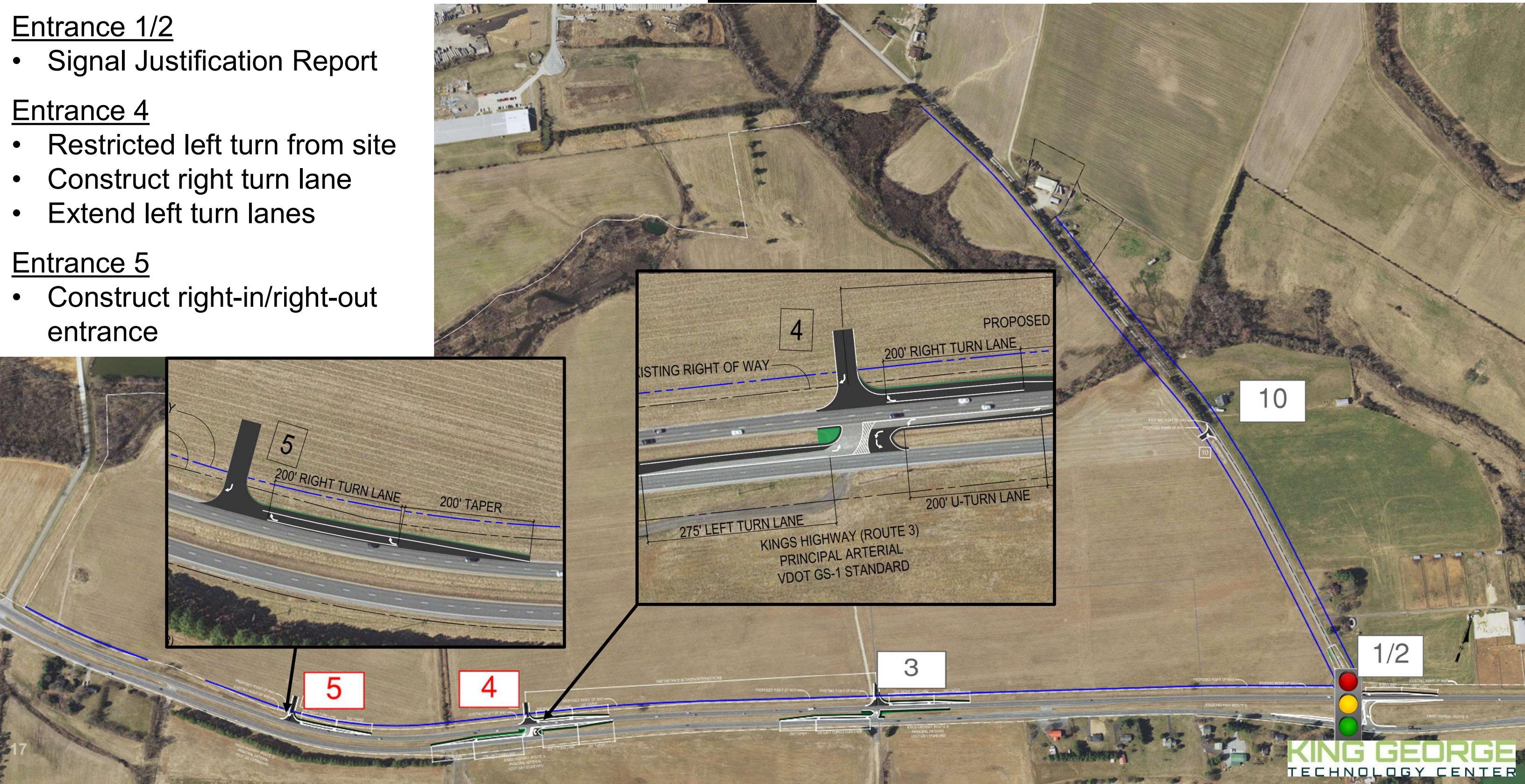
- Signal Justification Report

Entrance 4

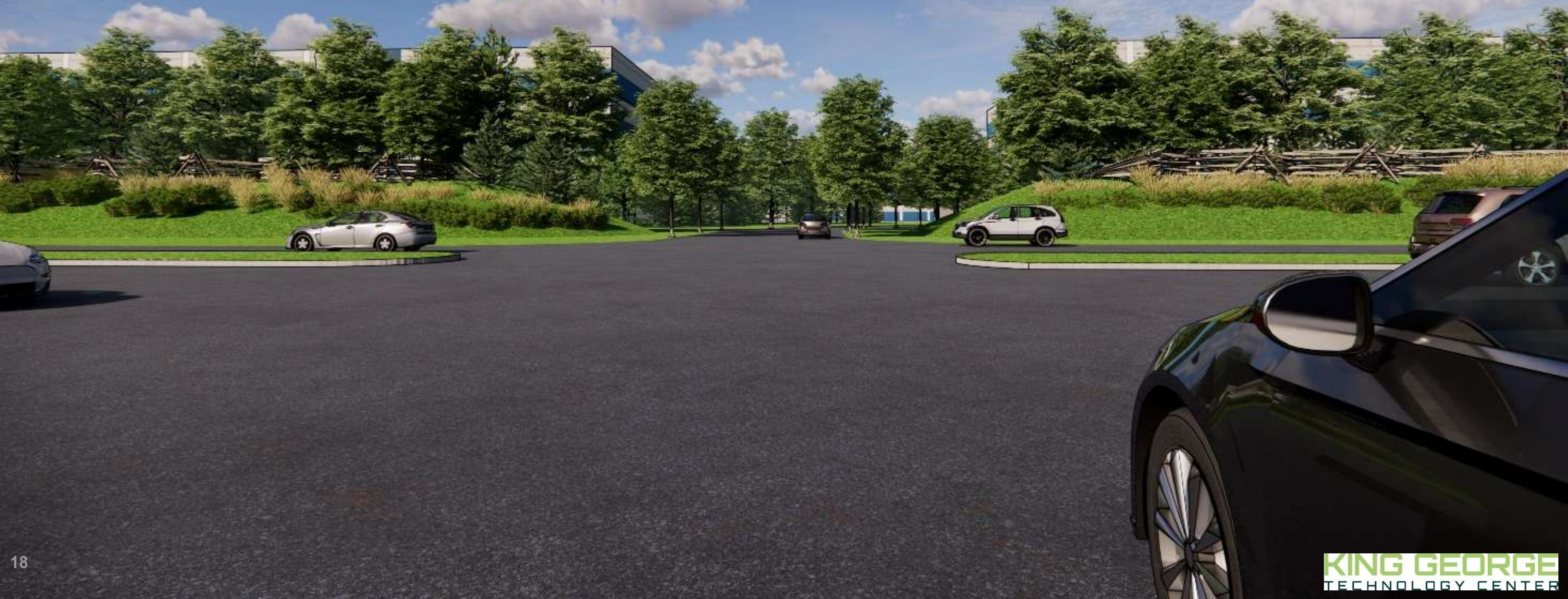
- Restricted left turn from site
- Construct right turn lane
- Extend left turn lanes

