

## MEETING AGENDA

### CALL TO ORDER

- Roll call and determination of Quorum
- Pledge of Allegiance & Invocation
- Approval of amended 2026 Bylaws

### APPROVAL OF MINUTES

- January 13, 2026

### 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

### PUBLIC HEARING

- **PC Resolution PC-02-26:** FY2027-3031 Capital Improvement Plan

### ITEMS DEFERRED FROM PREVIOUS MEETINGS

### OLD BUSINESS

### NEW BUSINESS

### STAFF REPORTS

- February 2026 Director's Report attached

### COMMITTEE REPORTS

### COMMISSION REPORTS

- Continued Discussion on alternative models for County-based land conservation
  - *Lisa Biever and Duncan Griffiths, Northern Neck Land Conservancy*

### OTHER/FUTURE BUSINESS

### NEXT MEETING & ADJOURNMENT

- The Planning Commission will hold a joint work session with the Board of Supervisors on Wednesday, February 11, 2026 at 5:30 P.M. and hold their next regular meeting on Tuesday, March 10, 2026 at 6:30 P.M.



## **KING GEORGE COUNTY, VIRGINIA PLANNING COMMISSION BYLAWS**

### **ARTICLE I AUTHORITY & NAME**

The King George County Planning Commission (“Commission”) was established in accordance with the provisions of Chapter 22, Article 2, §15.2-2210, *et seq.* of the Code of Virginia, and pursuant to a resolution adopted by the King George County Board of Supervisors on the 8<sup>th</sup> day of January 1959.

The Commission hereby adopts these Bylaws on this day, \_\_\_\_\_, and which may be amended from time to time.

### **ARTICLE II PURPOSE OF COMMISSION**

#### **SECTION 1. GENERAL MISSION STATEMENT**

The purpose of the Commission shall be to promote the orderly development of the King George County, Virginia and its environs (“County”).

#### **SECTION 2. SPECIFIC DUTIES OF COMMISSION** (As set forth in Va. Code §15.2-2221, Duties of Commissions)

The Commission shall:

- (a) Exercise general supervision of, and make regulations for the administration of its affairs;

- (b) Prescribe rules pertaining to its investigations and hearings;
- (c) Supervise its fiscal affairs and responsibilities under rules and regulations as prescribed by the governing body;
- (d) Keep a complete record of its proceedings and be responsible for the custody and preservation of its papers and documents;
- (e) Make recommendations and an annual report to the governing body concerning the operation of the Commission and the status of planning within the County.
- (f) Prepare, publish and distribute reports, ordinances and other material relating to its activities;
- (g) Prepare and submit an annual budget in the manner prescribed by the governing body of the County;
- (h) If deemed advisable, establish advisory committees;
- (i) If deemed advisable, cooperate with local planning commissions or legislative and administrative bodies and officials of other localities so as to coordinate planning and development among the localities;
- (j) Consult with the installation commander of any military installation that will be affected by potential development within the County so as to reasonably protect the military installation against any adverse effects that might be caused by the development;
- (k) If deemed advisable, appoint committees and adopt rules as needed to effect such cooperation;
- (l) If deemed advisable, cooperate with state and federal officials, departments and agencies;
- (m) If deemed advisable, request from such departments and agencies, and such departments and agencies of the Commonwealth shall furnish, such reasonable information which may affect the planning and development of the County;
- (n) Prepare and recommend a comprehensive plan for the physical development of the County, as provided by law, which shall be reviewed at least every five years;
- (o) If deemed advisable, may make a study of the public facilities, including existing facilities, which would be needed if the comprehensive plan is fully implemented; and

(p) At the direction of the Board shall prepare and revise annually a capital improvement program based on the comprehensive plan of the County for a period not to exceed the ensuing five years.

## **ARTICLE III** **MEMBERS & OFFICERS**

### **SECTION 1. MEMBERS**

#### **(a) Number & Qualifications**

The Commission shall consist of not less than five nor more than fifteen members (five of whom will represent each of the five election districts), appointed by the Board of Supervisors (“Board”), all of whom shall be residents of the County, qualified by knowledge and experience to make decisions on questions of community growth and development; provided, that at least one-half of the members so appointed shall be owners of real property.

