

ZONING PLAN

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 PLAN 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 MINIMUM 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 NHP) 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	6,500,000 MAX
FAR	0.60 MAX	+/- 0.52
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 ERCTED 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

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

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

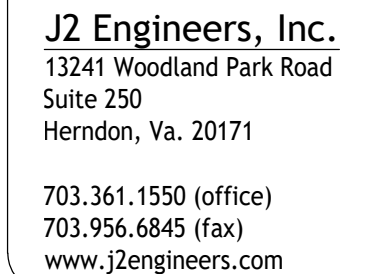
**MOUNT VIEW FAMILY
LIMITED PARTNERSHIP**
PO BOX 152
KING GEORGE, VA

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

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

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

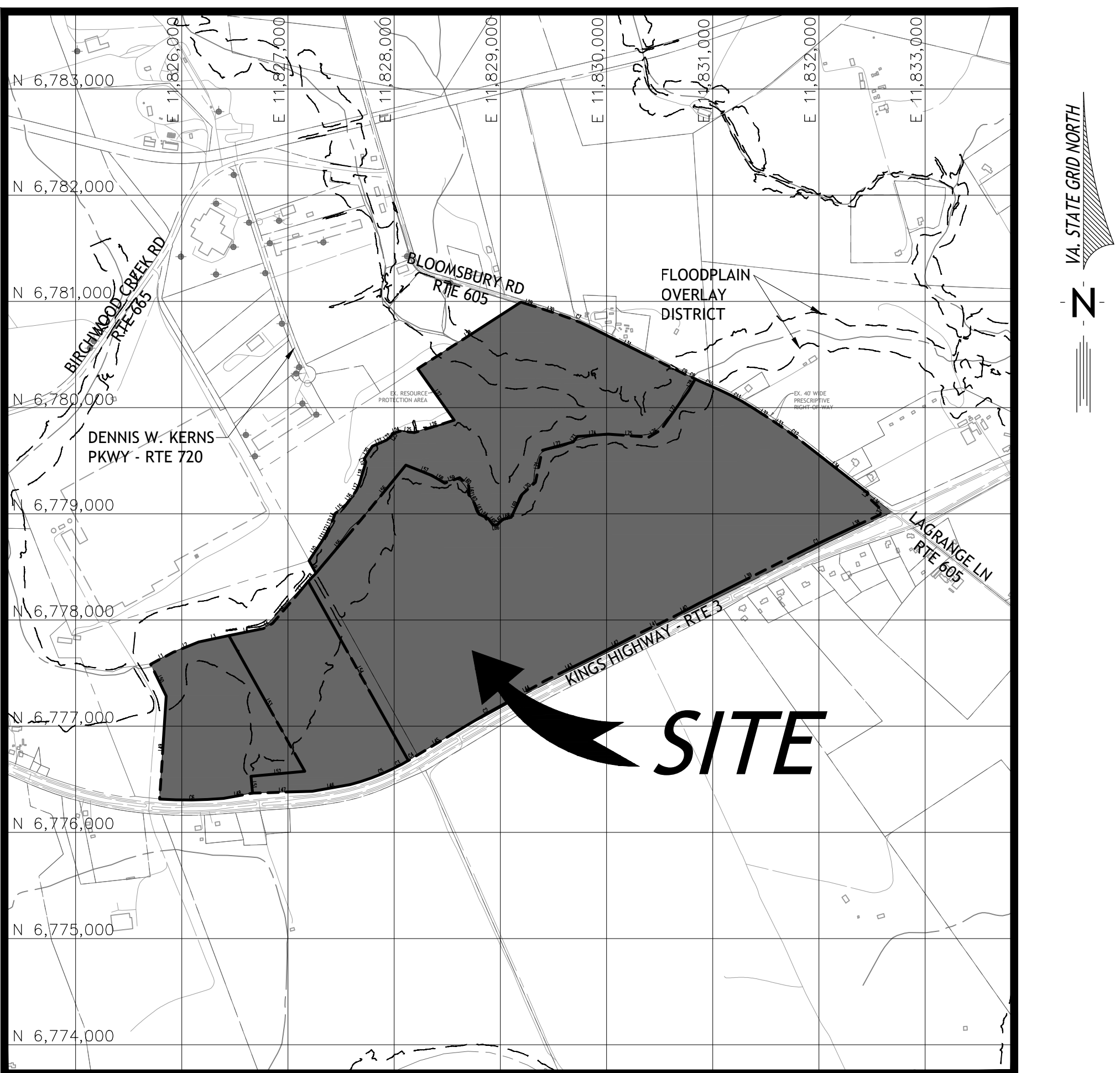
PLAN STATUS	
DATE	DESCRIPTION
09/20/2022	1ST SUBMISSION TO KING GEORGE COUNTY
08/02/2023	ADDRESS COUNTY COMMENTS
11/10/2023	ADDRESS COUNTY COMMENTS
04/10/2024	3RD SUBMISSION TO KING GEORGE COUNTY
06/07/2024	4TH SUBMISSION TO KING GEORGE COUNTY
10/04/2024	5TH SUBMISSION TO KING GEORGE COUNTY
12/10/2024	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
06/16/2025	ADDRESS PLANNING COMMISSION COMMENTS



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
01/17/2025
02/21/2025
05/01/2025

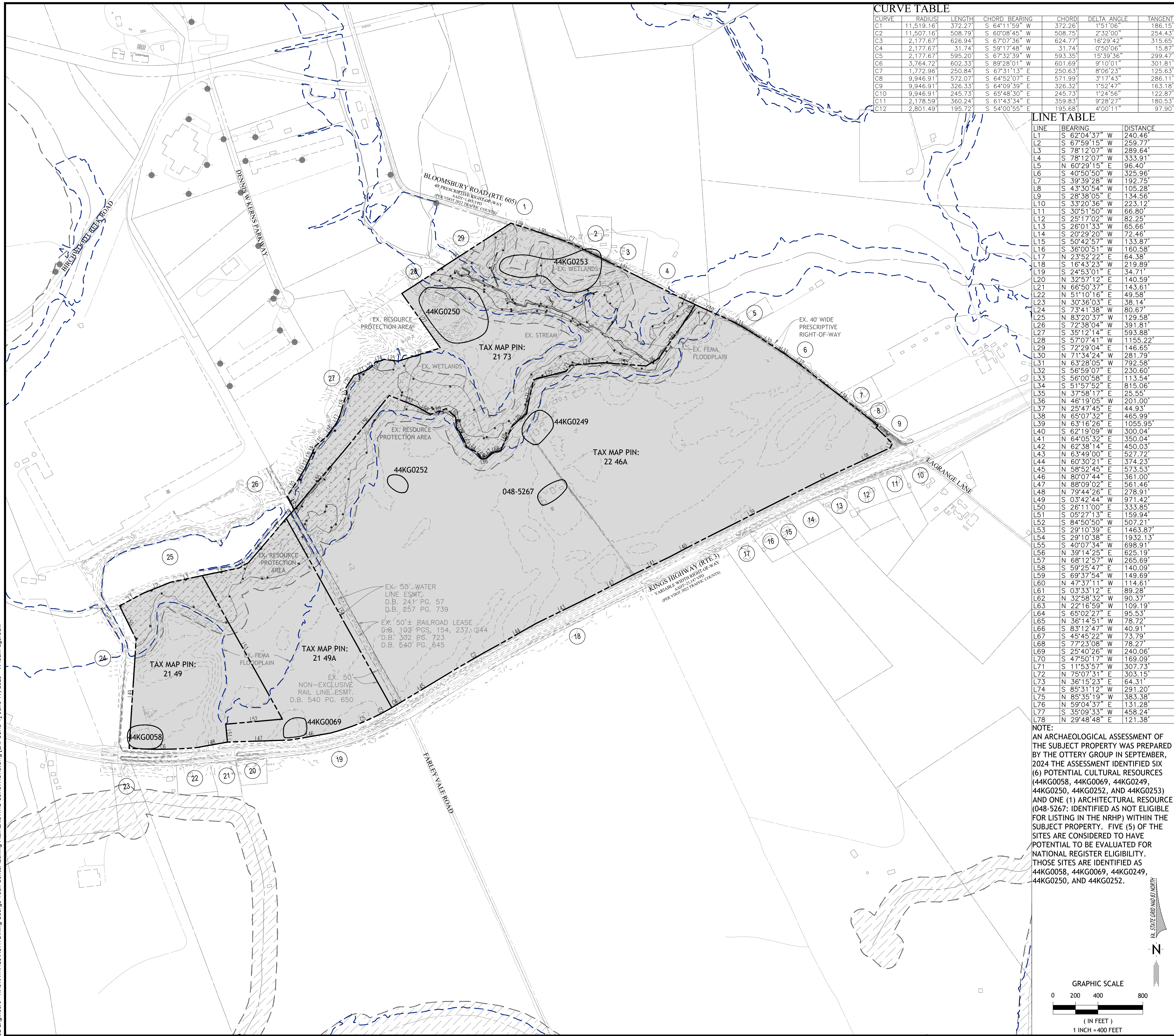
01	COVER SHEET
02	EXISTING CONDITIONS
03	GENERAL DEVELOPMENT PLAN
04	ILLUSTRATIVE PLAN
05	OVERALL UTILITY PLAN
06	CROSS SECTIONS
07	POTENTIAL EXTERIOR ELEVATIONS
08	CONCEPTUAL LAYOUT AND ACCESS PLAN
09	TRANSPORTATION IMPROVEMENT PLAN



