



AGENDA

King George County Board of Zoning Appeals

Tuesday, January 27th, 2026, at 6:30 p.m.

CALL TO ORDER

- Zoning Administrator, Kenneth Vaughan, will start the meeting

OLD BUSINESS

- None

NEW BUSINESS

- Election of Officers to include chair and vice chair
- Adoption of By-Laws
- Establishment of Meeting Dates for 2026
- Review of BZA Duties
- Annual Report for 2025

APPROVAL OF MINUTES

- March 25, 2025

OTHER BUSINESS

- Disclosure of Real Estate Holdings Filings

ADJOURNMENT

Those interested in attending this meeting who may have a need for an interpreter or hearing assistance equipment due to a hearing impairment should please contact our office at 540-775-9181 (TDD 540-775-2049) by noon on the Friday before the meeting.

A final agenda with all supporting documentation will be available on the county's website at www.kinggeorgecountyva.gov.

ACTION MINUTES

King George Board of Zoning Appeals

Tuesday, March 25, 2025, at 6:30 p.m.



The meeting was called to order at 6:30pm

Roll Call

Board Members

Tony Scaramozzi
Trische Mollner
Kevin Buckley
Walter Moss, Chairman
Mark Varney, Vice Chair
Robert Vanatta

Staff

Lucie Tuthill, Planner
Matt Smolnik, County Administrator
Richard Stuart, County Attorney
Mary Stuart, County Attorney

Pledge of Allegiance

Mr. Moss led the pledge of allegiance.

New Business

A motion was made by Mr. Buckley to approve the minutes from the January 28, 2025 meeting. The motion passed unanimously.

Mr. Buckley recused himself from commenting or voting on case number Z-2024-01963.

Ms. Stuart presented for the county, in defense of the appeal request for case number Z-2024-01963

Ms. Wisegarver presented for Amazon as the appellant for case number Z-2024-01963.

The board members held a discussion.

Mr. Scaramozzi made a motion to deny case Z-2024-01963 as the response from the zoning administrator was timely and correct. Seconded by Ms. Mollner. The motion passed 4-0-1.

ACTION MINUTES

King George Board of Zoning Appeals

Tuesday, March 25, 2025, at 6:30 p.m.



Adjournment

A motion was made by Ms. Mollner to adjourn the meeting. The motion passed unanimously.

The meeting was adjourned at 8:30pm.

The verbatim minutes can be found [HERE](#)

The Recording can be found [HERE](#).

Additional Documents provided by the applicant can be found [HERE](#)



BOARD OF ZONING APPEALS ANNUAL REPORT-2025

Annual Report

Pursuant to Section 15.2-2221 (5), Code of Virginia, the King George County Board of Zoning Appeals (BZA) is forwarding the following annual report of the BZA's activities to the King George County Board of Supervisors.

2025 Members

MEMBERS	DISTRICT	TERM OF OFFICE
Tony Scaramozzi - Chairman	At-Large	05/31/2025
Kevin J. Buckley	Dahlgren	12/31/2026
Mark Varney	At-Large	09/20/2026
Vacant	James Monroe	N/A
Robert Vanatta	James Madison	06/30/2027
Trische Mollner	Shiloh	12/31/2025
Walter Moss	At-Large	6/30/2027

Variance Requests:

The BZA did not hear any variance requests in 2025

Appeal Requests:

The BZA heard one case in 2025. **Case Number Z-2024-01963:** Amazon Request by Charles W. Payne Jr, counsel to Amazon Data Services, Inc, for an appeal of a Zoning Determination made by the Zoning Administrator. The Zoning Determination asked whether a zoning determination letter made by the zoning administrator was valid.

King George Community Development