#### **(b) Oath**

The Board may require each Member of the Commission to take an oath of office.

#### **(c) Board, Staff Members & Terms**

One Member of the Commission may be a member of the Board and one Member may be a member of the County government. The term of each of these two Members shall be coextensive with the term of office to which he has been elected or appointed, unless the Board, at the first regular meeting each year, appoints others to serve as their representatives.

The remaining Members of the Commission first appointed shall serve respectively for terms of one year, two years, three years, and four years, divided equally or as nearly equal as possible between the membership.

Subsequent appointments shall be for terms of four years each.

The Board may establish different terms of office for initial and subsequent appointments including terms of office that are concurrent with those of the Board.

#### **(d) Vacancies**

Vacancies shall be filled by appointment for the unexpired term only.

#### **(e) Removal**

Members may be removed for malfeasance in office.

Notwithstanding the foregoing provision, a Member may be removed from office by the Board without limitation in the event that the Member is absent from any three consecutive meetings of the Commission, or is absent from any four meetings of the Commission within any 12-month period. In either such event, a successor shall be appointed by the Board for the unexpired portion of the term of the Member who has been removed.

**(f) Compensation, Expenses & Expenditures**

The Board may provide for compensation to Members for their services, reimbursement for actual expenses incurred, or both.

The expenditures of the Commission, exclusive of gifts or grants, shall be within the amounts appropriated for such purpose by the Board.

The Commission may expend, under regular County procedure as provided by law, sums appropriated to it for its purposes and activities.

The County may accept gifts and donations for Commission purposes. Any moneys so accepted shall be deposited with the County in a special non-reverting Commission fund to be available for expenditure by the Commission for the purpose designated by the donor. The disbursing officer of the County may issue warrants against such special fund only upon vouchers signed by the chairman and the secretary of the Commission.

**(g) Advisory Members**

A Member, with the consent of both governing bodies, serve as an advisory member of the local planning commission of a contiguous locality.

## **SECTION 2. CHAIR, VICE CHAIR & SECRETARY**

The Commission shall annually at the first regular meeting elect from its appointed Members a Chair and Vice Chair whose terms shall be for one year or until a successor takes office. If authorized by the Board the Commission may (i) create and fill such other offices as it deems necessary; (ii) appoint such employees and staff as it deems necessary for its work; and (iii) contract with consultants for such services as it requires.

In the event the office of Chair becomes vacant the Vice Chair automatically becomes Chair and the office of Vice Chair becomes vacant. The Commission shall elect from its Members a new Vice Chair. In the event the office of Chair shall become vacant at a time when there is no Vice Chair, the Commission shall elect from its Members both a Chair and Vice Chair. The Commission shall designate a regular staff member to serve in addition to his or her regular duties as Secretary of the Commission. The Secretary or a qualified alternate staff member shall attend all regular meetings and work sessions of the Commission, as well as the meetings of any special committee, if required, and shall record the proceedings of such meetings.

## **SECTION 3. DUTIES OF OFFICERS**

- (a) The Chair shall be a Member of the Commission and shall:
  - (1) Preside at all hearings and meetings;
  - (2) Appoint all committees;
  - (3) Be informed immediately of any official communication, and report the same at the next regular Commission meeting;
  - (4) Certify all minutes, and other documents as necessary, as true and correct copies;
  - (5) Rule on all procedural questions (subject to a reversal by a two-thirds (2/3) majority vote of the Members present); and
  - (6) Carry out other duties as assigned by the Board of Supervisors;
- (b) The Vice Chair shall be a Member of the Commission and shall:
  - (1) Serve as aide to the Chair;
  - (2) Preside when the Chair is absent or when called upon by the Chair, with the full powers of the Chair;
  - (3) Represent the Chair upon request;
  - (4) Assist in providing orientation to new Commission Members;
  - (5) Assume duties of the Chair if necessary due to resignation or death; and
  - (6) Carry out other duties as assigned by the Commission.
- (c) The Secretary shall:
  - (1) Record attendance at all meetings;
  - (2) Record the minutes of the Commission meetings;
  - (3) Notify all Members of all meetings;
  - (4) Maintain a file of all official Commission records and reports;

- (5) Ensure that any correspondence addressed to the Commission is promptly transmitted to the Chair and/or other Members as appropriate;
- (6) Prepare for publication all public notices for Commission public hearings; and

(d) The Staff for the Commission is not a Member and has no voting rights but shall be responsible for:

- 1. All correspondence of the Commission;
- 2. Notification to all Members of all meetings;
- 3. File of all official records and reports of the Commission;
- 4. Certification of all maps, records and reports of the Commission;
- 5. Provide data relevant to requests for amendments to the Zoning Ordinance
- 6. Advertisement of public hearings; and
- 7. Certification of mailings to all property owners concerned with amendments.