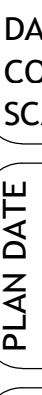
VICINITY MAP
SCALE : 1"=1000'

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

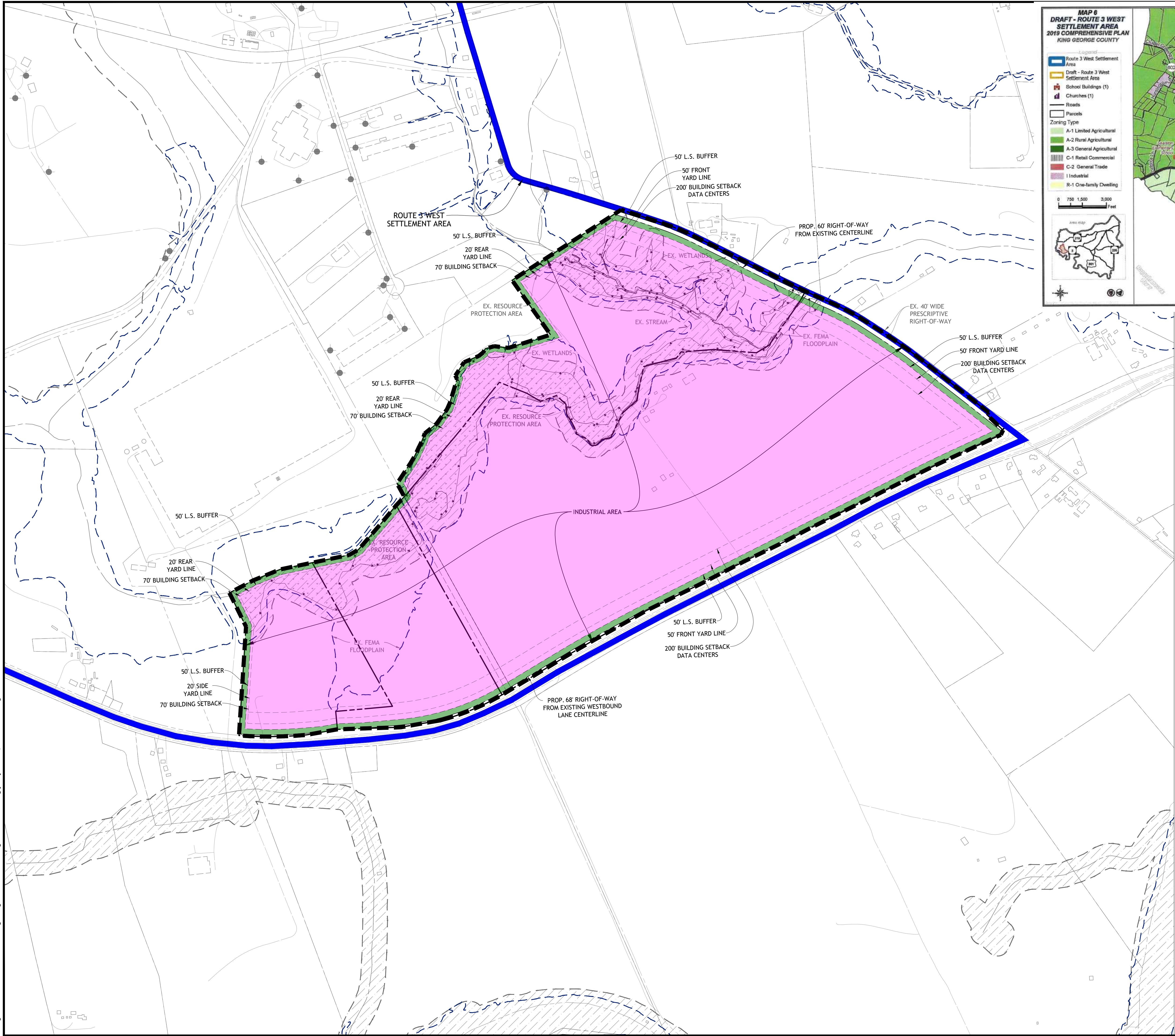
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LEGEND	
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	SUBJECT PROPERTY
	APPLICATION AREA
	EXISTING LOT LINE
	EXISTING FEMA FLOODPLAIN
	EXISTING WETLANDS
	EXISTING RESOURCE PROTECTION AREA
	EXISTING EDGE OF PAVEMENT
	EXISTING STREAM
	EXISTING BODY OF 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) COULOMB 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 MARLBURY, 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 ROGORE 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. 13241 Woodland Park Road Suite 250 Herndon, Va. 20171		
703.361.1550 (office) 703.956.6845 (fax) www.j2engineers.com		
		
PLAN# GEV2201 DATE: MAY, 2022 CONTOUR INT. = 2' SCALE: 1" = 400'		
PLAN DATE	09/30/2022 08/02/2023 11/10/2023 04/10/2024 06/07/2024 10/04/2024 12/10/2024 01/17/2025 02/21/2025 05/01/2025	
EXISTING CONDITIONS ZONING PLAN KING GEORGE TECHNOLOGY CENTER RAPPAHANNOCK AND POTOMAC DISTRICT KING GEORGE COUNTY, VIRGINIA		
No.	DATE	DESCRIPTION
REV/SIONS		
SHEET 02 OF 09		

J2 Engineers - X:\DRAWINGS\ACTIVE\King George Tech Center\Zoning Plan\03-GDP2.dwg [GDP] June 19, 2025 - 9:46am agorecki



