



REGULAR MEETING AGENDA

King George Board of Supervisors &
Service Authority Board of Directors
Tuesday, February 17, 2026, at 5:30 p.m.

Call to Order

CALL TO ORDER by Chairman David Sullins, Board of Supervisors
CALL TO ORDER by Chair Cathy Binder, Board of Directors
INVOCATION led by Supervisor William S. Davis
PLEDGE OF ALLEGIANCE

Amendments to the Agenda

Public Comment

Comments will be limited to three minutes per person in order to afford everyone an opportunity to speak. Please provide your full name and district when submitting your public comment so that it can be properly included in the public record.

Reports of Members of the Board

BOARD OF SUPERVISORS

Consent Agenda

Item No. Description

- | | |
|----------|---|
| 02-08.01 | Issuance of Warrants against the <u>FY25-26 Capital Improvement Fund</u> for \$98,445.35 |
| 02-08.02 | Issuance of Warrants against the <u>FY25- 26 Economic Development Authority Fund</u> for \$2,378.00 |
| 02-08.03 | Issuance of Warrants against the <u>FY25-26 General Fund</u> for \$228,021.85 |
| 02-08.04 | Issuance of Warrant against the <u>FY25- 26 Law Enforcement Fund</u> for \$28.47 |
| 02-08.05 | Issuance of Warrant against the <u>FY25- 26 Library Fund</u> for \$4,161.82 |
| 02-08.06 | Issuance of Warrants against the <u>FY25- 26 Parks & Recreation Fund</u> for \$1,175.55 |

King George, Virginia

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- 02-08.07 [Warrant Information](#) (Detailed Description of Purchases as listed in the Issuance of Warrants above).
- 02-08.08 Meeting Minutes: [January 20, 2026](#)
- 02-08.09 Constitutional Officers
 - Sheriff Giles, Sheriff's Office
 - [Annual Report](#)

BOARD OF DIRECTORS

Consent Agenda

Item No. Description

- SA-02-04.01 Issuance of warrants against the [FY25 – 26 KGCSA Operating Fund](#) for \$163,624.78
- SA-02-04.02 Issuance of warrants against the [FY25 – 26 KGCSA Capital Reserve Fund](#) for \$1,125,522.87
- SA-02-04.03 [Warrant Information](#) (Detailed Description of Purchases as listed in the Issuance of Warrants above).
- SA-02-04.04 Meeting Minutes: [January 20, 2026](#)

Agenda

Public Hearing – None

Presentation

- SA-02-05 KGCSA Monthly Report. Inboden Environmental Services

Action Items

- SA-02-06 [MOU Agreement](#) with Dahlgren Innovation Hub and KGCSA, Mr. Dan Hamilton, P.E., General Manager

Discussion Items

- SA-02-07 KGCSA Surplus Property Sale, Sealed Bid Submittal Results, Mr. Dan Hamilton, P.E., General Manager

General Manager Report, Mr. Dan Hamilton, P.E.

Secondary Public Comment - Comments will be limited to three minutes per person in order to afford everyone an opportunity to speak. Please provide your full name and district when submitting your public comment so that it can be properly included in the public record.

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

The meeting will be held in the Board Room of the Revercomb Building, 10459 Courthouse Drive, King George, VA 22485. A final agenda with all supporting documentation will be available on the county's website at kinggeorgecountyva.gov.

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Informational Items – None

Adjournment

Adjourn the Board of Directors to Tuesday, March 03, 2026, at 5:30 PM in the Board Room of the Revercomb Building, located at 10459 Courthouse Drive, King George, VA 22485.