(e) *Chair Pro Tem*

Where both the Chair and Vice Chair are absent from a hearing or meeting, the remaining Members of the Commission shall elect a *Chair Pro tem* from among their own number by majority vote.

## **ARTICLE IV** **CONDUCT OF MEMBERS**

- (a) Members of the Commission shall take such time as necessary to prepare themselves for hearings and meetings.
- (b) The Commission and its proceedings shall be governed by the general rules of parliamentary procedure (*Robert's Rules of Order, latest edition as revised from time to time shall be used as a guide*) unless otherwise provided by these rules of procedure or applicable state law.
- (c) Commission Members shall comply at all times with the Virginia State and Local Conflict of Interest Act (Code of Virginia section 2.2-3100. *et. seq.*, 1950, as amended, hereinafter "Act"). Each Member must determine whether that member has a conflict of interest and how that Member must respond (declaration, disqualification, etc.) prior to taking any action on the matter giving rise to the potential conflict. Assistance and conflicts opinions may be obtained from the County Attorney or Commonwealth's Attorney who may also obtain opinions from the Attorney General. In the event that a Member is disqualified, s/he may take no action of any kind, ever, on the matter giving rise to the conflict. Ultimately, each Member must decide whether a conflicts exists.

Avoiding the appearance of impropriety is just as important as avoiding actual conflicts. Therefore, a Member should disqualify him/herself if that Member feels that the citizen's confidence in the local government and/or its leaders will be compromised.

**ARTICLE V**  
**MEETINGS**  
**(As set forth in §15.2-2214, *Code of Virginia*)**

**SECTION 1.           REGULAR MEETINGS**

The Commission shall fix the time for holding regular meetings, as follows:

Monthly meetings at 6:30 p.m. on the second Tuesday of each month unless otherwise provided for by a majority vote. Meetings shall be conducted in the Board Room of the Revercomb Building *and shall adjourn no later than 12:00 a.m..*

The Commission, by resolution adopted at a regular meeting, may also fix the day or days to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for Members to attend the meeting. Such finding shall be communicated to the Members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting shall be conducted at the continued meeting and no further advertisement is required. The Commission shall cause a copy of such resolution to be inserted in a newspaper having general circulation in the locality at least seven days prior to the first meeting held pursuant to the adopted schedule.

The Commission shall meet at least every two months.

A majority of the Members shall constitute a quorum and no action of the Commission shall be valid unless authorized by a majority of those present and voting.

**SECTION 2.           SPECIAL MEETINGS**

Special meetings of the Commission may be called by the chairman or by two Members upon request to the secretary/staff. The secretary/staff shall notify all Members at least five days in advance of a special meeting of the time and place of the meeting and the purpose thereof.

**SECTION 3.           PUBLIC HEARINGS**

**(As set forth in Va. Code §15.2-2204)**

Public hearings are open to the public and citizens are encouraged to speak. The purpose of hearings is to receive testimony from the public and Members of the Commission shall not respond to questions, unless directed by the Chair. In addition to those required by

law, the Commission may hold public hearings on any matter referred to the Commission by the Board or on other planning issues in the interest of County citizens.