MAP 8
DRAFT - ROUTE 3 WEST SETTLEMENT AREA
2019 COMPREHENSIVE PLAN
KING GEORGE COUNTY

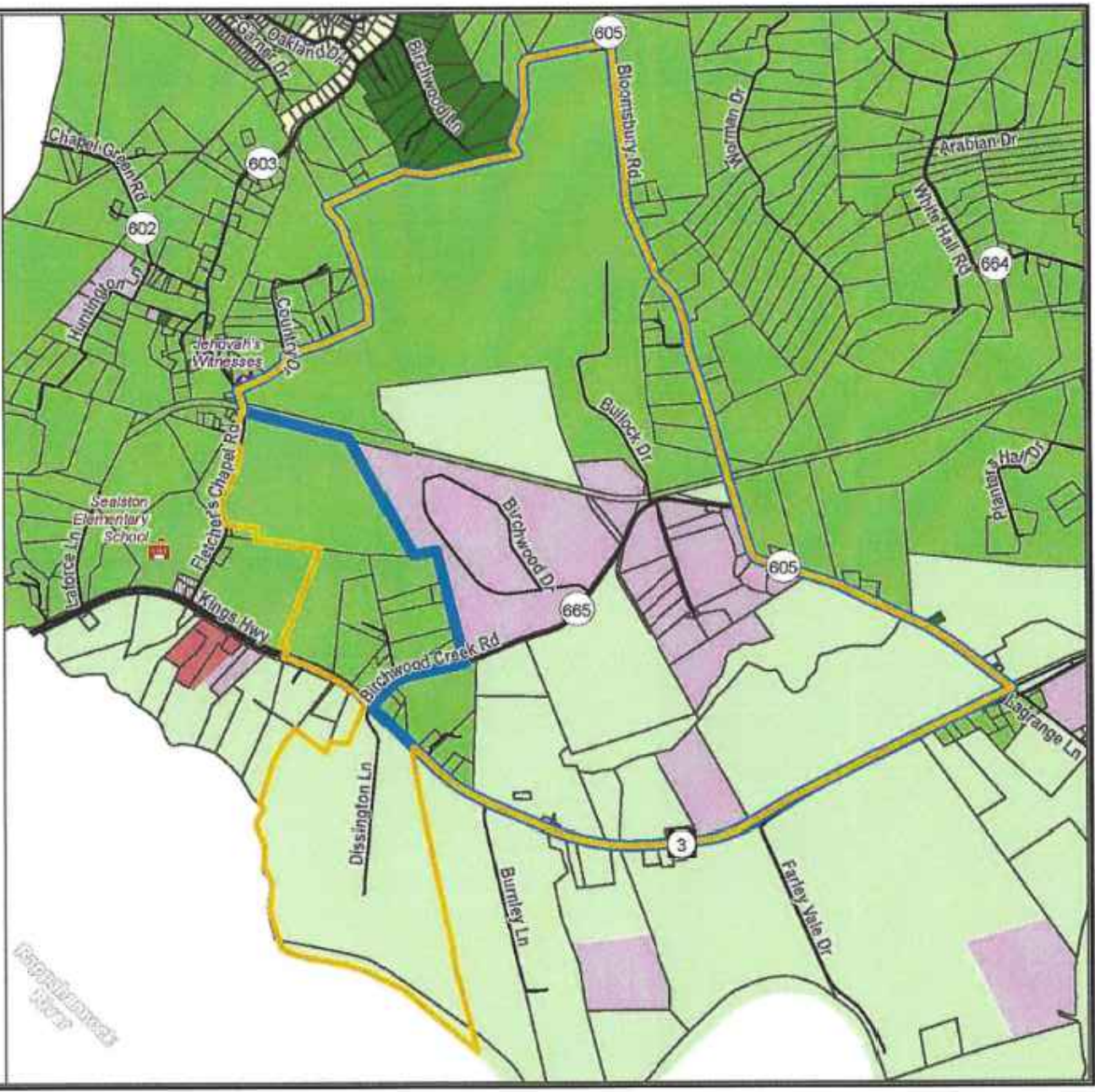
Legend

- Route 3 West Settlement Area
- Draft - Route 3 West Settlement Area
- School Buildings (1)
- Churches (1)
- Roads
- Parcels
- Zoning Type
- A-1 Limited Agricultural
- A-2 Rural Agricultural
- A-3 General Agricultural
- C-1 Retail Commercial
- C-2 General Trade
- I Industrial
- R-1 One-family Dwelling