Entrance 5

- Construct right-in/right-out entrance



KINGS HIGHWAY



KINGS HIGHWAY

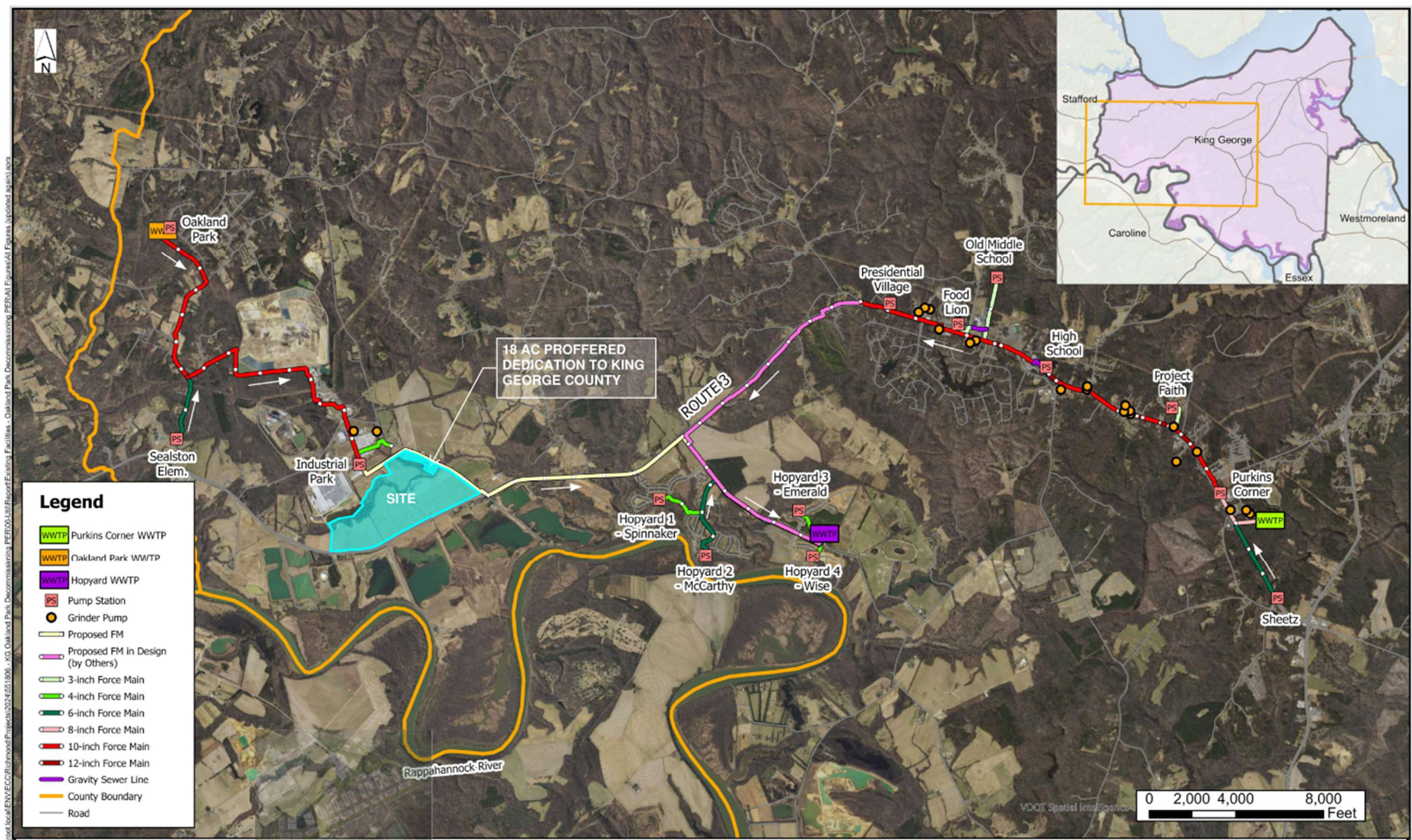


BLOOMSBURY ROAD



KINGS HIGHWAY



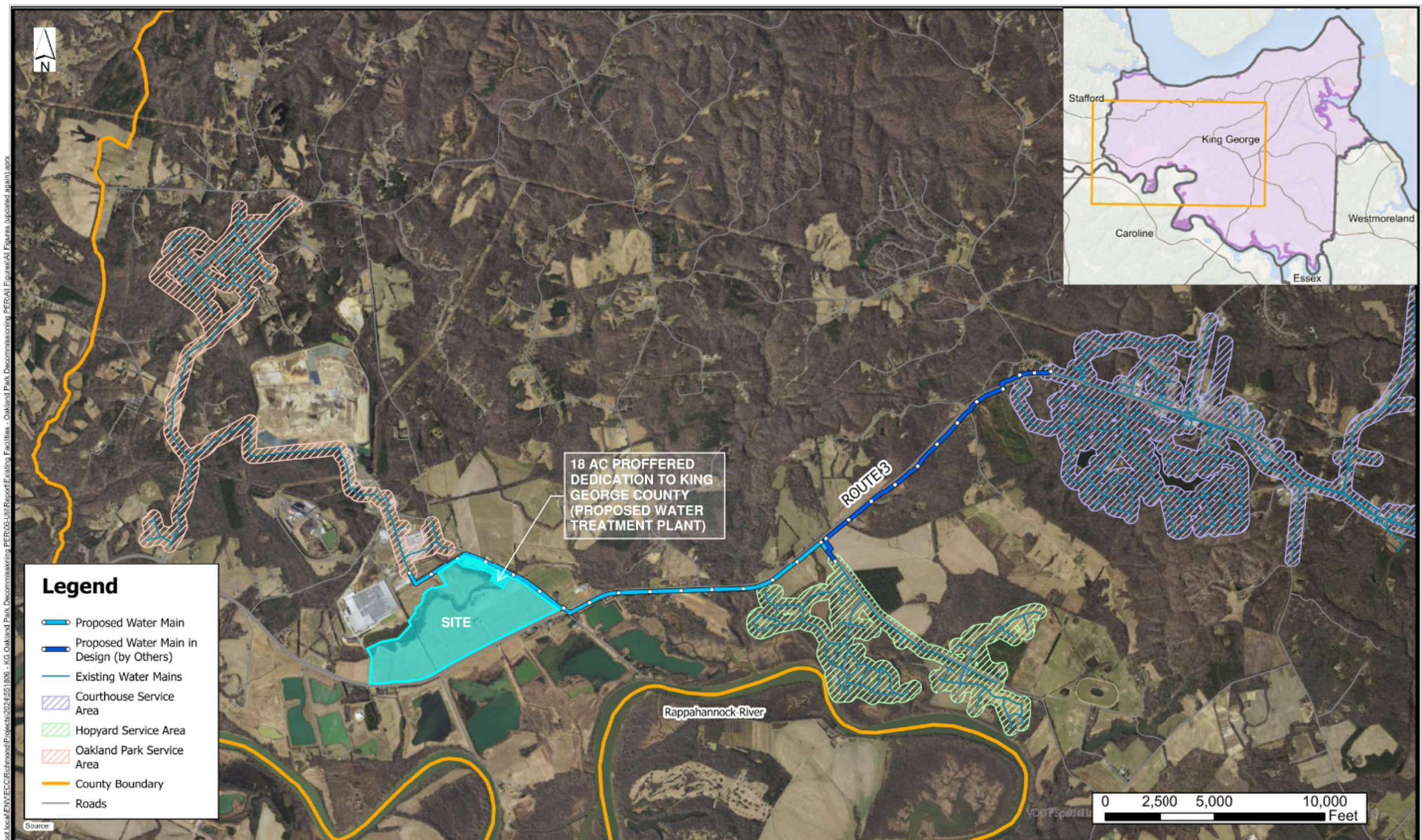


Oakland Park Wastewater Treatment Plant Decommissioning Preliminary Engineering Report
Proposed Wastewater Improvements

TRC # 51908

KING GEORGE
TECHNOLOGY CENTER

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



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

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.)
<ul style="list-style-type: none">• 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:<ul style="list-style-type: none">○ 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.