- (a) Notice of public hearing shall be provided in accordance with Va. Code §15.2-2204, as amended, and may be supplemented with additional notices as deemed appropriate by the Commission or staff.
- (b) Members of the public or their representatives wishing to address the Commission shall proceed to the appointed place, clearly state their names and addresses, sign a roster if requested, and shall be subject to the following time limitations: ten (10) minutes total for the applicant and any of its representatives; three (3) minutes per individual for all others. No speaker may give or cede time to another.
- (c) Members shall limit their comments to five minutes each and shall ensure public participation without Commission interference. At the completion of each presentation, at the discretion of the Chair, Members of the Commission shall have an opportunity to ask questions or clarify points made during a presentation.
- (d) Written testimony may be submitted to the Commission either prior to or at the public hearing. Written comments should be submitted at least one week prior to the hearing in order to ensure distribution to the individual Members in time for prior review. The Commission may establish a time to receive written testimony in addition to or in lieu of public appearance. Such written testimony thus received shall become part of the public record.
- (e) At the conclusion of the hearing on each item, the Commission shall proceed with its deliberation on that item and Members shall have an additional opportunity for discussion, limited to three minutes each, and then a vote shall be taken. After discussion, upon request by two Members of the Commission in cases where additional time for data gathering, analysis and/or further consideration is warranted, the Chair may defer final action until later in the meeting and then proceed to other agenda items. Continuing an item to another meeting shall only occur upon motion, second, and vote of the Commission properly made and the motion shall specify the date when the item will again be considered.

## **SECTION 4.**

## **ORDER OF PUBLIC HEARING**

- (a) Sign-in forms are requested to be completed by persons wishing to speak, listing printed name, phone number, and address of person wishing to speak, and application number of the issue to be addressed.
- (b) Presentation by staff summarizing the item.

- (c) Presentation by applicant.
- (d) Testimony of citizens wishing to speak.
- (e) Concluding comments by applicant, if the Chair determines such are necessary; Questions by Members.
- (f) Concluding comments by staff, if the Chair determines such are necessary; Questions by Members.
- (g) Public hearing closed by Chair.
- (h) Discussion by Members.
- (i) Motion
- (j) Roll Call Vote

## **SECTION 5. RECORD OF MEETINGS**

The Commission shall keep a record (minutes) of all of its proceedings and this record shall be available for public inspection at the office of the Department of Community Development, King George County Administration Building, King George County, Virginia, during normal working hours.

## **ARTICLE VI CONDUCT OF PERSONS BEFORE THE COMMISSION**

- (a) During all regular and special meetings of the Commission, the public may be present and a specific time shall be reserved for receipt of public comments. At other times, the public shall remain silent unless specifically invited by the Chair to provide comment.
- (b) Comments should be addressed to the Chair only regarding the matter before the Commission. Where a comment is irrelevant, inflammatory, prejudicial, or otherwise offensive, the Chair may instruct the Commission to “disregard” the comment, which nevertheless remains in the public record.
- (c) During all work sessions of the Commission, the public may be present but shall remain silent unless specifically invited by the Chair to provide comment.

(d) During all Commission proceedings, members of the public have the obligation to remain in civil order. Any conduct that interferes with the equitable rights of another to provide comment or which interferes with a proper execution of Commission affairs may be ruled by the Chair as "out-of-order" and the offending person be directed by the Chair to remain silent. Once having been so directed, if a person persists in disruptive conduct, the Chair may entertain a motion to "eject" that individual from the Commission hearing or meeting. Where the person fails to comply with the successful motion to eject, the Chair may then call upon civil authority to physically remove the individual from the meeting place for the duration of hearing or deliberation on that item.

## **ARTICLE VII COMMITTEES**

Standing or special committees may be established by the Commission to make studies or carry out functions of the Commission; the members of the committees shall be appointed by the Chair for the purposes and terms approved.

## **ARTICLE VIII VOTING**

### **SECTION 1.**

### **QUORUM (As set forth in §15.2-2215, *Code of Virginia*)**

A majority of the Members shall constitute a quorum and no action of the Commission shall be valid unless authorized by a majority vote of those present and voting. Unless otherwise specified by the Chair, at his or her discretion, actions shall be by *viva voce* vote with the vote of each Member recorded in the minutes.

### **SECTION 2.**

### **LACK OF QUORUM**

If a quorum is not present at the time set for the meeting, the Chair or Chair *Pro tem* shall wait until there is a quorum. If no quorum is present after a reasonable time, and there appears to be no prospect that a quorum will assemble, then the Chair or Chair *Pro tem* shall call the meeting to order, announce the absence of a quorum, and entertain a motion to adjourn.

### **SECTION 3.**

### **TIE VOTE**

In the event of a tie vote, the motion shall have been defeated.