0 750 1,500 3,000 Feet

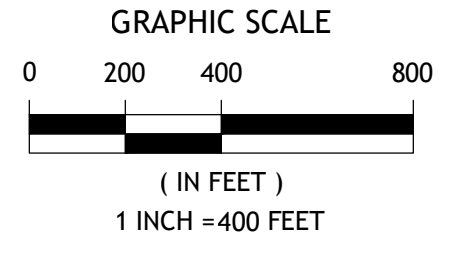
Area map

North arrow



LEGEND

- INDUSTRIAL AREA
- OPEN SPACE
- WEST SETTLEMENT AREA LINE



J2engineers

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COMMONWEALTH OF VIRGINIA

ANDREW J. GORECKI
Lic. No. 041404
Professional Engineer

06/16/2025

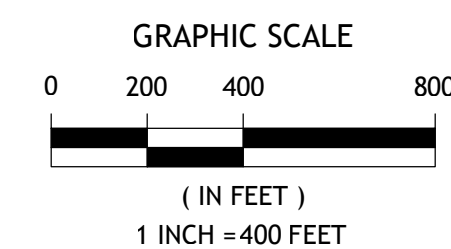
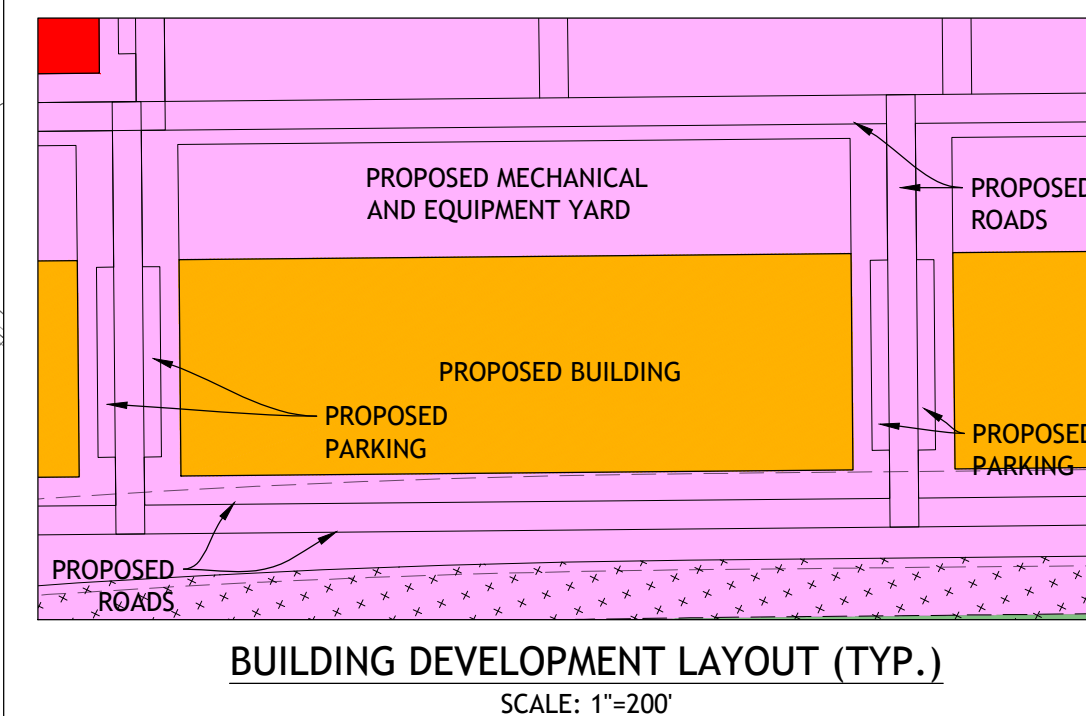
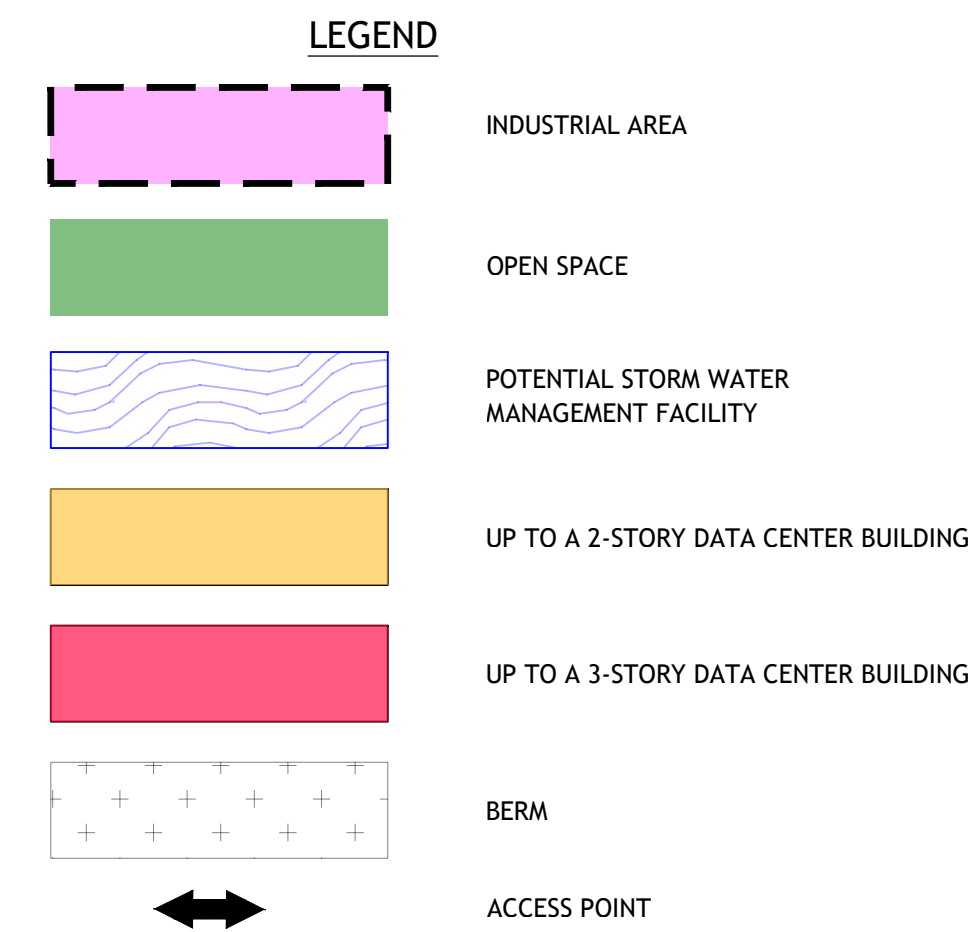
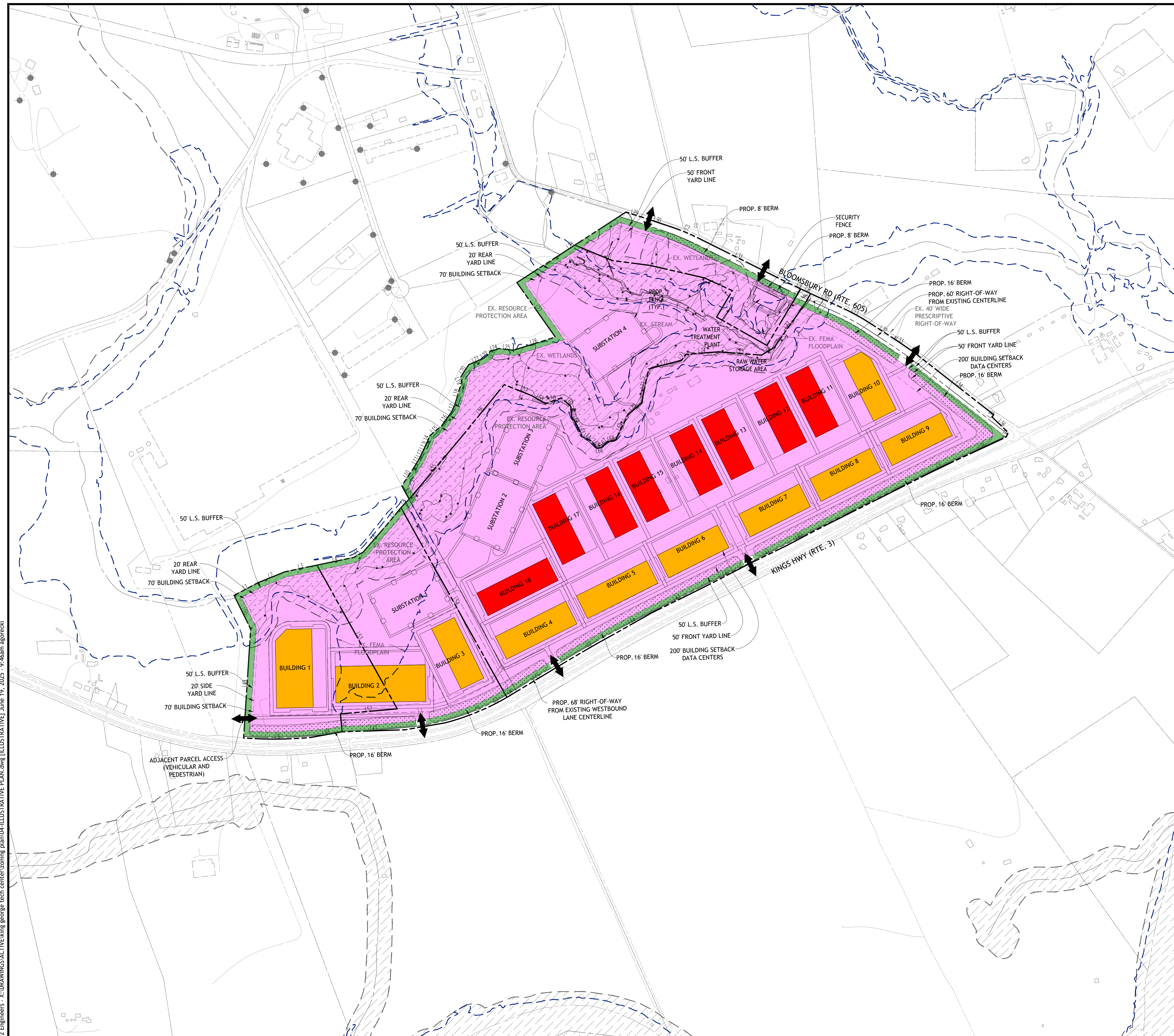
PLAN# DEV201
DATE: MAY, 2022
CONTOUR INT. = N/A
SCALE: AS NOTED