BOARD OF SUPERVISORS

Agenda

Public Hearing

- 02-09 Application Number Z-2025-00304, Powhatan Road Solar/Larry Carr, Mr. Kenny Vaughan, Zoning Administrator
- Representatives from Powhatan Road Solar Farm, LLC/ESA (applicant) and Larry Carr Jr. (property owner) have applied for a Special Exception permit to construct a Medium Scale solar energy facility on approximately 24 acres zoned A-1, located at 8375 Powhatan Road
 - Staff Report
 - Applicant PowerPoint Presentation
- 02-10 Eagle Bay: Consideration of Exception Request from Section 10-3-7 (a)(2) of the King George County Subdivision Ordinance regarding Block Length, Mr. Kenny Vaughan, Zoning Administrator
- Representatives from Bowman and landowners from SE Ventures, Inc. have requested an exception to the 600' block length requirement for one of the proposed streets in the conceptual Eagle Bay Subdivision on Tax Parcel 14-71. The exception is requested in accordance with Section 10-1-8 of the King George County Subdivision Ordinance.
 - Staff Report

Presentations

- 02-11 GWRC FY25 Annual Report. Ms. Kate Gibson, Deputy Director
- 02-12 GWRC Planning District 16 Comprehensive Economic Development Strategy (CEDS). Presentation. Ms. Sarah Oldaker, Economic Development Program Director

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- 02-13 GWRC Planning District Site Inventory Planning Grant. [Grant Presentation.](#) Ms. Sarah Oldaker, Economic Development Program Director
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Action

- 02-14 King George Technology Center, Green Energy Ventures
- Application Number Z-2022-00021, Green Energy Ventures, LLC
 - Application Number Z-2024-00194, Green Energy Ventures, LLC
 - Request for more than one direct access to an HCOD Roadway
 - [01.20.26 Staff Report](#), Ms. Angela Foroughi, P.E., BFG
 - [01.20.26 KGCD CD Report.](#)
 - [01.20.26 Chapter 870 Traffic Impact Study.](#)
 - [01.20.26 Summary of Economic Impact Analysis \(MuniCap, INC.\)](#)
 - [01.20.26 Applicant PowerPoint Presentation.](#)

REQUESTS

Conditional Rezoning Application Case Number Z-2022-00021 – Request by Green Energy Ventures, LLC (Applicant) to rezone, with proffers, Tax Map Parcels 21-49, 22-46A, and 21-73, equaling approximately 317 acres, from A-1 (Agriculture Preservation) to I (Industrial). The property is generally located on the northwest corner of Kings Highway and Bloomsbury Road. The applicants have also offered that Tax Map 21-49A (approximately 39 acres and already zoned Industrial) be subjected to the same voluntary proffers as part of the same project/application.

Special Exception Permit Application Case Number Application Z-2024-00194 – Request by Green Energy Ventures, LLC (Applicant) to obtain a Special Exception Permit to construct a data center on Tax Map Parcels 21-49, 21-49A, 22- 46A, and 21-73, generally located at the Northwest corner of Kings Highway and Bloomsbury Road. Applicant further requests approval to allow buildings exceeding fifty (50) feet in height, as allowed by Special Exception Permit per Ordinance O-06-25. The Special Exception Permit will be contingent upon approval of the Conditional Rezoning Application Case Number Z-2022-00021.

Request for more than one direct access to a Highway Corridor Overlay District (HCOD) Roadway – Request by Green Energy Ventures, LLC (Applicant) to have more than one direct access point to Route 3, a HCOD roadway, to serve the proposed data center complex. Section 5-4-5-B-1 of the King George Zoning Ordinance (KGZO) states, “Any parcel or assembly of parcels having frontage along a HCOD roadway shall be permitted only one direct access to that HCOD roadway, unless an access plan is submitted to, and approved by the Planning Commission

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for more than one access point. However, additional access points, associated with subdivision, commercial, or industrial development, shall also provide access to the adjacent parcel for existing or future development.” Section 5-4-3-B states that “Exceptions to the Development, Access, and Sign Standards specified for the HCOD may be granted by the Planning Commission, with final approval from the Board of Supervisors in accordance with the procedures set out in Article 3, Permits and Applications, of this Ordinance.”

Discussion Items - None

County Administrator Report, Mr. Matthew J. Smolnik

Secondary Public Comment to Address Meeting Items Only

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Informational Items

1. Department Reports

- [Parks and Recreation](#)
- [Sheriff's Office](#)
- [Solid Waste and Recycling](#)
- [VDOT](#)

Adjournment

Adjourn the Board of Supervisors to Tuesday, March 03, 2026, at 5:30 PM in the Board Room of the Revercomb Building, located at 10459 Courthouse Drive, King George, VA 22485.