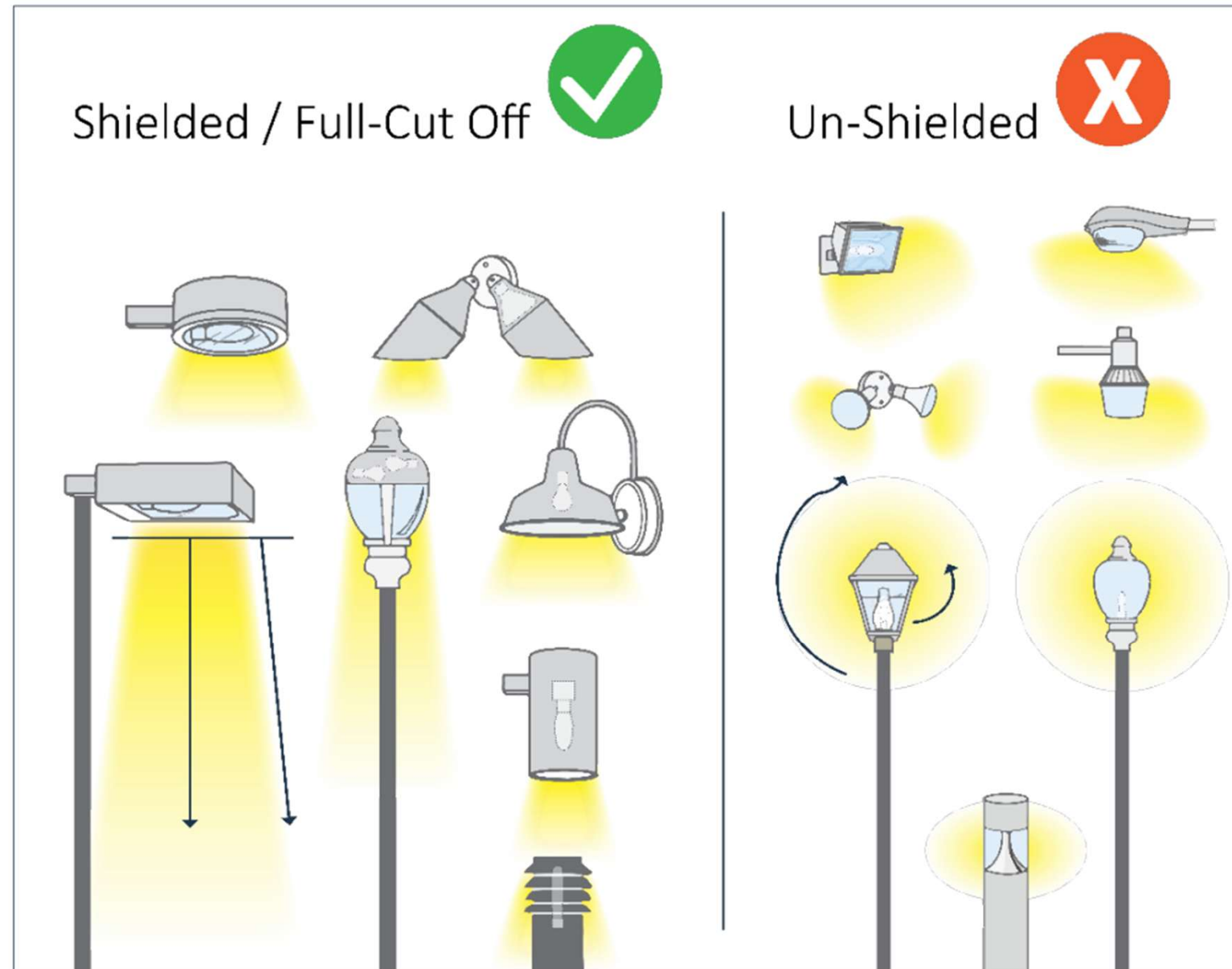
Submit no later than July 1 of each calendar year for the life of the use and 48 hours to mitigate if noise levels exceed permitted dBA or Certificate of Occupancy will be suspended until such time noise levels are in compliance.

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.*

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.

All stormwater management facilities are designed to hold water to allow for infiltration and/or release water at a slower rate to provide an adequate outfall over time.