PLAN DATE
09/20/2022
08/02/2023
11/10/2023
06/07/2024
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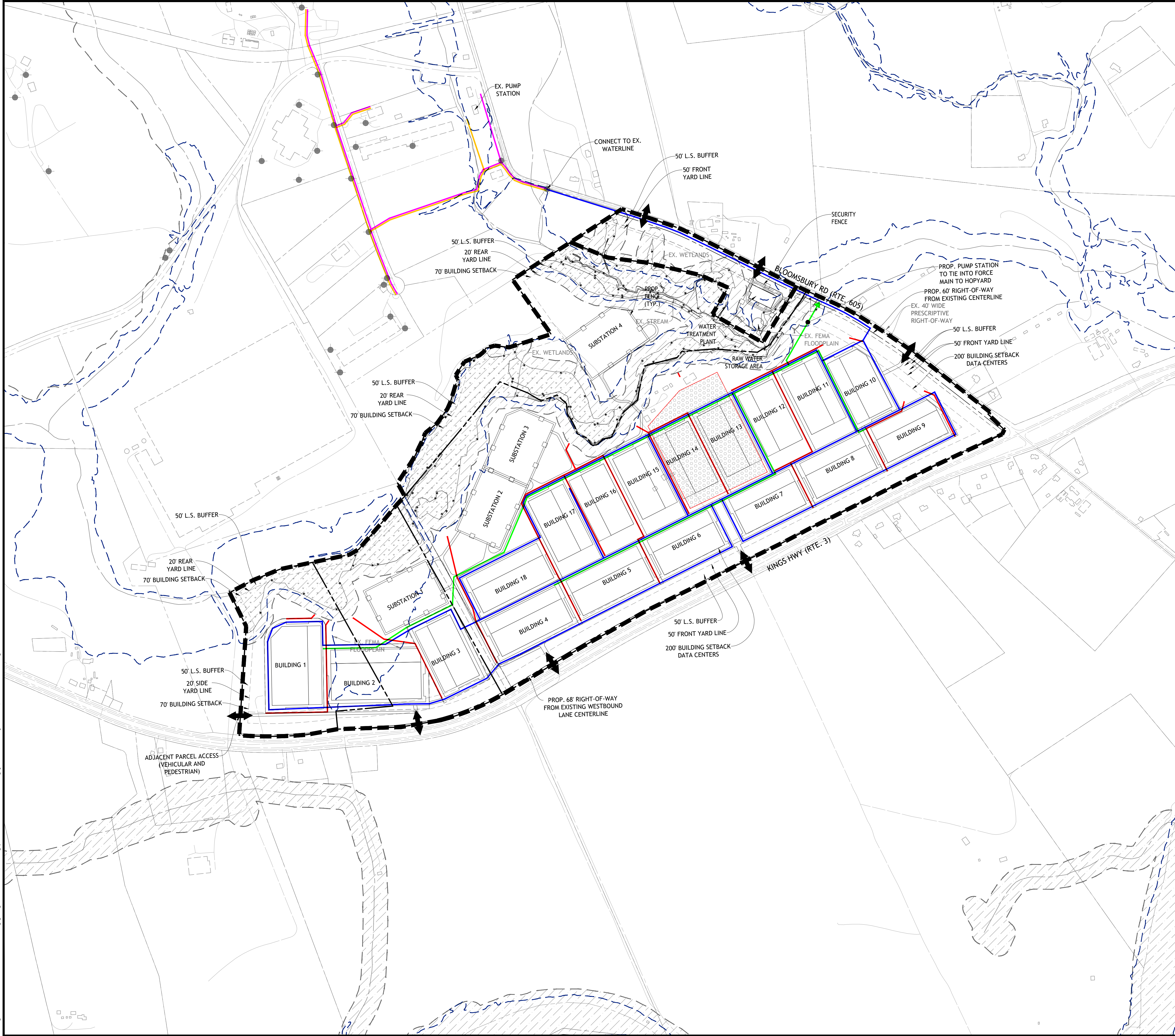
GENERAL DEVELOPMENT PLAN
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

No.	DATE	DESCRIPTION	REVISIONS

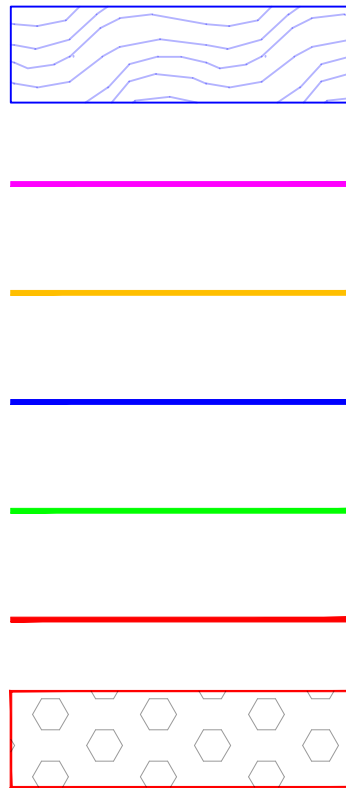
SHEET
03
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09



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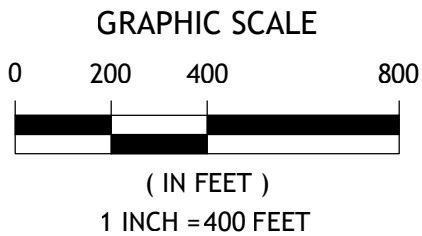


LEGEND



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.



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Suite 250
Herndon, Va. 20171
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COMMONWEALTH OF VIRGINIA
ANDREW J. GORECKI
Lic. No. 041404
06/16/2025
PROFESSIONAL ENGINEER