## **ARTICLE IX** **INSTRUMENTS AND DOCUMENTS OF** **THE PLANNING COMMISSION**

The official instruments of the Commission are the record of notice, the agenda, adopted resolutions, and the minutes of hearings and meetings. Where the Commission provides advice to the legislative body or administrative agency, it does so by resolution. Any and all materials submitted to the Commission regarding an item shall be available for inspection by the public unless they are protected from disclosure by applicable provisions of the *Code of Virginia*. All notices, agendas, requests, agency or consultant letters or reports, citizen petitions, staff reports, minutes of hearings and meetings, and resolutions shall constitute the documents of the Commission and shall be made a matter of public record.

## **ARTICLE X** **TRANSACTION OF BUSINESS**

### **SECTION 1. PARLIAMENTARY AUTHORITY**

Parliamentary procedure at Commission meetings shall be guided by the most recent edition of *Robert's Rules of Order, Newly Revised*, as applicable to boards, except to the extent set out otherwise in these bylaws, by law or as determined by the Commission.

### **SECTION 2. SUSPENSION OF RULES**

No rule of the Commission shall be suspended without the concurrence of three-fourths of the Members present and such suspension shall be limited to the meeting then in progress.

### **SECTION 3. AGENDA**

The activities at any regular meeting of the Commission shall be in accordance with a formal agenda. Such agenda shall be distributed to the Commission and made available to the public prior to each meeting. The agenda and full Commissioner's packet shall be provided a minimum of seven days prior to the meeting date. Any information not provided to staff eleven (11) days prior to the meeting date shall not be considered; notwithstanding deadlines provided by Community Development staff for a complete application.

### **SECTION 4. ORDER OF BUSINESS (REGULAR MEETINGS)**

At regular meetings of the Commission, business shall be conducted in the following manner:

- Call to order and roll call
- Determination of Quorum
- Approval of minutes of the last meeting(s)
- Citizen comment period
- Planning Commission Discussion on Public Comment
- Public hearings
- Special items deferred from previous meetings
- Old business
- New business
- Staff reports
- Committee reports
- Commission reports and requests
- Future business
- Adjournment

## **SECTION 5.**

### **ORDER OF BUSINESS (SPECIAL MEETINGS)**

The order of business at special meetings shall be in accordance with the agenda prepared by the Secretary for such special meetings.

## **SECTION 6.**

### **AMENDMENTS TO AGENDA**

Agendas may be amended and/or items added or deleted from the agenda, by majority vote of the Members, unless such items require that lawful notice be given in advance.

## **ARTICLE XI**

### **SEVERABILITY**

Should any article of the Commission bylaws be found to be illegal, the remaining articles shall remain in effect.

## **ARTICLE XII**

### **MODIFICATION OF BYLAWS**

Modification of these Bylaws shall be approved by the Commission in regular session. Proposals for modification shall be submitted to the Commission at a regular meeting and

shall be scheduled for consideration and action at the next regular meeting. An affirmative vote of two-thirds of the entire Commission shall be required to modify the Bylaws.

Chairman: \_\_\_\_\_ Adopted: \_\_\_\_\_

## ACTION MINUTES

King George County Planning Commission

Tuesday, January 13, 2026, 6:30 p.m.



Planning Commission  
Members Present

Denise Flatley, Chair  
Shawn Palivoda, Vice Chair  
Brett Maffett-arrived at 6:35pm  
Joseph DaCorta  
Roger Kniceley  
Peyton Moncure

Members absent

Gary Kendrick

A Quorum was established.

Staff Present

Kelli LeDuc, Community Development Director  
Kenneth Vaughan, Zoning Administrator  
Matt Smolnik, County Administrator

### Invocation & Pledge

Mr. Palivoda led the pledge and invocation.

### Election of Chair and Vice Chair

Mr. DaCorta motioned to elect Ms. Flatley as the 2026 Chair.

Seconded by Mr. Kniceley. Motion passed unanimously.

Ms. Flatley motioned to elect Mr. Palivoda as the 2026 Vice Chair.

Seconded by Ms. Moncure. Motion passed unanimously.

### Approval of minutes and adoption of policies

Electronic participation policy was adopted.

2026 meeting schedule was adopted.