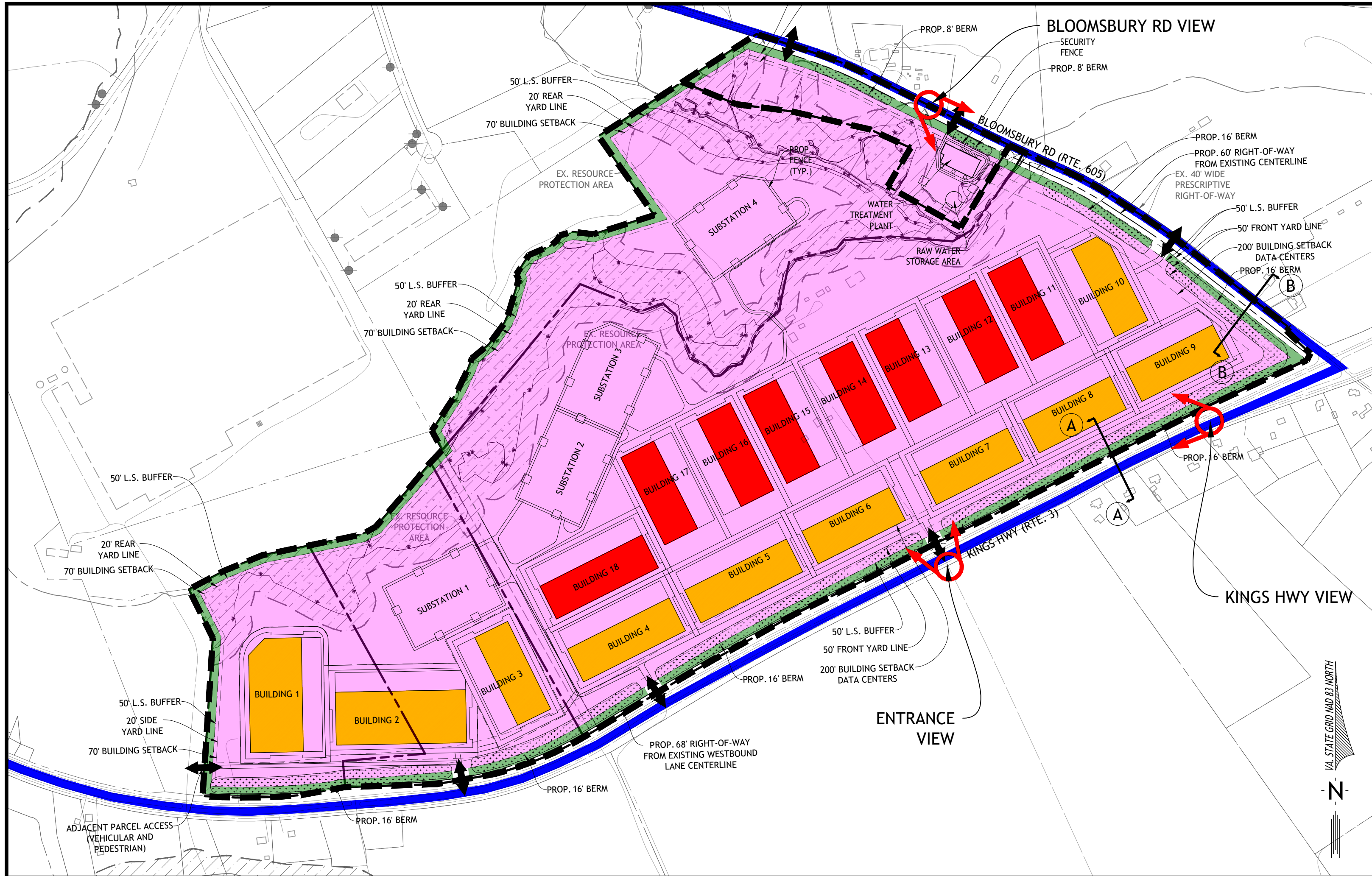
PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT. = N/A
SCALE: 1"=400'

PLAN DATE	DESCRIPTION
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10/10/2023	
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10/04/2024	
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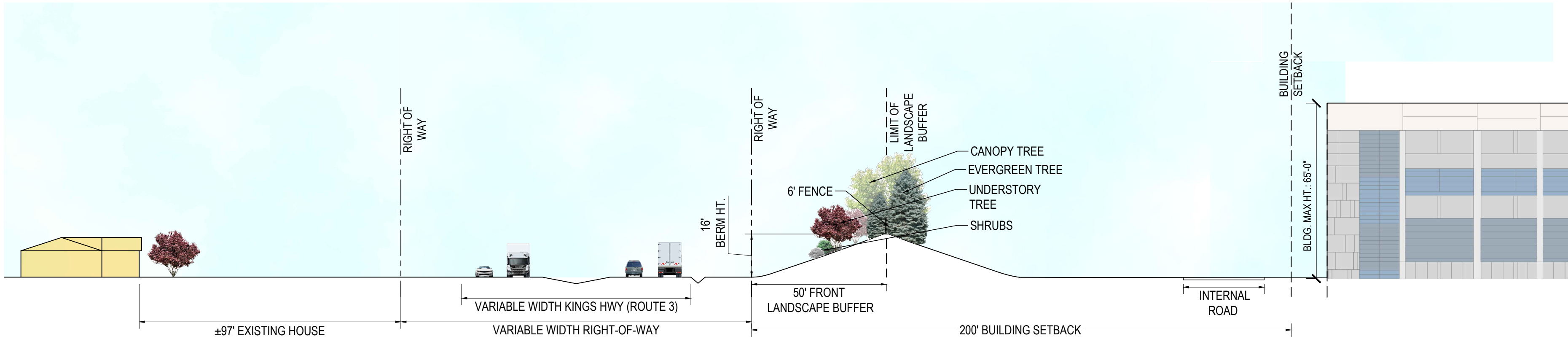
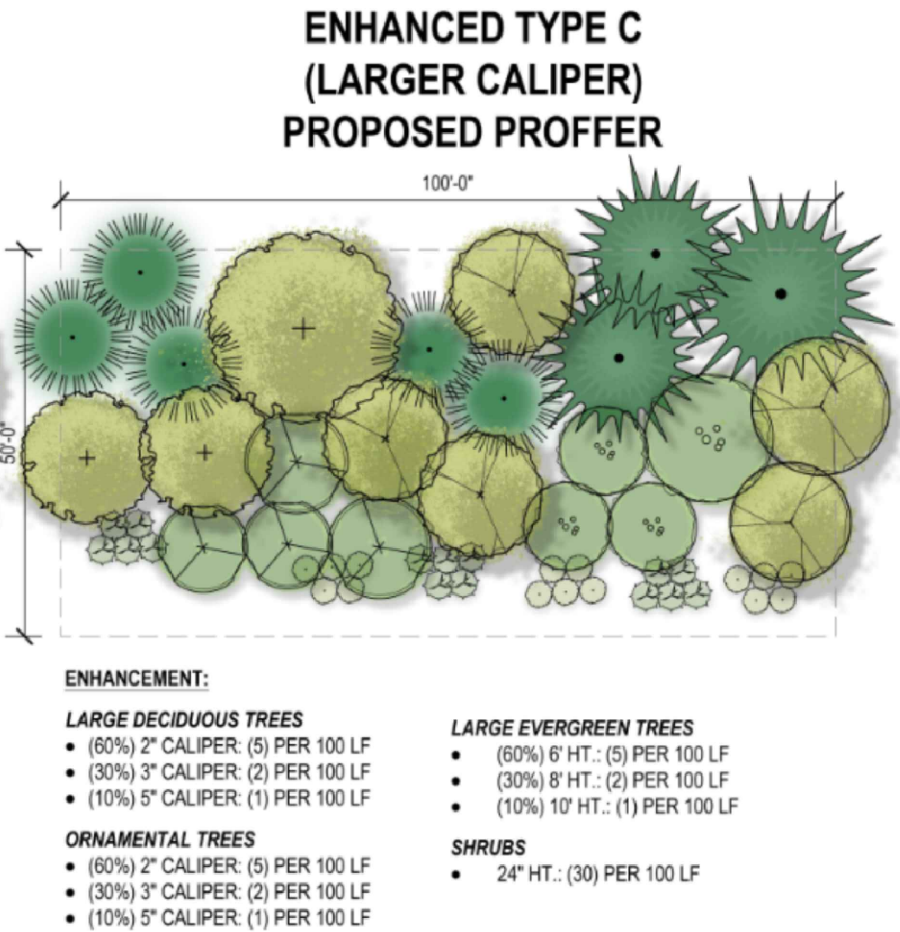
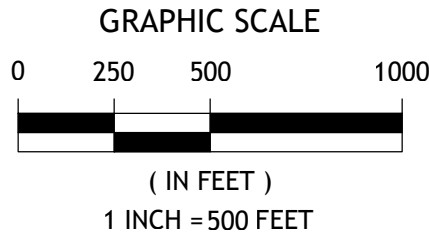
OVERALL UTILITY PLAN
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION

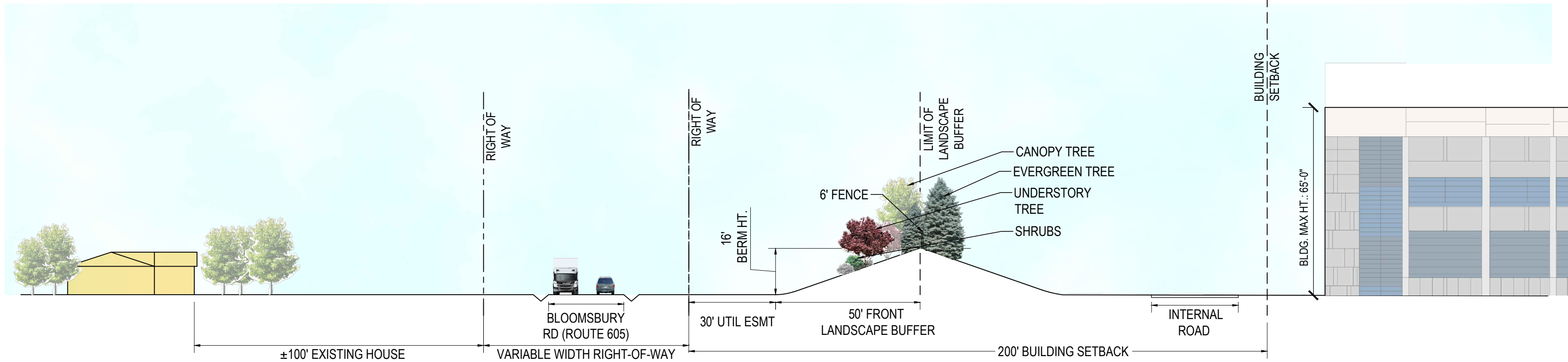
J2 Engineers - X:\DRAWINGS\ACTIVE\King George Tech Center\Zoning Plan\05-CROSS SECTIONS.dwg [X SECTIONS] June 19, 2025 9:46am agorecki



OVERALL ILLUSTRATIVE PLAN
SCALE: 1"=500'



CROSS SECTION A-A
SCALE: 1"=30'



CROSS SECTION B-B
SCALE: 1"=30'



KINGS HWY VIEW



BLOOMSBURY RD VIEW



ENTRANCE VIEW

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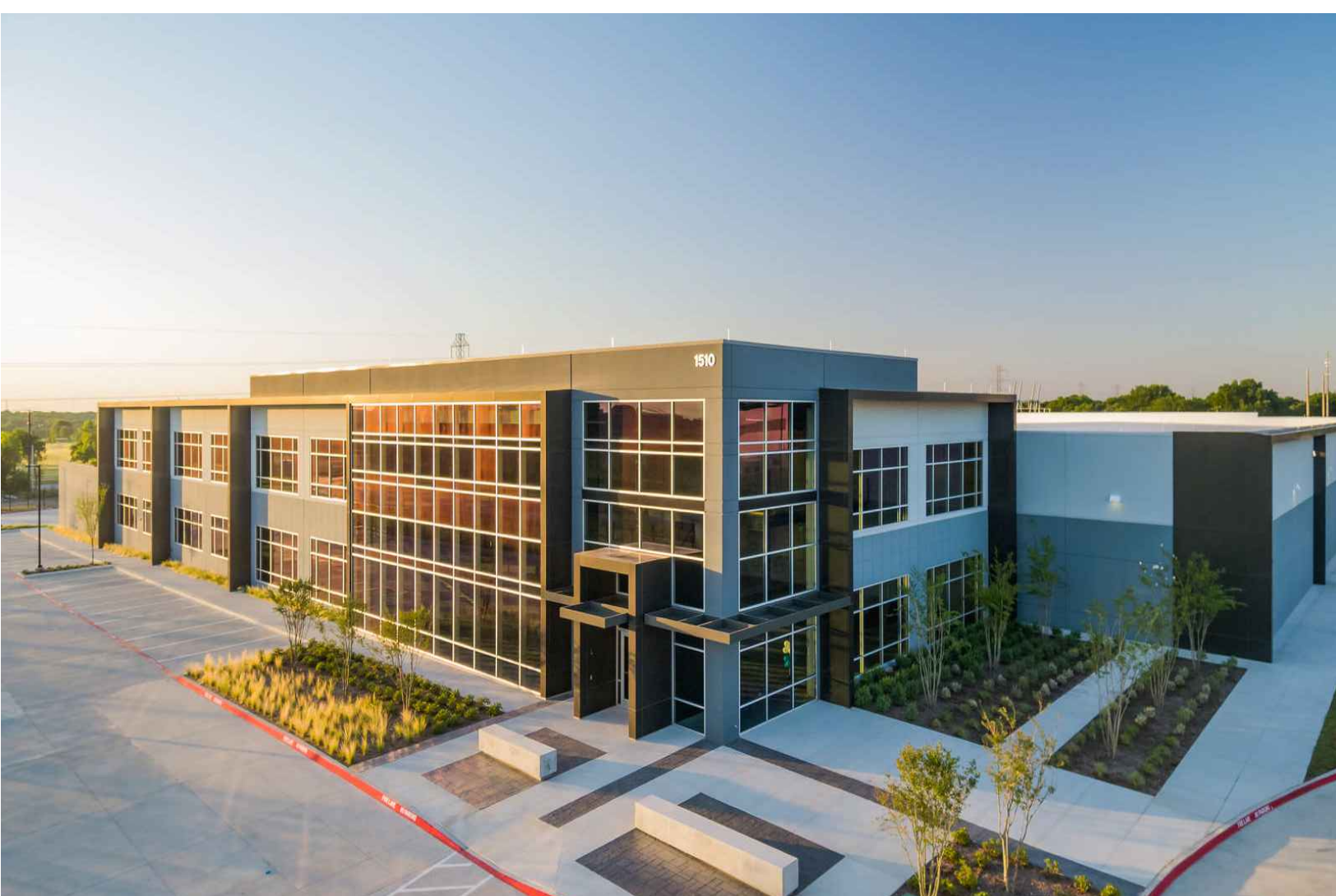
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08/02/2023
10/10/2023
06/07/2024
06/07/2024
12/10/2024
01/17/2025
02/21/2025
03/01/2025

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

NO.	DATE	DESCRIPTION	REVISIONS



POTENTIAL EXTERIOR ELEVATIONS



POTENTIAL EXTERIOR ELEVATIONS



POTENTIAL SCREENING ELEVATIONS

POTENTIAL SECURITY FENCE

POTENTIAL BERM FENCE

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

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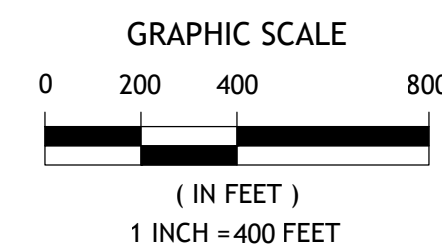
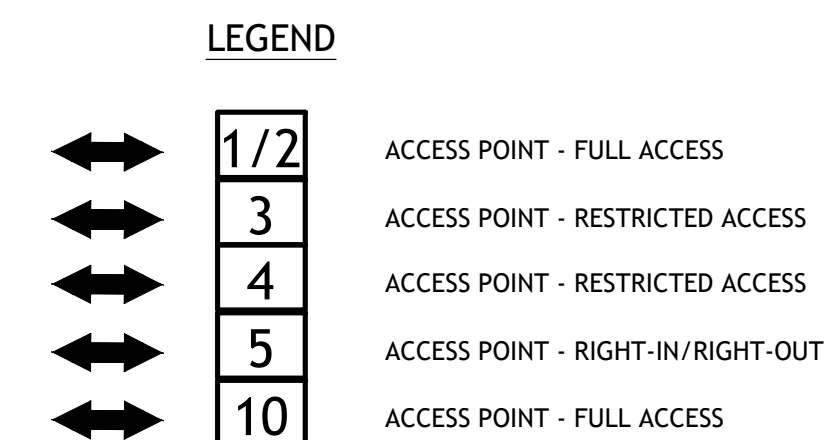
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01/17/2025
02/21/2025
03/01/2025