Bylaws with amendments were discussed and will be voted on at the February meeting.

The minutes from the December 9, 2025 meeting were approved with corrections.

## ACTION MINUTES

King George County Planning Commission

Tuesday, January 13, 2026, 6:30 p.m.



### Public Comment

Public comment was provided by David Sullins.

The commission held a discussion.

### Public Hearing

Ms. LeDuc provided a brief overview of PC Resolution PC-01-26 Block Length Exception request for Eagle Bay Subdivision.

The commission held a discussion.

Public Comment provided by James Shaw, in favor.

Mr. Palivoda made a motion to adopt PC Resolution PC-01-26.

Seconded by Mr. Maffett. Motion carried unanimously.

### New Business

Mr. Smolnik presented the 2027-2031 CIP. He requested the Commissioners complete their ranking sheets by Monday February 2, 2026.

### Staff Report

Ms. LeDuc presented the staff report.

She provided an update on the comprehensive plan RFP.

## ACTION MINUTES

King George County Planning Commission

Tuesday, January 13, 2026, 6:30 p.m.



### Adjournment

Ms. Moncure made a motion to adjourn.

Seconded by Mr. DaCorta. The motion passed unanimously.

The meeting was adjourned at 8:01pm.

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

The recording of the meeting can be found [HERE](#)

# Community Development



## DIRECTOR'S REPORT – FEBRUARY 2026 – 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

#### Building

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

#### GIS

Kyle Conboy, GIS Manager  
Dave Birge, GIS Analyst

#### Permit Technicians

Chandi Arellano, Senior Permit Technician/Office Manager  
Jazmyne Sigmon, Permit Technician  
Tiffany Holden, Permit Technician

#### Environmental Programs

Michael Randall, Env Programs Manager

### January Permit intake:

Residential Permits	Monthly Total	Last Month YTD Total	Current Month YTD Total
New SF Dwellings	9	9	9
Duplex/ Triplex	0	0	0
Townhouse	0	0	0
Apt. Build	0	0	0
Occupancy Permits	12	12	12
Deck/Porch/Sunroom	1	1	1
Garage/Shed	2	2	2
Finished Basement	5	5	5
Pool	2	2	2

<b>Solar Panels</b>	5	5	5
<b>Elec/Plumb/Mech</b>	21	21	21
<b>Amendments</b>	6	6	6
<b>Misc. Building</b>	8	8	8
<b>Commercial Permits</b>	Monthly Total	Last Month YTD Total	Current Month YTD Total
<b>New Commercial</b>	0	0	0
<b>Misc. Commercial</b>	1	1	1

<b>Other</b>	Monthly Total	Last Month YTD Total	Current Month YTD Total
<b>Public W/S</b>	0	0	0
<b>Private Wells</b>	9	9	9
<b>Demo</b>	0	0	0
<b>Farm Exemption Permits</b>	0	0	0
<b>Zoning Permits/Home Occupation</b>	5	5	5

<b>Total Permits (this includes connections to the Service Authority System)</b>	86	86	86
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<b>Planning and Zoning Applications</b>	<b>Boundary Line Adjustments/Single Lot Subdivisions</b>	<b>Minor Subdivision</b>	<b>Major Subdivisions</b>	<b>Family Subdivisions</b>	<b>Site Plans and Land Disturbance Permits</b>
January 2024	2	2	0	0	2
January 2025	1	0	4	0	5
January 2026	5	1	0	0	4

**January Inspections:**

Month	Number of Inspections	Daily Average
January 2022	360	22.50
January 2023	496	24.80
January 2024	455	22.75
January 2025	306	13.91
January 2026	233	12.17

**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 held June 3, 2025, with action deferred.)

**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. Planning Commission forwarded an unfavorable recommendation to the Board of Supervisors. BOS Public Hearing held January 20, 2026 with action deferred.

**Fowler Hauling and Home Delivery**, Tax Map 33-51 and 33-51A. Application is for a Rezoning and future boundary line adjustment for an existing business. (awaiting resubmittal from applicant).

**Powhatan Road Solar Special Exception**, Tax Map 32-1. Application is for a Special Exception for a solar energy, medium scale facility. (PC recommended approval, BOS Presentation scheduled for 02/03/26 and public hearing 2/17/26).

**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)