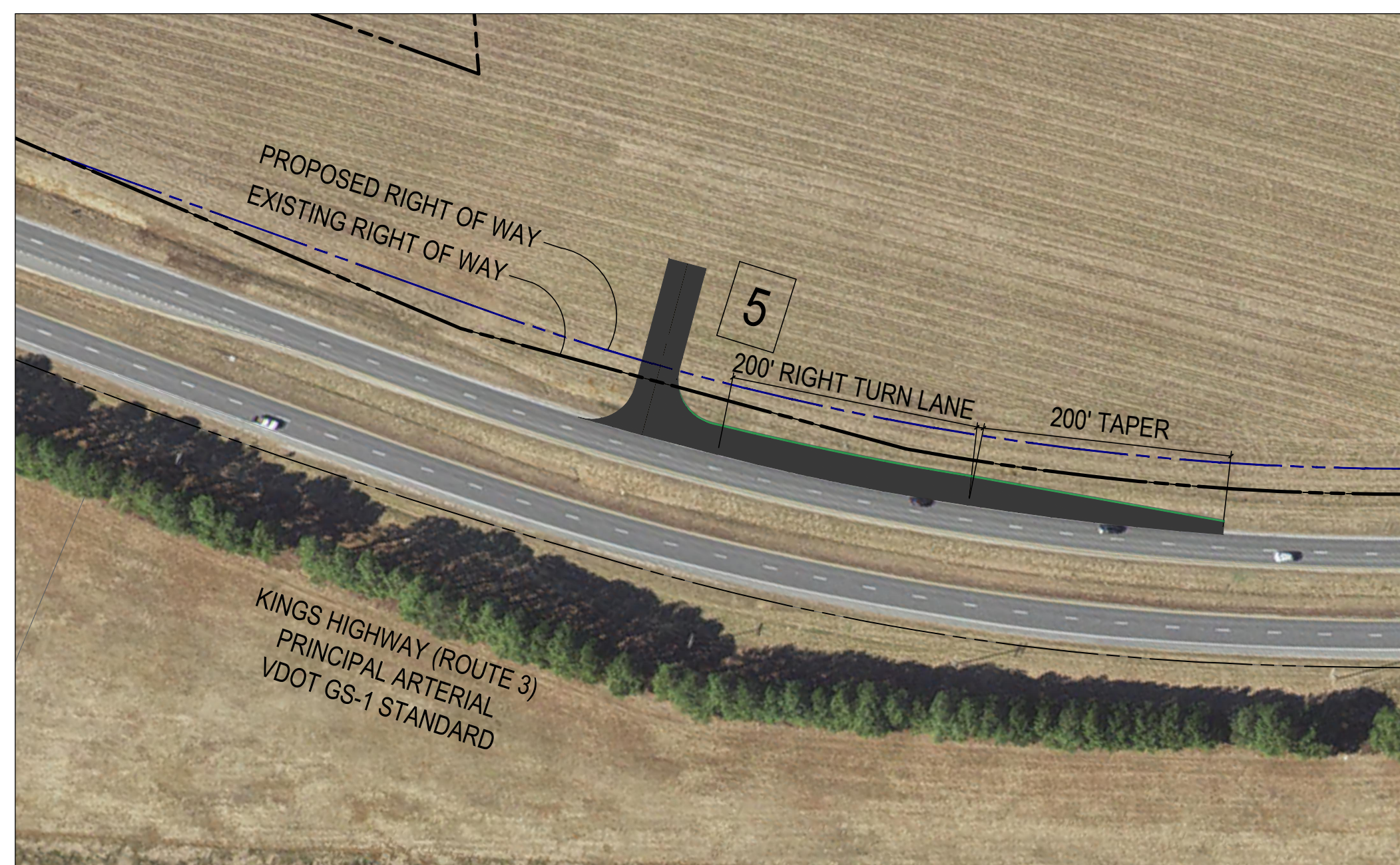
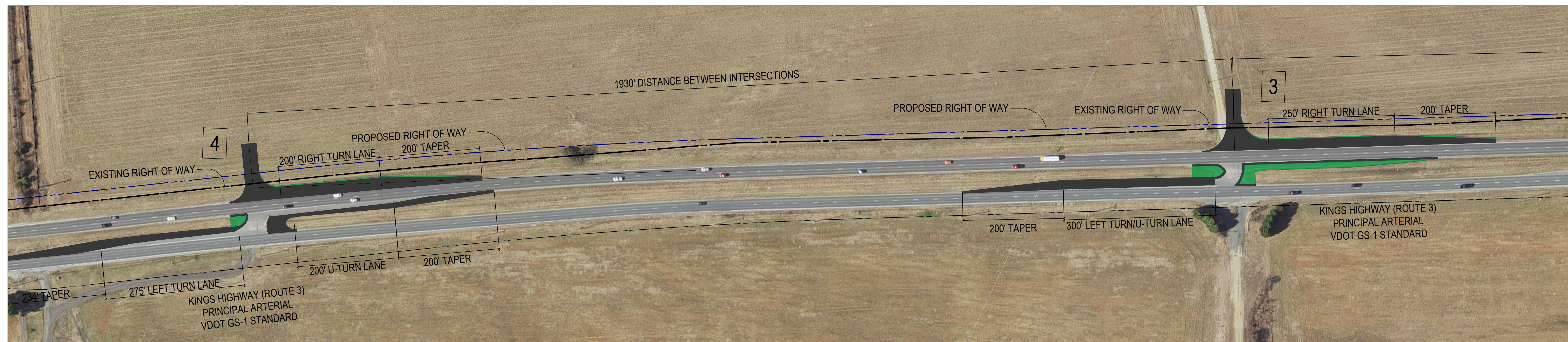
POTENTIAL EXTERIOR ELEVATIONS
ZONING PLAN
KING GEORGE TECHNOLOGY CENTER
RAPPAHANNOCK AND POTOMAC DISTRICT
KING GEORGE COUNTY, VIRGINIA

No.	DATE	DESCRIPTION
		REVISIONS



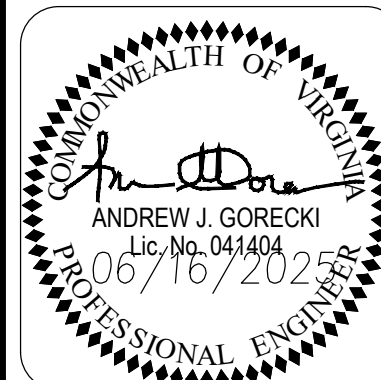
GENERAL NOTES

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.



J2 Engineers, Inc.
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Suite 250
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703.361.1550 (office)
703.956.6845 (fax)
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PLAN# GEV2201
DATE: MAY, 2022
CONTOUR INT. = N/A
SCALE: 1"=100'

PLAN DATE
09/20/2022
08/02/2023
11/10/2023
04/10/2024
06/07/2024
10/04/2024
12/10/2024
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

[illegible]

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